Agenda
City of Springboro Planning Commission Meeting
Wednesday, April 9, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

I. Call to Order

II. Approval of Minutes

A. March 19, 2025 Planning Commission Meeting

III. Agenda Items

A. Final Approval, Record Plan, Northampton PUD-R, Planned Unit Development-Residential, Section Two, residential subdivision

B. Final Approval, Record Plan, Wadestone PUD-R, Planned Unit Development-Residential, subdivision, Section Four, residential subdivision

C. Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed single-family residential subdivision

D. Preliminary Review, General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed single-family residential subdivision

E. Preliminary Review, Rezoning, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

F. Preliminary Review, General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

IV. Guest Comments

V. Planning Commission and Staff Comments

VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, April 9, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval
Northampton PUD-R, Planned Unit Development-Residential, Phase Two, residential subdivision

Background

This agenda item is a request for record plan approval for the Northampton subdivision, Phase 2, located at 1525 South Main Street, submitted by the M/I Homes of Cincinnati, LLC, owner and developer. The record plan, zoned PUD-R, Planned Unit Development-Residential, contains 34 buildable lots for a total of 17.96 acres. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of a recommendation to City Council of this record plan.

1. Construction drawings to match record plan.
2. Under General Notes – There are conflicting references to the HOA. Call out all references in the general notes as Northampton Residential Owners Association (notes 5 & 8).
3. On sheet 2, callout the typical lot detail to state “Minimum lot size is 8,370 square feet”.
4. Provide private storm sewer easements where necessary on the Open Space and/or platted lots for HOA maintenance.
5. Revise General Notes comment 5 to include multi-use trail as an HOA maintenance item.
6. Submit to Warren County for review and revise accordingly.

B. Final Approval
Wadestone PUD-R, Planned Unit Development-Residential, subdivision, Section Four, residential subdivision

Background

This agenda item is a request for record plan approval for Wadestone subdivision Phase 4, located along West Factory Road, opposite the Catalpa Drive intersection, submitted by Grand Communities, LLC, owner and developer. The plan contains 18 single-family buildable lots on the PUD-R, Planned Unit Development- Residential, portion of the site, with an approximate overall area being 5.3 acres.

Record plan review is the final stage of the subdivision PUD approval process. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of a recommendation to City Council of this record plan.

1. Record utility easement across Reserve H.
2. Record plan does not scale correctly. Revise in future submittal.
3. Construction drawings to match record plan. Revise construction drawings accordingly and submit.
4. Label lot 82 as "non-buildable" on the site plan.
5. Is there a private storm sewer easement on lot 78? If not, revise note 2 on sheet 2 accordingly.
6. Submit to Warren County for review and revise accordingly.

C. Preliminary Review
Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision

D. Preliminary Review
General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision

Background Information

This agenda item is based on an application filed by M/I Homes of Cincinnati, requesting approval of rezoning and general plan to allow the development of residential subdivision located at 1405 South Main Street (SR 741) through the City's Planned Unit Development (PUD) process. The subdivision, envisioned as an addition to M/I's developing Northampton subdivision, would be located on 16.65 acres of land immediately adjacent and to the north of Northampton. While M/I intends, assuming development approvals, to combine the 16.65-acre parcel into Northampton subdivision by integrating its road system, homeowner's association, home design types, and other details, this rezoning and general plan is separate from the development approvals of the property at 1525 South Main Street.

This item was reviewed on a preliminary basis at the March 19 Planning Commission meeting. At that time the Planning Commission directed the applicants to resubmit plans for another preliminary review at a future date.

M/I Homes proposed to develop the 16.65-acre by rezoning it from the current R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. The R-1 District allows residential development at the rate of 2.0 units per acre on lots with a minimum size of 20,000 square feet. 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 though its own Planning and Zoning Code.

M/I Homes proposed to develop this parcel at a density of 2.04 units per acre, with lots ranging from 8,360 square feet to 20,000 square feet. A total of 4.384 acres of open space is proposed in the subdivision, or 26.3 percent of the development area. Residential PUDs require a minimum of 25% dedicated open space. The R-1 District requires no dedicated open space.

M/I Homes proposes two access points to the subdivision: the primary access being from South Main Street that would be paired with the access road to the Northampton subdivision and matched to the alignment of Heatherwoode Boulevard on the east side of SR 741, and to Perthshire Drive also in Northampton to the south. A stub street to the west is also proposed. Walking trails internal to the site are indicated in the plan.

The proposed rezoning/general plan appears as two separate items on the Planning Commission 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 is required. Final development plan—where more detailed plans for roads, utilities, common areas, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans 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.

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 developing Northampton subdivision.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north, PUD to the east encompassing the Heatherwoode PUD, and PUD-R to the south incorporating Northampton subdivision. 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 conform to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

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

- Northampton, 75 units on 35.08 acres, 2.14 units/acre.
- 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.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to first preliminary review of this plan at the March 19 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 regarding this agenda item:

1. Indicate finished floor elevations for proposed home sites, and if the home sites are expected to have walkout basements and/or large areas of exposed foundations. For such areas, show concept plans for the manner in which such areas will be designed.
2. For general plan preliminary review, identify all existing vegetation 4 inches DBH or greater on the site, then indicate those to be preserved.
3. Following preliminary review of general plan, submit a landscaping plan incorporating comments #3-4 above, and other required landscaped areas.
4. Allow for public use of dedicated open space (paths, trails specifically) within the subdivision.
5. Following preliminary discussion, plans will be forwarded to active transportation consultant for review of walking and biking facilities.
6. Following preliminary review of final development plan, submit an exterior lighting plan, if applicable, consistent with Chapter 1273 of Planning and Zoning Code.
7. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached).
8. Add note stating that all public improvements to be completed per the traffic study recommendations, including improvements along SR 741 and dedication of right of way. Improvements to be shown on general plan revision.
9. Roads, sidewalks, and all utilities to be designed and built per city of Springboro specifications.
10. Create an HOA for Phase 3.
11. Show the Northampton Phase 2 lot lines/roads that match up with the proposed Perthshire Drive.

E. Preliminary Review
Rezoning, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

F. Preliminary Review
General Plan, O, Office District, to PUD-MU, Planned Unit Development-Mixed Use, southeast corner West Central Avenue (SR 73) and Clearcreek-Franklin Road, mixed-use development

Background Information

This agenda item is based on an application filed by Taft Stettinius & Hollister, LLP, requesting approval of rezoning and general plan to allow the development of mixed-use development southeast of the corner of West Central Avenue (SR 73 and Clearcreek-Franklin Road. The property has no address; addresses are not assigned by the City Engineer until later in the site development process. The development, envisioned as The Lawn, would be located on 35.60 acres of land that was farmed as recently as 2024. Development would be accomplished through rezoning the property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

The O District allows medical and general office development, nursing homes, medical clinics, veterinary hospitals, banks, personal service establishments, among other primary permitted uses, and accessory buildings, off-street parking, and other accessory uses normally associated with the uses listed above.

The applicants are proposing the development of the property with two components within the PUD: a retail component and a multifamily residential component. The retail component include an area on

the easternmost side of the property adjoining The Enclave assisted living facility (355 West Central Avenue) and another retail component on the northwest corner of the property abutting the West Central Avenue/Clearcreek-Franklin Road intersection and Tractor Supply. The second component includes multi-family and townhome development; a total of 335 residential units are proposed, occupying the lands along the east side of Twin Creek, a stream that bisects the property and drains much of the western part of Springboro.

The applicant proposes multiple access points to the PUD-MU: one from the intersection of West Central Avenue and Springwood Drive, making it a four-way signalized intersection, an interconnecting right-in/right-out drive from The Enclave (which was originally part of the property through the early 2010s) and two more access points to the west of Twin Creek including a drive connecting to the signal at Tractor Supply. A total of 5.6 acres of open space, or 39.7% of the proposed PUD's residential component; is proposed. Residential PUDs require a minimum of 25% open space. The O District has no open space requirement.

The proposed rezoning/general plan appears as two separate items on the Planning Commission 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 is required. Final development plan—where more detailed plans for roads, utilities, common areas, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans 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 property, the dedication of right-of-way and the creation of dedicated open spaces. As with final development plans, record plans may be submitted in a number of sections as the development is completed.

Adjacent land uses include to the north a large lot undeveloped and unused property to the north on the north side of West Central Avenue, commonly known as the Eastbrook Farm, Chase Bank, and the Premier Health office building; to the east, The Enclave assisted living facility; to the south the City of Springboro's Community Park and Victory Wholesale; and to the west Tractor Supply Company and a regional detention pond.

Adjacent zoning in the vicinity is to the north O District for the Eastbrook Farm and PUD on the site of Chase Bank and the Premier Health office building; PUD-Business to the east on the site of The Enclave; to the south R-2, Low-Density Residential District on the Community Park site, and ED, Employment Center District on the Victory Wholesale site; and HBD. Highway Business District, to the west on the site of Tractor Supply Company.

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 7, City Services Center, includes the subject property and lands fronting West Central Avenue from the City Building west to Clearcreek-Franklin Road. The policy area recommends mixed use development for the subject property, the employment of higher design standards, good internal connectivity for the site, and management of access to West Central Avenue. Retail uses that serve the immediate area are encouraged, and residential included in the mixed-use pattern is also encouraged.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the April 9 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 regarding this agenda item:

1. City staff reserves the opportunity to comment on aspects of this application as additional information becomes available.
2. Provide a breakdown of the number of proposed townhome and apartment units and their relative location on the general plan.
3. Indicate proposed uses for the retail and residential components including accessory uses.
4. Provide a Traffic impact study. All public improvements to be completed per the traffic study recommendations, including improvements along SR 73 and dedication of right of way.
5. Utility and roadway improvements (private and public) shall meet City of Springboro specifications, including stormwater management plan.
6. Obtain any and all regulatory permissions to pipe the stream on the property.
7. Create a list of permitted uses in the retail zoning portion of the general plan for planning commission review.
8. Identify areas to be set aside as open space within the residential component. Provide an overall breakout of zoning acreages.
9. Existing landscaping protected under the PUD may be used as credit against landscaping required under Chapter 1280, Landscaping.
10. Why 3 stories for retail use?
11. Parking for multifamily uses to be at the rate of 2.2 spaces/unit. That number may be reduced through the use of on-street parking and joint parking arrangements with operations with compatible land uses.
12. Create an HOA for the development. HOA to be completed prior to initial building permit being released. Association shall maintain common elements such as trails, lighting, storm water facilities, private roads, open space, etc… Is regional storm water detention being proposed?
13. Page 18 of site development guidelines – under Street Radii, Corner Radii, etc… Revise curb radii so that the number listed for radius matches the word mentioned. i.e… eight feet (8').
14. Page 19 of site development guidelines – Parking requirements. Parking requirements for residential and non-residential to meet city code, and not as stated in document. Parking stall size to match city code minimums (9 feet wide) and drive aisle to be min 24 feet. Revise document accordingly.
15. Page 20 of the site development guidelines, Signage, should cross-reference Chapter 1281, Signs, in the Planning and Zoning Code. The Planning and Zoning Code should be the baseline condition for development of the site features including but not limited to signage, landscaping (page 21), lighting (page 21but the guidelines should unify and elevate it.
16. Provide a public access easement (ingress/egress) for all private roads (if any) throughout the site.
17. Page 21 of site development guidelines--Public Space. There is a statement regarding expanding Community Park; where is that on the general plan?
18. Page 22 – Outdoor storage. Which sites require outdoor storage?

The information contained in this report is based on material provided to the City of Springboro as of Friday, April 4, 2025 at 12:00 p.m.

Northampton Morris Property Submittals

APPLICATION—PLANNED UNIT DEVELOPMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

☐ REZONING/GENERAL PLAN ☐ FINAL DEVELOPMENT PLAN ☒ RECORD PLAN ☐ VARIANCE

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

❑ Owner
❑ Agent
❑ Lessee
❑ Signed Purchase Contract

APPLICANT NAME: M/I Homes of Cincinnati, LLC

Address: 9349 Waterstone Blvd. Suite 100

Cincinnati, Ohio 45249

Telephone No. (513) 248-5403

Fax No. ( ) N/A

Email Address mathan@mihomes.com

PROPERTY OWNER NAME (IF OTHER): _____

Address: 1525 S. Main Street Springboro, OH 45066

Telephone No. (_____) _____

Property Address or General Location: Just west of the intersection of Morris Street and Cameron Street

Parcel Number(s): 08182000131& 08182000132 Acreage: 17.9643

PUD Category: ☒ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density 1.89 Number of Residential Units 34

Proposed Use: 34-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.

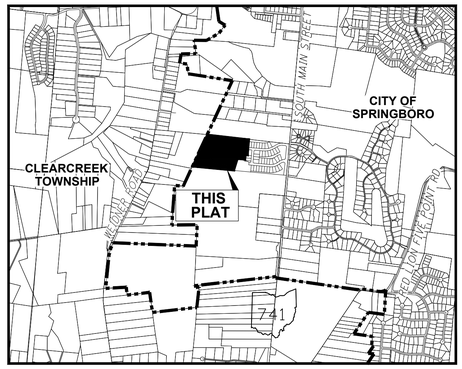
(Signature of Applicant and/or Agent) (Date) 3/11/2025

MICHAEL ATHAN
Printed Name

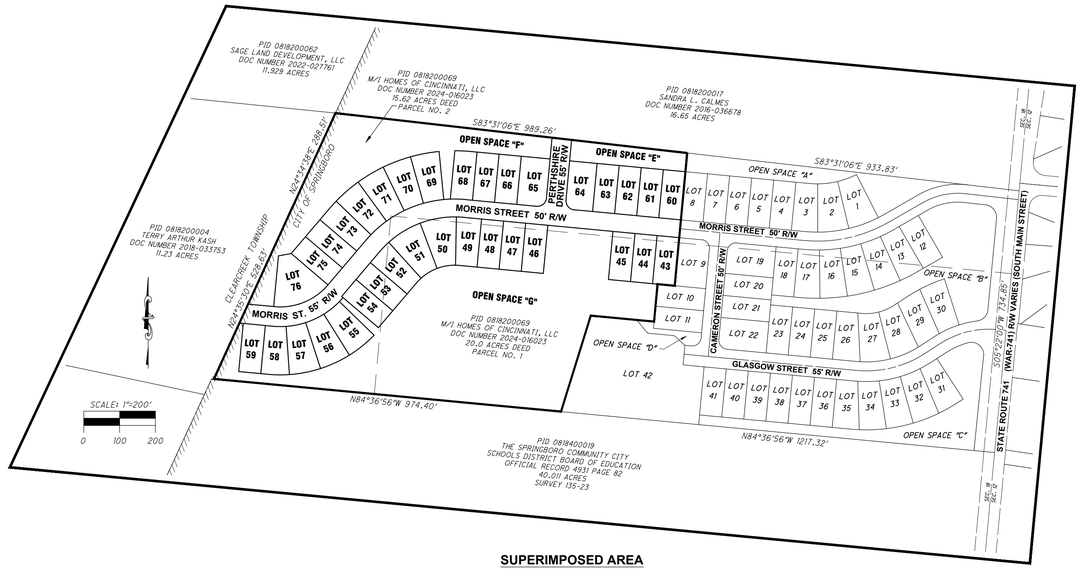
NORTHAMPTON - PHASE 2

SITUATE IN SECTION 18, TOWN 3, RANGE 4 M.Rs., BEING PART OF A 20.0 ACRE PARCEL AND A 15.62 ACRE PARCEL AS CONVEYED TO M/I HOMES OF CINCINNATI, LLC AS DESCRIBED IN DOCUMENT NUMBER 2024-016023, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

MARCH 2025



VICINITY MAP



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	300.00'	288.00'	55°00'11"	277.06'	S67°52'52"W
C2	200.00'	192.00'	55°00'11"	184.71'	S67°52'52"W
C3	25.00'	39.27'	90°00'00"	35.36'	N39°37'03"W
C4	25.00'	39.27'	90°00'00"	35.36'	N50°22'57"E
C5	325.00'	42.74'	07°32'06"	42.71'	N88°23'06"W
C6	325.00'	18.55'	03°16'11"	18.54'	S86°12'46"W
C7	325.00'	57.66'	10°09'57"	57.59'	S79°29'41"W
C8	325.00'	57.66'	10°09'57"	57.59'	S69°19'44"W
C9	325.00'	57.66'	10°09'57"	57.59'	S59°09'47"W
C10	325.00'	57.66'	10°09'57"	57.59'	S48°59'49"W
C11	325.00'	20.05'	03°32'04"	20.04'	S42°08'48"W
C12	325.00'	311.98'	55°00'11"	300.15'	S67°52'52"W
C13	275.00'	21.01'	04°22'36"	21.00'	N86°48'20"W
C14	275.00'	103.50'	21°33'52"	102.89'	S80°13'25"W
C15	275.00'	103.50'	21°33'52"	102.89'	S58°39'33"W
C16	275.00'	35.98'	07°29'50"	35.96'	S44°07'42"W
C17	275.00'	263.99'	55°00'11"	253.97'	S67°52'52"W
C18	175.00'	168.00'	55°00'11"	161.62'	S67°52'52"W
C19	230.00'	15.00'	03°44'12"	15.00'	S42°14'53"W
C20	230.00'	56.01'	13°57'12"	55.87'	S51°05'35"W
C21	230.00'	56.01'	13°57'12"	55.87'	S65°02'47"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C22	230.00'	56.01'	13°57'12"	55.87'	S78°59'59"W
C23	230.00'	37.76'	09°24'23"	37.72'	N89°19'14"W
C24	230.00'	220.79'	55°00'11"	212.42'	S67°52'52"W
C25	140.00'	10.69'	04°22'36"	10.69'	N86°48'20"W
C26	140.00'	52.69'	21°33'52"	52.38'	S80°13'25"W
C27	140.00'	52.69'	21°33'52"	52.38'	S58°39'33"W
C28	140.00'	18.32'	07°29'50"	18.31'	S44°07'42"W
C29	140.00'	134.39'	55°00'11"	129.30'	S67°52'52"W
C30	365.00'	88.89'	13°57'12"	88.67'	S51°05'35"W
C31	365.00'	88.89'	13°57'12"	88.67'	S65°02'47"W
C32	365.00'	88.89'	13°57'12"	88.67'	S78°59'59"W
C33	365.00'	59.92'	09°24'23"	59.85'	N89°19'14"W
C34	365.00'	326.59'	51°15'59"	315.80'	S69°44'58"W
C35	460.00'	28.38'	03°32'04"	28.37'	N42°08'48"E
C36	460.00'	81.62'	10°09'57"	81.51'	N48°59'49"E
C37	460.00'	81.62'	10°09'57"	81.51'	N59°09'47"E
C38	460.00'	81.62'	10°09'57"	81.51'	N69°19'44"E
C39	460.00'	81.62'	10°09'57"	81.51'	N79°29'41"E
C40	460.00'	354.86'	44°11'54"	346.11'	N62°28'43"E
C41	460.00'	42.68'	05°18'57"	42.66'	S87°16'31"E

PARCEL TABLE								
OLD / 08-18-200-069 / 7.5247 ACRES REMAINING			OLD / 08-18-200-069 / 10.4285 ACRES REMAINING					
NEW/OLD	SIDWELL #	LOT	NEW/OLD	SIDWELL #	LOT	NEW/OLD	SIDWELL #	LOT
NEW	08-18-	43	NEW	08-18-	56	NEW	08-18-	69
NEW	08-18-	44	NEW	08-18-	57	NEW	08-18-	70
NEW	08-18-	45	NEW	08-18-	58	NEW	08-18-	71
NEW	08-18-	46	NEW	08-18-	59	NEW	08-18-	72
NEW	08-18-	47	NEW	08-18-	60	NEW	08-18-	73
NEW	08-18-	48	NEW	08-18-	61	NEW	08-18-	74
NEW	08-18-	49	NEW	08-18-	62	NEW	08-18-	75
NEW	08-18-	50	NEW	08-18-	63	NEW	08-18-	76
NEW	08-18-	51	NEW	08-18-	64	NEW	08-18-	O/S "E"
NEW	08-18-	52	NEW	08-18-	65	NEW	08-18-	O/S "F"
NEW	08-18-	53	NEW	08-18-	66	NEW	08-18-	O/S "G"
NEW	08-18-	54	NEW	08-18-	67	NEW	08-18-	R/W
NEW	08-18-	55	NEW	08-18-	68	REM	NO REMAINING ACREAGE	

SUPERIMPOSED AREA

ALL THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON

NORTHAMPTON PHASE 2 - AREA SUMMARY

34 BUILDABLE LOTS	7.1215 ACRES
3 NON-BUILDABLE AREAS (OPEN SPACE LOTS)	9.0261 ACRES
PUBLIC RIGHT-OF-WAY (DEDICATED STREET)	1.8167 ACRES
TOTAL	17.9643 ACRES

DEED REFERENCE

SITUATE IN SECTION 18, TOWN 3, RANGE 4 M.Rs., CLEARCREEK TOWNSHIP, WARREN COUNTY, CITY OF SPRINGBORO, OHIO, CONTAINING 17.9643 ACRES, BEING ALL THAT REMAINS OF A 15.62 ACRE PARCEL AND BEING ALL THAT REMAINS OF A 20.0 ACRE PARCEL AS CONVEYED TO M/I HOMES OF CINCINNATI, LLC AS CONVEYED IN DOCUMENT NUMBER 2024-016023.

NORTHAMPTON RESIDENTIAL OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT NUMBER 2025-000369, OF THE WARREN COUNTY RECORDER'S RECORDS.

OCCUPATION STATEMENT

1.) LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

2.) PROPERTY LINES ARE CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

3.) ALL EXISTING MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED ON THIS PLAT.

GENERAL NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

2. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS PER CITY ORDINANCE NUMBER 0-90-36.

3. NO PERSON SHALL INSTALL ANY PUMP, PIPING DEVICE, APPARATUS OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO THE PUBLIC RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE CITY ENGINEER.

4. THE CITY OF SPRINGBORO ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS DRAINAGE EASEMENT ON THIS PLAT.

5. ALL SUMP DRAINS, DETENTION BASINS, ISLANDS, AND DRAINAGE CHANNELS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

6. A POST LIGHT CONTROLLED BY A PHOTOELECTRIC CELL IS TO BE INSTALLED IN THE FRONT YARD OF EACH LOT. THE DESIGN AND LOCATION OF THE YARD LIGHT IS TO BE APPROVED BY THE DEVELOPER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LIGHT IN OPERATING CONDITION AT ALL TIMES.

7. ALL EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURES, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

8. THE OPEN SPACE LOTS ARE NON-BUILDABLE LOTS AND ARE TO BE MAINTAINED BY THE NORTHAMPTON HOMEOWNER'S ASSOCIATION.

9. ALL STORM SEWER MAINS AND STRUCTURES ON OPEN SPACE LOTS, IN REAR/FRONT/SIDE YARDS, ARE PRIVATE AND SHALL BE MAINTAINED BY THE NORTHAMPTON RESIDENTIAL OWNERS ASSOCIATION.

OWNERS CONSENT AND DEDICATION

WE THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREON PLATTED, DO HEREBY VOLUNTARY CONSENT TO EXECUTION OF THE SAID RECORD PLAN AND DO DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

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

WE FURTHER GRANT TO THE CITY OF SPRINGBORO THE RIGHT TO ALL UTILITY EASEMENTS AS SHOWN HEREIN ON THE UN-PLATTED PROPERTY UNTIL SUCH TIME AS THEY ARE FORMALLY DEDICATED IN A FUTURE RECORD PLAN.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF SPRINGBORO, DUKE ENERGY, AT&T, SPECTRUM

IN WITNESS WHEREOF, M/I HOMES OF CINCINNATI, LLC, OWNER, HAS HEREUNTO SET HIS/HER HAND THIS ___ DAY OF _____, 20__.

_____ _____
PRINTED NAME TITLE

_____
SIGNATURE

STATE OF _____

COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, OF M/I HOMES OF CINCINNATI, LLC, OWNER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, M/I HOMES OF CINCINNATI, LLC, OWNER, HAS HEREUNTO SET HIS/HER HAND THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC

CITY OF SPRINGBORO APPROVALS:

APPROVED AND ACCEPTED BY COUNCIL OF THE CITY OF SPRINGBORO ON THIS____ DAY OF_____, 20__.
ATTEST:

_____ _____ _____
CLERK OF COUNCIL MAYOR CITY ENGINEER

WARREN COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS_____, DAY OF_____, 20__.

_____
DEPUTY AUDITOR, WARREN COUNTY, OHIO

MATT NOLAN, AUDITOR, WARREN COUNTY, OHIO

WARREN COUNTY RECORDER

FILE NO._____
RECEIVED ON THIS_____ DAY OF_____ 20____ AT_____ ____M.
RECORDED ON THIS_____ DAY OF_____ 20____ AT_____ ____M.
RECORDED IN PLAT BOOK NO._____ PAGE_____
FEE $_____

_____
DEPUTY RECORDER, WARREN COUNTY, OHIO

LINDA ODA, RECORDER, WARREN COUNTY, OHIO

OWNER
M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD. STE 100
CINCINNATI, OHIO 45249
(513) 334-6005

DEVELOPER
M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD. STE 100
CINCINNATI, OHIO 45249
(513) 334-6005

SURVEYOR
CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD ROAD SUITE 1
LOVELAND, OHIO 45140

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C, CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JANUARY 31, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

_____ _____
ALLEN J. BERTKE, P.S. #8629 DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED
PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

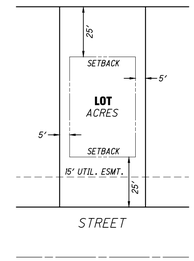
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 03-03-2025
DRAWN BY: MPL
JOB NUMBER: WARSPR2408
SHEET NUMBER 1 OF 2

NORTHAMPTON - PHASE 2

SITUATE IN SECTION 18, TOWN 3, RANGE 4 M.Rs., BEING PART OF A 20.0 ACRE PARCEL AND A 15.62 ACRE PARCEL AS CONVEYED TO M/I HOMES OF CINCINNATI, LLC AS DESCRIBED IN DOCUMENT NUMBER 2024-016023, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

MARCH 2025



TYPICAL LOT

NOT TO SCALE
NOTE: TYPICAL LOT IS 8,370 SQUARE FEET
BUILDING SETBACKS
FRONT=25'
REAR=25'
SIDE=5'
SETBACKS ARE MEASURED FROM ROOF OVERHANG
MIN. DWELLING UNIT FLOOR AREA=1,544 SQUARE FEET

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50'

0 25 50 100

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- 5/8" IRON PIN FOUND
- MAG NAIL SET
- 1" IRON PIPE FOUND
- MONUMENT BOX W/IP FOUND
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE

SURVEY REFERENCES

SURVEY VOLUME 12 PAGE 146
SURVEY VOLUME 36 PAGE 13
SURVEY VOLUME 77 PAGE 75
SURVEY VOLUME 103 PAGE 40
SURVEY VOLUME 107 PAGE 17
SURVEY VOLUME 119 PAGE 32
SURVEY VOLUME 125 PAGE 29
SURVEY VOLUME 135 PAGE 23
SR 741 WAR-741-(12.15-12.54)
PLAT BOOK 111 PAGES 47-48

SURVEY NOTES

1.) ALL LOTS SHALL BE SUBJECT TO A PUBLICLY AVAILABLE UTILITY EASEMENT FIFTEEN (15) FEET IN WIDTH, ALONG THE FRONT LOT LINES, UNLESS OTHERWISE NOTED.

2.) ALL LOTS SHALL BE SUBJECT TO A PUBLICLY AVAILABLE DRAINAGE EASEMENT FIVE (5) FEET IN WIDTH ALONG ALL SIDE YARDS AND TEN (10) FEET IN WIDTH ALONG REAR LOT LINES, UNLESS OTHERWISE NOTED.

3.) ALL OPEN SPACE LOTS SHALL BE SUBJECT TO A PUBLICLY AVAILABLE DRAINAGE EASEMENTS AS A WHOLE LOT.

4.) ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY, POINTS OF CURVATURE, SHALL BE MARKED WITH A 5/8" DIAMETER IRON PIN IF NOT INDICATED OTHERWISE.

SEE SHEET 1 OF 2 FOR CURVE TABLE

SUBMITTED FOR REVIEW

STATE OF OHIO — JOSEPH H. BERGER — REGISTERED PROFESSIONAL SURVEYOR

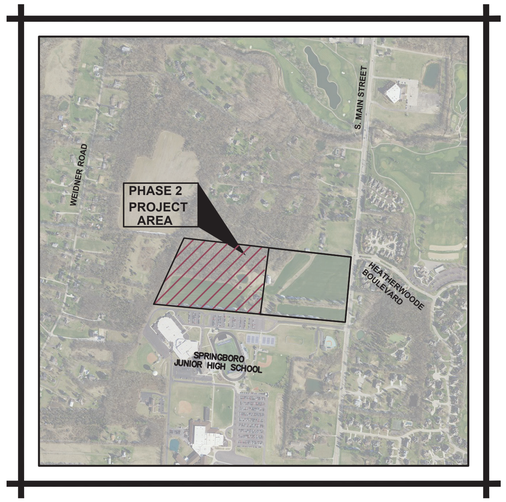
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	03-03-2025
DRAWN BY:	MPL
JOB NUMBER:	WARSPR2408
SHEET NUMBER	2 OF 2

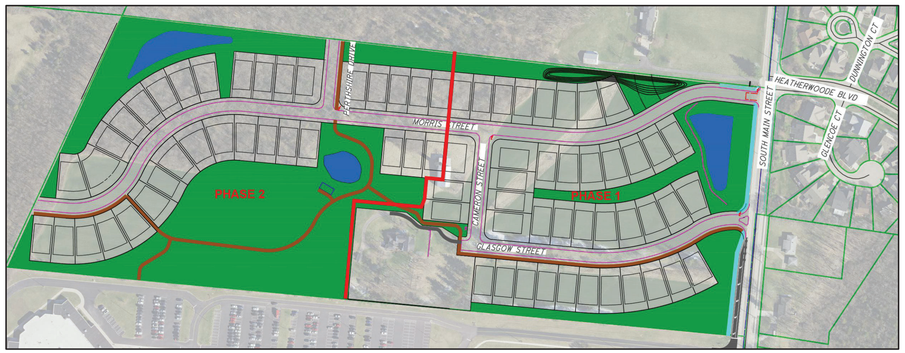
NORTHAMPTON PHASE 2

CITY OF SPRINGBORO

WARREN COUNTY, OHIO



VICINITY MAP



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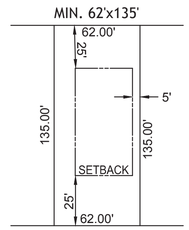

TYPICAL LOT LAYOUT

2023 SPECIFICATIONS

THE CONSTRUCTION STANDARDS AND DRAWINGS OF THE CITY OF SPRINGBORO AND THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND GENERAL NOTES LISTED IN THE PLAN, SHALL GOVERN THIS IMPROVEMENT. THE MOST RESTRICTIVE SHALL APPLY.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF STREETS, UTILITIES, AND GRADING WITHIN NORTHAMPTON PHASE 2 IN THE CITY OF SPRINGBORO, OHIO.

STANDARD CONSTRUCTION DRAWINGS		ODOT STANDARD CONSTRUCTION DRAWINGS	
		TC-41.30	04-21-2023
		BP-5.1	07-15-2022
		BP-7.1	07-19-2024
		ODOT SUPPLEMENTAL SPECIFICATIONS	
		800	01-19-2024
		832	07-21-2023

Choice One Engineering

440 E. HOEWISHER ROAD • SIDNEY, OHIO 45365 • 937.497.0200
8956 GLENDALE MILFORD ROAD, SUITE 1 • LOVELAND, OHIO 45140 • 513.239.8554

www.CHOICEONEENGINEERING.com

MARCH 11, 2025

3-11-2025
RYAN J. LEFELD, P.E. — DATE
P.E.–#81213

STATE OF OHIO
RYAN J. LEFELD
81213
REGISTERED PROFESSIONAL ENGINEER

CHOICE ONE ENGINEERING
RELEASE FOR AGENCY REVIEW
MARCH 11, 2025

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

ChoiceOne Engineering

NORTHAMPTON PHASE 2

REVISIONS:

FILE NAME TITLE
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
SHEET NUMBER
1 OF 27

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Ex. RETENTION POND #2

HW #1000

CB #215

12" STM

18" STM

CB #217

LOT #51

LOT #50

LOT #49

LOT #48

PERTHSHIRE DRIVE

PT Sta. 208+37.49

8" WTR

CB #218

CB #214

CB #219

12" STM

LOT #47

LOT #46

LOT #45

LOT #44

LOT #43

EP Sta. 214+41.88

CB #213

CB #211

CB #212

SAN MH #2007

CB #208

18" STM

MH #226

CB #206

18" STM

8" WTR

8" SAN

CB #207

MH #227

CB #209

MORRIS STREET

12" STM

8" WTR

LOT #52

LOT #53

LOT #54

LOT #55

LOT #56

LOT #57

LOT #58

LOT #59

LOT #69

LOT #70

LOT #71

LOT #72

LOT #73

LOT #74

LOT #75

LOT #76

Ex. LOT

Ex. LOT

PC Sta. 201+92.99

PT Sta. 203+84.98

AT Sta. 205+49.50

SAN MH #2005

CB #205

12" STM

8" WTR

8" SAN

CB #202

CB #204

MORRIS STREET

15" STM

8" STM

OUTLET #210

HW #1001

EXISTING POND

HW #1002

PROP. PATH

CB #220

CB #221

CB #222

12" STM

15" STM

CB #223

CB #224

PROP. MOUNDING

PROP. PATH

12" STM

PROP. PATH

PROP. MOUNDING

CB #229

Ex. HOUSE

DECK

BP Sta. 200+00.00

200

201

SAN. MH. 2001

CB #201

8" WTR

8" SAN.

SAN. MH. 2002

SAN. MH. 2003

SAN. MH. 2004

SAN. MH. 2000

CB #200

MORRIS STREET

LOT #60

LOT #61

LOT #62

LOT #63

LOT #64

LOT #65

CB #228

PROP. MOUNDING

PROP. ASPHALT PATH

BENCHMARK #1 ELEV. 872.26
IRON PIN OFF EDGE OF PAVEMENT OF THE NORTHWEST CORNER OF THE SCHOOL PARKING LOT.

BENCHMARK #2 ELEV. 808.51
BOLT TIP OF ARROW TOP FLANGE OF FIRST HYDRANT NORTH SIDE OF THE SCHOOL DRIVE.

BENCHMARK #3 ELEV. 850.36
IRON PIN SET BETWEEN EXISTING HOUSE AND SHED OFF OF THE BACK DRIVE.

SCALE IN FEET

0 25 50 100

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
SCHEMATIC PLAN

REVISIONS:

FILE NAME GB.dw
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 2 OF 27

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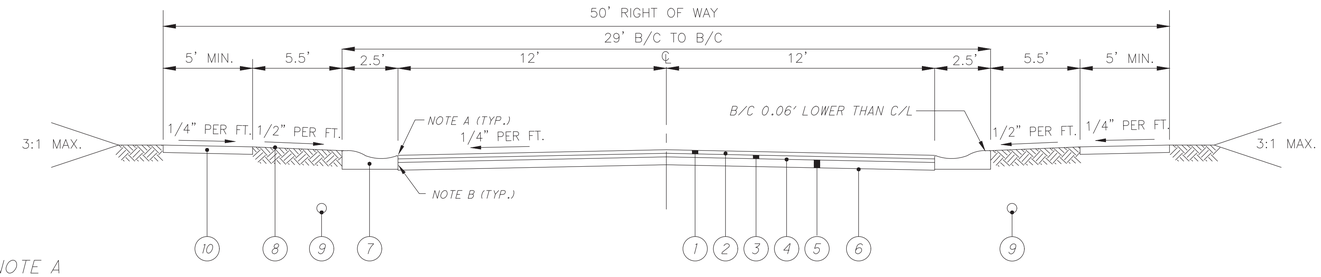
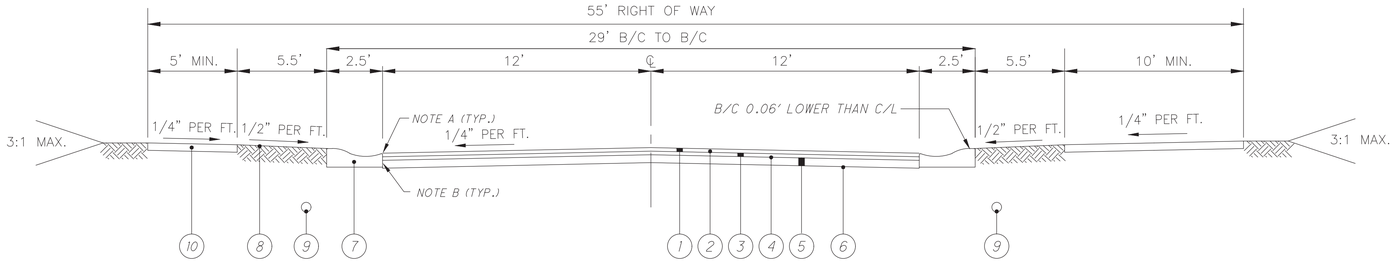


MORRIS STREET STA. 203+84.98 TO STA. 214+41.88 = 1056.90'

NOTE A
ITEM 442 ASPHALT SURFACE COURSE IS TO BE 1/4" ABOVE GUTTER PLATE.

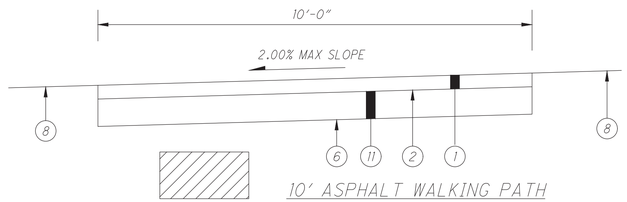
NOTE B
TACK COAT FACE OF CURB INCIDENTAL TO ITEM 442 ASPHALT CONCRETE.



MORRIS STREET STA. 201+09.69 TO STA. 203+84.98 = 275.29'

PERTHSHIRE DRIVE STA. 81+92.62 TO STA. 83+58.33 = 165.71'

1. ITEM 442 - 1.5" ASPHALT CONCRETE SURFACE COURSE, 12.5 MM, TYPE A (449)
2. ITEM 407 - NON-TRACKING TACK COAT APPLIED AT 0.04 GAL/SY
3. ITEM 442 - 1.5" ASPHALT CONCRETE INTERMEDIATE COURSE, 19 MM, TYPE A (449)
4. ITEM 407 - NON-TRACKING TACK COAT APPLIED AT 0.10 GAL/SY
5. ITEM 301 - 5" ASPHALT CONCRETE BASE
6. ITEM 204 - SUBGRADE COMPACTION
7. ITEM 609 - COMBINATION CURB AND GUTTER, TYPE 2
8. ITEM 659 - SEEDING AND MULCHING
9. ITEM 605 - 6" BASE PIPE UNDERDRAIN
10. ITEM 608 - CONCRETE SIDEWALK
11. ITEM 301 - 4.5" ASPHALT CONCRETE BASE



10' ASPHALT WALKING PATH

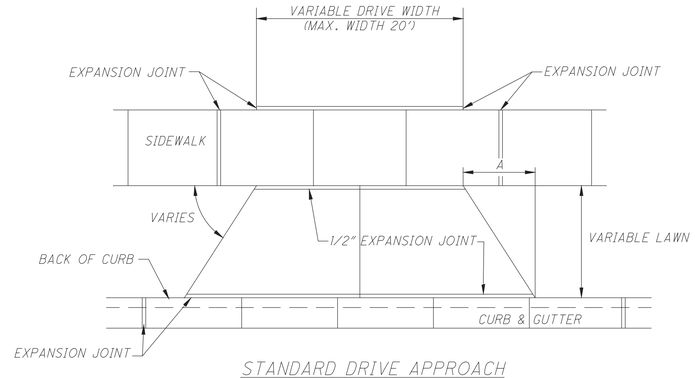
CURB RAMP/ CLUSTER MAILBOXES- BY CONTRACTOR
ITEM 608, 6" CURB RAMP
ITEM 411, 3" STABILIZED CRUSHED AGGREGATE

CONCRETE WALK - BY HOME BUILDER
ITEM 608, 4" CONCRETE WALK
ITEM 411, 3" STABILIZED CRUSHED AGGREGATE

FULL DEPTH ASPHALT PAVEMENT
MATCH TYPICAL SECTION, IF EXISTING PAVEMENT IS THICKER MATCH THE EXISTING PAVEMENT.

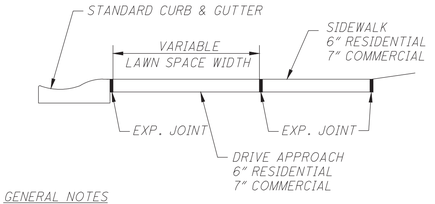
CONCRETE WALK - BY CONTRACTOR
ITEM 608, 4" CONCRETE WALK
ITEM 411, 3" STABILIZED CRUSHED AGGREGATE

TEMPORARY TURN AROUND
301 BASE AND AGGREGATE



STANDARD DRIVE APPROACH

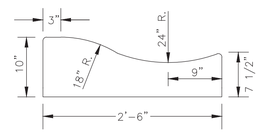
"A" - EQUAL TO LAWN SPACE WIDTH OR 5 FT. (WHICHEVER IS LESS)



GENERAL NOTES

1. DRIVE APPROACHES SHALL NOT BE POURED MONOLITHICLY WITH CURB & GUTTER.
2. MAXIMUM JOINT SPACING SHALL BE 10' LONGITUDINALLY AND TRANSVERSELY.
3. COMPACTED GRAVEL MAY BE USED FOR LEVELING COURSE UNDER CONCRETE DRIVE APPROACH.
4. WHERE ASPHALTIC CONCRETE PAVEMENT IS DISTURBED, THE ASPHALT SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.
5. WHERE SIDEWALK EXISTS PRIOR TO CONSTRUCTION OF DRIVE APPROACH, THE REPLACEMENT OF THE SIDEWALK IS NECESSARY FOR PROPER DEPTH.
6. ANY VARIATION FROM THE ABOVE STANDARD MUST BE APPROVED BY THE ENGINEER.
7. ALL CONCRETE FOR CURB AND GUTTER, SIDEWALK, AND DRIVE APPROACH SHALL MEET THE REQUIREMENTS SET FORTH IN ITEM 608 (ODOT SPECS.) CONCRETE SHALL BE CLASS C.
8. EXPANSION MATERIAL TO BE PROFLEX VINYL EXPANSION MATERIAL AND SHALL MEET ASTM D-1752 SECTION FIVE OR AASHTO M153-98 SPECIFICATION.

DRIVEWAY APPROACH



CONCRETE CURB & GUTTER SECTION

NOTES FOR CONCRETE CURB & GUTTER

CAST IN PLACE

1. ONE (1) INCH NON EXTRUDING EXPANSION JOINTS EVERY 40 FEET, AT BOTH ENDS, OF STRUCTURES (CATCH BASINS) AND POINTS OF CURVE AND TANGENCY AT INTERSECTIONS.
2. CONTRACTION JOINTS EVERY FIVE (5) FEET FORMED BY 1/8" THICK TEMPLATES. DEPTH SHALL BE A MINIMUM OF 2".

SLIP FORM

1. ONE (1) INCH NONEXTRUDING EXPANSION JOINT AT BOTH ENDS OF STRUCTURES (CATCH BASINS) AND POINTS OF CURVE AND TANGENCY AT INTERSECTIONS AND UPON SUSPENSION OF WORK FOR 30 MINUTES OR MORE.
2. CONTRACTION JOINTS EVERY FIVE (5) FEET, 1/8" WIDE, CONSTRUCTED BY THE USE OF A GROOVING TOOL, OR SAWED TO A DEPTH OF AT LEAST TWO (2) INCHES.

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SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
TYPICAL SECTIONS

REVISIONS:

FILE NAME GY001
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 3 OF 27

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GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST VERSION OF CITY OF SPRINGBORO, OHIO STANDARD SPECIFICATIONS AND TO THE LATEST VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

A. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.

B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.

C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.

D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE OWNERS OF UNDERGROUND UTILITIES AND SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES:

GAS
DUKE ENERGY
139 E. FOURTH STREET
P.O. BOX 960, RM 460-A
CINCINNATI, OH 45202
ATTN:BRIAN HOLLMAN
(513) 906-0128

ELECTRIC
DUKE ENERGY
139 E. FOURTH STREET
CINCINNATI, OH 45202
ATTN:AARON WRIGHT
(513) 479-1886

STREETS AND WATER
CITY OF SPRINGBORO
320. W. CENTRAL AVENUE
SPRINGBORO, OH 45066
ATTN:RYAN MICHEL
(937) 748-4343

SANITARY
CITY OF SPRINGBORO
320. W. CENTRAL AVENUE
SPRINGBORO, OH 45066
ATTN:KARII MacCUNE
(937) 748-9453

FIBER
MVECA
888 DAYTON STREET
YELLOW SPRINGS, OH 45387-1415
ATTN: THOR SAGE
(937) 767-61468

CABLE
ALTAFIBER
221 E. 4TH STREET
BUILDING 121-900
CINCINNATI, OH 45201
ATTN: JASON LANGWORTHY
(513) 641-6060

FIBER
POINT BROADBAND
475 VICTORY DRIVE
SPRINGBORO, OH 45066
ATTN: MARK CARDUCCI
(614) 653-3031

CABLE
CHARTER COMMUNICATIONS
11252 CORNELL PARK DRIVE
CINCINNATI, OH 45242
ATTN:TODD VANVRANKEN
TODD.VANVRANKEN@CHARTER.COM

TELEPHONE
AT&T
7201 FAR HILLS AVENUE
DAYTON, OH 45459
ATTN:ALAN STUTES
(937) 708-1026

FIBER
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1720 WILLIPIE STREET
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ALL TRENCHES WITHIN THE EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 703.11.

ALL SANITARY MANHOLE, STORM MANHOLE, AND CATCH BASIN BOTTOMS SHALL BE FINISHED SMOOTH AND CHANNELED. MANHOLE LID AND FRAME CASTINGS SHALL BE EJIW 1590 OR NEENAH 1668 (LID SHALL BE VENTED UNLESS OTHERWISE SPECIFIED), STREET CATCH BASIN CASTING SHALL BE EJIW 7030 (T-1 BACK) OR NEENAH 3067, AND 2-2B CASTING SHALL BE EJIW 5110-M3. ALL GRATES SHALL BE RATED AS "BICYCLE PROOF".

ALL WATER MAIN INSPECTION AND TESTING SHALL BE OBSERVED BY CITY OF SPRINGBORO.

ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR 35 SEWER PIPE CONFORMING TO ASTM C700-71T, LATERALS TO BE PER CITY OF SPRINGBORO STANDARDS.

ONLY CITY OF SPRINGBORO PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.

FIRE HYDRANTS SHALL BE LOCATED SO THAT THE NEAREST PROJECTION OF THE FIRE HYDRANT IS BETWEEN 2' AND 3.5' BEHIND THE SIDEWALK OR CURB WITH THE 4" OPENING TO FACE THE STREET. THE MINIMUM DISTANCE FROM THE CURB FACE TO THE NUT ON THE PUMPER NOZZLE SHALL BE TWO FEET.

ALL GATE VALVES ARE TO BE LOCATED AT TEES (OR CROSSES) WITH A 3' MAXIMUM NIPPLE BETWEEN THE TEE (OR CROSS) AND VALVE. ALL PLUGS SHALL HAVE A MINIMUM OF ONE LENGTH OF PIPE SEPARATION FROM VALVES EXCEPT WHERE SHOWN ON PLANS. ALL VALVES ARE TO OPEN LEFT. VALVE BOXES MUST REST ON SUPPORT BLOCKS ONLY.

ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM THE MAIN TO THE UTILITY EASEMENT BEFORE STREETS ARE SURFACED.

ANY MISCELLANEOUS DRAINS (FIELD TILE, ETC.) ENCOUNTERED DURING CONSTRUCTION SHALL BE TIED INTO THE STORM SEWER UPON INSPECTION BY THE CITY.

ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND.

SAFETY REQUIREMENTS, STATED UNDER 29 CFR, OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) REGULATIONS FOR THIS TYPE OF WORK, WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THESE PROVISIONS.

THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE COURSE OF THE WORK. THIS SHALL INCLUDE THE USE OF HAY BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS, AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON PUBLIC STREETS AND NEIGHBORING PROPERTIES.

TRAFFIC CONTROL ON ALL PUBLIC ROADS SHALL CONFORM TO THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

ALL NON-PAVED AREAS SHALL BE GRADED, SEEDED, AND MULCHED IN ACCORDANCE WITH ODOT ITEM 659.

CONTRACTOR TO COMMUNICATE WITH THE HOMEBUILDER TO PLACE ALL UTILITIES OUT OF THE FUTURE DRIVEWAY APPROACHES.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 83 (CORS 2011 ADJUSTMENT).

BENCHMARK #1 ELEV. 872.26
IRON PIN OFF EDGE OF PAVEMENT OF THE NORTHWEST CORNER OF THE SCHOOL PARKING LOT.

BENCHMARK #2 ELEV. 808.51
BOLT TIP OF ARROW TOP FLANGE OF FIRST HYDRANT NORTH SIDE OF THE SCHOOL DRIVE.

BENCHMARK #3 ELEV. 850.36
IRON PIN SET BETWEEN EXISTING HOUSE AND SHED OFF OF THE BACK DRIVE.

UTILITY INTERFERENCE

IF, DURING THE CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THEIR RESPECTIVE OWNERS, UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY, AT LEAST 7 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE CORPORATIONS HAVING WIRES, POLES, PIPES, CONDUITS, MANHOLES, OR OTHER STRUCTURES THAT MAY BE AFFECTED BY THIS OPERATION, INCLUDING ALL STRUCTURES WHICH ARE AFFECTED AND NOT SHOWN ON THESE PLANS.

EXISTING TILE HOOKUPS

ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL TILE REMOVED, REPLACED AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE CITY OF SPRINGBORO BEFORE THEY ARE COVERED.

ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY OF SPRINGBORO.

FIRE HYDRANT ASSEMBLY

THE ASSEMBLY WILL CONSIST OF THE FIRE HYDRANT, PIPE BRANCH, A GATE VALVE WITH VALVE BOX, THRUST BLOCKING AND RESTRAINING GLANDS.

WATER MAIN CROSSING SEPARATION

WHENEVER A SANITARY SEWER AND WATERLINE MUST CROSS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATERLINE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED WITH WATERLINE TYPE MATERIALS WHICH WILL WITHSTAND A 150 PSI PRESSURE TEST. THESE REQUIREMENTS WILL EXTEND FOR A DISTANCE OF 10', MEASURED PERPENDICULAR, ON BOTH SIDES OF THE WATERLINE.

AT CROSSINGS, THE WATER MAIN SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM AND SANITARY SEWERS. ALSO, ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM AND SANITARY SEWERS AS POSSIBLE.

WATER MAIN MUST BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION FROM ALL STORM AND SANITARY SEWERS, MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

WATER MAIN TESTING NOTES

- WATER MAIN TESTING TO BE PERFORMED BY CITY OF SPRINGBORO WATER DEPARTMENT.
- CONTRACTOR TO LAY WATER MAIN WITH CHLORINE IN IT.

PRECONSTRUCTION MEETING

ONCE THE JOB IS AWARDED TO A CONTRACTOR THERE SHALL BE A PRECONSTRUCTION MEETING WITH THE FOLLOWING ATTENDING PRIOR TO THE START OF ANY WORK:

-OWNER
-CONTRACTOR
-DESIGN ENGINEER
-CITY OF SPRINGBORO (ENGINEERING, UTILITIES)
-CNI-FIBER
-MVECA-FIBER
-AT&T - TELEPHONE
-CINCINNATI BELL - CABLE
-DUKE ENERGY- GAS
-DUKE ENERGY - ELECTRIC
-CHARTER-CABLE
-POINT BROADBAND-FIBER

CLEAN WATER NOTE

ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

SANITARY SEWER TESTING NOTES

SEE CITY OF SPRINGBORO SANITARY SEWER TESTING NOTES (LOW PRESSURE AIR ACCEPTANCE TEST AND TABLE).

CERTIFICATION OF PROPERTY PINS

UPON COMPLETION OF ALL ROADWAY AND UTILITIES, INCLUDING ALL GAS, ELECTRIC AND LIGHTING, AND THE FINAL LIFT OF ASPHALT, THE DEVELOPER SHALL HAVE A PROFESSIONAL SURVEYOR VERIFY ALL LOT PINS FOR PROPER LOCATION. THE SURVEYOR SHALL SEND A CERTIFICATION LETTER TO THE CITY ENGINEER.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CHOICE ONE ENGINEERING CORPORATION MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. FURTHER, CHOICE ONE ENGINEERING CORPORATION DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH CHOICE ONE ENGINEERING CORPORATION DID LOCATE AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CHOICE ONE ENGINEERING CORPORATION HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROTECTION OF SUB-SURFACE TILE

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.

RECORD DRAWINGS

THE CONTRACTOR SHALL PROVIDE 2 COMPLETE SETS OF RECORD DRAWINGS TO THE CITY OF SPRINGBORO WITHIN 30 DAYS OF PROJECT COMPLETION. THESE DRAWINGS SHALL SHOW ALL CHANGES TO THE ORIGINAL DRAWINGS, ALL MANHOLE AND CATCH BASIN LOCATIONS AND INVERTS, ALL LATERAL LOCATIONS AND DEPTHS, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, AND ALL OTHER PERTINENT DATA TO THE IMPROVEMENTS. PAYMENT FOR THIS ITEM SHALL BE INCIDENTAL TO THE OTHER ITEMS PAID FOR IN THIS PROJECT.

CAD FILE DISCLAIMER

THE CAD FILE ASSOCIATED WITH THESE CONSTRUCTION PLANS IS A NON-CERTIFIED DOCUMENT. ANY USE OF THE INFORMATION OBTAINED OR DERIVED FROM THE ASSOCIATED CAD FILE WILL BE AT THE RECEIVING PARTY/USERS RISK. CHOICE ONE ENGINEERING CORP. OFFERS NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION IN THE CAD FILE OR THAT REVISIONS HAVE BEEN ISSUED AFTER THE CAD DRAWING WAS RELEASED. RECEIVING PARTIES/USERS SHALL HOLD HARMLESS TO THE MAXIMUM EXTENT ALLOWED BY LAW CHOICE ONE ENGINEERING CORP. FROM ANY USE OF THE CAD FILE BY THE RECEIVING PARTY/USER. IN ALL CIRCUMSTANCES, AND AT ALL TIMES, THE PUBLISHED PAPER AND/OR PDF DRAWINGS FOR THE PROJECT SHALL SUPERSEDE THE CAD FILES. IN THE CASE OF AN INCONSISTENCY BETWEEN THE PUBLISHED PAPER/PDF DRAWINGS AND THE ASSOCIATED CAD FILE, THE PUBLISHED PAPER/PDF DRAWINGS SHALL GOVERN THE PROJECT AND ALL WORK.

STORM SEWER INSTALLATION

THIS WORK CONSISTS OF CONSTRUCTING STORM SEWER. THE CONTRACTOR SHALL PROVIDE ALL TOOLS AND EQUIPMENT REQUIRED FOR INSTALLING THESE ITEMS. THE WORK ALSO INCLUDES FURNISHING ALL MATERIALS, EXCAVATING, BEDDING, LAYING PIPE, JOINTING, BACKFILLING, REMOVAL AND RESTORATION OF DISTURBED FACILITIES AND SURFACES, CURB REPAIR, SIDEWALK REPAIR, PAVEMENT REPAIR (I.E. PAVEMENT IN STREETS, ALLEYS AND DRIVEWAYS), DISPOSAL OF ALL SURPLUS EXCAVATION AND DISCARDED MATERIALS, AND OTHER WORK NECESSARY TO COMPLETE THE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE ALL EXISTING STORM SEWER, AND OTHER UTILITIES, PRIOR TO INSTALLING THE PROPOSED STORM SEWER SYSTEM. THE EXISTING STORM SEWER AND LATERALS SHOWN ON THE PLANS ARE IN THE APPROXIMATE LOCATION AND IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD LOCATE PROPOSED TIE-INS TO THE EXISTING STORM PRIOR TO ANY STORM SEWER CONSTRUCTION. ALL TIE-INS SHALL BE THROUGH PREMANUFACTURED TEES OR HOLES INSTALLED USING A CORING MACHINE. PIPE MAY BE ANY OF THE PIPE TYPES LISTED BELOW UNLESS OTHERWISE SPECIFIED ON THE PLANS.

TYPES OF PIPE PERMITTED	ODOT MATERIALS NUMBERS
CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (CPSLP)	707.33
POLYVINYL CHLORIDE SOLID WALL PIPE (SDR-35)	707.45
REINFORCED CONCRETE PIPE	706.02

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
GENERAL NOTES

REVISIONS:

FILE NAME
GN.dw

DRAWN BY
JBP

CHECKED BY
JSP

PROJECT No.
WAR-SPR-2408

DATE
3-11-2025

SHEET NUMBER
4 OF 27

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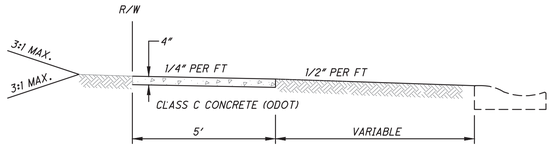

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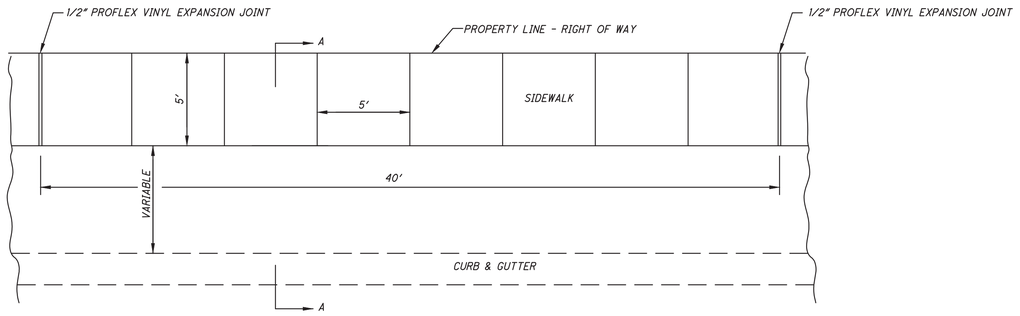
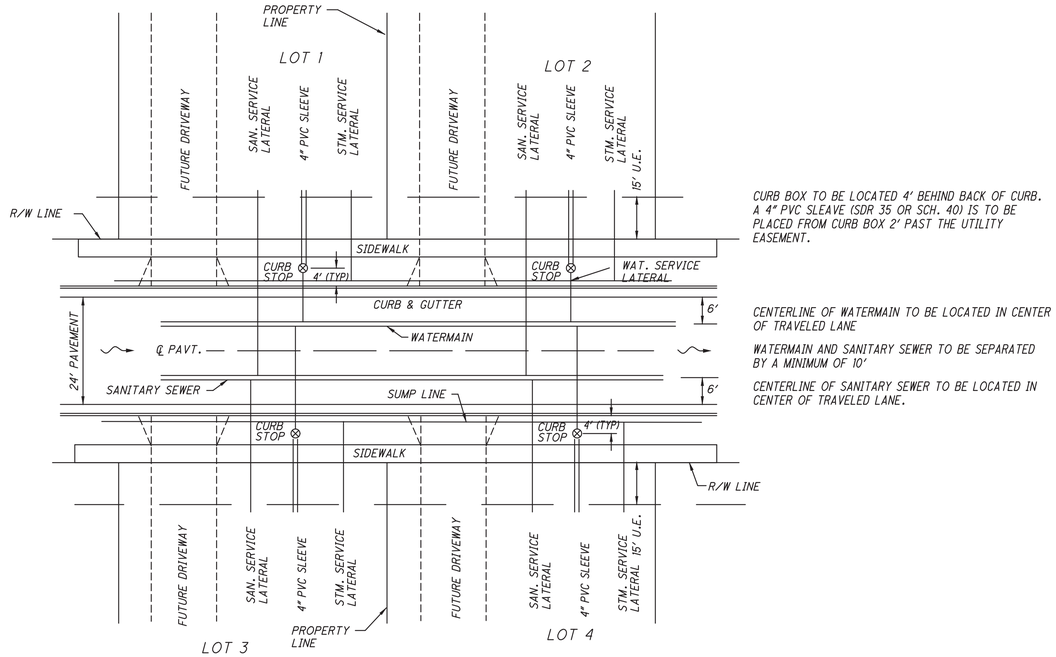


PLAN VIEW

NOTE

1. PROVIDE LIGHT BROOM FINISH TO ALL EXPOSED SURFACES
2. PROVIDE A SLICK FINISH ON ALL EDGES AFTER BROOM FINISH.
3. CONCRETE SIDEWALK CONSTRUCTION SHALL CONFORM TO ODOT ITEM 608
4. PROVIDE EXPANSION JOINTS EVERY 40'
5. CONTRACTION JOINTS SHALL BE 5'x5' FOR ALL CONCRETE SIDEWALKS.

CONCRETE SIDEWALK DETAIL



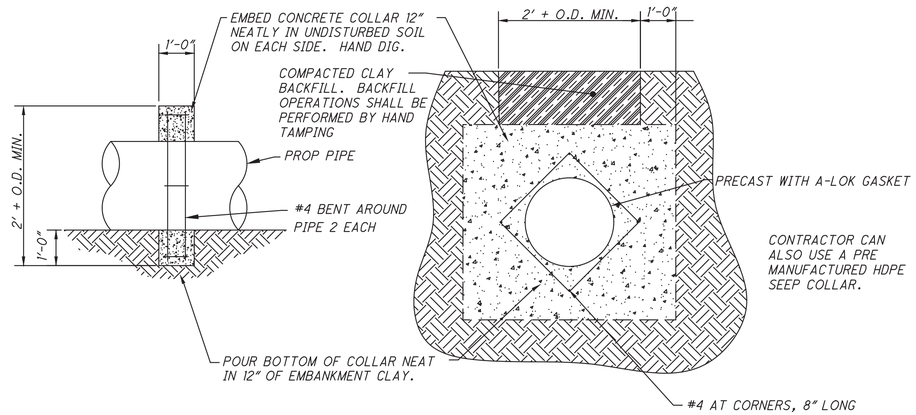
CURB BOX TO BE LOCATED 4' BEHIND BACK OF CURB. A 4" PVC SLEAVE (SDR 35 OR SCH. 40) IS TO BE PLACED FROM CURB BOX 2' PAST THE UTILITY EASEMENT.

CENTERLINE OF WATERMAIN TO BE LOCATED IN CENTER OF TRAVELED LANE

WATERMAIN AND SANITARY SEWER TO BE SEPARATED BY A MINIMUM OF 10'

CENTERLINE OF SANITARY SEWER TO BE LOCATED IN CENTER OF TRAVELED LANE.

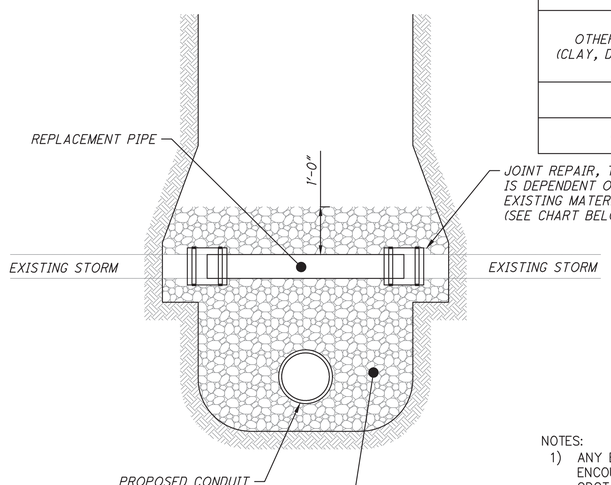
LOT LAYOUT DETAIL



ANTI-SEEP COLLAR

ANTI-SEEP COLLAR IS NEEDED ON ALL RETENTION POND OUTLET PIPES. WHEN PLASTIC PIPE IS INSTALLED ANTI-SEEP COLLAR MUST BE CONCRETE, IF PIPE INSTALLED IS CONCRETE A CLAY ANTI-SEEP COLLAR MAY BE USED.

SEE TRENCH DETAIL FOR PROPER BACKFILLING



EXISTING PIPE MATERIAL	JOINT REPAIR
PVC	STAINLESS STEEL SOLID SLEEVE PLASTIC TO PLASTIC, PVC COUPLING ASTM D-3034/F-1336PSM OR EQUAL
OTHER THAN PVC (CLAY, DUCTILE, ETC.)	STAINLESS STEEL SOLID SLEEVE COUPLINGS WITH STAINLESS STEEL BANDS, EACH SIDE, OR EQUAL
CMP	CORRUGATED METAL PIPE COUPLING
RCP	CONCRETE COLLAR

NOTES:
1) ANY EXISTING PIPE, FIELD TILES, UNDERDRAINS, STORM DRAINS, ETC. ENCOUNTERED WITHIN THE RIGHT OF WAY SHALL BE REPLACED IN KIND PER ODOT STANDARDS UNLESS THE PIPE MATERIAL IS CLAY IN WHICH SDR-26 PVC SHALL BE USED AS A REPLACEMENT.
2) IF ANY SANITARY LATERAL RESULTS A CHANGE IN GRADE TO AVOID CONFLICT WITH THE WATER MAIN, A MINIMUM GRADE OF 2% SHALL BE MAINTAINED THROUGHOUT THE REPLACED SANITARY LATERAL, UNLESS UNATTAINABLE AND APPROVED BY THE OWNER.

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

NTS

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
GENERAL DETAILS

REVISIONS:

FILE NAME GD.dw
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 5 OF 27

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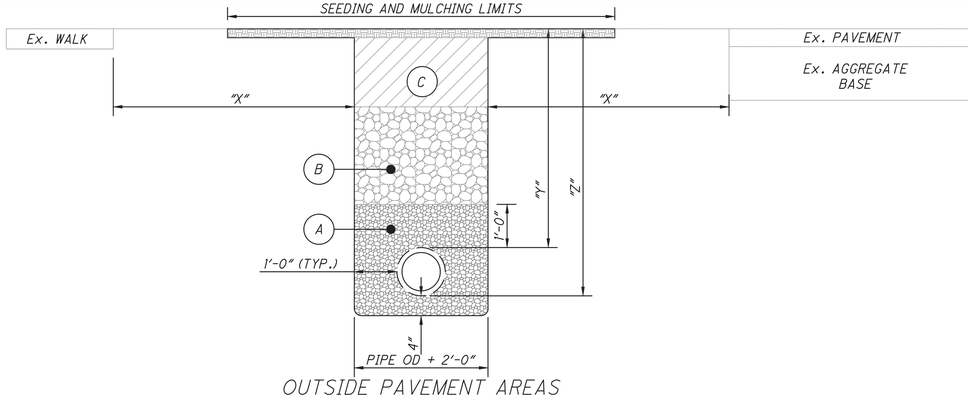
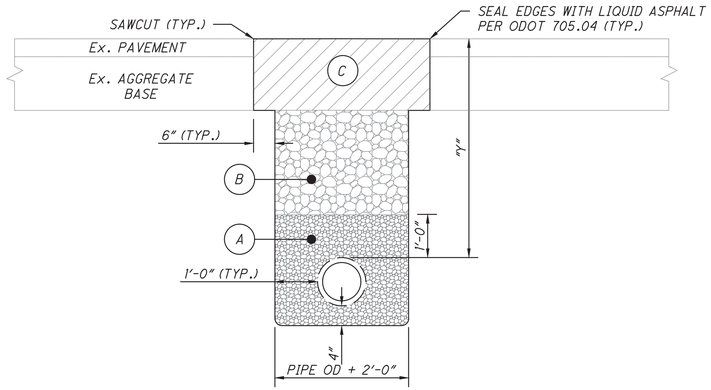


OUTSIDE PAVEMENT AREAS

"X"= DISTANCE FROM EDGE OF TRENCH TO EDGE OF CLOSEST PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS.

"Z"= DISTANCE FROM TOP OF BEDDING TO FINISH SURFACE.

"Y"= DEPTH OF COVER FOR PROPOSED CONDUIT
WATER MAINS.....4'-6" MIN. (REFER TO PROFILE)
STORM SEWERS.....2'-0" MIN. (REFER TO PROFILE)
SANITARY SEWERS.....4'-0" MIN. (REFER TO PROFILE)



IN PAVEMENT AREAS

NOTES

(A.) BEDDING SHALL BE PER ODOT 703.11 "STRUCTURAL BACKFILL FOR 611 BEDDING AND BACKFILL" TYPE 3 (#57 OR #67 AGGREGATE), OR OTHER APPROVED EQUIVALENT BY THE CITY. THERE SHALL BE 4" MIN. BEDDING BELOW THE PIPE. THE FOLLOWING BEDDING MATERIAL SHALL BE USED PER PROPOSED CONDUIT:

- WATER MAIN, WATER SERVICES, FIRE HYDRANTS AND APPURTENANCES - SHALL BE NATURAL CRUSHED STONE OR NATURAL GRAVEL.
- STORM AND SANITARY SEWERS - SHALL BE CRUSHED LIMESTONE OR NATURAL CRUSHED STONE.

(B.) STRUCTURAL BACKFILL - DENSITY TEST TO 95% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED BY THE CITY TO BE COMPLETED BY A CERTIFIED COMMERCIAL TESTING LABORATORY.

FOR "OUTSIDE PAVEMENT AREAS":
ALL TRENCHES WHERE "X" IS GREATER THAN "Z", THE BACKFILL MATERIAL SHALL BE COMPACTED NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACKFILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 3" DIAMETER.

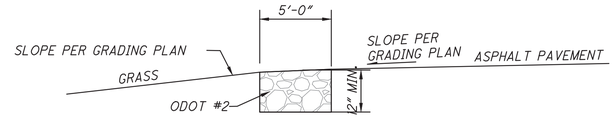
ALL TRENCHES WHERE "Z" IS GREATER THAN "X", THE BACKFILL MATERIAL SHALL BE ODOT ITEM 703.11, TYPE 1 (#304 AGGREGATE). THE AGGREGATE SHALL BE COMPACTED IN 12" MAXIMUM LIFTS AND BE USED UNTIL THE BACKFILL HEIGHT RESULTS IN "X" BEING GREATER THAN "Z" AT WHICH TIME NATIVE BACKFILL CAN BE USED.

FOR "IN PAVEMENT AREAS":
ALL TRENCHES SHALL HAVE ODOT ITEM 703.11, TYPE 1 (#304 AGGREGATE) BACKFILL PLACED FROM THE TOP OF THE BEDDING TO THE BOTTOM OF THE ROADWAY BASE.

(C.) ALL "OUTSIDE PAVEMENT AREAS" SHALL RECEIVE A MIN. OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED PER ODOT 659. ALL "IN PAVEMENT AREAS" SHALL FOLLOW THE CORRESPONDING PAVEMENT COMPOSITION PROVIDED IN THE HATCH LEGEND. THE TRENCH DETAIL SHOWS THE PAVEMENT REPAIR LIMITS. ANY PAVEMENT REPAIR BEYOND THIS WILL BE AT THE COST OF THE CONTRACTOR.

TRENCH DETAIL

NTS



ROCK BERM DETAIL

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NORTHAMPTON PHASE 2
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WATER MAIN NOTES:

- ALL WATER MAINS, BENDS, AND FITTINGS SHALL BE DUCTILE IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 52.

- CORPORATION STOPS SHALL BE FORD FB1000 OR APPROVED EQUAL.

- CURB STOPS SHALL BE FORD Z22-444M-NL OR APPROVED EQUAL.

- ALL WATER VALVES TO BE OF THE RESILIENT WEDGE TYPE, NRS, IN ACCORDANCE WITH AWWA C-509 OR C-515, RATED FOR 350 PSI. VALVES SHALL OPEN "RIGHT" BY TURNING IN A CLOCKWISE DIRECTION.

- THE OPEN ENDS OF ALL PIPES AND SPECIAL CASTINGS SHALL BE PLUGGED OR OTHERWISE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE CITY OF SPRINGBORO BEFORE LEAVING THE WORK FOR THE NIGHT.

- ALL FITTINGS OR SPECIALS SHALL CONFORM TO ALL REQUIREMENTS OF AWWA C-153. FITTINGS SHALL BE DUCTILE IRON, COMPACT AND HAVE MECHANICAL JOINTS, TYLER UNION OR APPROVED EQUAL. ALL DUCTILE IRON FITTINGS OR PIPE INSTALLED SHALL BE POLYWRAPPED.

- MECHANICAL JOINT RESTRAINTS FOR DUCTILE IRON PIPE SHALL BE EBAA IRON MEGALUG SERIES 1100, OR APPROVED EQUAL, CONFORMING TO ASTM A-536.

- BELL RESTRAINTS FOR DUCTILE IRON PIPE SHALL BE INTERNAL RESTRAINT SYSTEM, US PIPE FIELD-LOK GASKET, AMERICAN PIPE FAST-GRIP GASKET, OR APPROVED EQUAL.

WATER MAIN HYDROSTATIC TEST

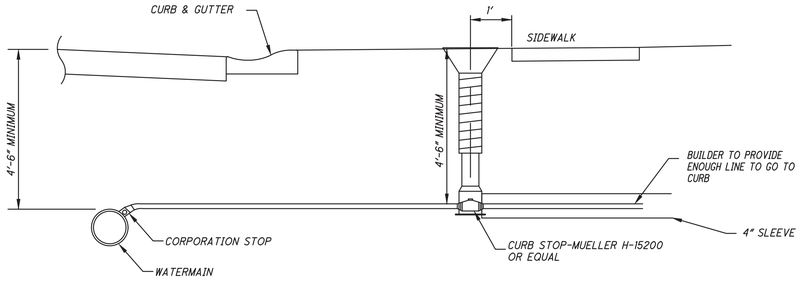
A. AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, ALL NEWLY LAID PIPE OR VALVED SECTIONS, SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (AWWA C-600). THE TESTS MUST BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF SPRINGBORO. THE LEAKAGE TEST PRESSURE SHALL BE NOT LESS THAN 150 PSI. THE DURATION OF THE LEAKAGE TEST SHALL NOT BE LESS THAN 2 HOURS. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. ALL PIPING MUST BE PROPERLY FILLED AND FLUSHED TO DISPEL ALL AIR BEFORE THE TEST IS MADE USING POTABLE WATER.

B. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.

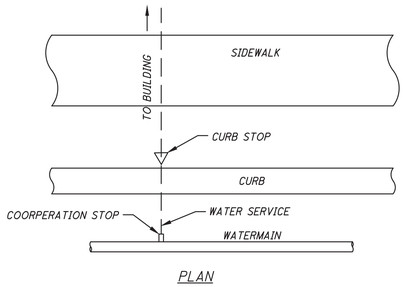
C. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS THE LEAKAGE DETERMINED BY THE CITY OF SPRINGBORO SPECIFICATIONS.

WATER MAIN DISINFECTION

A. AFTER SATISFACTORY HYDROSTATIC TESTING, THE COMPLETED WATER WORK SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-651.



WATERMAIN AND SERVICE CONNECTIONS

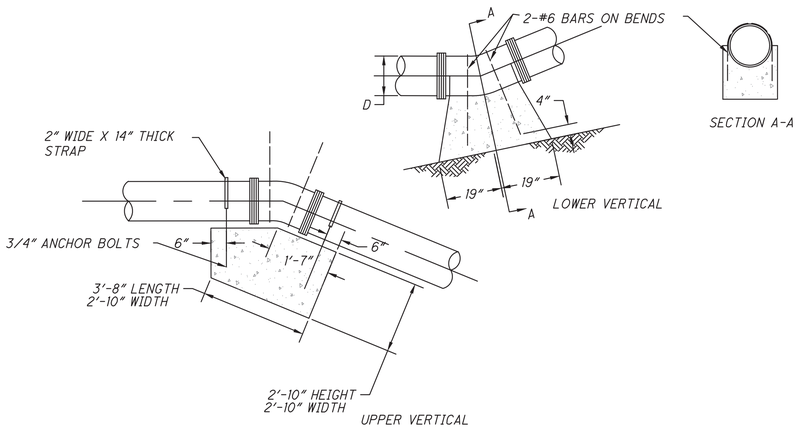


PLAN

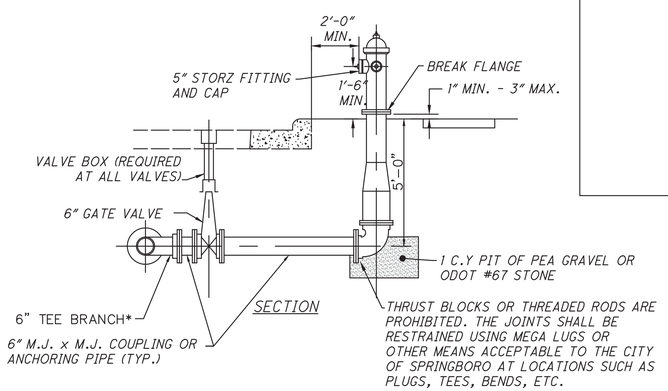
NOTE:

1. SERVICE LINES SHALL BE TYPE 1" MINIMUM "K" COPPER ONLY
2. THE DEPTH OF THE LINE SHALL BE 4'6" MINIMUM

WATERMAIN AND SERVICE CONNECTIONS



CONCRETE BLOCKING FOR VERTICAL BENDS



SECTION

* ANCHORING TEE MAY BE INSTALLED AND CONNECTED DIRECTLY TO VALVE

FIRE HYDRANT DETAIL

NO SCALE

HYDRANT NOTES:

- FIRE HYDRANTS: AMERICAN DARLING B-62-B, 5-1/4" MAIN VALVE OPENING
- VALVE BOXES: THREE PIECE CAST IRON 6-INCH DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER".
- ALL FITTINGS TO BE RESTRAINED AS DIRECTED BY THE CITY OF SPRINGBORO.
- ALL VALVES AND HYDRANTS SHALL OPEN LEFT BY TURNING IN A COUNTER CLOCKWISE DIRECTION.
- CONTRACTOR TO FACE HYDRANT TOWARDS STREET.
- FIRE HYDRANT TO HAVE 5" "STORZ" CONNECTION ON THE STEAMER.
- FIRE HYDRANTS SHALL BE OSHA SAFETY RED.

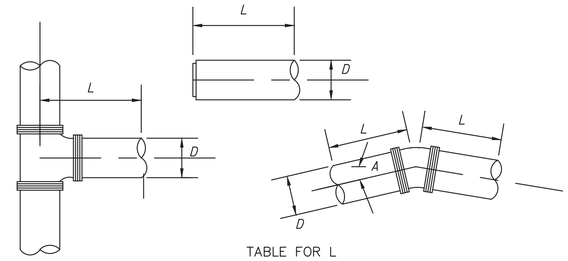
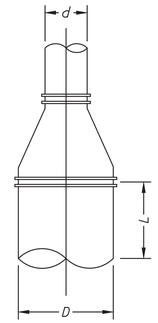


TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D—DIAMETER OF PIPE

∠ DEGREE OF BEND/FITTING TYPE	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4°	4	6	8	10	11	14	18	21
22 1/2°	8	11	15	20	22	28	35	42
45°	18	23	31	40	44	58	72	86
90°	44	61	81	97	114	147	179	210
TEE/END	44	61	81	97	114	147	179	210
VALVE	44	61	81	97	114	147	179	210

*THE FITTING OR VALVE MUST BE RESTRAINED, AT MINIMUM, IN ALL CASES.

DIAMETER OF LARGER PIPE ("D")	REQUIRED LENGTH OF RESTRAINED JOINTS FOR REDUCERS("L") — DIAMETER OF SMALLER PIPE ("d")							
	4"	6"	8"	10"	12"	16"	20"	24"
6"	32'							
8"	48'	34'						
10"	79'	60'	33'					
12"	99'	83'	61'	34'				
16"	136'	124'	107'	87'	63'			
20"	170'	161'	148'	132'	112'	63'		
24"	203'	195'	184'	171'	155'	115'	63'	



RESTRAINED JOINT REQUIREMENTS CALCULATED BASED ON THE FOLLOWING PARAMETERS:
-PIPE: DUCTILE IRON POLYWRAPPED PIPE
-SOIL TYPE: GRANULAR BACKFILL/BEDDING
-SAFETY FACTOR: 1.5
-TRENCH TYPE: 4
-DEPTH OF BURY: 4'-6"
-TEST PRESSURE: 150 PSI

*ALL RESTRAINT CALCULATIONS FOR BENDS ARE BASED ON VERTICAL BENDS DOWNWARD.

REQUIRED LENGTH OF RESTRAINED JOINTS FOR WATER MAINS

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
GENERAL DETAILS

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SANITARY TESTING SPECIFICATIONS

SECTION 9B: AIR TEST

- *THE AIR TEST SHALL, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER TEST PROCEDURES APPROVED BY THE CITY OF SPRINGBORO.*
- *ALL AIR TEST SHALL BE DONE PRIOR TO FINAL INSPECTION BY THE CONTRACTOR IN THE PRESENCE OF THE CITY OF SPRINGBORO WHO WILL DETERMINE IF THE TESTED PIPE SPAN IS ACCEPTABLE. THE AIR TEST IS CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED USING SUITABLE TEST PLUGS. ONE OF THESE PLUGS MUST BE TAPPED AN USED FOR FILLING THE TEST SECTION WITH COMPRESSED AIR.*
- *AT THE TIME OF THE TEST, EACH MANHOLE SHALL BE INSPECTED BY THE CITY OF SPRINGBORO TO DETERMINE POSSIBLE LEAKS. QUESTIONABLE MANHOLES SHALL BE VACUUM TESTED.*

SECTION 9C: DEFLECTION TEST

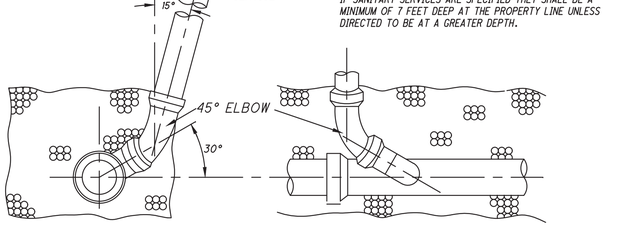
- *DEFLECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.*
- *NO PIPE SHALL EXCEED A DEFLECTION OF 5 PERCENT. IF DEFLECTION EXCEEDS 5 PERCENT, REPLACEMENT OR CORRECTIONS SHALL BE AS DIRECTED BY THE CITY OF SPRINGBORO.*
- *THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER OF NOT LESS THAN 95 PERCENT OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX OF SAID ASTM SPECIFICATION, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.*

SECTION 9D: VACUUM TESTING

- *EACH MANHOLE SHALL BE TESTED IMMEDIATELY AFTER ASSEMBLY AND PRIOR TO BACKFILLING.*
- *ALL LIFT HOLES SHALL BE PLUGGED WITH AN APPROPRIATE NON-SHRINK GROUT.*
- *NO GROUT WILL BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING, UNLESS PRIOR APPROVAL IS GRANTED BY THE CITY OF SPRINGBORO.*
- *ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED, TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE.*
- *THE TEST HEAD SHALL BE PLACED AT THE INSIDE OF THE TOP OF THE CONE SECTION AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.*
- *A VACUUM OF TEN INCHES (10") OF MERCURY SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME MEASURED FOR THE VACUUM TO NOT DROP BELOW NINE INCHES (9") OF MERCURY. THE MANHOLES SHALL PASS IF THE TIME MEETS OR EXCEEDS THE FOLLOWING TABLE:*

DEPTH OF MANHOLE	48" DIAMETER	60" DIAMETER	72" DIAMETER
0-10 FEET	*48 SECONDS*	*90 SECONDS*	*120 SECONDS*
10-20 FEET	*80 SECONDS*	*120 SECONDS*	*150 SECONDS*
21-30 FEET	*120 SECONDS*	*150 SECONDS*	*180 SECONDS*

- *IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED.*



WYE BRANCH

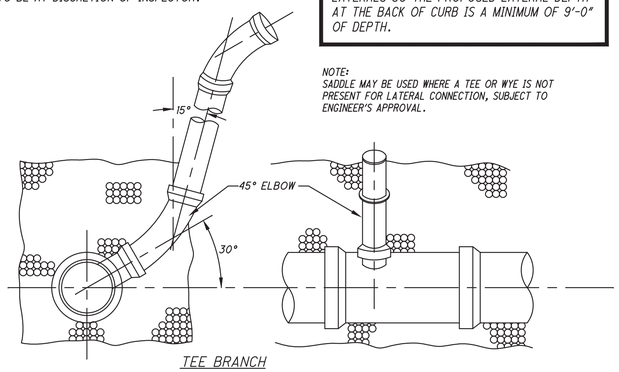
NOTE:
RISER PIPE TO BE BEDDED SOLIDLY AGAINST UNDISTURBED GROUND, ALSO TEE MAY BE SUBSTITUTED FOR WYE BRANCH IF SPECIFIED.

RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS A GREATER DEPTH IS DIRECTED.

IF SANITARY SERVICES ARE SPECIFIED THEY SHALL BE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS DIRECTED TO BE AT A GREATER DEPTH.

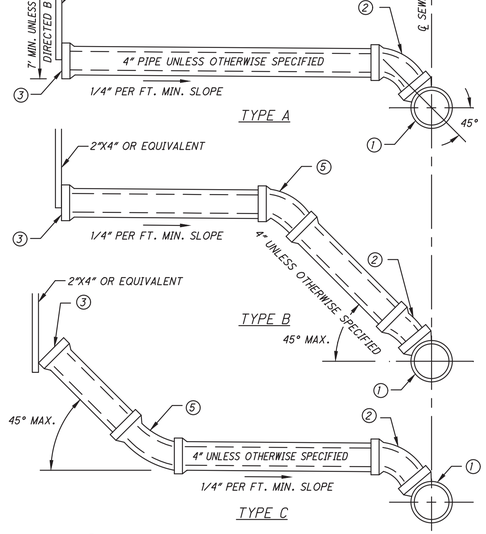
NOTE:
THE USE OF CONCRETE AT CONNECTION TO BE AT DISCRETION OF INSPECTOR.

CONTRACTOR TO INSTALL ALL 4" SANITARY LATERALS SO THE PROPOSED LATERAL DEPTH AT THE BACK OF CURB IS A MINIMUM OF 9'-0" OF DEPTH.



TEE BRANCH

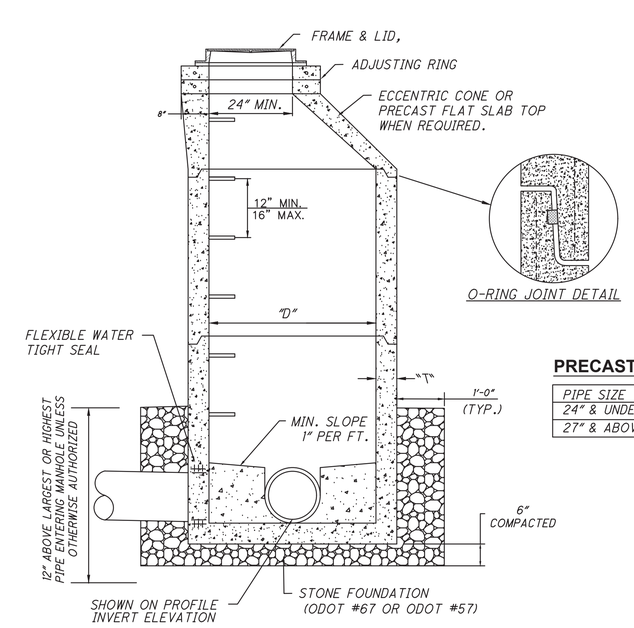
DEEP CONNECTOR



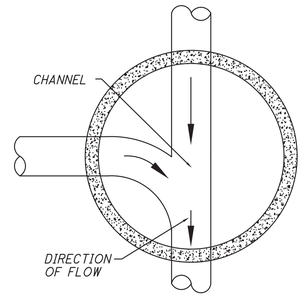
1. 4" TEE OR WYE - ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED
2. 4" 1/8 BEND OR 1/16 BEND AS NECESSARY
3. CAP UNLESS JOINING EXISTING HOUSE CONNECTION
4. BED PIPE WITH 6" GRANULAR MATERIAL AND BACKFILL WITH GRANULAR MATERIAL TO 12" ABOVE PIPE
5. EXACT RECORD OF BEND LOCATION MUST BE MADE, AS TO DEPTH FROM SURFACE AND DISTANCE FROM ℄ OF SEWER, BEFORE BACKFILL IS PLACED

HOUSE CONNECTION

DEEP CONNECTOR AND HOUSE CONNECTION



SANITARY MANHOLE DETAIL



STANDARD INVERT CHANNEL

ALL INVERTS TO BE CHANNELED FOR OPTIMUM FLOW.

PRECAST SECTIONS

PIPE SIZE	T	D
24" & UNDER	5"	48"
27" & ABOVE	6"	60"

MANHOLE NOTES

FRAME AND LID

A. LOCATE THE CENTERLINE OF MANHOLE COVERS OVER THE CENTERLINE OF THE MAIN SEWER WHENEVER POSSIBLE.
B. SANITARY MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS NO. 1600 FOR HEAVY TRAFFIC OR EQUAL. LID SHALL BE SANITARY LETTERED, VENTED WITH HOLES, SELF-SEALING AND NON-BOLTED LIDS. NON VENTED LIDS ARE REQUIRED AT LOCATIONS THAT ARE SUBJECT TO INFLOW FROM SURFACE WATER.
C. PRECAST CONCRETE ADJUSTING RING 2" MIN. AND 12" MAX. THICKNESS. RINGS LESS THAN 2" SHALL BE A OF A COMPOSITE PLASTIC MATERIAL. NO WOOD SHIMS OR BRICKS ALLOWED.
F. CONSEAL CS-102 FLEXIBLE BUTYL RESIN SEALANT OR EQUIVALENT SHALL BE ⅜"X 1" MINIMUM STRIPS UNDER GRADE RINGS AND CASTING.

MANHOLE JOINTS

A. O-RING JOINT MUST MEET ASTM SPEC. 443. ALL JOINTS MUST BE KEPT AT A MINIMUM.
B. IN HIGH WATER TABLE SITUATIONS USE CRETEX OR EQUAL 9" WIDE JOINT WRAPS TO ALL JOINTS ON THE OUTSIDE OF THE MANHOLE

STEPS

A. MANHOLE STEPS SHALL BE SECURELY INSTALLED INTO EACH MANHOLE SECTION, BY THE MANUFACTURER, PRIOR TO DELIVERY TO THE JOB SITE
B. MANHOLE STEPS SHALL BE PF-1 STEP BY M.A. INDUSTRIES OR EQUIVALENT. STEPS SHALL BE INSTALLED IN ALL NEW MANHOLES TO ALLOW FOR ANCHORING FLOW METERING EQUIPMENT AND SAMPLING EQUIPMENT.

STRUCTURE

A. MATERIALS FOR BASES, RISERS, AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENTS SHALL COMPLY WITH ASTM C-478.
B. MAXIMUM SANITARY MANHOLE SPACING SHALL BE 400.
C. THE FLOW CHANNEL THROUGH MANHOLES SHALL BE MADE TO CONFORM IN SHAPE, SLOPE AND SMOOTHNESS TO THAT OF THE SEWERS.
D. ODOT CLASS "QC" CONCRETE.

PIPE CONNECTIONS

A. PIPE CONNECTIONS SHALL HAVE A FLEXIBLE WATERTIGHT JOINT SEAL MEETING ASTM 923-79, KOR-N-SEAL OR EQUIVALENT.
B. TO CONNECT INTO EXISTING MANHOLE, THE MANHOLE SHALL BE CORED AND AN A-LOK XP SERIES FLEXIBLE CONNECTOR OR EQUIVALENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. NON-SHRINK GROUT ALTERNATIVE MAY BE USED IN SPECIAL CIRCUMSTANCES WHEN PREVIOUSLY APPROVED BY CITY.
C. NO LATERALS SHALL PROTRUDE INTO THE INTERIOR MANHOLE.
D. CUT PIPE SHALL NOT EXTEND BEYOND THE INSIDE FACE OF THE MANHOLE WALL.
H. CONCRETE PLACED INSIDE THE MANHOLE SHALL NOT BE PLACED BETWEEN THE PIPE AND THE OPENING SO AS TO INTERFERE IN ANY WAY WITH THE FLEXIBILITY OF THE JOINT.

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
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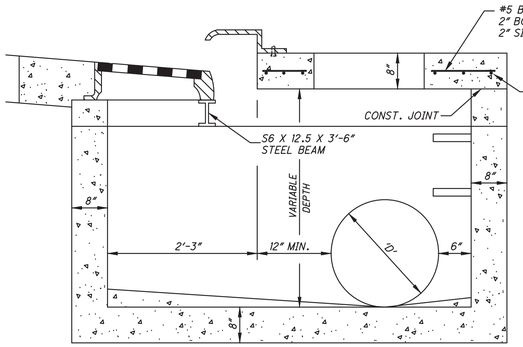
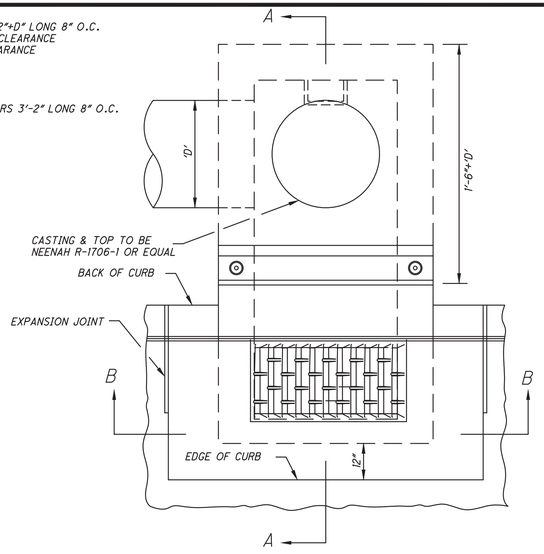
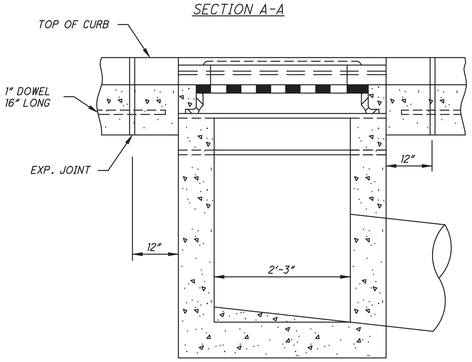


SECTION A-A



PLAN VIEW

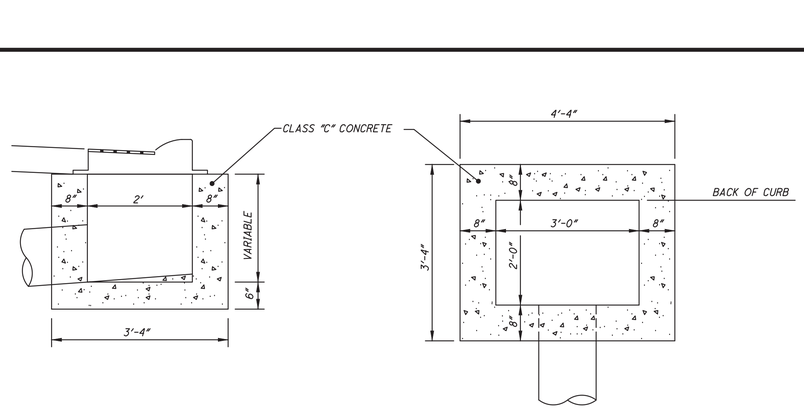


SECTION B-B

CB-3A MODIFIED CATCH BASIN

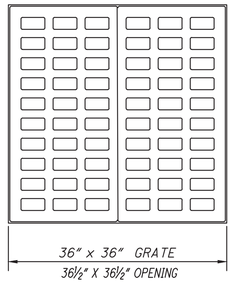
NOTES:

- MAXIMUM PIPE DIAMETER OF 36"
- STEPS TO BE INSTALLED AT DEPTHS OVER 4'
- STANDARD GRATE TO BE NEENAH R-3067-L OR EJ 7350M3
- ALL CONCRETE TO BE CLASS "C"



SECTION VIEW

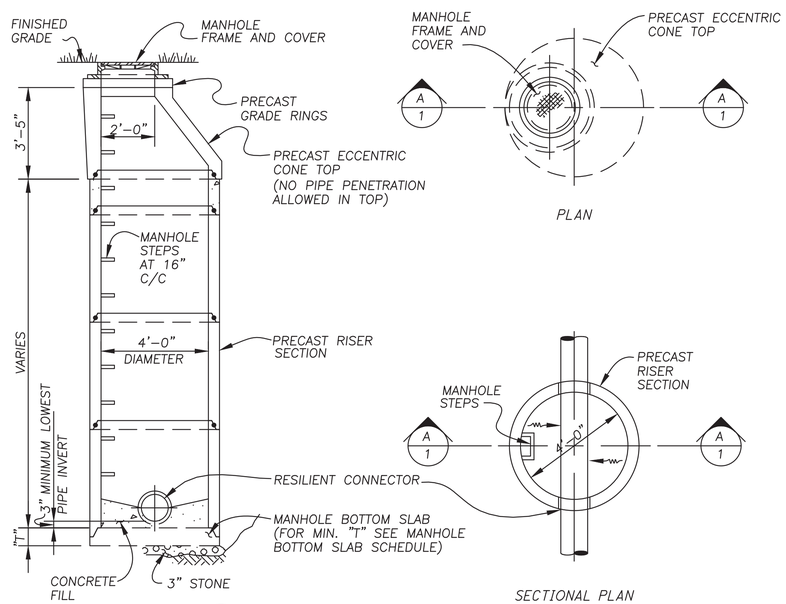
TOP VIEW



NEENAH R-3437 (2 PIECE TYPE C GRATE)

1. CURB INLET FRAME, GRATE AND CURB BOX TO BE "NEENAH TYPE R-3067-L" OR EQUAL. FISH LOGO TO BE PRINTED ON ALL CASTINGS AS SHOWN ON STANDARD DRAWING
2. BRICK OR CONCRETE BLOCK SIDE WALLS, WHEN USED IN PLACE OF CONCRETE, SHALL BE 8" NOMINAL THICKNESS.
3. PRECAST CONSTRUCTION IS PERMITTED EXCEPT FOR APRON AND CONCRETE SHALL MEET REQUIREMENTS OF 706.13 WITH 6% 2% AIR VOID CONTENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6" AND REINFORCING SHALL BE SUFFICIENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.
4. MAXIMUM PIPE DIAMETER SHALL BE 18"
5. STEPS TO BE INSTALLED AT DEPTHS OVER 4'

SPRINGBORO STANDARD CATCH BASIN

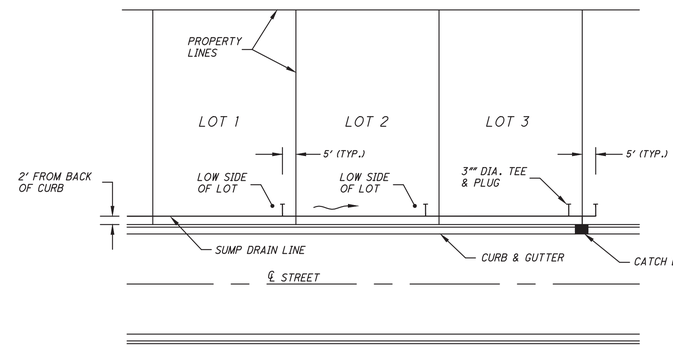


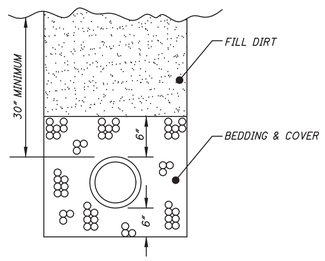
PLAN

SECTIONAL PLAN

NOTE: PRECAST SECTIONS (RUBBER GASKET JOINTS) AND RESILIENT CONNECTORS ARE TO BE USED UNLESS OTHERWISE SPECIFIED.

MANHOLE DETAILS





SUMP DRAIN LINES SHALL BE 4 INCH OR 6 INCH PVC SOLID WALL PIPE (SDR 35 OR SCH. 40) AND SHALL HAVE CLEAN-OUTS AT 200 FOOT INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6 INCH LAYERS. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND TWO FEET BEHIND THE BACK OF CURB, AND TIE INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE.

AT THE LOW SIDE OF THE PROPERTY, A 3 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. THIS TEE SHALL BE LOCATED 5' FROM THE PROPERTY LINE. (SEE DIAGRAM ABOVE)

NO DOWNSPOUTS, FOUNDATION DRAINS, OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES, AND A 6" SUMP DRAIN LINE SHALL BE USED FOR 5 OR MORE HOUSES.

SUMP DRAIN DETAIL

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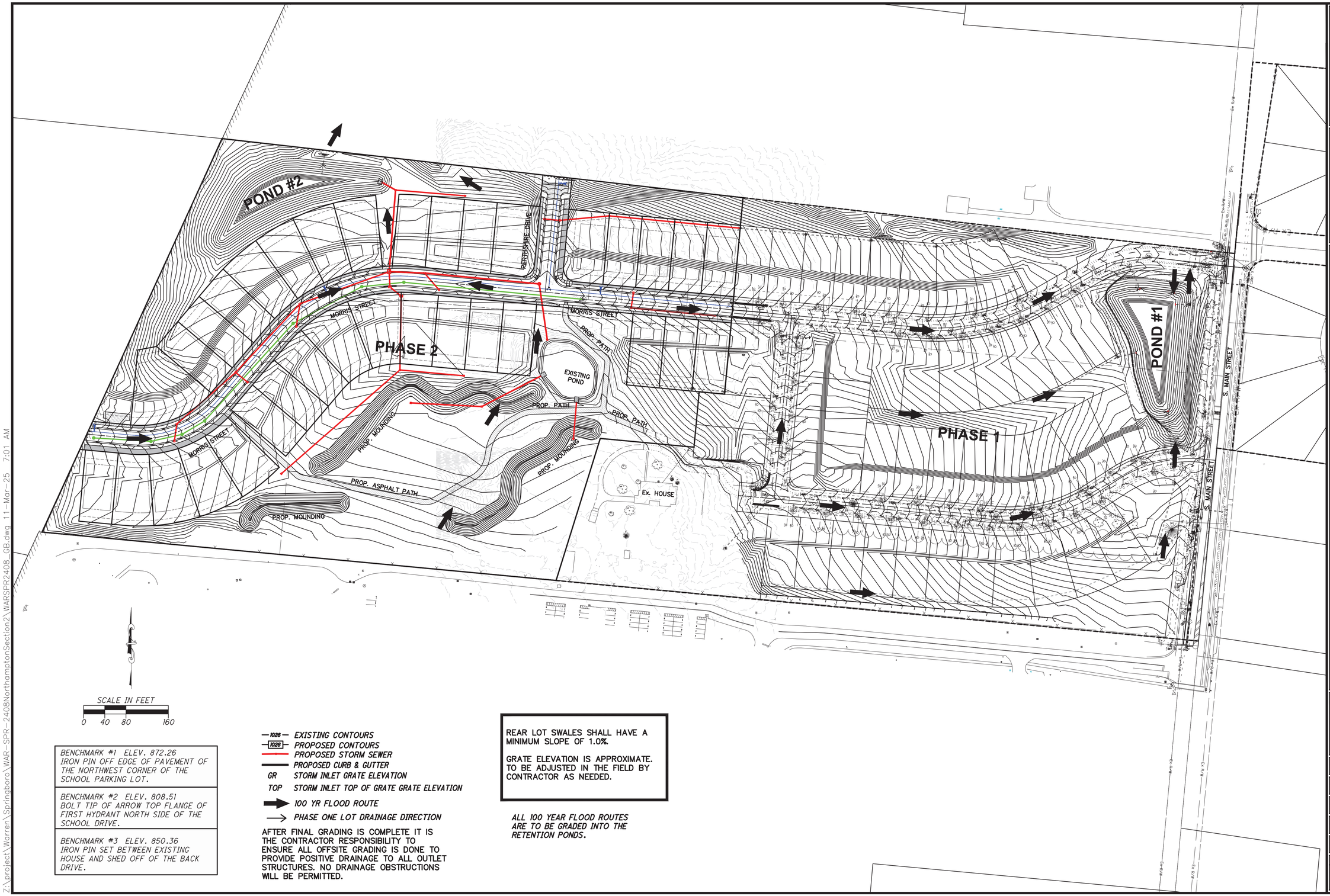

BENCHMARK #1 ELEV. 872.26
IRON PIN OFF EDGE OF PAVEMENT OF THE NORTHWEST CORNER OF THE SCHOOL PARKING LOT.

BENCHMARK #2 ELEV. 808.51
BOLT TIP OF ARROW TOP FLANGE OF FIRST HYDRANT NORTH SIDE OF THE SCHOOL DRIVE.

BENCHMARK #3 ELEV. 850.36
IRON PIN SET BETWEEN EXISTING HOUSE AND SHED OFF OF THE BACK DRIVE.

- 1026 — EXISTING CONTOURS
- 1026 — PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- GR STORM INLET GRATE ELEVATION
- TOP STORM INLET TOP OF GRATE GRATE ELEVATION
- 100 YR FLOOD ROUTE
- PHASE ONE LOT DRAINAGE DIRECTION

AFTER FINAL GRADING IS COMPLETE IT IS THE CONTRACTOR RESPONSIBILITY TO ENSURE ALL OFFSITE GRADING IS DONE TO PROVIDE POSITIVE DRAINAGE TO ALL OUTLET STRUCTURES. NO DRAINAGE OBSTRUCTIONS WILL BE PERMITTED.

REAR LOT SWALES SHALL HAVE A MINIMUM SLOPE OF 1.0%.

GRATE ELEVATION IS APPROXIMATE. TO BE ADJUSTED IN THE FIELD BY CONTRACTOR AS NEEDED.

ALL 100 YEAR FLOOD ROUTES ARE TO BE GRADED INTO THE RETENTION PONDS.

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NORTHAMPTON PHASE 2
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OVERALL GRADING PLAN

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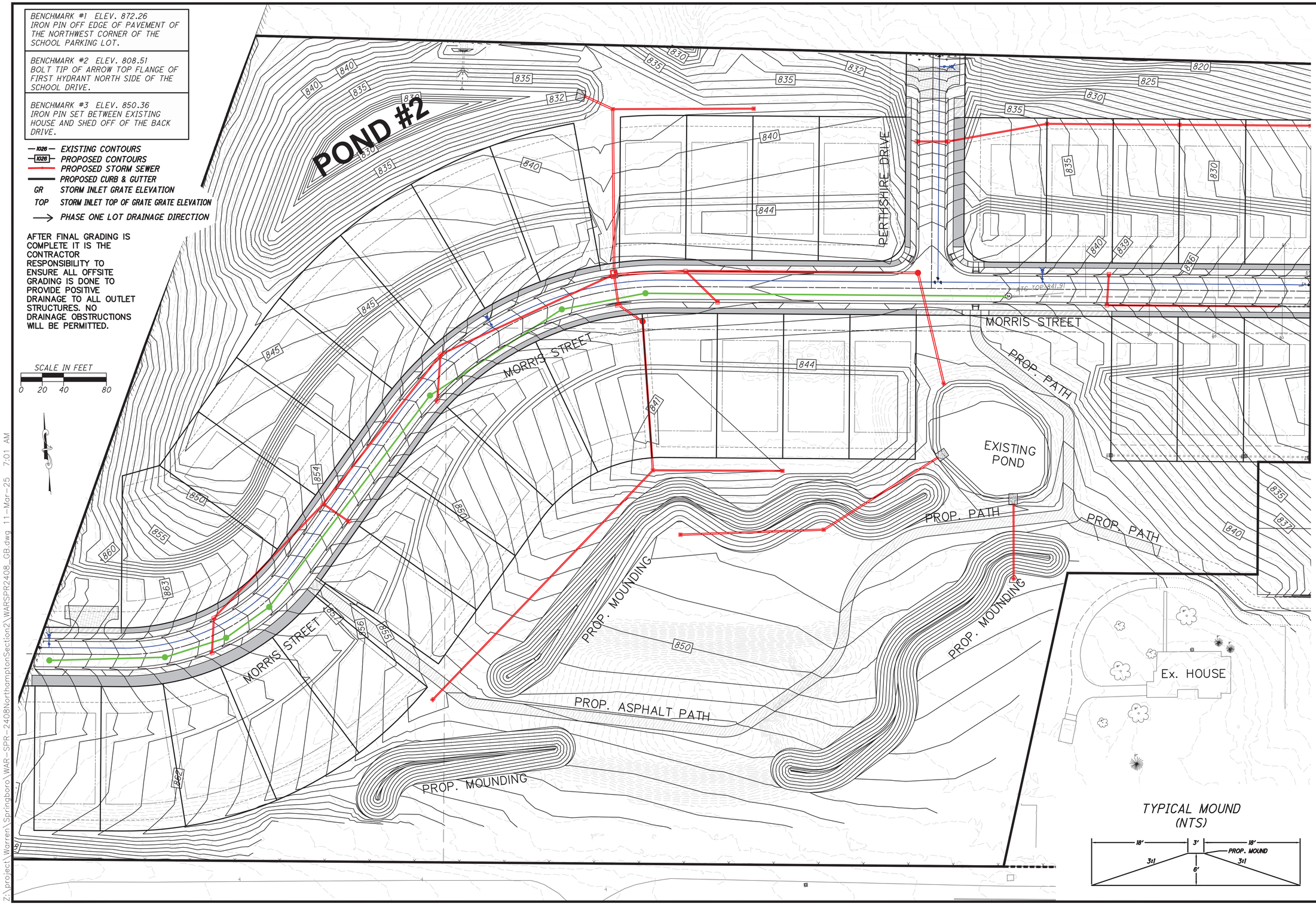
SCALE IN FEET
0 20 40 80



TYPICAL MOUND (NTS)

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
SECTION TWO GRADING PLAN

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PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 11 OF 27

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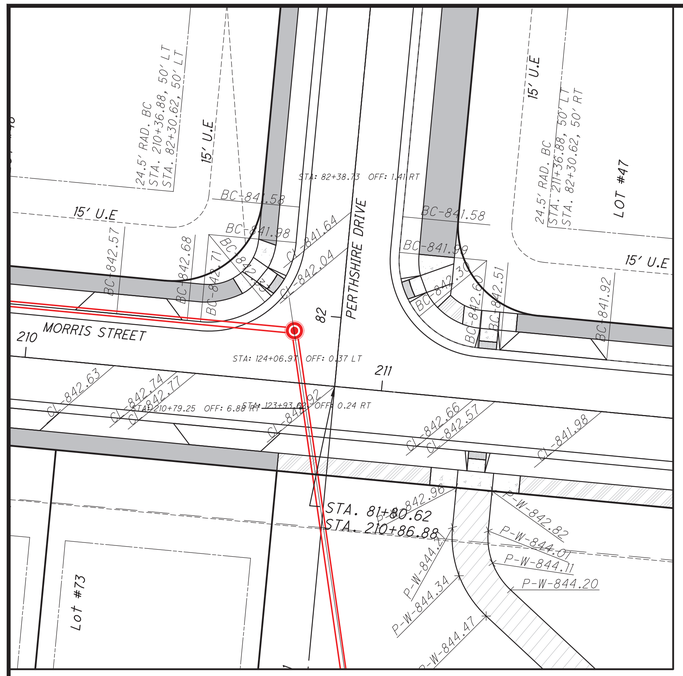
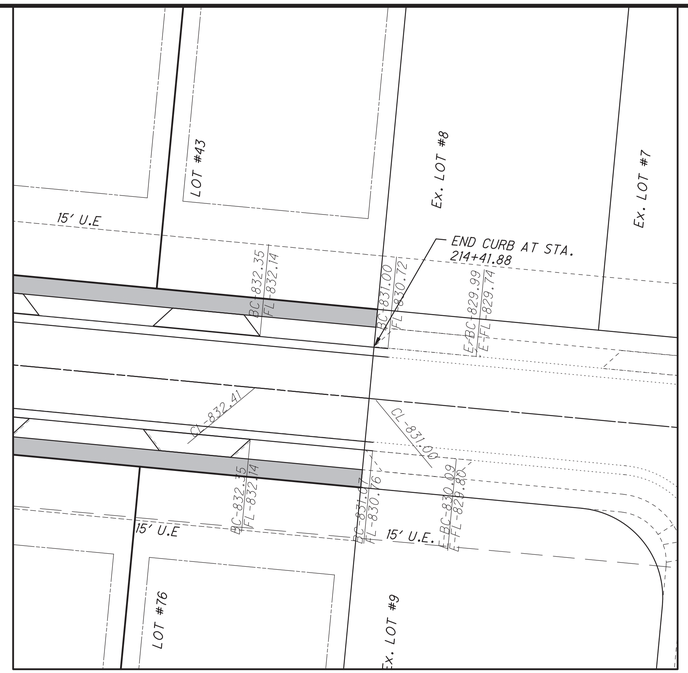
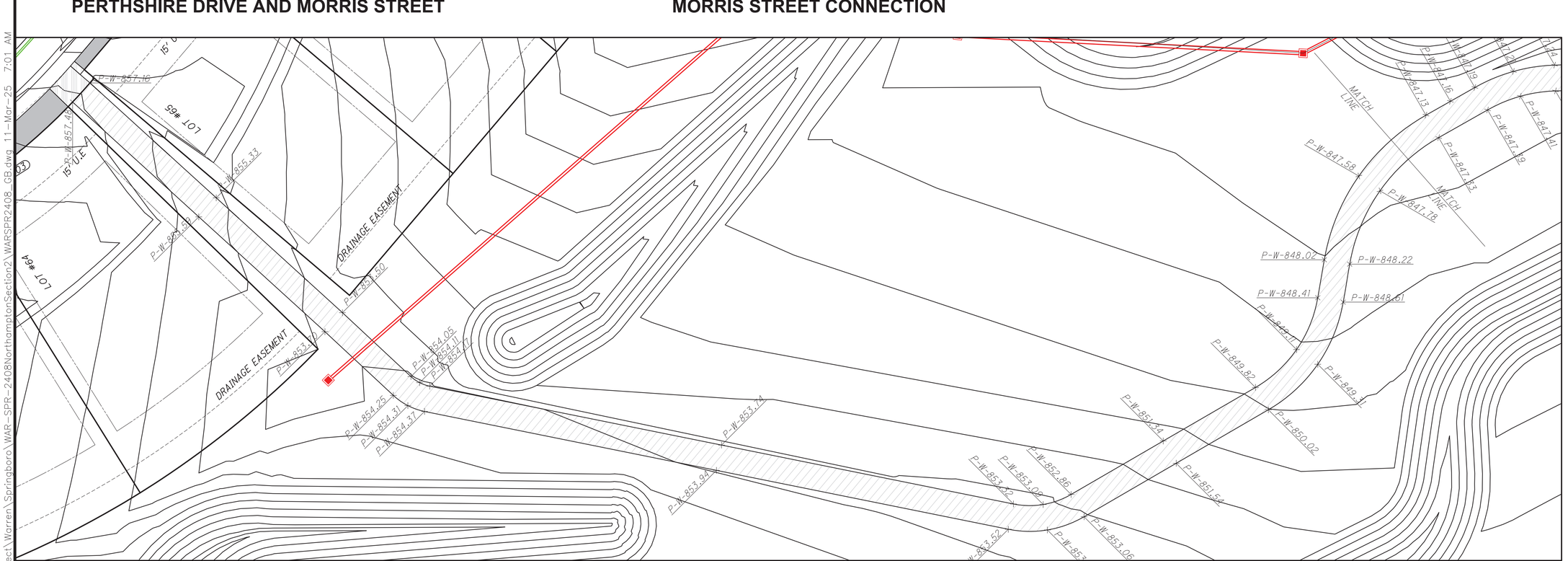


PERTHSHIRE DRIVE AND MORRIS STREET



MORRIS STREET CONNECTION



PATH

LEGEND

ALL ELEVATIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED
BC = BACK OF CURB
CL = CENTERLINE OF ROAD
E-CL = EXISTING CENTERLINE OF ROAD
P = PAVEMENT ELEVATION
EP = EXISTING PAVEMENT ELEVATION
P-W= PROP. WALK

SCALE IN FEET
0 10 20 40

NOTE:
CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
INTERSECTION DETAILS

REVISIONS:

FILE NAME: GB.dw
DRAWN BY: JBP
CHECKED BY: JSP
PROJECT No.: WAR-SPR-2408
DATE: 3-11-2025
SHEET NUMBER: 12 OF 27

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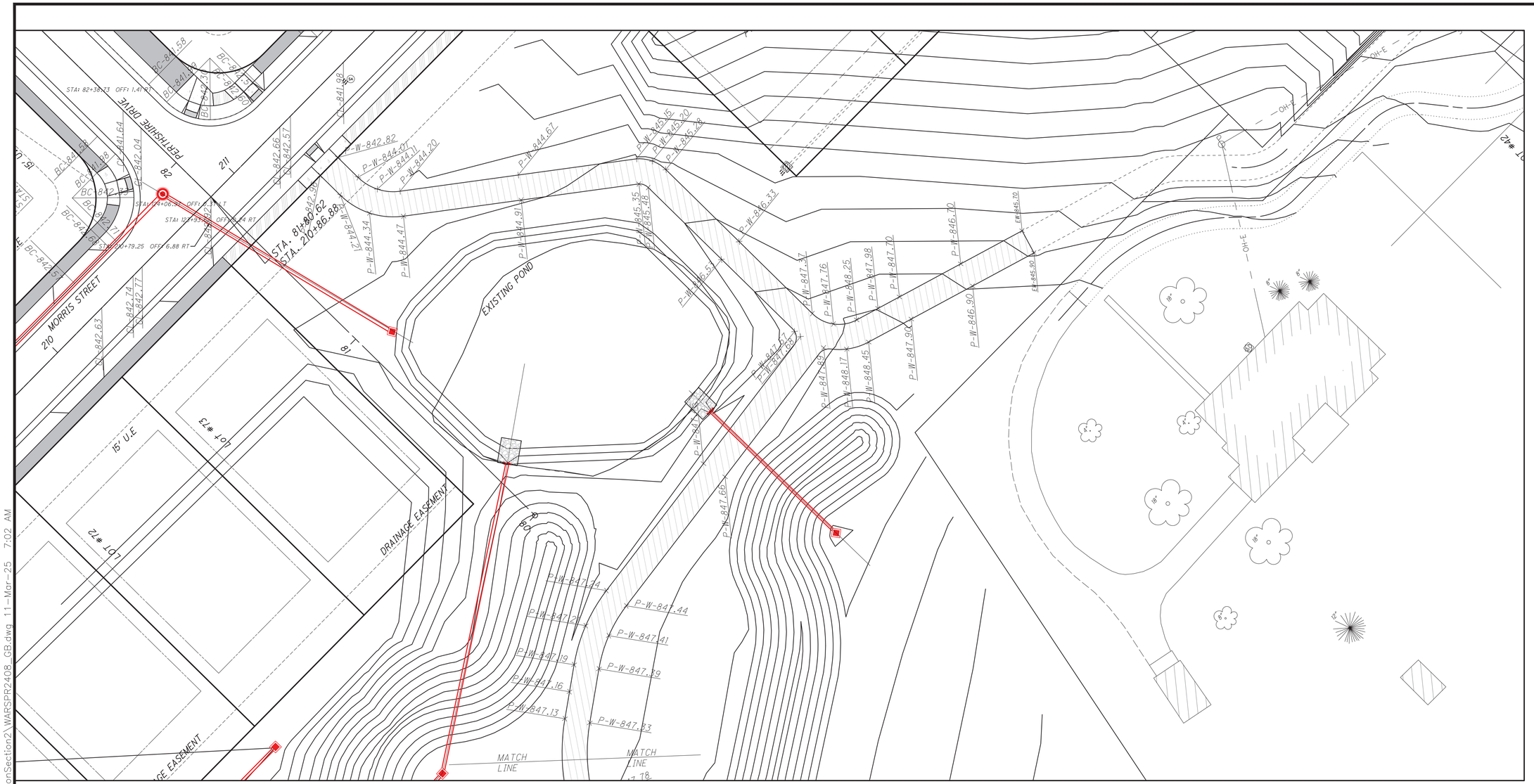

PATH

LEGEND

ALL ELEVATIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED
BC = BACK OF CURB
CL = CENTERLINE OF ROAD
E-CL = EXISTING CENTERLINE OF ROAD
P = PAVEMENT ELEVATION
EP = EXISTING PAVEMENT ELEVATION
P-W= PROP. WALK
EW = EXISTING WALK

NOTE:
CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

SCALE IN FEET
0 10 20 40

NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
INTERSECTION DETAILS

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CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 13 OF 27

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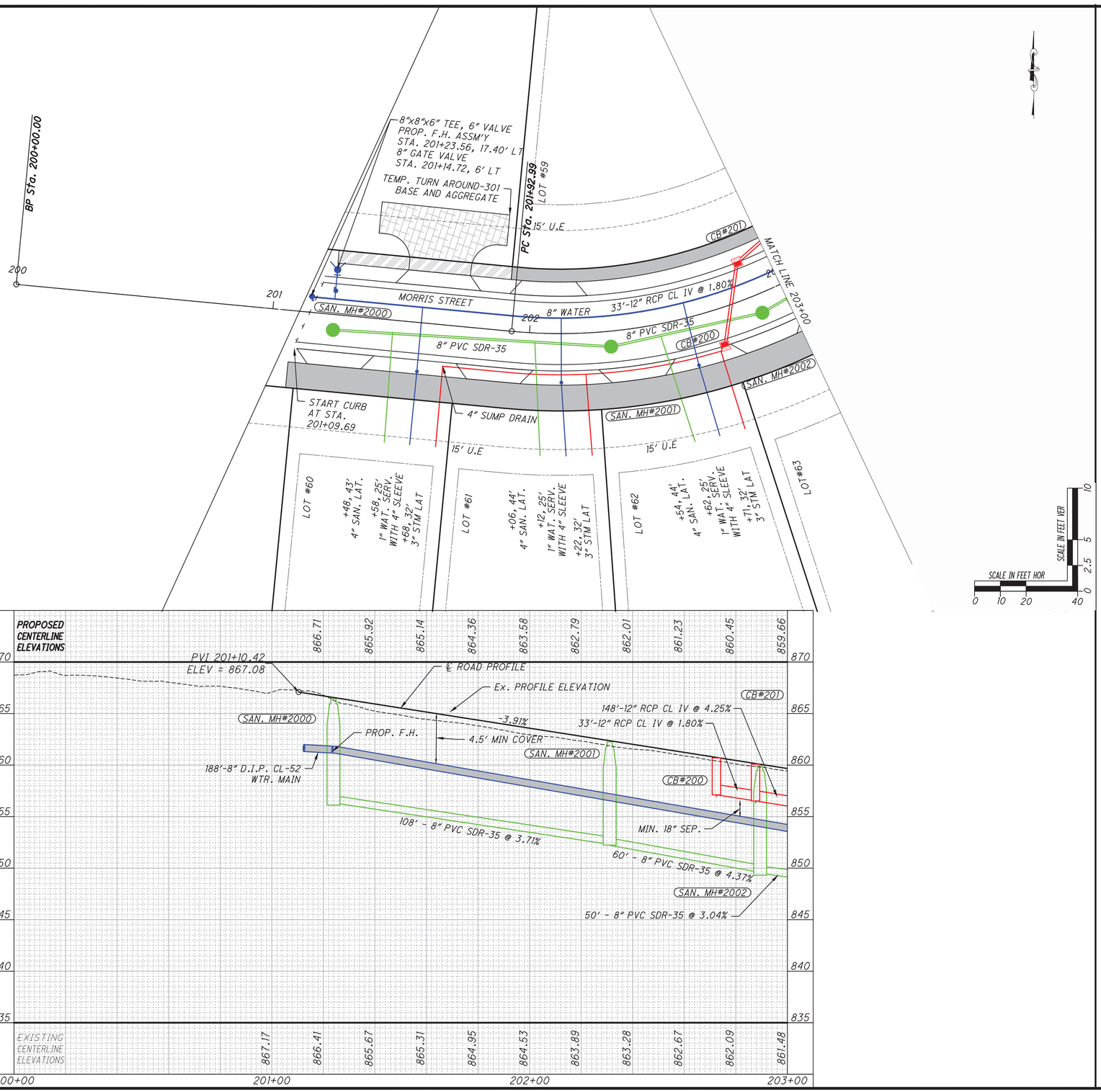

LEGEND

- (DD) DO NOT DISTURB
- (RM) REMOVE
- (RL) RELOCATE
- (BO) BY OTHERS
- (AG) ADJUST TO GRADE
- (RG) RECONSTRUCT TO GRADE
- (RR) REMOVE AND RESET
- (AB) TO BE ABANDONED
- (CP) CUT AND PLUG
- (CR) CURB RAMP

PROPOSED STORM STRUCTURES
#200 SPRINGBORO CB STA. 202+72.47, 14.50' RT B/C 860.69 12" N INV. 857.11
#201 SPRINGBORO CB STA. 202+87.62, 14.50' LT B/C 860.09 12" S INV. 856.52 12" NE INV. 856.52
PROPOSED SANITARY STRUCTURES
#2000 TYPE 3 SAN MH STA. 201+23.94, 6.00' RT TOP. 866.43 8" E INV. 856.35
#2001 TYPE 3 SAN MH STA. 202+31.05, 6.00' RT TOP. 862.24 8" W INV. 852.33 8" E INV. 852.23
#2002 TYPE 3 SAN MH STA. 202+89.41, 7.30' RT TOP. 859.93 8" W INV. 849.61 8" NE INV. 849.51

- CONTRACTOR TO INSTALL ALL 4" SANITARY LATERALS SO THE PROPOSED LATERAL DEPTH AT THE BACK OF CURB IS A MINIMUM OF 9'-0" OF DEPTH. 2% MINIMUM SLOPE FOR ALL SANITARY LATERALS.
- LOTS WITH OUT A SUMP LINE WILL TIE INTO THE REAR STORM SEWER, NO SUMP PUMP LINES WILL BE ALLOWED TO DAYLIGHT ONTO THE GROUND.

CURB RAMP/ CLUSTER MAILBOXES- BY CONTRACTOR

FULL DEPTH ASPHALT PAVEMENT

CONCRETE WALK - BY CONTRACTOR

CONCRETE WALK - BY HOME BUILDER

TEMP. TURN AROUND

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
MORRIS STREET PP STA. 200+00-203+00

REVISIONS:

FILE NAME GP001
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 14 OF 27

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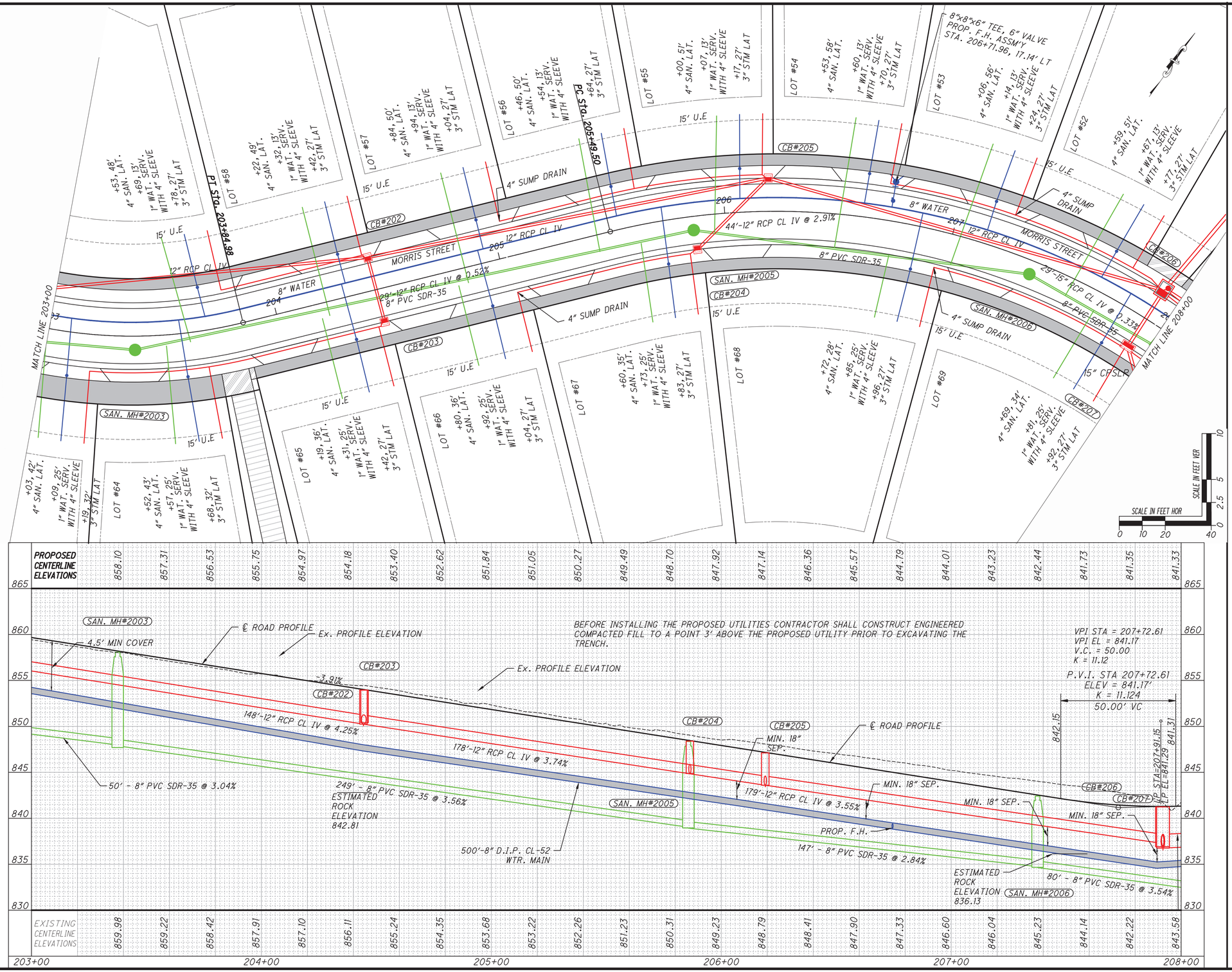

LEGEND

- DD DO NOT DISTURB
- RM REMOVE
- RL RELOCATE
- BO BY OTHERS
- AG ADJUST TO GRADE
- RG RECONSTRUCT TO GRADE
- RR REMOVE AND RESET
- AB TO BE ABANDONED
- CP CUT AND PLUG
- CR CURB RAMP

PROPOSED STORM STRUCTURES
#202 SPRINGBORO CB STA. 204+44.37, 14.50' LT B/C 853.96 12" SE INV. 850.24 12" SW INV. 850.24 12" NE INV. 850.24
#203 SPRINGBORO CB STA. 204+44.85, 14.50' RT B/C 853.94 12" NW INV. 850.39
#204 SPRINGBORO CB STA. 205+86.35, 14.50' RT B/C 848.40 12" N INV. 844.87
#205 SPRINGBORO CB STA. 206+19.12, 14.50' LT B/C 847.12 12" S INV. 843.60 12" SW INV. 843.60 12" E INV. 843.60
#206 TYPE CB-3MH STA. 207+92.07, 14.50' LT TOP 841.24 15" S INV. 837.01 12" W INV. 837.26 18" N INV. 836.76 18" E INV. 836.76
#207 TYPE IA CB STA. 207+91.89, 14.50' RT B/C 841.24 15" N INV. 836.91 15" SE INV. 836.91
PROPOSED SANITARY STRUCTURES
#2003 TYPE 3 SAN MH STA. 203+37.52, 6.00' RT TOP. 858.07 8" SW INV. 848.00 8" NE INV. 847.90
#2005 TYPE 3 SAN MH STA. 205+85.71, 6.00' RT TOP. 848.36 8" SW INV. 839.05 8" NE INV. 838.95
#2006 TYPE 3 SAN MH STA. 207+37.54, 6.00' RT TOP. 842.42 8" SW INV. 834.77 8" E INV. 834.67

- CONTRACTOR TO INSTALL ALL 4" SANITARY LATERALS SO THE PROPOSED LATERAL DEPTH AT THE BACK OF CURB IS A MINIMUM OF 9'-0" OF DEPTH. 2% MINIMUM SLOPE FOR ALL SANITARY LATERALS.
- LOTS WITH OUT A SUMP LINE WILL TIE INTO THE REAR STORM SEWER, NO SUMP PUMP LINES WILL BE ALLOWED TO DAYLIGHT ONTO THE GROUND.

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
MORRIS STREET PP STA. 203+00-208+00

REVISIONS:

FILE NAME	GP001
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WAR-SPR-2408
DATE	3-11-2025
SHEET NUMBER	15 OF 27

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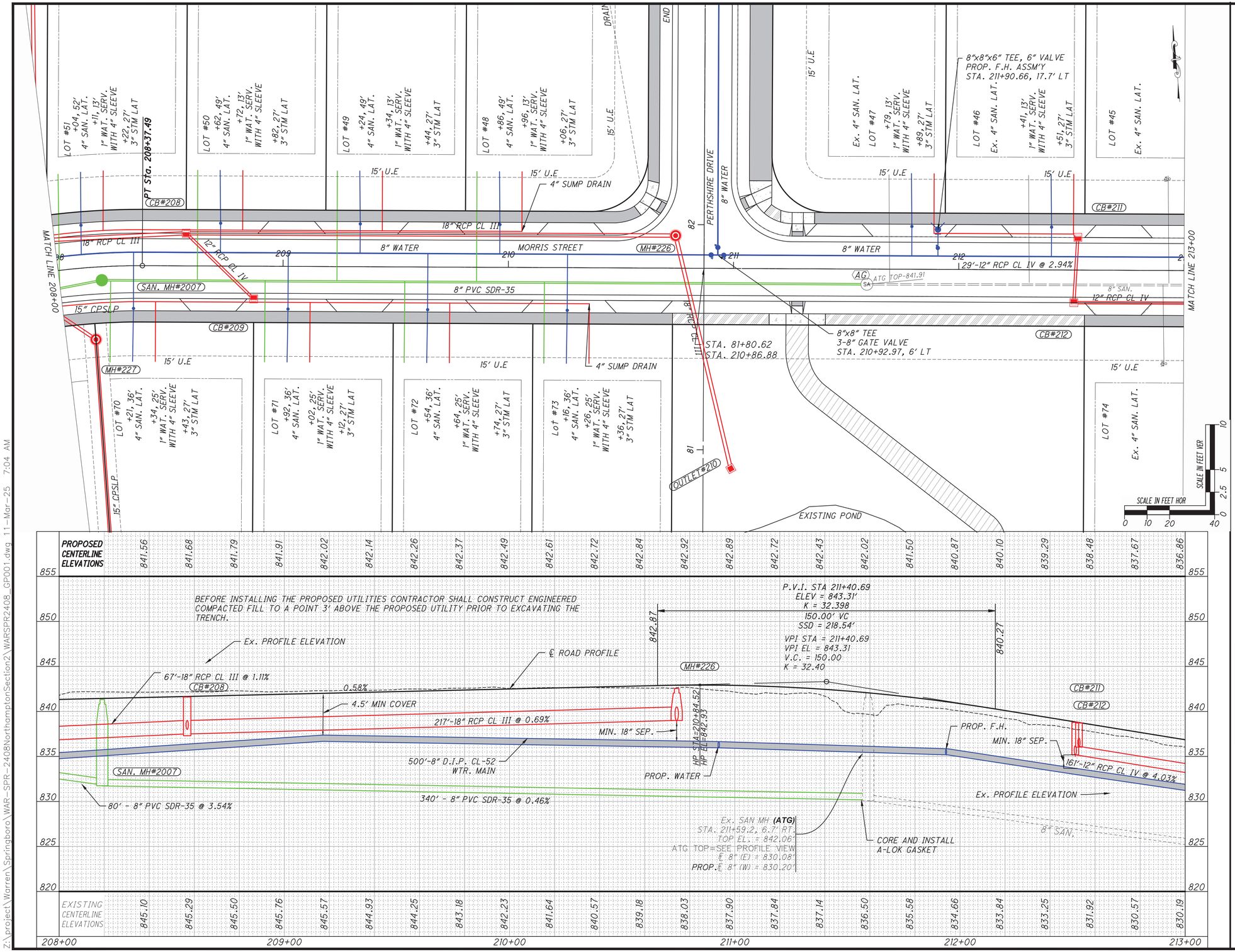

LEGEND

- DD DO NOT DISTURB
- RM REMOVE
- RL RELOCATE
- BO BY OTHERS
- AG ADJUST TO GRADE
- RG RECONSTRUCT TO GRADE
- RR REMOVE AND RESET
- AB TO BE ABANDONED
- CP CUT AND PLUG
- CR CURB RAMP

PROPOSED STORM STRUCTURES
#208 SPRINGBORO CB STA. 208+56.88, 14.50' LT B/C 841.60 12" SE INV. 838.00 18" W INV. 837.50 18" E INV. 837.50
#210 TYPE 2-2B CB STA. 210+99.18, 88.94' RT TOP 845.50 18" N INV. 841.75
#211 SPRINGBORO CB STA. 212+52.82, 14.50' LT B/C 838.71 12" S INV. 836.04
#212 SPRINGBORO CB STA. 212+51.17, 14.50' RT B/C 838.78 12" N INV. 835.19 12" E INV. 835.19
#226 TYPE 3 STM MH STA. 210+74.21, 14.47' LT TOP 842.54 18" S INV. 838.99 18" W INV. 839.00
PROPOSED SANITARY STRUCTURES
#2007 TYPE 3 SAN MH STA. 208+19.15, 6.00' RT TOP. 841.32 8" W INV. 831.85 8" E INV. 831.75

- CONTRACTOR TO INSTALL ALL 4" SANITARY LATERALS SO THE PROPOSED LATERAL DEPTH AT THE BACK OF CURB IS A MINIMUM OF 9'-0" OF DEPTH. 2% MINIMUM SLOPE FOR ALL SANITARY LATERALS.
- LOTS WITH OUT A SUMP LINE WILL TIE INTO THE REAR STORM SEWER, NO SUMP PUMP LINES WILL BE ALLOWED TO DAYLIGHT ONTO THE GROUND.

CURB RAMP/ CLUSTER MAILBOXES- BY CONTRACTOR

FULL DEPTH ASPHALT PAVEMENT

CONCRETE WALK - BY CONTRACTOR

CONCRETE WALK - BY HOME BUILDER

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
MORRIS STREET PP STA. 208+00-213+00

REVISIONS:

FILE NAME	GP001
DRAWN BY	JBP
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PROJECT No.	WAR-SPR-2408
DATE	3-11-2025
SHEET NUMBER	16 OF 27

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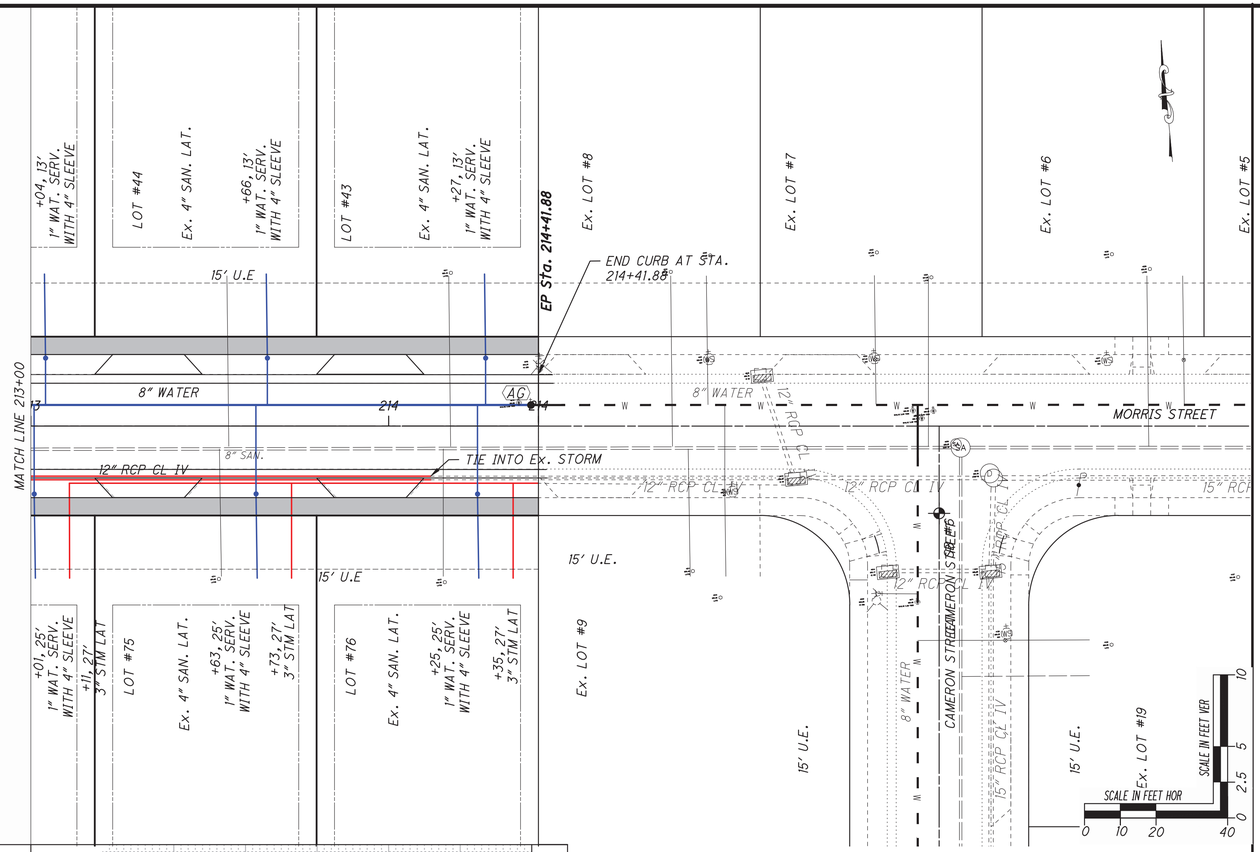

LEGEND

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- (RL) RELOCATE
- (BO) BY OTHERS
- (AG) ADJUST TO GRADE
- (RG) RECONSTRUCT TO GRADE
- (RR) REMOVE AND RESET
- (AB) TO BE ABANDONED
- (CP) CUT AND PLUG
- (CR) CURB RAMP

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CURB RAMP/ CLUSTER MAILBOXES- BY CONTRACTOR

FULL DEPTH ASPHALT PAVEMENT

CONCRETE WALK - BY CONTRACTOR

CONCRETE WALK - BY HOME BUILDER

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
MORRIS STREET PP STA. 213+00-214+41.88

REVISIONS:

FILE NAME GP001
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 17 OF 27

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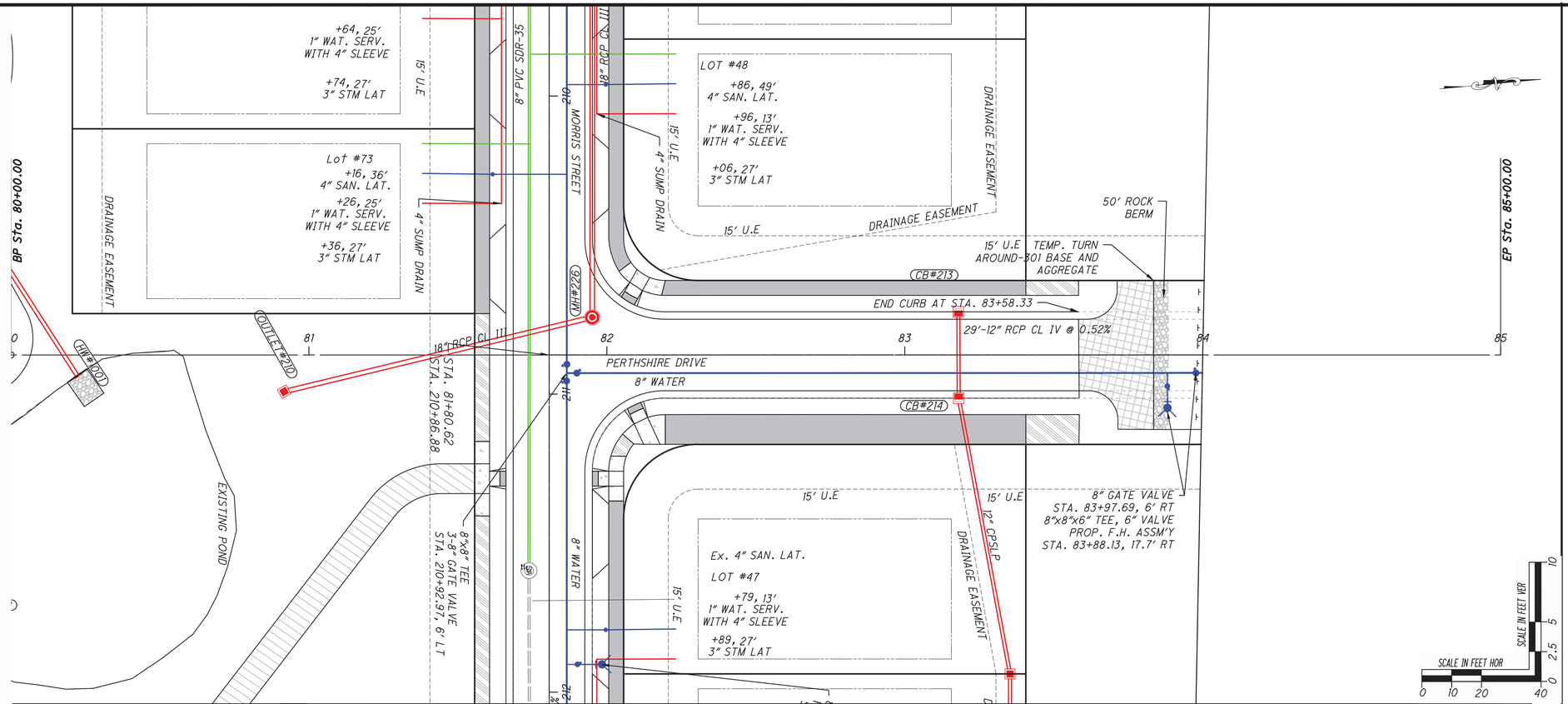

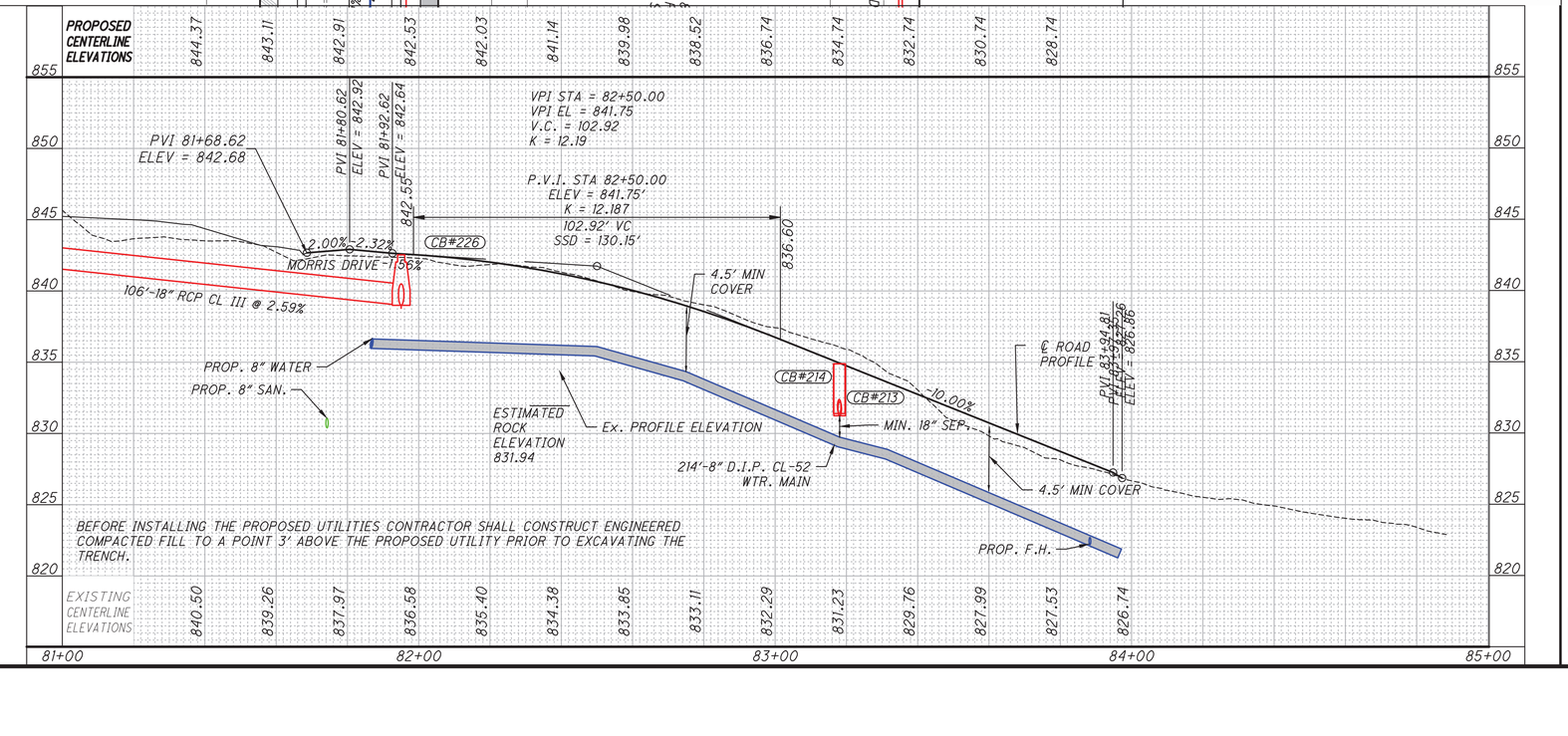

LEGEND

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- (RM) REMOVE
- (RL) RELOCATE
- (BO) BY OTHERS
- (AG) ADJUST TO GRADE
- (RG) RECONSTRUCT TO GRADE
- (RR) REMOVE AND RESET
- (AB) TO BE ABANDONED
- (CP) CUT AND PLUG
- (CR) CURB RAMP

PROPOSED STORM STRUCTURES
#210 TYPE 2-28 CB STA. 210+99.18, 88.94' RT TOP 845.50 18" N INV. 841.75
#213 SPRINGBORO CB STA. 83+17.99, 14.50' LT B/C 834.89 12" E INV. 831.39
#214 SPRINGBORO CB STA. 83+18.11, 14.50' RT B/C 834.88 12" W INV. 831.24 12" E INV. 831.24
#226 TYPE 3 STM MH STA. 210+74.21, 14.47' LT TOP 842.54 18" S INV. 838.99 18" W INV. 839.00

- CONTRACTOR TO INSTALL ALL 4" SANITARY LATERALS SO THE PROPOSED LATERAL DEPTH AT THE BACK OF CURB IS A MINIMUM OF 9'-0" OF DEPTH. 2% MINIMUM SLOPE FOR ALL SANITARY LATERALS.
- LOTS WITH OUT A SUMP LINE WILL TIE INTO THE REAR STORM SEWER, NO SUMP PUMP LINES WILL BE ALLOWED TO DAYLIGHT ONTO THE GROUND.

CURB RAMP/ CLUSTER MAILBOXES- BY CONTRACTOR

FULL DEPTH ASPHALT PAVEMENT

CONCRETE WALK - BY CONTRACTOR

CONCRETE WALK - BY HOME BUILDER

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
PERTHSHIRE DRIVE PP STA. 80+00-85+00

REVISIONS:

FILE NAME	GP001
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CHECKED BY	JSP
PROJECT No.	WAR-SPR-2408
DATE	3-11-2025
SHEET NUMBER	18 OF 27

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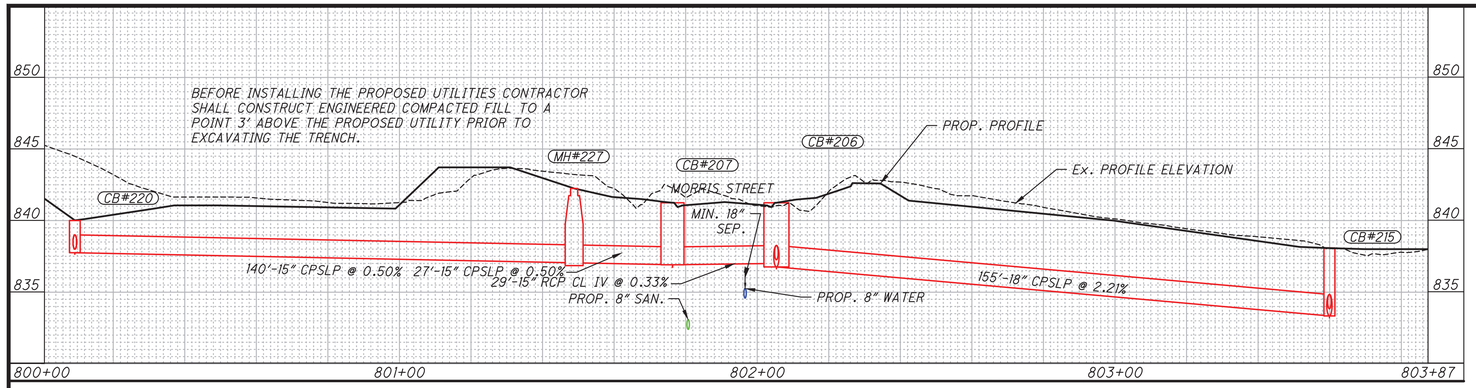
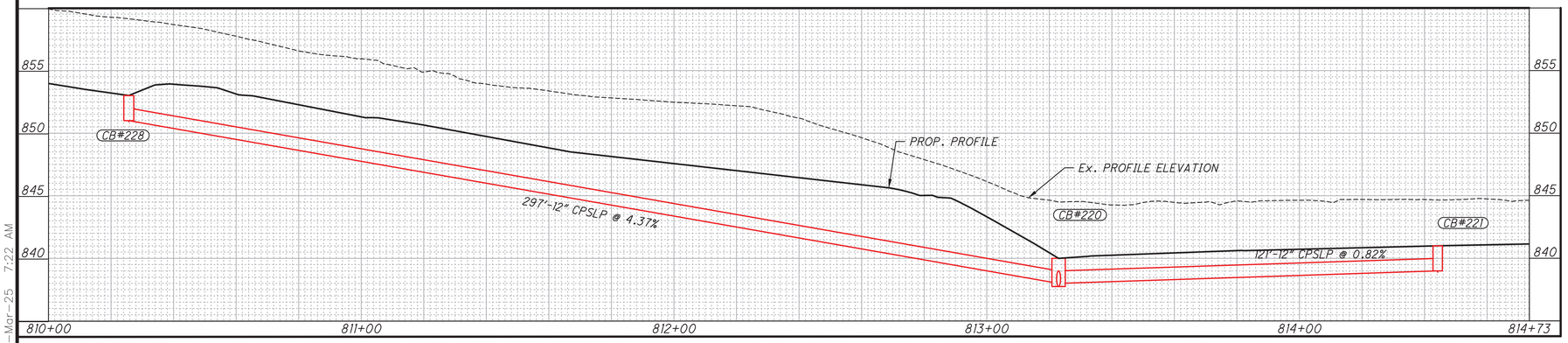
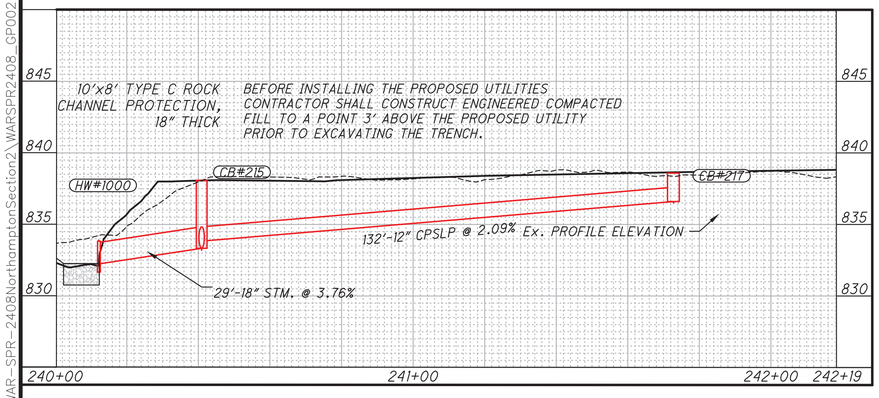


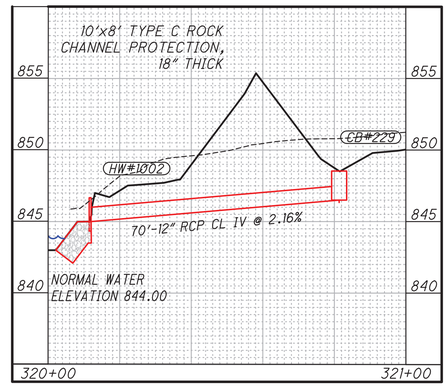
STORM PROFILE 1



STORM PROFILE 2



STORM PROFILE 3



STORM PROFILE 6

PROPOSED STORM STRUCTURES
#206 TYPE CB-3MH STA. 207+92.07, 14.50' LT TOP 841.24 15" S INV. 837.01 12" W INV. 837.26 18" N INV. 836.76 18" E INV. 836.76
#207 TYPE 1A CB STA. 207+91.89, 14.50' RT B/C 841.24 15" N INV. 836.91 15" SE INV. 836.91
#215 TYPE 2-2B CB STA. 240+40.91, 0.61' RT TOP 838.08 18" NW INV. 833.34 12" E INV. 833.84 18" S INV. 833.34
#217 SPRINGBORO CB STA. 241+72.75, 0.41' LT B/C 838.60 12" W INV. 836.60
#220 TYPE 2-2B CB STA. 800+09.29, 0.35' RT TOP 840.00 12" E INV. 838.00 12" SW INV. 838.00 15" N INV. 837.75
#221 TYPE 2-2B CB STA. 814+44.21, 0.03' RT TOP 841.00 12" W INV. 839.00
#227 TYPE 3 STM MH STA. 801+48.84, 0.13' LT TOP 842.25 15" S INV. 837.05 15" NW INV. 837.05
#228 TYPE 2-2B CB STA. 810+25.67, 0.03' LT TOP 853.00 12" NE INV. 851.00
#229 TYPE 2-2B CB STA. 320+81.32, 0.04' RT TOP 848.54 12" N INV. 846.50
PROPOSED HEADWALL STRUCTURES
#1000 HW STA. 240+12.20, 0.02' RT TOP 833.83 18" SE INV. 832.25
#1002 HW STA. 320+11.75, 0.01' RT TOP 846.67 12" S INV. 845.00

SEE SCHEMATIC SHEETS FOR PLAN VIEW

SCALE IN FEET HOR: 0 10 20 40
SCALE IN FEET VER: 0 2.5 5 10

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
STORM PROFILES 1

REVISIONS:

FILE NAME GP002
DRAWN BY JBP
CHECKED BY JSP
PROJECT No. WAR-SPR-2408
DATE 3-11-2025
SHEET NUMBER 19 OF 27

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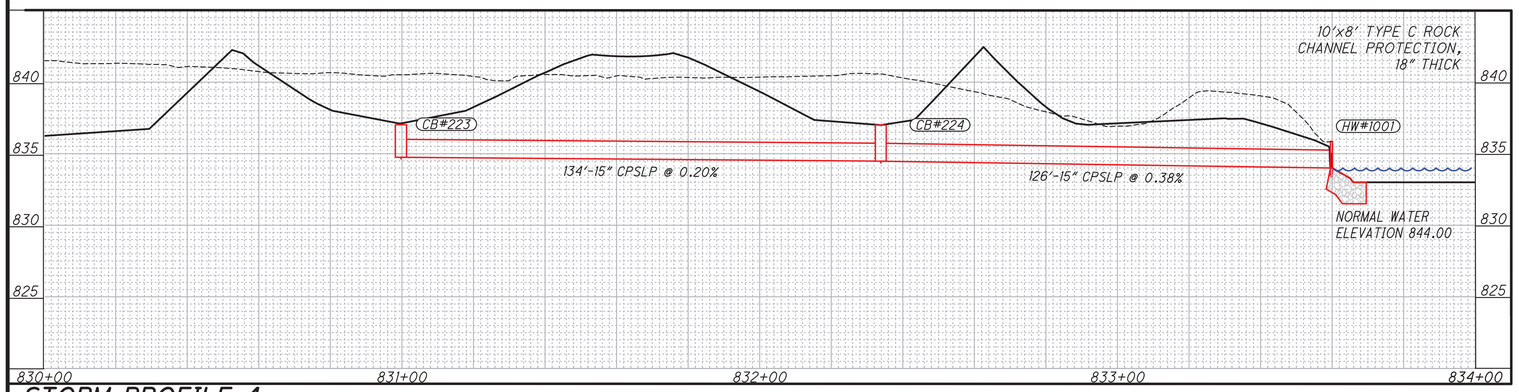
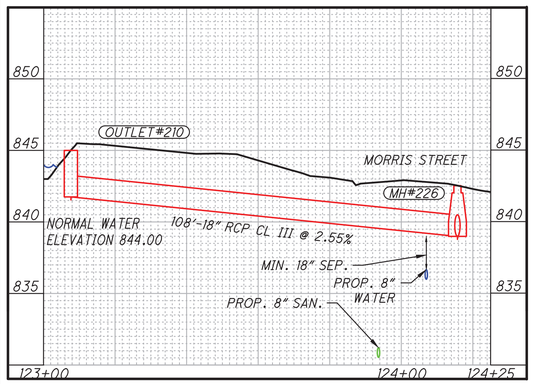


STORM PROFILE 4



Ex. POND OUTLET

PROPOSED STORM STRUCTURES
#210 TYPE 2-2B CB STA. 211+00.12, 90.41' RT TOP 845.00 18" N INV. 841.75
#223 TYPE 2-2B CB STA. 830+99.74, 1.17' RT TOP 847.03 15" E INV. 844.75
#224 TYPE 2-2B CB STA. 832+33.85, 0.06' RT TOP 847.00 15" W INV. 844.48 15" NE INV. 844.48
#226 TYPE 3 STM MH STA. 210+74.21, 14.47' LT TOP 842.54 18" S INV. 838.99 18" W INV. 839.00
PROPOSED HEADWALL STRUCTURES
#1001 HW STA. 833+59.81, 0.04' RT TOP 845.86 15" SW INV. 844.00

SEE SCHEMATIC SHEETS FOR PLAN VIEW

SCALE IN FEET HOR
0 10 20 40

SCALE IN FEET VER
0 2.5 5 10

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
STORM PROFILES 2

REVISIONS:

FILE NAME
GP002

DRAWN BY
JBP

CHECKED BY
JSP

PROJECT No.
WAR-SPR-2408

DATE
3-11-2025

SHEET NUMBER
20 OF 27

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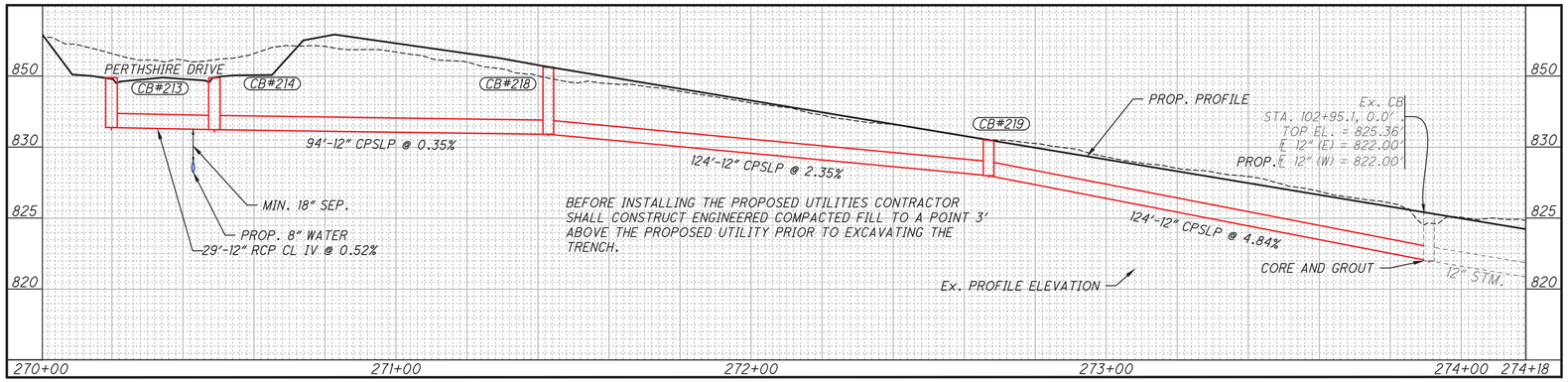
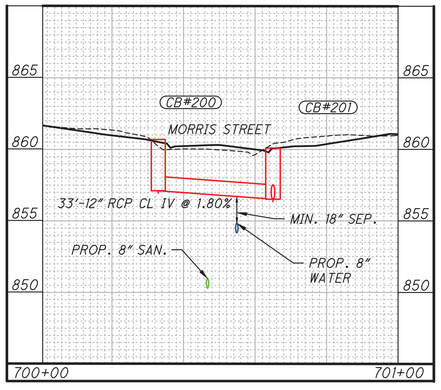


STORM PROFILE 5



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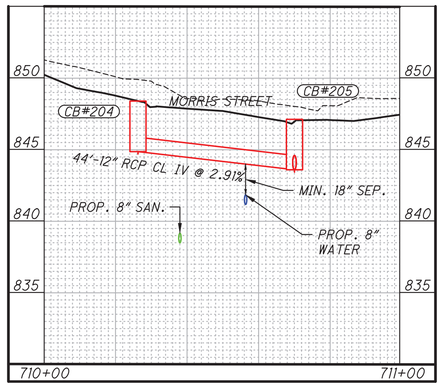

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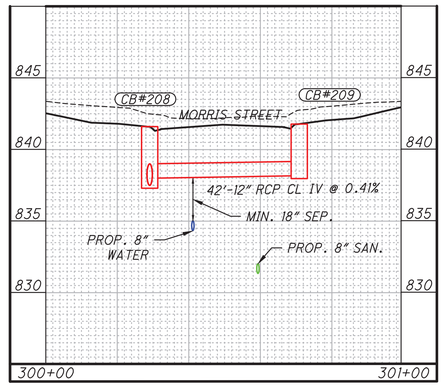

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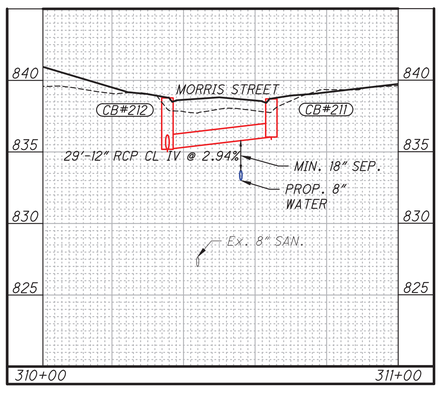

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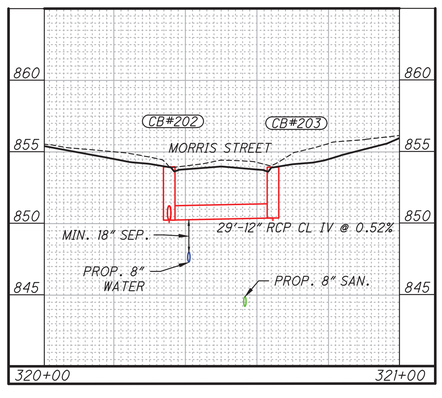

STORM CROSSING 5

BEFORE INSTALLING THE PROPOSED UTILITIES CONTRACTOR SHALL CONSTRUCT ENGINEERED COMPACTED FILL TO A POINT 3' ABOVE THE PROPOSED UTILITY PRIOR TO EXCAVATING THE TRENCH.

SEE SCHEMATIC SHEETS FOR PLAN VIEW

PROPOSED STORM STRUCTURES
#200 SPRINGBORO CB STA. 202+72.47, 14.50' RT B/C 860.69 12" N INV. 857.11
#201 SPRINGBORO CB STA. 202+87.62, 14.50' LT B/C 860.09 12" S INV. 856.52 12" NE INV. 856.52
#202 SPRINGBORO CB STA. 204+44.37, 14.50' LT B/C 853.96 12" SE INV. 850.24 12" SW INV. 850.24 12" NE INV. 850.24
#203 SPRINGBORO CB STA. 204+44.85, 14.50' RT B/C 853.94 12" NW INV. 850.39
#204 SPRINGBORO CB STA. 205+86.35, 14.50' RT B/C 848.40 12" N INV. 844.87
#205 SPRINGBORO CB STA. 206+19.12, 14.50' LT B/C 847.12 12" S INV. 843.60 12" SW INV. 843.60 12" E INV. 843.60
#208 SPRINGBORO CB STA. 208+56.88, 14.50' LT B/C 841.60 12" SE INV. 838.00 18" W INV. 837.50 18" E INV. 837.50
#209 SPRINGBORO CB STA. 208+86.99, 14.50' RT B/C 841.78 12" NW INV. 838.17
#211 SPRINGBORO CB STA. 212+52.82, 14.50' LT B/C 838.71 12" S INV. 836.04
#212 SPRINGBORO CB STA. 212+51.17, 14.50' RT B/C 838.78 12" N INV. 835.19 12" E INV. 835.19
#213 SPRINGBORO CB STA. 83+17.99, 14.50' LT B/C 834.89 12" E INV. 831.39
#214 SPRINGBORO CB STA. 83+18.11, 14.50' RT B/C 834.88 12" W INV. 831.24 12" E INV. 831.24
#218 TYPE 2-2B CB STA. 100+47.11, 0.00' TOP 835.64 12" E INV. 830.91 12" W INV. 830.91
#219 TYPE 2-2B CB STA. 101+71.11, 0.00' TOP 830.50 12" W INV. 828.00 12" E INV. 828.00

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
STORM PROFILES 3

REVISIONS:

FILE NAME	GP002
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WAR-SPR-2408
DATE	3-11-2025
SHEET NUMBER	21 OF 27

SCALE IN FEET VER: 0, 2.5, 5, 10
SCALE IN FEET HOR: 0, 10, 20, 40

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Ex. BASIN 2

MORRIS STREET

PERTHSHIRE DRIVE

R1-1 STOP

R2-5aP MORRIS STREET

R2-5aP PERTHSHIRE DRIVE

ATC TOP-841.91

PROP. PATH

EXISTING POND

PROP. MOUNDING

PROP. ASPHALT PATH

Ex. HOUSE

DECK

SIGN POST REFLECTOR

ALL SIGNS THAT ARE R1-1, R1-2, R5-1, R5-1A, W1-6, W1-7, W1-8, AND W3-1 SHALL HAVE A SIGN POST REFLECTOR ATTACHED TO THE SIGN POST FOLLOWING ODOT'S STANDARD CONSTRUCTION DRAWING TC-41.30.

SCALE IN FEET

10 20 40 80

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
PAVEMENT MARKING AND SIGNAGE PLAN

REVISIONS:

FILE NAME GB.dw

DRAWN BY JBP

CHECKED BY JSP

PROJECT No. WAR-SPR-2408

DATE 3-11-2025

SHEET NUMBER 22 OF 27

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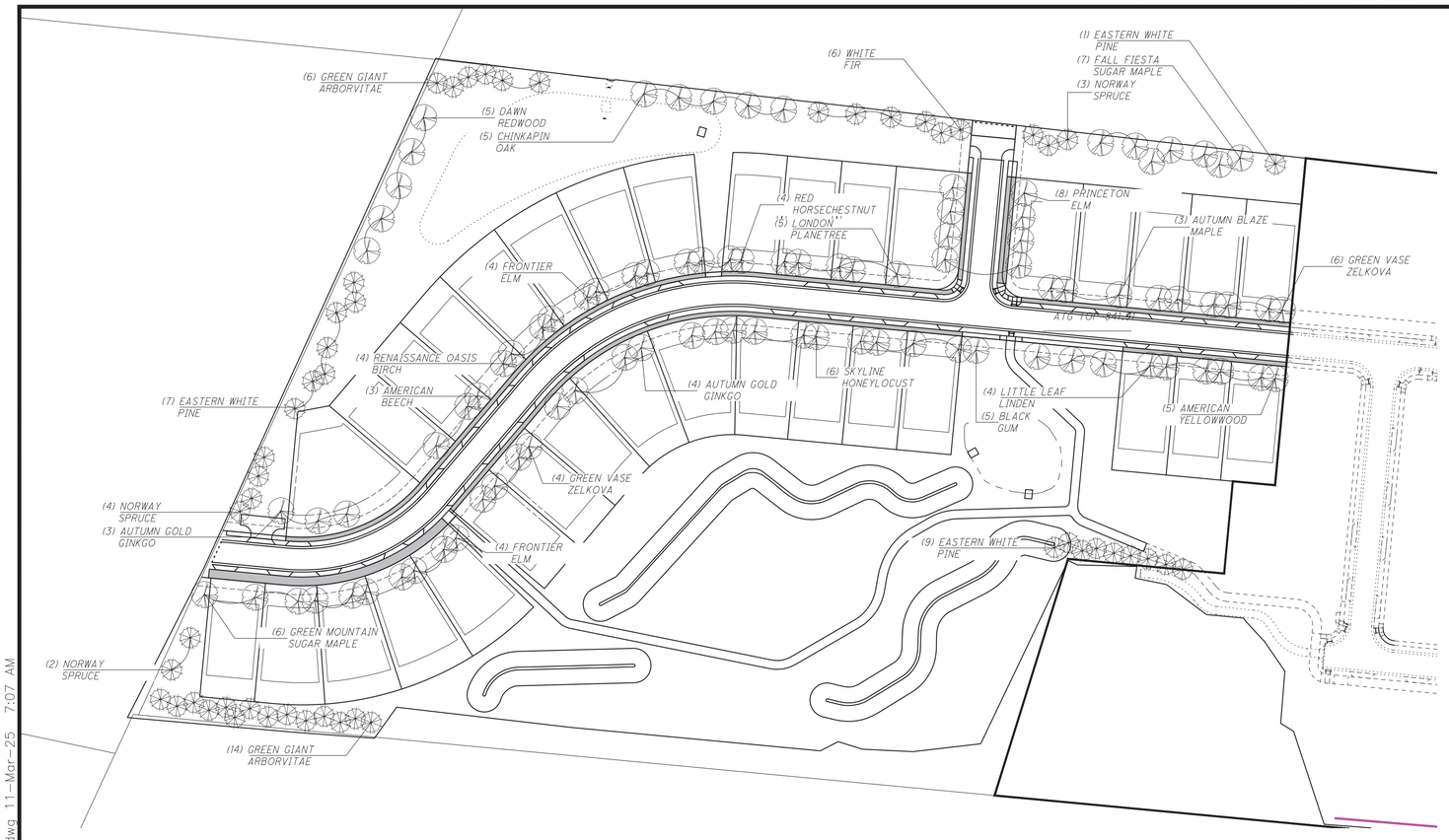


GENERAL NOTES

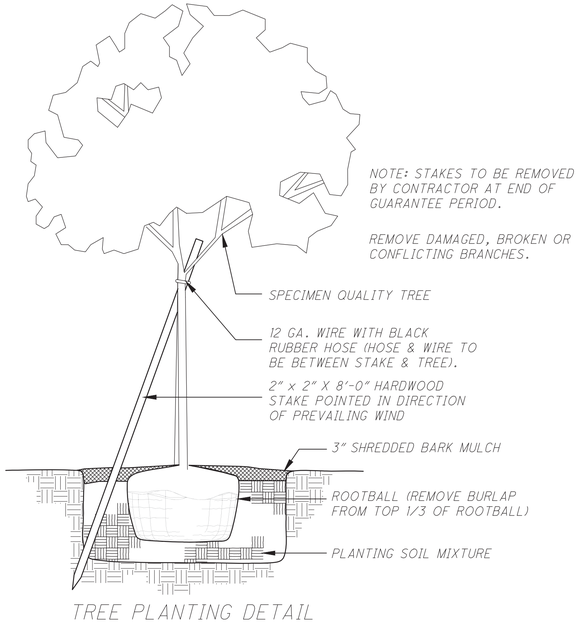
A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
B. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
C. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
D. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
E. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
F. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
G. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
H. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
I. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
J. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
K. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
L. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
M. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
N. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
O. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

INSTALLATION NOTES

A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
G. SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE ⅓ TOP OF BURLAP (IF APPLICABLE).
K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	TREES			
9	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
20	GREEN GIANT ARBORVITAE	THUJA P. 'GREEN GIANT'	7' HGT.	B&B
17	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
6	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2" CAL.	B&B
7	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2" CAL.	B&B
3	AMERICAN BEECH	FAGUS GRANDIFOLIA	2" CAL.	B&B
4	RENAISSANCE OASIS BIRCH	BETULA PAPYRIFERA 'OENCI'	2" CAL.	B&B
5	DAWN REDWOOD	METASEQOIA GLYPTOSTROBOIDES	2" CAL.	B&B
5	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2" CAL.	B&B
10	GREEN VASE ZELKOVA	ZELKOVA SERRATA	2" CAL.	B&B
6	SKYLINE HONEYLOCUST	GLEDITSIA T. I. 'SKYLINE'	2" CAL.	B&B
5	BLACK GUM	NYSSA SYLVATICA	2" CAL.	B&B
4	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL.	B&B
5	LONDON PLANETREE	PLATANUS ACERIFOLIA	2" CAL.	B&B
4	RED HORSECHESTNUT	AESCULUS CARNEA	2" CAL.	B&B
3	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CAL.	B&B
7	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM 'BALISTA'	2" CAL.	B&B
8	PRINCETON ELM	ULMUS A. 'PRINCETON'	2" CAL.	B&B
8	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.	B&B



TREE PLANTING DETAIL

SCALE IN FEET
0 40 80 160

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
LANDSCAPE PLAN - PHASE 2

REVISIONS:

FILE NAME: LANDSCAPE
DRAWN BY: JBP
CHECKED BY: JSP
PROJECT No.: WAR-SPR-2408
DATE: 3-11-2025
SHEET NUMBER: 23 OF 27

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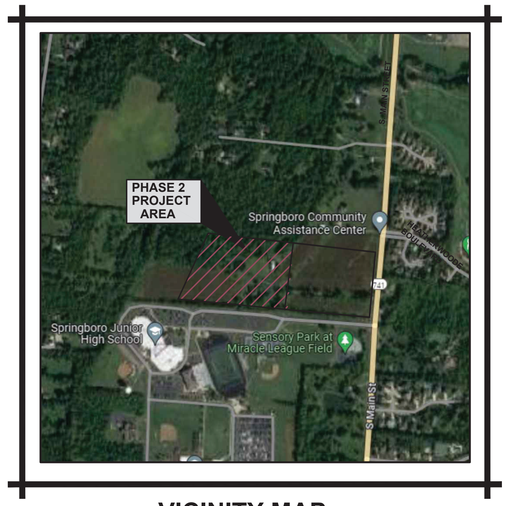
NORTHAMPTON PHASE 2 - SWPPP

CITY OF SPRINGBORO
WARREN COUNTY, OHIO
INDEX OF SHEETS



VICINITY MAP

SWPPP TITLE SHEET	24
SWPPP GENERAL EROSION CONTROL NOTES AND DETAILS	25-26
SWPPP SITE EROSION CONTROL PLAN	27

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SUBDIVISION AND ASSOCIATED DRIVES AND UTILITIES. SITE WORK TO INCLUDE STORM SEWER, SANITARY SEWER, WATER, SITE GRADING, PAVEMENT WORK AND BUILDING CONSTRUCTION.

PROJECT WORK CONSTRUCTION DATES

START: SPRING 2025
ESTIMATED COMPLETION: SPRING 2026

CONTACT INFORMATION

FACILITY SITE LOCATION: BETWEEN HEATHERWOODE BOULEVARD AND SCHOOL DRIVEWAY ON S MAIN ST SPRINGBORO, OH 45066
OWNER: M/I HOMES, MIKE ATHEN, 513-427-6990, 9349 WATERSTONE BOULEVARD, CINCINNATI, OH 45249, MATHEN@mihomes.com
SWPPP CONTACT/CONTRACTOR CONTACT - TBD

SWPPP AND INSPECTION REPORTS LOCATION

NOTE: THE SWPPP AND INSPECTION REPORTS WILL BE KEPT ON-SITE IN THE JOB TRAILER/FOREMAN'S PICK-UP.

SWPPP NOTE

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR M/I HOMES FOR THE PERFORMANCE OF THE NORTHHAMPTON SUBDIVISION, PHASE 2 PROJECT IN WARREN COUNTY, OHIO. ALL WORK SHALL BE PER AND COMPLY WITH THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000006. THIS INCLUDES FILING A CO-PERMITTEE NOI FORM WITH THE OEPA FOR ALL OPERATORS ENGAGED IN SITE WORK ON THE SITE. CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS, INSTALLATION, MAINTENANCE AND REQUIREMENTS OF ODOT'S CURRENT SUPPLEMENTAL SPECIFICATION 832 "TEMPORARY SEDIMENT AND EROSION CONTROL." COMPLIANCE WITH SUPPLEMENTAL SPECIFICATION 832 SHALL INCLUDE THE STANDARD CONSTRUCTION DRAWING REFERENCES LISTED IN SECTION 832.03, BUT SHALL NOT INCLUDE SECTION 832.11 "INSPECTIONS AND SWPPP UPDATES." ALL INSPECTIONS AND SWPPP UPDATES SHALL BE PER THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000006. ALL WORK SHALL ALSO BE PER THE CURRENT ODOT CMS 107.19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH LOCAL STORMWATER AND EROSION CONTROL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH AND INSTALLING ALL ITEMS NOTED AND AS REQUIRED BY OEPA AND LOCAL AUTHORITIES FOR MEETING ALL STORM WATER POLLUTION PREVENTION REQUIREMENTS. M/I HOMES AND THE SELECTED CONTRACTOR SHALL BE THE RESPONSIBLE PARTY IN CHARGE OF THE SWPPP AND ASSOCIATED BMP'S.

SITE DATA

LOCATION SOIL TYPES_____DANA/WYNN/XENIA SILT LOAM SOILS
EARTH DISTURBED AREA_____18.41 ACRES
PROPOSED IMPERVIOUS AREA ADDED:_____11.97 ACRES
PRE-CONSTRUCTION RUNOFF COEFFICIENT:___0.40
POST-CONSTRUCTION RUNOFF COEFFICIENT:__0.60
DESCRIPTION OF PRIOR LAND USE_____AGRICULTURAL AND RESIDENTIAL
EXISTING QUALITY OF DISCHARGE FROM SITE__UNTREATED AGRICULTURAL RUNOFF
IMMEDIATE RECEIVING WATERS:_____ON-SITE RETENTION BASIN
SUBSEQUENT RECEIVING WATERS:_____CITY STORM SEWER
LATITUDE 39.536987° LONGITUDE -84.236245°

WATERS EDGE NOTE

ALL MATERIAL AND EQUIPMENT STAGING OR STORAGE AREAS, DEWATERING AREAS, CONCRETE TRUCK WASH OUT AREAS, CONSTRUCTION ACCESS LOCATIONS, AND VEHICLE FUELING AND REFUELING LOCATIONS MUST BE LOCATED A MINIMUM OF 100' FROM ANY CREEK/RIVER/STREAM WATERS EDGE.

CLEAN STORM SYSTEM NOTE

IMMEDIATELY PRIOR TO FINAL COMPLETION OF THE PROJECT, CONTRACTOR SHALL ENSURE THE ENTIRE STORM SYSTEM, INCLUDING BUT NOT LIMITED TO, THE DETENTION/RETENTION BASIN(S), CATCH BASINS, MANHOLES, PIPING, UNDERDRAINS AND UNDERDRAIN TRENCHES ARE FREE FROM SEDIMENTATION AND OTHER POLLUTANTS AND FOREIGN MATERIALS AND ARE TO BE CLEANED AS NEEDED TO ENSURE MAXIMUM STORMWATER QUALITY AND FULL FUNCTIONALITY.

OFFSITE CONSTRUCTION ACTIVITIES

IT IS EXPECTED ALL CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON SITE.

SPILL REPORTING REQUIREMENTS

IN THE EVENT OF A SMALL RELEASE (LESS THAN 25 GALLONS) OF PETROLEUM WASTE, SPECIAL HANDING PROCEDURES MUST BE USED. IN THE EVENT OF A LARGE RELEASE (25 GALLONS OR MORE) OF PETROLEUM WASTE, YOU MUST CONTACT THE OHIO EPA (AT 1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.

VEHICLE FUELING

VEHICLE FUELING AND MAINTENANCE WILL BE PERFORMED VIA A SMALL REFUEL TANK ON THE BACK OF A PICK-UP TRUCK.

OPEN BURNING NOTE

OPEN BURNING IS NOT PERMITTED IN THE CORPORATION LIMIT.

WASTE DISPOSAL NOTE

CONTAINERS (e.g. DUMPSTERS, DRUMS) MUST BE AVAILABLE FOR THE DISPOSAL OF DEBRIS, TRASH, HAZARDOUS MATERIAL AND PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF.

CLEAN HARD FILL NOTE

NO CLEAN CONSTRUCTION WASTES SHALL BE DISPOSED OF INTO THE PROPERTY.

FUELING AND STAGING NOTE

CONTRACTOR'S STAGING AND STORAGE AREA WILL BE LOCATED WITHIN CONSTRUCTION LIMITS OF THE PROJECT. FUEL TANKS AND OTHER HAZARDOUS MATERIALS TO BE SAFELY STORED, PROTECTED, AND PROPERLY HANDLED BY CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE NO POLLUTANTS FROM THE STAGING/STORAGE AREA LEAVE THE SITE OR ENTER ADJACENT SURFACE WATERS OR THE STORM SYSTEM. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ANY WASTE MATERIALS.

SOIL STOCKPILE NOTE

CONTRACTOR'S SHALL LOCATE SOIL STOCKPILE AREAS WITHIN THE PROJECT AREA SO AS NOT TO BE WITHIN THE IMMEDIATE PROXIMITY OF ANY SURFACE WATERS OR STORM INLET STRUCTURES. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE NO POLLUTANTS FROM THE STOCKPILE AREA LEAVE THE SITE OR ENTER ADJACENT SURFACE WATERS OR THE STORM SYSTEM. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO INSTALLING FILTER FABRIC FENCE AROUND STOCKPILE, TEMPORARILY COVERING THE STOCKPILE AND/OR TEMPORARILY SEEDING THE STOCKPILE.

DEWATERING NOTE

PUMPING OF SEDIMENT LADEN WATER FROM TRENCHES OR ANY OTHER EXCAVATIONS DIRECTLY INTO ANY SURFACE WATERS, DITCH OR STREAM CORRIDORS, ANY WETLANDS OR STORM SEWERS IS PROHIBITED. ALL SUCH WATER SHALL BE PROPERLY FILTERED OR SETTLED TO REMOVE SOIL PARTICLES PRIOR TO ITS RELEASE. IF AN AREA OF THE SITE OR TRENCH NEEDS DEWATERED, IT SHOULD BE PUMPED FROM A SUMP PIT WITH A SOCK FILTER OR OTHER TYPE OF FILTERING DEVICE ON THE DISCHARGE OF THE HOSE. DO NOT ALLOW DISCHARGED WATER TO PASS OVER DISTURBED GROUND. IF THE DISCHARGE WATER IS BEING PUMPED INTO A SEDIMENT POND THEN NO FILTER IS REQUIRED AT THE END OF THE HOSE. IF THE GROUNDWATER MUST BE LOWERED, THE WATER MAY BE FREELY DISCHARGED AS LONG AS THE WATER REMAINS CLEAN. DO NOT CO-MINGLE CLEAN GROUND WATER WITH SEDIMENT LADEN WATER OR DISCHARGE IT BY ALLOWING IT TO PASS OVER DISTURBED GROUND.

LOG/DOCUMENTATION SHEETS

AS PART OF THE SWPPP, THE CONTRACTOR SHALL MAINTAIN LOG/DOCUMENTATION SHEETS FOR THE FOLLOWING:
1) A SIGNATURE LOG CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWPPP AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWPPP.
2) A GRADING AND STABILIZATION LOG DOCUMENTING THE PROJECTS GRADING AND STABILIZATION ACTIVITIES AND
3) A SWPPP AMENDMENT LOG DOCUMENTING CHANGES/AMENDMENTS TO THE SWPPP, WHICH OCCUR AFTER CONSTRUCTION ACTIVITIES COMMENCE.

EROSION CONTROL NOTES

A. *INSTALL AND MAINTAIN FILTER FABRIC FENCE AND INLET PROTECTION WHERE SHOWN AND AS NEEDED TO MINIMIZE SEDIMENT LADEN WATER FROM LEAVING THE SITE OR ENTERING ANY STORM SYSTEM, ADJACENT DITCHES, STREAMS ETC. IF STORMWATER RUNOFF CONTAINING SEDIMENTS IS FOUND TO BE LEAVING THE PROJECT SITE IN AN AREA WHERE NO BMP/CONTROL MEASURE IS SHOWN OR IN PLACE, CONTRACTOR SHALL IMMEDIATELY INSTALL THE APPROPRIATE BMP/CONTROL MEASURE AS NEEDED TO REMEDY THE SITUATION (TYP. INLET PROTECTION, FILTER FABRIC FENCE, ETC.).*

B. *INSTALL INLET PROTECTION ON ALL STORM INLET STRUCTURES (YARD DRAINS, CATCH BASINS, MANHOLES WITH GRATED LIDS, ETC.) AND TO ANY EXISTING STORM STRUCTURES WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE AS NEEDED. INLET PROTECTION MAY CONSIST OF DEVICES SUCH AS SEDCAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, FLEXSTORM INLET FILTERS, SEDIMENT FENCE OR OTHER DEVICES WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE.*

C. *CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY CLEANING UP ANY MUD, DIRT AND DEBRIS WHICH IS TRACKED OR SPILLED ONTO THE ROADWAYS.*

D. *PRE CONSTRUCTION - CONTRACTOR IS RESPONSIBLE TO INSTALL A CONSTRUCTION ENTRANCE AS NEEDED TO MINIMIZE ANY MUD, DIRT AND DEBRIS TRACKED ONTO THE ROADWAYS.*

E. *DURING CONSTRUCTION - THE CONTRACTOR MUST MAINTAIN EROSION CONTROL UNTIL AREA IS STABILIZED INCLUDING TEMPORARY SEEDING AS NEEDED. CONTRACTOR SHALL TEMPORARILY SEED ALL CRITICAL EXPOSED SLOPES TO MINIMIZE SEDIMENT RUNOFF.*

F. *FINAL/POST CONSTRUCTION - CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. CONTRACTOR SHALL ENSURE GRASS IS PERMANENTLY AND PROPERLY ESTABLISHED IN ALL AREAS WHERE GRASS IS SPECIFIED. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, INCLUDING SEDIMENT FENCE, SHALL REMAIN IN PLACE UNTIL GRASS IS IN PLACE AND SITE IS STABILIZED. ONCE SITE IS STABILIZED AND ALL CONSTRUCTION IS COMPLETE, ALL SEDIMENT FENCE, INLET PROTECTION AND ANY OTHER TEMPORARY BMP'S SHALL BE REMOVED FROM THE SITE.*

G. *SEDIMENT BASIN TO REMAIN ACTIVE FOR PHASE 2; SEE PREVIOUSLY SUBMITTED CALCULATIONS*

BMP NOTES

FOR ALL BMP'S INSTALLED, ENSURE THAT THE PONDING OF WATER BEHIND THE BMP WILL NOT *DAMAGE PROPERTY OR POSE A SAFETY THREAT. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL MEASURE/BMP HAS BEEN USED INAPPROPRIATELY, THE CONTRACTOR MUST REPLACE AND ADJUST THE CONTROL/BMP TO MEET SITE CONDITIONS AS REQUIRED. THE CONTRACTOR SHALL ADJUST THE SWPPP AND ITS CONTROLS/BMPS AND THEIR QUANTITIES TO MEET FIELD CONDITIONS AND THE OHIO EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION ACTIVITIES GENERAL PERMIT.*

MAINTENANCE NOTE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP-SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZED. THE SWP3 SHALL BE DESIGNED TO MINIMIZE MAINTENANCE REQUIREMENTS. THE APPLICANT SHALL PROVIDE A DESCRIPTION OF MAINTENANCE PROCEDURES NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES.

SWPPP AND INSPECTION AVAILABILITY AND UPDATES NOTE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE THE IMMEDIATE AVAILABILITY OF THE SWPPP AND INSPECTION REPORTS ON-SITE. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE TO PERFORM AND DOCUMENT ALL REQUIRED SWPPP INSPECTIONS AND ALL UPDATES AND AMENDMENTS TO THE SWPPP.

DOCUMENTATION AND GOVERNMENT INSPECTION NOTE

CONTRACTOR(S) SHALL PROVIDE THE OWNER'S REPRESENTATIVE A WRITTEN COPY OF THEIR CO-PERMITTEE APPLICATION AND ANY OTHER DOCUMENTATION THE CONTRACTOR(S) MAY SEND OR RECEIVE FROM THE OEPA OR ANY OTHER GOVERNING AUTHORITIES.

IF AN INSPECTOR OR REPRESENTATIVE FROM THE OEPA OR ANY OTHER GOVERNING AUTHORITY IS ON-SITE, THE CONTRACTOR SHALL IMMEDIATELY CONTACT AND NOTIFY THE OWNER'S REPRESENTATIVE.

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MARCH 11, 2025

Choice One Engineering

NORTHAMPTON PHASE 2 - SWPPP

REVISIONS:

FILE NAME: SWPPP COVER
DRAWN BY: JBP
CHECKED BY: JSP
PROJECT NO: WAR-SPR-2408
SHEET NUMBER: 24 OF 27

IMPLEMENTATION SCHEDULE (EROSION CONSTRUCTION SEQUENCE)

THE CONTRACTOR OR ITS APPOINTED REPRESENTATIVES WILL ASSUME RESPONSIBILITY FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. THE INSTALLATION OF THE SOIL EROSION CONTROL MEASURES WILL BE COMPLETED, AS FOLLOWS:

A. PRIOR TO ANY GRADING OR EARTHWORK:
A–1. SILT FENCE AND INLET PROTECTION (ON EX. STORM STRUCTURES) TO BE INSTALLED AS SHOWN ON SWPPP
A–2. INSTALL CONSTRUCTION ENTRANCE(S) IF NEEDED AS SHOWN ON SWPPP. INSTALLATION OF ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES, E.G. ROCK CHECK DAMS, CONCRETE WASHOUT PIT, SEDIMENT BASIN, ETC.

B. PERFORM ROUGH GRADING, INSTALL UTILITIES, BUILDINGS, PAVEMENT:
B–1. CLEAR AND GRUB AREA AS NEEDED
B–2. PERFORM SITE GRADING. INSTALL BUILDING(S)
B–3. INSTALL SANITARY, STORM, WATER LINES, OTHER UTILITIES, GRAVEL BASE, AND CURB AND GUTTER, AS PER PLAN(S), INSTALL INLET PROTECTION ON ALL PROPOSED STORM INLET STRUCTURES AS INDICATED ON THE PLANS AS SOON AS THEY ARE INSTALLED.
B–4 PERFORM TEMPORARY SEEDING AS NEEDED ON ANY DISTURBED AREAS PER THE TIME REQUIREMENTS FOR TEMPORARY SEEDING SPECIFIED ON THIS DRAWING.
B–5 INSTALL PAVEMENT.

C. PERFORM FINAL GRADING:
C–1. PLACE TOPSOIL AND PERFORM FINAL RAKING AND GRADING ON ALL DISTURBED AREAS.
C–2. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED (SEEDED AND/OR MULCHED).
C–3. CLEAN UP SITE, AND ONCE SITE HAS REACHED FINAL STABILIZATION REMOVE ALL TEMPORARY BMP'S.

NOTES: A) CARE WILL BE TAKEN NOT TO DISTURB ANY EXISTING NATURAL VEGETATION NOT INVOLVED IN THE CONSTRUCTION PROCESS, WHENEVER POSSIBLE. B) TIMELY INSPECTIONS OF THE EROSION CONTROL MEASURES WILL BE MADE, BY THE CONTRACTOR, EVERY 7 DAYS, AND/OR AFTER ANY RAINFALL OF AT LEAST 1/2" IN A 24–HOUR PERIOD. REPORTS MUST BE KEPT ON–SITE AND SUPPLIED TO THE GOVERNING AUTHORITY IF REQUESTED.

INSPECTION SCHEDULE

A. THE SITE WILL BE INSPECTED PER OHIO EPA PERMIT No. OHC000006:

PART III.G.2.i
INSPECTIONS. THE PERMITTEE SHALL ASSIGN "QUALIFIED INSPECTION PERSONNEL" TO CONDUCT INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE PROPOSED IN PART III.G.1.G OF THE OHC000006 PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. AT A MINIMUM, PROCEDURES IN A SWP3 SHALL PROVIDE THAT ALL CONTROLS ON THE SITE ARE INSPECTED:
** AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED; AND*
** ONCE EVERY SEVEN CALENDAR DAYS.*

THE INSPECTION FREQUENCY MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH FOR DORMANT SITES IF:
** THE ENTIRE SITE IS TEMPORARILY STABILIZED OR*
** RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME (E.G. SITE IS COVERED WITH SNOW, ICE, OR THE GROUND IS FROZEN).*

THE BEGINNING AND ENDING DATES OF ANY REDUCED INSPECTION FREQUENCY SHALL BE DOCUMENTED IN THE SWP3. ONCE A DEFINABLE AREA HAS ACHIEVED FINAL STABILIZATION, THE AREA MAY BE MARKED ON THE SWP3 AND NO FURTHER INSPECTION REQUIREMENTS SHALL APPLY TO THAT PORTION OF THE SITE.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:
i. THE INSPECTION DATE;
ii. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
iii. 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;
iv. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
v. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
vi. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
vii. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
viii. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
ix. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

THE PERMITTEE SHALL MAINTAIN FOR THREE YEARS FOLLOWING THE SUBMITTAL OF A NOTICE OF TERMINATION FORM, A RECORD SUMMARIZING THE RESULTS OF THE INSPECTION, NAMES(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWP3 AND A CERTIFICATION AS TO WHETHER THE FACILITY IS IN COMPLIANCE WITH THE SWP3 AND THE PERMIT AND IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. THE RECORD AND CERTIFICATION SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.

i. WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, IT SHALL BE REPAIRED OR MAINTAINED WITHIN 3 DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS SHALL BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.

ii. WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWP3 SHALL BE AMENDED AND THE NEW CONTROL PRACTICE SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

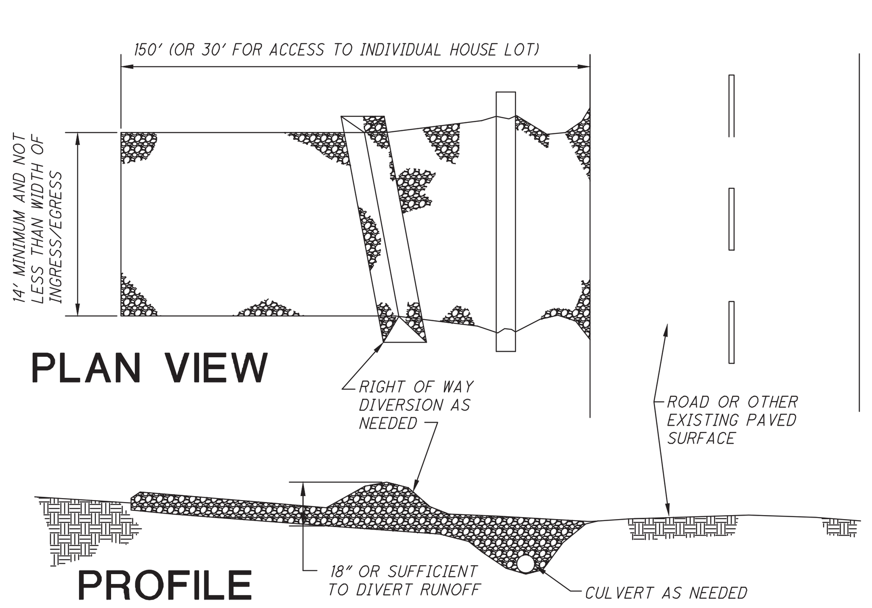
iii. WHEN PRACTICES DEPICTED ON THE SWP3 ARE NOT INSTALLED. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE CONTAINED IN PART III.G.1.H OF THIS PERMIT, THE CONTROL PRACTICE SHALL BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD SHALL CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.

B. VEGETATIVE PLANTINGS - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
C. REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.
D. MOWING - DRAINAGE WAYS, DITCHES, AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
E. FERTILIZATION - SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

CONSTRUCTION ENTRANCE

A. STONE SIZE - 2" STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
B. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS, BUT NOT LESS THAN 150' (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH APPLIES).
C. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6" THICK.
D. WIDTH - THE ENTRANCE SHALL BE AT LEAST 10' WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
E. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LBS. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LBS.
F. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE, IF NEEDED, TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES (IF DRIVE IS PLACED ACROSS A DITCH).
G. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE, IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES (IF DRIVE IS PLACED ON A SLOPE).
H. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
I. CONSTRUCTION ENTRANCE SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFFSITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
J. CONSTRUCTION ENTRANCES ARE INSTALLED TO MINIMIZE OFFSITE TRACKING OF SEDIMENTS. A STONE ACCESS DRIVE SHOULD BE INSTALLED AT EVERY POINT WHERE VEHICLES ENTER OR EXIT THE SITE. EVERY INDIVIDUAL LOT SHOULD ALSO HAVE ITS OWN DRIVE ONCE CONSTRUCTION ON THE LOT BEGINS.

NOTE: ALTERNATIVE STABILIZATION METHODS FOR CONSTRUCTION ENTRANCE/EXIT SUCH AS MANUFACTURED STEEL PLATES, GRID PLATES, ETC. OR STEEL PIPES/GRATINGS WILL ALSO BE CONSIDERED BUT WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER PRIOR TO THE USE OF SUCH ALTERNATIVE METHODS AS ON–SITE CONSTRUCTION ENTRANCES/EXIT. ANY PROPOSED ALTERNATIVE METHODS SHALL SHALL BE SHOWN TO EFFECTIVELY REMOVE MUD AND DEBRIS FROM VEHICLE WHEELS PRIOR TO EXITING THE SITE.



PLAN VIEW

PROFILE

CONSTRUCTION ENTRANCE DETAIL

NON-SEDIMENT POLLUTION CONTROL

A. CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES:

DISPOSAL AND HANDLING OF HAZARDOUS AND OTHER CONSTRUCTION WASTE

DO:
** PREVENT SPILLS*
** USE PRODUCTS UP*
** FOLLOW LABEL DIRECTIONS FOR DISPOSAL*
** REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH*
** RECYCLE WASTE WHENEVER POSSIBLE*

DON'T
** DON'T POUR INTO WATERWAYS, STORM DRAINS, OR ONTO THE GROUND*
** DON'T POUR DOWN THE SINK, FLOOR DRAIN, OR SEPTIC TANKS*
** DON'T BURY CHEMICALS OR CONTAINERS*
** DON'T BURN CHEMICALS OR CONTAINERS*
** DON'T MIX CHEMICALS TOGETHER*

B. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM, AND ANY HAZARDOUS MATERIALS TO BE USED ON SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.

C. NO WASTE MATERIALS SHALL BE BURIED ON SITE. SITE PERSONNEL, INCLUDING SUBCONTRACTORS, SHALL BE NOTIFIED THAT NO CONSTRUCTION-RELATED MATERIALS ARE TO BE BURIED ON SITE.

D. MIXING, PUMPING, TRANSFERRING, OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH, OR STORM DRAIN.

E. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.

F. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER.

G. IF HAZARDOUS SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST OR KITTY LITTER AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. CONTACT OHIO EPA (1-800-282-9378),

H. SPILLS OF 25 GAL. OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MIN. OF THE DISCOVERY OF THE RELEASE.

I. STREETS NEED TO BE SWEPT AS OFTEN AS NECESSARY TO KEEP THEM CLEAN AND FREE FROM SEDIMENT. SEDIMENT TO BE SWEPT BACK ONTO THE LOT - NOT DOWN THE STORM SEWER.

J. STOCKPILES OF SOIL AND OTHER MATERIALS SHALL BE STORED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, AND SHALL HAVE EROSION CONTROL MATERIALS PLACED AROUND THEM.

K. ALL STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF NON-ERODIBLE MATERIAL.

PROCESS WASTEWATER/LEACHATE MANAGEMENT NOTE

ALL PROCESS WASTEWATERS (e.g. EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASH-OUTS) MUST BE COLLECTED AND DISPOSED OF PROPERLY (e.g. TO A PUBLICLY-OWNED TREATMENT WORKS). THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON-STORM WATERS. THE DISCHARGE OF NON-STORM WATERS TO WATERS OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS OR REGULATIONS.

HANDLING OF TOXIC OR HAZARDOUS MATERIALS NOTE

NO SOLID, SANITARY, OR TOXIC WASTE IS TO BE DISPOSED OF ON THE PROJECT SITE. RECYCLING OF USED OR UNUSED HAZARDOUS MATERIALS SHALL NOT OCCUR ON SITE EITHER. AREAS DESIGNATED FOR CEMENT TRUCK WASHOUTS, AND VEHICLE FUELING SHALL NOT TAKE PLACE ON PARKING LOT BASE.

CONSTRUCTION CHEMICAL COMPOUNDS NOTE

NO MIXING OR STORAGE OF CHEMICAL COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE ARE PERMITTED TO TAKE PLACE ON-SITE. ALL MIXING SHALL TAKE PLACE BEFORE ENTERING THE SITE.

CONSTRUCTION & DEMOLITION DEBRIS NOTE

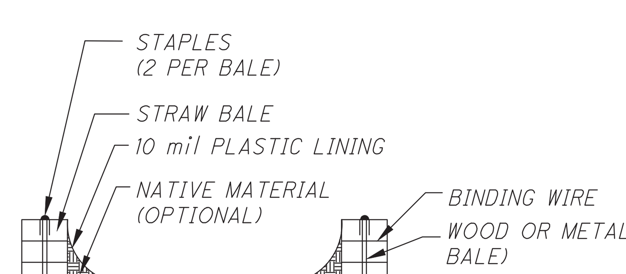
ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).

CONTAMINATED SOILS NOTE

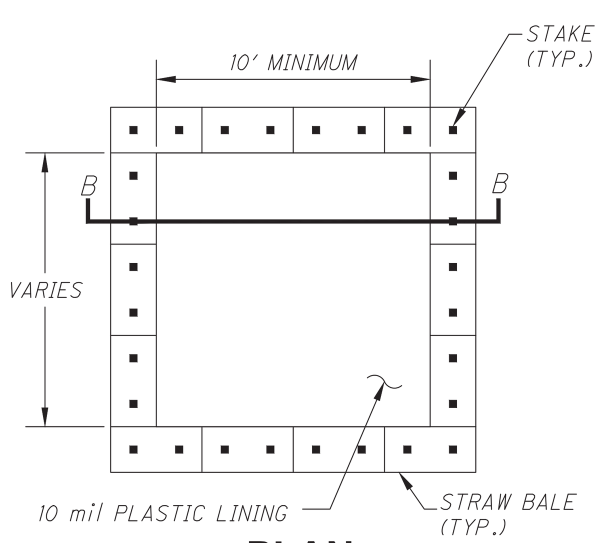
SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS SHALL BE HANDLED AND DISPOSED OF PROPERLY. ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED OF IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDFs). IF CONTAMINATION HAPPENS TO OCCUR, TARPS ARE TO BE USED TO PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

CONCRETE WASHOUT NOTE

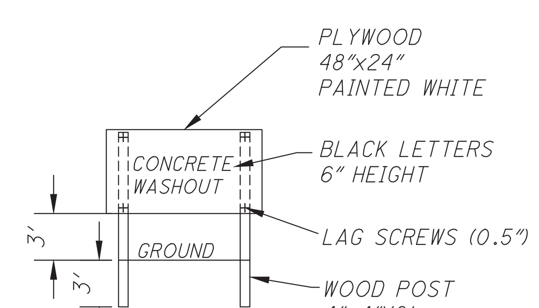
CONCRETE WASHOUT OPERATIONS SHALL TAKE PLACE WITHIN THE PROPOSED PROJECT AREA UTILIZING THE CONTRACTOR'S PORTABLE CONCRETE WASHOUT CONTAINER OR WITHIN A BERMED/CONTAINED AREA. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE WASHOUT MATERIAL DOES NOT LEAVE THE WASHOUT AREA OR ENTER THE STORM SYSTEM. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL LEFTOVER WASHOUT MATERIAL.



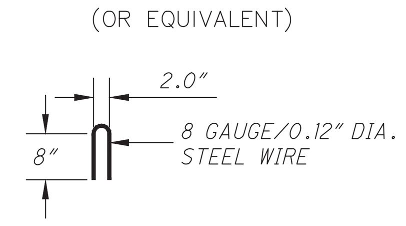
SECTION B-B
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)



STAPLE DETAIL

CONCRETE WASHOUT DETAIL

DUST CONTROL

DUST CONTROL SHALL BE PROVIDED AS NEEDED TO PREVENT SEDIMENT FROM BECOMING AIRBORNE. MEASURES SHALL INCLUDE WATERING VIA A WATER TRUCK OR OTHER WATERING DEVICE AS NEEDED TO REDUCE AND/OR ELIMINATE AIRBORNE DUST CREATED BY CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES.

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

A. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

C. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

D. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

E. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5' (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

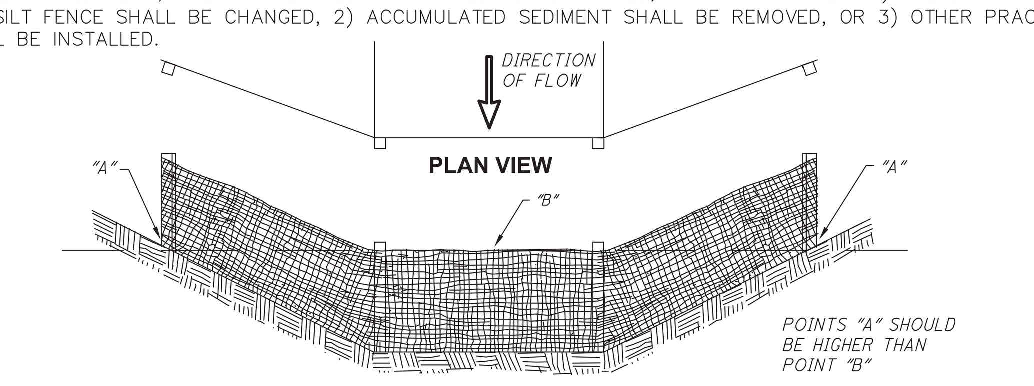
F. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE.

G. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6" DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

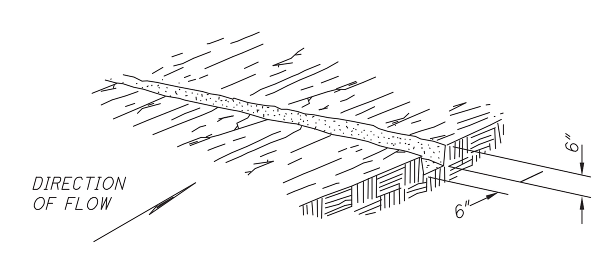
H. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8" OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6" DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

I. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

J. MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. ALL THE GAPS AND TEARS IN THE FENCE MUST BE ELIMINATED AND REPAIRED. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

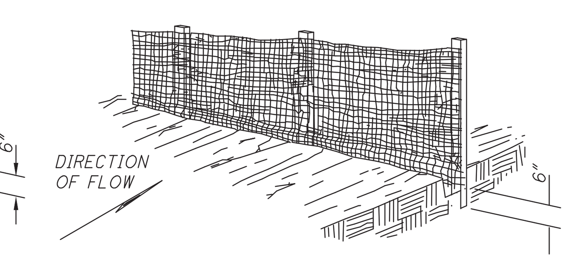


DITCH CHECK FILTER FABRIC FENCE



EXCAVATE A 6"X6" TRENCH ALONG THE PROPOSED FENCE LINE.

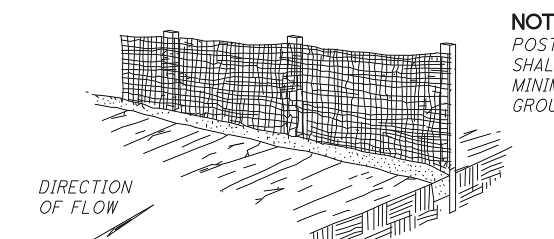
STEP 1



PLACE FABRIC AND SUPPORT STAKES AND EXTEND FABRIC INTO THE TRENCH.

STEP 2

NOTE:
POSTS/SUPPORT STAKES SHALL BE DRIVEN A MINIMUM OF 16" INTO THE GROUND



BACKFILL AND COMPACT THE EXCAVATED SOIL.

STEP 3

DITCH CHECK FILTER FABRIC FENCE

FILTER FABRIC FENCE DETAIL

CRITERIA FOR SILT FENCE MATERIAL

A. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 48" LONG. WOOD POSTS WILL BE 2"–BY–2" HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 5'. POSTS/SUPPORT STAKES SHALL BE DRIVEN A MINIMUM OF 16" INTO THE GROUND.

B. SILT FENCE FABRIC SHALL CONFORM TO THE AASHTO SILT FENCE SPECIFICATION 100X AND SHALL HAVE A MINIMUM 100# GRAB TENSILE. SILT FENCE SHALL ALSO CONFORM TO THE MOST RECENT ODOT STANDARD FOR SEDIMENT/SILT FENCE (TABLE 712.09–1)

C. SILT FENCE SHALL BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PERMANENT STABILIZATION

ALL AREAS AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE. THIS IS USUALLY ACCOMPLISHED BY USING SEED AND MULCH, BUT SPECIAL MEASURES ARE SOMETIMES REQUIRED. THIS IS PARTICULARLY TRUE IN DRAINAGE DITCHES/SWALES, LOW AREAS, DETENTION POND BOTTOMS AND SIDES OR ON STEEP SLOPES. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE INSTALLATION OF EROSION CONTROL BLANKETS AND/OR MATTING, ADDITION OF TOPSOIL, OR ROCK RIP–RAP. CONTRACTOR SHALL UTILIZE THESE AND ANY OTHER SPECIAL MEASURES AS NEEDED TO PERMANENTLY STABILIZE THE SITE. PERMANENT SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 AND AUGUST 1 TO SEPTEMBER 30. DORMANT SEEDING CAN BE DONE FROM NOVEMBER 20 TO MARCH 15. AT ALL OTHER TIMES OF THE YEAR, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL A PERMANENT SEEDING CAN BE APPLIED.

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREAS WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.) AND AT FINAL GRADE	WITHIN 2 DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

SOILS EXPOSED NOTE

CONTRACTOR SHALL PLAN AND IMPLEMENT CONSTRUCTION AND GRADING ACTIVITIES TO MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITIES.

TEMPORARY SEEDING SPECIES SELECTION

SEEDING DATES	SPECIES	L.B./1000 SQ. FT.	PER ACRE
MARCH 1 TO AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	4 BUSHELS 40 LBS. 40 LBS.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LBS. 40 LBS. 40 LBS.
AUGUST 16 TO NOVEMBER 1	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHELS 40 LBS. 40 LBS.
	WHEAT TALL FESCUE ANNUAL RYEGRASS	1 1 1	2 BUSHELS 40 LBS. 40 LBS.
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LBS. 40 LBS. 40 LBS.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

SPECIFICATIONS FOR TEMPORARY SEEDING

A. TO MINIMIZE COSTS OF TEMPORARY STABILIZATION, LEAVE NATURAL COVER IN PLACE FOR AS LONG AS POSSIBLE. ONLY DISTURB AREAS YOU INTEND TO WORK WITHIN THE NEXT 14 DAYS.

B. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.

C. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.

D. SOIL AMENDMENTS - APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.

E. SEEDING METHOD - SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY PLACED USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

A. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT AREAS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.

B. MATERIALS:
- STRAW – IF STRAW IS USED, IT SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/ACRE OR 90 LBS./1,000 SQ. FT. (TWO TO THREE BALES). THE 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 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LBS. BALES OF STRAW IN EACH SECTION.
- HYDROSEEDERS – IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB/AC. OR 46 LBS./1,000 SQ. FT.
- OTHER – OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS/AC.
- STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:
  –MECHANICAL – A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED, BUT GENERALLY, BE LEFT LONGER THAN 6".
  –MULCH NETTINGS – NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATION RUN OFF AND ON CRITICAL SLOPES.
  –SYNTHETIC BINDERS – SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI–TAC), DCA–70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
  –WOOD CELLULOSE FIBER – WOOD–CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS./AC. THE WOOD–CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LBS./1000 GAL.

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.) AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN 1 YEAR, AND NOT WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.)	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER
WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED.	

PERMANENT STABILIZATION

ODOT ITEM 659 SEEDING AND MULCHING, CLASS 1 (LAWN MIXTURE), AS PER PLAN

THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 659, SEEDING AND MULCHING, EXCEPT AS HEREIN MODIFIED.

ALL DISTURBED AREAS OR AREAS DESIGNATED FOR SEEDING SHALL BE GRADED AND SEEDED AND SHALL HAVE A MINIMUM OF 6'' OF TOPSOIL OVER THE ENTIRE AREA. TESTING THE PH OF ANY EXISTING OR IMPORTED TOPSOIL PER ODOT 659.02 SHALL BE WAIVED. THE AREA SHALL BE HAND–RAKED AND DRESSED READY FOR SEEDING. NO STONE OVER 1" IN SIZE PERMITTED IN THE TOP 6''.

SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL.

IT'S THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE REQUIRED GERMINATION RATES AND ENSURE THE GRASS IS ESTABLISHED TO THE SATISFACTION OF THE OWNER WHICH MAY REQUIRE WATERING, REGRADING/ADDING TOPSOIL AND RESEEDING. ANY AREAS THAT HAVE ERODED OR WHERE NEW GRASS DID NOT GERMINATE SHALL BE ADDRESSED BY THE CONTRACTOR UNTIL THE AREAS ARE STABILIZED, SHAPED, AND DRAINED, AS INDICATED IN THE PLANS.

ANY DISTURBED AREA, OUTSIDE OF THE PROJECT WORK LIMITS, CAUSED BY THE CONTRACTOR'S WORK, SHALL BE RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER AND PROJECT OWNER'S REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.

THIS ITEM INCLUDES: TOPSOIL, SEEDING, MULCHING, COMMERCIAL FERTILIZER, WATER, AND REPAIR SEEDING AND MULCHING.

THE ABOVE SHALL BE INCIDENTAL TO THE PROJECT.

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO

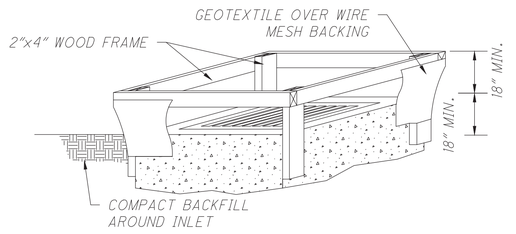
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME: SWPPP NOTES 1
DRAWN BY: JBP
CHECKED BY: JSP
PROJECT No.: WAR-SPR-2408
DATE: 3-11-2025
SHEET NUMBER: 25 OF 27

INLET PROTECTION FOR STORM STRUCTURES W/ GRATE

INLET PROTECTION MAY CONSIST OF SEDIMENT FENCE AND/OR DEVICES SUCH AS FLEX STORM INLET FILTERS, SEDCAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, OR OTHER DEVICES (ALTERNATE PRODUCTS WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED) WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE . INSTALL INLET PROTECTION ON ALL PROPOSED YARD DRAINS, CATCH BASINS AND MANHOLES WITH GRATED LIDS AND TO ALL EXISTING STORM STRUCTURES WITH GRATED LIDS WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.



NOTES

A. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

B. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18".

C. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2" BY 4" CONSTRUCTION GRADE LUMBER. THE 2" BY 4" POST SHALL BE DRIVEN 1' INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2" BY 4" FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6" BELOW ADJACENT ROAD, IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

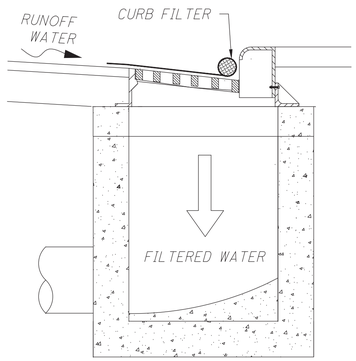
D. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

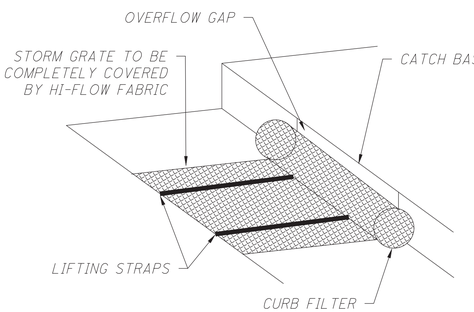
E. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAY ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

F. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6" LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

G. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION, AND IF RUNOFF BY PASSING THE INLET WILL NOT FLOW TO A SETTING POND, THE TOP OF EARTH DIKES SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS





NOTES

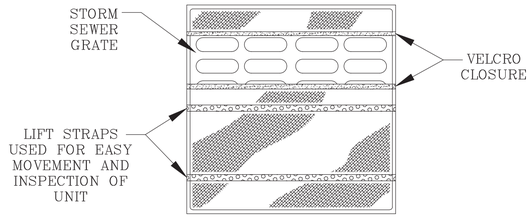
A. DANDY CURB BAG, SEDIGUARDS, OR ALTERNATE PRODUCT WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED MAY BE USED.

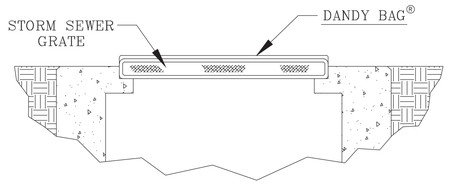
B. REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.
- DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.
- SEDIGUARD: CLEAN SEDIGUARD ONCE IT IS DRY WITH A STIFF BROOM AFTER EVERY RAIN.
- ALTERNATE PRODUCTS: CLEAN AS REQUIRED PER MANUFACTURER'S RECCOMENDATIONS

C. INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

CURB INLET SEDIMENT FILTER DETAIL

DANDY BAG®





DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY BAG®
SPECIFICATIONS

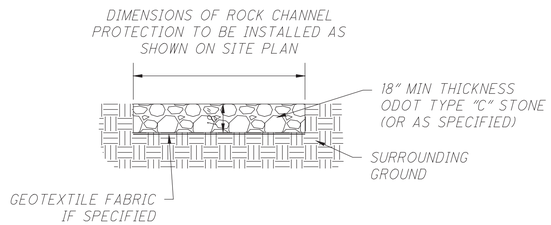
NOTE: THE DANDY BAG® WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

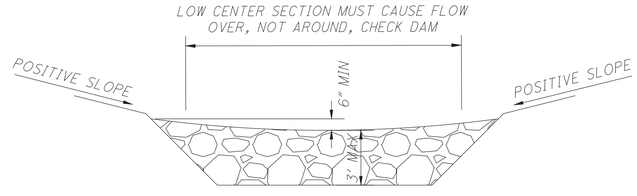
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Bags® can be ordered with optional oil absorbent pillows

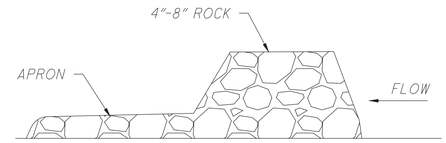
INLET PROTECTION - DANDY BAG



ROCK CHANNEL PROTECTION DETAIL FOR PIPE OUTLET



CROSS SECTION



PROFILE

NOTES

A. THE CHECK DAM SHALL BE CONSTRUCTED OF 4-8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL. ODOT TYPE D STONE IS ACCEPTABLE, BUT SHOULD BE UNDERLAIN WITH A GRAVEL FILTER CONSISTING OF ODOT No. 3 OR 4 OR SUITABLE FILTER FABRIC.

B. MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.

C. THE MIDPOINT OF THE ROCK CHECK DAM SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE SIDES IN ORDER TO DIRECT ACROSS THE CENTER AND AWAY FROM THE CHANNEL SIDES.

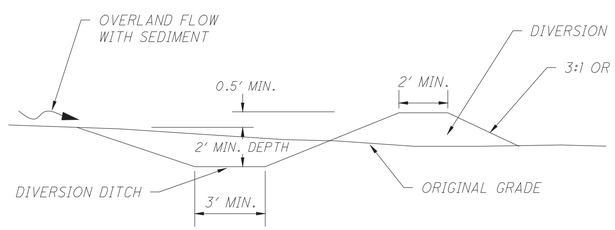
D. THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.

E. A STONE APRON SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CHECK DAM TO PREVENT FLOWS FROM UNDERCUTTING THE STRUCTURE. THE APRON SHOULD BE 6 INCHES THICK AND ITS LENGTH TWO TIMES THE HEIGHT OF THE DAM.

F. STONE PLACEMENT SHALL BE PERFORMED EITHER BY HAND OR MECHANICALLY AS LONG AS THE CENTER OF CHECK DAM IS LOWER THAN THE SIDES AND EXTENDS ACROSS ENTIRE CHANNEL.

G. SIDE SLOPES SHALL BE A MINIMUM OF 2:1.

DITCH ROCK CHECK DAM



NOTES

A. BERM CAN BE CONSTRUCTED AS DITCH OR DIKE WALL

B. PLACE DITCH ON A GRADE TO DRAIN TO SEDIMENT BASIN.

CROSS SECTION OF A DIVERSION BERM

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NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME: SWPPP NOTES 2
DRAWN BY: JBP
CHECKED BY: JSP
PROJECT No.: WAR-SPR-2408
DATE: 3-11-2025
SHEET NUMBER: 26 OF 27

PROP. SEDIMENT BASIN 2
TOP: 834.00
BOTTOM: 838.00
INSTALL 3" SKIMMER AT ELEV. 835.25. WATER QUALITY ORIFICE MUST BE PLUGGED UNTIL SITE IS SETTLED.

PROP. FILTER FABRIC FENCE

PROP. STAGING AND STORAGE AREA

PROP. CONSTRUCTION ENTRANCE

PROP. SEDIMENT BASIN 1
TOP: 794.50
BOTTOM: 788.00
INSTALL 5" SKIMMER AT ELEV. 793.50. WATER QUALITY ORIFICE MUST BE PLUGGED UNTIL SITE IS SETTLED.

PROP. INLET PROTECTION (TYP.)

PROP. MOUNDING

PROP. ASPHALT PATH

PROP. PATH

EXISTING POND

Ex. HOUSE

MORRIS STREET

PERTHSHIRE DRIVE

S. MAIN STREET

SCALE IN FEET
0 40 80 160

LEGEND

- 830 — EXISTING CONTOURS
- 830 — PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED CONSTRUCTION LIMITS
- F — PROPOSED FILTER FABRIC FENCE MEASURE
- PROPOSED INLET PROTECTION
- PROPOSED DITCH CHECK/ROCK CHECK DAM
- PROPOSED CONSTRUCTION ENTRANCE

THIS AREA IS TO BE USED FOR VEHICLE FUELING AND MAINTENANCE. AN ABOVE GROUND STORAGE TANK OF LESS THAN 500 GALLONS WILL BE USED AS THE FUEL SOURCE. THIS AREA WILL ALSO BE USED FOR RECEIVING CONCRETE CHUTE AND OTHER CONCRETE WASH WATERS. THIS SHALL NOT OCCUR ON STREET SUBGRADE OR BASE.

BENCHMARK #3	ELEV. 881.86
MAG NAIL IN POWER POLE NEAR SOUTHWEST CORNER OF THE PROPERTY.	
BENCHMARK #4	ELEV. 870.20
MAG NAIL IN POWER POLE NEAR NORTHWEST CORNER OF THE PROPERTY.	

WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT:

THE FIRST 0.90" OF STORMWATER RUNOFF FOR THE SITE WILL BE CONTROLLED VIA FILTRATION (AND SOME INFILTRATION) BY THE GRASSED AREAS IN AND AROUND THE PROPOSED IMPERVIOUS AREAS, GRASSED SWALES, AND WET BOTTOM OF THE RETENTION BASIN. ADDITIONAL POLLUTANTS WILL ALSO SETTLE OUT OVER TIME IN THE RETENTION BASIN.

THE ON-SITE RETENTION BASIN HAS BEEN DESIGNED TO TREAT THE WATER QUALITY VOLUME (WQv) USING A REDUCED SIZED ORIFICE FOR AN OUTLET AS FOLLOWS:

-RELEASE THE RUNOFF FROM A 0.90" RAIN EVENT ON THE SITE DRAINAGE AREA OVER 24 HOURS OR LONGER AND

-THE FIRST HALF OF THE TOTAL VOLUME GENERATED BY THE RUNOFF FROM A 0.90" RAIN EVENT IS RETAINED FOR GREATER THAN 8 HOURS.

POND 1:
POST-CONSTRUCTION STORM WATER MANAGEMENT WATER QUALITY VOLUME FOR DEVELOPMENT USING 0.90 INCHES OF RAIN:
DETENTION BASIN:
WQv=0.59*0.90*20.58/12=47,602 CU FT
47,864 CU FT PROVIDED TO ELEV. 790.40
THE DETENTION BASIN HAS AN OUTLET WITH A 5.10" DIA. ORIFICE THAT RELEASES APPROX. 33% OF THE WQv AT 16 HOURS AND APPROX. 99% AT 48 HOURS

WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT (CONT.):

POND 2:
POST-CONSTRUCTION STORM WATER MANAGEMENT WATER QUALITY VOLUME FOR DEVELOPMENT USING 0.90 INCHES OF RAIN:
DETENTION BASIN:
WQv=0.59*0.90*9.19/12=21,256 CU FT
21,529 CU FT PROVIDED TO ELEV. 835.25
THE DETENTION BASIN HAS AN OUTLET WITH A 4.00" DIA. ORIFICE THAT RELEASES APPROX. 31% OF THE WQv AT 16 HOURS AND APPROX. 95% AT 48 HOURS

SEE SEPARATE STORMWATER CALCS. FOR ADDITIONAL DETAILS IF NEEDED

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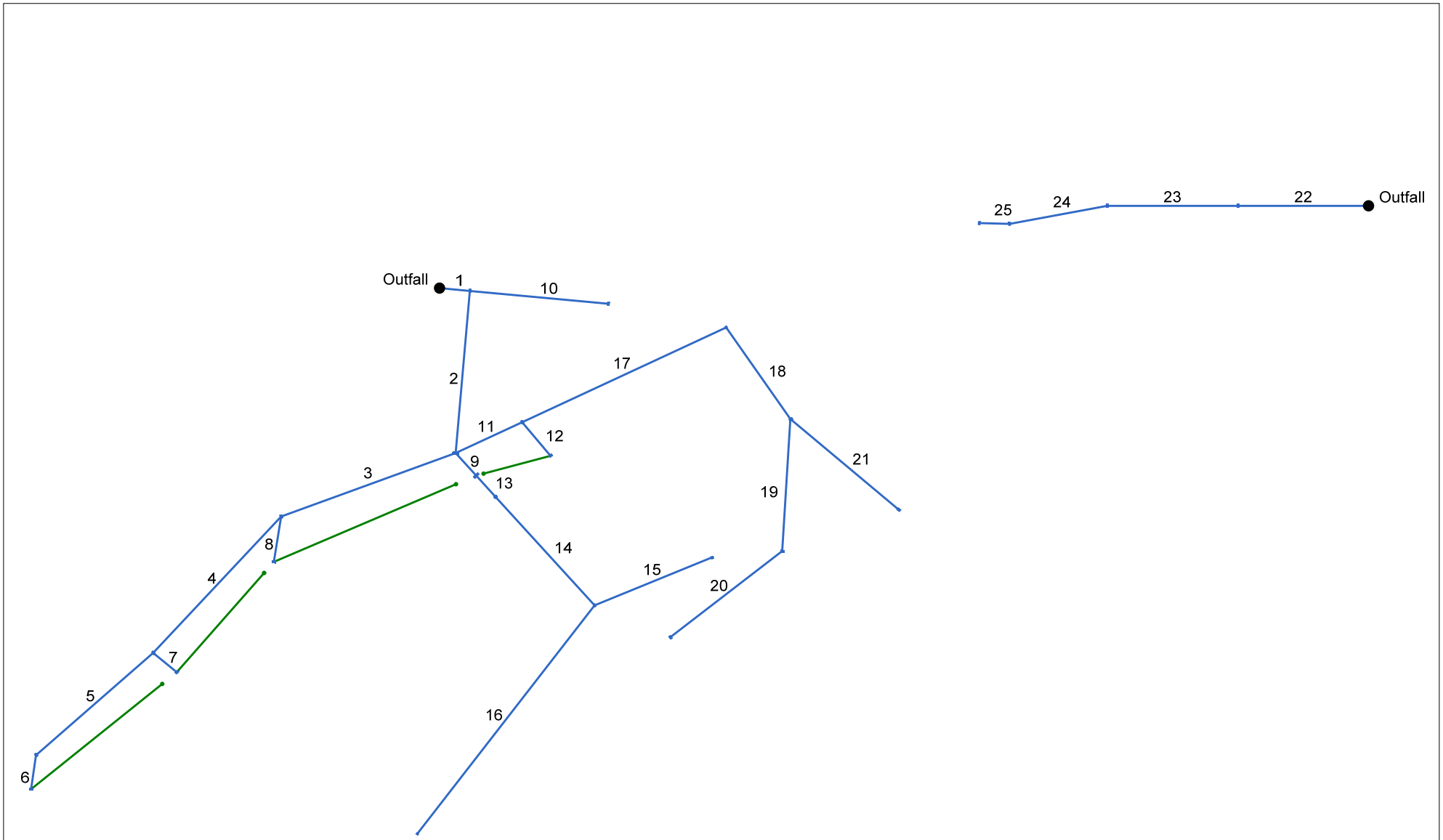
NORTHAMPTON PHASE 2
CITY OF SPRINGBORO
EROSION CONTROL PLAN

REVISIONS:

FILE NAME: SWPPP
DRAWN BY: JBP
CHECKED BY: JSP
PROJECT No.: WAR-SPR-2408
DATE: 3-11-2025
SHEET NUMBER: 27 OF 27

Z:\project\Warren\Springboro\WAR-SPR-2408NorthamptonSection2\WARSPR2408_SWPPP.dwg 11-Mar-25 7:07 AM

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: 2024-09-10_PHASE 2-JBP.stm	Number of lines: 25	Date: 3/11/2025

COEC RPT2

10-YEAR

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
1	#215	0.33	10.85	0.40	4.61	15.0	38.2	15.03	22.07	18	3.76	833.34	832.25	834.75	833.33	838.00	833.58	3.16	-0.17	
2	#206	0.36	10.23	0.50	4.36	10.0	37.9	14.29	16.90	18	2.21	836.76	833.34	838.15 j	834.75	841.46	838.00	3.20	3.16	
3	#205	0.31	1.72	0.50	0.86	10.0	12.1	4.86	6.89	12	3.74	843.60	837.01	844.51 j	838.15	847.10	841.46	2.50	3.45	
4	#202	0.23	1.18	0.50	0.59	10.0	11.4	3.41	6.88	12	3.74	850.24	843.60	851.03 j	844.51	853.91	847.10	2.67	2.50	
5	#201	0.25	0.61	0.50	0.31	10.0	10.4	1.82	7.95	12	4.25	856.52	850.24	857.09 j	851.03	860.02	853.91	2.50	2.67	
6	#200	0.36	0.36	0.50	0.18	10.0	10.0	1.09	4.78	12	1.80	857.11	856.52	857.55 j	857.09	860.61	860.02	2.50	2.50	
7	#203	0.34	0.34	0.50	0.17	10.0	10.0	1.03	2.56	12	0.52	850.39	850.24	851.05	851.03	853.89	853.91	2.50	2.67	
8	#204	0.23	0.23	0.50	0.12	10.0	10.0	0.69	6.07	12	2.90	844.87	843.60	845.22 j	844.51	848.37	847.10	2.50	2.50	
9	#207	0.36	3.53	0.50	1.45	10.0	37.8	4.75	4.80	15	0.55	836.91	836.75	838.31	838.15	841.32	841.46	3.16	3.46	
10	#216	0.29	0.29	0.40	0.12	15.0	15.0	0.60	5.47	12	2.01	836.60	833.95	836.92 j	834.75	838.60	838.00	1.00	3.05	
11		0.28	4.62	0.50	1.88	10.0	28.0	7.28	13.57	18	1.42	837.75	836.76	838.79 j	838.15	841.53	841.46	2.28	3.20	
12		0.38	0.38	0.40	0.15	10.0	10.0	0.92	4.47	15	0.41	838.17	838.00	838.80	838.79	841.67	841.53	2.25	2.28	
13	New	0.00	3.17	0.00	1.27	0.0	37.7	4.17	4.57	15	0.50	837.05	836.91	838.54	838.42	842.22	841.32	3.92	3.16	
14		1.43	3.17	0.40	1.27	35.0	37.0	4.21	4.95	15	0.50	837.75	837.05	839.07	838.56	840.00	842.22	1.00	3.92	
15		0.42	0.42	0.40	0.17	15.0	15.0	0.88	3.52	12	0.83	839.00	838.00	839.46	839.34	841.01	840.00	1.01	1.00	
16		1.32	1.32	0.40	0.53	35.0	35.0	1.81	8.39	12	4.73	851.00	838.00	851.57 j	839.34	853.00	840.00	1.00	1.00	
17	#209	0.23	3.96	0.40	1.58	15.0	27.0	6.27	8.00	18	0.58	838.99	837.75	839.96	838.79	842.50	841.53	2.01	2.28	
18	#222	0.00	3.73	0.40	1.49	15.0	26.5	5.97	18.33	18	2.60	841.75	838.99	842.69 j	840.37	845.50	842.50	2.25	2.01	
19	#225	0.77	2.67	0.40	1.07	25.0	25.9	4.32	4.32	15	0.38	844.48	844.00	845.50	845.03	847.00	845.50	1.27	0.25	
20	#224	1.90	1.90	0.40	0.76	25.0	25.0	3.13	3.14	15	0.20	844.75	844.48	846.07	845.80	847.00	847.00	1.00	1.27	
21		1.06	1.06	0.40	0.42	25.0	25.0	1.75	7.96	12	4.25	846.50	840.80	847.06 j	842.69	848.50	845.50	1.00	3.70	
22	#219	0.02	0.35	0.35	0.17	4.6	13.9	0.91	8.83	12	5.24	828.50	822.00	828.90	822.40	830.50	0.00	1.00	n/a	
23	#218	0.02	0.33	0.35	0.16	4.6	12.2	0.92	5.38	12	1.94	830.91	828.50	831.31	828.90	835.64	830.50	3.73	1.00	

Project File: 2024-09-10_PHASE 2-JBP.stm | Number of lines: 25 | Date: 3/11/2025

NOTES: ** Critical depth

COEC RPT2

10-YEAR

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
24	#213	0.16	0.31	0.50	0.16	10.0	10.8	0.91	2.28	12	0.35	831.24	830.91	831.68	831.35	834.89	835.64	2.65	3.73	
25	#212	0.15	0.15	0.50	0.08	10.0	10.0	0.45	2.77	12	0.52	831.39	831.24	831.67	831.74	834.89	834.89	2.50	2.65	

Project File: 2024-09-10_PHASE 2-JBP.stm | Number of lines: 25 | Date: 3/11/2025

NOTES: ** Critical depth

COEC RPT2

25-YEAR

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
1	#215	0.33	10.85	0.40	4.61	15.0	37.8	17.78	22.07	18	3.76	833.34	832.25	834.79	833.33	838.00	833.58	3.16	-0.17	
2	#206	0.36	10.23	0.50	4.36	10.0	37.5	16.89	16.90	18	2.21	836.76	833.34	838.20	834.79	841.46	838.00	3.20	3.16	
3	#205	0.31	1.72	0.50	0.86	10.0	11.8	5.65	6.89	12	3.74	843.60	837.01	844.54 j	838.20	847.10	841.46	2.50	3.45	
4	#202	0.23	1.18	0.50	0.59	10.0	11.3	3.94	6.88	12	3.74	850.24	843.60	851.08 j	844.54	853.91	847.10	2.67	2.50	
5	#201	0.25	0.61	0.50	0.31	10.0	10.3	2.10	7.95	12	4.25	856.52	850.24	857.14 j	851.08	860.02	853.91	2.50	2.67	
6	#200	0.36	0.36	0.50	0.18	10.0	10.0	1.25	4.78	12	1.80	857.11	856.52	857.58 j	857.14	860.61	860.02	2.50	2.50	
7	#203	0.34	0.34	0.50	0.17	10.0	10.0	1.18	2.56	12	0.52	850.39	850.24	851.10	851.08	853.89	853.91	2.50	2.67	
8	#204	0.23	0.23	0.50	0.12	10.0	10.0	0.80	6.07	12	2.90	844.87	843.60	845.24 j	844.54	848.37	847.10	2.50	2.50	
9	#207	0.36	3.53	0.50	1.45	10.0	37.4	5.61	4.80	15	0.55	836.91	836.75	838.42	838.20	841.32	841.46	3.16	3.46	
10	#216	0.29	0.29	0.40	0.12	15.0	15.0	0.70	5.47	12	2.01	836.60	833.95	836.95 j	834.79	838.60	838.00	1.00	3.05	
11		0.28	4.62	0.50	1.88	10.0	27.6	8.58	13.57	18	1.42	837.75	836.76	838.88 j	838.20	841.53	841.46	2.28	3.20	
12		0.38	0.38	0.40	0.15	10.0	10.0	1.06	4.47	15	0.41	838.17	838.00	838.89	838.88	841.67	841.53	2.25	2.28	
13	New	0.00	3.17	0.00	1.27	0.0	37.3	4.92	4.57	15	0.50	837.05	836.91	838.74	838.58	842.22	841.32	3.92	3.16	
14		1.43	3.17	0.40	1.27	35.0	36.7	4.97	4.95	15	0.50	837.75	837.05	839.48	838.78	840.00	842.22	1.00	3.92	
15		0.42	0.42	0.40	0.17	15.0	15.0	1.01	3.52	12	0.83	839.00	838.00	839.93	839.86	841.01	840.00	1.01	1.00	
16		1.32	1.32	0.40	0.53	35.0	35.0	2.12	8.39	12	4.73	851.00	838.00	851.62 j	839.86	853.00	840.00	1.00	1.00	
17	#209	0.23	3.96	0.40	1.58	15.0	26.7	7.36	8.00	18	0.58	838.99	837.75	840.12	838.88	842.50	841.53	2.01	2.28	
18	#222	0.00	3.73	0.40	1.49	15.0	26.3	6.99	18.33	18	2.60	841.75	838.99	842.77 j	840.53	845.50	842.50	2.25	2.01	
19	#225	0.77	2.67	0.40	1.07	25.0	25.8	5.06	4.32	15	0.38	844.48	844.00	845.91	845.25	847.00	845.50	1.27	0.25	
20	#224	1.90	1.90	0.40	0.76	25.0	25.0	3.65	3.14	15	0.20	844.75	844.48	846.59	846.22	847.00	847.00	1.00	1.27	
21		1.06	1.06	0.40	0.42	25.0	25.0	2.04	7.96	12	4.25	846.50	840.80	847.11 j	842.77	848.50	845.50	1.00	3.70	
22	#219	0.02	0.35	0.35	0.17	4.6	13.4	1.06	8.83	12	5.24	828.50	822.00	828.93	822.40	830.50	0.00	1.00	n/a	
23	#218	0.02	0.33	0.35	0.16	4.6	11.9	1.06	5.38	12	1.94	830.91	828.50	831.34	828.93	835.64	830.50	3.73	1.00	

Project File: 2024-09-10_PHASE 2-JBP.stm | Number of lines: 25 | Date: 3/11/2025

NOTES: ** Critical depth

COEC RPT2

25-YEAR

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
24	#213	0.16	0.31	0.50	0.16	10.0	10.7	1.05	2.28	12	0.35	831.24	830.91	831.72	831.39	834.89	835.64	2.65	3.73	
25	#212	0.15	0.15	0.50	0.08	10.0	10.0	0.52	2.77	12	0.52	831.39	831.24	831.69	831.78	834.89	834.89	2.50	2.65	

Project File: 2024-09-10_PHASE 2-JBP.stm | Number of lines: 25 | Date: 3/11/2025

NOTES: ** Critical depth

Wadestone Phase 4 Record Plan Submittals

APPLICATION—PLANNED UNIT DEVELOPMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

☐ REZONING/GENERAL PLAN ☐ FINAL DEVELOPMENT PLAN ☒ RECORD PLAN ☐ VARIANCE

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

☒ Owner
☐ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Casey Schlensker, Grand Communities, LLC

Address: 3940 Olympic Blvd, Suite 100
Erlanger, KY, 41018

Telephone No. ( ) 513-300-5308

Fax No. ( ) _____

Email Address: cschlensker@fischerhomes.com

PROPERTY OWNER NAME (IF OTHER): Grand Communities, LLC

Address: 3940 Olympic Blvd, Suite 100
Erlanger, KY, 41018

Telephone No. ( ) 513-300-5308

Property Address or General Location: _____

Parcel Number(s): 0413178011 Acreage: 5.3486 acres

PUD Category: ☐ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density _____ Number of Residential Units _____

Proposed Use: This record plan application is for creation of 18 buildable lots and 1 nonbuildable Open Space lot on plan titled Wadestone Phase 4.

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) 2/12/2025 (Date)

Casey Schlensker
Printed Name

RECORD PLAN
WADESTONE PHASE 4
STATE OF OHIO, COUNTY OF WARREN,
CITY OF SPRINGBORO, TOWNSHIP OF CLEARCREEK,
SECTION 13, TOWNSHIP 2E, RANGE 5N, M.Rs.
MARCH 2025

DEED REFERENCE:
Situated in the State of Ohio, County of Warren, City of Springboro, Township of Clearcreek, Section 13, Township 2E, Range 5N, Miami Rivers Survey, containing 5.3486 acres and being all that remains that 28.694 acre tract as described in a deed to Grand Communities, LLC, of record in Document No. 2023-005954, Recorder's Office, Warren County, Ohio.

OWNERS CONSENT AND DEDICATION:
We the undersigned, being the owner of the land hereon platted, do hereby voluntary consent to execution of the said record plan and do dedicate the streets and easements as shown hereon to the public use forever.

Easements shown on this record plan, unless designed for specific purpose, are for: the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, cable television, storm sewer disposal or other utility lines or services; and for the express privilege of cutting, trimming or removing any and all trees or other obstructions within said easement, or immediately adjacent thereto, to the free use of said easements or adjacent streets, and for providing ingress and egress to the property for said purpose, and are to be maintained as such forever. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facilities or (4) create a hazard.

The above utility easements are for the benefit of all public utility providers including, but not limited to: City of Springboro, Duke Energy, AT&T, Spectrum.

In Witness Whereof, Grand Communities, LLC owner, has hereunto set his hand this _____ day of _____, 2025.

Signed and Acknowledged
in the presence of:

_____ By: _____
Grand Communities, LLC

_____

COMMONWEALTH OF KENTUCKY
COUNTY OF _____ ss:

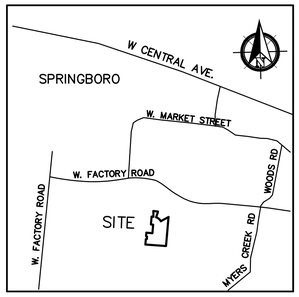
Before me, a Notary Public in and for said State, personally appeared _____, Grand Communities, LLC, Owner, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2025.

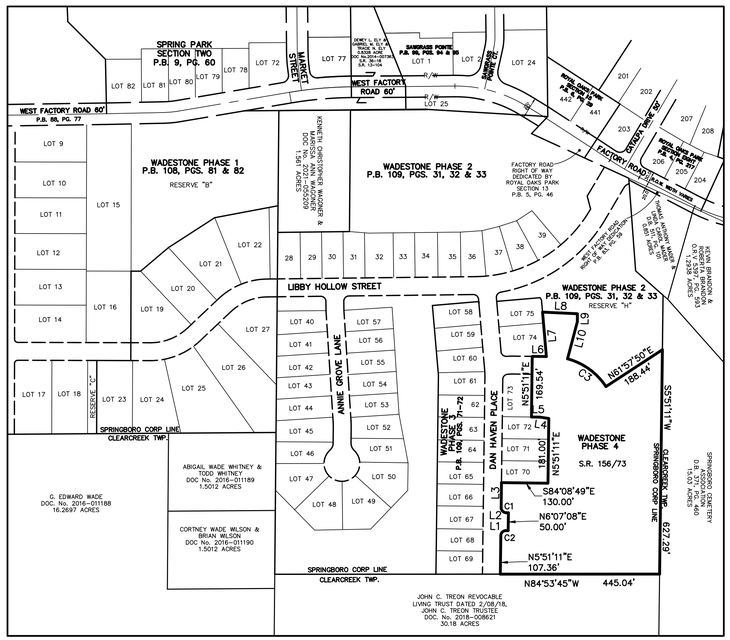
Notary Stamp: _____
Notary Public

NOTES:

1. Roof drains, foundation drains, or other clear water connections to the sanitary sewer are prohibit.
2. No person shall install any pump, pumping device apparatus, or other such system for discharging sump pump effluent into the public right of way without approval of the city engineer.
3. Back flow prevention devices shall be installed per City Ordinance 0-90-36.
4. All lots shall be subject to a publicly available drainage easement five (5) feet in width along all side yards and ten (10) feet along rear lot lines, except as otherwise indicated.
5. All open space, sump drains, private drainage easement, private storm sewers, street lighting, retention/detention pond and/or non-buildable lots to be maintained by the homeowners a association as recorded in Document No. 2024-003813.
6. The within subdivision is subject to declaration of covenants, conditions, and restrictions and reservations for Wadestone, which is recorded in Deed Records of Warren County, Ohio commencing with Document No. 2024-003813 and any amendments or supplements thereto. Also subject to the articles of incorporation and code of regulations for the association.
7. No private improvements of any kind shall be made on any right of way or easement which would interfere with access to any proposed street, utility, or other services improvement, present or future, and the city of Springboro shall not be responsible to any present or future owners of the property indicated on this plan from any damage done on said right of way, or easement to sod, shrubbery, trees, driveways or other improvements either natural or artificial by reason of entering for construction, operation, maintenance, repair, replacement or removal of said improvements.



LOCATION MAP



SUPERIMPOSED AREA
1"=200'

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

Line Table		
Line #	Length	Direction
L1	5.73'	S84°08'49"E
L2	5.96'	N84°08'49"W
L3	69.50'	N05°51'11"E
L4	25.24'	N76°10'15"W
L5	23.50'	N84°08'49"W
L6	39.43'	S84°07'30"E
L7	124.75'	N00°13'07"E
L8	97.63'	S82°13'08"E
L9	22.08'	S05°28'30"W
L10	107.63'	S19°58'27"W

APPROVALS:

APPROVED AND ACCEPTED BY COUNCIL OF THE MUNICIPALITY OF SPRINGBORO ON THIS _____ DAY OF _____, 2025,

_____ _____
ATTEST: CLERK OF COUNCIL MAYOR

_____
CITY ENGINEER

WARREN COUNTY AUDITOR

TRANSFERRED THIS _____DAY OF _____, 2025

_____
DEPUTY AUDITOR, WARREN COUNTY, OHIO

WARREN COUNTY RECORDER

FILE NO._____

RECEIVED ON THIS _____ DAY OF_____ _____ AT _____

RECORDED ON THIS _____ DAY OF_____ _____ AT ____

RECORDED IN PLAT BOOK No. _____, PAGES _____

FEE $_____

_____
DEPUTY RECORDER WARREN COUNTY, OHIO

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 2011 ADJUSTMENT, WHICH ESTABLISHES WITH GPS OBSERVATIONS A BEARING OF SOUTH 85°43'48" EAST, FOR THE CENTERLINE OF WEST FACTORY ROAD.

IRON PINS:
IRON PINS WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AFTER CONSTRUCTION IMPROVEMENTS HAVE BEEN COMPLETED AND ARE REBAR 5/8" IN DIAMETER 30" LONG WITH A PLASTIC CAP INSCRIBED "ARCADIS U.S. INC. S-7740".

OCCUPATION STATEMENT
OCCUPATION IN GENERAL AGREES WITH BOUNDARY LINES AS SHOWN.

DEED REFERENCES:
AS NOTED

CERTIFICATION

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. I CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED RECORD PLAN AND THAT SAID RECORD PLAN IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

BY_____
David L. Chiesa
Registered Surveyor No. 7740

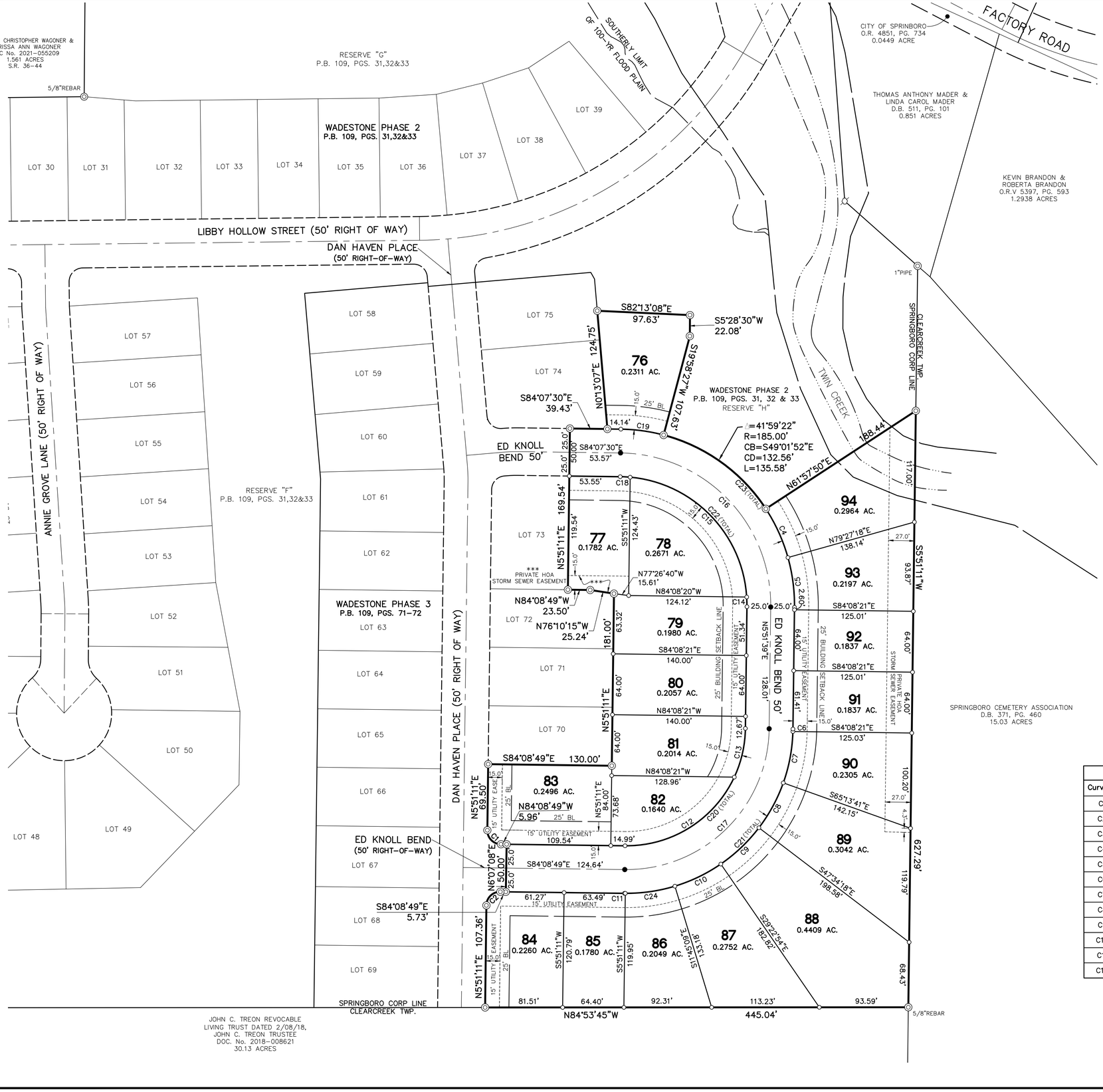
Date 03/05/25

OWNER/DEVELOPER :
GRAND COMMUNITIES LLC
3940 OLYMPIC BLVD. SUITE 400
ERLANGER KY. 41018

ARCADIS
8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
arcadis.com

I:\1138595_Springboro\active\07.0_Production\07.03_Design\00_Survey Mapping\WADESTONE PLAT PH4.dwg by chiesad5246 on 03/05/2025 @ 11:42:50 am - © M+E Companies, Inc.

RECORD PLAN
WADESTONE PHASE 4
STATE OF OHIO, COUNTY OF WARREN, CITY OF SPRINGBORO, TOWNSHIP OF CLEARCREEK, SECTION 13, TOWNSHIP 2E, RANGE 5N, M.Rs.



GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- IRON PIN FOUND SIZE AS NOTED IF NO SIZE NOTED PREVIOUSLY SET BY IBI GROUP IN GOOD CONDITION
- IRON PIN SET 5/8" REBAR 30" LONG "ARCADIS U.S. INC. S-7740"
- METAL FENCE POST FOUND
- MAG NAIL SET

BEARING REFERENCE

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes with GPS observations a bearing of South 85°43'48" East, for the centerline of West Factory Road

NOTES:

1. Lot 82 is a non-buildable lot and is to be maintained as common area and greenspace.
2. Private Storm Sewer Easements along the rear of Lots 77 & 78 and 89-94 are to be maintained by the HOA.
3. Monuments found are in good condition.
4. Minimum lot size 7,750 S.F.
5. Minimum dwelling size 1,600 S.F.

BUILDING SETBACKS: (BL)
(LOTS 76-94)
FRONT YARD 25 FEET
SIDE YARD 5 FEET
REAR YARD 25 FEET

ACREAGE
4.4383 ACRES LOTS
+ 0.9103 ACRES RIGHT OF WAY
5.3486 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	22.78'	14.50'	90°00'00"	S39°08'49"E	20.51'
C2	22.78'	14.50'	90°00'00"	S50°51'11"W	20.51'
C3	135.58'	185.00'	41°59'22"	N49°01'52"W	132.56'
C4	56.48'	185.00'	17°29'29"	N19°17'26"W	56.26'
C5	52.97'	185.00'	16°24'21"	N2°20'31"W	52.79'
C6	2.57'	175.00'	0°50'25"	N6°17'16"E	2.57'
C7	55.17'	175.00'	18°03'51"	N15°44'24"E	54.95'
C8	53.93'	175.00'	17°39'23"	N33°36'01"E	53.72'
C9	55.56'	175.00'	18°11'24"	N51°31'24"E	55.33'
C10	53.84'	175.00'	17°37'45"	N69°25'59"E	53.63'
C11	0.91'	175.00'	0°17'57"	S84°17'47"E	0.91'
C12	143.44'	125.00'	65°44'59"	N62°58'41"E	135.70'

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C13	52.89'	125.00'	24°14'32"	N17°58'56"E	52.49'
C14	10.17'	135.00'	4°19'01"	N3°42'09"E	10.17'
C15	191.40'	135.00'	81°13'54"	N39°04'19"W	175.77'
C16	251.29'	160.00'	89°59'09"	N39°07'55"W	226.25'
C17	235.60'	150.00'	89°59'32"	N50°51'25"E	212.12'
C18	10.46'	135.00'	4°26'14"	N81°54'23"W	10.45'
C19	45.52'	185.00'	14°05'57"	N77°04'31"W	45.41'
C20	196.33'	125.00'	89°59'32"	N50°51'25"E	176.76'
C21	274.87'	175.00'	89°59'32"	N50°51'25"E	247.47'
C22	212.02'	135.00'	89°59'09"	N39°07'55"W	190.90'
C23	290.55'	185.00'	89°59'09"	N39°07'55"W	261.60'
C24	52.86'	175.00'	17°18'23"	N86°54'03"E	52.66'

ARCADIS
8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
arcadis.com

J:\138895_SpringboroEastRd\7.0_Production\7.03_Design\02_Survey Mapping\WADESTONE PLAT PH4.dwg by chissell5246 on 03/05/2025 @ 11:43:43 am - © M+E Companies, Inc.

Northampton Phase 3, 1405 S Main St Materials

APPLICATION—PLANNED UNIT DEVELOPMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

☒ REZONING/GENERAL PLAN ☐ FINAL DEVELOPMENT PLAN ☐ RECORD PLAN ☐ VARIANCE

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

- ☐ Owner
- ☐ Agent
- ☐ Lessee
- ☒ Signed Purchase Contract

APPLICANT NAME: M/I Homes of Cincinnati, LLC

Address: 9349 Waterstone Blvd. Suite 100

Cincinnati, OH 45249

Telephone No. (513) 551-3954

Fax No. ( ) N/A

Email Address: jlanham@mihomes.com

PROPERTY OWNER NAME (IF OTHER): Sandra Calmes

Address: 1405 SR 741

Springboro, OH 45066

Telephone No. ( ) 937-776-8145

Property Address or General Location: 1405 SR 741 Springboro, OH 45066

Parcel Number(s): 0818200017 Acreage: 16.65 acres

PUD Category: X Residential □ Retail □ Office □ Manufacturing □ Mixed Use

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

For Residential Proposed Density 2.04 units/acre Number of Residential Units 34

Proposed Use: 34 single-family detached homes adjacent to Northampton.

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

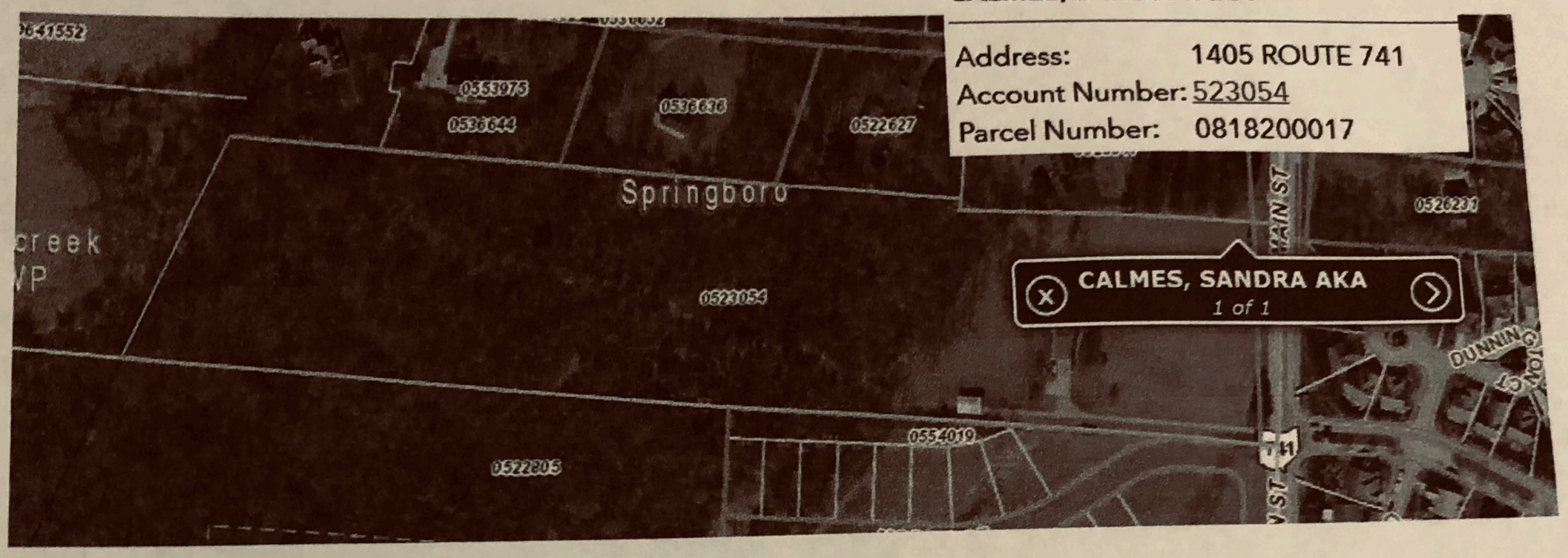
(Signature of Applicant and/or Agent) (Date) 2/18/2025

Justin Lanham

Printed Name

CALMES AUTHORIZATION

Please allow this letter to authorize M/I Homes and its agents to discuss and apply for a rezone for the Property identified below with the City of Springboro, Warren County, and any other governmental jurisdictions as needed.



Sandra Calmes 2-17-25

Sandra Calmes **Date**

ChoiceOne Engineering

Date
March 21, 2025

Attention
Dan J. Boron, AICP

Address
City of Springboro
320 W. Central Avenue
Springboro, OH 45066

Subject
Disposition of Comments, Northampton Phase 3 General Pan Resubmittal
WAR-SPR-2410

Dear Mr. Boron:

Below is a disposition of comments for Northampton Phase 3 General Plan Resubmittal

1. Express proposed lot sizes in square feet on future submittals.
    a. The resubmittal includes the lot sizes expressed in square feet.
2. Add 15 feet open space area to overlap with the 15 feet no clear zone along the north property line. Adjust lot sizes accordingly and rear setback if needed, as well as overall open space percentage. No clear zone to be the responsibility of the HOA.
    a. A 15' green space has been added along the northern property line.
3. Identify all existing vegetation 4 inches DBH or greater on the site, then indicate those to be preserved.
    a. All vegetation will be identified/located as a part of the FDP submittal.
4. Following preliminary review of final development plan, submit a landscaping plan incorporating comments #3-4 above, and other required landscaped areas.
    a. A landscaping plan will be included with the FDP submittal.
5. Identify the way the existing topography is to be modified generally and provide spot elevations for areas of the property indicating the amount of fill or cut proposed (a minimum of 10 spots).
    a. A preliminary grading plan exhibit will be submitted early next week.
6. Allow for public use of dedicated open space (paths, trails specifically) within the subdivision.
    a. Noted.
7. Is the proposed stormwater management pond proposed for the east edge of the property necessary?
    a. Both of the retention basins are necessary. The sizes of the ponds are currently just place holders. The final sizes of the basins will be determined during the FDP phase.
8. Continue 10-foot-wide side path from the developing Northampton subdivision to the south and the way it will safely negotiate reconfigured Morris Street access road.
    a. The path extension has been included in the resubmittal.

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

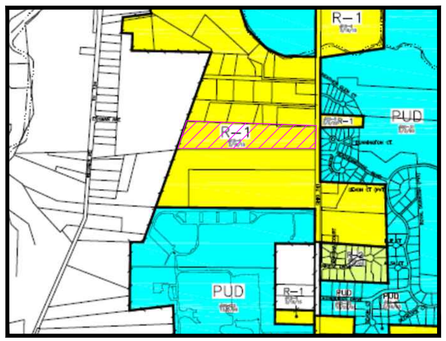
www.CHOICEONEENGINEERING.com

9. Following preliminary discussion, plans will be forwarded to active transportation consultant for review of walking and biking facilities.
    a. Noted.
10. Following preliminary review of final development plan, submit an exterior lighting plan, if applicable, consistent with Chapter 1273 of Planning and Zoning Code.
    a. Noted.
11. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached).
    a. Noted.
12. Traffic impact study is currently being completed. Make all public improvements per the traffic study recommendations including improvements along SR 741 and dedication of right of way.
    a. Noted.
13. Roads, sidewalks, and all utilities to be designed and built per city of Springboro specifications.
    a. Noted.
14. Create an HOA for Phase 3.
    a. Noted.
15. The proposed turnaround at the end of Highlands Street will need to be 120-foot Hammerhead or 96-foot diameter cul-de-sac to facilitate emergency apparatus access.
    a. The proposed turnaround layout will be included in the FDP submittal.
16. If near future development is planned it can be of temporary construction if it can hold 65,000 pounds.
    a. Noted.

Sincerely,

Ryan J. Lefeld, P.E.
Project Manager

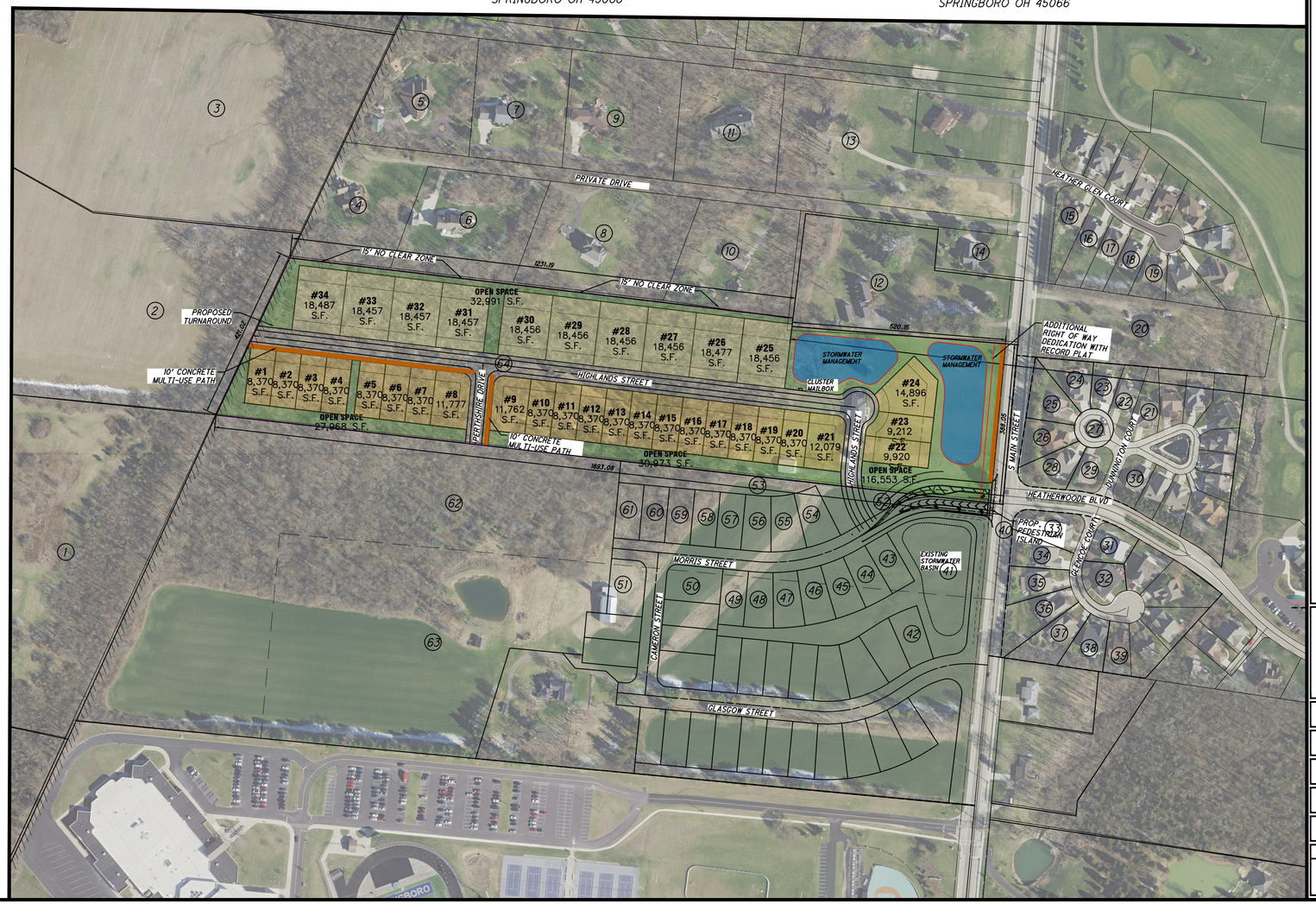
VICINITY MAP 1"=1000'



ZONING MAP: 1"=1000'

R-1	(R-1) ESTATE-TYPE RESIDENTIAL DISTRICT
R-2	(R-2) LOW DENSITY RESIDENTIAL DISTRICT (SINGLE FAMILY)
R-3	(R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT (SINGLE & MULTI-FAMILY)
HBD	(HBD) HIGHWAY BUSINESS DISTRICT
LBD	(LBD) LOCAL BUSINESS DISTRICT
CBD	(CBD) CENTRAL BUSINESS DISTRICT
UVD	(UVD) URBAN VILLAGE DISTRICT
M-1	(M-1) LIGHT MANUFACTURING DISTRICT
M-2	(M-2) HEAVY MANUFACTURING DISTRICT
ED	(ED) EMPLOYMENT CENTER DISTRICT
PUD	(PUD) PLANNED UNIT DEVELOPMENT DISTRICT
PUD-MU	(PUD-MU) PLANNED UNIT DEVELOPMENT-MIXED USE
PUD-O	(PUD-O) PLANNED UNIT DEVELOPMENT-OFFICE
PUD-B	(PUD-B) PLANNED UNIT DEVELOPMENT-BUSINESS
PUD-R	(PUD-R) PLANNED UNIT DEVELOPMENT-RESIDENTIAL
O-R	(O-R) OFFICE-RESIDENTIAL DISTRICT
O	(O) OFFICE PARK DISTRICT
ADD-1	(ADD-1) AUSTIN DEVELOPMENT DISTRICT 1
ADD-2	(ADD-2) AUSTIN DEVELOPMENT DISTRICT 2

1. KASH TERRY ARTHUR
6614 WEIDNER RD
SPRINGBORO OH 45066
2. SAGE LAND DEVELOPMENT LLC
3601 RIGBY RD
STE 300
MIAMISBURG OH 45342
3. HENSING ROBERT J JR & KELLY M
3384 JENNINGS CHAPEL
WOODBINE, MD 21797
4. SMITH ROBERT S
1327 S MAIN ST
SPRINGBORO OH 45066
5. LAKE JASON J & LAUREN J
1321 S MAIN ST
SPRINGBORO OH 45066
6. BOCKELMAN JOSEPH &
DRIEHAUS BARBARA
1331 S MAIN ST
SPRINGBORO OH 45066
7. OMBRELLO TIMOTHY M & JENNA
1317 S MAIN ST
SPRINGBORO OH 45066
8. KESLING KIMBERLY A & BROWN
GILBERT L JR
1335 S MAIN ST
SPRINGBORO OH 45066
9. CURRY DAVID S
1313 S MAIN ST
SPRINGBORO OH 45066
10. BOND CHARISSA L & SETH M
1345 S MAIN ST
SPRINGBORO OH 45066
11. BRIAN BRAD
1309 S MAIN ST
SPRINGBORO, OH 45066
12. TUCKER ROY E & HARRIETT J TRUSTEES
1355 S MAIN ST
SPRINGBORO OH 45066
13. CRAFFREY JENNIFER & HENDERSON BROCK
1305 S MAIN ST
SPRINGBORO OH 45066
14. SMITH ERIK E
505 RENWOOD PL
SPRINGBORO, OH 45066
15. JOHNSON MICHELLE & ROBERT D
5 HEATHER GLEN CT
SPRINGBORO, OH 45066
16. ROBINSON LINDA S
15 HEATHER GLEN CT
SPRINGBORO OH 45066
17. COMBS TERESA K
25 HEATHER GLEN CT
SPRINGBORO OH 45066
18. SEAMAN EDWARD G & KAY S
35 HEATHER GLEN CT
SPRINGBORO, OH 45066
19. HUMANCHUK STEFANIE A
45 HEATHER GLEN CT
SPRINGBORO OH 45066
20. ARNDTS NATHAN & NATISHA
1360 S MAIN ST
SPRINGBORO OH 45066
21. BRANDABUR JUDITH A
44 DUNNINGTON CT
SPRINGBORO, OH 45066
22. BYRD CYNTHIA S
41 DUNNINGTON CT
SPRINGBORO OH 45066
23. MEYER DAN W
35 DUNNINGTON CT
SPRINGBORO OH 45066
24. BRUNNER E MELVIN & SUSAN
29 DUNNINGTON CT
SPRINGBORO OH 45066
25. LAMM JULIA A & RICHARD D
23 DUNNINGTON CT
SPRINGBORO OH 45066
26. CHRISTOPHER ANASTASIA
17 DUNNINGTON CT
SPRINGBORO OH 45066
27. SIR EDWARDS GLEN OWNERS
ASSOCIATION
44 DUNNINGTON CT
SPRINGBORO OH 45066
28. MCLAIN DOUGLAS & CHRISTINE
11 DUNNINGTON CT
SPRINGBORO OH 45066
29. ANDERSON JANA S
5 N DUNNINGTON CT
SPRINGBORO OH 45066
30. GOLLIHUGH CURTIS R & LOIS J
4 DUNNINGTON CT
SPRINGBORO OH 45066
31. MUNTZ GARY W & MARY L
10 GLENCOE CT
SPRINGBORO OH 45066
32. BURCH KEVIN W
30 GLENCOE CT
SPRINGBORO OH 45066
33. BURNS PATRICK & PAMELA
5 GLENCOE CT
SPRINGBORO OH 45066
34. VALENTINO NICHOLAS V
15 GLENCOE CT
SPRINGBORO OH 45066
35. ASHBY HULAN C
25 GLENCOE CT
SPRINGBORO OH 45066
36. RUTLEDGE LARRY R JR
35 GLENCOE CT
SPRINGBORO OH 45066
37. HAGAMAN HENRY R & KAREN S
45 GLENCOE CT
SPRINGBORO OH 45066
38. MARTIN LORI A & DUDAS ELMER
55 GLENCOE CT
SPRINGBORO OH 45066
39. SKELDING RICHARD C & ROBIN K
65 N GLENCOE CT
SPRINGBORO OH 45066
40. CITY OF SPRINGBORO
320 W CENTRAL AVE
SPRINGBORO OH 45066
41 - 63. M/I HOMES OF CINCINNATI LLC
9349 WATERSTONE BLVD
SUITE 115
CINCINNATI OH 45249
64. CALMES SANDRA L
1405 S MAIN ST
SPRINGBORO OH 45066



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LOVELAND, OHIO 513.239.8554
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NORTHAMPTON PHASE 3 - GENERAL PLAN
CITY OF SPRINGBORO
PROJECT AREA EXHIBIT

REVISIONS:

FILE NAME	VICINITY
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARSPR2410
DATE	03-21-2025
SHEET NUMBER	1 OF 5

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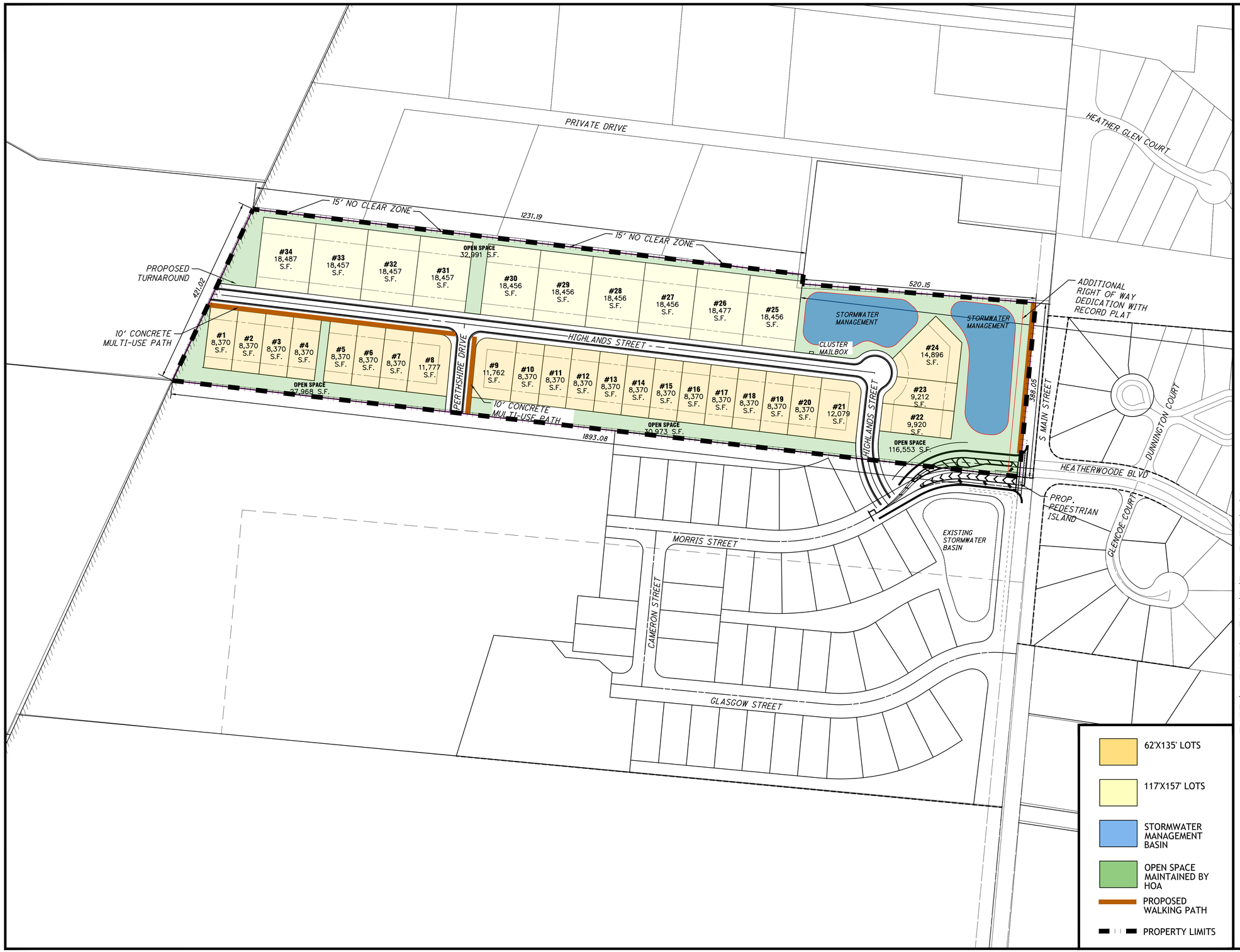
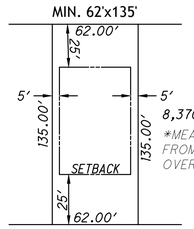


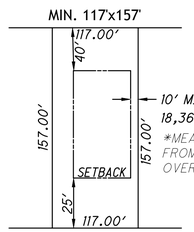
MIN. 62'x135'



MINIMUM LOT

8,370 S.F.

MIN. 117'x157'



MINIMUM LOT

18,369 S.F.

PROPOSED STREET RIGHTS OF WAY TO BE 50' IN WIDTH.
INTERNAL STREETS TO BE 29' BACK TO BACK CURB WITH 5' SIDEWALKS.
ALL ROADWAYS AND UTILITIES TO MEET CITY REQUIREMENTS.

SITE: 16.65 Ac.

SUMMARY TABLE:

PROPOSED USE: SINGLE FAMILY RESIDENCE
NUMBER OF DWELLING UNITS: 34

NET DENSITY OF RESIDENTIAL USES:
34 UNITS / 16.65 Ac.
= 2.04 UNITS / ACRE

EXISTING ZONING: R-1 ZONING

PROPOSED ZONING: PUD-R ZONING

OPEN SPACE: 4.786 Ac./ 28.7%
STORMWATER MANAGEMENT: 1.27 Ac. / 7.7%
BUFFER AREA: 0.42 Ac. / 2.5%

24 LOTS 62'x135'

FRONT SETBACK = 25'
REAR SETBACK= 25'
SIDE SETBACK= 5', 10' TOTAL, MEASURED FROM ROOF OVERHANG

10 LOTS 117'x157'

FRONT SETBACK = 25'
REAR SETBACK= 40'
SIDE SETBACK= 10', 25' TOTAL, MEASURED FROM ROOF OVERHANG

34 TOTAL LOTS DEVELOPED IN ONE PHASE

SCALE IN FEET

0 50 100 200

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NORTHAMPTON PHASE 3 - GENERAL PLAN
CITY OF SPRINGBORO
CONCEPTUAL PLAN

REVISIONS:

FILE NAME: PHASE
DRAWN BY: JLH
CHECKED BY: VSP
PROJECT No.: WARSPR2410
DATE: 03-21-2025
SHEET NUMBER: 2 OF 5

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NORTHAMPTON PHASE 3 - GENERAL PLAN
CITY OF SPRINGBORO
LOT DIMENSIONING PLAN

REVISIONS:

FILE NAME 50 SCALE-1
DRAWN BY JLH
CHECKED BY JSP
PROJECT No. WARSPR2410
DATE 03-21-2025
SHEET NUMBER 3 OF 5

PRIVATE DRIVE

15' NO CLEAR ZONE

#30 8,456 S.F.
#29 18,456 S.F.
#28 18,456 S.F.
#27 18,456 S.F.
#26 18,477 S.F.
#25 18,456 S.F.
#24 14,896 S.F.
#23 9,212 S.F.
#22 9,920 S.F.
#21 12,079 S.F.
#20 8,370 S.F.
#19 8,370 S.F.
#18 8,370 S.F.
#17 8,370 S.F.
#16 8,370 S.F.
#15 8,370 S.F.
#14 8,370 S.F.
#13 8,370 S.F.
#12 8,370 S.F.
#11 8,370 S.F.
#10 8,370 S.F.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

CLUSTER MAILBOX

CONCRETE MULTI-USE PATH

HIGHLANDS STREET

HIGHLANDS STREET

OPEN SPACE 30,973 S.F.

OPEN SPACE 116,553 S.F.

OPEN SPACE "A"

OPEN SPACE "B"

ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH RECORD PLAT

S MAIN STREET

HEATHERWOODE BLVD

PROP. PEDESTRIAN ISLAND

LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #12
LOT #13
LOT #14
LOT #15
LOT #16
LOT #17
LOT #18
LOT #19

MORRIS STREET

EXISTING STORMWATER BASIN

800 805 810 795 785 790 780 795 800 805 810 815

62'X135' LOTS

117'X157' LOTS

STORMWATER MANAGEMENT BASIN

OPEN SPACE MAINTAINED BY HOA

PROPOSED WALKING PATH

PROPERTY LIMITS

SCALE IN FEET

0 25 50 100

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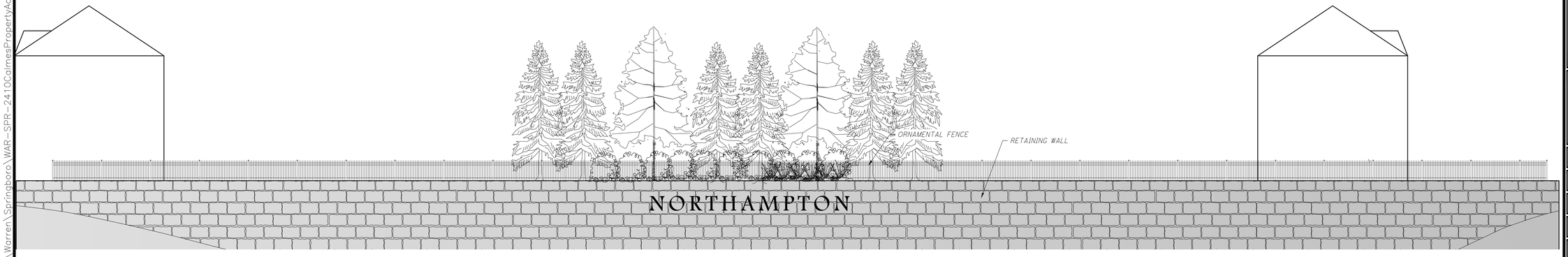
NORTHAMPTON PHASE 3 - GENERAL PLAN
CITY OF SPRINGBORO
LOT DIMENSIONING PLAN

REVISIONS:

FILE NAME 50 SCALE-2
DRAWN BY JLH
CHECKED BY JSP
PROJECT No. WARSPR2410
DATE 03-21-2025
SHEET NUMBER 4 OF 5

NO ADDITIONAL SIGNAGE IS PROPOSED FOR NORTHAMPTON SECTION 1-3.



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NORTHAMPTON PHASE 3 - GENERAL PLAN
CITY OF SPRINGBORO
LANDSCAPE PLAN - MONUMENT

REVISIONS:

FILE NAME: MONUMENT
DRAWN BY: JLH
CHECKED BY: JSP
PROJECT No.: WARSPR2410
DATE: 03-21-2025
SHEET NUMBER: 5 OF 5

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HOUSE PLANS

The following house plans are proposed for the Calmes property. These plans have been approved by the City of Springboro for Northampton.

Name	Base SF
Faulkner	1,544sf
Cooper	1,776sf
Melville	1,865sf
Serenity	2,330sf
Clayton	1,927sf
Cheswicke	2,188sf
Dawson	2,461sf
Inglewood	2,558sf
Cooke	2,624sf
Morrison	2,763sf

Name	Base SF
Tolbert	2,869sf
Dillon	2,913sf
Barrett	3,035sf
Fairview	3,322sf
Ainsley II	3,175sf
Hyde Park	3,372sf
Nicholas	3,390sf
Keating	3,598sf
Monroe	3,852sf

M/I HOMES

NORTHAMPTON

Faulkner

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

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

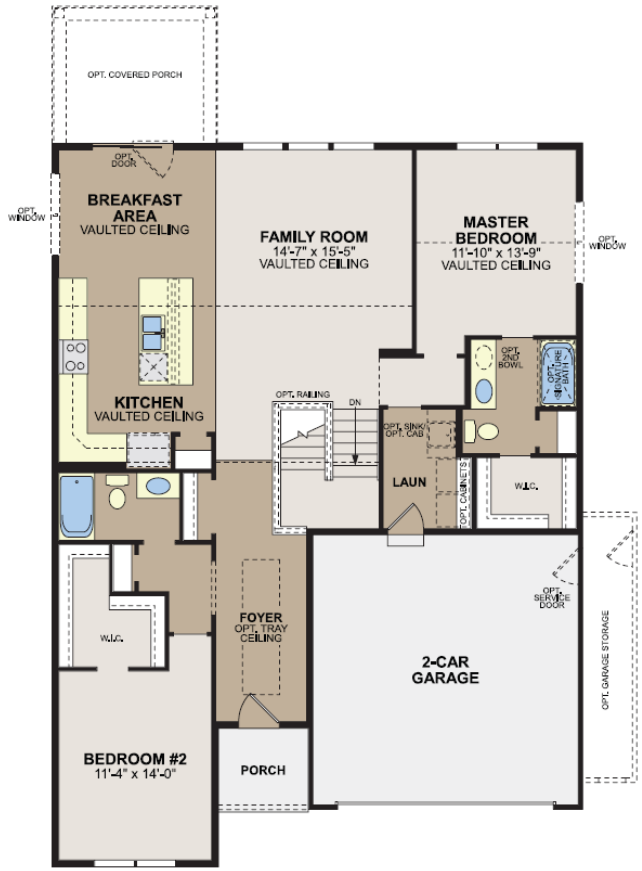
Elevation C - Shown w/ Opt coach lights & Brick Wainscot

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



Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition.
Printed 2-20

NORTHAMPTON

Cooper

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

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

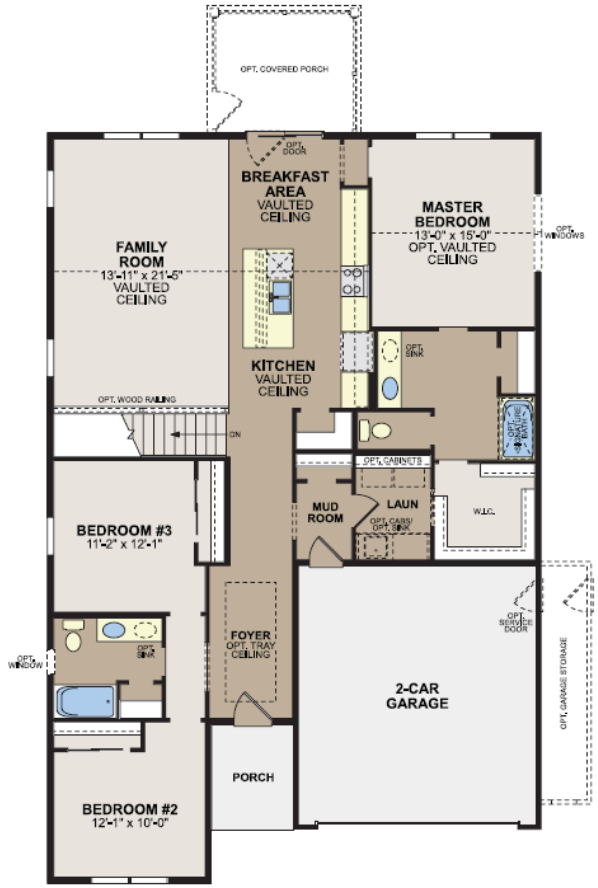
Elevation B - Shown w/ Opt coach lights & Brick Wainscot

Square Feet: 1,776
Bedrooms: 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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Printed 4-20

NORTHAMPTON

Melville

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

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

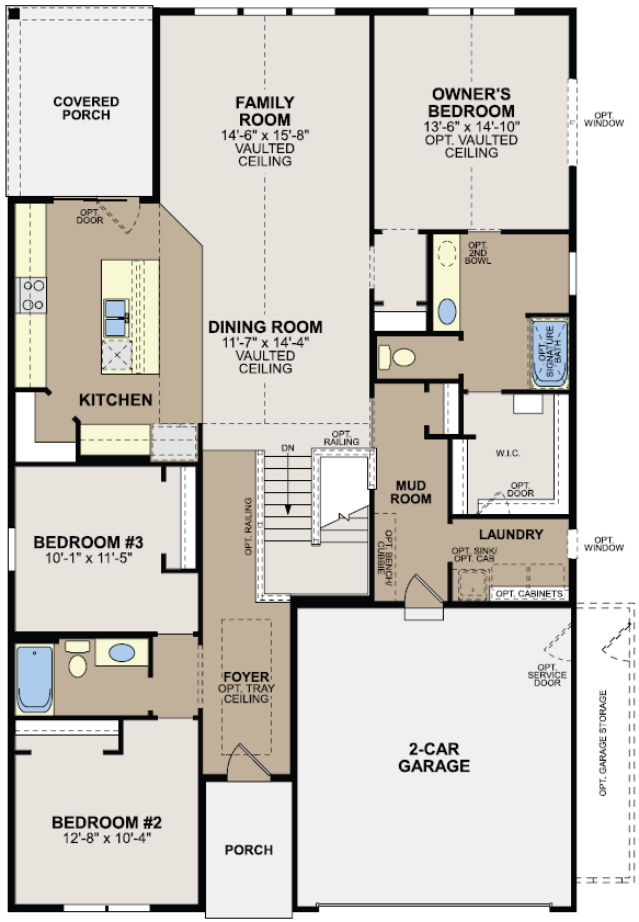
Elevation C - Shown w/ Opt Coach Lights & Brick Wainscot

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

Half Baths: 0
Garages: 2
Stories: 1

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

Serenity

Elevation D - Shown w/Opt Stone and Metal Roof

Elevation B - Shown w/Opt Full Brick Front

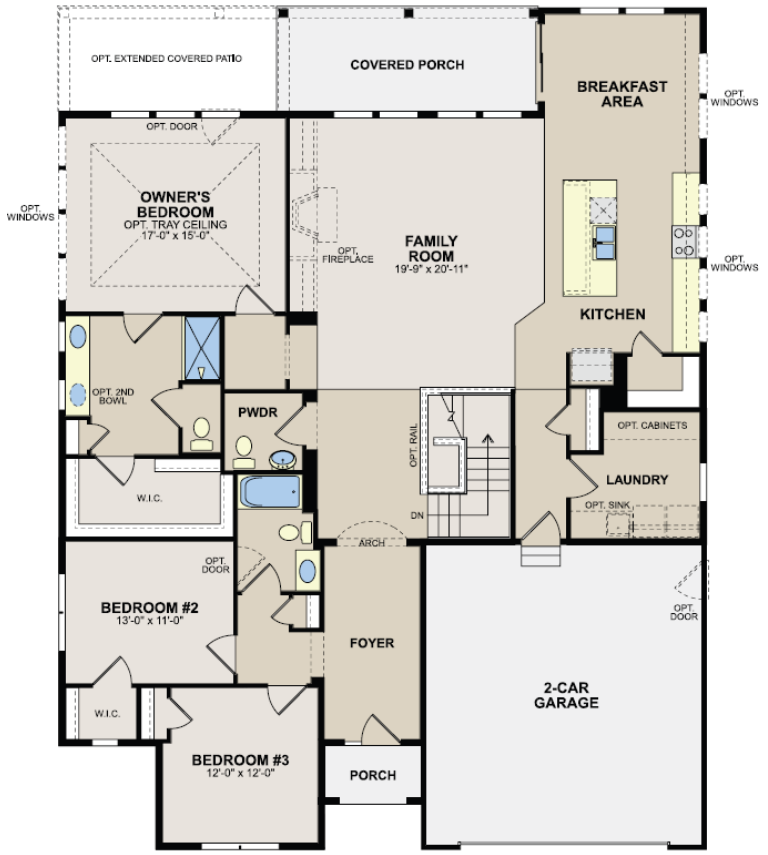
Elevation C - Shown w/Opt Stone

Elevation E

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

Half Baths: 1
Garages: 2
Stories: 1

M/I HOMES
Welcome to Better



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Printed 2-21

NORTHAMPTON

Clayton

Elevation B

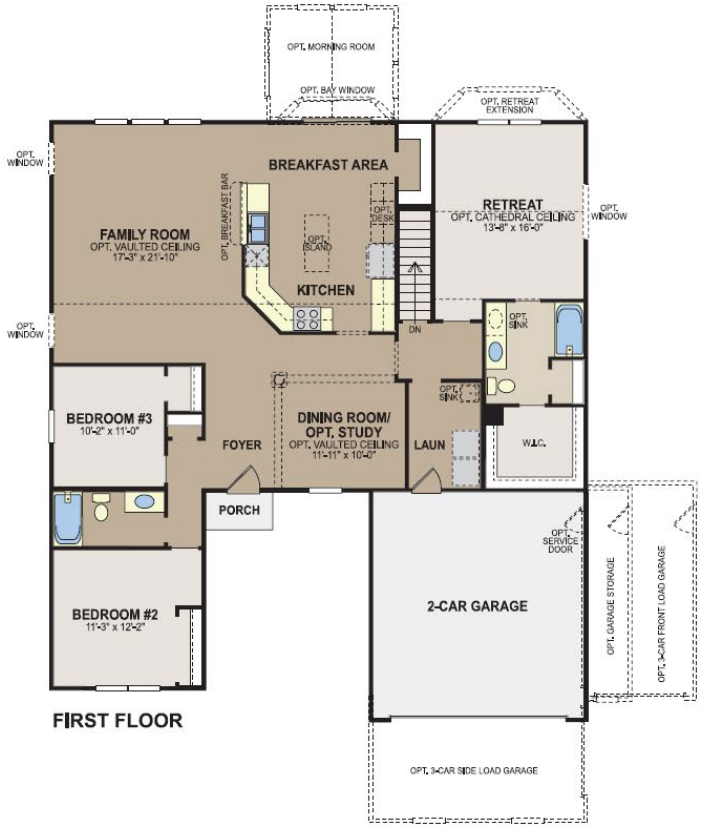
Elevation D

Elevation E - Shown w/Opt Stone

Square Feet: 1,927
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES
Welcome to Better



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NORTHAMPTON

Cheswicke

Elevation F - Shown with Opt Dormer

Elevation D - Shown w/Opt Stone

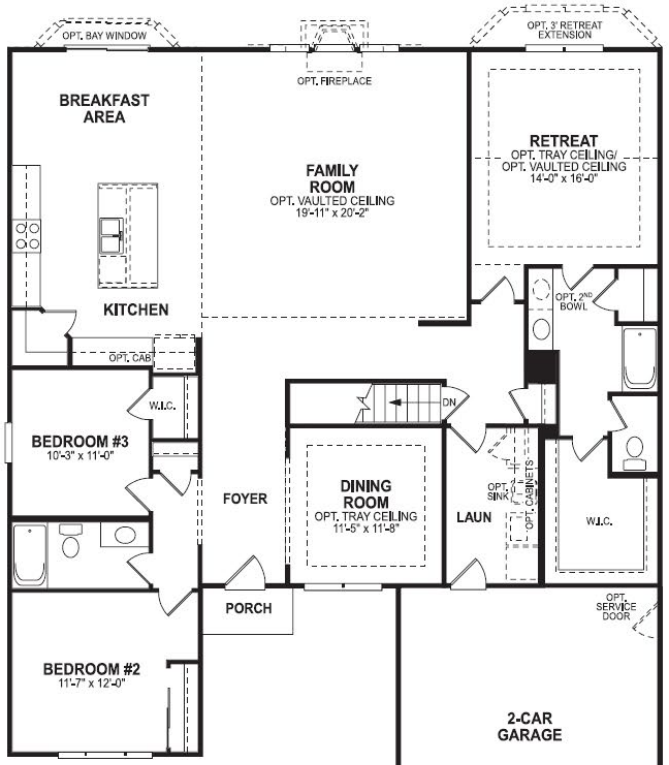
Elevation E - Shown w/Opt Dormers

Elevation G - Shown w/Opt Stone and Dormer

Square Feet: 2,188
Bedrooms: 3
Full Baths: 2

Half Baths: 0
Garages: 2
Stories: 1

M/I HOMES
Welcome to Better



FIRST FLOOR

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Printed 4-18

NORTHAMPTON

Dawson

Elevation B

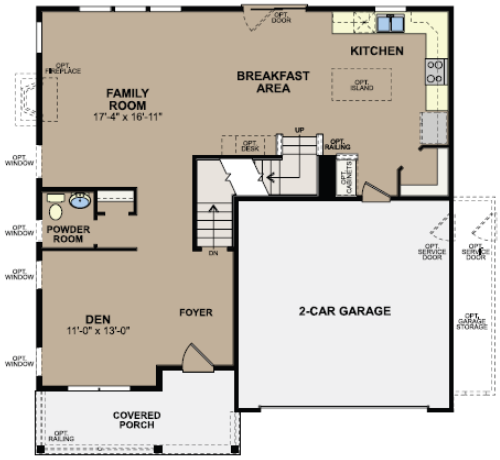
Elevation A

Elevation D - Shown w/Opt Stone

Square Feet: 2,461
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

Inglewood

Elevation E - Shown w/ Opt Coach Lights

Elevation B - Shown w/ Opt Coach Lights

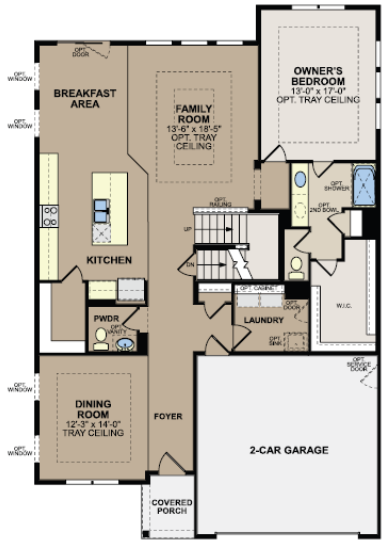
Elevation C - Shown w/ Opt Coach Lights

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

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

M/I HOMES
Welcome to Better

FIRST FLOOR

SECOND FLOOR

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NORTHAMPTON

Morrison

Elevation E - Shown with optional coach lights

Elevation A

Elevation C

Elevation D

Square Feet: 2,763
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

Tolbert

Elevation D - Shown w/Opt Garage Door

Elevation A - Shown w/Opt Garage Door

Elevation B - Shown w/Opt Garage Door

Square Feet: 2,869
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

Dillon

Elevation A

Elevation B

Square Feet: 2,913
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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Printed 3-21

NORTHAMPTON

Barrett

Elevation B - Shown w/Opt Coach Lights

Elevation A - Shown w/Opt Coach Lights

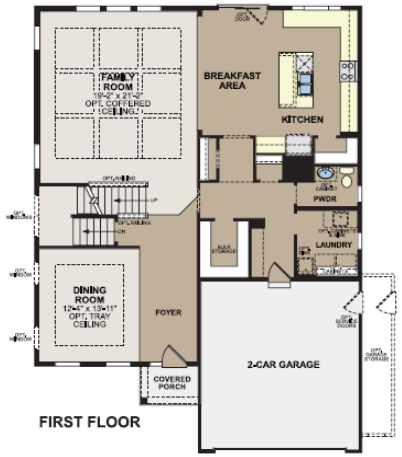
Elevation C - Shown w/Opt Coach Lights

Elevation D - Shown w/Opt Coach Lights

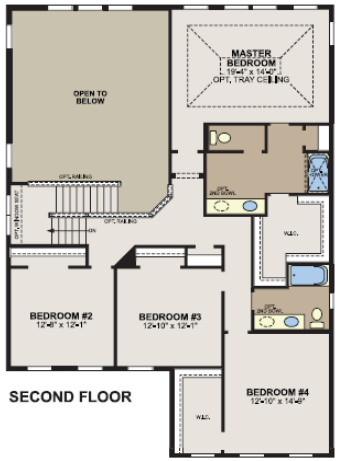
Square Feet: 3,035
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



SECOND FLOOR

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Printed 12-17

NORTHAMPTON

Fairview

Elevation A - Shown w/ Opt Coach Lights

Elevation B - Shown w/ Opt Coach Lights

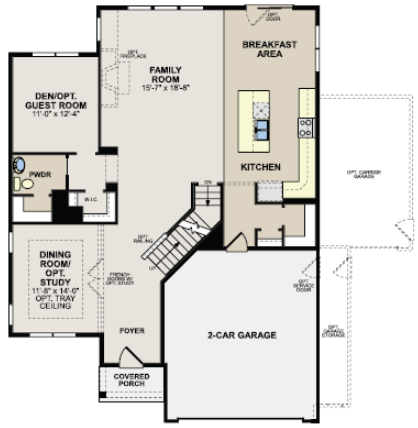
Elevation C - Shown w/ Opt Coach Lights

Elevation D - Shown w/ Opt Coach Lights

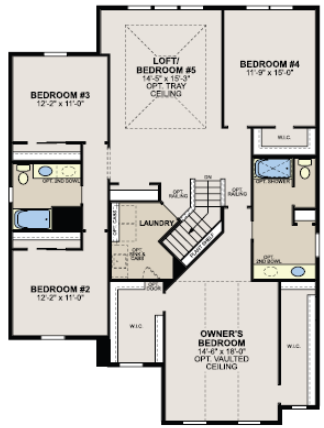
Square Feet: 3,313
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR



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NORTHAMPTON

Ainsley II

Elevation D - Shown w/Opt Stone, Garage Door Windows, and Metal Roof on Bay

Elevation A

Elevation C - Shown w/Opt Study

Elevation E

Square Feet: 3,175
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 3
Stories: 2

M/I HOMES
Welcome to Better

FIRST FLOOR

SECOND FLOOR

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Printed 7-20

NORTHAMPTON

Hyde Park

Elevation C – Shown w/ Opt Brick and Coach Lights

Elevation A - Shown w/Opt Coach Lights

Elevation B - Shown w/Opt Brick and Coach Lights

Elevation D - Shown w/Opt Brick and Coach Lights

Elevation E - Shown w/Opt Coach Lights

Square Feet: 3,372
Bedrooms: 3
Full Baths: 2

Half Baths: 1
Garages: 3
Stories: 2

M/I HOMES
Welcome to Better

FIRST FLOOR

SECOND FLOOR

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NORTHAMPTON

Nicholas

Elevation F - Shown w/Opt Stone and Garage Windows

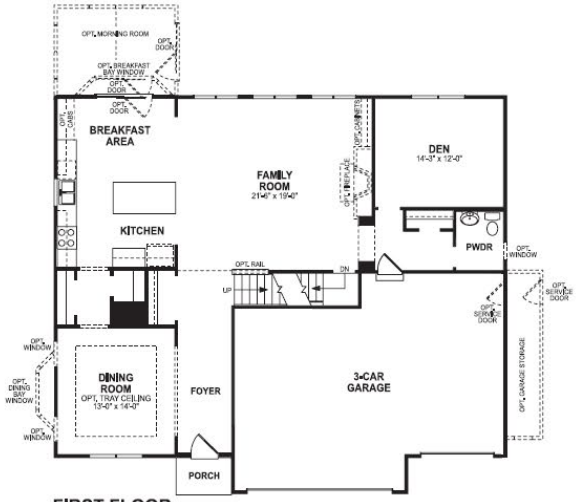
Elevation G

Elevation H - Shown w/Opt Brick and Stone

Square Feet: 3,390
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 3
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR

SECOND FLOOR

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NORTHAMPTON

Keating

Elevation C - Shown w/Opt Study, Stone, and Garage Doors

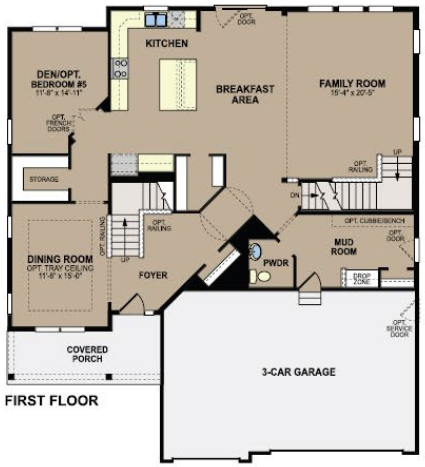
Elevation D - Shown w/Opt Garage Door Windows and Study

Elevation F - Shown w/Opt Stone and Garage Door Windows

Square Feet: 3,598
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 3
Stories: 2

M/I HOMES
Welcome to Better



FIRST FLOOR

SECOND FLOOR

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NORTHAMPTON

Monroe

Elevation B - Shown w/Opt Garage Doors and Coach Lights

Elevation A

Elevation C - Shown w/Opt Stone

Elevation D - Shown w/Opt Stone

Square Feet: 3,852
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 3
Stories: 2

M/I HOMES
Welcome to Better

FIRST FLOOR

SECOND FLOOR

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Printed 3-18

The Lawn (SR 73) Submittals

APPLICATION" PLANNED UNIT DEVELOPMENTS
CITY OF SPRINGBORO PLANNING COMMISSION

☑ REZONING/GENERAL PLAN ☐ FINAL DEVELOPMENT PLAN ☐ RECORD PLAN ☐ VARIANCE

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

❑ Owner
☑ Agent
❑ Lessee
❑ Signed Purchase Contract

APPLICANT NAME: Taft Stettinus & Hollister LLP, c/o Sonya Jindal Tork, Esq.

Address: 425 Walnut Street, Suite 1800
Cincinnati, OH 45202

Telephone No. (513) 498-8756

Fax No. (513) 381-0205

Email Address: jindal@taftlaw.com

PROPERTY OWNER NAME (IF OTHER): Anne Easton-Hansen, Charles A. Easton, Terry C. Easton, James Kevin Swallow, Carrie Kendall

Address: 503 Watkins Pond Blvd.
Rockville, MD 20850

Telephone No. (937) 776-9813

Property Address or General Location: 0 W. Central Avenue Springboro, OH 45066

Parcel Number(s): 0414301006 Acreage: 35.601

PUD Category: ☐ Residential ☐ Retail ☐ Office ☐ Manufacturing ☑ Mixed Use

If Mixed Use, Acreage in Each Category: Please see pg. 12 of the PUD package for the acreage by category.

For Residential Proposed Density 24 du/ac Number of Residential Units 335

Proposed Use: The proposed use is a mixed-use development featuring multi-family residential, retail, and public space.

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

Sonya Jindal
(Signature of Applicant and/or Agent)

3/20/2025
(Date)

Sonya Jindal Tork, Esq.
Printed Name

[MARCH 20, 2025]

PLANNED UNIT DEVELOPMENT APPLICATION

CITY OF SPRINGBORO, OHIO

PLANNING COMMISSION

THE LAWN

SPRINGBORO

PREPARED BY: K+CO.

Development Team

KINGSLEY & CO.

Cincinnati, OH
(513) 903-7019
info@kingsleyandcompany.com

CHINEDUM NDUKWE, FOUNDER + CEO
Email: ck@kingsleyandcompany.com

DANIEL BUCHENROTH, DEVELOPMENT MANAGER
Email: daniel@kingsleyandcompany.com

DESIGN

YARD & CO.

Cincinnati, OH
(513) 813-8266

JOE NICKOL, PRINCIPAL
Email: joe@buildwithyard.com

ENGINEERING

KLEINGERS

West Chester, OH
(513) 779-7851

TROY MESSER, CIVIL ENGINEER
Email: troy.messer@kleingers.com

JAKE BLACKBURN, CIVIL ENGINEER
Email: jake.blackburn@kleingers.com

LEGAL

TAFT LAW

Cincinnati, OH
(513) 381-2838

SONYA JINDAL TORK, LEGAL COUNSEL
Email: jindal@taftlaw.com

Introduction

The Lawn in Springboro, Ohio, (project site) is located along West Central Avenue adjacent to The Enclave of Springboro (355 W Central Ave) and Tractor Supply Co. (505 W Central Ave). The 35-acre site sits centrally between the I-75 interchange and Wright Station at the Central Avenue and Main Street intersection and is across from the SureCare Medical Center and Springboro Municipal Building. Twin Creek runs through the middle of the site, providing a valuable natural asset.

The vision for the proposed mixed-use development of The Lawn supports the City's implementation of key goals and objectives included in the 2022 Springboro Master Plan. The Master Plan is founded on four themes: growth, experience, connectivity, and identity. The Lawn advances aspects of all four by: enhancing an existing neighborhood and community assets, introducing a diverse set of new housing types and retail opportunities, activating a vacant site, providing new pedestrian and bicycle connections, and enhancing the visual identity of Springboro along a major roadway.

The Lawn further aligns with the Master Plan's recommended Future Land Use. The project site is identified as mixed-use and is located within the Plan's Policy Area 7: City Services Center (p.60). This is described as a transitional area between the highway-oriented development patterns and the convenience retail focus at the Central Avenue & Main Street intersection. PA7 encourages these aspects which have been incorporated into the proposed Concept Plan for The Lawn:

- Pedestrian access along SR 73/Central Ave
- Retail to serve adjacent residents
- Connection between North Park and the Community Park
- Buildings oriented to SR73/Central Ave
- Mix of residential types
- Development that serves as a buffer between non-residential uses and surrounding neighborhoods

The 2022 Master Plan also provides connectivity recommendations. The proposed Concept Plan will “enhance pedestrian connections to adjacent residential areas” (p.90) through separated walkways, multi-use paths, and safe street crossings. It will also “enhance the character of the major roadways to slow down traffic” (p.94) by orienting buildings toward West Central Avenue and providing sidewalks, street trees, pedestrian-scaled fixtures, and mid-block crossings.

The thorough community engagement conducted throughout the master planning process provides an additional understanding of community preferences relevant to this proposed Concept Plan. Within the topic of housing, residents noted “a desire to see housing more friendly to young professionals, single people, young families, and older retirees (p. 20).” A majority of residents who intend to move within the next 5 years want to remain in Springboro and are seeking a smaller residence. Denser housing typologies like townhomes and small apartment buildings were most encouraged along Central Avenue and Main Street. Plan participants most commonly requested “more trails, parks, and naturalized areas” (p.19) when asked about future open space improvements. Additionally, residents are eager to have high-end dining, cafes, and entertainment venues to enjoy within Springboro. When presented with three growth scenarios, a balanced approach to development was most favored among plan participants (48%, p.24-25). This scenario included a diverse housing stock designed to attract younger and older populations and support new retail options while limiting impacts on the local school system.

The Lawn concept further provides an opportunity to implement a portion of a key project described in the 2020 Bicycle and Pedestrian Plan. The Plan describes a vision for a future Central Greenway intended to serve as the backbone of the City’s pedestrian and bicycle network. When built, the Central Greenway will link neighborhoods, parks, and people to each other and the regional trail system. This proposed concept plan incorporates trail development along the Twin Creek connecting North Park to the Community Park.

PLANNING COMMISSION APPROVAL CRITERIA

Fulfillment of all Requirements for Planning Commission Recommendation under Springboro Zoning Code Section 1266.10

The Lawn proposed development and its related application for amendment of the zoning map and General Plan meet all of the criteria required for the Planning Commission to recommend an amendment to the Official Zoning Map of the City of Springboro and the General Plan for approval to City Council, as outlined in Springboro Code Section 1266.10.

1. **Conformance with General Development Plan:** The proposed PUD zoning and General Plan for The Lawn Springboro are fully aligned with the City of Springboro's Master Plan (which replaced its previous General Development Plan), supporting plans, and related legislation. This alignment is particularly evident in how the project embodies the vision for Policy Area 7 (Central SR 73 Corridor), as outlined in the Master Plan. Specifically, The Lawn Springboro aligns with Policy Area 7 by:

    - Encouraging mixed-use development along a major corridor: The project's integration of residential, retail, and recreational spaces creates a vibrant mixed-use environment along the SR 73 corridor, precisely as envisioned in the Master Plan. This approach promotes a dynamic and interconnected community where residents can live, work, and play.
    - Supporting a blend of residential and commercial uses: The project thoughtfully balances residential and commercial elements, fostering a sense of community and providing convenient access to amenities for residents. This balanced approach aligns with the Master Plan's goal of creating diverse and sustainable neighborhoods.
    - Promoting walkability, connectivity, and community gathering spaces: The Lawn Springboro prioritizes pedestrian-friendly design, with interconnected walkways, inviting public spaces, and a focus on creating a walkable environment. This emphasis on connectivity and community gathering spaces directly supports the Master Plan's vision for Policy Area 7.

    Furthermore, The Lawn Springboro's location in the SR 73 corridor aligns with the Master Plan's emphasis on strategic growth in this area. The Future Land Use Map specifically identifies this corridor as a key area for development that enhances community engagement and economic activity. By bringing new residents, businesses, and recreational opportunities to the area, The Lawn Springboro directly contributes to the realization of this vision.

2. **Justification for PUD Exemption:** An exemption to conventional zoning is fully justified because the Comprehensive Land Use Master Plan for the City of Springboro can be more successfully implemented through the use of PUD zoning. Specifically, PUD zoning allows The Lawn Springboro to better achieve the City's vision and goals in the following ways:

    - Encourages diverse housing options: The PUD enables the inclusion of a variety of housing types, including carriage houses, townhomes, and walk-up residential units. This diversity provides a range of housing options to meet the needs of a wider population and promotes a more inclusive community.
    - Integrates housing, retail, and recreational spaces: The PUD facilitates the seamless integration of residential, commercial, and recreational spaces, creating a vibrant, pedestrian-friendly environment. This mixed-use approach fosters a sense of community and provides convenient access to amenities for residents.
    - Enhances placemaking efforts: The PUD supports the creation of a strong sense of place, with well-designed public spaces, interconnected walkways, and a focus on community interaction. This aligns with the City's long-term goals of creating attractive and engaging public spaces.
    - Provides flexibility in design and layout: The PUD offers the flexibility needed to achieve innovative design solutions that conventional zoning cannot accommodate. This allows for a more creative and responsive approach to site planning and development.

    By utilizing PUD zoning, The Lawn Springboro can better align with Springboro's vision for a vibrant, mixed-use, pedestrian-oriented community. Conventional zoning, with its stricter regulations on land use and density, would limit the project's ability to achieve these goals. The PUD provides the necessary flexibility to create a development that truly embodies the City's vision for the future.

3. **Compatibility with Site and Surrounding Land Uses:** The Lawn Springboro's General Plan is compatible with the site's topography, location, and surrounding land uses, ensuring a harmonious integration with the existing community.

    - Strategic Location: The site is strategically positioned along SR 73, an area designated for growth and mixed-use development in the City's Comprehensive Plan. This alignment with the City's vision for the area supports the project's compatibility.
    - Balanced Land Use Transition: The proposed retail spaces will complement existing commercial corridors along SR 73, ensuring a balanced transition from the surrounding residential areas to commercial uses. This thoughtful approach to land use minimizes disruption to the existing neighborhood character.
    - Minimal Nuisance Potential: The development's focus on residential and light commercial uses eliminates concerns about noise, smoke, dust, and debris typically associated with industrial or heavy commercial activities. This ensures a positive relationship with surrounding land uses.
    - Sensitive Site Design: The site's gentle slope allows for efficient stormwater management and the creation of varied and attractive streetscapes. The proposed building heights and setbacks are carefully considered to respect the privacy and light access of surrounding residential properties.
    - Mitigation Measures: To further minimize any potential impacts, the development will incorporate landscaping and buffering to reduce noise and visual impacts. Commercial uses will be strategically located and designed to minimize any disruption to nearby residential areas.

4. **Support for Public Improvements:** The General Plan is carefully designed to support and enhance existing infrastructure, including streets, utilities, other public improvements, and pedestrian connectivity. The development will connect to existing roadways and implement necessary street improvements such as turning lanes and traffic signal coordination. The Developer will coordinate with the City to ensure adequate utility capacity and develop pedestrian connections, including a trail system and pedestrian bridge, aligning with Springboro's Bicycle and Pedestrian Plan.

5. **Efficient and Economic Use of Land:** The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses. The proposed development optimizes land utilization by integrating 335 residential units, 55,000-80,000 square feet of retail space, and community-focused green areas. This compact, walkable environment encourages local economic activity and enhances the quality of life for residents by providing convenient access to essential services and recreational amenities.

6. **Availability of Public Services:** All necessary public streets, utilities, and services are either available or will be extended to support the development. Specifically, water and sewer services are accessible, with the developer responsible for extending these utilities as needed. Roadway improvements along SR 73 will be undertaken to accommodate increased traffic, and emergency services and waste management will be fully supported within the project's design.

7. **Justification for Exception from Conventional Zoning:** An exception from conventional zoning is warranted for The Lawn Springboro because it allows for the achievement of key design goals and community objectives that are not possible under traditional zoning regulations. The PUD provides the flexibility needed to create a truly unique and integrated development that aligns with the City's vision for the future. Specifically, the PUD is justified by the following factors:

    - Creating a Cohesive, Walkable Environment: Traditional zoning would severely limit the density and mixed-use potential of the development, hindering the creation of a walkable, pedestrian-friendly environment. The PUD allows for the seamless integration of residential, commercial, and recreational spaces, fostering a sense of community and reducing reliance on automobiles.
    - Addressing Housing Needs: The variety of housing types offered within The Lawn Springboro, including townhomes, walk-up apartments, and carriage houses, directly addresses the age-in-place and affordability concerns outlined in the Master Plan. This diversity of housing options caters to a wider range of residents and promotes a more inclusive community.
    - Promoting Economic Growth and Quality of Life: The integrated retail, dining, and recreation areas create a vibrant hub of activity that supports both economic growth and an enhanced quality of life for residents. This unique development model fosters a sense of community and provides convenient access to amenities.

    The Lawn Springboro's PUD zoning enables the creation of a dynamic and integrated community that would not be possible under conventional zoning. This exception allows the project to better align with the City's vision for a thriving, pedestrian-friendly, and inclusive community.

8. **Protection of Natural Assets:** The development protects and enhances natural assets by preserving open green spaces to maintain environmental balance. It integrates stormwater management systems to reduce runoff and enhance sustainability, creates a pedestrian-friendly greenbelt fostering community engagement while protecting natural landscapes, and maintains and improves tree coverage, ensuring the site retains its natural aesthetic. Additionally, the developer will work with the Army Corps of Engineers and the EPA to remediate a stream on the western portion of the site, ensuring environmental integrity and long-term sustainability. The development protects and enhances natural assets by preserving open green spaces to maintain environmental balance. It integrates stormwater management systems to reduce runoff and enhance sustainability, creates a pedestrian-friendly greenbelt fostering community engagement while protecting natural landscapes, and maintains and improves tree coverage, ensuring the site retains its natural aesthetic.

9. **Positive Effect on Health, Safety, and Welfare:** The proposed PUD will have a substantial positive impact on the health, safety, and general welfare of Springboro by expanding housing options to meet growing demand, creating job opportunities through new retail and service establishments, improving public spaces and recreational areas to encourage active lifestyles, enhancing pedestrian safety with dedicated trails and street improvements to reduce vehicle congestion, and boosting the city’s tax base, supporting long-term community benefits.

10. **Implementability of General Plan:** The General Plan is structured to ensure seamless implementation through a Final Development Plan that adheres to all City requirements. The developer is committed to working closely with Springboro's planning department to ensure alignment with zoning codes and land use regulations, efficient phasing of construction to minimize disruption, and delivery of high-quality design standards, ensuring the development remains a long-term asset to the City.

The Lawn PUD rezoning application and General Plan demonstrably satisfy all the criteria outlined in Springboro Zoning Code Section 1266.10. The proposed development is consistent with the City's planning documents, provides significant community benefits, and represents a well-planned and sustainable approach to development.

Master Plan

THE LAWN

Overview / Site Design

The City of Springboro has been working hard to incrementally improve and bring vitality to its West Central Avenue corridor. It also has been focused on becoming a preeminent trail town, connecting residents and visitors to outdoor recreation throughout the city. The Lawn at Springboro addresses these twin objectives from the ground up, creating a new highly amenitized neighborhood around an expanded park and trail network.

In addition to over five acres of parks (as an expansion of Community Park) and 4,750 linear feet of new trails, the new master planned neighborhood will consist of a mix of convenience and food/beverage retail anchored by a destination hospitality experience (ie “The Lawn”) adjacent to the park. It will also have the opportunity to accommodate one or more mid-sized offices and a range of residential units with trailside access. The units will range from studios to three-bedroom in the form of carriage units, apartments, and townhomes.

The Master Plan

Parcel Number	0414301006
Acreage	35.601
PUD Category	Mixed-Use
West District	
Residential (ac)	11.761
Retail (ac)	4.98
East District	
Residential (ac)	2.336
Commercial Retail/Office (ac)	2.212
Hospitality (ac)	3.323
Other	
Parks/Public (ac)	5.614
Rights of way (ac)	5.375
Total Units (du)	335
Average Density (du/ac)	24
Length of Trails (lf)	4,750

Common Spaces

The Lawn is all about bringing the residents of and visitors to Springboro together in a shared experience. This ethos centers on a five-acre expansion of Community Park that provides a new front door to the park from West Central Avenue. Furthering Springboro's vision as a trail town, the park expansion also includes 2,200 linear feet of new publicly accessible trails.

Addressing the park and trails are two halves to the proposed master planned neighborhood. The east side of the park is anchored by a destination hospitality experience (ie "The Lawn") that is intended to combine food, an active biergarten, and active recreation such as, but not limited to, yard games, pickleball, and sand volleyball. Also on the park's eastern edge will be a commercial site and townhouses. Both of these supportive uses place their front doors and gardens along access drives or the park.

To the west of the park, the trail network extends into a largely residential community that includes a clubhouse that separates the public aspects of the trail from the private courtyards of the residential community. While each structure within the community will have patios or balconies associated with the units, the site, overall, is expected to have common open spaces that comprise approximately 9% of the community. Retail lines the West Central Avenue frontage and will include sidewalks and frontage landscape that complements the West Central Avenue streetscape and signage. It will be an integral part of an important gateway to Springboro.

The minimum amount of open space assumed to be part of each created lot is included in this application's Design Guidelines.

TOPOGRAPHIC AND HYDROLOGICAL FACTORS

The two major topographic challenges with this site are the two streams running through the site. One running from the northwest corner of the site through the western portion of the site before tying into the larger stream. The larger stream splits the site in two and content FEMA floodway and associated 100-year floodplain.

The smaller of the two streams starting at the northwest corner will be piped shortly after entering the site and piped under most of the development before being released at the same point where the stream ties into the larger stream on-site. The larger stream will be left intact throughout development and will have trails along it as required by the City of Springboro’s mobility plan. Any earthmoving will be kept out of the FEMA restricted floodway

An exhibit has been provided showing the topo on site along with the FEMA mapped floodways and floodplains.

COMMON AREA MAINTENANCE

The Lawn Springboro will establish a Property Owners' Association (POA) responsible for the care and maintenance of all open spaces and recreational facilities within the development. The master developer will oversee maintenance operations, ensuring high-quality upkeep of landscaped areas, pedestrian pathways, plazas, and recreational amenities. Each tenant and property owner within the development will contribute to a Common Area Maintenance (CAM)-style fee, which will fund landscaping, lighting, cleaning, and repairs, ensuring long-term sustainability and aesthetic appeal of shared spaces.

Legal

DECLARATION OF LEGAL CONTROL AND OWNERSHIP INTERESTS

This Declaration is made as of the date set forth below by **Kingsley + Co.** ("Developer"), in connection with the zoning application for the proposed development located at **0 W. Central Ave. Springboro, OH 45066 (Parcel No. 0414301006)** (the "Property").

1. Legal Control of the Property

The Developer hereby declares and affirms that it has legal control of the Property through an executed Purchase Agreement between Developer and the Property owners, who have signed letters of authorization, attached as Exhibit A.

2. Ownership and Beneficial Interests

The current ownership and beneficial interests in the Property and the proposed development are as follows:

- **Property Owner(s):** Anne Easton-Hansen, Charles A. Easton, Terry C. Easton, James Kevin Swallow, Carrie Kendall
- **Developer Entity:** Kingsley + Co.
- **Beneficial Interest Holders:** None
- **Development Partnership Structure:** TBD at the time of purchasing the property. Kingsley + Co. will retain ownership and/or interest in the development.

3. Proposed Development

The Developer intends to undertake a mixed-use development on the Property, consistent with the rezoning request. The proposed development is a mixed-use development featuring residential, retail, and recreational spaces, designed to enhance walkability, community engagement, and connectivity to nearby parks and amenities.

4. Affirmation

The Developer affirms that the information provided herein is accurate and complete to the best of its knowledge and that it has the necessary authority to submit this zoning application.

Executed this 20th day of March, 2025.

Developer:
Kingsley + Co.

By: _____
Chinedum Ndukwe
President + CEO

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, Charles A Easton, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this 5 day of ~~February,~~ March 2025.

Property Owner:

Name: Charles A. Easton

Signature: Charles A Easton

Title: OWNER 1/4 UNDIVIDED

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, ___Anne Easton-Hansen_____, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this __13th____ day of March, 2025.

Property Owner:

Name: _Anne Easton-Hansen_____

Signature: _____

Title: _Owner_____

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, Terry C. Easton, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this 13th day of February, 2025. 13, March, 2025

Property Owner:

Name: Terry C. Easton

Signature: s Terry C. Easton

Title: Owner

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, Carrie Kendall, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this 13 day of March, 2025.

Property Owner:

Name: Carrie Kendall

Signature: Carrie Kendall

Title: Owners

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, James Kevin Swallow, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this _____ day of February, 2025.

Property Owner:

Name: James Kevin Swallow

Signature: James Kevin Swallow

Title: _____

Design Guidelines

THE LAWN

Overview

The Lawn is envisioned to be a colorful and modern neighborhood nestled against the park. Its look and feel will be contemporary, clean, lush, and active with its brand identity rooted in gathering for people of all ages. The look, feel, and identity is woven throughout all aspects of the site and building design standards for the neighborhood's development.

This vision is also represented in the mix of uses that will be attracted to the site. Retail and commercial spaces will address West Central Avenue while the park will be the shared address for hospitality and residential uses. Residential buildings will be a blend of human-scaled carriage units, townhouses, and apartment buildings that each face a courtyard, trail, and/or the park itself.

PERMITTED USES

	Minimum Lot Width or Area	Minimum Open Space	Front Yard Setback	Sum of Side Yard Setback	Rear Yard Setback	Maximum Occupied Height	Minimum Occupied Height
Single Use Retail	60'	5%	10'	10'	5'	2 stories	1 story
Multiple Use/ Retail	80'	5%	10'	10'	5'	3 stories	1 story
Commercial	60'	10%	10'	10'	5'	3 stories	1 story
Hospitality	60'	10%	10'	15'	5'	2 stories	1 story
Multi-Family Residential Areas	80'	15%	5'	10'	5'	3 stories	2 stories
Multi-Family Attached (Townhomes-East)	16'	5%	5'	0'	3'	3 stories	2 stories
Accessory Structures, including Carriage Units	20'	n/a	5'	10'	3'	2 stories	1 story

General Site Development

STREETS AND SITE ACCESS

Street Right-of-Way (ROW)

Streets and lanes shall be primarily designed for safe pedestrian and bicycle movements with the following requirements: When divided, drive lanes shall be a minimum of 10 feet (10') wide. In nonmarked lanes, the total clear width shall be a minimum of eighteen feet (18') in width. Sidewalks shall be a minimum of five feet (5') in width. Trails shall be a minimum of twelve feet (12') in width. Planting beds where trees are anticipated shall be a minimum of six feet (6') in width. Flat or raised curbs are permitted. Bollards are permitted to separate vehicular and pedestrian traffic. Speed limits shall not exceed twenty (20) miles per hour.

Street Radii, Corner Radii & Clear Zones

Intersections shall be primarily designed for safe pedestrian and bicycle movements while ensuring emergency and service vehicles may adequately maneuver. Corner curb radii shall be between eight feet (5') and twenty-five feet (20') as determined by the intended use. Residential areas: up to fifteen feet (15'). Mixed-use areas: up to twenty-five feet (20'). In areas where larger turning radii may be warranted, this need shall be accommodated by mountable curbs and or textured pavements. Clear zones along primary access routes shall be maintained at a twenty-five foot (25') radius to allow emergency vehicles (e.g., fire ladder trucks) to turn corners. Secondary and internal streets and drives shall have a minimum of fifteen foot (15') clear zones.

Materials

The primary materials used are conventional standard asphalt or concrete. Alternative materials like brick, cobblestone, pavers, or other paving products are also anticipated.

PARKING

Parking Requirements

Residential

A minimum of one car per residential unit (0-2 bedrooms) shall be provided. A minimum of two cars per residential unit (3+ bedrooms) shall be provided. A non-reserved quarter (¼) parking space shall be provided for every unit. One secure bike parking space shall be provided for every unit. Accommodations for electric charging stations and golf cart parking are encouraged. When possible, parking shall be located and designed such that future redevelopment of the parking is possible.

Non-residential

Non-residential parking shall be set by user requirements. Unless otherwise warranted, a maximum of five cars per thousand square feet of usable building area shall be permitted. When possible, parking shall be located and designed such that future redevelopment of the parking is possible.

Shared Parking

Parking areas that are shared by one or more uses that peak at different times may share up to twenty percent (20%) of the required parking spaces.

Parking Size and Location

On-street parking stalls shall be a minimum of seven by twenty-two feet (7’ x 22’) in width and length. Off-street parking stalls shall be a minimum of nine by eighteen feet (9’ x 18’) in width and length. The minimum drive aisle width shall be twenty-two feet (22’) in width. Both on and off-street parking shall contribute to meeting the minimum parking requirements.

Parking shall be to the side or rear of buildings unless that building’s primary orientation is to the park or trail in which case the primary location of the parking shall be to the side of the structure. In all cases, clear pedestrian passage from sidewalks and/or trails to the primary entrance to the building shall be clearly delineated and designed.

Parking Lot Landscape

Landscape islands/beds of at least five feet (5’) in width must be provided at end caps of parking aisles. Parking lots that abut a street or lane for greater than sixty linear feet shall maintain a minimum five foot (5’) planting bed along the edge. Parking lots that abut property that is not included in the master planned site, a minimum of ten feet (10’) planting area shall be maintained.

SITE SIGNAGE

The project shall include an overall project identity for entries, streets, and general wayfinding. The expanded Community Park signage will be established by the City. Individual project signage criteria will be developed as projects progress.

OTHER INFRASTRUCTURE

Minimizing the visual impact of utility and equipment may be accomplished by locating them discreetly and screening them from public view using various methods such as landscaping, walls, fences, and architectural elements. The goal is to maintain an aesthetically pleasing streetscape and protect the visual quality of public spaces.

Utility Easements along Streets

All public street utility easements should be accommodated within the planned street rights-of-way (ROW) or designated service lanes whenever feasible. These easements should be placed beneath pavement, landscaping, or sidewalks as needed. Any deviation from this standard will be considered by the City only in cases where specific site development requirements demonstrate that a variation is necessary.

Utility cabinets should be placed discreetly and screened with plant material. Exposed structures requiring open-air locations, such as rooftop mechanical/HVAC equipment, utility, and/or other functional hardware, must be adequately screened from public view. If a structure has a rooftop, these features must be screened behind parapets, decorative roof elements, or screen enclosure walls for a visual distance of no less than fifty feet (50') or beyond any public-facing elevation that can be viewed from any public view. All tenant service areas, including service docks, back-of-house areas, trash containers or compactors, recycling bins, grease traps and general service locations must be fully screened with non-lockable closure gates on one side for access and removal (excluding menu boards).

Loading Space Requirements

Retail and commercial areas, loading may be accomplished at specific curbside or parking lot locations as practical and necessary. Large format uses requiring large service bays shall screen all areas with walls and/ or screen doors that fully hide all service vehicles, both lengthwise and in height, and are to be consistent materials/colors that complement their base building architectural character.

Screen Wall Construction and Materials

Masonry, brick, stone, decorative block, composite materials, pressure-treated wood and/or painted or powder-coated metal are all acceptable materials to screen attached or free-standing service areas and bays. Storage facilities shall feature walls that reflect the surrounding architectural character and tall-growth landscaping.

Public Space

LANDSCAPE

Plant Material Selection

Plant materials should be chosen for their ability to thrive in the Springboro climate, moderate growth rate, and achievable maintenance requirements. All planted surfaces, whether in-ground or raised landscape beds, shall be fully irrigated and well-maintained.

The landscape design should consider the entire development site and consist of a mix of plants with year-round appeal, including annuals, perennials, shrubs, and trees. Plant selection for the expanded Community Park will be at the City's discretion.

LIGHTING

Public Space Lighting

Consistent, human-scaled, commercial grade fixtures for street and trail lighting shall be provided on all streets, sidewalks, and trails, including public gathering/event spaces located on public and private spaces within the neighborhood.

Lighting Design

All outdoor lighting shall be directed so as to prevent night sky pollution, glare on adjacent properties and streets, and to shield the lighting from residences, to the maximum extent feasible. All fixtures shall be LED or similar product, and their placement, along with all support posts/poles and brackets, shall be consistent in fabrication quality, and selected to enhance the overall design character of The Lawn.

Decorative Accent/ Architectural Lighting

Decorative accent/architectural lighting meant to illuminate a building feature or surface, is permitted in so much as it does not conflict with other standards included in this document.

SITE FURNISHINGS/COMMON AREAS

Pedestrian Access

Consistent, human-scaled, commercial grade fixtures for street and trail lighting shall be provided on all streets, sidewalks, and trails, including public gathering/event spaces located on public and private spaces within the neighborhood.

Streetscape

All major roads or circulation routes shall be planted with the same or otherwise complementary species and cultivar of street tree. Street tree species shall be selected to allow growth into a continuous sidewalk canopy and to provide shade, to the extent possible, the street. Street trees shall be spaced at equal intervals (approximately thirty feet depending on species) along street frontage to establish a consistent edge. Entrances/exits must not include plantings that obscure sight lines within three feet (3') and seven feet (7') above the finished grade.

DRAINAGE AND WATER DETENTION

Stormwater management will be handled throughout the site by storm sewers that ultimately lead to either detention or retention basins that will control water quality and runoff control for the development. Locations for these basin will be determined further into design.

SIGNAGE, WAYFINDING, AND GRAPHICS

Project Signage/Brand

A unified approach to signage shall be incorporated to enhance wayfinding, create visual consistency, and improve identification across The Lawn. Sign sizes should generally correspond to the scale of the structure they accompany. All signs must maintain uniformity in type, material, and color. A clear signage hierarchy will be established to support area recognition, business identification, directional guidance, and other related signage needs. Springboro Ordinance 96-38, Section 826 of the Springboro Sign Code contains additional details.

Individual Project and/or Tenant Sign Criteria

Signage for multi-tenant properties must present a coordinated design. A cohesive design theme shall be applied to all signage, regardless of variations in size or placement.

OUTDOOR STORAGE

Outside storage of merchandise, raw material, finished products, and/or equipment must be visually screened from any publicly visible right-of-way.

Building Design

GENERAL ARCHITECTURAL CHARACTER

The Lawn's design aims to ensure consistent, high-quality design, materials, and construction that align with Site Development.

ORIENTATION TO STREET

Buildings shall orient themselves to the following preferential order, depending on the relevance to their specific location: trail, park, and then the street. Buildings located at the intersections of one or more of these types of addresses should be designed to meet both by 'turning the corner' with appropriate design attention given.

BUILDING MASSING AND REPETITION

All repeated building types/floor plans shall include a minimum of two facade options, not including options for color or corner treatments when relevant to that plan's usage. No two plans (except for town houses and carriage units) shall be used more than once in a row or across from one another. Any building longer than sixty feet shall be articulated to break down the continuous facade through the use of some combination of the following: window or bay patterns, height, step or setbacks at one or more floor levels, and/or balconies (inset or projecting).

Building Height

Building heights shall be measured in stories. No building shall exceed three stories above the highest ground on which the building sits. Finished floor elevations for residential buildings shall not be less than eighteen inches (18") above the space the building primarily addresses (i.e. a street, trail, or park).

Rooflines

Residential roofs may be flat or sloped. Flat roofs, when present, must have parapets or cornices to provide visual interest and screen rooftop equipment. Rooftop decks and patios are encouraged. All parapets and cornice features, including rooftop uses, are exempted from building height measurements.

Building Materials

Commercial-grade materials are required. Acceptable materials include pre-cast masonry, brick, decorative block, cementitious siding, wood, natural stone, cast or cultured stone, exposed metal, and stucco. Prohibited materials include EIFS, plywood, unadorned corrugated siding, vinyl siding, and plastic panels in publicly visible locations.

Glass Materials

Clear or colored glass, translucent, sandblasted, and decorative glass are acceptable. Retail and commercial storefronts should be predominantly clear glass.

Visible Roofing Materials

Sloped roofs may use slate-style shingles, fiberglass shingles, or standing seam metal.

Building Color

Color schemes should be limited to no more than two colors on a given facade, unless otherwise approved. Color schemes should visually tie the building's massing together. Monolithic color schemes are discouraged, but monochromatic palettes with shade variations are acceptable.

Appendix & Exhibits

THE LAWN

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, Charles A Easton, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this 5 day of ~~February,~~ March 2025.

Property Owner:

Name: Charles A. Easton

Signature: Charles A Easton

Title: OWNER 1/4 UNDIVIDED

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, ___Anne Easton-Hansen_____, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this __13th____ day of March, 2025.

Property Owner:

Name: _Anne Easton-Hansen_____

Signature: _____

Title: _Owner_____

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, Terry C. Easton, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this 13th day of February, 2025. 13, March, 2025

Property Owner:

Name: Terry C. Easton

Signature: s Terry C. Easton

Title: Owner

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, Carrie Kendall, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

Executed this 13 day of March, 2025.

Property Owner:

Name: Carrie Kendall

Signature: Carrie Kendall

Title: Owners

OWNER'S AUTHORIZATION FOR ZONING APPLICATION AND GENERAL PLAN

I, James Kevin Swallow, hereby certify that I am a legal owner of the property located at 0 W. Central Ave., Springboro, OH 45066, identified as Parcel No. 0414301006 (the "Property").

I hereby authorize Kingsley + Co. ("Developer"), its representatives, and its third-party authorized representatives, including but not limited to, Taft Stettinius & Hollister LLP and Yard & Co., to act on my behalf in all matters related to the zoning application and related plans for the proposed mixed-use development on the Property.

This authorization includes, but is not limited to, the following: (i) submitting plans, applications, supporting documents, and the General Plan to the City of Springboro for zoning and development approvals; (ii) appearing before the City Planning Commission, Zoning Board, or any other relevant authority; (iii) making any necessary modifications or representations concerning the application and related plans; (iv) signing the General Plan as required by Springboro Zoning Code Section 1266.09(b).

I understand that this authorization does not transfer ownership of the Property but grants the Developer and its authorized representatives the authority to act on my behalf in all matters related to the zoning application and related plans.

This authorization shall remain in effect until the zoning application process is complete or revoked in writing by the undersigned.

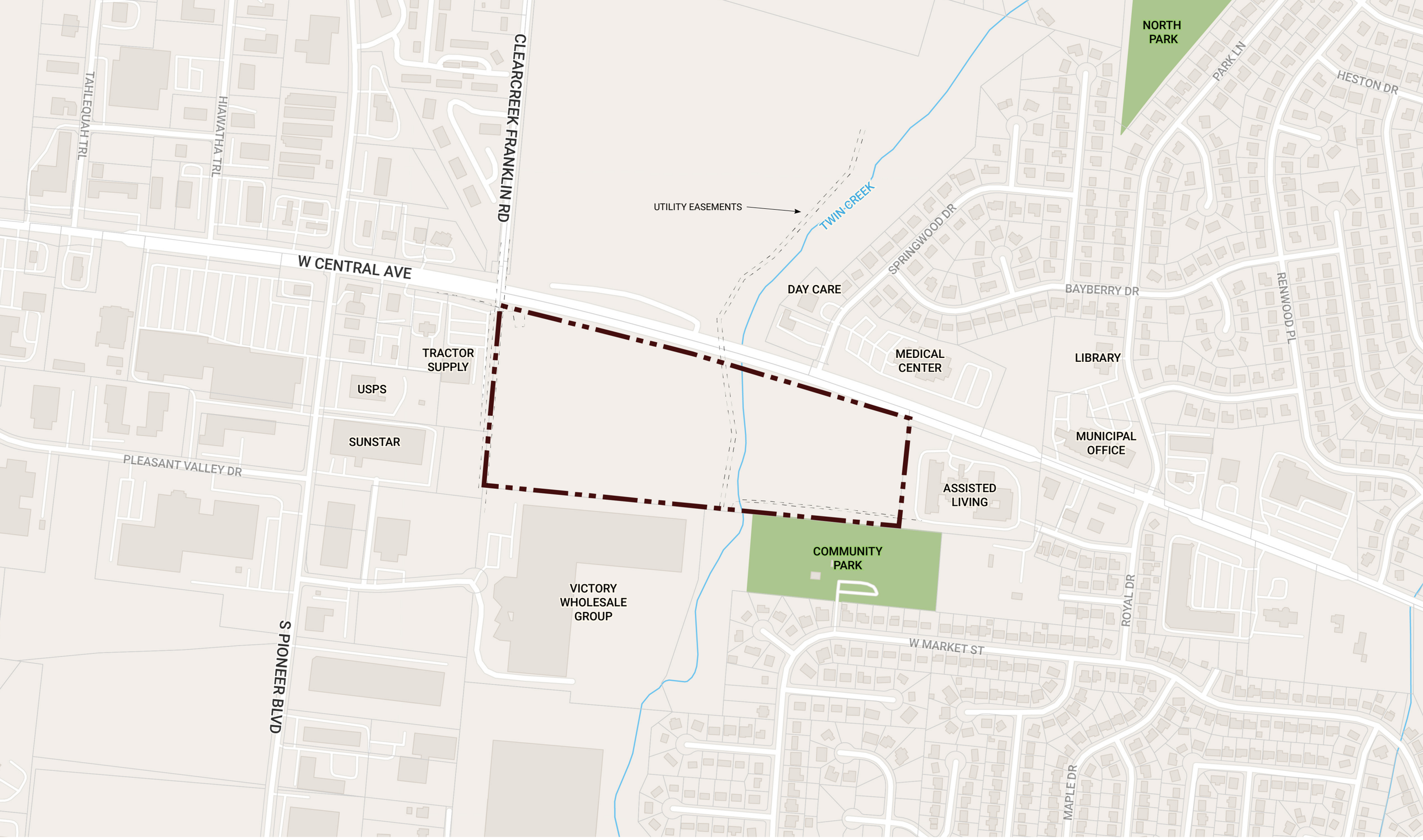
Executed this _____ day of February, 2025.

Property Owner:

Name: James Kevin Swallow

Signature: James Kevin Swallow

Title: _____



Vicinity Map

Old Republic National Title Insurance Company

SCHEDULE A
(Continued)

EXHIBIT "A"

Situate in Section 14, Town 2, Range 5, MRS, City of Springboro, Clearcreek Township, Warren County, Ohio and being more particularly described as follows:

Beginning at a point on the West line of said Section 14 at the centerline intersection of Start Route 73 and Clearcreek-Franklin Road (#119); thence from said place of beginning with the centerline of State Route 73 Southeastwardly on a curve to the right an arc distance of 740.48 feet to a point, said curve having a radius of 12,277.67 feet, a chord distance of 740.36 feet, and a chord bearing of S 81°57'24" E; thence S 80'13'43" E a distance of 252.52 feet to a point; thence Southeastwardly on a curve to the right an arc distance of 1085.71 feet to a point, said curve having a radius of 12,277.67 feet, a chord of 1085.36 feet, and a chord bearing of S 77°41'43" E; thence S 75° 09' 43" E a distance of 629.33 feet to a point on the West line of Royal Oakes Park, Section 12 as recorded in Book 5, Page 30, of the Warren County Plat Records; thence leaving said centerline S 0°12' 58" E with said Royal Oaks Park West line a distance of 398.11 feet to an iron pin on the South line of said Section 14, said point also being on the North line of Lot No. 393 of said Royal Oaks Park; thence S 89°57' 38" W with the North line and its extension of said Royal Oaks Park a distance of 2643.87 feet to an iron pin on the West line of said Section 14 and the Northwest corner of the Dixie Spring Farms, Inc., tract as recorded in Book 483, Page 598 of the Warren County Deed Records; thence N 0°30' 34" W with the West line of said Section 14 a distance of 938.88 feet to the place of beginning, containing 42.887 acres more or less.

SAVE AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT;

And being 7.2436 acres by record plat for Springboro Senior Living, a subdivision of lots and lands appearing at Warren County Plat Book 89 Page 70, and being situated in Section 14, Town 2 Range 5, MRS, City of Springboro, Clearcreek Township, Warren County, Ohio.

The remaining net acreage after subdivision and platting is 35.6434 acres, more or less.

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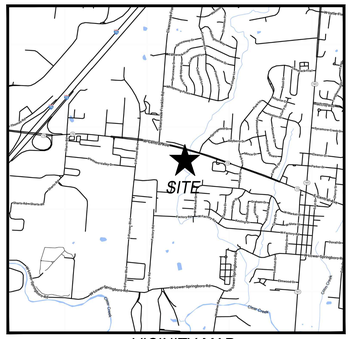
INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



VICINITY MAP
N.T.S

LEGEND:

- BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET
- 1" PIPE FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- MAG NAIL SET
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- LIGHT POLE
- GROUND LIGHT
- PULL BOX
- BOLLARD
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- TRAFFIC SIGNAL POLE
- SINGLE POST SIGN
- GUARD POST
- FENCE LINE
- GUARDRAIL
- TREELINE
- GAS LINE
- OVERHEAD ELECTRIC
- STORM SEWER
- SANITARY SEWER
- HARDWOOD TREE
- CONCRETE
- ASPHALT
- GRAVEL
- LANDSCAPE
- PAVERS
- RIPRAP

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200/3937 METERS.
6. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "LEBA" WITH A BEARING OF N05°15'47"E AS SHOWN ALONG THE SECTION LINE OF SECTION 20 AND SECTION 14.
7. PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.00009041977 APPLIED AT A BASED POINT OF N:572,928.00 E:1,475,421.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
8. ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "LEBA" USING GEOID CONUS 18 WITH REFERENCE TO THE FOLLOWING CONTROL MONUMENT: WARREN COUNTY BENCHMARK # S-276, POSTED ELEVATION = 706.928.
9. SITE BENCHMARK AS SHOWN HEREON.
10. SUBJECT SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GEOGRAPHIC INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39165C0017E WITH AN EFFECTIVE DATE OF 12/17/2010 AND FEMA'S FLOOD INSURANCE RATE MAP NO. 39165C0036E WITH AN EFFECTIVE DATE OF 12/17/2010.
11. SUBJECT SITE CONTAINS 0 PARKING SPACES OF WHICH.
12. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
14. SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO WEST CENTRAL ROAD.
15. TOPOGRAPHIC INFORMATION IS BASED ON CONVENTIONAL SURVEYING METHODS AND GIS DATA.

P.O.B.

BENCHMARK
IRON PIN
N: 573,558.16
E: 1,474,452.05
ELEV: 791.22

CONTROL POINT
IRON PIN
N: 573,411.24
E: 1,475,064.40

WEST CENTRAL AVENUE (S.R. 73)
(R/W VARIES)
(WAR-73-(4.26-9.84)
[PUBLIC]

S74°26'25"E 252.45'

R=12277.67'
L=738.61' (740.48' DEED)
Δ=3°26'49"
BEARING=S76°09'50"E
CHORD=738.50' (740.36' DEED)

R=12277.66'
L=1042.74'
Δ=4°51'58"
BEARING=S72°00'26"E
CHORD=1042.43'

35.601 ACRES

N05°15'47"E 658.89' (658.68' DEED)

N84°15'04"W 1988.90'

S05°56'01"W 670.65'

PINCH
3.9'S
0.6'W

FENCE
0.7'S

FENCE
2.1'S

KLEINGERS & ASSOCIATES

ITEM # 21
10-X.1
EX. CHANNEL EASEMENT
D.B. 403 PG. 91

ITEM # 9
EX. SANITARY & WATER EASEMENT
D.B. 470 PG. 454

ITEM # 18
VACATION OF HIGHWAY RIGHT OF WAY
D.B. 509 PG. 39

ITEM # 17
EASES. 10
EX. HIGHWAY EASEMENT
D.B. 403 PG. 91

ITEM # 20
EX. 20' SEWER EASEMENT
D.B. 470 PG. 474

ITEM # 15
EX. INGRESS & EGRESS EASEMENT
O.R. 991 PG. 219

ITEM # 16
EX. STANDARD HIGHWAY EASEMENT
O.R. 991 PG. 210

ITEM # 21
10-X.2
EX. CHANNEL EASEMENT
D.B. 403 PG. 91

ITEM # 21
10-X.3
EX. CHANNEL EASEMENT
D.B. 403 PG. 91

ITEM # 21
10-X.4
EX. CHANNEL EASEMENT
D.B. 403 PG. 91

ITEM # 23
EX. 35' SEWER EASEMENT
D.B. 196 PG. 201

ITEM # 23
EX. 30' MAIN EASEMENT
D.B. 196 PG. 231

ITEM # 23
EX. PIPE LINE EASEMENT
D.B. 196 PG. 231

ITEM # 23
EX. PIPE LINE EASEMENT
D.B. 530 PG. 172

ITEM # 12
EX. STORM DRAIN EASEMENT
D.N. 2014-023941

ITEM # 13
EX. SANITARY SEWER EASEMENT
D.N. 2014-023940

ITEM # 14
EX. 40' BUILDING SETBACK
P.B. 69 PG. 70

ITEM # 14
EX. 30' PUBLIC WATERS EASEMENT
P.B. 69 PG. 70

ITEM # 14
EX. 40' BUILDING SETBACK
P.B. 69 PG. 70

ITEM # 14
EX. 30' SANITARY SEWERS EASEMENT
P.B. 69 PG. 70

BURKHARDT
JTB 6487

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig

SURVEYOR'S CERTIFICATION

TO: STAR TITLE AGENCY, LLC; FINAL TIER HOLDINGS II, LLC, AN OHIO LIMITED LIABILITY COMPANY; JAMES KEVIN SWALLOW (1/8 INTEREST), CARRIE KENDALL (1/8 INTEREST) ANNE S HANSEN (1/4 INTEREST), TERRY C. EASTON (1/4 INTEREST), AND CHARLES A. EASTON (1/4 INTEREST);

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10(a), 11(a), 13, 14 AND 16-19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 8-14-2024.

DATE OF PLAT OR MAP 8-19-2024.

MATTHEW D. HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO.8611

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	08-19-24	ALTA/NSPS TITLE SURVEY - ARI

ALTA/NSPS LAND TITLE SURVEY
35.601 ACRES

SECTION 14. TOWN 2, RANGE 5, M.Rs.
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
FOR: KINGSLEY AND COMPANY

PROJECT NO: 240466VSD000
DATE: 08-19-2024
SCALE: 1" = 60'
0 30 60 120

SHEET NAME:
KINGSLEY DEVELOPMENT

SHEET NO.
1 OF 2

Jeff Amy 08/19/2024 08:49:55 AM C:\USERS\JEFF.AMY\DESKTOP\240466VSD000_KINGSLEY DEVELOPMENT_ALTA.dwg

STAR TITLE AGENCY LLC.
COMMITMENT FOR TITLE INSURANCE
FILE NO. 24-1137
EFFECTIVE DATE: JULY 12, 2024

11. Access Easement granted to Columbia/Wegman Springboro, LLC, a Delaware limited liability company, dated September 8, 2014, and filed for record September 11, 2014 at 12:00:30 PM in Document Number 2014-024018, Warren County records.
(PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE, NOT PLOTTABLE.)

12. Storm Drain Easement granted to Columbia/Wegman Springboro, LLC, a Delaware limited liability company, dated September 5, 2014, and filed for record September 10, 2014 at 1:52:32 PM in Document Number 2014-023941, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #12.)

13. Sanitary Sewer Easement granted to the City of Springboro dated September 5, 2014, and filed for record September 10, 2014 at 1:52:31 PM in Document Number 2014-023940, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #13.)

14. Easement(s) and setback lines as shown in Record Plan Springboro Senior Living dated August 29, 2014 and filed for record August 29, 2014 in Deed Book 89, page 70, Warren County records.
(DOES NOT LIE ON, OVER, OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #14.)

15. Terms and Conditions of easement for vehicular and pedestrian ingress and egress granted to Thomas G. Easton, Anne Easton Hansen fka Anne S. Easton, Charles A. Easton and Terry C. Easton, dated March 31, 1994, and filed for record April 26, 1994, at 10:35 AM, in O.R. Vol 991, page 219, Warren County records.
(DOES NOT LIE ON, OVER, OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #15.)

16. Easement for roadway purposes granted to the City of Springboro dated March 17, 1994, and filed for record April 26, 1994, at 10:35 AM, in O.R. Vol 991, page 210, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #16.)

17. Easement for limited access highway purposes (I-75) through and across 21.97 acres as referenced in Warranty Deed, dated March 26, 1993, and filed for record April 13, 1993, at 10:08 AM in O.R. Vol 835, page 673, Warren County records.
(DOES NOT LIE ON, OVER, OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)

18. Vacation of a Portion of Highway Right of Way dated June 7, 1978, and filed for record June 27, at 10:57 AM, in Deed Vol. 520, page 37, Warren County records.
(DOES NOT LIE ON, OVER, OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #15.)

19. Easement for sanitary sewer and water line purposes granted to the Village of Springboro, dated October 1, 1974, and filed for record October 8, 1974, at 2:12 PM, in Deed Vol. 470, page 454, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #19.)

20. Terms and conditions of easement granted to the Village of Springboro for sewer line purposes dated July 7, 1969, and filed for record November 26, 1969, at 2:23 PM, in Vol. 411, page 416, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #20.)

Assignment of Water and Sewer Tap Rights, dated January 16, 1978, and filed for record March 1, 1978, at 10:36 AM in Deed Vol. 515, page 200, Warren County records.
(PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE, NOT PLOTTABLE.)

21. Easements for highway and channel purposes granted to the State of Ohio dated November 22, 1968, and filed for record February 6, 1969, at 3:32 P.M in Deed Vol. 403, page 91, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #21.)

22. Easement for waterline purposes granted to the Village of Springboro dated June 23, 1965, and filed for record July 12, 1965, at 9:15 AM in Vol. 365, page 353, Warren County records.
(DOES NOT LIE ON, OVER, OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)

23. Pipe Line Right-of-Way granted to Miami Valley Corporation, an Ohio corporation, dated July 26, 1950, and filed for record July 31, 1950, at 2:17 PM in Vol. 196, pg 231, Warren County records.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #23.)

Partial Release of Pipe Line Right-of-Way dated June 27, 1978, and filed for record June 28, 1978, at 11:54 AM in Vol. 520, page 172, Warren County records.
(DOES NOT LIE ON, OVER, OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #23.)

Assignment to BP Exploration & Oil, Inc., an Ohio corporation, dated August 24, 1994, and filed for record October 7, 1994, at 9:06 AM in O.R. Vol. 1044, page 882, Warren County records.
(PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE, NOT PLOTTABLE.)

Assignment and Conveyance Agreement to BP Central Pipelines LLC, a Delaware limited liability company, dated October 25, 2019, and filed for record October 5, 2021 at 08:47:48 AM in Document Number 2021-045051, Warren County records.
(PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE, NOT PLOTTABLE.)

24. Easement for electric purposes granted to The Cincinnati Gas & Electric Co. dated October 11, 1945, and filed for record December 3, 1945 at 10:05 AM, in Vol. 162, page 27, Warren County records.
(UNABLE TO DETERMINE WITH AVAILABLE INFORMATION.)

LEGAL DESCRIPTION

Situated in Section 14, Town 2, Range 5, M.Rs., City of Springboro, Clearcreek Township, Warren County, Ohio being part of a 42.887 acre (original) tract of land conveyed to Anne Stanton Easton Hansen (1/4 interest), Terry C. Easton (1/4 interest), Charles Arthur Easton (1/4 interest), Kevin James Swallow (1/8 interest) & Carrie Kendall (1/8 interest) as recorded in D.B. 497 Pg. 555 and D.N. 2018-024365 of the Warren County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at a point in the west line of Section 14 at the intersection of the centerline of West Central Avenue (S.R. 73);

Thence along the centerline of said West Central Avenue (S.R. 73), the following three (3) courses:

1. Along a curve to the right an arc distance of 738.61 feet to a set 5/8" iron pin, said curve having a radius of 12277.67 feet, a delta of 03°26'49" and a chord bearing S76°09'50"E a distance of 738.50 feet;
2. S74°26'25"E a distance of 252.52 feet to a set 5/8" iron pin;
3. Along a curve to the right an arc distance of 1042.74 feet to a set 5/8" iron pin at the northwest corner of Springboro Senior Living as recorded in P.B. 89 Pg. 70, said curve having a radius of 12277.66 feet, a delta of 04°51'58" and a chord bearing S72°00'26"E a distance of 1042.43 feet;

Thence along the west line of said Springboro Senior Living, S05°56'03"W a distance of 570.65 feet to a found 5/8" iron pin at the southwest corner of Springboro Senior Living and in the north line of a 13.11 acre (deed) tract of land conveyed to Village of Springboro, Ohio as recorded in D.B. 50 Pg. 322;

Thence along the north line of said 13.11 acre (deed) tract and along the north line of a 22.463 acre (deed) tract of land conveyed to Promotional Wholesalers Partnership, P.L.L.L. as recorded int O.R. 4467 Pg. 278, N84°15'04"W a distance of 1988.90 feet to a set 5/8" iron pin in the aforementioned west line of Section 14;

Thence along said section line and along the east line of Lot 2 of Sunstar as recorded in P.B. 87 Pg. 85 and the east line of a 3.524 acre (deed) tract of land conveyed to Locapulo Partnership, LLC. as recorded in D.N. 2019-024591, N05°15'47"E, passing a set mag nail at 862.96 feet, a total distance of 938.67 feet to the Point of Beginning.

Containing 35.601 acres of land, more or less and being subject to easements, restrictions and rights of way record.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "LEBA" with a bearing of N05°15'47"E as shown along the Section Line of Section 20 and Section 14.

THE ABOVE DESCRIBED LEGAL DESCRIPTION OF THE SURVEYED PROPERTY AS SHOWN HEREON, IS ALL OF THE LANDS AS DESCRIBED IN D.B. 497 PG. 555 AND D.N. 2018-024365 WHICH IS CONTAINED WITHIN THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 24-1137 AND IS DESCRIBED AS FOLLOWS:

Situate in Section 14, Town 2, Range 5, MRS, City of Springboro, Clearcreek Township, Warren County, Ohio and being more particularly described as follows:

Beginning at a point on the West line of said Section 14 at the centerline intersection of Start Route 73 and Clearcreek-Franklin Road (#119); thence from said place of beginning with the centerline of State Route 73 Southeastwardly on a curve to the right an arc distance of 740.48 feet to a point, said curve having a radius of 12,277.67 feet, a chord distance of 740.36 feet, and a chord bearing of S 81°57'24" E; thence S 80°13'43" E a distance of 252.52 feet to a point; thence Southeastwardly on a curve to the right an arc distance of 1085.71 feet to a point, said curve having a radius of 12,277.67 feet, a chord of 1085.36 feet, and a chord bearing of S 77°41'43" E; thence S 75° 09' 43" E a distance of 629.33 feet to a point on the West line of Royal Oakes Park, Section 12 as recorded in Book 5, Page 30, of the Warren County Plat Records; thence leaving said centerline S 0°12' 58" E with said Royal Oaks Park West line a distance of 398.11 feet to an iron pin on the South line of said Section 14, said point also being on the North line of Lot No. 393 of said Royal Oaks Park; thence S 89°57" 38" W with the North line and its extension of said Royal Oaks Park a distance of 2643.87 feet to an iron pin on the West line of said Section 14 and the Northwest corner of the Dixie Spring Farms, Inc., tract as recorded in Book 483, Page 598 of the Warren County Deed Records; thence N 0°30' 34" W with the West line of said Section 14 a distance of 938.88 feet to the place of beginning, containing 42.887 acres more or less.

SAVE AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT;

And being 7.2436 acres by record plat for Springboro Senior Living, a subdivision of lots and lands appearing at Warren County Plat Book 89 Page 70, and being situated in Section 14, Town 2 Range 5, MRS, City of Springboro, Clearcreek Township, Warren County, Ohio.

The remaining net acreage after subdivision and platting is 35.6434 acres, more or less.

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SEAL:

NO.	DATE	DESCRIPTION
1	08-19-24	ALTA/NSPS TITLE SURVEY - ARI

ALTA/NSPS LAND TITLE SURVEY
35.601 ACRES
SECTION 14. TOWN 2, RANGE 5, M.Rs.
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
FOR: KINGSLEY AND COMPANY

PROJECT NO: **240466VSD000**
DATE: **08-19-2024**
SCALE:
SHEET NAME:
KINGSLEY DEVELOPMENT
SHEET NO.
2 OF 2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

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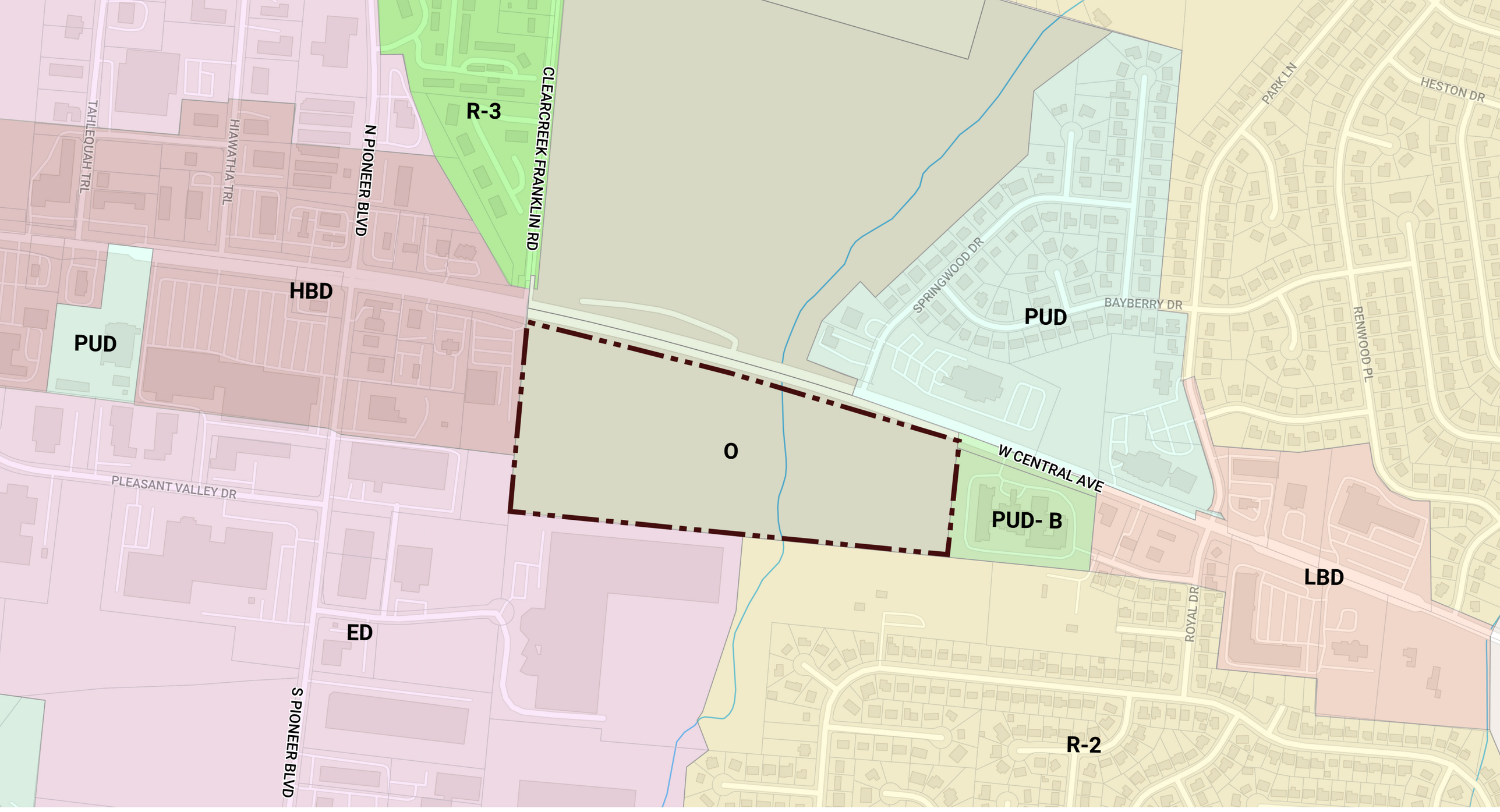
RETAIL
MULTI-FAMILY
TOWNHOMES
SITE ACCESS
TRAILS
PARCEL
WEST CENTRAL AVENUE
TWIN CREEK
PARK SPACE
COMMUNITY PARK
0
200
400 FEET
N

Development Plan



Zoning

O - OFFICE PARK DISTRICT

HBD - HIGHWAY BUSINESS DISTRICT

LBD - LOCAL BUSINESS DISTRICT

PUD - PLANNED UNIT DEVELOPMENT DISTRICT

PUD-B - PLANNED UNIT DEVELOPMENT- BUSINESS

R-2 - LOW DENSITY RESIDENTIAL DISTRICT

R-3 - MEDIUM DENSITY RESIDENTIAL

0 400 800 FEET

N

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

PROPOSED LEGEND

- REGULATORY FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN

OHIO811.org Before You Dig

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

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SEAL:

NO.	DATE	DESCRIPTION
1.	5/29/2024	SCHEMATIC DESIGN

KINGSLEY DEVELOPMENT
SPRINGBORO, OH
MONTGOMERY COUNTY

PROJECT NO:	240466.000
DATE:	5/29/2024

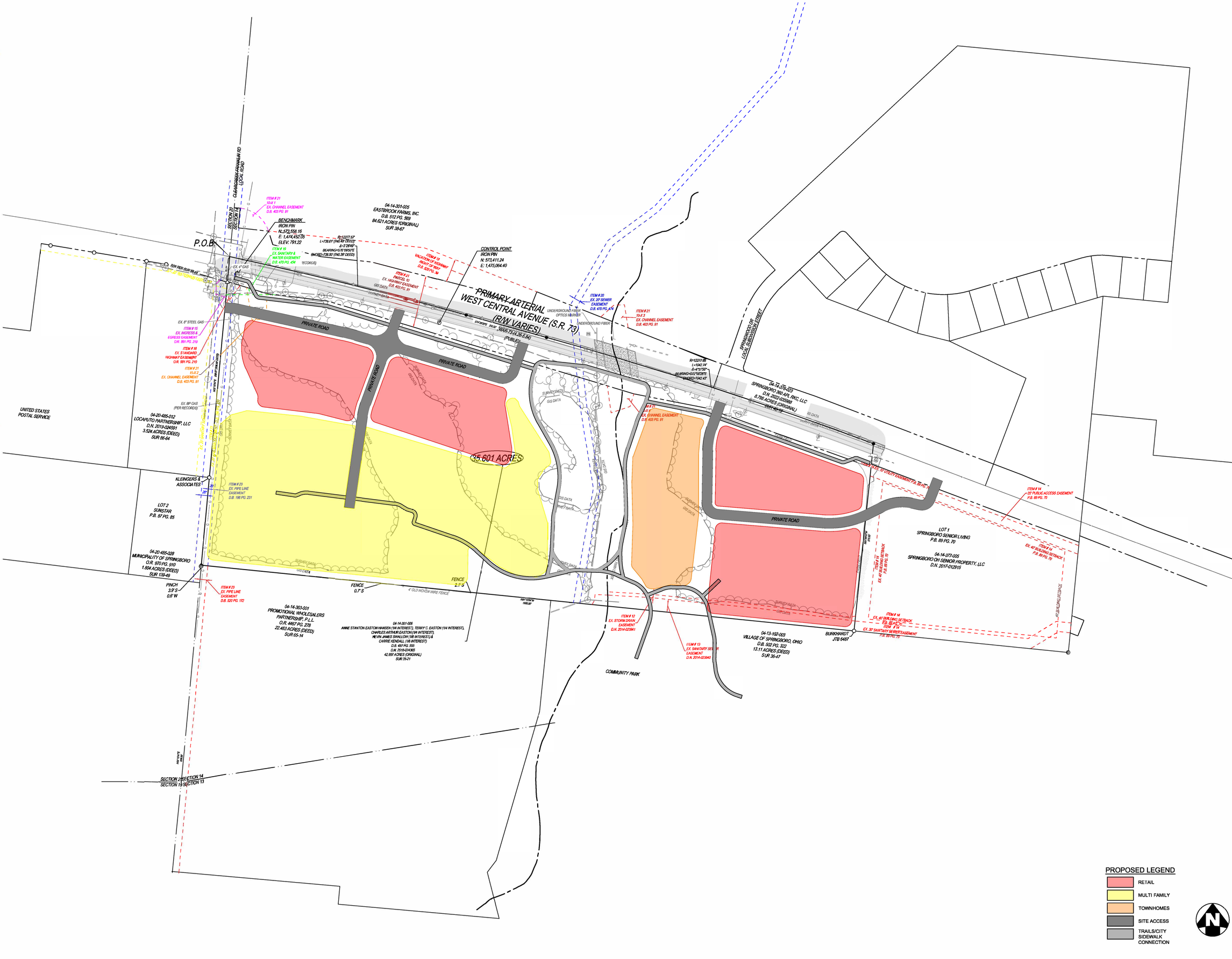
SCALE: 0 50 100 200

SHEET NAME:
GIS WITH FLOODPLAIN

SHEET NO.
1-1

DESIGN ▲ TRANSFORMING COMMUNITIES

INSPIRED PEOPLE ▲ CREATIVE DESIGN



PROPOSED LEGEND

- RETAIL
- MULTI FAMILY
- TOWNHOMES
- SITE ACCESS
- TRAILS/CITY SIDEWALK CONNECTION

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H:\2024\240466\000_DWG_Mas\PUD Location Plan.dwg, 2/18/2025 2:54 PM, Jake Backburn

SEAL:

NO.	DATE	DESCRIPTION

THE LAWN

SPRINGBORO OHIO

PROJECT NO: 240466.000

DATE: 2025/02/21

SCALE: 0 50 100 200

SHEET NAME:

PUD GENERAL LOCATION PLAN

SHEET NO.

1 OF 1

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, March 19, 2025

I. Call to Order

Becky Iverson, Chair, called the Wednesday, March 19, 2025 Springboro Planning Commission Meeting to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Chris Pearson, Rob Dimmitt, Steve Harding, and Scott Marshall.

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

Mr. Harding motioned to excuse Mr. Sillies and Mr. Thompson. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; (5 yes – 0 no)

Ms. Iverson made a brief statement addressing how the meeting will proceed this evening with regards to how guests will be invited to make any comments or ask questions.

II. Approval of Minutes

January 8, 2025 Planning Commission Minutes

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

Mr. Dimmitt motioned to approve the January 8, 2025 Planning Commission minutes. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; (5 yes - 0 no)

III. Agenda Items

A. Final Approval
Record Plan, Eastbrook Farm, Section One

Background

This agenda item is a request for record plan approval for Eastbrook Farm, Section One filed by Bayer Becker Engineering and Surveying, Mason, on behalf of the property owners, Eastbrook Farms, Inc. The record plan is for a strip of land located south of Whispering Pines on the north side of the Eastbrook Farm property, an 83.1-acre undeveloped site located northeast of the corner of West Central Avenue (SR 73) and Clearcreek-Franklin Road.

The record plan contains 45 buildable lots for a total of 13.18 acres as well as the dedication of streets. The preliminary subdivision plan for this site was approved at the June 12, 2024 Planning Commission meeting following a preliminary discussion at the May 8 meeting. The subdivision is being developed under the provisions of the R-2, Low-Density Residential District, which allows up to four dwelling units per acre.

Following review and approval by Planning Commission, the record plan would proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of this record plan to City Council.

1. Add "Record Plan" to the title block.
2. Provide HOA documents for review and approval. Add the HOA recording information in General Notes.
3. Provide off-site easement recorded documents prior to city council approval. The HOA will be responsible for maintaining the offsite easement areas, except for the public sanitary sewer; add wording to easement documents accordingly.
4. Add Note 8: "All lots shall be subject to a publicly available drainage easement five (5) feet in width along all side yards and ten (10) feet in width along rear lot lines, except as otherwise noted."
5. Fill in HOA recording information on notes 5 and 6.
6. Add the following statement in the owner consent and dedication signature block statement regarding any offsite easements" "We further grant to the City of Springboro the right to all utility easements as shown herein on the un-platted property until such time as they are formally dedicated in a future Record Plan or recorded by easement document." This can go right before the sentence "The above utility easements are for the benefit of all public utility providers….."
7. Submit to Warren County for review and revise accordingly.

Discussion:

Mr. John Del Verne, Bayer Becker, was present to answer questions and comments from Planning Commission members and staff.

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said this item is a request for Record Plan approval for Eastbrook Farm, Section One, which is the northernmost portion of the property known as Eastbrook Farm at the corner of SR 73 and Clearcreek-Franklin Road. The Preliminary Plan for this site was reviewed in 2024. This is a conventionally zoned property, and all the minimum requirements for the R-2 zoning district have been met. The developers are proposing to have 45 buildable lots. City staff is recommending approval at this time.

Ms. Iverson asked if there were any questions from Planning Commission members or staff. There were none.

Ms. Iverson asked Mr. Del Verne had any questions. He did not.

Mr. Harding made a motion to approve the Final Approval, Eastbrook Farm Record Plan, east of Clearcreek-Franklin Road, south of Whispering Pines, residential subdivision with staff conditions. Mr. Dimmitt seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; (5 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

DRAFT

B. Final Approval
Planning & Zoning Text Amendments, exterior lighting code, sign code, other portions of codified ordinances

Background & Recommendation

Please see the enclosed memorandum from City staff, as well as supporting exhibits in the meeting materials regarding this agenda item. City staff recommends approval of a recommendation to City Council of these text amendments. The memorandum and supporting documentation are included at the end of these meeting minutes.

Discussion:

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said that this agenda item is a recommendation to amend the Planning and Zoning Code to allow the City of Springboro to more effectively regulate lighting from certain businesses within the community. This item goes back to a recommendation that stemmed from a moratorium enacted by City Council in late 2023. The Planning and Zoning Code has been reviewed by staff and legal counsel with respect to how the City regulates lighting coming out of the buildings, specifically vaping stores, which was the subject of the moratorium. Following review and feedback from City Council, it was determined that the regulation needs to focus on the external effects of these businesses, specifically light coming from these operations.

A recommendation was made that focuses on changes to Springboro's Planning and Zoning Code Exterior Lighting Code and to the Sign Code. The recommendations including creating the standard of 15 foot-candle for measuring light emitted from a building at a specified height and distance from the storefront. Based on extensive fieldwork and review by City staff. This text amendment is designed to apply to any building that emits a lot of light.

Another part of this text amendment are revisions to the Sign Code to make interpretation and enforcement more efficient. City staff recommends one change to the meeting materials sent out to all Commission members regarding these amendments; the Table 1281-C, which talks about ground sign standards. There was a discrepancy between the City staff recommendation explanation and what was actually in the recommendation. It was written as "existing or proposed property line" and it should read as "right-of-way" which is the appropriate term with which to enforce this change.

Ms. Iverson asked if there were any questions from Planning Commission members. There were none.

Mr. Boron said there was one additional change to the amendment since the presentation. The City is recommending that the General Offenses Code associated with the regulation of light nuisances be created and added here at a higher standard so that the code can be more enforceable if there is a nuisance associated with these lights coming out buildings. This will allow the Zoning Inspectors to issue citations and work with property owners and businesses to establish an acceptable level of lighting.

Ms. Iverson asked if there were any further questions or comments from Planning Commission members and staff. There were none.

Mr. Pearson made a motion to approve the Final Approval, Planning and Zoning Text Amendments, exterior lighting code, sign code, as amended. Mr. Dimmitt seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; (5 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

C. Preliminary Review
Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision

D. Preliminary Review
General Plan, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, 1405 South Main Street (SR 741), proposed residential subdivision

Background Information

This agenda item is based on an application filed by M/I Homes of Cincinnati, requesting approval of rezoning and general plan to allow the development of residential subdivision located at 1405 South Main Street (SR 741) through the City's Planned Unit Development (PUD) process. The subdivision, envisioned as an addition to M/I's developing Northampton subdivision, would be located on 16.65 acres of land immediately adjacent and to the north of Northampton. While M/I intends, assuming development approvals, to combine the 16.65-acre parcel into Northampton subdivision by integrating its road system, homeowner's association, home design types, and other details, this rezoning and general plan is separate from the development approvals of the property at 1525 South Main Street.

M/I Homes proposed to develop the 16.65-acre by rezoning it from the current R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. The R-1 District allows residential development at the rate of 2.0 units per acre on lots with a minimum size of 20,000 square feet. 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 though its own Planning and Zoning Code.

M/I Homes proposed to develop this parcel at a density of 2.04 units per acre, with lots ranging from 8,360 square feet to 20,000 square feet. A total of 4.384 acres of open space is proposed in the subdivision, or 26.3 percent of the development area. Residential PUDs require a minimum of 25% dedicated open space. The R-1 District requires no dedicated open space.

M/I Homes proposes two access points to the subdivision: the primary access being from South Main Street that would be paired with the access road to the Northampton subdivision and matched to the alignment of Heatherwoode Boulevard on the east side of SR 741, and to Perthshire Drive also in Northampton to the south. A stub street to the west is also proposed. Walking trails internal to the site are indicated in the plan.

The proposed rezoning/general plan appears as two separate items on the Planning Commission 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 is required. Final development plan—where more detailed plans for roads, utilities, common areas, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans 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.

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 developing Northampton subdivision.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north, PUD to the east encompassing the Heatherwoode PUD, and PUD-R to the south incorporating Northampton subdivision. 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 conform to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area and improving pedestrian and bicycle access.

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

- Northampton, 75 units on 35.08 acres, 2.14 units/acre.
- 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.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property prior to the March 19 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 regarding this agenda item:

1. Express proposed lot sizes in square feet on future submittals.
2. Add 15 feet open space area to overlap with the 15 feet no clear zone along the north property line. Adjust lot sizes accordingly and rear setback if needed, as well as overall open space percentage. No clear zone to be the responsibility of the HOA.
3. Identify all existing vegetation 4 inches DBH or greater on the site, then indicate those to be preserved.
4. Following preliminary review of final development plan, submit a landscaping plan incorporating comments #3-4 above, and other required landscaped areas.
5. Identify the way the existing topography is to be modified generally and provide spot elevations for areas of the property indicating the amount of fill or cut proposed (a minimum of 10 spots).
6. Allow for public use of dedicated open space (paths, trails specifically) within the subdivision.
7. Is the proposed stormwater management pond proposed for the east edge of the property necessary?
8. Continue 10-foot-wide side path from the developing Northampton subdivision to the south and the way it will safely negotiate reconfigured Morris Street access road.
9. Following preliminary discussion, plans will be forwarded to active transportation consultant for review of walking and biking facilities.

10. Following preliminary review of final development plan, submit an exterior lighting plan, if applicable, consistent with Chapter 1273 of Planning and Zoning Code.
11. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached).
12. Traffic impact study is currently being completed. Make all public improvements per the traffic study recommendations including improvements along SR 741 and dedication of right of way.
13. Roads, sidewalks, and all utilities to be designed and built per city of Springboro specifications.
14. Create an HOA for Phase 3.

Discussion:

Ms. Iverson said this agenda item is for the Preliminary Review, Rezoning, R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential, for 1405 South Main Street (SR 741), proposed residential subdivision. She asked the applicant to join Commission members and staff at conference table.

Mr. Justin Lanham, M/I Homes, and Mr. Jeff Puthoff, ChoiceOne Engineering introduced themselves and were available to answer questions or comments from Planning Commission members and staff.

Ms. Iverson said this is a new development located across from Heatherwoode Community and Golf Course, on the north side of the developing Northampton subdivision, for Planning Commission's consideration and asked Mr. Boron for a summary of this agenda item.

Mr. Boron referred to the screen for guests to see the plans being presented to the Commission members.

Mr. Boron stated that this item is a request for a PUD and General Plan approval for the property located at 1405 South Main Street (SR 741). It is a 16.65 acre parcel, commonly known as the Calmes property. This is not part of the property that was rezoned in 2024 adjacent to this property known as the Morris property which is now under development as the Northampton subdivision; it is a physically separate property. The new development, if approved, will have a common HOA with Northampton and some of the home designs approved for Northampton will be carried forward to the new property. The street system will be interconnected as well.

This parcel is currently zoned R-1, Estate-type Residential District, with a request to rezone to PUD-R, Planned Unit Development, Residential. That is the same zoning as the Morris property M/I is developing now, the Northampton subdivision. PUD-R zoning allows for 2 units per acre with a minimum of 20,000 square foot lots. This property could be developed into 33 lots under current zoning. The request under consideration by Planning Commission today is for the development of the subdivision through the PUD process for one additional lot for a total of 34 lots. The development density request is from 2.0 units per acre to 2.04 units per acre. There is a minimum requirement of 25% open space with a PUD-R; R-1 properties do not have an open space requirement.

Mr. Pearson asked if these two developments would be two separate PUDs or would they be considered to be one if they were interconnected.

Mr. Harding and Mr. Boron replied that they would be two separate PUDs because they are two separate properties on the record plan.

Mr. Pearson asked if all things included in the Northampton PUD requirements would be the same for the new PUD.

Mr. Boron said that it would depend on what Planning Commission and staff decide moving forward after listening the presentation by M/I and ChoiceOne. It is not uncommon for this to happen with developments; Settlers Walk and Wadestone are examples of developments that have more than one PUD.

Ms. Iverson said she would like to go through the staff comments one by one so that all questions or concerns may be addressed. She asked the applicants if they had any questions about staff comments number one.

Mr. Lanham said they were fine with that comment.

Ms. Iverson asked if there were any questions or comments about staff comment number two.

Mr. Lanham said they would like to discuss this comment further. He said there is a significant grade change coming from Northampton north onto this property. Would it be possible to have the northernmost area of land be a conservation easement not included in the HOA property?

Mr. Boron said it depended on how the property will actually be graded. Is it going to be regraded or will it be existing vegetation to remain? Comment number two is related to comments numbers three and four, which are also comments staff heard from by the neighbors.

Mr. Lanham said they committing to keeping the northern tree line but the rest of the site will be cleared and regraded in order to have the proper site drainage and allow for future home buyers to have usable, relatively flat rear yards.

Mr. Puthoff stated he had a question regarding the 20,000 square foot lots that are up against the northern border of the property. Would Planning Commission prefer that the lots were a bit smaller and then have the 15' buffer be included as part of the greenspace or leave them at 20,000 square foot lots up against the buffer?

Mr. Boron said comment number two referred to managing the acreage on the northern perimeter in a manner that will be protected by and HOA, not the individual property owners. Any violations or issues would be much more easily pursued if the area is part of the HOA responsibilities.

Mr. Pearson said that however M/I Homes would like to accomplish this requirement would be up to the developers to propose; lot sizes could be smaller or adjusted to the south.

Mr. Puthoff said they would work something out.

Ms. Iverson said that comment four is standard and included in all PUDs. This comments does not need to be included in their submittals until the final development plan is submitted for consideration.

Ms. Iverson read comment number five.

Mr. Lanham asked when they would need to have the modified topography information.

Mr. Boron said it would need to be received before a decision is made. The concerns are multiple. Planning Commission and staff need to know what ultimately the site will look like as it is developed. Compared to the amount of existing vegetation, what will remain? There are concerns about the how the exposed foundations will be handled, how will the lots match up with existing neighborhoods nearby.

Ms. Iverson moved on to comment number six regarding the dedication of open space (paths and trails) within the subdivision.

Mr. Lanham said the open space would be handled by the HOA; there will be no public facilities in the open space like there is in Northampton.

Mr. Boron said this comment was made to ensure that any resident, not just the subdivision residents, can access the open spaces, within reason, along the common areas.

Mr. Lanham said the trail would run along the right-of-way.

Mr. Dudas asked if the public sidewalks would be accessible to anyone who wants to use it.

Mr. Lanham stated that all trails and sidewalks would be accessible to all residents.

Ms. Iverson said that comment number seven asks if the stormwater management pond proposed for the east edge of the property is necessary.

Mr. Puthoff said the answer is yes, but he is not sure of the size yet. The ponds shown on the drawings are more placeholders versus actual final product for now. Once the grading plan has been completed the pond size or sizes will be determined.

Mr. Boron said there were two things that are of concern with the ponds. How deep will they be and will there be a retaining wall and how tall will the wall be when completed?

Mr. Puthoff said yes there will be a retaining wall but not to the scope of the size of the Northampton wall in Phase 1. Design is not complete at this time.

Ms. Iverson moved on to comment number eight about continuing the 10-foot-wide side path.

Mr. Lanham said the side path would continue north and be connected to the path along SR 741 to the south in Northampton.

Mr. Boron said they would need to do that and show how bikes or pedestrians will be able to safely negotiate crossing the proposed new four lane intersection at Morris Street.

Ms. Iverson addressed staff comments numbers nine, ten, eleven. There were no questions from the applicants, Commission members or staff.

Ms. Iverson asked when the traffic impact study included in staff comment number twelve would be addressed.

Mr. Dixon replied that the traffic studies for both Northampton Phase One and Two has been received and will be forwarded on to the City's consultants at Crawford, Murphy & Tilly for review and then he will forward their recommendations to staff.

Mr. Dimmitt asked that if the traffic study comes back to say that a traffic light is warranted at this intersection, would it be too close to the light located at the Junior High School intersection?

Mr. Dixon replied that the city complies with ODOT standards and they have eight different warrants. If all eight are met, then it would be further reviewed.

Ms. Iverson continued to staff comments, numbers thirteen and fourteen. She asked the applicant if they had any questions regarding these items. They did not.

Mr. Lanham asked about the square footage allowed for signage at the entrance of the subdivision. If the subdivision has only one entry sign, would it be possible to apply for a variance to allow for slightly larger lettering on one sign rather than smaller lettering on two signs?

Mr. Boron said the variance that has been proposed was substantial and anything over 60 square feet must come before Planning Commission for approval. The lettering proposed by M/I Homes on their sign permit application was over 120 square feet and would not be allowed per the City's sign code.

Planning Commission members stated that they would need to see a rendering of the larger lettering before they would be able to approve any variance.

Mr. Lanham said the lettering being proposed was included in the materials submitted for Phase One of Northampton, the former Morris property. The letters will be made of metal and attached directly to the retaining wall. He will submit a revised copy of the previous request.

Ms. Iverson asked if there were any other questions or comments. There were none. She asked Mr. Boron what the timeline would be for the applicants to submit any changes to their proposal.

Mr. Boron said the traffic study still needs to be completed along with the other changes discussed this evening before Planning Commission members can consider approving this agenda item. The April 9 meeting would still be for Preliminary Review. The deadline for submittals is Friday, March 21 at noon. The short timeline is due to the March Planning Commission meeting being pushed back to March 19.

Ms. Iverson asked if there were any further questions or comments. There were none.

Mr. Lanham thanked Planning Commission members and staff for their time.

E. Preliminary Review
Final Development Plan, Easton Farm PUD-MU, Planned Unit Development-Mixed Use, 605 North Main Street, multifamily component

Background Information

This agenda item is an application of a final development plan, submitted by CASTO, Columbus, Ohio, seeking approval to construct the multifamily component of the Easton Farm located at 605 North Main Street (SR 741). CASTO's application was submitted under the authority of Easton Farm Partners, LLC, of Columbus, Ohio, owner. Final development plan review and approval by Planning Commission is the second step in the three-step Planned Unit Development (PUD) approval process. The application includes several elements including a civil engineering and site layout, building elevations and floor plans, and design standards. Stormwater design information is not included in the meeting materials but is being reviewed by City staff/consultants.

The property at 605 North Main Street (SR 741), commonly known as the Easton Farm, was rezoned to PUD-MU, Planned Unit Development-Mixed Use, under order of the Warren County Court of Common Pleas in 2022. The order, a Judgment Entry, rezoned the property from R-1, Estate-Type Residential District, to PUD-MU with four components: a mixed-use area on the northeast corner of the property, a residential component comprising the bulk of the property, a component on the west edge property reserved for maintenance of the original farmstead including two single-family homes and farm buildings, and a multifamily component, located on the southeast corner of the property, that is the subject of this application. Since the Judgment Entry, the City of Springboro purchased 60 acres of the site originally proposed for the residential component.

No other components of the PUD-MU will be discussed as part of this application except for the street connections necessary to accommodate the multifamily component's development.
The Judgment Entry provides for review of the details for the multifamily component by Planning Commission through the final development plan process. No review or approval by City Council is required of the final development plan.

The multifamily component is 10.91 acres in area with frontage on North Main Street (SR 741). The property also has frontage on Easton Farm Boulevard and Noel Drive. Easton Farm Boulevard is the principal access road to the PUD-MU and is located proximate to the existing driveway to the property/farmstead. Direct access to the multifamily component is by way of two drives tied into Noel Drive.

CASTO's proposal for the multifamily component includes 238 apartment units, 14 fewer than the number permitted under the 2022 Judgment Entry. The residential buildings range in size from 8 to 30 units. All the apartment buildings contain no more than three occupied floors. CASTO proposes 121 one-bedroom, 113 two-bedroom, and 4 three-bedroom apartments.

Also proposed in the component is a clubhouse (including rental office), mailroom/maintenance facility, and a pool, all internal to the apartment buildings. On the south end of the component is a programmed green space, dog park, and pickleball area. The southeast corner of the site includes a retention pond.

A total of 360 parking spaces are proposed for the site including 153 garage spaces on the first floor of the apartment buildings, and 207 surface parking spaces. No structured parking is proposed.

The March 19 review of the multifamily component is preliminary, no formal action by Planning Commission will take place. Planning Commission may authorize formal approval at a future Planning Commission at the conclusion of the March 19 review.

Staff Comments

The following comments apply to the master development introduction and multifamily requirements booklet included in the final development plan application:

1. Date stamp document moving forward; paginate booklet to improve readability and commenting; and remove blank pages.
2. There are many statements to a master developer review and approval; have these standards been approved by them? If so, please verify.
3. There are many references to terms—mimic and adequately, for example—that may be problematic to define or measure. Replace with declarative, measurable terms.
4. As a rule, the standards should not replace City code requirements but exceed and/or provide a unifying design theme.
5. Under Street Radii Corner Radii & Clear Zones, page 3, change radii from minimum 8 feet to read 20 feet, and change 15 feet to 20 feet.
6. Under Utility and Equipment Locations, page 3, add the word "within" after the word underground in first sentence.
7. Under Permitted Uses, page 5, are the co-working spaces intended for residents only?
8. Under Use Agreements, page 5, stairs for the multi-family buildings are not allowed in the utility easement.
9. Under Building Heights, page 8, are enclosed, unoccupied spaces expected to be proposed for up to 65 feet, and other structures up to 85 feet anticipated in this component?
10. Page 14, the parking standard for multifamily residential is 2.2 spaces/unit.
11. Under Monument Signage, page 16, up to two monuments signs shall be allowed for the apartments. Is this intended per building or the entire component?
12. Verify the terms defined beginning on page 19 are used in the document.

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The following comments apply to remainder of the final development plan application:

1. Mark future plan submittal element revision dates.
2. List permitted uses proposed for the component: multi-family residential dwellings, uses and structures normally accessory to the use on Sheet C3.0.
3. Identify common areas to be dedicated as part of this component of the PUD-MU. A minimum of 25% open space is required.
4. City staff to provide complete review of revised lighting plan submitted on March 11 under terms of Chapter 1273, Exterior Lighting. Meantime, the following is to be noted:
    a. Illumination may not exceed 6.0 foot-candles for parking and associated areas.
    b. Are the poles and fixtures proposed to be used in the multiuse component, and other parts of the PUD-MU?
    c. City staff recommends using fixtures with IDA (International Darksky Association) certification.
5. Following preliminary review of final development plan, submit a signage plan consistent with Chapter 1281 of Planning and Zoning Code.
6. Chapter 1279, Parking, of Planning and Zoning Code requires 2.2 spaces per dwelling unit. 360 spaces proposed, 524 spaces required.
7. Provide bicycle parking at rate of 1 space for every 25 required spaces, 50% of spaces to be covered and/or in lockers or other protected areas within 50 feet of entrances using bicycle parking consistent with City standard for design. Locations proposed for such parking include clubhouse, recreational facilities, and adjacent to multifamily buildings.
8. Show sidewalk/trail connections to proposed streets including North Main Street/SR 741.
9. What is proposed in the way of sidewalks along North Main Street/SR 741 frontage? And a pedestrian crossing at Easton Farm Boulevard?
10. Fypon is not an acceptable exterior building material.
11. Mechanical systems, if applicable, to be screened from rights-of-way immediately adjacent to site through building design for rooftop mechanical, and landscaping/fencing for ground units.
12. Provide public roadway construction drawings (Easton Farm Blvd & Noel Drive & SR 741) for review. Final development plan to match roadway drawings.
13. Roadway Improvements are to be completed as a part of the final development plan, including the roadway frontage of Easton Farm Blvd and Noel Drive. Extend and build Noel Drive to the furthest west end of property frontage. Also complete the improvements along North Main Street/SR 741 which include turn lanes and a traffic signal.
14. Landscaping plans to be reviewed under terms of Chapter 1280, Landscaping, of Planning and Zoning Code following preliminary review. The following comments are to be addressed:
    a. Tree plantings in storm/sanitary sewer easement area along the south property line are not permitted. Remove from plans or move the trees to another location.
    b. Provide calculation of pavements (in acres) and other impermeable areas of the component to determine site landscaping requirement.
    c. Are not existing vegetated areas to be retained in this component?
15. Provide site plan design details including, but not limited to, storm sewer, sanitary sewer, water main, private roadway details, and grading.
16. Provide water master meter in each building in a meter room.
17. Instead of having parallel water mains (4-inch and 8-inch mains), keep the 8-inch main and tap each building with a water lateral. Loop 8-inch water main onto Noel Drive.
18. Keep buildings outside of existing 15 feet utility easement (building 2-E).
19. Are two trash receptacles locations adequate for this development?

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Discussion

Ms. Iverson said this agenda item is for the Preliminary Review, Final Development Plan, Easton Farm PUD-MU, Planned Unit Development-Mixed Use, 605 North Main Street (SR 741), multifamily component. She asked the applicant to join Commission members and staff at conference table.

Mr. Brent Sobczak and Mr. Chris Tumblin of CASTO, and Mr. John Del Verne, Bayer Becker, introduced themselves and were available to answer questions or comments from Planning Commission members and staff.

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said this item is a final development plan request on a preliminary basis for the Easton Farm PUD-MU, Planned Unit Development-Mixed Use. He said that as a courtesy, letters were sent to all property owners within 300 feet of this development prior to the meeting, notifying them that this item would be on tonight's meeting agenda.

Mr. Boron said the multifamily component is located on the southeast corner of the property. This property was subject to a rezoning application in 2021 and ultimately rezoned to PUD-MU by court order of the Warren County Court of Common Pleas in late 2023. That Judgment Entry rezoned the property from R-1, Estate-Type Residence to PUD-MU with five components. The four other components are not on the table tonight.

The parcel being considered tonight is 10.9 acres with frontage on North Main Street and the proposed Easton Farm Boulevard and Null Drive, which is the access road to the parcel itself. The proposal under consideration tonight identifies 238 apartment units; the Judgement Entry allowed for up to 252 units. The residential building will have a range in size from eight to thirty dwelling units per building. The apartment buildings including 121 one-bedroom apartments, 113 two-bedroom apartments and 4 three-bedroom apartments. Also included in this component, a common area which includes greenspace, a dog park and pickleball courts on the east end and a clubhouse, rental office, mailroom and maintenance facility. A total of 367 parking spaces are proposed, with 160 (40%) being garage units under the buildings, and 207 surface spaces. No structured parking is proposed.

Ms. Iverson asked if there were any general questions or comments before they started this discussion. There were none.

Ms. Iverson said she will address the first set of staff comments first and will then move on to the second set of comments. Regarding staff comments one and two; did the applicants have any questions?

Mr. Tumblin said they did not.

Mr. Boron asked for more detailed information regarding the master developer review. The comments on the first several pages are very general.

Mr. Sobczak said the purpose of the document was to have some commonality of design with the master development plan. If requested, they can provide more details.

Mr. Boron asked if these standards would be applied to the other section dedicated for mixed use area; will they all be tied together?

Ms. Lori Steiner, Borror Group, said that when they met with staff, they thought the proposal was for staff to focus on the multifamily portion specifically. Borror spoke with the City Manager, Chris Pozzuto, earlier in the week and notified him they would be submitting the Development Agreement which will have more specific

design standards for the townhome areas, there are two of those, as well as the commercial areas. She asked if that answered Mr. Boron's question.

Mr. Boron said no, what he asked is will the same design standards be carried throughout the entire development as it progresses? For example, will the lighting fixtures remain the same throughout all the areas or will they change from section to section?

Ms. Steiner said the lighting fixtures would remain the same throughout the entire project regardless of the use. The intent is for the architectural designs to be in the same vein, but that commercial design and residential design will inherently have some differences in design.

Mr. Tumblin said that moving forward they would put together a presentation that will apply to the whole project and include more detailed information.

Ms. Iverson thanked Mr. Tumblin and addressed staff comment number four and asked the applicants if they had any questions. They did not.

Ms. Iverson read staff comment number five and asked if there were any questions or comments.

Mr. Del Verne wanted to confirm the street radii/corner radii and clearzones measurements only apply to the public streets only, not into the private streets.

Mr. Dudas confirmed that it applies to the public streets.

Ms. Iverson continued with the list of staff comments. CASTO said they would add the word "within" to the Utility and Equipment Locations as requested in staff comment six.

Ms. Iverson moved to staff comment number seven and asked if the co-working spaces were intended for residents only.

Mr. Del Verne said yes, they would be for residents only.

Ms. Iverson moved on staff comment number eight and asked if there were any comments.

Mr. Tumblin said that when the final grade is determined this issue will go away in all likelihood. If the issue cannot be resolved, they will work with the utility companies to form an agreement that the property owners would pay for any costs incurred if their equipment needs repair.

Mr. Dudas said he had never heard of this type of agreement. It has not been done in the past in the city and he does not recommend this option.

Mr. Tumblin said they could provide some examples of previous utility agreements in other communities if that would be helpful.

Mr. Del Verne said the intent of the area was to make it more pedestrian-friendly and walkable and feels that the 10-foot easement is more than enough. The stairs are part of the architecture, and it would look awkward if the stairs were pushed back.

Ms. Iverson asked Mr. Dudas if he could elaborate on why he is opposed to the stairs being in the easement.

Mr. Dudas replied because this easement is meant for utilities and structures do not belong there. He did not realize the easement was going to be 10 feet wide. If so, the normal range is for 10 to 15 feet, so if the easement

remains at least 10 feet wide, it's possible to have the stairs where they are currently indicated. More details would be required by the Engineering Department.

Ms. Iverson addressed staff comment number nine which asks about the proposed building heights of enclosed, unoccupied spaces.

Mr. Tumblin said the proposed building height would be a maximum of 45 feet but will probably be closer to 38 feet high.

Ms. Iverson read staff comment number ten which says that the parking standard for multifamily residential is 2.2 spaces/unit.

Mr. Tumblin said that the plan is now at 1.5 spaces/unit.

Mr. Pearson said that the parking is required to be 2.2 spaces/unit.

Mr. Tumblin said that at looking at previous submittals for this property, plans called for 1.5 spaces/unit so that is why they started at this point. He added that in a multifamily project they had in Dublin with 420 units the parking is at 1.4 spaces/unit. He feels that the property owners would be the ones at risk if they did not have enough available parking.

Mr. Boron asked what the bedroom configuration was in Dublin.

Mr. Tumblin said that 60% were one-bedroom units and the remaining 40% were two-bedrooms with about 1:1 per bed.

Mr. Pearson asked if the 2.2 spaces/unit requirement was in the City Ordinance.

Mr. Boron replied yes, it is.

Mr. Tumblin stated that if they go to the 2.2 number of spaces it will detract from the character of the design.

Mr. Dimmitt asked if there was extra street parking available for the Dublin property?

Mr. Tumblin replied no, but there were some garage spaces.

Mr. Boron said that at a team meeting with the applicants staff had asked them to try to come up with some kind of alternative to the 1.5 spaces; were they able to come up with any alternatives?

Mr. Tumblin said they had just received a plan today at 4:00 pm and have not had a chance to review the information.

Mr. Boron said there are options to increase the parking. One option is to reduce the number of units offered. He explained that the 2.2 spaces/unit number came from the observation made at a number of multifamily units in Springboro that did not have a comfortable amount of parking, especially if there was any type of event or residents had guests. The standard used to be 2.0 spaces/unit but it went up to 2.2.

Ms. Iverson said that especially because of the nature of the development that will offer open space for events, parking will be at a premium.

Mr. Boron said the plans from 2021 were never approved and were not part of the court order. The Judgment Entry does allow the City of Springboro to use its current standards for building codes.

Mr. Tumblin said they would discuss other options.

Ms. Iverson moved to staff comment number eleven regarding monument signage.

Mr. Sobczak said there would be two signs for the entire site, not two per building.

Ms. Iverson confirmed that CASTO will use the terms defined beginning on page 19 in the document as noted in staff comment number twelve.

Ms. Iverson moved to the second set of staff comments that address the remainder of the final development plan application. She said not all comments need to addressed individually but wanted to ask if anyone had questions or comments about the remaining staff comments.

Mr. Dimmit, referring to staff comment number ten, asked what is Fypon?

Mr. Pearson said Fypon refers to plastic architectural elements.

Mr. Pearson said his question was how much influence Planning Commission and staff can have on these submittals given the standing court order; what are the limitations on their decisions?

Mr. Boron replied that the court order determined the land uses, and the number of multifamily units allowed. All other decisions may be made using current standards.

Ms. Iverson asked if there were any other questions. There were none. She asked Mr. Boron if he had any additional comments.

Mr. Boron said this will need to come back for another preliminary review at least one more time before final approval can be considered. He said the deadline for submittals for the April 9, 2025 Planning Commission meeting is Friday, March 21, 2025 at noon.

VII. Guest Comments

Ms. Iverson called for guest comments.

Ms. Charissa Bond, 1345 South Main Street, stated that she had comments about the new Northampton Phase 3 project. Her house is to the north of the site and butts up to the 15 foot no-cut zone. She said the plans submitted by the applicant show three homes directly behind her house. She has four small children and is concerned about the loss of privacy and safety and increased traffic. She feels that the traffic study being conducted should consider that the additional traffic that will be created when the new homes already approved are occupied will not be included in the count.

Tim and Jenna Ombrello, 1317 South Main Street, stated they are concerned about the loss of privacy and peacefulness. Traffic is another concern. The 15-foot buffer zone does not feel adequate and they are also concerned about the density of homes being proposed.

Bob Smith, 1327 South Main Street, commented that he lives adjacent to the property's northwest corner. He is concerned that the 15-foot buffer zone is inadequate and should be widened. Drainage of stormwater is another concern along with the increased traffic. He mentioned that the property owners at 1355 South Main Street have a well as their water source and are concerned that it may be affected by this new construction. He would like to see the raised foundations be required to be screened in some manner to avoid looking at ugly concrete.

Kim Kesling and Gil Brown, 1335 South Main Street, agree with all the concerns raised by previous guest speakers. They are concerned the wildlife will be affected and would like the 15-foot buffer widened.

Jason Johnson-Lake, 1321 South Main Street, approached the podium. He is concerned with all the same issues that have been voiced by residents this evening. He does not think this property should be rezoned to a PUD. He feels that the entry signage should not be any larger than the Heatherwoode signs.

Peter and Hilary Ingoldsky, 836 West Lower Springboro Road, Clearcreek Township, approached the podium. He said they have lived here since 2021 and were drawn to the rural quality of Springboro and are disappointed with the amount of new housing being developed and feel it is destroying that quality. Mr. Ingoldsky asked about how it is determined where roads can be built along roadway frontage.

Mr. Boron said that the developers would need to build a road to access the interior of the property. Under current zoning they would be required to meet the minimum lot requirements associated with them.

Ms. Ingoldsky asked about the possibility of a new traffic light so close to the one at the Junior High School entrance. She is concerned that this will cause even more traffic backups and accidents.

Mr. Ingoldsky said he is opposed to allowing the lots to be any less than 20,000 square feet.

Mr. Boron asked Mr. Ingoldsky if, in exchange for smaller lots, there is open space provided above the 25% minimum, would that be worth considering.

Mr. Ingoldsky said he thought City staff should ask them for a plan about how the property would be developed without rezoning approval. He does not think it is possible to fit 33 homes on this property once roads and other elements are built.

Kevin Burch, 30 Glencoe, asked if there would be sidewalks provided in the new subdivision proposed.

Mr. Boron said yes.

Mr. Burch said it bothers him that pedestrians are required to walk in the road in Heatherwoode and wanted to make sure sidewalks would be required. A possible new traffic light is also concerning him.

Ms. Iverson said Heatherwoode was approved before sidewalks became a requirement and added that if a new light would be installed, it would act like a 4-way intersection with SR 741 and the Northampton and Heatherwoode subdivisions.

Nicholas Key, 133 Deer Trail Drive, approached the podium. Mr. Key said that as part of his Eagle Scout Communications merit badge goal, he is looking for a contrasting view of this property.

Ms. Iverson welcomed Mr. Key and said that the properties at North Park and Gardner Park are in a much better position now that the City has acquired 60 acres of the Easton Farm property. It will allow the city to connect the two parks for walkability and bicycling.

Mr. Harding added that by purchasing the 60 acres, it reduced the number of houses that were proposed by more than 200.

Mr. Pearson said that he thinks Mr. Key has his contrasting views given that the developers have one view and the residents present tonight have voiced a different view.

Ms. Iverson added that the goal of the city and Planning Commission is to provide a wide range of housing to fit everyone's needs.

Mr. Key asked if roundabouts had been considered for traffic control in this area.

Mr. Dudas said it is a consideration anywhere you can get one but it depends on the situation.

Donald Cummings, 173 Deer Trail Drive, expressed concerned about all the new developments coming into the City. He asked if the traffic study has to go a certain distance north and south from the proposed development.

Mr. Dixon said the requirement is to go to the next signalized intersection.

Ms. Ombrello asked if the traffic study could be delayed until Northampton is occupied.

Mr. Boron replied that when a traffic study is conducted, a model is created. They identify the additional traffic that would be generated by the proposed development. Stopping development is something that must be carefully considered. The property owner has development rights to build on that property. As long as the plans meeting the zoning requirements, they may proceed.

Mr. Dixon added that the original traffic study is being revised to include the additional 33 homes.

A guest who did not identify herself asked from the audience if environmental surveys were part of this process.

Mr. Boron said that any developer must evaluate the environmental effects on endangered species.

Ms. Iverson called for any further guest comments. There were none. Ms. Iverson closed the call for guest comments.

VIII. Planning Commission and Staff Comments

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

Mr. Boron said the next Planning Commission meeting will be held on Wednesday, April 9 at 6:00 pm in Council Chambers at the City Building, 320 West Central Avenue. The deadline for submittals is Friday, March 21 at noon.

Ms. Iverson asked if anyone on Planning Commission would not be able to attend the April 9 meeting.

Mr. Pearson said he would not be able to attend.

Mr. Iverson called for any other questions or comments from Planning Commission members. There were none.

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IX. Adjournment

Ms. Iverson called for a motion to adjourn.

Mr. Pearson motioned to adjourn the March 19, 2025 Planning Commission Meeting at 7:47 pm.
Mr. Harding seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; (5 yes – 0 no)

Ms. Iverson said the motion was approved unanimously and the meeting is adjourned.

_____
Becky Iverson, Planning Commission Chairperson

_____ _____
Dan Boron, Planner September Bee, Planning Commission Secretary

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City of Springboro

Memo

To: Members, Springboro Planning Commission; Planning Commission Staff

From: Dan Boron, Planner

Date: March 13, 2025

Re: Amendment to Codified Ordinances

This memorandum provides background on the Planning and Zoning Text Amendment that is included in the March 19 Planning Commission agenda, and is a follow-up to the October 9 Planning Commission's meeting preliminary discussion on amendments to the Planning and Zoning Code to regulate light emitted from buildings and structures. A recommendation to City Council is requested. The amendments are primarily focused on Chapter 1273, Exterior Lighting, Chapter 1281, Signs, however an amendment elsewhere in the Codified Ordinances (that does not require Planning Commission review, but is related to exterior lighting) is also recommended and explained below.

This memorandum is intended to identify those amendments and provide an explanation. Changes to the recommendation since the October 9 meeting are highlighted below. We have also included a copy of Chapters 1273 and 1281 as amended. Amended text is included after this memorandum.

In 2023 City Council enacted a moratorium on the acceptance of new applications for Certificates of Zoning Compliance for vaping establishments to provide the City time to review the Planning and Zoning Code and how this land use is regulated. The result of that review is a recommendation from City staff—the City Manager, Law Director, and me—to amend the Planning and Zoning Code to address the external effects of these businesses and similarly illuminated business establishments with respect to the intensity of light produced by their operation. We engaged a consultant to review our Planning and Zoning Code and their recommendations, as well as those of City staff, are listed below. As in the past, proposed text is shown in **bold and underline**, and deleted text in ~~strikeout~~.

- Revise Section 1273.01, Purpose and Background, to improve readability and reflect all goals of the chapter as follows:

  It is the intent of this Chapter to regulate outdoor lighting in a manner that establishes appropriate minimum **and maximum** levels of illumination, prevents unnecessary glare, reduces light trespass onto adjacent properties, and reduces unnecessary transmission of light into the night sky. These provisions are not intended to eliminate the need for an applicant to seek ~~out~~ professional assistance to determine appropriate lighting for the **proposed** use and design ~~proposed~~.

- Revise Section 1273.02 title Applicability and Approved Site Plan Required, to reflect the intent of later amendments to the manner exterior lighting is regulated.

  Section 1273.02, **Applicability and** Approved Site Plan Required

- In that same section, adding a new (a) that clarifies how these regulations are applied.

  (a) The regulations of this chapter shall apply to the installation or modification of outdoor lighting that is part of a development requiring site plan approval.

- Same section, adding a new (b) that states that interior lighting visible from the exterior will be treated as exterior lighting. This is the central recommendation to the entire text amendment recommendation.

  (b) For the purposes of these regulations, interior lighting visible from the exterior of the building or structure shall be treated as outdoor lighting.

- Modifying new (c) to clarify how the chapter is applied.

  (c) ~~Whenever the~~**The Planning Commission shall review and make a decision on the** installation or modification of outdoor lighting ~~is part of a development that requires site plan approval, the Planning Commission shall review and approve all proposed lighting~~ **subject to the standards of this chapter** as part of its site plan approval process, **or amendment to a previously approved site plan**.

- Adding to Section 1273.02(c)(2), Lighting plan approval criteria, adding a new F. that includes interior lighting visible from the exterior as a criterion in the applicability of the regulation. This provision was updated following the October 9 discussion with the removal of the phrase "is unnecessarily bright in a manner that".

  F. Whether any interior lighting that will be visible from the outside ~~is unnecessarily bright in a manner that~~ will create significant contrast with all other lighting on the site, with adjacent properties, or with the ambient light;

- ~~Adding to Section 1273.02(c)(3), Design Standards, adding D. that prohibits lighting attached to the interior or exterior of windows.~~ This provision was removed following the October 9 discussion.

  ~~**D. No lighting fixtures may be attached to the interior or exterior of windows or doors.**~~

- Staff recommends that Section 1273.02(c)(3), Design Standards, be recodified as Section 1273.03 to reflect the hierarchy of this important part of the chapter. Succeeding sections would in turn be renumbered accordingly. The numbering below reflects this change.

- Staff recommends amending the note under Section 1273.03(o)(1-4) to reflect all residential zoning districts. Also a reference to chapter, not ordinance is recommended.

  For the purposes of this ~~ordinance~~**chapter**, the O-R, Office- Residential District shall be considered a residential district due to its status as a transition between more intensive retail and residential districts **in addition to those defined in Section 1290.02 of the Planning and Zoning Code, and PUD-R, Planned Unit Development-Residential sites, and residential components of PUD-MU, Planned Unit Development-Mixed Use sites.**

- Staff recommends amending Section 1273.03 by adding (q), to establish a 15 foot-candle maximum illumination of light emitted from a building or structure. Lighting will be measured a minimum of 3 feet above grade no closer that 1 feet from the building/structure opening—window, door, or opening. The proposed 15 foot-candle

standard will allow future uses to continue to operate with reasonable lighting levels while avoiding excessive light emissions.

- **(g). The maximum illumination emitted from the interior of a building or structure regulated under this chapter shall not exceed 15 foot-candles as measured at any point a minimum 3 feet above grade, and no closer than 1 foot from a display window, door, or similar opening between interior and exterior of a building. See also Section 648.12, Light Abatement.**

- A companion recommendation, not involving a Planning Commission recommendation, is the creation of a new Section 648.12, Light Abatement, in the Peace Disturbances chapter of General Offenses portion of the Codified Ordinances. This provision would allow City staff to cite those associated with building and structures where light emitted from interiors exceed 25 foot-candles. A similar provision, Section 648.10, Noise Abatement, was created in 2012 to respond to noise complaints in the community. Including this provision outside the Planning and Zoning Code would allow the provision to be modified more quickly in the event enforcement issues arise. Proposed Section 648.12 will be cross-referenced with 1273.03(c)(3)R.

  Section 648.12, Light Abatement.

  (a) No owner, manager or any person in charge or control of property shall engage in or permit the emission of light from the interior of a building in excess of 25 foot-candles as measured from any point a minimum of 3 feet above grade and no closer than 1 foot from a display window, door, or similar opening between the exterior and interior of a structure or building. See also Planning and Zoning Code Chapter 1273, Exterior Lighting.

  (b) Whoever violates this section is guilty of a minor misdemeanor. Punishment shall be as provided in Section 698.02.

Staff also used this review as an opportunity to make other amendments to Chapter 1273:

- For Section 1273.03(f), change one reference of color temperature to correlated color temperature, and delete use of degrees Kelvin to just K. Both terms are correct industry standard.

  (f) Outdoor lighting shall be designed to present a uniform color temperature on a site, building or development as far as the lighting shall have a **correlated** color temperature of 3500 ~~degrees Kelvin (K)~~ or less.

- Revise Section 1273.03(j), that regulates the illumination of specific uses. For this provision, vehicle fueling station illumination is increased to a maximum of 15 foot-candles, a standard that has been used for fueling operations since 2020; drive-throughs would remain 10 foot-candles, and convenience stores is removed from the list and be held to the baseline illumination standard for the ordinance.

  (j) The illumination of vehicle fueling stations **shall not exceed 15 foot-candles as measured at any one point. D**rive through operations (areas directly associated with the drive through itself, not the entire use or property) ~~and convenience stores~~ shall not exceed 10 foot-candles as measured at any one point. Excessive lighting for the purposes of attraction and advertising shall not be permitted.

No specific amendments to the sign code in support of the vaping moratorium are recommended. The amendments to Chapter 1273 capture the illumination from signs as well. Our consultant and City staff recommend the following amendments to address problems with the code outside of the moratorium:

- Revise Table 1281-B, Maximum Individual Building Sign Area in Commercial Zoning Districts, to allow 150% of the maximum sign area in the ADD-1, Austrin Development District-1. For the purposes of the Sign Code, the

ADD-1 is included in the Commercial Sign District. With large buildings, for example a 100,000-square foot auxiliary building for Innomark on South Tech Boulevard, the sign allowances are exceptionally low. The allowance would be executed with a note at the bottom of the table.

TABLE 1281-B: MAXIMUM INDIVIDUAL BUILDING SIGN AREA IN COMMERCIAL ZONING DISTRICTS		
Sign Setback from the Curb of the Adjacent Street	**Maximum Sign Area of any Individual Building Sign[1]**	
	If Street Frontage Has a Ground Sign	**If Street Frontage Does Not Have a Ground Sign**
0 to 100 Feet	35 Square Feet	65 Square Feet
101 to 250 Feet	50 Square Feet	80 Square Feet
251 to 350 Feet	75 Square Feet	105 Square Feet
351 Feet and Over	100 Square Feet	130 Square Feet
[1] For parcels in the ADD-1, the maximum sign area permitted is 150% of the number stated.		

- Revise Table 1281-C, Ground Sign Standards. This amendment would replace the term curb with existing or proposed property line when calculating the minimum setback for ground signs. This was an error from the 2021 sign code revision and supports our goal of prohibiting signs in the right-of-way, an inadvertent result of using the term curb. In this case the term right-of-way is preferable to property line or lot line since in some cases the property line may be at the centerline of a road.

TABLE 1281-C: GROUND SIGN STANDARDS			
District	**Minimum Setback from ~~Curb~~ existing or proposed property line**	**Maximum Height**	**Maximum Sign Area**
Commercial Zoning Districts	8 Feet	6 Feet	30 Square Feet
Industrial Zoning Districts	8 Feet (See Also Maximum Sign Area.)	20 Feet	100 Square Feet. The maximum sign area may exceed 100 square feet provided there is one additional foot in setback, beyond the 8-foot minimum, for each additional 8 square feet of sign area beyond the initial 100 square feet of sign area.
Architectural Sign Overlay District	4 Feet	6 Feet	20 Square Feet
Note: In no case shall any ground sign exceed 300 square feet in sign area, in any zoning district.			

If you have any questions regarding this proposed amendment, please feel free to reach out to me at (937) 748-6183 or danb@cityofspringboro.com.

The following identifies text changes outlined in the March 12 Memorandum to Planning Commission. Only portions of the respective Codified Ordinances to be amended are included here. Three parts of the codified ordinances will be amended:

1. Chapter 1273, Exterior Lighting.
2. Section 648.12, Lighting Abatement (new section).
3. Chapter 1281, Signs.

Proposed new text is shown in **bold and underline**.

Text proposed to be deleted is shown in ~~strikeout~~.

1. CHAPTER 1273, EXTERIOR LIGHTING

1273.01 PURPOSE AND BACKGROUND.

It is the intent of this Chapter to regulate outdoor lighting in a manner that establishes appropriate minimum **and maximum** levels of illumination, prevents unnecessary glare, reduces light trespass onto adjacent properties, and reduces unnecessary transmission of light into the night sky. These provisions are not intended to eliminate the need for an applicant to seek ~~out~~ professional assistance to determine appropriate lighting for the **proposed** use and design ~~proposed~~.

1273.02 **APPLICABILITY AND** APPROVED SITE PLAN REQUIRED.

(a) The regulations of this chapter shall apply to the installation or modification of outdoor lighting that is part of a development requiring site plan approval.

(b) For the purposes of these regulations, interior lighting visible from the exterior of the building or structure shall be treated as outdoor lighting.

(c) ~~Whenever the~~**The Planning Commission shall review and make a decision on the** installation or modification of outdoor lighting ~~is part of a development that requires site plan approval, the Planning Commission shall review and approve all proposed lighting~~ **subject to the standards of this chapter** as part of its site plan approval process, **or amendment to a previously approved site plan**.

(1) Lighting plan contents. A lighting plan submitted for review shall contain the following:

A. A site plan showing the location of all existing and proposed buildings, zoning, landscaping, streets, drives, parking areas and exterior lighting fixtures.

B. Specifications for all proposed and existing lighting fixtures including photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at

ground level shall account for all light sources that impact the subject site, including light trespass from and to neighboring properties. This information may be deferred to the final site plan if the site is not adjacent to a residential district.

C. Relevant building elevation drawing showing all fixtures, the portions of the walls to be illuminated, luminance levels of walls and the aiming points of any remote fixtures.

D. A photometric analysis of the proposed lighting plan using standards established by the Engineering Department.

E. Other information necessary to meet this ordinance's requirements as determined by the Planning Commission or the Director of Planning.

F. Whether any interior lighting that will be visible from the outside ~~is unnecessarily bright in a manner that~~ will create significant contrast with all other lighting on the site, with adjacent properties, or with the ambient light;

(2) Lighting plan approval criteria. A proposed lighting plan shall be reviewed based upon the following considerations:

A. Whether the lighting is designed to minimize glare;

B. Whether the light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;

C. Whether the lighting will cause negative impacts on residential districts and uses;

D. Whether the plan will achieve appropriate levels of illumination for the use proposed, as required by this Ordinance;

E. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties;

F. Whether any interior lighting that will be visible from the outside will create significant contrast with all other lighting on the site, with adjacent properties, or with the ambient light; and

G. Whether the lighting is in keeping with the City's goal of prohibiting unnecessary illumination of the night sky.

1273.03 DESIGN STANDARDS.

~~(3) Design standards.~~ When site plan approval is required for the installation or modification of exterior lighting, the following conditions shall apply:

(a)A. Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. For lighting in residential districts and for uses adjacent to a residential district or use, light fixtures shall not be mounted in excess of 25 feet above grade. Fixture height shall be measured from the grade of the illuminated surface to the top of the fixture.

(b)~~B.~~ Electrical service to the light fixtures shall be placed underground.

(c)~~C.~~ No flashing or moving lights shall be permitted.

(d)~~D.~~ Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and similar screening methods be considered acceptable means for reducing glare.

(e)~~E.~~ Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed a ratio of 4-to-1. In no case shall the maximum to minimum light levels exceed a ratio of 10-to-1 between any 2 points on a lot.

(f)~~F.~~ Outdoor lighting shall be designed to present a uniform color temperature on a site, building or development as far as the lighting shall have a **correlated** color temperature of 3500 ~~degrees Kelvin (~~K~~)~~ or less.

(g)~~G.~~ Lighting for security purposes and limited operations shall be maintained after hours of operation between 0.2 foot-candles and the minimum permitted in Table 9.

(h)~~I.~~ Lighting for security purposes shall be directed only onto the area to be secured:

1. All fixtures shall be located, shielded and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky.

2. Fixtures mounted on the building and designed to illuminate the facade are preferred.

(i)~~I.~~ Parking lot lighting shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Fully shielded fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets. Designs that result in even levels of illumination across a parking area are preferred.

(j)~~J.~~ The illumination of vehicle fueling stations **shall not exceed 15 foot-candles as measured at any one point. Drive** through operations (areas directly associated with the drive through itself, not the entire use or property) ~~and convenience stores~~ shall not exceed 10 foot-candles as measured at any one point. Excessive lighting for the purposes of attraction and advertising shall not be permitted.

(k)~~K.~~ Areas not associated with fuel pump islands or drive throughs such as those used for parking and vehicle storage shall be illuminated in accordance with the parking area requirements of subsection (a)(3)O.

(l)~~L.~~ Light fixtures mounted on canopies shall be recessed or flush with the bottom of the canopy. Where a drop-down fixture is used, the lens shall be flush with (i.e., no more than one inch beyond) the casing so that light is directed down and not sideways. All canopy lighting shall be shielded to provide a cut-off angle of 85 degrees. Fixtures shall not be mounted on the top or sides of canopies.

(m)~~M.~~ The illumination of canopy sides shall be prohibited.

(n)~~N.~~ The following illumination levels shall act as minimum standards for all exterior lighting. Maximum lighting will be governed by the 4-to-1 ratio of average to minimum illumination of the surface being lit standards identified in subsection (a)(3)E. above; in no case shall the maximum lighting level exceed the maximum identified in the table below. Where a site abuts a nonresidential district, maximum illumination at the property line shall not exceed 1 foot-candle. The Director of Planning or Planning Commission, as applicable, may modify these levels or place conditions on their application (e.g., the installation of screening such as an open buffer, landscaping, wall, or fence) if such modifications are deemed necessary and appropriate for the use and surrounding area.

Table 9. Illumination Standards to Areas within the Site Plan

	Minimum Illumination*	**Maximum Illumination***
	(measured in foot-candles)	
Parking lots and associated circulation areas	0.4	6.0
Loading areas	0.4	6.0
Walkways	0.2	2.0
Outdoor display and sales areas	0.4	6.0
Primary Building Entrances - designed for public use	1.0	5.0
Secondary Building Entrances - designed for service and delivery	0.2	5.0
*The illumination measured in foot-candles at ground level. The minimum illumination during non-business hours shall be 0.2 foot-candles.		

(o)~~O.~~ Where a site abuts a residential district or use, the following special conditions shall apply:

1. The height of light fixtures shall not exceed the maximum height prescribed in subsection (a)(3)A.

2. All fixtures shall be fully shielded.

3. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

4. Maximum illumination at the property line shall not exceed 0.5 foot-candles.

For the purposes of this ~~ordinance~~**chapter**, the O-R, Office- Residential District shall be considered a residential district due to its status as a transition between more intensive retail and residential districts **in addition to those defined in Section 1290.02 of the Planning and Zoning Code, and PUD-R, Planned Unit Development-Residential sites, and residential components of PUD-MU, Planned Unit Development-Mixed Use sites.**

(p)~~P.~~ The Planning Commission may choose to waive or alter fully shielded light fixture requirements of this section when appropriate historic or decorative fixtures are proposed (e.g., the use of decorative up-lighting to illuminate the underside of a canopy or

columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky).

(q). The maximum illumination emitted from the interior of a building or structure regulated under this chapter shall not exceed 15 foot-candles as measured at any point a minimum 3 feet above grade, and no closer than 1 foot from a display window, door, or similar opening between interior and exterior of a building. See also Section 648.12, Light Abatement.

1273.04 ~~1273.03~~ MAINTENANCE.

(a) All installed and approved light fixtures shall be kept in good repair. This includes, but is not limited to, replacing non-working bulbs, repairing broken or malfunctioning fixtures and similar activities. Failure to maintain fixtures shall be deemed a violation of the Planning and Zoning Code and/or the Property Maintenance Code of the City of Springboro.

(b) On the repair, replacement, or relocation of any fixture, the fixture shall be brought into compliance with these requirements. Existing fixtures that are currently not in compliance with these requirements do not need to be brought in compliance until such time as any repair, replacement, or relocation of the fixture is performed.

1273.05 ~~1273.04~~ EXEMPTIONS.

(a) The following lighting applications shall be exempt from the provisions of this **chapter** ~~section~~:

(1) Roadway and airport lighting required by the appropriate public agency for health, safety and welfare purposes;

(2) National, state and local flag lighting, provided that the illumination is a maximum of 10 foot-candles, and that the light source is aimed and fully- shielded to direct light only onto the intended target and to prevent glare for motorists, pedestrians and adjacent property;

(3) Lighting for bona fide sporting events;

(4) Holiday lighting provided individual lamps do not exceed 10 watts;

(5) Temporary lighting for theatrical, television and performance areas;

(6) Auxiliary code-required lighting for stairs and ramps, and lighting required and regulated by the Federal Aviation Administration and/or other state federal agencies;

(7) Emergency lighting approved by the City of Springboro, provided the lighting is discontinued upon the abatement of the emergency necessitating said lighting;

(8) Other temporary lighting determined to be reasonable and appropriate by the Zoning Inspector; and

(9) Architectural lighting shall be permitted on vertical surfaces of a structure provided the following conditions are met:

A. Lighting levels do not exceed 5.0 foot-candles at any one point on the elevation;

B. Lighting shall be located, shielded and aimed so light is only directed on the building surface;

C. Lighting shall not be directed toward adjacent streets, roads or residential areas;

D. To the maximum extent practical, lighting fixtures shall be directed below the horizontal plane of the bottom of the fixture rather than above; and

E. Aside from security lighting, building elevations visible from adjacent residential property (i.e., residential properties that directly abut the property on which the building lies) shall not be lighted.

F. Such lighting shall comply with Section 1273.02(a)(3), and Section 1273.02(c)(3)(R).

2. SECTION 648.12, LIGHT ABATEMENT.

The following new section is proposed in Chapter 648, Peace Disturbances, of the General Offenses code:

Section 648.12, Light Abatement.

(a) No owner, manager or any person in charge or control of property shall engage in or permit the emission of light from the interior of a building in excess of 25 foot-candles as measured from any point a minimum of 3 feet above grade and no closer than 1 foot from a display window, door, or similar opening between the exterior and interior of a structure or building. See also Planning and Zoning Code Chapter 1273, Exterior Lighting.

(b) Whoever violates this section is guilty of a minor misdemeanor. Punishment shall be as provided in Section 698.02.

3. CHAPTER 1281, SIGN CODE.

Two amendments to tables within Chapter 1281 are proposed:

Amend Table 1281-B as follows:

TABLE 1281-B: MAXIMUM INDIVIDUAL BUILDING SIGN AREA IN COMMERCIAL ZONING DISTRICTS		
Sign Setback from the Curb of the Adjacent Street	**Maximum Sign Area of any Individual Building Sign[1]**	
	If Street Frontage Has a Ground Sign	**If Street Frontage Does Not Have a Ground Sign**
0 to 100 Feet	35 Square Feet	65 Square Feet
101 to 250 Feet	50 Square Feet	80 Square Feet
251 to 350 Feet	75 Square Feet	105 Square Feet
351 Feet and Over	100 Square Feet	130 Square Feet
[1] For buildings in the ADD-1, the maximum sign area permitted is 150% of the number stated in the table above.		

Amend Table 1281-C as follows.

TABLE 1281-C: GROUND SIGN STANDARDS			
District	**Minimum Setback from ~~Curb~~the existing or proposed Property Line**	**Maximum Height**	**Maximum Sign Area**
Commercial Zoning Districts	8 Feet	6 Feet	30 Square Feet
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Architectural Sign Overlay District	4 Feet	6 Feet	20 Square Feet
Note: In no case shall any ground sign exceed 300 square feet in sign area, in any zoning district.			