Agenda
City of Springboro Planning Commission Meeting
Wednesday, November 12, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

I. Call to Order

II. Approval of Minutes

A. October 8, 2025 Planning Commission Meeting

III. Agenda Items

A. Final Review, Record Plan, Easton Farm PUD-MU, Planned Unit Development-Mixed Use, 605 North Main Street (SR 741), Section Three

B. Final Review, Record Plan, Bailey Farm PUD-R, Planned Unit Development-Residential, 6821 Red Lion-Five Points Road, Phase Two

C. Final 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

D. Final 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

E. Final Review, Rezoning, R-2, Low Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, residential redevelopment

F. Final Review, General Plan, R-2, Low Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, residential redevelopment

IV. Guest Comments

V. Planning Commission and Staff Comments

VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, November 12, 2025, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval
Record Plan, Easton Farm, Section Three

Background Information

This agenda item is a request for record plan approval for Easton Farm, Section Three. The plan is replatting the apartment site, adjusting for the additional property obtained at the southwest corner of the site and vacated right-of-way. The plan contains one lot for a total of 11.8 acres. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan for Easton Farm, Section Three, subject to the following comments:

1. Fill in blanks with Warren County recording information throughout plat.
2. Sheet 2 – Add plat reference to Old Lot 12. Also revise all references to "Easton Farm, Section 2" to be "Easton Farm, Section Two".
3. Submit to Warren County for review and revise accordingly.

B. Final Approval
Record Plan, Bailey Farm, Phase 2

Background Information

This agenda item is a request for record plan approval for the Bailey Farm subdivision Phase 2, located at 6821 Red Lion-Five Points Road, submitted by developer M/I Homes of Cincinnati, LLC. The plan contains 64 single-family buildable lots on the PUD-R, Planned Unit Development-Residentially-zoned site, with an approximate overall area being 31.5 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

Staff recommends approval of the record plan subject to the following conditions:

1. Add General Note 13 – Public access permitted on Open Space D and E and on sidewalks/paths located on private property/Bailey Farm Owner's Association Property. Also, there are two "11" general notes, revise accordingly.
2. Revise General Note 9 to state: All storm sewer mains and structures on open space lots and on buildable lots where located in rear and side yards, are private and to be maintained by the Bailey Farm Homeowner's Association.

3. Add private storm sewer easements (for HOA maintenance) for all locations. Specifically, in common side yard of Lot 36/37, in rear yards of lots 29 through 32, in rear yards of lots 76 through 82 and in the side yard of lot 27.
4. Construction drawings to match record plan.
5. Submit to Warren County for review and revise accordingly.

C. Final Approval
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

D. Final Approval
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 a 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 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 this summer. Development would be accomplished through rezoning the property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

This item was last reviewed on a preliminary basis at the October 8 meeting. Before that, the rezoning/general plan was reviewed at the July 9, May 14, and April 9 meetings.

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 includes an area on the easternmost side of the property adjoining The Enclave assisted living/memory care 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 327 residential units are proposed, occupying the lands along the east side of Twin Creek, a stream that bisects the property and drains the western part of Springboro. The proposed residential development density is 20.77 dwelling units per acre for the residential component, although this number would be reduced considering the open space requirement of the residential component.

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 one from the signal to Tractor Supply. A total of 4.66 acres of open space, or 29.6% 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 retail component of the PUD also 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 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 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 (15 Springwood Drive), and the Premier Health office building (360 West Central Avenue); to the east, The Enclave; 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 (400 Victory Drive); and HBD, Highway Business District, to the west on the site of Tractor Supply Company (505 West Central Avenue).

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 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 uses included in the mixed-use pattern is also encouraged.

Staff Recommendation—Rezoning

City staff recommends approval of the rezoning of the subject property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

Staff Recommendation—General Plan

City staff recommends approval of the general plan for the subject property subject to the following comments:

The following comments are regarding the development plan exhibits and narrative:

1. Identify existing vegetation to remain on the site post-development.
2. Verify no detention ponds are proposed for West Central Avenue frontage.
3. Improvements to the public right of way to be constructed per the recommendations of the traffic impact study.
4. Parking requirements to meet City code.

5. Utility and roadway improvements (private and public) shall meet City of Springboro specifications, including storm water management plan.
6. Create a Property owners association (POA) for the development. POA 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.
7. Provide public access easements (ingress/egress) for all private roads throughout the site. Public roads to be built to City specifications.
8. SR 73 existing right-of-way to be dedicated, with a width of not less than 60 feet, along with 15 feet utility easement. Improvements shall include all traffic impact analysis recommendations as well as curb and gutter, sidewalk, bike lane, and storm sewers along SR 73.
9. Any development occurring in the floodplain/floodway, shall require the appropriate permitting through the City, FEMA, and any other federal requirements.
10. Incorporate recommendations of 2020 Bicycle and Pedestrian Plan and results of forthcoming Community Park to North Park shared use path feasibility study.

The following comments are regarding the proposed design manual beginning on page 16 of the booklet:

11. Page 24, Building materials, add vinyl to description of prohibited building material.
12. Page 25, Building color, see Section 1262.04(g)(3), Color, for code limitations.

E. Final Approval
Rezoning, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, single-family residential redevelopment

F. Final Approval
General Plan, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, single-family residential redevelopment

Background Information

This agenda item is a request from the City of Springboro to rezone approximately 1.07 acres of land located at 100-150 East Street from the current R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential. The properties were purchased by the City in 2024 and 2025; the five single-family homes on the property were demolished in September 2024 and June 2025. The subject property is in the Historic District.

The City is seeking rezoning to PUD-R to accommodate the redevelopment of the subject property with single-family detached residential lots. The north half of the property will be developed beginning in 2026 with four lots. The R-2 District allows single-family detached residential lots at a density of 4.0 units per acre. R-2 District zoning was placed on this site and others in 2015 as part of a planning and zoning initiative that resulted in a major revision to the Planning and Zoning Code text and the Official Zoning Map of the City of Springboro. Prior to 2015, the subject property was zoned R-3, Medium Density Residential District, which permitted at the time up to 12 dwelling units per acre. The majority of the Historic District was developed at a density of 6.0 dwelling units per acre, a density permitted under the CBD, Central Business District. The CBD allows a wide array of land uses including retail, office, residential, religious institutions, and more. The effective residential development density of the CBD is higher than 6.0 units per acre in some cases since apartments are permitted.

The subject property is in the Historic District. Approval by the Architectural Review Board (ARB) of all changes to protected properties is required for any improvement that results in a change to the exterior appearance of buildings/sites in terms of materials, color, or outward appearance including new construction. All five buildings on the subject property were protected as contributing structures: their demolition was reviewed and approved by the ARB. New construction such as that proposed as part of these agenda items will need to be reviewed by the ARB as part of its Certificate of Appropriateness review process. The ARB uses the Historic Design Standards for New Construction chapter to evaluate such proposals. All vacant sites in the Historic District are so protected. The New Construction chapter of the Design Standards promotes construction like those found elsewhere in the Historic District but in contemporary terms. Examples of new construction built under these standards include SPARC and Go at 320 South Main Street, and additions to 220, 400, and 535 South Main Street.

The proposed redevelopment of the subject property will be at a gross density of 7.46 units per acre. For the near term, the north half of the site will be developed including four residential lots with three facing East Street, and one facing North Street.

The proposed redevelopment of the site will maintain the east-west alley that bisects the site; it will be used for vehicular access and utility placement. A north-south alley is also proposed as part of the redevelopment. Both alleys will be paved and owned and maintained by the City like other public rights-of-way.

The City is requesting that the open space requirement for this redevelopment be waived. Three small City parks are located within 1,100 feet of the subject property. Providing up to 11,650 square feet of open space would prohibit redevelopment of the site as proposed. This would be inconsistent with the goals of the redevelopment to provide as many first-time homebuyer housing units as possible into the Historic District setting. As stated in the PUD Code, Section 1266.01, Intent and Objectives, “It is the intent of this chapter to accommodate creative and imaginative [PUDs] and to permit…innovations in land development that are in the best interest of the City…, in situations where conventional zoning is inappropriate or unduly restrictive. In order to accomplish this intent, it is the purpose of a PUD District to permit, in a carefully-designed development, a variety of uses and/or dwelling types, and to permit the flexible spacing of lots and buildings, the conservation of natural features of the landscape, the provision of accessible and enjoyable open spaces, and the provision of a necessary complement of community and neighborhood facilities.”

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, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans may be submitted in 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 sections as the development is completed.

The ARB reviewed and approved the redevelopment plan at their October 13 meeting and will review plans for new home construction and other details concurrent to the final development plan stage of the PUD review process.

Adjacent land uses include Springboro United Methodist Church (60 East North Street) to the northwest; the parking lot for the Springboro Eagles to the north; single-family residential to the east,

south, and west; to the southeast a vacant former church building (145 East Market Street); a multiuse building (205 East Street) in the former township building to the southwest housing White Dove Circle of Light spiritual center and Springhouse Architects; the Methodist Church/City parking lot to the west and Reveals Truth Tabernacle church (135 East Street). Adjacent zoning includes R-2 District to the northwest, north, east, south, and west; CBD zoning can be found to the southeast and southwest.

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 characteristics. Policy Area 13, Historic Core, includes the subject property and others on East Street and South Main Street. The policy area recommends, among other actions, maintenance of the historic character and identity of the policy area through enforcement of the design guidelines to ensure property maintenance, infill, and new development are conducive to the policy area's design and atmosphere, and providing a mix of residential, service, and retail businesses to ensure a lively and interactive district.

Staff Recommendation—Rezoning

City staff recommends approval of the rezoning of the subject property from R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential.

Staff Recommendation—General Plan

City staff recommends approval of the rezoning of the subject property from R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential subject to the following comments:

1. Include historical references as part of ARB approval of demolitions of existing homes on the subject property.
2. Plan subject to review by ARB. Details for proposed redevelopment subject to Design Standards addressing new construction and streetscape.
3. Other plan elements—lighting, landscaping—subject to Planning and Zoning Code provisions.

The information contained in this report is based on material provided to the City of Springboro as of Friday, November 7, 2025 at 12:00 p.m.

SPRINGBORO

Easton Farm Apartments Section 3 Replat 2 Lots

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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: Easton Farm Apartments, LLC

Address: 250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

Telephone No. (614) 519-3990

Fax No. ( )

Email Address: ctumblin@castoinfo.com

PROPERTY OWNER NAME (IF OTHER): Easton Farm Partners, LLC

Address: 985 N High Street, Suite 200
Columbus, Ohio 43201

Telephone No. (614) 356-5510

Property Address or General Location: 605 North Main Street, Springboro, Ohio 45066

Parcel Number(s): 04-14-240-002 & part of 04-14-227-007 Acreage: 11.8328

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

If Mixed Use, Acreage in Each Category:

For Residential Proposed Density 20.96 units/acre Number of Residential Units 248

Proposed Use: Multi-family/apartments: replat of lots 8 & 12 to consolidate project area into one parcel.

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

John S. Del Verne
(Signature of Applicant and/or Agent)

10/24/25
(Date)

John Del Verne, P.E. (Agent)
Printed Name

EASTON FARM, SECTION THREE

BEING A REPLAT OF LOTS 8 & 12 OF EASTON FARM, SECTION TWO
PLAT BOOK _____, PAGE _____
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO, CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
OCTOBER, 2025

DEED REFERENCE

SITUATED IN SECTION 14, TOWN 2, RANGE 5, BETWEEN THE MIAMIS, THE CITY OF SPRINGBORO, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 11.8328 ACRES OF LAND AND BEING ALL OF LOTS 8 AND 12 OF EASTON FARM, SECTION TWO AS RECORDED IN PLAT BOOK _____, PAGE _____ AND AS CONVEYED TO EASTON FARM APARTMENTS, LLC AS RECORDED IN DOCUMENT NUMBER 2025-_____, WARREN COUNTY, OHIO.

OWNER CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AND PUBLIC EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, AND TRAILS. THE EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENTS 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 PURPOSES 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 ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THIS PLAT, THE GRANTOR(S) HEREIN SHALL BE ENTITLED TO USE ALL PORTIONS OF THEIR LAND FOR ANY PURPOSE THAT DOES NOT UNREASONABLY INTERFERE WITH THE USE OF THE PUBLIC UTILITY EASEMENTS GRANTED HEREIN INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CONSTRUCT, INSTALL, OR PLACE ON OR OVER A WATER, SANITARY SEWER OR STORM SEWER EASEMENT AREA, OR ANY PART THEREOF, PAVING, CONCRETE, LANDSCAPING, WATER IRRIGATION SYSTEMS, AND OTHER RELATED IMPROVEMENTS THAT WILL NOT UNDULY INTERFERE WITH THE USE AND MAINTENANCE OF THE FACILITIES WITHIN SAID EASEMENTS; PROVIDED, HOWEVER, GRANTOR, OR ITS SUCCESSORS AND ASSIGNS SHALL BE SOLEY RESPONSIBLE FOR ANY DAMAGE TO OR COST TO RESTORE SUCH IMPROVEMENTS WITHIN THE EASEMENT RESULTING FROM ANY CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, INSPECTION, AND/OR REMOVAL OF THE FACILITIES WITHIN SAID EASEMENTS BY A PUBLIC SERVICE PROVIDER.

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

OWNER: EASTON FARM APARTMENTS, LLC
AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF OHIO

COUNTY OF WARREN

ON THE _____DAY OF _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE STATE OF OHIO, PERSONALLY APPEARED EASTON FARM APARTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF SUBDIVISION SITUATED IN THE CITY OF SPRINGBORO, WARREN COUNTY, OHIO AND DESIRED THAT SAID PLANS BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

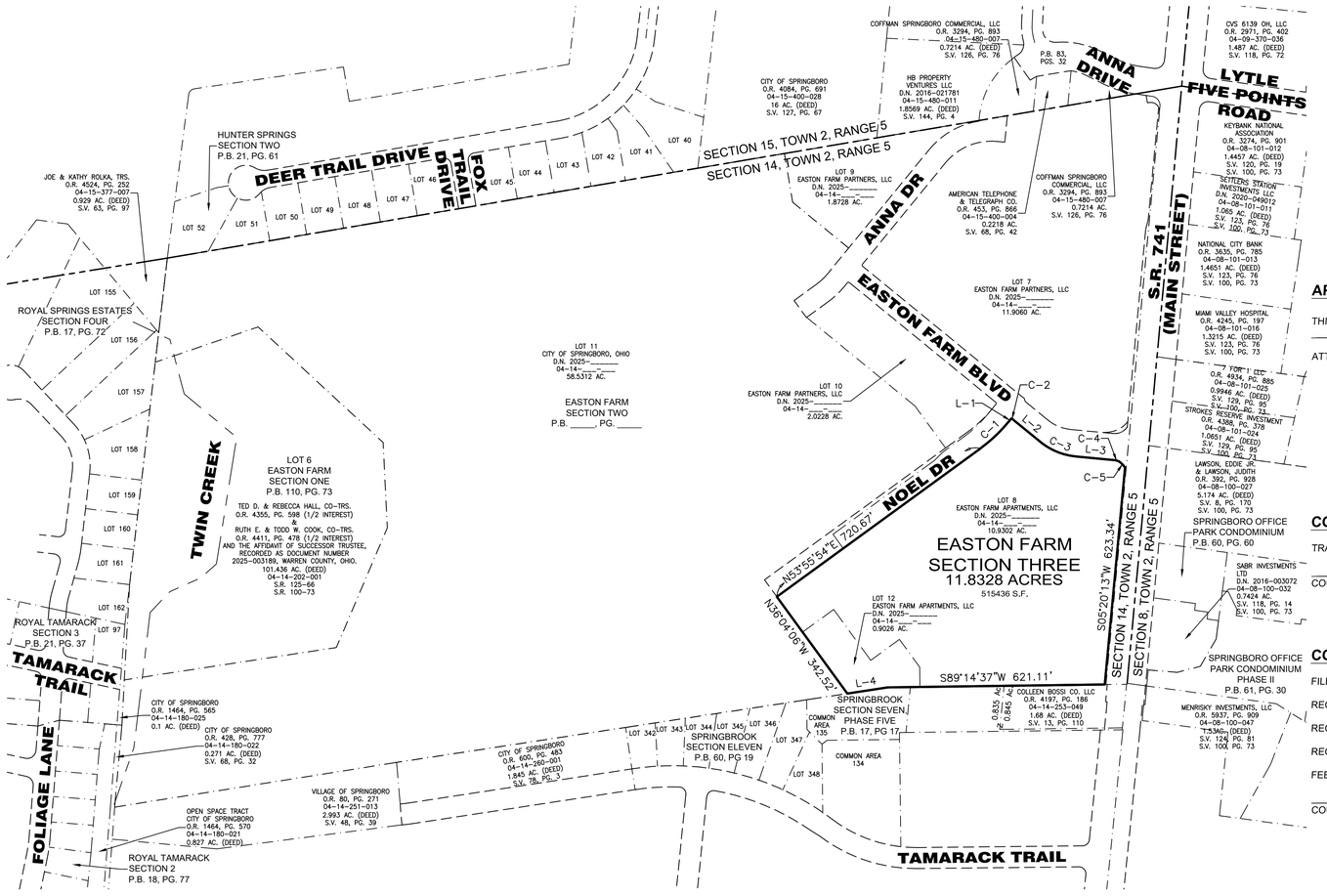
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A COMPLETE SURVEY MADE UNDER MY DIRECTION AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

_____ DATE
THOMAS M. EDWARDS
PROFESSIONAL SURVEYOR #8941
IN THE STATE OF OHIO



CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	14°38'51"	430.00'	109.93'	N46°36'28"E	109.63'
C-2	19°51'14"	13.25'	4.59'	S60°38'35"E	4.57'
C-3	33°53'51"	189.25'	111.97'	S67°39'54"E	110.34'
C-4	19°45'21"	42.75'	14.74'	S74°44'09"E	14.67'
C-5	20°33'14"	69.42'	24.90'	S44°31'51"E	24.77'

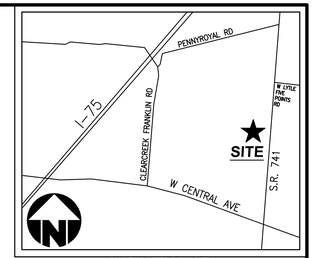
LINE TABLE		
Line	Direction	Distance
L-1	N39°17'02"E	13.41'
L-2	S50°42'58"E	101.83'
L-3	S84°36'50"E	109.26'
L-4	S81°18'20"W	116.49'

CITY OF SPRINGBORO 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, PUMPING 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 OPEN SPACE LOTS SHALL BE MAINTAINED BY THE LOT OWNER.
6. NO DEVELOPMENT TO OCCUR IN THE FLOODWAY AND/OR FLOOD PLAIN WITHOUT PRIOR PERMIT APPROVAL BY THE CITY ENGINEER.
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 SHOD, SHRUBBERY, TREES, DRIVEWAY OR OTHER IMPROVEMENTS, EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF SAID IMPROVEMENTS.
8. ALL UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC POWER, TELEPHONE, AND CABLE SERVICES, SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SUBDIVISION.

SHEET INDEX

1. TITLE SHEET
2. RECORD PLAT



VICINITY MAP

N.T.S.

OWNER

EASTON FARM APARTMENTS, LLC
250 CIVIC CENTER DRIVE, SUITE 500
COLUMBUS, OHIO 43215

SURVEYOR

BAYER BECKER, INC.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

APPROVALS

THIS PLAT APPROVED BY COUNCIL OF THE CITY OF SPRINGBORO ON THIS _____ DAY OF _____, 2025.

ATTEST:

_____
CLERK OF COUNCIL

_____
MAYOR

_____
CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF _____, 2025, AT _____M.

_____ _____
COUNTY AUDITOR DEPUTY

_____
PRINTED NAME:

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS ____ DAY OF _____, 2025, AT _____M.

RECORDED ON THIS ____ DAY OF _____, 2025, AT _____M.

RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____.

FEE: _____

_____ _____
COUNTY RECORDER DEPUTY

_____
PRINTED NAME:

SURVEY NOTES

1. BASIS OF BEARING: NAD83 (2011) GPS OBSERVATIONS (O.D.O.T. RTN, OHIO SOUTH ZONE 3402).
2. PRIOR DEED REFERENCES: DOCUMENT NUMBER _____-_____
3. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
4. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
5. ALL DOCUMENTS USED AS SHOWN.

Basis of Bearing:
State Plane NAD83 (2011)
0 200 300
SCALE: 1" = 200'

Item	Revision Description	Date	Drawn:	Chk:

EASTON FARM, SECTION THREE
BEING A REPLAT OF LOTS 8 & 12 OF EASTON FARM, SECTION TWO
PLAT BOOK _____, PAGE _____
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO, CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO
RECORD PLAT

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 RP TITLE
Drawn by: PAH
Checked By: TME
Issue Date: 10-20-25
Sheet: 1/2

Plot time: Oct 27, 2025 - 11:56am
Drawing name: J:\2025\25-0001\SV\DWG\25-0001 RP TITLE.dwg - Layout Tab: Layout1

BOUNDARY CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	14°38'51"	430.00'	109.93'	N46°36'28"E	109.63'
C-2	19°51'14"	13.25'	4.59'	S60°38'35"E	4.57'
C-3	33°53'51"	189.25'	111.97'	S67°39'54"E	110.34'
C-4	19°45'21"	42.75'	14.74'	S74°44'09"E	14.67'
C-5	20°33'14"	69.42'	24.90'	S44°31'51"E	24.77'

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

SIDWELLS

OLD # 04-14-240-_____ LOT 8
OLD # 04-14-240-_____ LOT 12

NEW 04-14-240-_____ LOT 13

NO REM.

ACREAGE TABLE

LOTS	11.8328 ACRES
TOTAL SUBDIVISION:	11.8328 ACRES

Lot Table		
Lot #	Acres	S.Ft.
13	11.8328	515436

LEGEND

- Found 5/8" Iron Pin capped "Bayer Becker" (except as noted)
- Found Iron Pipe
- Found MAG Nail
- Found MAG Spike

R/W-Ex Right of Way

Ex. Sanitary Sewer Easement P.B. _____ Pg. _____

Ex. Trail Easement P.B. _____ Pg. _____

Ex. Sanitary, Storm Sewer & Trail Easement P.B. _____ Pg. _____

TEMPORARY CONSTRUCTION EASEMENT

THE 30' TEMPORARY CONSTRUCTION EASEMENT ALONG NOEL DRIVE SHALL BE VACATED UPON THE APPROVAL OF THE PUBLIC ROAD IMPROVEMENTS BY THE CITY OF SPRINGBORO.

TEMPORARY ACCESS & CONSTRUCTION EASEMENT

THE TEMPORARY ACCESS AND CONSTRUCTION EASEMENT SHOWN ON THIS PLAT SHALL HOUSE A TEMPORARY T-TYPE TURNAROUND. IT AND THE EASEMENT SHALL BOTH BE VACATED UPON THE EXTENSION OF NOEL DRIVE.

TRAIL EASEMENT

THE EXISTING TRAIL EASEMENT SHOWN ON THIS PLAT IS GRANTED IN FAVOR OF THE CITY OF SPRINGBORO, OHIO. THE EASEMENT GRANTS THE CITY OF SPRINGBORO, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY, AND THEREAFTER USE, REPAIR, MAINTAIN, OPERATE, INSPECT, REPLACE AND REMOVE THIS TRAIL AND APPURTENANCES THERETO, IN, OVER, THROUGH AND ACROSS THE EASEMENT.

Revision Description | Item | Date | Drawn | Chk:

EASTON FARM, SECTION THREE

BEING A REPLAT OF LOTS 8 & 12 OF EASTON FARM, SECTION TWO
PLAT BOOK 110, PAGE 73
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO, CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

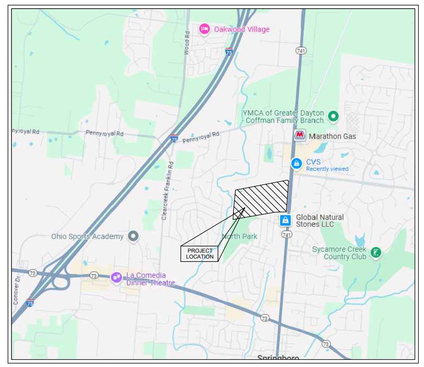
RECORD PLAT

bayer becker
www.bayerbecker.com
6677 Tylersville Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing:	25-0001 RP
Drawn by:	PAH
Checked By:	TME
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Sheet:	2/2

Plot time: Oct 27, 2025 - 11:57am
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EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO/CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO



VICINITY MAP
NO SCALE

OWNER
HALL REBECCA & TED D.
CO-TRUSTEES OF THE TED & REBECCA HALL
LIVING TRUST DATED 4-8-99 1/2 INT. &
COOK, RUTH E. & TODD W., CO-TRUSTEES OF
THE COOK REALTY TRUST DATED 7-22-04 1/2 INT.
605 N MAIN STREET
SPRINGBORO, OHIO 45066

BENCHMARK
CROSS NOTCH IN SIDEWALK
ON WEST SIDE OF S.R. 741
N:577464.354
E:1480438.217
ELEV: 883.35

DEVELOPER
CASTO COMMUNITIES
250 CIVIC CENTER DRIVE, SUITE 500
COLUMBUS, OHIO 43215

ENGINEER & SURVEYOR
BAYER BECKER, INC.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

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C1.2	GENERAL NOTES	07-25-25	1	10-08-25
C2.0	EXISTING CONDITIONS	07-25-25	1	10-08-25
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C3.2	OPEN SPACE	07-25-25	1	10-08-25
C3.3	SITE DETAILS	07-25-25	1	10-08-25
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C5.6	GRADING DETAIL	10-08-25		
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AREA MAP
1"=200 FT

SITE SUMMARY
TOTAL PROPERTY AREA: 11.83 AC
EXISTING ZONING: PUD-MU

BUILDING SUMMARY:
1 BEDROOM APARTMENTS: 127 UNITS
2 BEDROOM APARTMENTS: 117 UNITS
3 BEDROOM APARTMENTS: 4 UNITS
TOTAL: 248 UNITS
MAXIMUM OCCUPIED HEIGHT: 3 STORIES

DENSITY: 20.96 UNITS/ACRE

REQUIRED SETBACKS:
BUILDING:
FRONT = 0'
SIDE = 0'
REAR = 15'
ACCESSORY STRUCTURE/USES:
FRONT, SIDE & REAR = 5'
PARKING:
FRONT, SIDE & REAR = 10'
SIDEWALK:
FRONT, SIDE & REAR = 0'

OPEN SPACE:
REQUIRED OPEN SPACE: 2.96 AC (25%)
PROVIDED OPEN SPACE: 4.79 AC (40.5%)

PARKING SUMMARY
PROPOSED PARKING SUMMARY:
SURFACE PARKING:
NOEL DRIVE: 53 SPACES
STANDARD: 253 SPACES
ACCESSIBLE: 11 SPACES
TOTAL SURFACE: 317 SPACES

GARAGE PARKING: 160 SPACES

TOTAL PARKING: 477 SPACES

PROPOSED PARKING RATIO: 1.92 SPACES/UNIT

BICYCLE PARKING:
REQUIRED: 20 SPACES
(1 SPACE FOR EVERY 25 PARKING SPACES)

PROVIDED:
SURFACE: 10 SPACES
INSIDE: 10 SPACES
TOTAL: 20 SPACES

LEGEND
EASTON FARM APARTMENTS

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

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

TITLE SHEET

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
Sheet: C1.0

Plot time: Oct 09, 2025 - 4:47pm
Drawing name: J:\2025\25-0001\CVI\DWG\25-0001 CD.dwg - Layout Tab: C1.0 TITLE SHEET

GENERAL NOTES

A. 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:

1. CONTACTING THE INDIVIDUAL UTILITY OWNERS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.
2. SOLICITING THEIR AID IN LOCATION AND PROTECTING ANY UTILITY THAT MAY INTERFERE WITH CONSTRUCTION.
3. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.
4. ALL DAMAGE TO ANY EXISTING UTILITY.
5. CALL THE OHIO UTILITY PROTECTION AT 811 AS REQUIRED BY STATE LAW.

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

GAS/ELECTRIC	TELEPHONE	WATER & SANITARY
DUKE ENERGY 139 E. 4TH STREET CINCINNNATI, OHIO 45202 513-651-4182	AT&T 10655 INNOVATION DRIVE MIAMISBURG, OHIO 45342 937-3384261	CITY OF SPRINGBORO 320 W. CENTRAL AVE. SPRINGBORO, OHIO 45066 937-748-0020

CABLE TELEVISION	GAS
SPECTRUM 2834 MIAMISBURG -CENTERVILLE ROAD DAYTON, OHIO 45342 937-425-8859	VECTREN CORPORATION ONE VECTREN SQUARE EVANSVILLE, INDIANA 47708 812-491-4000

C. SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.

D. ALL CONSTRUCTION WITHIN THE R.O.W. SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF SPRINGBORO STANDARDS AND/OR O.D.O.T. STANDARDS IN PLACE WHEN THESE PLANS ARE APPROVED. FOR WORK OUTSIDE THE R.O.W. THE STANDARDS SHALL BE SET FORTH IN THESE PLANS AND SPECIFICATIONS, ALONG WITH ANY CONTRACTUAL REQUIREMENTS BETWEEN THE DEVELOPER AND CONTRACTOR.

E. ALL DISTURBED AREAS CREATED DURING CONSTRUCTION ARE TO BE SEEDED AS SOON AS POSSIBLE TO LIMIT EROSION AND TO STABILIZE THE SOIL.

F. ALL WORK IN THE ROAD R.O.W. SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SPRINGBORO STANDARDS AND/OR O.D.O.T.STANDARDS IN PLACE WHEN THESE PLANS ARE APPROVED.

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

H. THE CONTRACTOR SHALL RECORD THE LOCATION OF ALL IMPROVEMENTS INCLUDING SANITARY AND WATER SERVICES INSTALLED BY HIM UPON A SET OF DRAWINGS SUPPLIED TO HIM SPECIFICALLY FOR THIS PURPOSE BY THE ENGINEER. LOCATION OF SERVICES SHALL BE MADE AS DIRECTED BY THE ENGINEER. THE DRAWINGS SHALL BE RETURNED TO THE ENGINEER AND DEVELOPER WHEN ALL SERVICES HAVE BEEN INSTALLED. CURBS SHALL BE MARKED TO SHOW THESE LOCATIONS. ENGINEER IS DEFINED AS THE DESIGN ENGINEER OR CITY ENGINEER.

I. ALL STORM PIPE LENGTHS NOTED IN PLANS ARE TO CENTER OF STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT.

J. ALL TRENCHES WITHIN THE R.O.W. SHALL BE BACKFILLED WITH O.D.O.T. #304 GRAVEL TO THE BOTTOM OF THE ASPHALT BASE PAVEMENT ELEVATION. THE ASPHALT SHALL BE PATCHED PURSUANT TO THE CITY OF SPRINGBORO'S STANDARDS.

K. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY BE THE USE OF, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION OF EXISTING PAVED AND GRAVELED AREAS.

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

M. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWING BP-7.1.

N. HALF INCH EXPANSION JOINTS ARE TO BE LOCATED AT 100 FOOT INTERVALS AND CONTRACTION JOINTS ARE TO BE LOCATED AT FIVE (5) FOOT INTERVAL CURBING.

O. CONTRACTOR SHALL AT THE END OF EACH WORK DAY REMOVE ANY MUD OR DEBRIS FROM THE ROAD PAVEMENT SURFACE.

P. NO DIMENSIONS MAY BE SCALED. REFER UNCLEAR ITEMS TO THE DESIGN ENGINEER FOR INTERPRETATION.

Q. CONTRACTOR SHALL INCLUDE COST OF CITY INSPECTION IN UNIT PRICES BID.

SUBDIVISION GENERAL NOTES

A. ITEM NUMBERS REFER TO THE 2016 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS AND ALL WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS OF THE CITY OF SPRINGBORO REQUIREMENTS AND STANDARDS FOR SUBDIVISIONS. WHEN IN CONFLICT, THE CITY REQUIREMENTS SHALL PREVAIL.

B. ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATER MAIN PIPE, SANITARY SEWER, WATER VALVES AND MANHOLE FRAMES AND COVERS, ETC., WILL REMAIN UNDER SPECIFICATIONS OF THE UTILITY SERVING THE AREA. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPRINGBORO CITY ENGINEER.

C. ALL TRENCHES WITHIN THE RIGHT-OF-WAY AND FIFTEEN (15') FOOT UTILITY EASEMENTS SHALL BE COMPACTED AND BACKFILLED IN ACCORDANCE WITH ITEM 203 AND 603 IN THE STATE SPECIFICATIONS.

D. PRIOR TO THE SURFACE AND TACK COAT BEING APPLIED, ONE YEAR MUST PASS AFTER THE INTERMEDIATE COURSE HAS BEEN APPLIED. A WALK-THROUGH OF THE PROJECT SHALL TAKE PLACE WITH THE CITY ENGINEER AND A PUNCH LIST CREATED. DEVELOPER/CONTRACTOR SHALL COMPLETE PUNCH LIST PRIOR TO THE PLACEMENT OF SURFACE COURSE.

E. DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDUITS FOR THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY AS CALLED FOR ON THE TYPICAL SECTION FOR USE BY THE ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES. THE LOCATION OF THE LINES SHALL BE COORDINATED WITH UTILITY COMPANIES BY THE DEVELOPER.

F. ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH EXISTING OR PROPOSED MANHOLES OR WATER MAIN APPURTENANCES.

G. MINIMUM TEN (10') FOOT HORIZONTAL, AND EIGHTEEN (18') INCH VERTICAL SEPARATION BETWEEN WATER MAIN AND SANITARY AND/OR STORM SEWER.

H. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN FOUR (4') FEET SHALL BE PROVIDED WITH STEPS.

I. ALL DISTURBED AREAS CREATED DURING CONSTRUCTION ARE TO BE SEEDED AS SOON AS POSSIBLE TO LIMIT THE EROSION AND STABILIZE SOIL.

J. INSTALL CENTRAL MAILBOX AT A LOCATION AGREED UPON BY THE POSTMASTER.

K. CITY OF SPRINGBORO WILL NOT BE RESPONSIBLE FOR ANY PAVEMENT OR STORM SEWER REPAIRS RESULTING FROM WATER MAIN AND SANITARY SEWER REPAIRS. CITY OF SPRINGBORO ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC., AS A RESULT OF GRADE CHANGES.

LAYOUT NOTES

A. PAVEMENT MARKINGS SHALL CONFORM TO ITEM 641 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.

B. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

C. ALL RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

D. ALL CURB TO BE ODOT TYPE 6 CURB UNLESS OTHERWISE NOTED ON THE PLAN.

E. STREET PARALLEL PARKING STALLS ARE 8'X23' UNLESS OTHERWISE NOTED ON THE PLAN OR PER ADA DETAILS.

F. ALL SITE CONCRETE SHALL BE PER ODOT ITEM 499 CLASS MISC OR QC 1 UNLESS OTHERWISE NOTED ON THE PLANS.

G. CURB RAMPS ARE TO BE ADA COMPLIANT AS PER STANDARD CONSTRUCTION DRAWINGS BP-7.1 SHOWN FOR REFERENCE ON C3.2.

H. CONTRACTOR SHALL OBTAIN RIGHT OF WAY PERMIT FROM THE CITY OF SPRINGBORO FOR ALL ROADWAY WORK PROPOSED WITHIN THE PUBLIC RIGHT OF WAY.

I. STREET LIGHTING WILL BE INSTALLED WITH THE DEVELOPMENT OF EACH PARCEL AND PER THE CITY OF SPRINGBORO REQUIREMENTS.

TRAFFIC CONTROL NOTES

A. ALL STREET/ROADWAY PAVEMENT MARKINGS SHALL CONFORM TO ITEM 641 PAVEMENT MARKINGS - GENERAL AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

B. ALL STREET/ROADWAY PAVEMENT MARKINGS SHALL BE PER ITEM 642 TRAFFIC PAINT (TWO COATS) EXCEPT ALL CROSSWALK MARKINGS & LANE ARROWS SHALL BE PER ITEM 644 THERMOPLASTIC PAINT AND INSTALLED IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

C. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

D. ALL SIGNS WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT SHALL BE BREAKAWAY.

E. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

GRADING NOTES

A. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.

B. CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT PRIOR TO BIDDING THE PROJECT.

C. CONTRACTORS SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR, AND SITE CIVIL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

D. CONTRACTOR SHALL ASSUME THE TOP 5" OF EXISTING GROUND IS TOPSOIL. TOPSOIL REMOVED TO DEPTHS GREATER THAN 5" SHALL BE DONE ONLY AFTER CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER AND APPROVAL OF THE DEVELOPER.

E. ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER AS DESCRIBED IN THE GEOTECHNICAL EXPLORATION REPORT NUMBER 20CB0049 PREPARED BY ALT & WITZIG DATED JANUARY 23, 2025 AND ALL ADDENDUMS.

F. CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES PRIOR TO AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY DEVELOPER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.

G. CONTRACTOR TO PROVIDE SILT FENCE AT STORM SEWER OUTLETS TO PREVENT EROSION AND SEDIMENT TRANSPORT.

H. BACKFILL OF ALL UTILITY EXCAVATIONS IN STRUCTURAL AREAS INCLUDING UNDER PAVEMENTS SHOULD BE CONTINUALLY MONITORED BY A REPRESENTATIVE OF THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY THAT PROPER LIFT THICKNESS, MOSITURE CONDITION, AND COMPACTIVE EFFORT ARE MAINTAINED.

I. SPOT ELEVATIONS REPRESENT TOP OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.

J. CONTRACTOR AND OWNER SHALL AGREE TO ALL EXCAVATION AND EMBANKMENT QUANTITIES PRIOR TO CONSTRUCTION.

K. THE PROJECT HAS BEEN DESIGNED TO CONTROL EROSION AND PREVENT DAMAGE TO OTHER PROPERTY. ALL STRIPPING, EARTHWORK, AND REGRADING SHALL BE PERFORMED TO MINIMIZE EROSION. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

L. SPECIFICATIONS FOR COMPACTED FILLS AND BACKFILLS: ALL FILLS SHALL BE FORMED FROM MATERIAL FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. PRIOR TO PLACEMENT OF FILL, A SAMPLE OF THE PROPOSED FILL MATERIAL SHOULD BE SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER FOR APPROVAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS. EACH LIFT SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTIONS. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT OF THE TYPE REQUIRED BY THE MATERIALS COMPOSING THE FILL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILAR TRACKED VEHICLES BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SO THE SPECIFIED COMPACTION LIMITS CANNOT BE ATTAINED SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION.

M. PRIOR TO CONSTRUCTION OF THE EMBANKMENTS, THE SITE SHOULD BE STRIPPED OF ALL VEGETATION, TOPSOIL, AND OTHER ORGANIC MATERIAL IN EMBANKMENT AREAS.

N. EMBANKMENT MATERIAL SHOULD CONSIST OF PLASTIC CLAY MATERIALS, FREE OF ORGANIC MATTER, WHICH CLASSIFY AS CL ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM AND SHALL CONTAIN NO STONES WHOSE LARGEST DIMENSION EXCEEDS FOUR (4) INCHES..

O. ALL SITE EXCAVATION AND EMBANKMENT TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND/OR THE PROJECT SPECIFICATIONS. WHEN IN CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

P. CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION AS REQUIRED BY THE OHIO E.P.A. FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

Q. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE APPLICABLE FORMS, MAPS, LOGS, LOCATIONS OF INSTALLED EROSION CONTROLS, ETC. CONTAINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) THROUGHOUT THE PROJECT.

SWPPP SUMMARY

1. THE CONSTRUCTION ACTIVITY WILL CONSIST OF MASS EARTHWORK, UTILITY INSTALLATION, PAVEMENT CONSTRUCTION, AND APARTMENT BUILDING FOR A MULTI-FAMILY DEVELOPMENT.

2. ACREAGE:
   TOTAL AREA 11.83 ACRES
   DISTURBED AREA 11.5 ACRES

3. PRIOR LAND USE: ROW CROPS

4. IMPERVIOUS CALCULATIONS:
   IMPERVIOUS AREA
   PRE-DEVELOPED 0.0 ACRES
   POST-DEVELOPED 7.57 ACRES
   IMPERVIOUS PERCENTAGE
   PRE-DEVELOPED 0.0 %
   POST-DEVELOPED 64.0 %

5. EXISTING SOIL DATA:

SYMBOL	SOIL NAME	HSG
RvB	RUSSELL-MIAMIAN SILT LOAMS, 2 TO 6 PERCENT SLOPES	B
RvB2	RUSSELL-MIAMIAN SILT LOAMS, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED	B

6. POSSIBLE PREVIOUS CONTAMINATIONS: FERTILIZER AND CHEMICALS TO CONTROL WEEDS.

7. THE SITE DRAINS SOUTH INTO TWO PROPOSED RETENTION BASIN AT THE SOUTHWEST CORNER OF THE DEVELOPMENT. BASIN OUTLETS INTO THE STORM SEWER IN STATE ROUTE 741 (NORTH MAIN STREET) AND INTO UNKNOWN TRIBUTARY TO CLEAR CREEK.

8. RUNOFF CURVE NUMBER:
   PRE-CONSTRUCTION 88
   POST-CONSTRUCTION 89

9. OHIO EPA NPDES PERMIT NUMBER:

DEMOLITION NOTES

A. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A COMBINATION OF A TOPOGRAPHIC SURVEY PREPARED BY BAYER BECKER IN DECEMBER, 2020 AND SEPTEMBER, 2024 AND GIS INFORMATION AS WELL AS VARIOUS UTILITY PLANS PROVIDED BY THE GOVERNING AGENCIES.

B. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT.

C. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (811) SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY. UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION.

D. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

E. ALL CONTRACTORS INCLUDING BUT NOT LIMITED TO THE DEMOLITION, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.

F. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

G. REMOVAL AND/OR RELOCATION OF ANY UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR OWNER AND SHALL BE DISCONNECTED PER THE ASSOCIATED UTILITY AGENCY'S REQUIREMENTS.

H. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, FACILITIES, AND STRUCTURES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.

I. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION.

J. AS SOON AS DEMOLITION WORK HAS BEEN OTHERWISE COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL GRADE IN AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE SUCH AS TO PRESENT A NEAT, WELL-DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES.

SWPPP NOTES

A. CONTRACTOR SHALL INSTALL AND MAINTAIN A CONCRETE WASHOUT FACILITY PER THE CITY OF SPRINGBORO STANDARDS.

B. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.

C. BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.

D. AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. 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 SHALL BE OBSERVED TO ENSURE THAT THEY 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.

E. SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.

F. ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY THE CITY OF SPRINGBORO, OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.

G. IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.

H. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.

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STATE OF OHIO
GREGORY J. KOCH
E - 69324
PROFESSIONAL ENGINEER
10/14/25

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GENERAL NOTES

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Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25

Sheet: C1.1

WATER NOTES

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

B. 4" WATER SERVICES SHALL BE DUCTILE IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWAC-151), CLASS 52.

C. WATER MAINS SHALL HAVE A 4'-6" MINIMUM COVER.

D. THERE MUST BE A TEN (10) FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY. STORM AND/OR WATER LINES.

E. ONLY ONE BRAND OF FIRE HYDRANT IS ACCEPTABLE, AMERICAN DARLING MODEL B628B. FIRE HYDRANT BARRELS SHALL BE OSHA SAFETY RED.

F. ALL WATER VALVES SHALL BE OF THE RESIDENT WEDGE TYPE.

G. FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE (3) FEET FROM AND NOT MORE THAN FIVE (5) FEET AWAY FROM THE BACK OF CURB OR EDGE OF PAVEMENT WITH A FIVE (5) INCH STORZ CONNECTION ON THE STEAMER AND FOUR (4) INCH PUMPER OPENING TO FACE THE STREET. CENTERLINE OF PUMPER CONNECTION TO HAVE 18" TO 21" CLEARANCE FROM FINISH GRADE.

H. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWER, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.

I. THE WATER MAIN INSTALLATION WILL BE INSPECTED BY THE CITY OF SPRINGBORO ENGINEERING DEPARTMENT.

J. ALL SANITARY SEWERS AND/OR WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF SPRINGBORO'S ENGINEERING DEPARTMENT SPECIFICATIONS.

K. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY ENGINEER AND/OR ODOT STANDARD SPECIFICATIONS, LATEST REVISIONS.

STORM SEWERS

A. THERE MUST BE A TEN (10) FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY, STORM AND/OR WATER PIPES.

B. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SPRINGBORO STANDARDS.

C. CHANNEL THE BOTTOMS OF ALL MANHOLES.

D. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR TIED TO THE STORM SEWER SYSTEM.

E. ALL ROADSIDE CATCH BASINS TO CONTAIN FISH LOGO AS SHOWN ON STANDARD DRAWINGS AND BICYCLE SAFE GRATES.

F. STORM SEWER PIPES DESIGNATED AS "STM" SHALL MEET THE MATERIAL & INSTALLATION REQUIREMENTS OF ODOT ITEM 603, TYPE B CONDUITS AND AS FOLLOWS:

1. NON-REINFORCED CONCRETE PIPE PER ODOT SPECIFICATION 706.01
2. REINFORCED CONCRETE CIRCULAR PIPE PER ODOT SPECIFICATION 706.02
3. PRECAST REINFORCED CONCRETE BOX SECTIONS PER ODOT SPECIFICATION 706.05
4. REINFORCED CONCRETE ELLIPTICAL CULVERT, STORM DRAIN, AND SEWER PIPE PER ODOT SPECIFICATION 706.04
5. CORRUGATED POLYETHYLENE SMOOTH LINED PIPE PER ODOT SPECIFICATION 707.33
6. POLYVINYL CHLORIDE PROFILE WALL PIPE PER ODOT SPECIFICATION 707.42
7. PIPE BEDDING AND TRENCH BACKFILL SHALL BE PER ODOT 603 AND STANDARD DRAWING DM-1.4 CONDUIT INSTALLATION. CONTRACTOR SHALL PROVIDE AN ALTERNATE BID ITEM TO PROVIDE STRUCTURAL BACKFILL FOR ALL TRENCHES TO PAVEMENT SUBGRADE.

C. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.

D. ALL CATCH BASINS SHALL BE EQUIPPED WITH HEAVY DUTY, BICYCLE SAFE GRATES CAPABLE OF CARRYING AN HS-25 LOADING, UNLESS OTHERWISE NOTED.

E. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF TWO FOUR (4) INCH PERFORATED UNDERDRAINS EXTENDING TEN (10) LINEAR FEET FROM THE CATCH BASIN. UNDERDRAINS SHALL BE PLACED ONE ON EACH SIDE OF THE STORM SEWER AND AS NEAR TO PERPENDICULAR TO THE STORM SEWER AS IS PRACTICAL WITHOUT INTERFERING WITH STORM PIPES SHOWN ON THE PLANS. SEE PAVEMENT UNDERDRAIN DETAIL C4.4.

F. ROOF DRAINS ARE TO BE PER ODOT 707.33, 707.42, OR 707.45.

SANITARY SEWER NOTES

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

B. SANITARY MANHOLES SHALL BE PRECAST, CONFORMING TO ASTM C--478, OR MONOLITHIC CONSTRUCTED OF CLASS 'A' 4000 PSI.

C. JOINTS BETWEEN PRECAST SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C-443.

D. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC OR PVC TRUSS PIPE. UTILIZE SDR-35 PIPE FOR COVER DEPTHS BETWEEN 0 AND 14 FEET. FOR COVER AT 14 FEET AND OVER, SDR-26 IS REQUIRED.

E. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D-3212.

F. ALL 6" SANITARY LATERALS SHALL BE SDR-35 OR SCH 40 MATERIAL AT MIN. 2% SLOPE.

G. THERE MUST BE TEN (10') FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY, STORM AND/OR WATER LINES.

H. NO CONSTRUCTION SHALL COMMENCE UNTIL THE CITY OF SPRINGBORO SANITARY DEPARTMENT PERMITS HAVE BEEN ISSUED.

I. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE SANITARY SEWER AND/OR WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGBORO ENGINEER.

J. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWER, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.

K. ALL SANITARY SEWERS AND/OR WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO CITY OF SPRINGBORO SPECIFICATIONS.

L. CHANNEL THE BOTTOMS OF ALL MANHOLES.

M. MANHOLE LATERALS SHALL HAVE AN INVERT SIX (6) INCHES ABOVE THE MAIN INVERT. PROVIDE CHANNEL FOR LATERALS IN MANHOLE BOTTOM.

N. SEWER LATERALS SHALL EXTEND TO THE HOUSE SIDE OF UTILITY EASEMENTS AND SHALL BE MARKED BY TWO (2) INCH BY FOUR (4) INCH OR LARGER POSTS. THE POST SHALL BE PAINTED RED. A SIX (6) FOOT LENGTH OF #6 REINFORCING BAR SHALL BE INSTALLED AGAINST THE TWO (2) INCH BY FOUR (4) INCH POST.

O. ALL MANHOLES NOT IN THE FRONT YARD OR DRIVEWAYS MUST BE RAISED TO PROVIDE THE FINAL ELEVATION OF ONE (1) FOOT ABOVE FINISHED GRADE.

P. ALL SANITARY LATERALS ARE TO BE SIX (6) INCHES.

Q. ALL SANITARY SEWERS AND/OR WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF SPRINGBORO SANITARY DEPARTMENT SPECIFICATIONS.

R. AIR TEST-

1. 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.
2. 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 PIP 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.
3. 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.

T. DEFLECTION TEST-

1. 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.
2. 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.
3. 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.

U. VACUUM TESTING-

1. EACH MANHOLE SHALL BE TESTED IMMEDIATELY AFTER ASSEMBLY AND PRIOR TO BACKFILLING.
2. ALL LIFT HOLES SHALL BE PLUGGED WITH AN APPROPRIATE NON-SHRINK GROUT.
3. C. NO GROUT WILL BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING, UNLESS PRIOR APPROVAL IS GRANTED BY THE CITY OF SPRINGBORO.
4. D. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED, TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE.
5. E. 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.
6. F. 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 CRITERIA IN TABLE BELOW.
7. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH NON-SHRINK GROUT. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED

DEPTH OF MANHOLE	48" DIAMTER	60" DIAMTER	72" DIAMTER
0-10 FEET	48 SECONDS	90 SECONDS	120 SECONDS
11-20 FEET	80 SECONDS	120 SECONDS	150 SECONDS
21-30 FEET	120 SECONDS	150 SECONDS	180 SECONDS

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STATE OF OHIO
GREGORY J. KOCH
E - 69324
REGISTERED
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AGG	GJK

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

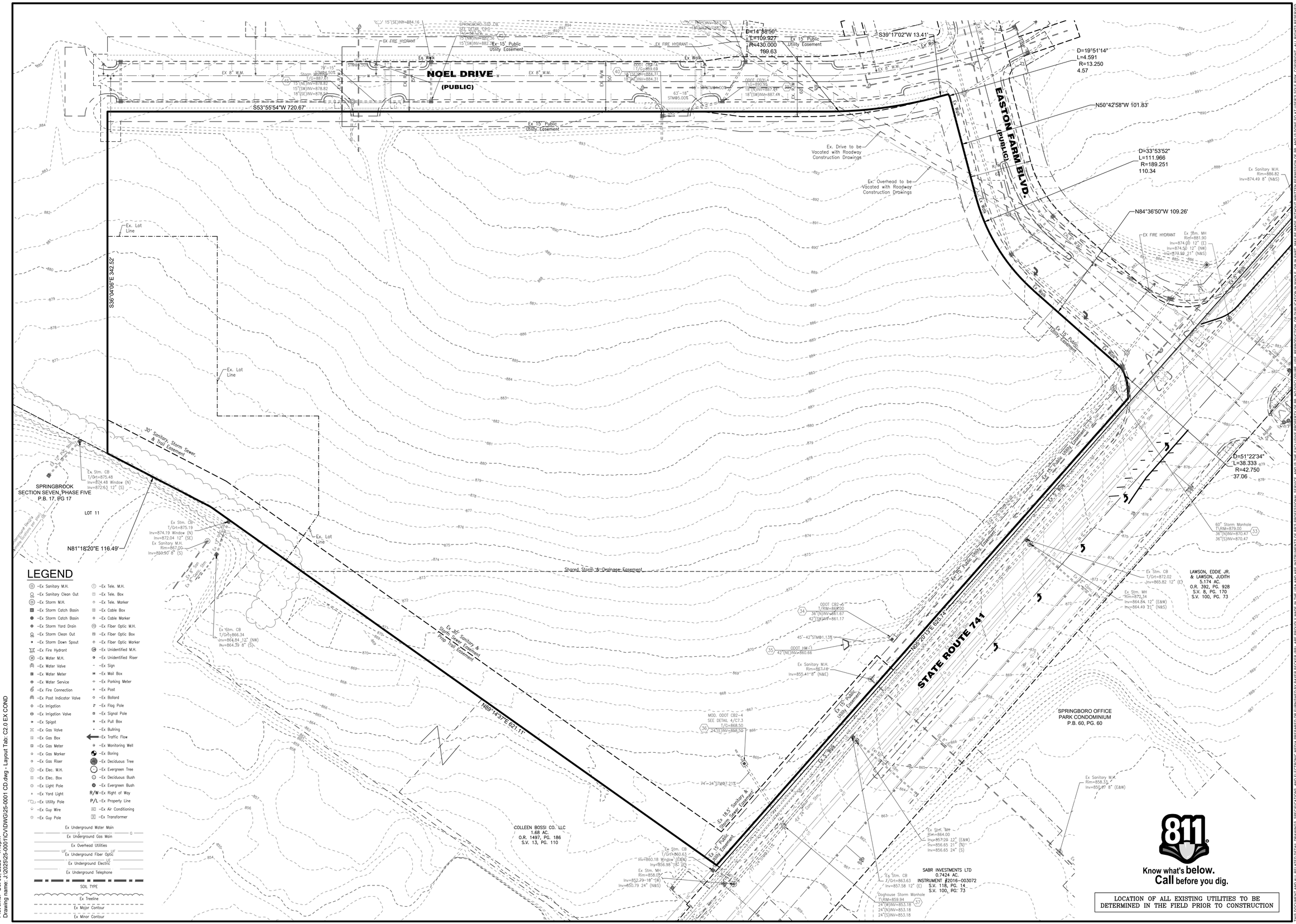
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GENERAL NOTES

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

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Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
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Plot time: Oct 09, 2025 - 4:49pm
Drawing name: J:\2025\25-0001\CIVIL\DWG\25-0001 CD.dwg - Layout Tab: C2.0 EX COND

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Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

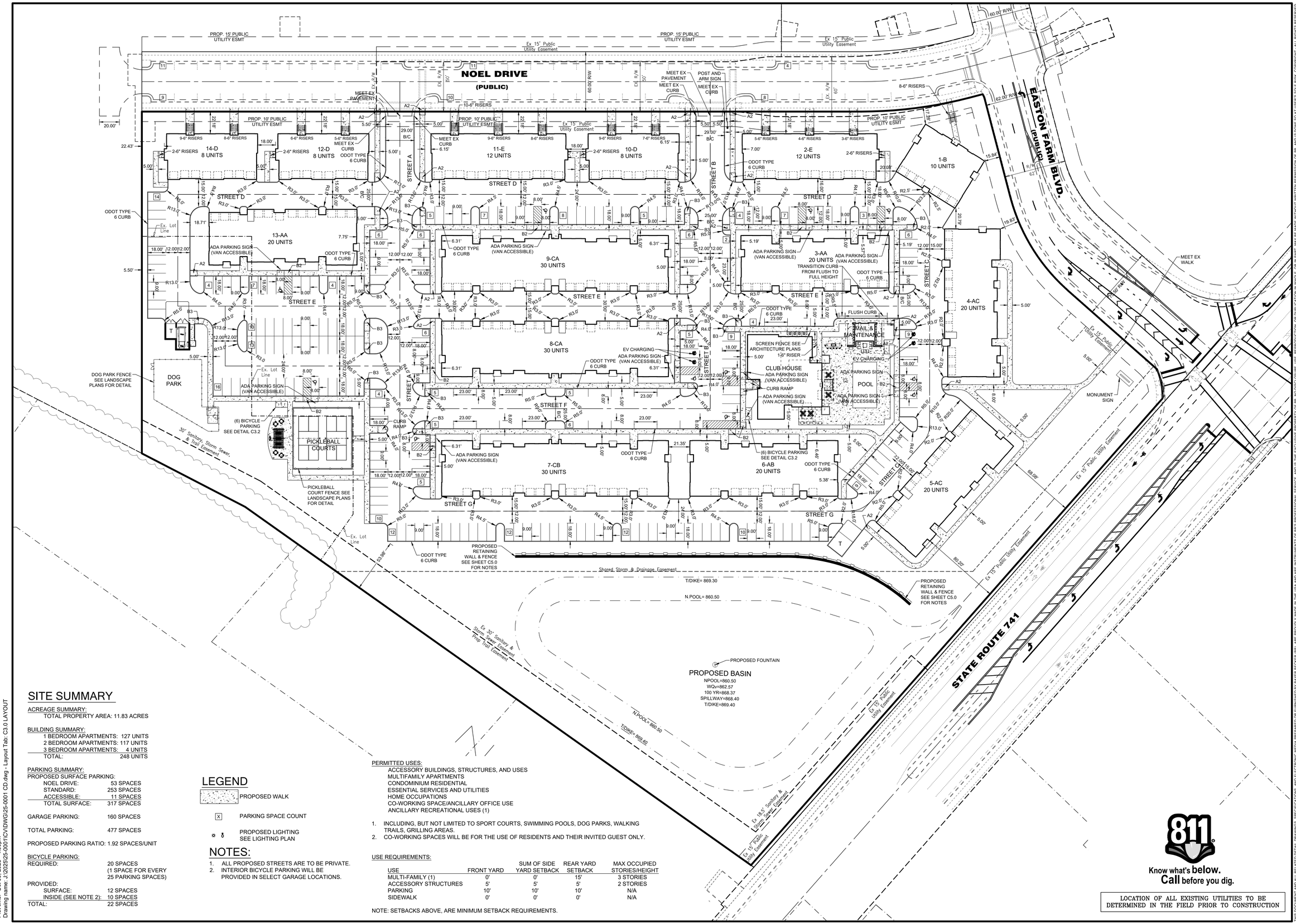
EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

EXISTING CONDITIONS

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Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
Sheet: C2.0



SITE SUMMARY

ACREAGE SUMMARY:
TOTAL PROPERTY AREA: 11.83 ACRES

BUILDING SUMMARY:

1 BEDROOM APARTMENTS:	127 UNITS
2 BEDROOM APARTMENTS:	117 UNITS
3 BEDROOM APARTMENTS:	4 UNITS
TOTAL:	248 UNITS

PARKING SUMMARY:
PROPOSED SURFACE PARKING:

NOEL DRIVE:	53 SPACES
STANDARD:	253 SPACES
ACCESSIBLE:	11 SPACES
TOTAL SURFACE:	317 SPACES
GARAGE PARKING:	160 SPACES
TOTAL PARKING:	477 SPACES

PROPOSED PARKING RATIO: 1.92 SPACES/UNIT

BICYCLE PARKING:

REQUIRED:	20 SPACES (1 SPACE FOR EVERY 25 PARKING SPACES)
PROVIDED:	
SURFACE:	12 SPACES
INSIDE (SEE NOTE 2):	10 SPACES
TOTAL:	22 SPACES

LEGEND

PROPOSED WALK

[X] PARKING SPACE COUNT

PROPOSED LIGHTING SEE LIGHTING PLAN

NOTES:

1. ALL PROPOSED STREETS ARE TO BE PRIVATE.
2. INTERIOR BICYCLE PARKING WILL BE PROVIDED IN SELECT GARAGE LOCATIONS.

PERMITTED USES:
ACCESSORY BUILDINGS, STRUCTURES, AND USES
MULTIFAMILY APARTMENTS
CONDOMINIUM RESIDENTIAL
ESSENTIAL SERVICES AND UTILITIES
HOME OCCUPATIONS
CO-WORKING SPACE/ANCILLARY OFFICE USE
ANCILLARY RECREATIONAL USES (1)

1. INCLUDING, BUT NOT LIMITED TO SPORT COURTS, SWIMMING POOLS, DOG PARKS, WALKING TRAILS, GRILLING AREAS.
2. CO-WORKING SPACES WILL BE FOR THE USE OF RESIDENTS AND THEIR INVITED GUEST ONLY.

USE REQUIREMENTS:

USE	FRONT YARD	SUM OF SIDE YARD SETBACK	REAR YARD SETBACK	MAX OCCUPIED STORIES/HEIGHT
MULTI-FAMILY (1)	0'	0'	15'	3 STORIES
ACCESSORY STRUCTURES	5'	5'	5'	2 STORIES
PARKING	10'	10'	10'	N/A
SIDEWALK	0'	0'	0'	N/A

NOTE: SETBACKS ABOVE, ARE MINIMUM SETBACK REQUIREMENTS.

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

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)
0 40 60
SCALE: 1" = 40'

STATE OF OHIO
GREGORY J. KOCH
E - 69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LAYOUT PLAN

bayer becker
www.bayerbecker.com
6960 Worthington Road, Suite A
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Plot time: Oct 09, 2025 - 4:50pm
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C3.0 LAYOUT

NOEL DRIVE
(PUBLIC)

EASTON FARM BLVD.
(PUBLIC)

14-D
8 UNITS
MULTI-FAMILY

12-D
8 UNITS
MULTI-FAMILY

11-E
12 UNITS
MULTI-FAMILY

10-D
8 UNITS
MULTI-FAMILY

2-E
12 UNITS
MULTI-FAMILY

1-B
10 UNITS
MULTI-FAMILY

13-AA
20 UNITS
MULTI-FAMILY

9-CA
30 UNITS
MULTI-FAMILY

3-AA
20 UNITS
MULTI-FAMILY

4-AC
20 UNITS
MULTI-FAMILY

8-CA
30 UNITS
MULTI-FAMILY

MAIL &
MAINTENANCE

CLUB HOUSE

POOL

DOG
PARK

PICKLEBALL
COURTS

7-CB
30 UNITS
MULTI-FAMILY

6-AB
20 UNITS
MULTI-FAMILY

5-AC
20 UNITS
MULTI-FAMILY

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G

T/DIKE= 869.30

N.POOL= 860.50

PROPOSED BASIN
NPOOL=860.50
WQv=862.57
100 YR=868.37
SPILLWAY=868.40
T/DIKE=869.40

STATE ROUTE 741

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL ON SHEET C3.3
- HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL ON SHEET C3.3
- HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL ON SHEET C3.3
- CONCRETE WALK

Basis of Bearing:
State Plane NAD83 (2011)
0 40 60
SCALE: 1" = 40'

STATE OF OHIO
GREGORY J. KOCH
E - 69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drwn.	Chk.

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

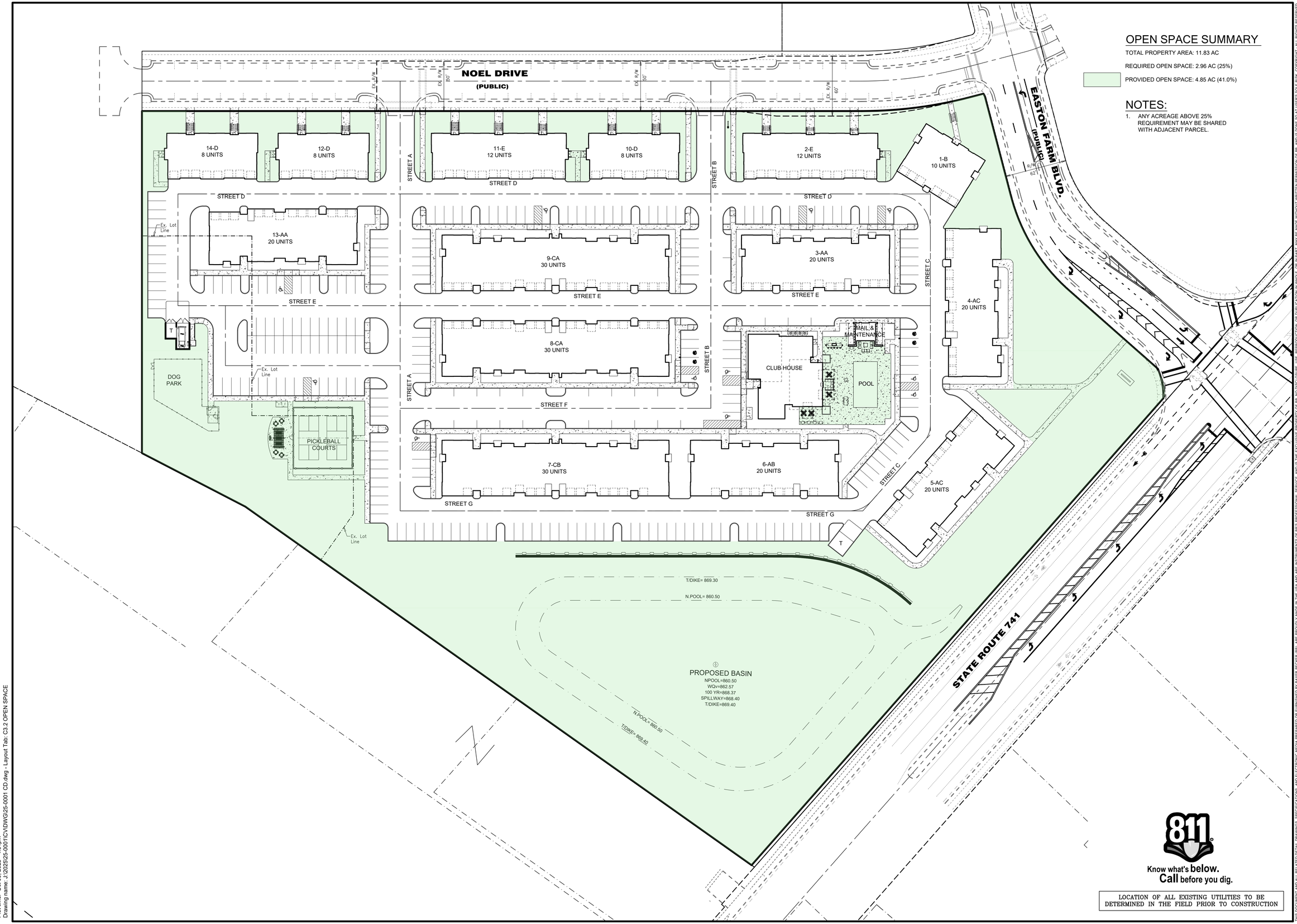
PAVEMENT PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 10-08-25
Sheet: C3.1

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Plot time: Oct 10, 2025 - 10:30am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C3.1 PAVEMENT PLAN



OPEN SPACE SUMMARY

TOTAL PROPERTY AREA: 11.83 AC

REQUIRED OPEN SPACE: 2.96 AC (25%)

PROVIDED OPEN SPACE: 4.85 AC (41.0%)

NOTES:

1. ANY ACREAGE ABOVE 25% REQUIREMENT MAY BE SHARED WITH ADJACENT PARCEL.

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/16/25

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

OPEN SPACE

bayer becker
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6000 Townley Road, Suite A
Mason, OH 45040 - 513.338.6600

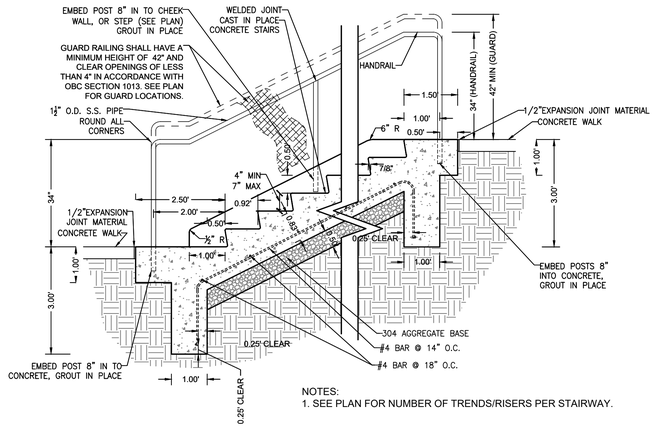
Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
Sheet: C3.2

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

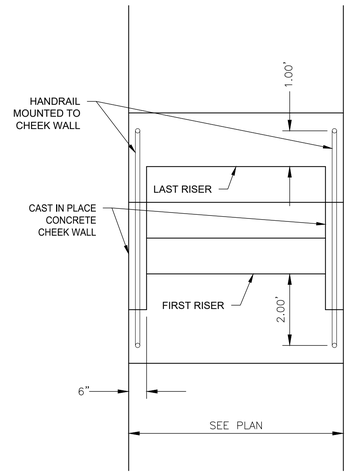
THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Plot time: Oct 09, 2025 - 4:51pm
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C3.2 OPEN SPACE



NOTES:
1. SEE PLAN FOR NUMBER OF TRENDS/RISERS PER STAIRWAY.

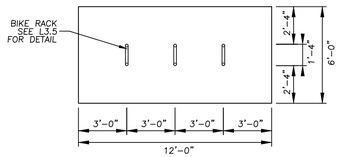
STAIR/HANDRAIL DETAIL - PROFILE VIEW
1"=2'



HANDRAIL NOTES:
1. SPACE INTERMEDIATE POST ASSEMBLIES EVENLY, 4'-0" O.C. MAX.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL HANDRAILS INCLUDING BUILDING MOUNTING HARDWARE.
3. ALL STAINLESS STEEL COMPONENTS SHALL HAVE MECHANICALLY BRUSHED FINISH. SUBMIT MANUFACTURER'S PRODUCT INFORMATION AND SAMPLES.
4. PTD. STEEL COMPONENTS TO BE GLOSS BLACK TO MATCH SITE FURNISHINGS. SUBMIT COLOR SAMPLE.
5. MINIMUM CLEAR SPACE BETWEEN THE HANDRAIL AND WALL SHALL BE 1-1/2".
6. HANDRAILS SHALL BE SECURED SO AS TO NOT ROTATE WITHIN THEIR FOOTINGS.

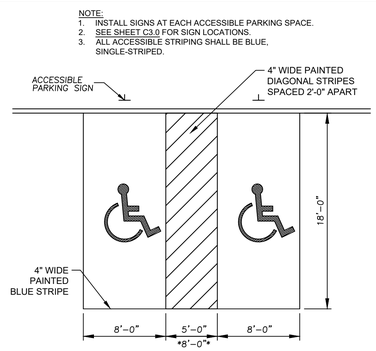
NOTES:
1. SEE PLAN FOR NUMBER OF TRENDS/RISERS PER STAIRWAY.

STAIR/HANDRAIL DETAIL - PLAN VIEW
1"=2'



BICYCLE PARKING
NOT TO SCALE

NOTE:
1. INSTALL SIGNS AT EACH ACCESSIBLE PARKING SPACE.
2. SEE SHEET C3.0 FOR SIGN LOCATIONS.
3. ALL ACCESSIBLE STRIPING SHALL BE BLUE, SINGLE-STRIPED.

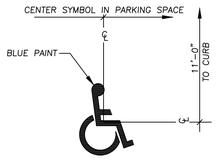


NOTE: * VAN ACCESSIBLE

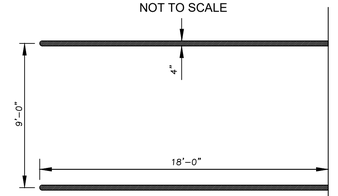
ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

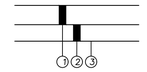


ACCESSIBLE PARKING SYMBOL DETAIL
NOT TO SCALE



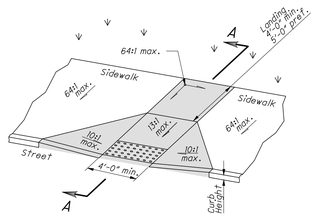
NOTE:
ALL PARKING STALLS SHALL BE WHITE, SINGLE-STRIPED AS SHOWN.

STRIPING DETAIL
NOT TO SCALE

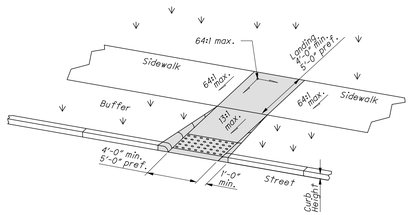


CONCRETE PAVEMENT
NOT TO SCALE

1. ITEM 304 – 7" UNREINFORCED CONCRETE
2. ITEM 304 – 6" COMPACTED ODOT CRUSHED STONE
3. ITEM 204 – SUBGRADE COMPACTION

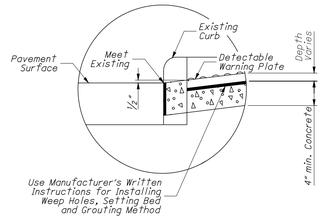


Type A1 (Perpendicular with flared sides)



Type A2 (Perpendicular with returned curb)

PERPENDICULAR CURB RAMP DETAILS



DETAIL A

NOTES

GENERAL: *This drawing shows curb ramp types details and placement examples for curb ramp construction, including the installation of detectable warnings.*

Curb ramp types are shown on Sheet 2 and include Perpendicular, Parallel, and Combined types as specified to be constructed in the locations shown on the project plans.

Curb ramps added to an existing intersection or walk should be individually detailed on the project plans to assure that the design is appropriate for site constraints and all items can be constructed to ADA standards. The contractor may adjust the placement of curb ramps if existing field conditions warrant with the approval of the Engineer.

PAYMENT: *Measure and pay for the ramp area within the shaded limits of this drawing as Item 608 Curb Ramp, Square Foot. This includes the cost of any curb or curb and gutter, detectable warnings, landing areas and any additional materials, installation, grading, forming, and finishing required within the shaded area.*

Work beyond the shaded ramp/landing area is paid for as curb (609) and walk (608). Removal of existing curb, walk (or existing curb ramps) are paid under Item 202.

For at-grade crossing locations where only detectable warnings are required in order to achieve ADA compliance, measure and pay for the strip of detectable warnings as Item 608 Detectable Warning, Square Foot. The work to cast the tiles in place will also require removal of existing pavement (Item 202) to the nearest joint, or if no joint exists, a minimum of 4 feet.

The running slope of the curb ramp shall be a 13:1 maximum or flatter. In existing sidewalks, where the maximum ramp slope is not feasible due to site constraints (e.g. utility poles or vaults, right-of-way limits) it may be reduced as follows:

A) 10:1 for a max. rise of 6".
B) 8:1 for a max. rise of 3".
C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.

To prevent chasing the grade indefinately, the transition from exisiting sidewalk to the shaded curb ramp area is not required to exceed 15 feet in length.

While ramps may be skewed to the crosswalk, the entire lower landing area must fall within the cross walk that the ramp serves and cannot be located in the traveled lane of opposing traffic.

The counter slope of the gutter or street at the foot of a curb ramp, landing, or blended transitions shall be 20:1 or flatter.

The bottom edge of the ramp shall change planes perpendicular to the landing.

The edge of the curb shall be flush with the edge of the adjacent pavement and gutter and surface slopes that meet grade breaks shall also be flush.

Ramp landings shall be 4' min. x 4' min. with a 64:1 or flatter cross slope and running slope.

DETECTABLE WARNINGS: *Install Detectable Warnings on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.*

DRAINAGE: *Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding ¼" between the 1) pavement and gutter, and 2) gutter and ramp, are not allowed.*

SURFACE TEXTURE: *Texture concrete surfaces by coarse brooming transverse to the ramp slopes to be rougher than the adjacent walk.*

JOINTS: *Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a ½" Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines.*

DETECTABLE WARNINGS NOTES

GENERAL: *Detectable Warnings are a distinctive surface pattern of truncated domes which are detectable by cane or underfoot to alert people with vision impairments of their approach to streets and hazardous drop-offs.*

PLACEMENT: *Detectable warnings are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or at blended curbs. A 24" strip of domes is to be installed for the full width of the ramp or walk. Typical street corner placement locations are shown on Sheet 1.*

Some detectable warning products require a concrete border for proper installation. The concrete border should not exceed 2". Where the back of curb edge is tooled to provide a radius, the border dimension should be measured from the end of the radius.

The depth of concrete underneath detectable warning products shall be a minimum of 4". See DETAIL A.

ALIGNMENT: *Truncated domes should be aligned with the primary direction of the ramp as shown on The DETECTABLE WARNING ALIGNMENT Detail. Normally the detectable warnings should be flush with the back of the curb, but for skewed conditions see DETECTABLE WARNING ALIGNMENT Detail. For non-standard layouts, detectable warning materials may have to be mitered and placed segmentally.*

PRODUCTS & COLORS: *Color of the detectable warnings should contrast with surrounding concrete walk and ramp. Black is not an acceptable color. Approved products and guidance on color may be found on the Office of Roadway Engineering Service's Detectable Warnings Approved List. Install products as per manufacturer's printed instructions.*

HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

1. ITEM 441 – 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG. 64–22
2. ITEM 407 – TACK COAT (ONE TENTH GALLON PER SQUARE YARD)
3. ITEM 301 – 4" ASPHALT CONCRETE BASE COURSE, TYPE 1, PG 64–22
4. ITEM 304 – 8" ODOT CRUSHED STONE
5. ITEM 204 – SUBGRADE COMPACTION

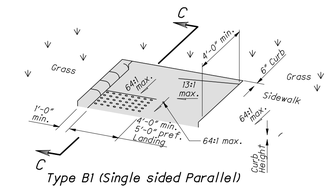
LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE

1. ITEM 441 – 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG. 64–22
2. ITEM 407 – TACK COAT (ONE TENTH GALLON PER SQUARE YARD)
3. ITEM 301 – 2 1/2" ASPHALT CONCRETE BASE COURSE, TYPE 1, PG 64–22
4. ITEM 304 – 6" ODOT CRUSHED STONE
5. ITEM 204 – SUBGRADE COMPACTION

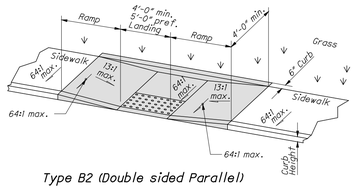
CONCRETE SIDEWALK
NOT TO SCALE

1. ITEM 608 – 4" CONCRETE WALK, BROOM FINISH
2. ITEM 304 – 4" AGGREGATE BASE
3. ITEM 204 – SUBGRADE COMPACTION

NOTE:
ALL JOINTS IN CONCRETE WALK AND CONCRETE PAVEMENT SHALL BE TOOLED AND NOT SAWCUT.

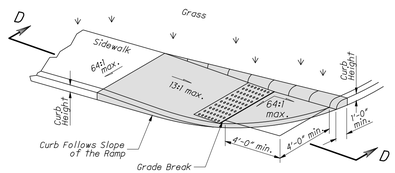


Type B1 (Single sided Parallel)

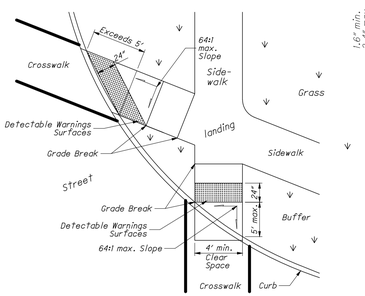


Type B2 (Double sided Parallel)

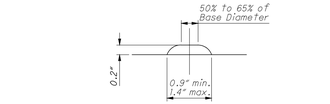
PARALLEL CURB RAMP DETAILS



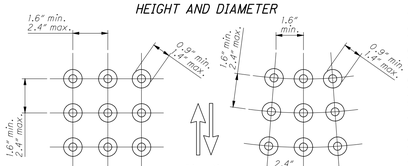
Type B3 (Single sided Parallel)



DETECTABLE WARNING ALIGNMENT FOR DIRECTIONAL CURB RAMPS



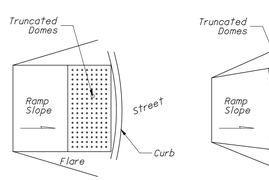
HEIGHT AND DIAMETER



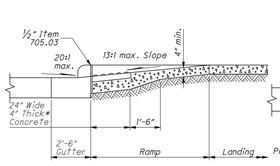
SQUARE PATTERN, PARALLEL ALIGNMENT

RADIAL ALIGNMENT

TRUNCATED DOMES DETAILS

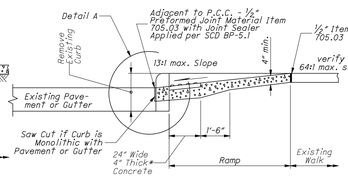


DOME ALIGNMENT ON RADIUSED CURB

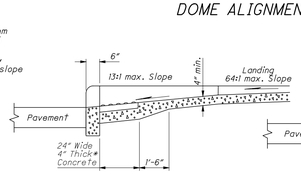


New gutter shown.

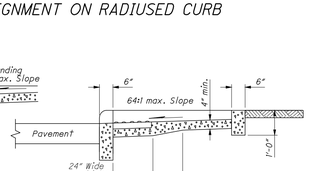
SECTION A-A NORMAL DETAIL



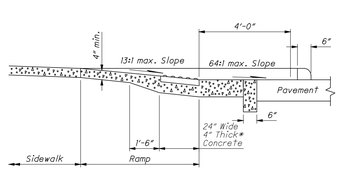
SECTION A-A EXISTING WALK DETAIL



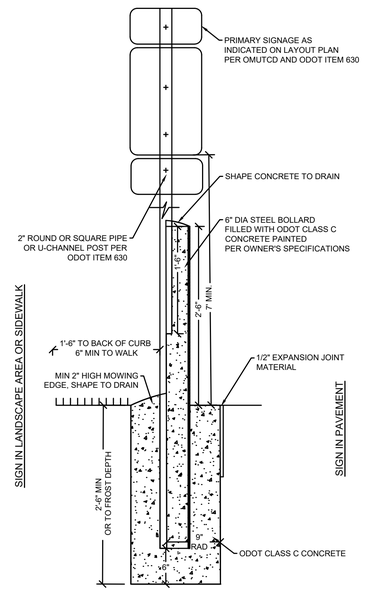
SECTION B-B



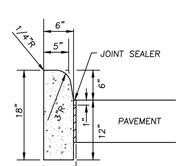
SECTION C-C



SECTION D-D
See Sheet 2.
*Where possible, pour ramp area integral with the curb, otherwise use 6" thick walk.



TYPICAL SIGNAGE



O.D.O.T. TYPE 6 CURB DETAIL
NOT TO SCALE

*NOTE: EXPANSION JOINT MATERIAL & JOINT SEALER ARE NOT REQUIRED FOR THAT PORTION OF THE CURB WHICH IS ADJACENT TO A FLEXIBLE TYPE PAVEMENT. BOTH MATERIALS ARE REQUIRED FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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STATE OF OHIO
GREGORY J. KOCH
69324
PROFESSIONAL ENGINEER
10/10/25

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1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

SITE DETAILS

bayer becker
www.bayerbecker.com
6070 Hillcrest Park Drive, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
Sheet: C3.3

Plot time: Oct 09, 2025 - 4:51pm
Drawing name: J:\2025\25-0001\CVIDWG\25-0001 CD.dwg - Layout Tab: C3.3 SITE DETAILS

LEGEND:

- PROPOSED STORM
- PROPOSED ROOF DRAIN
- PROPOSED SANITARY
- PROPOSED PUBLIC WATER
- PROPOSED LIGHTING SEE LIGHTING PLAN

NOTES:

1. PROPOSED SANITARY IS TO BE PUBLIC.
2. PROPOSED WATER IS TO BE PUBLIC.
3. PROPOSED ROOF DRAINS ARE TO BE 6" IN DIAMETER WITH A MINIMUM SLOPE OF 1.04%, UNLESS OTHERWISE NOTED. INVERT AT THE BUILDING TO BE 30" BELOW FINISHED GRADE.

Basis of Bearing: State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/14/25

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EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

UTILITY PLAN - SANITARY & WATER

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	25-0001 CD
Drawn by:	SJW
Checked By:	GJK
Issue Date:	07-25-25
Sheet:	C4.0

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Plot time: Oct 10, 2025 - 8:40am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C4.0 UTILITY

LEGEND:

- PROPOSED STORM
- PROPOSED ROOF DRAIN
- PROPOSED SANITARY
- PROPOSED PUBLIC WATER
- PROPOSED LIGHTING SEE LIGHTING PLAN

NOTES:

1. PROPOSED SANITARY IS TO BE PUBLIC.
2. PROPOSED WATER IS TO BE PUBLIC.
3. PROPOSED ROOF DRAINS ARE TO BE 6" IN DIAMETER WITH A MINIMUM SLOPE OF 1.04%, UNLESS OTHERWISE NOTED. INVERT AT THE BUILDING TO BE 30" BELOW FINISHED GRADE.
4. SEE SHEETS C5.2-C5.9 FOR ROOF DRAINS AND PAVEMENT UNDERDRAIN LOCATIONS

Basis of Bearing: State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

STATE OF OHIO
GREGORY J. KUCH
69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

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EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

UTILITY PLAN - STORM

bayer becker
www.bayerbecker.com
6900 Wilkinson Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	25-0001 CD
Drawn by:	SJW
Checked By:	GJK
Issue Date:	07-25-25
Sheet:	C4.1

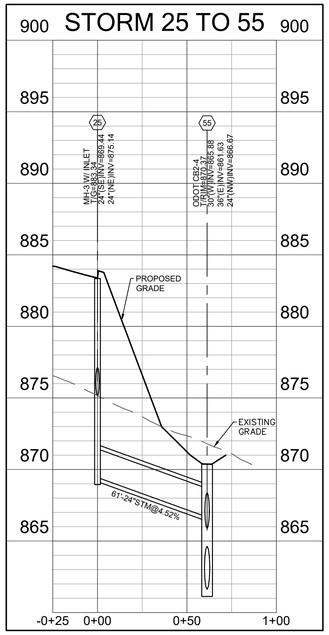
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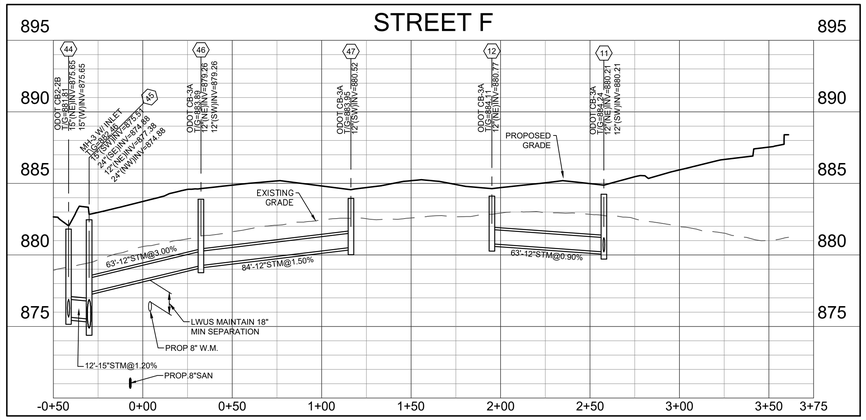
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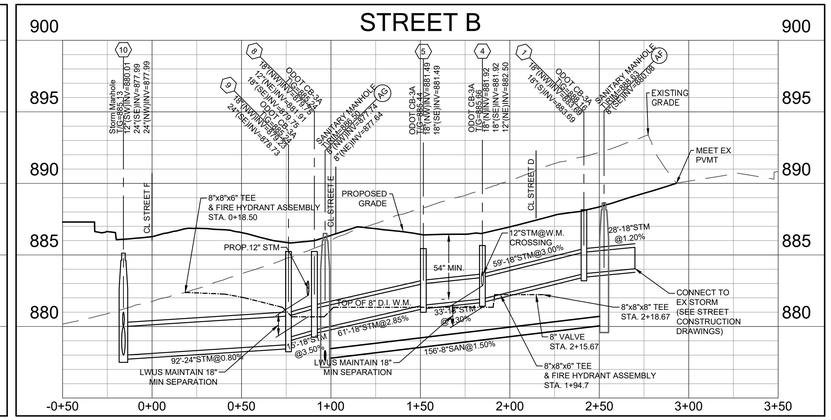
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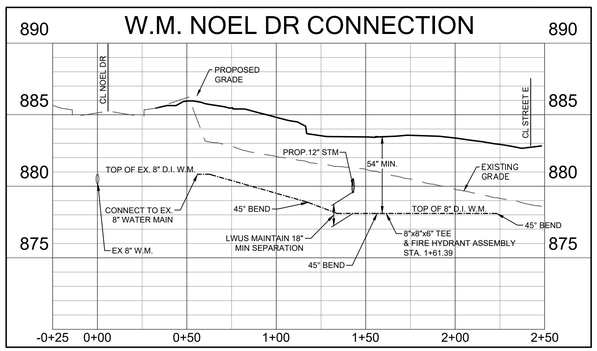
811 Know what's below. Call before you dig.

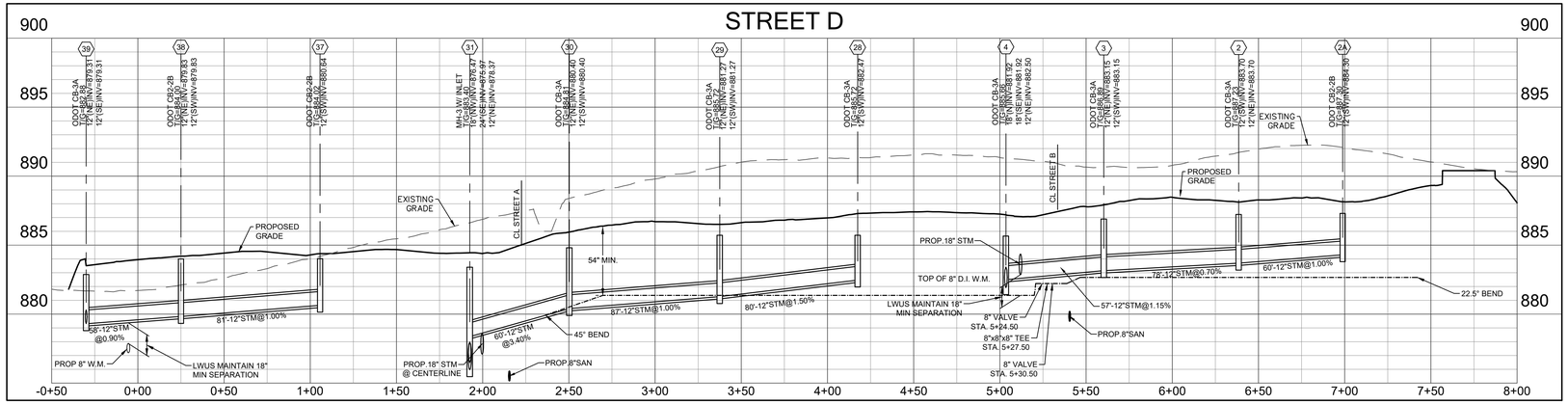
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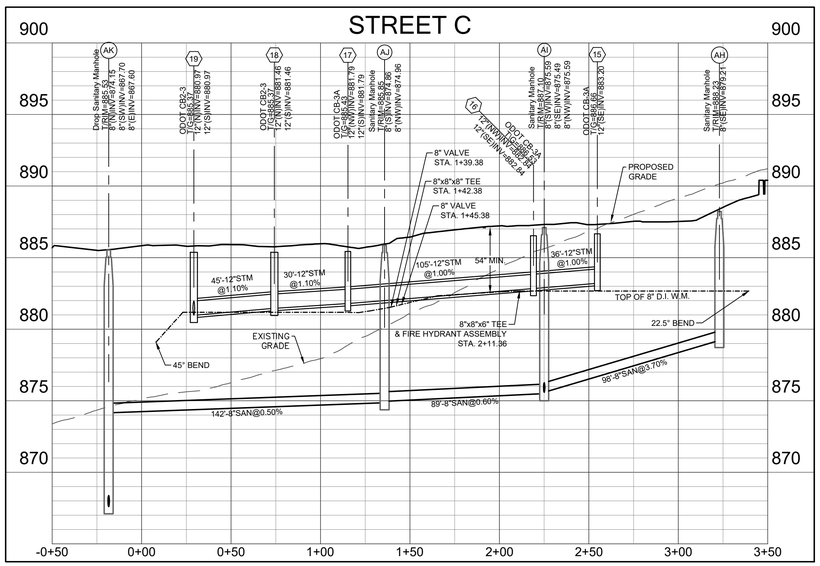


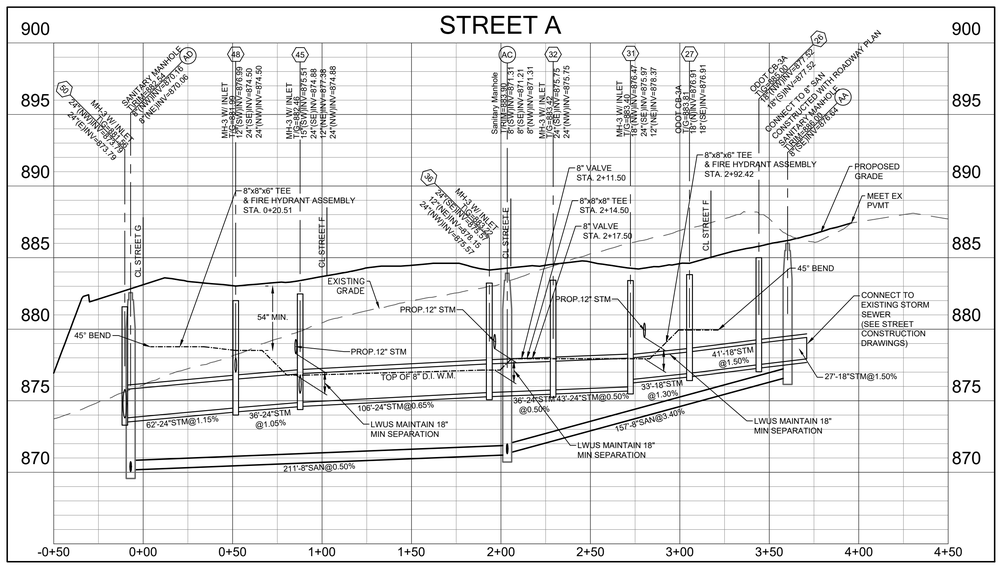


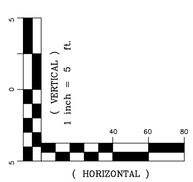












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STATE OF OHIO
GREGORY J. KOCH
69324
REGISTERED
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

UTILITY PROFILES

bayer becker
www.bayerbecker.com
6960 Cornell Road, Suite A
Mason, OH 45040 - 513.336.6600

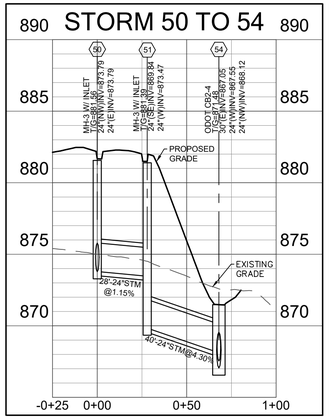
Drawing:	25-0001 CD
Drawn by:	SJW
Checked By:	GJK
Issue Date:	07-25-25
Sheet:	C4.2

Plot time: Oct 10, 2025 - 8:41am
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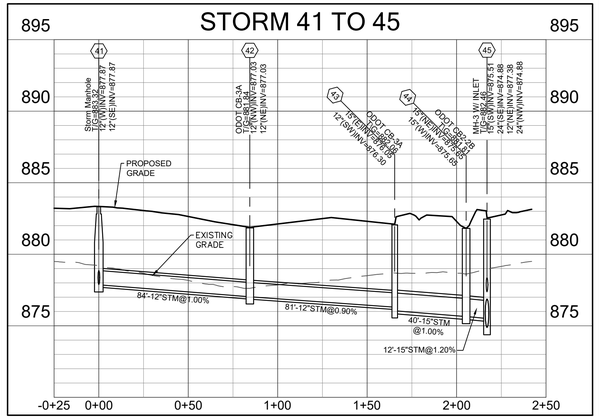
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

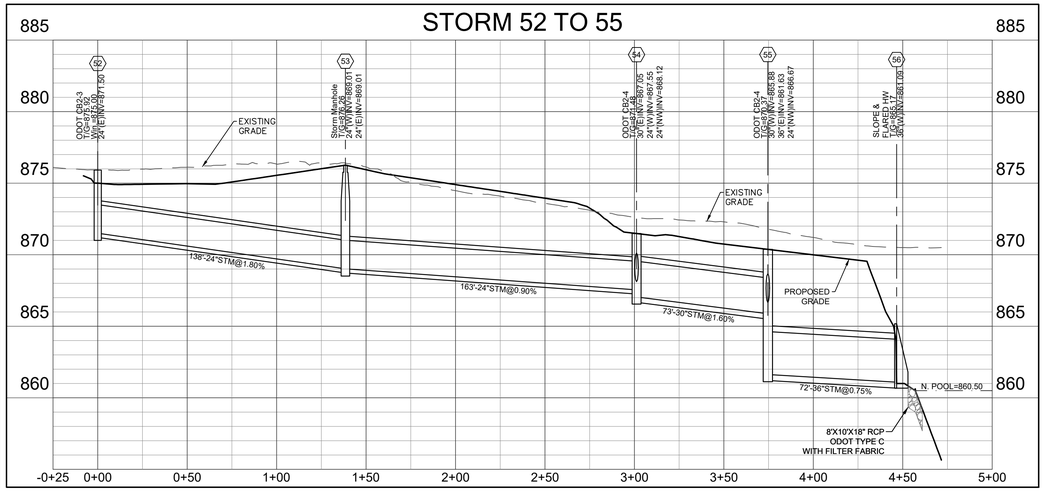
STORM 50 TO 54



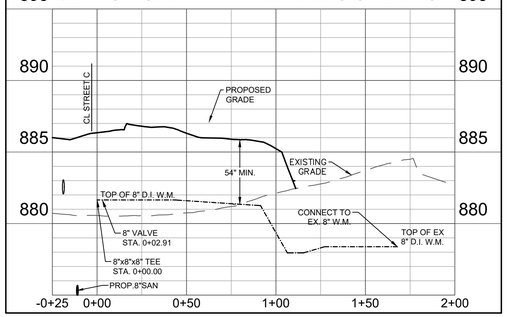
STORM 41 TO 45



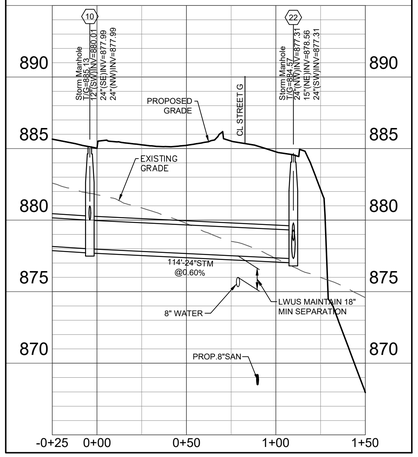
STORM 52 TO 55



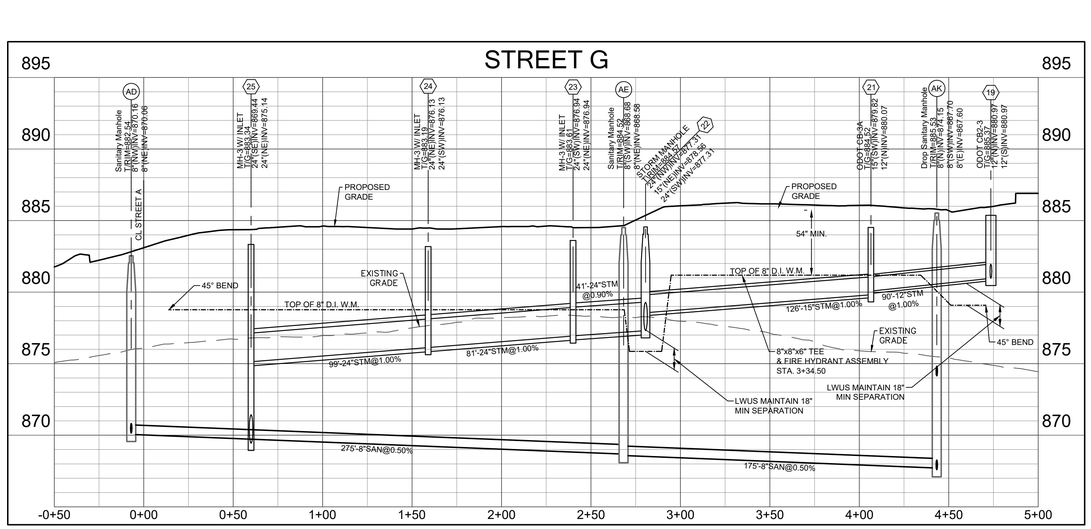
W.M. EASTON FARM BLVD CONNECTION



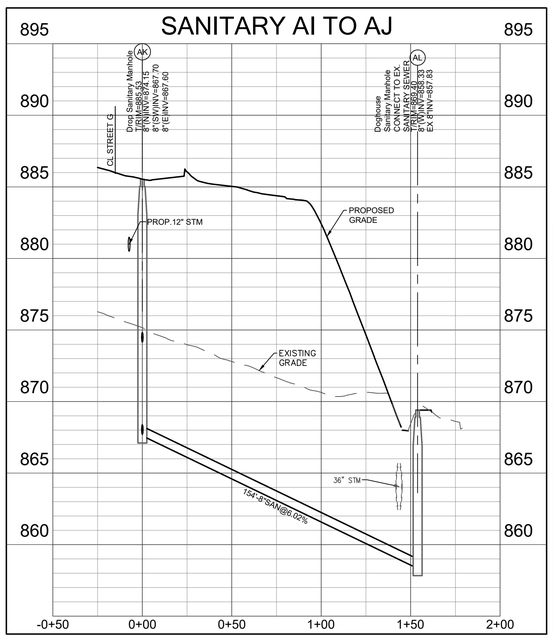
STORM 10 TO 22



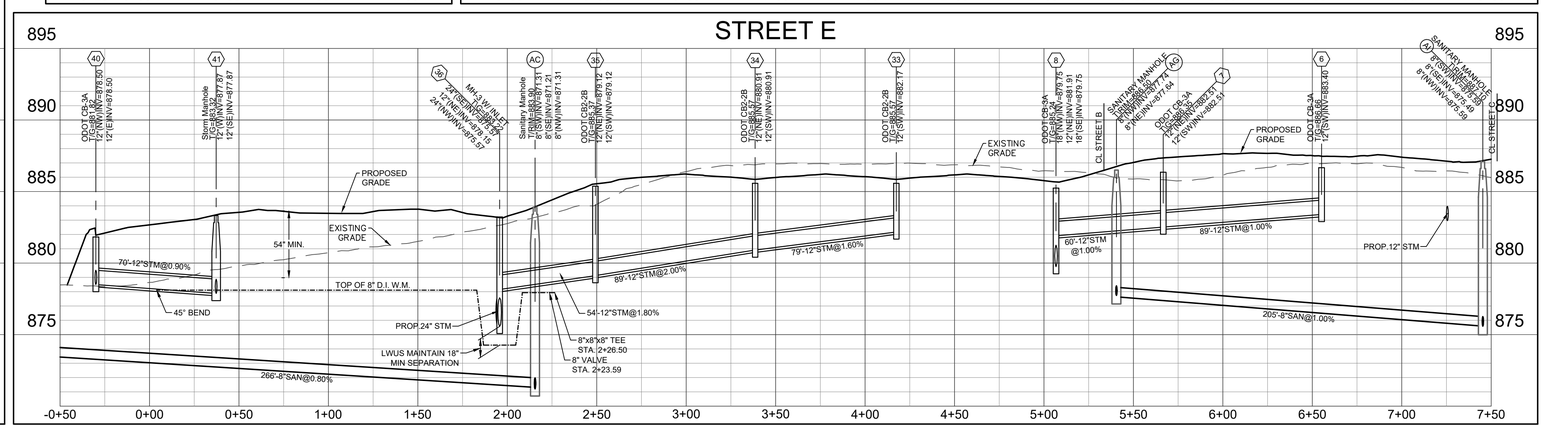
STREET G



SANITARY AI TO AJ



STREET E



(VERTICAL)
1 inch = 5 ft.
5 0 5
(HORIZONTAL)
1 inch = 40 ft.
40 60 80
GRAPHIC SCALE

Plot time: Oct 10, 2025 - 8:43am
Drawing name: J:\2025\25-0001\CVIDWG\25-0001 CD.dwg - Layout Tab: C4.3 UTILITY PROFILES

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STATE OF OHIO
GREGORY J. KOCH
69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drwn.	Chk.

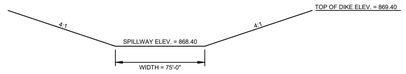
EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

UTILITY PROFILES

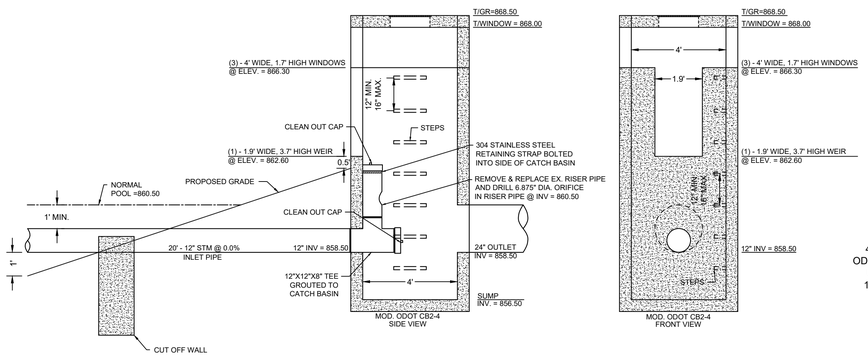
bayer becker
www.bayerbecker.com
6960 West Chester Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
Sheet: C4.3



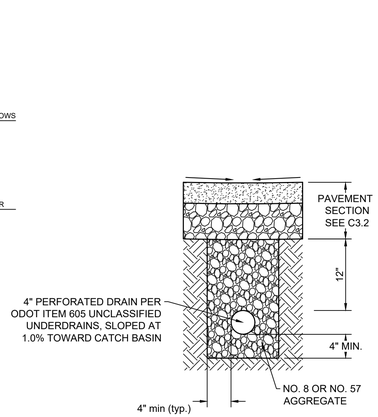
BASIN SPILLWAY DETAIL

NOT TO SCALE



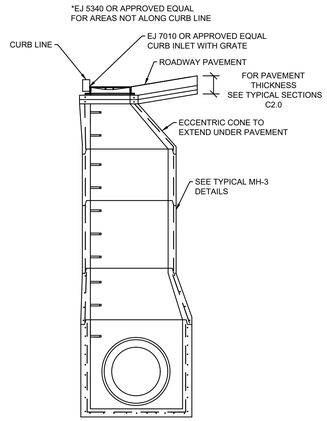
OUTLET CONTROL STRUCTURE

NOT TO SCALE



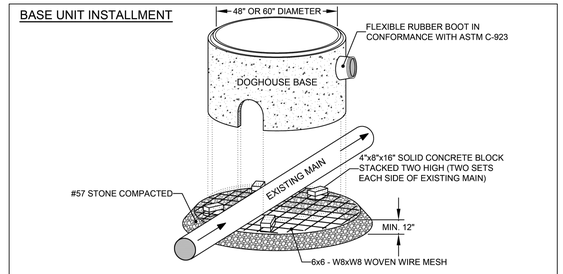
PAVEMENT UNDERDRAIN DETAIL

NOT TO SCALE



MH-3 WITH INLET

NOT TO SCALE

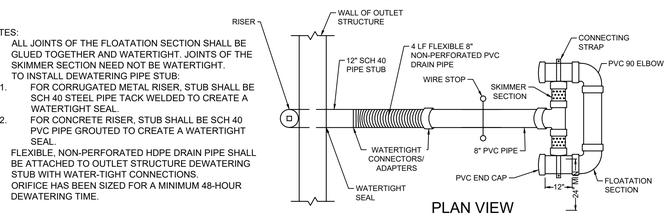


NOTES:
1. DOGHOUSE OPENINGS IN PRECAST UNITS SHALL HAVE A RADIUS OF 4 TO 8 INCHES LARGERTHAN THE EXISTING PIPE DIAMETER.
2. CAST-IN-PLACE CONCRETE SHALL BE 4000 PSI, PER ASTM C-94.
3. ALL PRECAST MANHOLE COMPONENTS SHALL MEET ASTM C-478.
4. BENCH SHALL SLOPE UPWARD FROM THE SPRINGLINE TO THE PROJECTED LEVEL OF THE PIPE CROWN OR 8 INCHES ABOVE THE SPRINGLINE, WHICHEVER IS LESS.

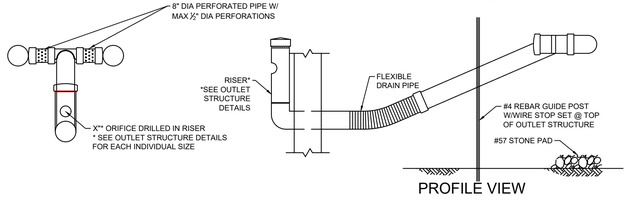
STANDARD PRECAST CONCRETE DOGHOUSE MANHOLE

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MAY, 2023		S-23

NOTES:
1. ALL JOINTS OF THE FLOATATION SECTION SHALL BE GLUED TOGETHER AND WATERTIGHT. JOINTS OF THE SKIMMER SECTION NEED NOT BE WATERTIGHT.
2. TO INSTALL DEWATERING PIPE STUB:
   - 2.1. FOR CORRUGATED METAL RISER, STUB SHALL BE SCH 40 STEEL PIPE TACK WELDED TO CREATE A WATERTIGHT SEAL.
   - 2.2. FOR CONCRETE RISER, STUB SHALL BE SCH 40 PVC PIPE GROUTED TO CREATE A WATERTIGHT SEAL.
3. FLEXIBLE, NON-PERFORATED HDPE DRAIN PIPE SHALL BE ATTACHED TO OUTLET STRUCTURE DEWATERING STUB WITH WATER-TIGHT CONNECTIONS.
4. ORIFICE HAS BEEN SIZED FOR A MINIMUM 48-HOUR DEWATERING TIME.



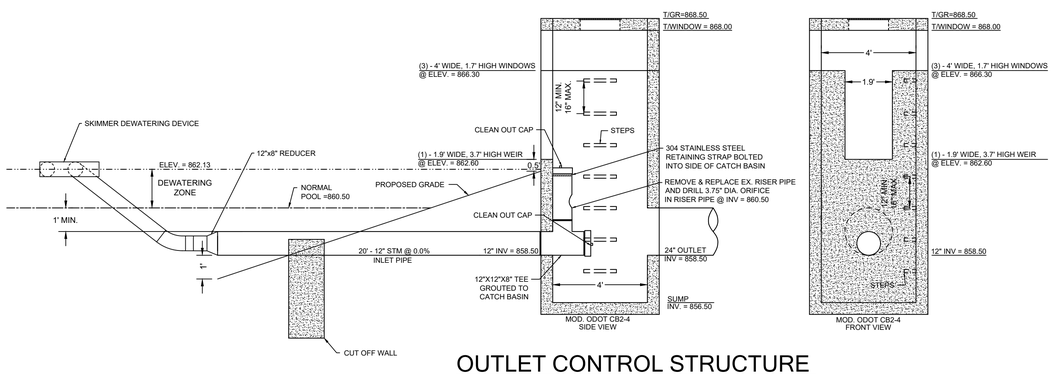
PLAN VIEW



PROFILE VIEW

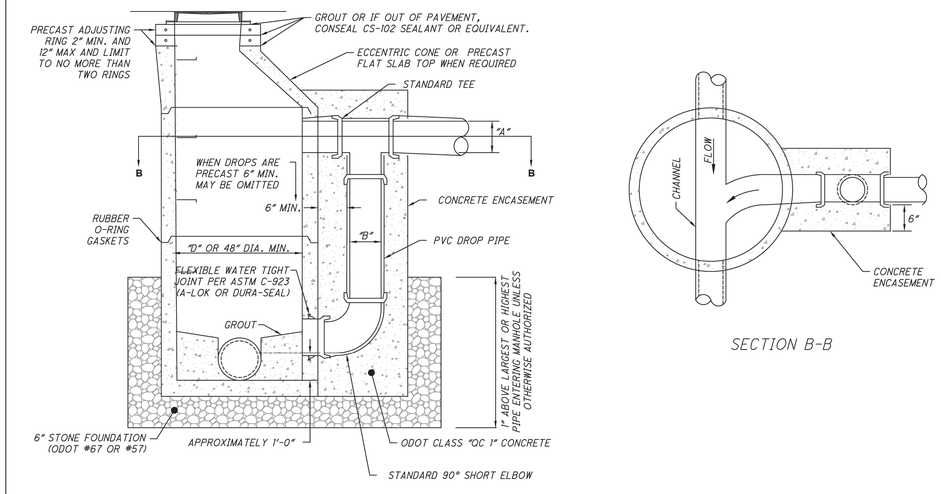
SKIMMER DEWATERING DEVICE

NOT TO SCALE



OUTLET CONTROL STRUCTURE
TEMPORARY MODIFICATIONS FOR SEDIMENT BASIN CONTROL

NOT TO SCALE



DROP CONNECTION MANHOLE	
"A"	"B"
8", 10", & 12"	8"
15" & 18"	10"
21" & 24"	12"

NOTES
A. LOCATE CENTERLINE OF MANHOLE COVER OVER THE CENTERLINE OF MAIN SEWER WHENEVER POSSIBLE.

B. TYPE D MANHOLES SHALL BE USED WHEN THE DIFFERENCE IN INVERT ELEVATIONS IS MORE THAN 2'-0"

SECTION B-B

TYPE D SANITARY DROP MANHOLE

NOT TO SCALE

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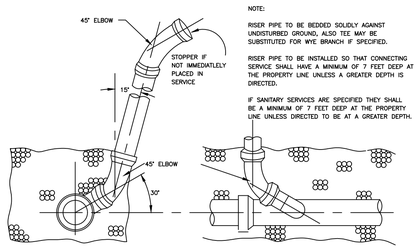
STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

STORM & SANITARY DETAILS

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Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
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NOTE:

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

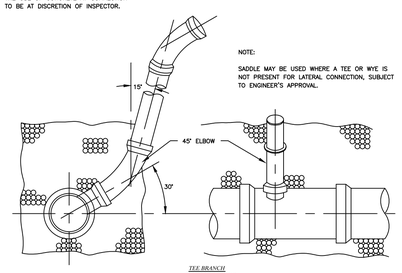
RISER PIPE TO BE INSTALLED SO THAT CONNECTING SERVICE SHALL HAVE A MINIMUM OF 7 FEET DEEP AT THE PROPERTY LINE UNLESS A GREATER DEPTH IS DIRECTED.

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.

WYE BRANCH

NOTE:

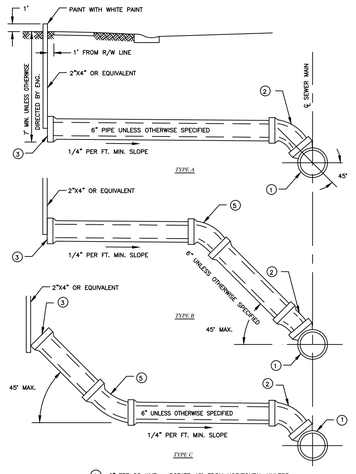
THE USE OF CONCRETE AT CONNECTION TO BE AT DISCRETION OF INSPECTOR.



NOTE:

SADDLE MAY BE USED WHERE A TEE OR WYE IS NOT PRESENT FOR LATERAL CONNECTION, SUBJECT TO ENGINEER'S APPROVAL.

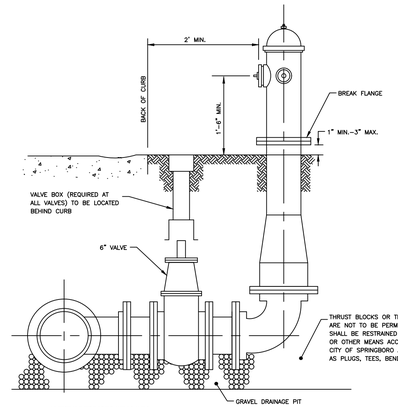
TEE BRANCH
DEEP CONNECTOR



1. 6" TEE OR WYE – ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED
2. 6" 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
NOT TO SCALE



ACCEPTABLE FIRE HYDRANT BRANDS

1. AMERICAN DARLING MODEL B-62-B WITH 5" STORZ CONNECTION ON THE STEAMER

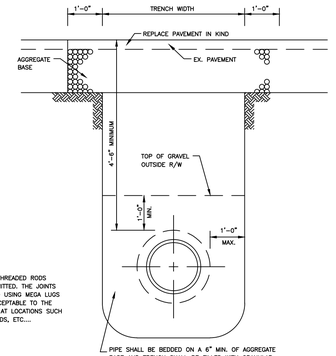
FIRE HYDRANT DETAILS

1. DIA. – MAIN VALVE OPENING — 5 1/4"
2. DIA. – PUMPER CONNECTION — I.D. 4 1/2" O.D. 5 3/4"
3. DIA. – HOSE CONNECTIONS — TWO 2 1/2"
4. THREAD TYPE — NATIONAL STANDARD – NO THREAD EXPOSED TO WATER
5. SHAPE – CAPS & OPERATING NUT — PENTAGON
6. DIMENSIONS – OPERATING NUT – 1 1/2"
7. DIRECTION OF OPENING — COUNTER CLOCKWISE

FIRE HYDRANT DETAILS CONT.

8. COLOR TO BE PAINTED
9. VALVE SEAT
10. BARREL
11. TOP
12. BEARING

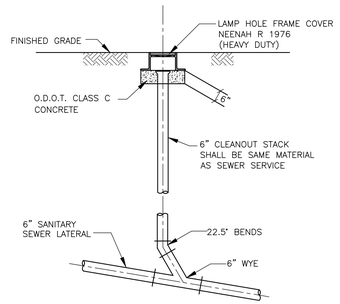
FIRE HYDRANT ASSEMBLY
NOT TO SCALE



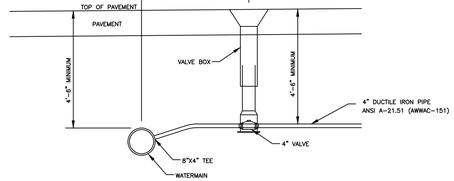
PIPE SHALL BE BEDDED ON A 6" MIN. OF AGGREGATE BASE AND TRENCH SHALL BE FILLED WITH GRANULAR OR SAND BACKFILL TO 1'-0" ABOVE PIPE. IN THE PUBLIC RIGHT-OF-WAY, TRENCH SHALL BE FILLED WITH GRANULAR MATERIAL TO 1'-0" OF SURFACE OR TO PAVEMENT BASE. ALL WATER LINES SHALL BE CLASS 52 DUCTILE IRON.

BARREL – SAFETY RED
BONNET – SAFETY RED
MACHINED BRONZE
TWO PIECE WITH BREAK AWAY FEATURE
DRY
ANTI-FRICTION THRUST BEARING

WATER TRENCH EXCAVATION
NOT TO SCALE



TYPICAL INLINE CLEAN OUT DETAIL
NOT TO SCALE



WATERMAIN SERVICE CONNECTIONS
NOT TO SCALE

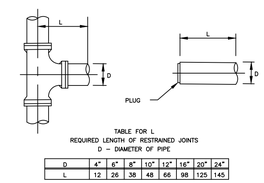


TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D – DIAMETER OF PIPE

D	4"	6"	8"	10"	12"	16"	20"	24"
L	12	26	38	48	66	98	125	145

REQUIRED RESTRAINED JOINTS FOR
DEAD END VALVES, PLUGS, CAPS & TEES
NOT TO SCALE

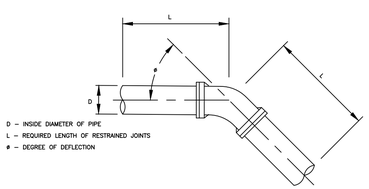
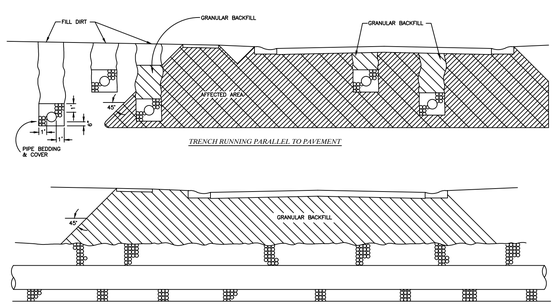


TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D – DIAMETER OF PIPE

#-DEGREE OF DEFLECTION \ D	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4°	*	*	*	*	*	5	5	6
22 1/2°	*	2	3	5	6	8	10	12
45°	4	8	12	14	20	30	36	45
90°	12	26	38	48	66	98	125	145

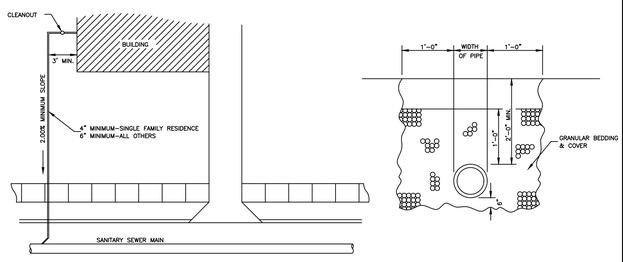
* REQUIRED RESTRAINED JOINT AT FITTING ONLY

REQUIRED RESTRAINED JOINTS FOR BENDS
NOT TO SCALE



1. EXAMPLES ONLY, TO SHOW EXTENT OF BACKFILL IN VICINITY OF PAVEMENTS.
2. PIPE BEDDING SHALL BE PEA GRAVEL, TORPEDO FILL, OR PIPE FILL (SAND).
3. GRANULAR BACKFILL (ODOT ITEM 703, #57 COARSE AGGREGATE) TO BE COMPACTED IN 6" LAYERS WITH MECHANICAL TAMPER.
4. THIS STANDARD APPLIES TO ALL UTILITY TRENCHES.

GRANULAR BACKFILL REQUIREMENTS
NOT TO SCALE



1. BUILDING SEWERS SHALL NOT BE CONSTRUCTED CLOSER THAN 3 FEET TO ANY EXTERIOR WALL, CELLAR, BASEMENT, OR CISTERN, NOR SHALL THERE BE LESS THAN 2 FEET OF COVER.
2. ALL EXCAVATIONS SHALL BE BY OPEN CUT, WITH THE TRENCH CUT TWO INCHES BELOW GRADE AND REFILLED WITH PEA GRAVEL, PIPE FILL, OR TORPEDO FILL TO THE PROPER GRADE.
3. THE WIDTH OF THE TRENCH AT THE TOP OF THE PIPE SHALL NOT EXCEED TWO FEET PLUS THE OUTSIDE DIAMETER OF THE PIPE.
4. THE MINIMUM SEWER SLOPE SHALL BE 2.00%
5. PIPE SIZE SHALL NOT BE LESS THAN FOUR INCHES FOR ALL OTHER BUILDINGS.
6. THE FOLLOWING IS A LIST OF APPROVED PIPES:
   - VITRIFIED CLAY PIPE – WITH "O" RING GASKET
   - P.V.C. PIPE – WITH RUBBER GASKET
   - A.B.S. PIPE – SDR–35 – WITH CHEMICAL WELD
   - A.B.S. PIPE – SCHEDULE 40 – WITH CHEMICAL WELD
7. ALL PIPING, FLEXIBLE COUPLINGS, DONUTS, ETC., ARE SUBJECT TO THE APPROVAL OF THE INSPECTOR.
8. ALL CHANGES IN ALIGNMENT OR GRADE ARE TO BE MADE USING THE PROPER BENDS OR CURVES.
9. ALL SEWERS EXCEEDING 100 FEET IN LENGTH MUST HAVE A CLEAN–OUT EVERY 100 FEET.
10. ANY VARIATION FROM THIS STANDARD MUST HAVE PRIOR APPROVAL OF THE CITY ENGINEER.

BUILDING SEWERS
NOT TO SCALE

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Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS & INTERNAL REVIEW	10-08-25	AOG	GJK

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

WATER & SEWER DETAILS

bayer becker
www.bayerbecker.com
6900 Wilkinson Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: SJW
Checked By: GJK
Issue Date: 07-25-25
Sheet: C4.5

Plot time: Oct 09, 2025 - 4:58pm
Drawing name: J:\2025\25-0001\CVI\DWG\25-0001 CD.dwg - Layout Tab: C4.4 UTILITY DETAILS

CLAY LINING OF THE LAKE

AFTER LAKE HAS BEEN EXCAVATED, CONTRACTOR SHALL HAVE THE SITE GEOTECHNICAL ENGINEER INSPECT THE LAKE EXCAVATIONS. THE GEOTECHNICAL ENGINEER SHALL IDENTIFY AREAS OF POROUS MATERIAL AND DETERMINE AREAS TO BE UNDERCUT AND/OR LINED WITH CLAY. THE CONTRACTOR TO CONSULT WITH THE OWNER PRIOR TO PERFORMING THE WORK.

RETAINING WALL

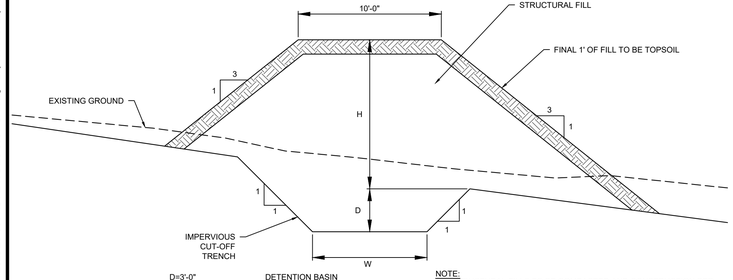
Contractor shall provide complete design and specifications, materials, and installation of the precast modular block retaining wall system. The design and specifications shall be based on acceptable engineering practice, meet or exceed the parameters and criteria as described by the project geotechnial engineer in the site geotechnical report and all addendums, and be certified by a professional engineer registered in the State of Ohio. Design calculations, plans and specifications shall be provided for review and approval by the Owner. The contractor shall submit the design to the City of Springboro and/or Building Department for review and approval and be responsible for obtaining all necessary permits. The location of the proposed retaining wall shown on the plans are approximate. The design shall include the following precast modular block retaining wall systems:

1. Redi-Rock PC (Positive Connection) Retaining Wall Block Units, Kingstone, color buff, exterior dimensions 46" x 18" and 5" batter.

Contractor shall submit block sample to Owner for approval of texture and color. The contractor may submit alternate methods for approval by the owner.

RETAINING WALL FENCE

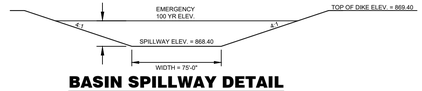
ASSUME FENCE ALONG LENGTH OF EACH RETAINING WALL. PROPOSED FENCE: 4' HIGH MONTAGE PLUS, MAJESTIC PANEL, BY AMERISTAR, BLACK, STEEL CONSTRUCTION OR EQUAL. CONTRACTOR SHALL PROVIDE MATERIAL/MANUFACTURE'S SPECIFICATION AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO CONSTRUCTION. FENCE TO BE MOUNTED ALONG THE TOP OF MSE BLOCK WALL.



NOTE:
1. STRUCTURAL FILLS TO BE COMPACTED AND CONSTRUCTION PER THE SITE GEOTECHNICAL ENGINEER.

TYPICAL EARTHEN DAM SECTION

NOT TO SCALE



BASIN SPILLWAY DETAIL

NOT TO SCALE

LEGEND

- 1 SEEDING & MULCHING
- 5 SILT FENCE
- 8 DANDY BAG (OR APPROVED EQUAL)
- 9 DANDY CURB BAG (OR APPROVED EQUAL)
- 21 CONSTRUCTION ENTRANCE
- 22 CONCRETE TRUCK WASHOUT
- 19 ROCK CHECK DAM
- E.S.R. EMERGENCY STORM ROUTE
- ROCK CHANNEL PROTECTION
- PROPOSED TREE LINE

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

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-07-25	GJK	

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EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING PLAN

bayer becker
www.bayerbecker.com
(513) 336-6600 FAX 336-7000
6000 Lombardo Center, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	25-0001 GR
Drawn by:	GJK
Checked By:	
Issue Date:	07-25-25
Sheet:	C5.0

Plot time: Oct 10, 2025 - 8:46am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 GR.dwg - Layout Tab: Layout1

PERMANENT SEEDING

Permanent seeding includes the seedbed preparation, seeding, and the establishment of perennial vegetation used to permanently stabilize soil, prevent sediment pollution, reduce runoff by promoting infiltration, and provide storm water quality benefits offered by dense vegetation.

CONDITIONS WHERE PRACTICE APPLIES

Permanent seeding should be applied to:

* Areas or portions of construction-sites which can be brought to final grade. Applications of permanent seeding should not be delayed while construction on limited portions of the site being completed.
* Areas on that will be regraded, but will be dormant for a year or more.

PLANNING CONSIDERATIONS

Healthy dense turf will have a dramatic long lasting effect on stormwater quality as well as promoting infiltration and reducing the amount of runoff. To establish quality vegetation, careful preparation of the seedbed, soil, even subsoil is highly encouraged.

Soil Compaction--Stormwater quality and the amount of runoff both vary significantly with soil compaction. Non-compacted soils improve stormwater by promoting:

* dense vegetation,
* high infiltration & lower runoff rates,
* pollutant filtration, deposition & absorption, and
* beneficial biologic activity in the soil.

Construction activity can cause highly compacted soils but also offers the opportunity to improve soil condition. The best time for improving soil condition is during the establishment of permanent vegetation. It is highly recommended that subsoilers, plows or others implements be specified as part of final seedbed preparation. Use discretion in slip-prone areas.

Minimum Soil Conditions--Vegetation cannot be expected to stabilize soil that is unstable due to its texture, structure, water movement or excessively steep slope. The following minimum soil conditions are needed for the establishment and maintenance of a long-lived vegetation cover. If these conditions cannot be met, see the Standards and Specifications for Resoiling.

* Soils must include enough fine-grained material to hold at least a moderate amount of available moisture.
* The soil must be free from material that is toxic or otherwise harmful to plant growth.

Permanent Seeding			
Seed Mix	Seeding Rate lb./ac.	Seeding Rate lb./1,000 ft.^{2}	Notes:
General Use			
Creeping Red Fescue Ryegrass Kentucky Bluegrass	20-40 10-20 10-20	1/2-1 1/4-1/2 1/4-1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	
Steep Banks or Cut Slopes			
Tall Fescue	40	1	
Crown Vetch Tall Fescue	10 20	1/4 1/2	Do not seed later than August
Flat Pea Tall Fescue	20 20	1/2 1/2	Do not seed later than August
Road Ditches and Swales			
Tall Fescue	40	1	
Dwarf Fescue Kentucky Bluegrass	90 5	2 1/4	
Lawns			
Perennial Ryegrass Kentucky Bluegrass	60 60	1 1/2 1 1/2	
Creeping Red Fescue Kentucky Bluegrass	60 60	1 1/2 1 1/2	For shaded areas

Note: Other approved seed species may be substituted.

Maintenance for Permanent Seedings Fertilization and Mowing					
Mixture	Formula	lb./ac.	lb./1,000 sq. ft.	Time	Mowing
Creeping Red Fescue Ryegrass Kentucky Bluegrass	10-10-10	500	12	Fall, yearly or as needed	Not closer than 3"
Tall Fescue	10-10-10	500	12		Not closer than 4"
Dwarf Fescue	10-10-10	500	12		Not closer than 2"
Crown Vetch Fescue	0-20-20	400	10	Spring, yearly following establishment and every 4-7 yrs. thereafter	Do not mow
Flat Pea Fescue	0-20-20	400	10		Do not mow

Note: Following soil test recommendations is preferred to fertilizer rates shown above.

SITE PREPARATION

1. A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Resoil shall be applied where needed to establish vegetation.

SEEDBED PREPARATION

1. Lime--Agricultural group limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 lb./1,000 sq. ft. or 2 tons/ac.
2. Fertilizer--Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lb./ac. of 10-10-10- or 12-12-12 analysis.
3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 in. On sloping land the soil shall be worked on the contour.

SEEDING DATES AND SOIL CONDITIONS

Seeding should be done March 1 to May 31 or August 1 to September 30. These seeding dates are ideal but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season. Tillage/seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

MULCHING

1. Mulch material shall be applied 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. Dormant seeding shall be mulched.
2. Materials

* Straw--If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./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-lb. bales of straw in each section.
* Hydroseeders--If wood cellulose fiber is used, it shall be used at 2,000 lb/ac. or 46 lb./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.

3. Straw Mulch Anchoring Methods

Straw mulch shall be anchored immediately to minimize loss by wind or water.

* 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 by, generally, be left longer than 6 in.

PERMANENT SEEDING

MAINTENANCE

1. Permanent seeding shall not be considered established for at least 1 full yr. from the time of planting. Seeded areas shall be inspected for failure and vegetation conditions, it may be necessary to irrigate, fertilize, overseed, or reestablish plantings in order to provider permanent vegetation for adequate erosion control.
2. Maintenance fertilization rates shall be established by soil test recommendations or by using the rates shown in the following table.

DORMANT SEEDINGS.

1. Seeding shall not be planted from October 1 through November 20. During this period the seeds are likely to germinate but probably will not be able to survive the winter.
2. The following methods may be used for "Dormant Seeding":

* From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
* From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
* Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
* Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.
* Mulch Nettings--Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
* Asphalt Emulsion--Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.
* Synthetic Binders--Synthetic binders such as Acrylic DLR (Agri-Tac), DAC-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 lb./ac. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

IRRIGATION

1. Permanent seeding shall include irrigation to establish vegetation during dry or hot weather or on adverse site conditions as needed for adequate moisture for seed germination and plant growth.
2. Excessive irrigation rates shall be avoided and irrigation monitored to prevent erosion and damage from runoff.

TEMPORARY SEEDING

Temporary seeding provides erosion control on areas in between construction operations. Grasses which are quick-growing are seeded and usually mulched to provide prompt, temporary soil stabilization. It effectively minimizes the area of a construction-site prone to erosion and should be used everywhere the sequence of construction operations allows vegetation to be established.

CONDITIONS WHERE PRACTICE APPLIES

Temporary seeding should be applied on exposed soil where additional work (grading,etc.) is not scheduled for more than 45 days. Permanent seeding should be applied if the areas will be idle for more than a year.

PLANNING CONSIDERATIONS

This practice has the potential to drastically reduce the amount of sediment eroded from a construction-site. Control efficiencies greater than 90% will be achieved with proper applications of temporary seeding. Because practices used to trap sediment are usually much less effective, temporary seeding is to be used even on areas where runoff is treated by sediment trapping practices. Because temporary seeding is highly effective and practical on construction-sites, its liberal use is highly recommended.

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft.^{2}	Per Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		

Note: Other approved seed species may be substituted.

1. 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.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeing are necessary on typical construction projects.
3. 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.
4. 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.
5. 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 tamped into place 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

1. 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.
2. Materials:

* Straw--If straw is used, it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./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-lb. bales of straw in each section.
* Hydroseeders--If wood cellulose fiber is used, it shall be used at 2,000 lb/ac. or 46 lb./1,000 sq. ft.
* Other--Other acceptance mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

3. Straw mulch shall be anchored immediately to minimize loss by wind or water.
   Anchoring Methods:

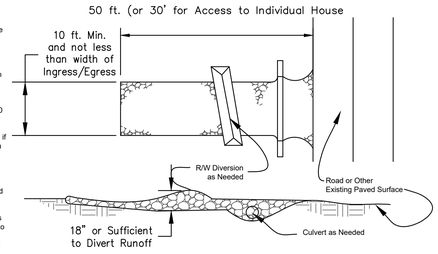
* Mechanical--A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
* Mulch Nettings--Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentration runoff and on critical slopes.
* Asphalt Emulsion--Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.
* 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 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

DISTURBED AREAS LEFT IDLE OVER WINTER

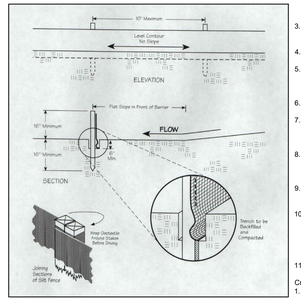
1. Any disturbed areas left idle over winter, shall have temporary erosion controls applied prior to the onset of winter weather.

CONSTRUCTION ENTRANCE

1. Stone Size--Two-inch stone shall be used, or recycled concrete equivalent.
2. Length--The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft. (except on single residence lot where a 30-ft. minimum length applies).
3. Thickness--The stone layer shall be at least 6 in. thick.
4. Width--The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.
5. 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 lb. and a Mullen Burst Strength of at least 190 lb.
6. 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.
7. 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.
8. Maintenance--Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surfaces where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
9. Construction entrances shall not be relied upon to remove mud fro vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.



SILT FENCE

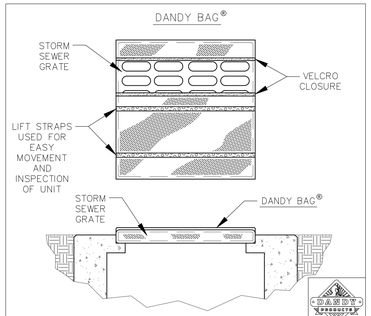


1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 8 in. of cloth are below the ground surface. Excess material shall lay on the bottom of the 6-in.-deep trench. The trench shall be backfilled and compacted.
9. Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
10. Maintenance--Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops 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.
11. Straw wattles at least 12" in diameter may by used in place of silt fence.

Criteria for Silt Fence Materials

1. Fence Posts--The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2-in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric shall be ODOT Type C Geotextile Fabric or as described by the chart below:

DANDY BAG DETAIL



DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT: | DR. BY:

CITY/STATE: | DATE: | DR. NO:

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:

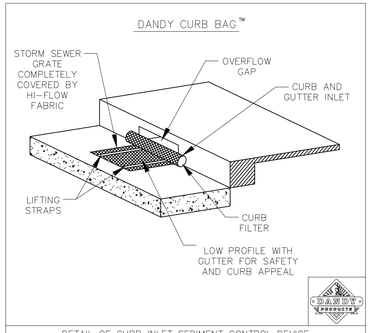
HI-FLOW DANDY BAG® (SAFETY ORANGE)

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 Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

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

Detail Provided By:
Site Supply Inc.
33 Glendale-Milford Road
Loveland, OH 45140
Phone: (513) 248-1498
Fax: (513) 248-4584
cbrowning@sitefabric.com
http://www.sitefabric.com

DANDY CURB BAG DETAIL



DETAIL OF CURB INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER

PROJECT: | DR. BY:

CITY/STATE: | DATE: | DR. NO:

DANDY CURB BAG™ SPECIFICATIONS

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

DANDY CURB 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 Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

*Note: All Dandy Curb Bags™ can be ordered with our optional oil absorbents

Erosion Prevention and Sediment Control Site Inspection Form

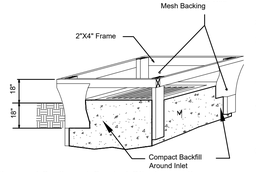
If you answered "no" to any of the above questions, note any corrective action needed above, and note on the Inspection Log when the action was completed.

Inspection Log

The site shall be inspected before and after storm events with 0.5 inches or greater predicted or actual precipitation, and documented on the Construction Site Inspection Form. Incidents of noncompliance must be reported to the Engineer. A log of all inspections, as shown below, shall be kept current.

Date:	Inspector:	Corrective Actions Performed/Date:

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
2. The earth around the inlet shall be excavated completely to the depth at least 18in.
3. The wooden frame shall be constructed of 2-by-4-in. construction grade lumber. The 2-by-4-in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4-in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic.
4. 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.
5. 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 in. below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
6. Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
7. 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 bypassing the inlet will not flow to a setting pond. The top of earth dikes shall be at least 6 in. higher than the top of the frame.

Erosion Prevention and Sediment Control Site Inspection Form

Introduction: By using some simple Best Management Practices (BMP's) developers and contractors can do their share to protect the County's water resources from the harmful effects of sediment. The topography of the site and the extent of the construction activities will determine which of these practices are applicable to any given site, but the BMP's listed here are applicable to most construction sites. For details on the installation and maintenance of these BMP's, please refer to the approved plans and or the Rainwater **and Land Development, Ohio's Standards for Storm Water Management, Land** *Development and Urban Stream Protection (ODNR, 1996), available from HCSWCD for* $20 plus postage.

Temporary Stabilization is the most effective BMP. All disturbed areas that will lie dormant for 14 days or more must be stabilized within 7 days of the date the area becomes inactive. The goal of temporary stabilization is to provide cover quickly. Areas within 50 feet of a stream must be stabilized within 2 days of reaching final grade. This is accomplished by seeding with fast-growing grasses, then covering with straw mulch. See the Rainwater and Land Development Manual for seasonally adjusted seeding specifications. To minimize your costs of temporary stabilization, leave natural cover in place for as long as possible by only disturbing areas worked within the next 14 days.

Construction Entrances are installed to minimize off-site tracking of sediments. A roughstone access drive underlain with woven geotextile shall 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. Maintenance is performed by top dressing with stone and/or street sweeping.

Sediment Basins/Traps are the sediment control of choice for areas, which exceed the design capacity of silt fence (see page 119 of the Rainwater manual) or to control concentrated flows or runoff. There are two types: sediment basins and sediment traps. A trap is appropriate where the contributing drainage area is 10 acres or less. The outlet is an earthen embankment with a simple stone spillway underlain with woven geotextile. A sediment basin is appropriate for drainage areas larger than 10 acres. The outlet is an engineered riser pipe. Often a permanent storm water management pond, such as a retention or detention basin, can be retrofitted to act as a sediment basin during construction. All sediment ponds, regardless of whether they are a trap or a basin, or whether they will become a permanent storm water pond, must provide a minimum storage of 67 cubic yards per acre of total contributing drainage area. Sediment ponds must be installed prior to mass clearing and grading. Maintenance must be performed once the basin loses 40% of capacity, and 30% for storm water basins retrofitted as sediment basins.

Silt Fence or Mulch Berms are typically used at the perimeter of a disturbed area. They are only for small drainage areas on relatively flat slopes or around small soil storage piles; not suitable where runoff is concentrated in a ditch, pipes or though streams. For large drainage areas where flow is concentrated, collect runoff in diversion berms or channels and pass it through a sediment pond prior to discharging it from the site.Combination barriers constructed of silt fence supported by welded wire fencing, mulch berms supported by rock check dams, or silt fence embedded within rock check dams may be effective within small channels. As with all sediment controls, silt fence or mulch berms must be capable of ponding runoff so that sediment can settle out of suspension. These must be installed within 7 days of first grubbing the area it controls. Whenever practical they should be installed before clearing or grubbing the area it controls.

Inlet Protection must be installed on all yard drains and curb drains when these inlets do not drain to a sediment trap or basin. Even if there is a sediment trap or basin, inlet protection is still recommended, as it will reduce the amount of sediment entering the basin and increase the overall sediment removal efficiency. Best used on roads with little or no traffic. If working properly, inlet protection will cause water to pond. If used on curb inlets, streets will flood temporarily during heavy storms, (overflow should be built-in.) Check with the authority that has jurisdiction over the roads before installing. They may prefer an alternate BMP. Care should be taken when placing inlet protection so that the runoff is not diverted to public roads or other areas where it could cause a hazard.

Permanent Stabilization must occur on areas at final grade 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 or on steep slopes. These measures include the addition of topsoil, erosion control matting, rock riprap or retaining walls. See the Rainwater and Land Development Manual for seasonally adjusted seeding specifications. At all times of the year, the area should be temporarily stabilized until a permanent seeding can be applied.

Inspections shall be performed at least once a week and within 24 hours after a storm event greater than 1/2 inch of rainfall within a 24-hour duration using the enclosed Inspection Form. Inspections can be tracked using the enclosed Inspection Log. These shall be maintained throughout the development process and kept on file for three years per OEPA requirements. Erosion prevention and sediment control (EP&SC) measures shall be observed to ensure correct operation. Discharge locations shall be inspected to determine effectiveness of EP&SC measures in preventing significant impacts to the receiving waters. Where practices require repair or maintenance, it must be accomplished within three days of the inspection or as soon as site conditions allow. Repairs to sediment ponds shall be completed within 10 days or as soon as site conditions allow. Most of these BMP's are easy to implement with a little bit of planning and go a long way toward keeping your site clean and organized if they are properly installed and maintained. Please be sure to inform all parties on site how these BMPs affect their operations on the site, particularly those that will be working near a stream.

Erosion Prevention and Sediment Control Site Inspection Form

Inspector: _____ Date: _____

General:
Amount of rainfall since last inspection: _____inches
Overall site conditions: _____

Construction Entrances:
Is the entrance installed correctly according to the approved plan? YES NO N/A
(Check for mud in stones/street, runoff diverted from street, etc..)
Action Needed: _____

Sediment Basins/Traps:
Are all Basins installed correctly according to the approved plan? YES NO N/A
(Check for runoff directed to basin, down slope areas stabilized, riser pipe wrapped with wire fence/filter fabric, emergency overflow, accumulated sediment more than 40% of volume, etc..)
Action Needed: _____

Silt Fence/Mulch Berms:
Are all Silt Fence/Mulch Berm (SF/MB) installed correctly according to the approved plan?
YES NO N/A (Check for fabric trenched in, follow contour, turned upslope at ends, silt accumulated, broken stakes, tight fabric, installed in all areas where sediment could leave the site)
Action Needed: _____

Inlet Protection:
Are all Inlet Protections installed correctly according to the approved plan? YES NO N/A
Check for runoff ponding, in good shape, silt accumulated, etc..)
Action Needed: _____

Temporary Stabilization:
Are all disturbed areas that will lie dormant for 14 days or more stabilized with seed/straw or mulch? (stockpiles, hillsides, etc..) YES NO N/A

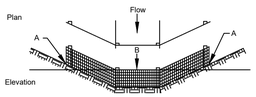
Are all areas stabilized still in good condition and not eroding? YES NO N/A

Permanent Stabilization:
Have areas that achieved final grade within the last 7 days been stabilized? YES NO N/A

Do all storm water outflow areas have riprap or concrete to prevent scouring? YES NO N/A

Stream Crossing:
Are the Stream Crossings installed correctly according to the approved plan? YES NO N/A
(Check for stabilized edges, runoff diverted from stream, mud over stones, end of useful life, etc..)
Action Needed: _____

DITCH CHECK 7



Points A should be higher than point B

PROPER PLACEMENT OF A STRAW BALE BARRIER IN DRAINAGE WAY

Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

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Item	Revision Description	Date	Drawn	Chk

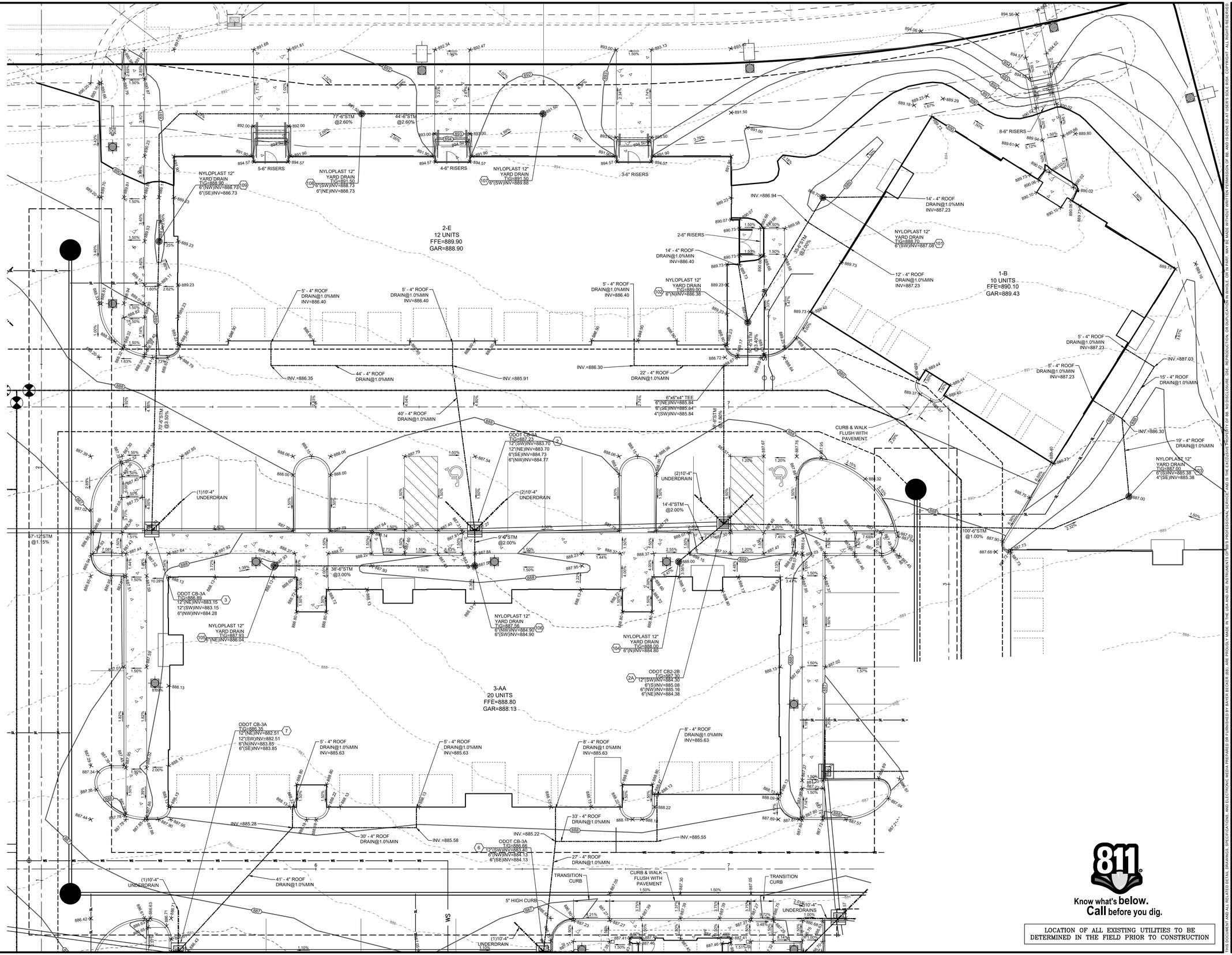
EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

EROSION CONTROL NOTES & DETAILS

bayer becker
www.bayerbecker.com
6900 Wedgewood Court, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 GR
Drawn by: GJK
Checked By:
Issue Date: 07-25-25
Sheet: C5.1

Plot time: Jul 24, 2025 - 2:06pm
Drawing name: J:\2025\25-0001\CIVIL\DWG\t25-0001 GR.dwg - Layout Tab: Layout1



Basis of Bearing:
State Plane NAD83 (2011)

0 10 15
SCALE: 1" = 10'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drwn	Chk

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	25-0001 CD
Drawn by:	AOG
Checked By:	GJK
Issue Date:	10-08-25
Sheet:	C5.2

Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Plot time: Oct 10, 2025 - 9:10am
Drawing name: J:\2025\25-0001\CVIL\DWG\25-0001 CD.dwg - Layout Tab: C5.2 GRADING DETAIL

Basis of Bearing:
State Plane NAD83 (2011)

0 5 10 15

SCALE: 1" = 10'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

bayer becker
www.bayerbecker.com
6000 Lombardo Center, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 25-0001 CD
Drawn by: AOG
Checked By: GJK
Issue Date: 10-08-25
Sheet: C5.3

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

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Plot time: Oct 10, 2025 - 9:11am
Drawing name: J:\2025\25-0001\CV\DWG\25-0001 CD.dwg - Layout Tab: C5.2 GRADING DETAIL

CLUB HOUSE
FFE=888.40

POOL

6-AB
20 UNITS
FFE=887.00
GAR=886.33

5-AC
20 UNITS
FFE=886.90
GAR=886.23

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

bayer becker
www.bayerbecker.com
6900 Wilkinson Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing: 25-0001 CD
Drawn by: AOG
Checked By: GJK
Issue Date: 10-08-25
Sheet: C5.4

Plot time: Oct 10, 2025 - 9:11am
Drawing name: J:\2025\25-0001\CIVIL\DWG\25-0001 CD.dwg - Layout Tab: C5.2 GRADING DETAIL

8-CA
30 UNITS
FFE=886.80
GAR=886.13

7-CB
30 UNITS
FFE=885.60
GAR=884.93

ODOT CB2-2B
T/G=885.37
12"(NE)INV=879.12
12"(SW)INV=879.12
35

ODOT CB2-2B
T/G=885.57
12"(NE)INV=880.91
12"(SW)INV=880.91
8"(SE)INV=882.82
6"(NW)INV=882.82
34

ODOT CB2-2B
T/G=885.57
12"(SW)INV=882.17
6"(SE)INV=882.82
6"(NW)INV=882.82
33

ODOT CB-3A
T/G=885.24
18"(NW)INV=879.23
24"(SE)INV=878.73
6"(NE)INV=882.86
9

NYLOPLAST 12"
YARD DRAIN
T/G=884.52
6"(SE)INV=883.09
6"(NE)INV=883.09
138

NYLOPLAST 12"
YARD DRAIN
T/G=885.70
6"(S)INV=883.27
131

NYLOPLAST 12"
YARD DRAIN
T/G=885.46
6"(SE)INV=882.92
129

NYLOPLAST 12"
YARD DRAIN
T/G=885.47
6"(SE)INV=883.32
135

NYLOPLAST 12"
YARD DRAIN
T/G=885.56
6"(SE)INV=883.37
136

NYLOPLAST 12"
YARD DRAIN
T/G=885.68
6"(NE)INV=883.72
137

ODOT CB-3A
T/G=883.69
12"(NE)INV=879.26
12"(SW)INV=879.26
6"(E)INV=881.39
6"(N)INV=881.43
46

ODOT CB-3A
T/G=883.70
12"(SW)INV=880.52
6"(NW)INV=881.45
6"(SE)INV=881.45
47

ODOT CB-3A
T/G=884.17
12"(NE)INV=880.77
6"(SE)INV=881.61
6"(NW)INV=881.61
12

ODOT CB-3A
T/G=884.24
12"(NE)INV=880.21
12"(SW)INV=880.21
6"(SE)INV=881.74
6"(NW)INV=881.82
11

NYLOPLAST 12"
YARD DRAIN
T/G=884.50
6"(W)INV=882.05
132

NYLOPLAST 12"
YARD DRAIN
T/G=884.91
6"(NW)INV=881.62
130

NYLOPLAST 12"
YARD DRAIN
T/G=884.32
6"(NW)INV=881.78
117

NYLOPLAST 12"
YARD DRAIN
T/G=884.52
6"(NW)INV=881.83
6"(NE)INV=881.83
116

NYLOPLAST 12"
YARD DRAIN
T/G=884.31
6"(NW)INV=882.31
115

MH-3 W/ INLET
T/G=883.10
24"(NE)INV=876.13
24"(SW)INV=876.13
6"(NW)INV=878.69
24

MH-3 W/ INLET
T/G=883.61
24"(SW)INV=876.94
24"(NE)INV=876.94
6"(NW)INV=879.11
23

INV.=883.55
INV.=883.08
INV.=883.48
INV.=882.87
INV.=883.08
INV.=883.48
INV.=882.87
INV.=883.55
INV.=881.31
INV.=882.27
INV.=880.25
INV.=882.28
INV.=881.30
INV.=880.43
INV.=880.41
INV.=879.72

5' - 4" ROOF DRAIN@1.0%MIN INV=883.63
44' - 6" ROOF DRAIN@1.0%MIN
20' - 6" ROOF DRAIN@1.0%MIN
4' - 6" ROOF DRAIN@1.0%MIN
9'-6"STM @2.60%
(2)10'-4" UNDERDRAINS
36'-6"STM @1.75%
92'-24"STM @0.80%
5' - 4" ROOF DRAIN@1.0%MIN INV=882.43
64' - 6" ROOF DRAIN@1.0%MIN
49' - 6" ROOF DRAIN@1.0%MIN
40' - 6" ROOF DRAIN@1.0%MIN
52'-6"STM @0.50%
49'-6"STM @3.00%
49'-6"STM @3.50%
49'-6"STM @3.20%
84'-12"STM@1.50%
63'-12"STM@0.90%
23'-12"STM @0.90%
81'-24"STM@1.00%
116'-24"STM@0.60%
49'-24"STM @1.00%
6"(SE)INV=882.00
6"(SW)INV=882.00

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

STATE OF OHIO
GREGORY J. KOCH
E - 69324
PROFESSIONAL ENGINEER
10/10/25

Item | Revision Description | Date | Drawn | Chk

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

bayer becker
www.bayerbecker.com
6677 Tri-County Parkway, Suite A
Mason, OH 45040 - 513.338.6600

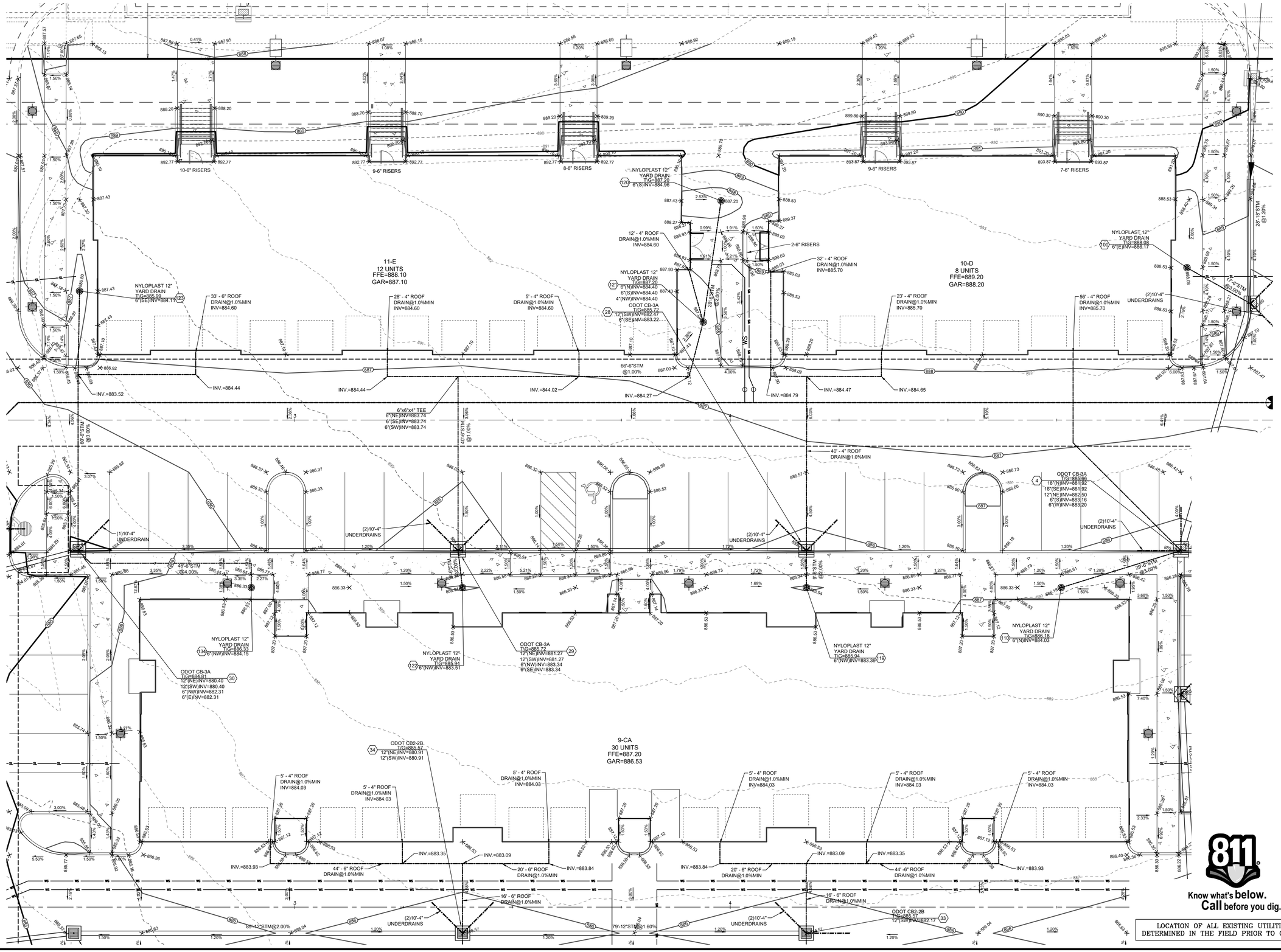
Drawing: 25-0001 CD
Drawn by: AOG
Checked By: GJK
Issue Date: 10-08-25
Sheet: C5.5

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

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Drawing name: J:\2025\25-0001\CIVIL\DWG\25-0001 CD.dwg - Layout Tab: C5.2 GRADING DETAIL



Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

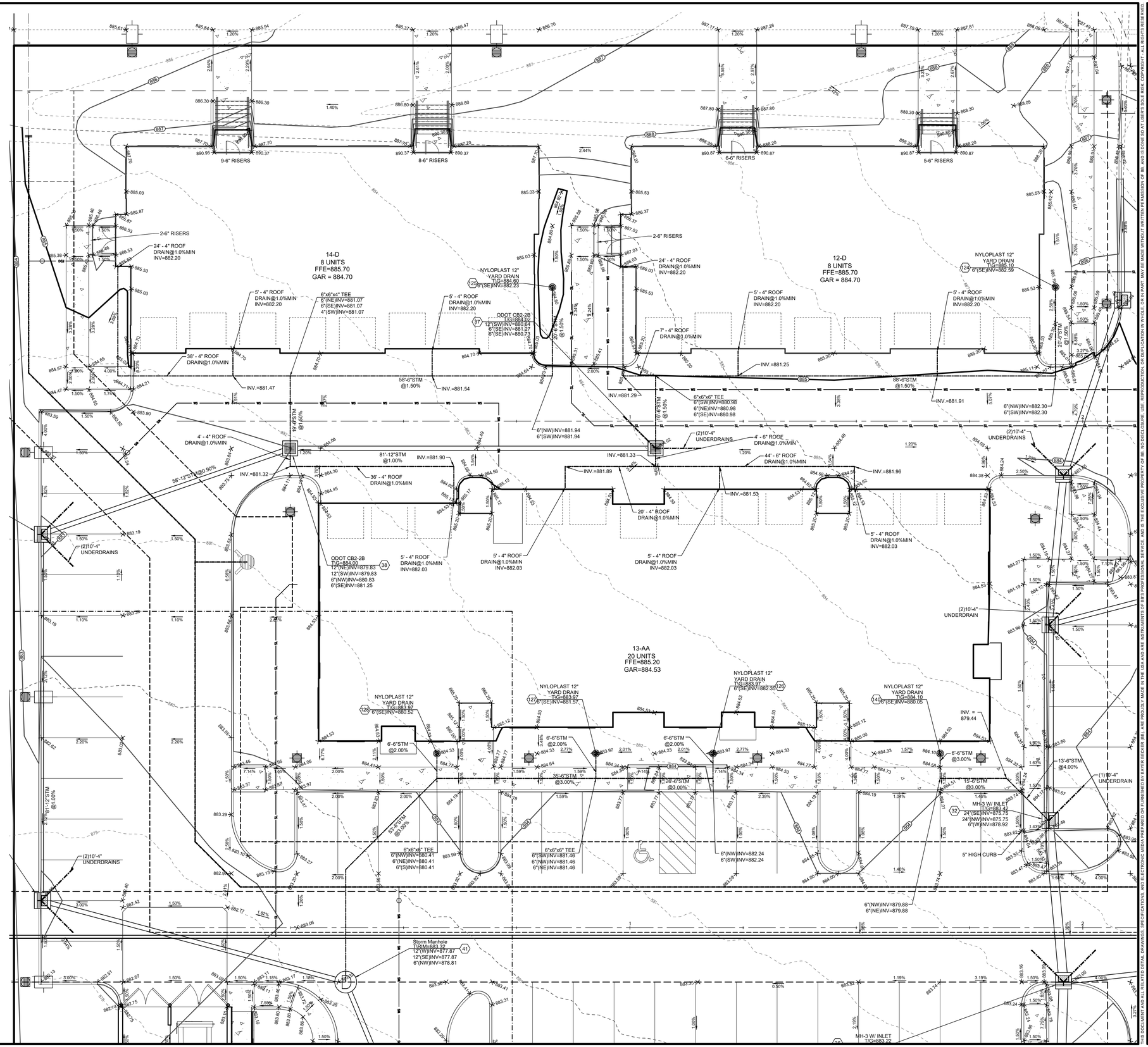
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Drawn by:	AOG
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Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

STATE OF OHIO
GREGORY J. KOCH
E - 69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drawn	Chk

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EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

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www.bayerbecker.com
6900 Tylersville Road, Suite A
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Drawing:	25-0001 CD
Drawn by:	AOG
Checked By:	GJK
Issue Date:	10-08-25
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Plot time: Oct 10, 2025 - 9:12am
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Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

STATE OF OHIO
GREGORY J. KOCH
E-69324
PROFESSIONAL ENGINEER
10/10/25

Item	Revision Description	Date	Drwn	Chk

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

GRADING DETAIL

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www.bayerbecker.com
6070 Hamilton Blvd. Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	25-0001 CD
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Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

36 MH-3 W/ INLET
T/G=883.22
24"(SE)INV=875.57
12"(NE)INV=878.15
24"(NW)INV=875.57

43 ODOT CB-3A
T/G=882.06
15"(E)INV=876.05
12"(SW)INV=876.30

44 ODOT CB2-2B
T/G=881.81
15"(NE)INV=875.65
15"(W)INV=875.65

49 ODOT CB2-2B
T/G=882.18
12"(NE)INV=877.45

48 MH-3 W/ INLET
T/G=881.99
12"(SW)INV=876.99
24"(SE)INV=874.50
24"(NW)INV=874.50

53 Storm Manhole
T/RIM=876.26
24"(W)INV=869.01
24"(E)INV=869.01

Ex Stm. CB
T/Grt=875.19
Inv=874.19 Window (N)
Inv=872.04 12" (SE)

(2)10'-4" UNDERDRAINS

(1)10'-4" UNDERDRAINS

106'-24"STM @0.65%

81'-12"STM@0.90%

138'-24"STM@1.80%

163'-24"STM@

35'-24"STM @1.05%

82'-24"STM@1.15%

28'-24"STM @1.15%

PICKLEBALL COURTS

6"(NW)INV=878.81

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO/CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

GENERAL LANDSCAPE NOTES

A. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.

B. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.

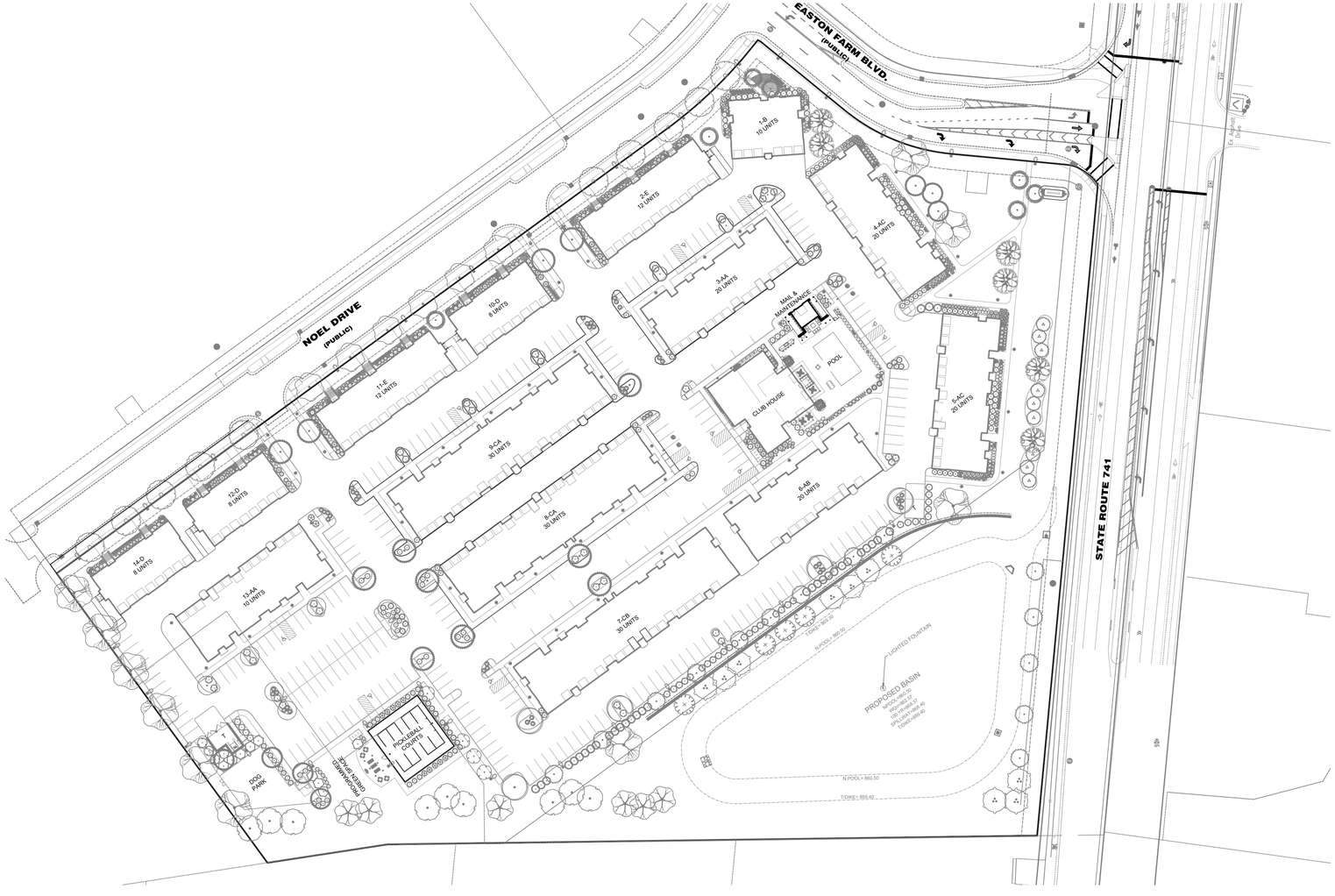
D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.

E. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL TRAFFIC AND SAFETY REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

F. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.

Sheet List Table

Sheet Number	Sheet Title	Sheet Revision Number	Sheet Revision Date
L1.0	TITLE	2	10-08-25
L2.0	LANDSCAPE ZONING GRAPHIC	2	10-08-25
L3.0	MATERIALS PLAN - OVERALL	2	10-08-25
L3.1	MATERIALS PLAN - PROGRAMMED OPEN SPACE	2	10-08-25
L3.2	DETAILS - PICKLEBALL COURT	--	
L3.3	DETAILS - PICKLEBALL COURT	--	
L3.4	DETAILS - PERGOLA	--	
L3.5	DETAILS - GATES AND FENCES	--	
L4.0	LANDSCAPE PLAN - OVERALL	2	10-08-25
L4.1	LANDSCAPE PLAN - NORTHWEST	2	10-08-25
L4.2	LANDSCAPE PLAN - NORTHEAST	2	10-08-25
L4.3	LANDSCAPE PLAN - SOUTHWEST	2	10-08-25
L4.4	LANDSCAPE PLAN - SOUTHEAST	2	10-08-25
L4.5	LANDSCAPE PLAN - SIGN	1	9-26-25
L5.0	LANDSCAPE DETAILS	--	
L5.1	LANDSCAPE SPECIFICATIONS	--	



Basis of Bearing:
State Plane NAD83 (2011)
0 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-08-25	LEM	

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH
TITLE

bayer becker
www.bayerbecker.com
1404 East Ninth Street, Suite 204
Cincinnati, OH 45202 · 513.834.6151

Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L1.0

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Plot time: Oct 08, 2025 - 2:47pm
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L1.0 TITLE

NOEL DRIVE
(PUBLIC)

EASTON FARM BLVD.
(PUBLIC)

STATE ROUTE 741

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G

PROGRAMMED GREEN SPACE

PROPOSED BASIN
NPOOL=860.50
WQv=862.57
100 YR=868.37
SPILLWAY=868.40
T/DIKE=869.40

T/DIKE= 869.30
N.POOL= 860.50
N.POOL= 860.50
T/DIKE= 869.40

CONCEPT GRAPHICS SCHEDULE

SITE LANDSCAPING (SECTION 1280.04 F)
(1) TREE PER 3000 SF OF OPEN SPACE

Takeoff: 209,501 sf

4.81 ACRES — 70 SITE TREES REQUIRED

INTERIOR VUA PLANTING (SECTION 1280.04 E)
10 SF OF INTERIOR LANDSCAPING PER PARKING SPACE
(1) TREE PER 300 SF OF INTERIOR LANDSCPED AREA
50% OF INTERIOR LANDSCAPE AREA COVERED BY SOD, SHRUBS, GROUND COVER, OR TREES.

Takeoff: 8,405 sf

264 SPACES X 10 SF = 2,640 SF REQUIRED
8,405 SF PROVIDED / 300 SF = 28 VUA TREES PROVIDED

VEHICULAR USE AREA

Takeoff: 138,126 sf

3.17 ACRES

LANDSCAPING ADJACENT TO ROADS (SECTION 1280.04 C)
(1) SHADE TREE OR EVERGREEN PER 40 LF
(1) ORNAMENTAL TREE PER 100 LF

Takeoff: 1,014 lf

NOEL DRIVE (651 LF) = 16 TREES + 7 ORNAMENTAL TREES
EASTON FARM BLVD (363 LF) = 9 TREES + 4 ORNAMENTAL TREES

STATE ROUTE BUFFER YARD (SECTION 1280.04 D)
MULTI-FAMILY ADJACENT TO STATE ROUTE
WIDTH: 10'
(1) SHADE OR EVERGREEN TREE PER 40 LF
(1) ORNAMENTAL TREE PER 100 LF
50% EVERGREEN

Takeoff: 626 lf

16 TREES (50% EVERGREEN) REQUIRED
7 ORNAMENTAL TREES REQUIRED

O-R BUFFER YARD (SECTION 1280.04 D)
MULTI-FAMILY ADJACENT TO O-R DISTRICT
WIDTH: 10'
(1) TREE PER 40 LF

Takeoff: 546 lf

14 TREES REQUIRED

PARKING LOT SCREENING SR 741 (SECTION 1280.04 E)
HEIGHT: 3'
EVERGREEN HEDGE

Takeoff: 441 lf

CONTINUOUS EVERGREEN HEDGE REQUIRED

R-3 BUFFER YARD (SECTION 1280.04 D)
MULTI-FAMILY ADJACENT TO R-3 DISTRICT
WIDTH: 10'
(1) TREE PER 40 LF

Takeoff: 186 lf

5 TREES REQUIRED

Plot time: Oct 08, 2025 - 2:47pm
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L2.0 LANDSCAPE ZONING GRAPHIC

Basis of Bearing:
State Plane NAD83 (2011)
0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE ZONING GRAPHIC

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www.bayerbecker.com
1404 East 9th Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0001 LA
Drawn by: CDS
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Issue Date: 07/25/25
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NOEL DRIVE
(PUBLIC)

EASTON FARM BLVD.
(PUBLIC)

STATE ROUTE 741

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G

Ex. Drive to be Vacated with Roadway Construction Drawings

Ex. Overhead to be Vacated with Roadway Construction Drawings

Ex. Walk

SEE SHEET 3.1

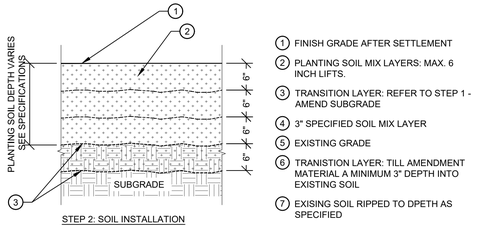
S-101

S-106

SEE CIVIL PLANS FOR RETAINING WALL FENCE DETAILS

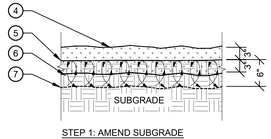
REFERENCE NOTES SCHEDULE MATERIALS

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	LAWN - HYDROSEED - FERTIZILIER AND PRE-EMERGENT SHOULD BE APPLIED OVER BARE SOILS BEFORE SEEDING - TOPSOIL DEPTH: 6"	128,529 sf	7/L5.0
	2	HARDWOOD MULCH - TOPSOIL DEPTH: 12"	26,446 sf	1/L3.0
	3	RETENTION SEED MIX	23,943 sf	
	4	SEASONAL COLOR	526 sf	
SITE FURNISHINGS				
	S-101	BIKE RACK SINGLE U-LOOP BY WAUSAU TILE SURFACE MOUNT COLOR TO BE SELECTED BY OWNER	3	5/L3.5
	S-106	LIGHTED FOUNTAIN (BY OTHERS) - BASIS OF DESIGN, AND MECHANICAL HOOKUPS, LIGHTING, ETC. ARE TO BE PROVIDED BY OTHERS	1	



STEP 2: SOIL INSTALLATION

1. FINISH GRADE AFTER SETTLEMENT
2. PLANTING SOIL MIX LAYERS: MAX. 6 INCH LIFTS.
3. TRANSITION LAYER: REFER TO STEP 1 - AMEND SUBGRADE
4. 3" SPECIFIED SOIL MIX LAYER
5. EXISTING GRADE
6. TRANISTION LAYER: TILL AMENDMENT MATERIAL A MINIMUM 3" DEPTH INTO EXISTING SOIL
7. EXISING SOIL RIPPED TO DPETH AS SPECIFIED



STEP 1: AMEND SUBGRADE

NOTES:
1. PLACE AMENDED MATERIAL AFTER RIPPING EXISTING SUBGRADE.
2. AMENDMENT MATERIAL MAY VARY, REFER TO SOIL PLANS.
3. DO NOT PERFORM STEP 2 WITHOUT PERFORMING STEP 1 FIRST.
4. SEE SOIL SPECIFICATIONS FOR MORE INFORMATION.

1 PLANTING SOIL MIX INSTALLATION

3/4" = 1'-0" P-25-EAS-26

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

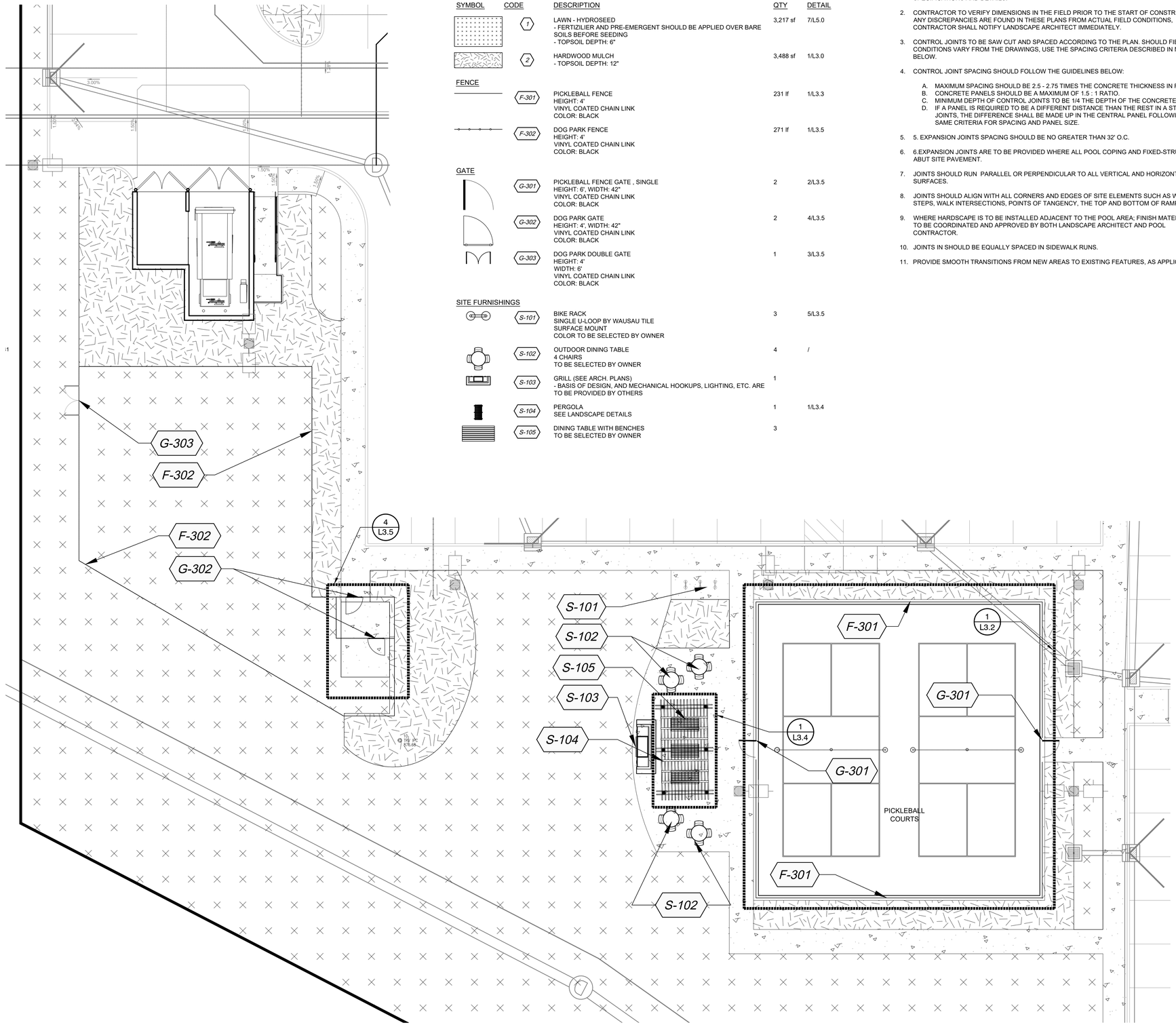
MATERIALS PLAN - OVERALL

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1400 Kinnear Road, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L3.0

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Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L3.0 MATERIALS PLAN - OVERALL



REFERENCE NOTES SCHEDULE DOG PARK & PICKLEBALL

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	LAWN - HYDROSEED - FERTIZLIER AND PRE-EMERGENT SHOULD BE APPLIED OVER BARE SOILS BEFORE SEEDING - TOPSOIL DEPTH: 6"	3,217 sf	7/L5.0
	2	HARDWOOD MULCH - TOPSOIL DEPTH: 12"	3,488 sf	1/L3.0
FENCE				
	F-301	PICKLEBALL FENCE HEIGHT: 4' VINYL COATED CHAIN LINK COLOR: BLACK	231 lf	1/L3.3
	F-302	DOG PARK FENCE HEIGHT: 4' VINYL COATED CHAIN LINK COLOR: BLACK	271 lf	1/L3.5
GATE				
	G-301	PICKLEBALL FENCE GATE , SINGLE HEIGHT: 6', WIDTH: 42" VINYL COATED CHAIN LINK COLOR: BLACK	2	2/L3.5
	G-302	DOG PARK GATE HEIGHT: 4', WIDTH: 42" VINYL COATED CHAIN LINK COLOR: BLACK	2	4/L3.5
	G-303	DOG PARK DOUBLE GATE HEIGHT: 4' WIDTH: 6' VINYL COATED CHAIN LINK COLOR: BLACK	1	3/L3.5
SITE FURNISHINGS				
	S-101	BIKE RACK SINGLE U-LOOP BY WAUSAU TILE SURFACE MOUNT COLOR TO BE SELECTED BY OWNER	3	5/L3.5
	S-102	OUTDOOR DINING TABLE 4 CHAIRS TO BE SELECTED BY OWNER	4	/
	S-103	GRILL (SEE ARCH. PLANS) - BASIS OF DESIGN, AND MECHANICAL HOOKUPS, LIGHTING, ETC. ARE TO BE PROVIDED BY OTHERS	1	
	S-104	PERGOLA SEE LANDSCAPE DETAILS	1	1/L3.4
	S-105	DINING TABLE WITH BENCHES TO BE SELECTED BY OWNER	3	

HARDSCAPE NOTES

1. ALL HARDSCAPE COMPONENTS ARE TO BE INSTALLED BY CONTRACTOR PER DRAWING SPECIFICATIONS AND DETAILS.
2. CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
3. CONTROL JOINTS TO BE SAW CUT AND SPACED ACCORDING TO THE PLAN. SHOULD FIELD CONDITIONS VARY FROM THE DRAWINGS, USE THE SPACING CRITERIA DESCRIBED IN NOTE #4 BELOW.
4. CONTROL JOINT SPACING SHOULD FOLLOW THE GUIDELINES BELOW:
   - A. MAXIMUM SPACING SHOULD BE 2.5 - 2.75 TIMES THE CONCRETE THICKNESS IN FEET.
   - B. CONCRETE PANELS SHOULD BE A MAXIMUM OF 1.5 : 1 RATIO.
   - C. MINIMUM DEPTH OF CONTROL JOINTS TO BE 1/4 THE DEPTH OF THE CONCRETE.
   - D. IF A PANEL IS REQUIRED TO BE A DIFFERENT DISTANCE THAN THE REST IN A STRING OF JOINTS, THE DIFFERENCE SHALL BE MADE UP IN THE CENTRAL PANEL FOLLOWING THE SAME CRITERIA FOR SPACING AND PANEL SIZE.
5. 5. EXPANSION JOINTS SPACING SHOULD BE NO GREATER THAN 32' O.C.
6. 6.EXPANSION JOINTS ARE TO BE PROVIDED WHERE ALL POOL COPING AND FIXED-STRUCTURES ABUT SITE PAVEMENT.
7. JOINTS SHOULD RUN PARALLEL OR PERPENDICULAR TO ALL VERTICAL AND HORIZONTAL SURFACES.
8. JOINTS SHOULD ALIGN WITH ALL CORNERS AND EDGES OF SITE ELEMENTS SUCH AS WALLS, STEPS, WALK INTERSECTIONS, POINTS OF TANGENCY, THE TOP AND BOTTOM OF RAMPS, ETC.
9. WHERE HARDSCAPE IS TO BE INSTALLED ADJACENT TO THE POOL AREA; FINISH MATERIALS ARE TO BE COORDINATED AND APPROVED BY BOTH LANDSCAPE ARCHITECT AND POOL CONTRACTOR.
10. JOINTS IN SHOULD BE EQUALLY SPACED IN SIDEWALK RUNS.
11. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES, AS APPLICABLE.

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

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EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

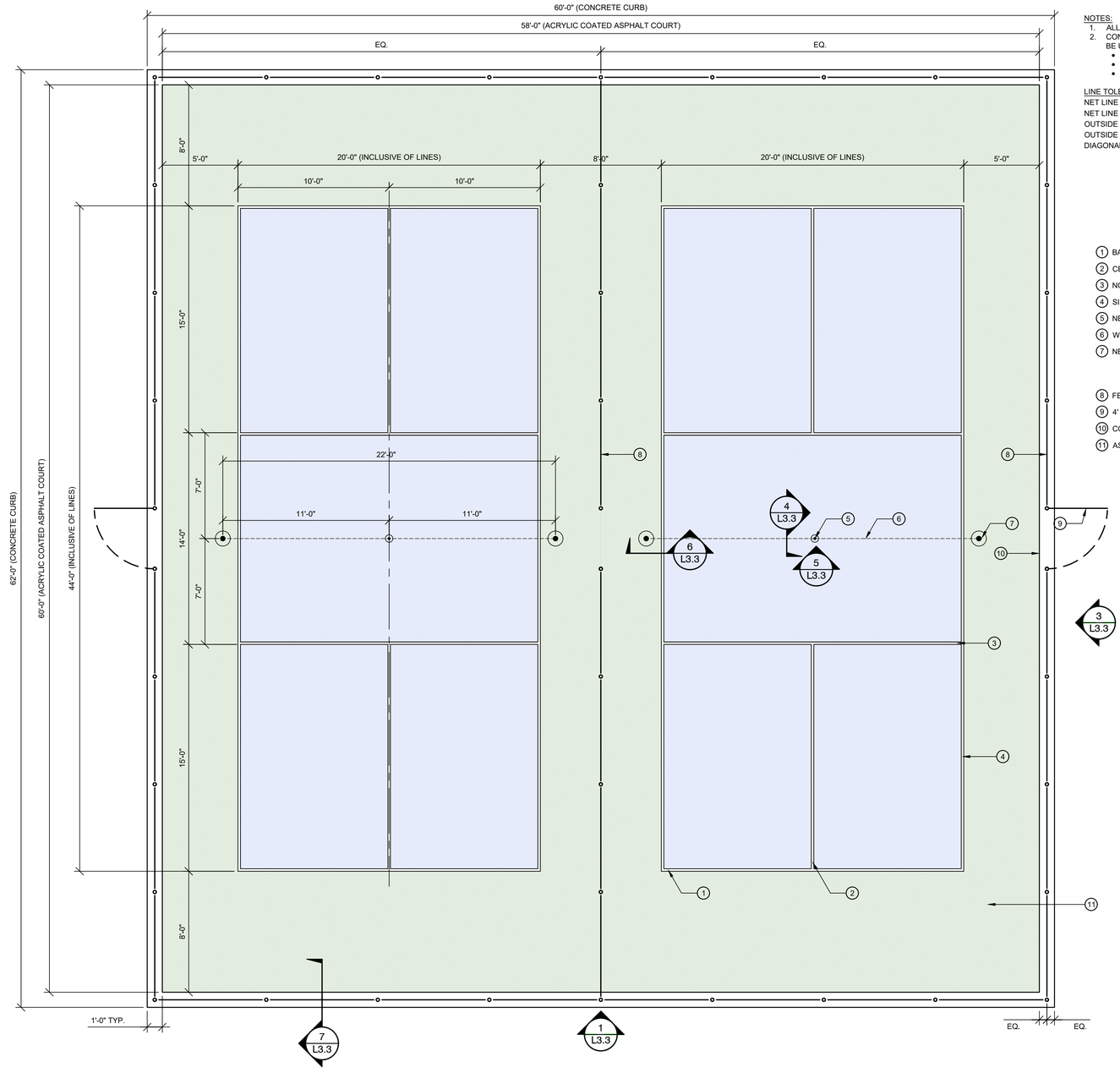
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

MATERIALS PLAN - PROGRAMMED OPEN SPACE

bayer becker
www.bayerbecker.com
1404 East Ninth Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L3.1

Plot time: Oct 08, 2025 - 2:48pm
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L3.1 MATERIALS PLAN - PROGRAMMED OPEN SPACE



NOTES:
1. ALL DIMENSIONS TO OUTSIDE EDGE OF LINES SHALL BE 2" WIDE
2. CONFIRM ACRYLIC COATING COLORS AND NUMBER OF COLORS TO BE USED WITH OWNER
   - SERVICE AREA COLOR: BLUE
   - OUTER COURT COLOR: DARK GREEN
   - COURT LINE COLOR: WHITE

LINE TOLERANCES:

NET LINE TO OUTSIDE OF NON-VOLLEY LINE:	7' ± 1/8"
NET LINE TO OUTSIDE OF BASELINE:	22' ± 1/2"
OUTSIDE SIDELINE TO OUTSIDE SIDELINE:	20' ± 1/2"
OUTSIDE SIDELINE TO CENTERLINE:	10' ± 1/8"
DIAGONAL DIMENSION TO OUTSIDE OF LINES:	48'-4" ± 3/4"

1. BASELINE
2. CENTERLINE
3. NON-VOLLEY LINE
4. SIDELINE
5. NET POST CENTER ANCHOR
6. WILSON NET
7. NET POST
   22' INSIDE POST TO INSIDE POST
   36" NET HEIGHT AT POST
   34" NET HEIGHT AT CENTER
8. FENCE
9. 4' GATE
10. CONCRETE COURT CURB. SEE 8/L3.3.
11. ASPHALT COURT. SEE 9/L3.3.

1 PICKLEBALL COURT, PLAN

1/4" = 1'-0"

P-25-EAS-42

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Item	Revision Description	Date	Drwn.	Chk.

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

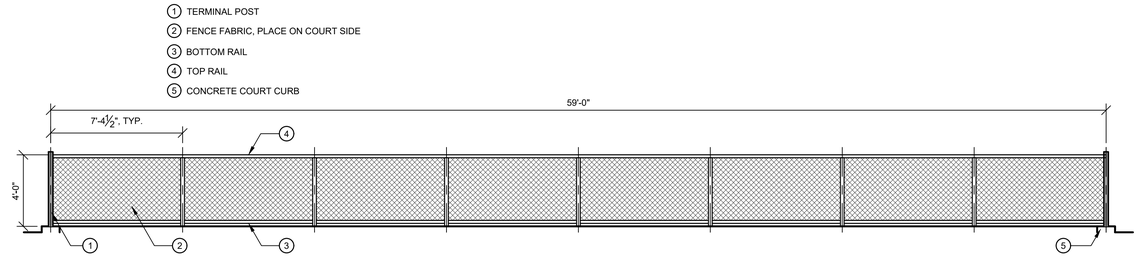
DETAILS - PICKLEBALL COURT

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Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25

Sheet: L3.2

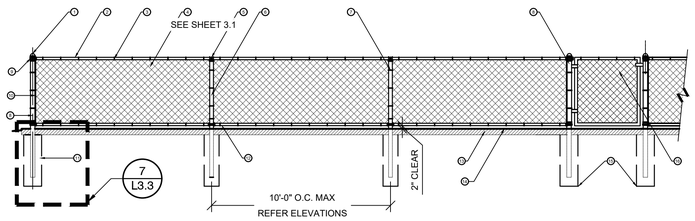
Plot time: Jul 25, 2025 - 8:49am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L3.2 Details - Pickleball



1 TERMINAL POST
2 FENCE FABRIC, PLACE ON COURT SIDE
3 BOTTOM RAIL
4 TOP RAIL
5 CONCRETE COURT CURB

1 PICKLEBALL COURT, END FENCE

1/4" = 1'-0" P-25-EAS-35

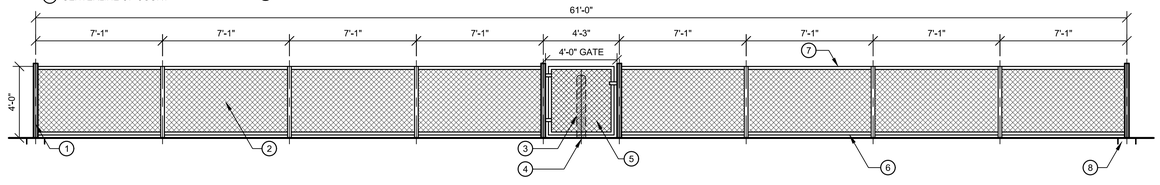


1 PRESSED STEEL POST CAP
2 1 5/8" O.D. TOP RAIL TYP.
3 FABRIC TIE 1'0" O.C.
4 9 GUAGE BLACK VINYL COATED CHAIN LINK FABRIC SELVAGE KNUCKED TOP AND BOTTOM
5 LINE POST CAP
6 2 1/2" LINE POST TYP.
7 LINE POST TIE 1'-0" O.C.
8 3" O.D. TERMINAL POST, BLACK VINYL COATED
9 BEVELED TENSION BAND 1'-0" O.C.
10 1/4" X 3/4" TENSION BAR
11 CONCRETE POST FOOTING SEE FENCE POST SECTION DETAIL
12 1 5/8" O.D. BOTTOM RAIL
13 PICKLEBALL COURT PAVEMENT
14 ACYRLIC SURFACING
15 CONCRETE GATE POST FOOTINGS
16 4' WIDTH, 4' HEIGHT GATE TO MATCH FENCE FABRIC OUTWARD OPEN SWING. SEE LAYOUT PLAN FOR GATE LOCATIONS.

2 PICKLEBALL FENCE MATERIALS, TYPICAL

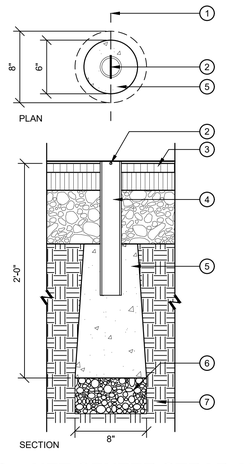
1/4" = 1'-0" P-25-EAS-40

1 TERMINAL POST
2 FENCE FABRIC, PLACE ON COURT SIDE
3 NET POST (BEYOND)
4 CENTERLINE OF COURT
5 GATE WITH OUTWARD OPEN SWING. SEE LAYOUT PLAN FOR GATE LOCATIONS
6 BOTTOM RAIL
7 TOP RAIL
8 CONCRETE COURT CURB



3 PICKLEBALL COURT - SIDE FENCE WITH GATE

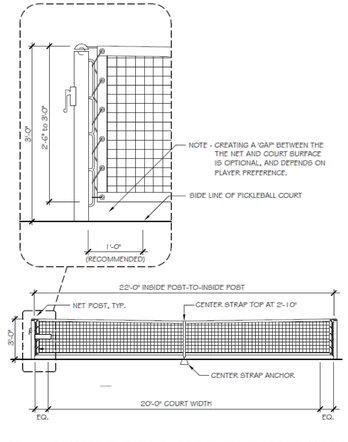
1/4" = 1'-0" P-25-EAS-34



1 NET LINE
2 PIN, ALIGN WITH NET
3 COURT PAVEMENT, TYP
4 CENTER STRAP ANCHOR
5 CONCRETE FOOTING
6 COMPACTED AGGREGATE BASE
7 COMPACTED SUBGRADE

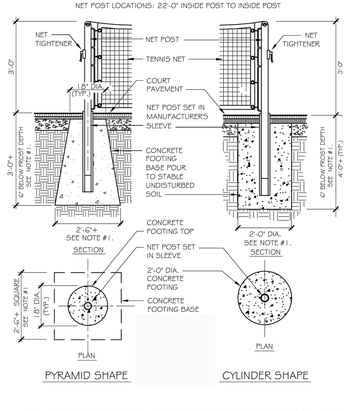
4 NET CENTER STRAP ANCHOR

1 1/2" = 1'-0" P-25-EAS-37



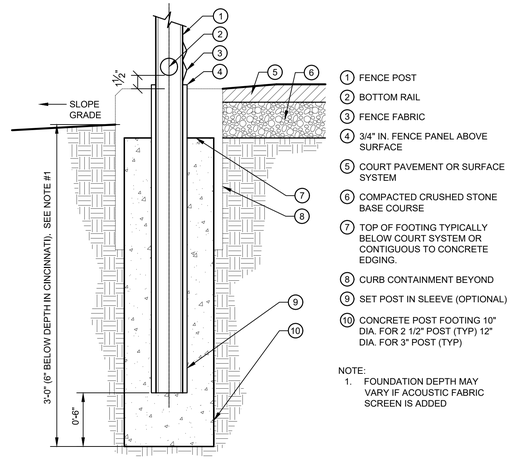
5 PICKLEBALL NET ELEVATIONS

3/16" = 1'-0" P-25-EAS-38



6 PICKLEBALL NET POST FOOTING

3/8" = 1'-0" P-25-EAS-36

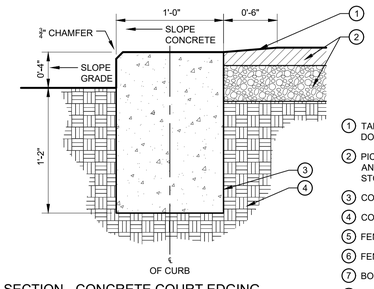


1 FENCE POST
2 BOTTOM RAIL
3 FENCE FABRIC
4 3/4" IN. FENCE PANEL ABOVE SURFACE
5 COURT PAVEMENT OR SURFACE SYSTEM
6 COMPACTED CRUSHED STONE BASE COURSE
7 TOP OF FOOTING TYPICALLY BELOW COURT SYSTEM OR CONTIGUOUS TO CONCRETE EDGING.
8 CURB CONTAINMENT BEYOND
9 SET POST IN SLEEVE (OPTIONAL)
10 CONCRETE POST FOOTING 10" DIA. FOR 2 1/2" POST (TYP) 12" DIA. FOR 3" POST (TYP)

NOTE:
1. FOUNDATION DEPTH MAY VARY IF ACOUSTIC FABRIC SCREEN IS ADDED

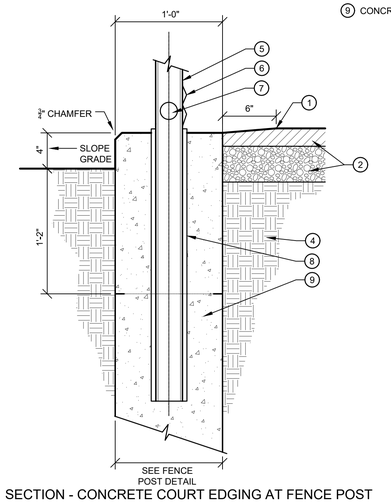
7 FENCE POST SECTION (PICKLEBALL)

1 1/2" = 1'-0" P-25-EAS-32



1 TAPER ASHPALT PAVEMENT DOWN TO CURB
2 PICKLEBALL COURT SURFACE AND COMPACTED CRUSHED STONE BASE COURSE
3 CONCRETE EDGING
4 COMPACTED SUBGRADE
5 FENCE POST
6 FENCE FABRIC
7 BOTTOM RAIL
8 FENCE POST IN (OPTIONAL) SLEEVE
9 CONCRETE POST FOOTING

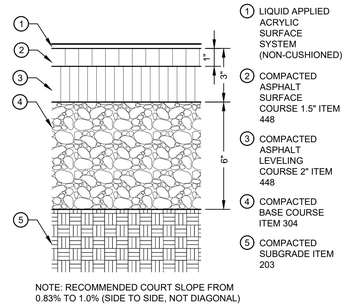
SECTION - CONCRETE COURT EDGING



SECTION - CONCRETE COURT EDGING AT FENCE POST

8 POURED CONCRETE COURT EDGE

1 1/2" = 1'-0" P-25-EAS-33



1 LIQUID APPLIED ACRYLIC SURFACE SYSTEM (NON-CUSHIONED)
2 COMPACTED ASPHALT SURFACE COURSE 1.5" ITEM 448
3 COMPACTED ASPHALT LEVELING COURSE 2" ITEM 448
4 COMPACTED BASE COURSE ITEM 304
5 COMPACTED SUBGRADE ITEM 203

NOTE: RECOMMENDED COURT SLOPE FROM 0.83% TO 1.0% (SIDE TO SIDE, NOT DIAGONAL)

9 ASPHALT COURT SECTION

3" = 1'-0" P-25-EAS-31

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Item	Revision Description	Date	Drwn.	Chk.

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

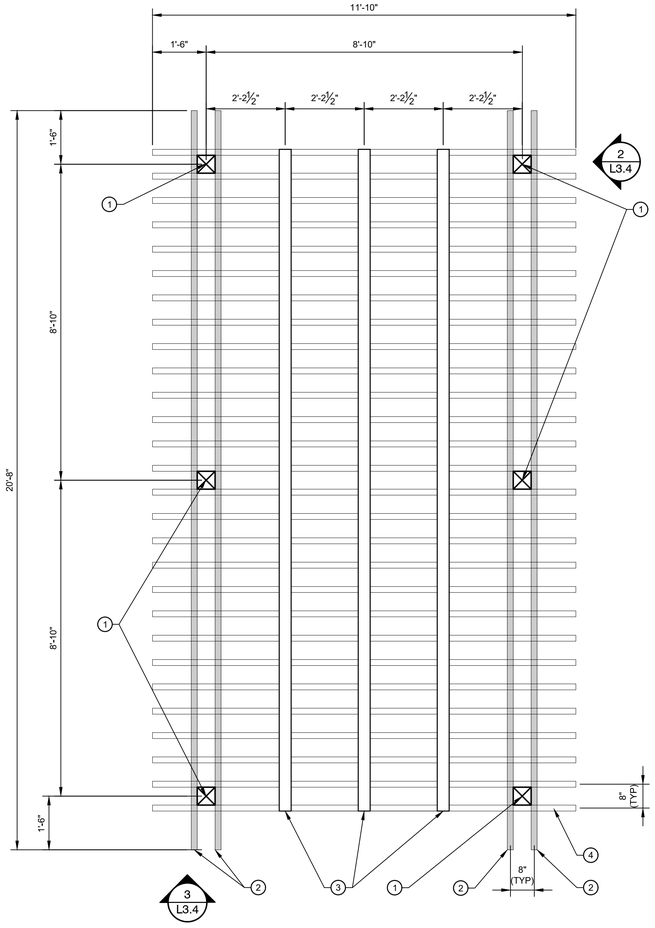
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DETAILS - PICKLEBALL COURT

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Sheet: L3.3

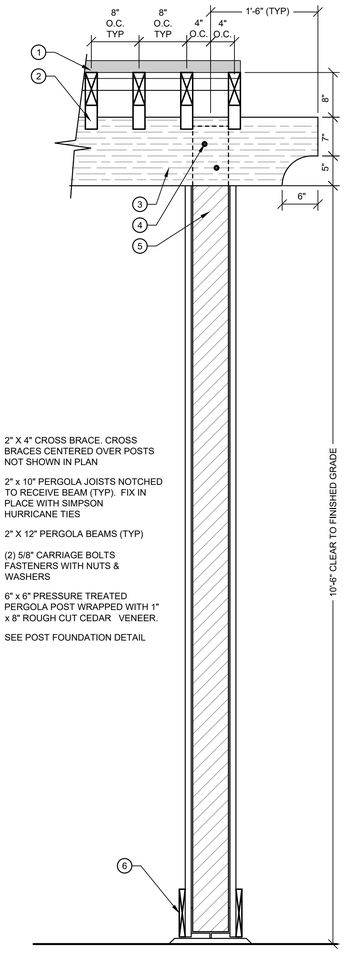
Plot time: Jul 25, 2025 - 8:49am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L3.3 Details - Pickleball



1. 6" x 6" PRESSURE TREATED PERGOLA POST WRAPPED WITH 1" x 8" ROUGH CUT CEDAR VENEER.
2. 2" X 12" PERGOLA BEAMS
3. 2"x4"x9'-8" CROSS BRACE - NOTE THAT CROSS BRACES CENTERED OVER POSTS NOT SHOWN - CUT ENDS FLUSH WITH EDGE OF JOIST
4. 2" x 10" PERGOLA JOISTS NOTCHED TO RECEIVE BEAM (TYP). FIX IN PLACE WITH SIMPSON HURRICANE TIES

1 PLAN VIEW - PERGOLA

1/2" = 1'-0" P-25-EAS-29

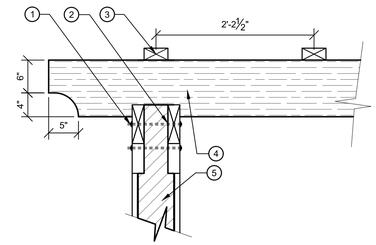


1. 2" X 4" CROSS BRACE. CROSS BRACES CENTERED OVER POSTS NOT SHOWN IN PLAN
2. 2" x 10" PERGOLA JOISTS NOTCHED TO RECEIVE BEAM (TYP). FIX IN PLACE WITH SIMPSON HURRICANE TIES
3. 2" X 12" PERGOLA BEAMS (TYP)
4. (2) 5/8" CARRIAGE BOLTS FASTENERS WITH NUTS & WASHERS
5. 6" x 6" PRESSURE TREATED PERGOLA POST WRAPPED WITH 1" x 8" ROUGH CUT CEDAR VENEER.
6. SEE POST FOUNDATION DETAIL

2 EAST-WEST VIEW OF PERGOLA

1" = 1'-0" P-25-EAS-47

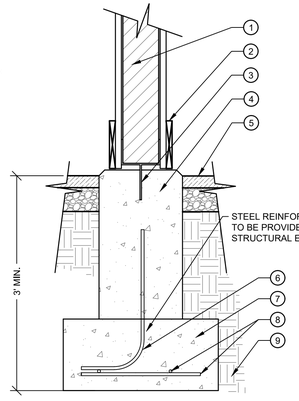
1. (2) 5/8" CARRIAGE BOLTS FASTENERS WITH NUTS & WASHERS, GALVANIZED
2. 2" X 12" PERGOLA BEAMS (TYP), WESTERN RED CEDAR
3. 2" X 4" PURLIN. WESTERN RED CEDAR
4. 2" x 10" JOIST (TYP), WESTERN RED CEDAR, NOTCHED TO RECEIVE BEAM (TYP). FIX IN PLACE WITH SIMPSON HURRICANE TIES
5. 6" x 6" PRESSURE TREATED PERGOLA POST WRAPPED WITH 1" x 8" ROUGH CUT WESTERN RED CEDAR VENEER.



3 NORTH-SOUTH VIEW OF PERGOLA TOP

1" = 1'-0" P-25-EAS-30

1. 6" x 6" PRESSURE TREATED PERGOLA POST WRAPPED WITH 1" x 8" ROUGH CUT CEDAR VENEER.
2. 1" x 8" CEDAR BASE - MITER EDGES
3. SIMPSON STRONG TIE ELEVATED POST BASE EPB66HDG (TYP)
4. POURED CONCRETE PIER
5. FINISHED GRADE
6. REBAR REINFORCING AND FOOTER TO BE PROVIDED BY STRUCTURAL ENGINEER
7. POURED SQUARE CONCRETE FOOTING TO BE PROVIDED BY ENGINEER
8. #5'S HORIZONTAL @ 12" O.C. EACH WAY
9. COMPACTED SUBGRADE



4 SECTION - PERGOLA POST FOUNDATION

1" = 1'-0" P-25-EAS-48

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EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

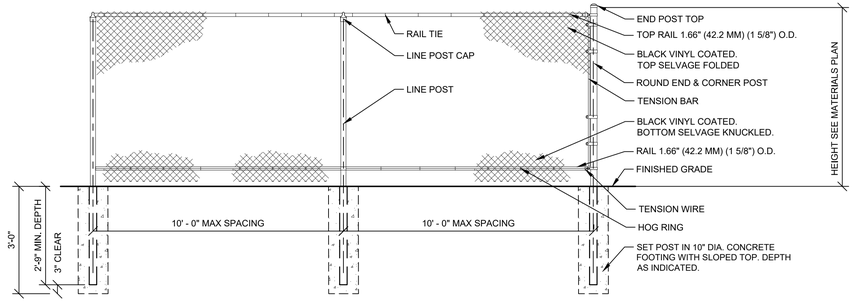
DETAILS - PERGOLA

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Plot time: Jul 25, 2025 - 8:49am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L3.4 Details - Pergola

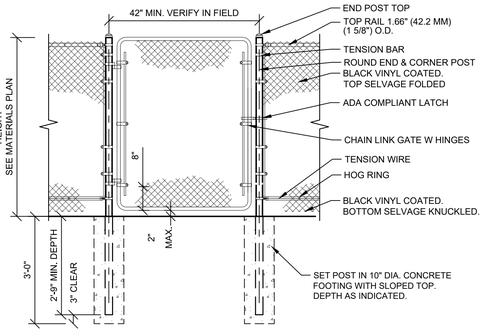
NOTES:
1. CHAIN LINK FENCE, GATE, POST, RODS AND FABRIC SHALL BE VINYL COATED, COLOR: BLACK



1 FENCE - CHAIN LINK - DOG PARK

1/2" = 1'-0" P-25-EAS-67

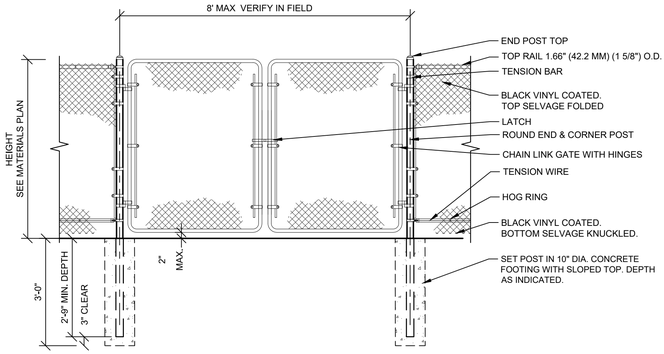
NOTES:
1. CHAIN LINK FENCE, GATE, POST, RODS AND FABRIC SHALL BE VINYL COATED, COLOR: BLACK
2. VERIFY LOCATION IN FIELD, COORDINATE WITH GENERAL CONTRACTOR AND OWNER.
3. ALL GATE LATCHES AND LOCKS TO BE INSTALLED AT A MAXIMUM HEIGHT OF 48" ABOVE GRADE.



2 GATE - CHAIN LINK - SINGLE SWING

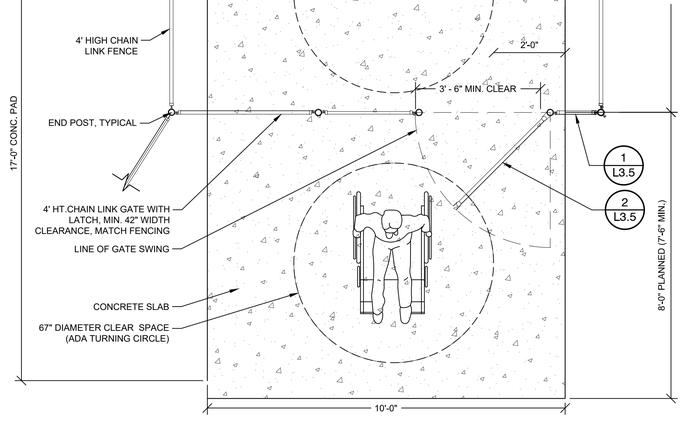
1/2" = 1'-0" P-25-EAS-66

NOTES:
1. CHAIN LINK FENCE, GATE, POST, RODS AND FABRIC SHALL BE VINYL COATED, COLOR: BLACK
2. VERIFY LOCATION IN FIELD, COORDINATE WITH GENERAL CONTRACTOR AND OWNER.
3. ALL GATE LATCHES AND LOCKS TO BE INSTALLED AT A MAXIMUM HEIGHT OF 48" ABOVE GRADE.



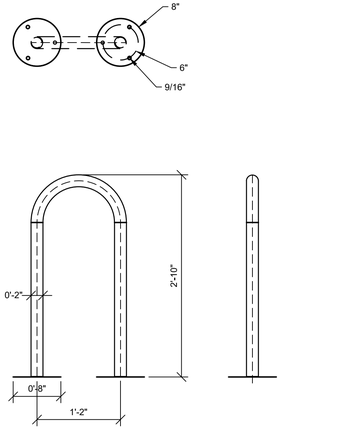
3 GATE - CHAIN LINK - DOUBLE SWING

1/2" = 1'-0" P-25-EAS-65



4 GATE CLEARANCE - DOG PARK

1/2" = 1'-0" P-25-EAS-41



5 BIKE RACK

NOT TO SCALE P-25-EAS-53

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EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

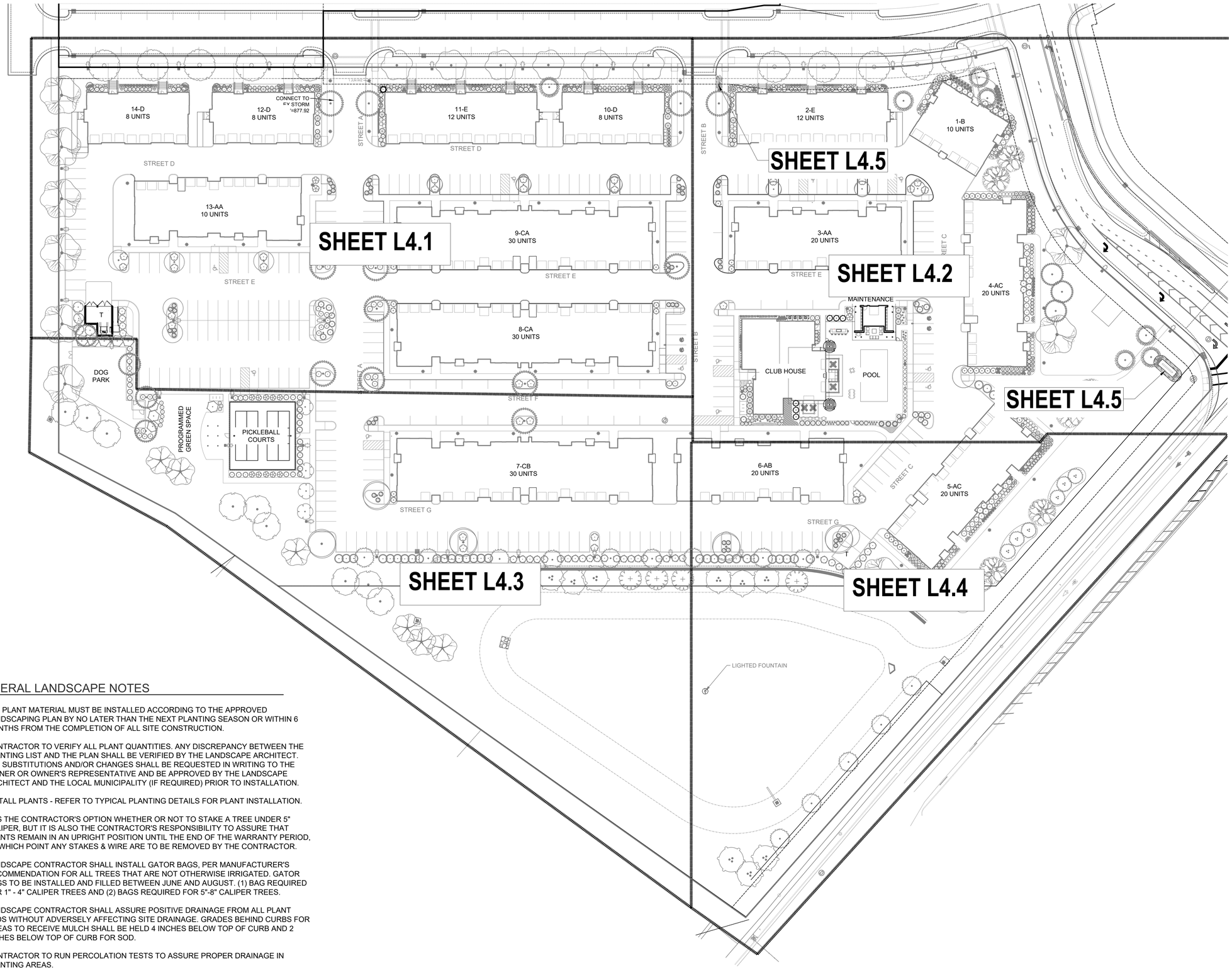
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DETAILS - GATES AND FENCES

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GENERAL LANDSCAPE NOTES

A. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.

B. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.

C. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.

D. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.

E. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED. GATOR BAGS TO BE INSTALLED AND FILLED BETWEEN JUNE AND AUGUST. (1) BAG REQUIRED FOR 1" - 4" CALIPER TREES AND (2) BAGS REQUIRED FOR 5"-8" CALIPER TREES.

F. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.

G. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

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EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

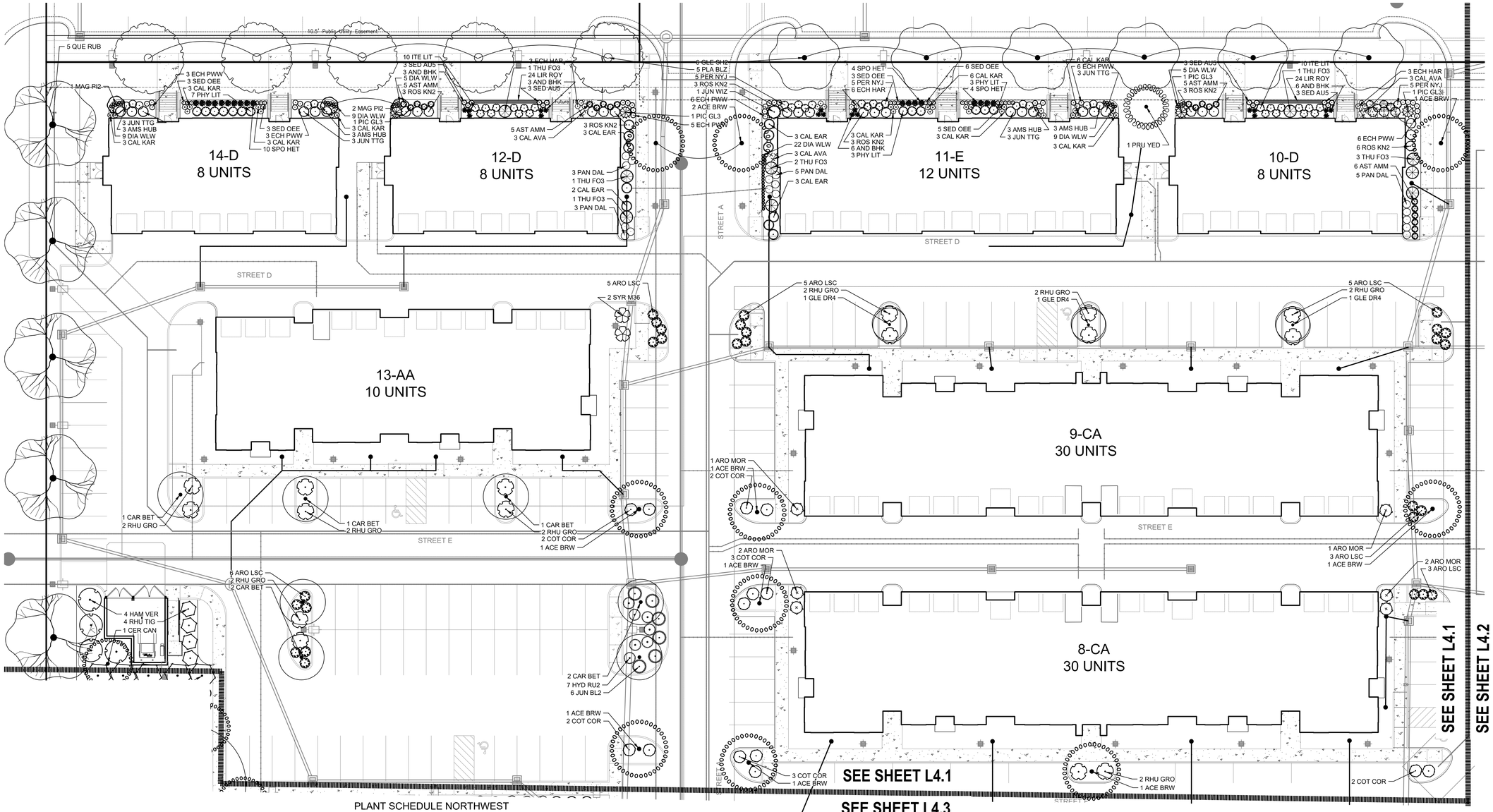
LANDSCAPE PLAN - OVERALL

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Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L4.0

Plot time: Oct 08, 2025 - 2:48pm
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L4.0 LANDSCAPE PLAN - OVERALL

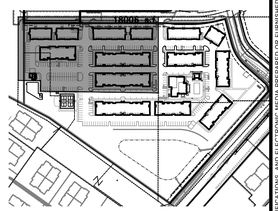
NORTHWEST PLANTING PLAN (SCALE 1" = 20')



PLANT SCHEDULE NORTHWEST

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
ACE BRW	10	Acer rubrum 'Brandywine'	Brandywine Red Maple	B & B	2.0" Cal
CAR BET	7	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbean	B & B	2.0" Cal
GLE SH2	6	Gleditsia triacanthos f. inermis 'Shademaster' TM	Shademaster Honeylocust	B & B	2.0" Cal
GLE DR4	3	Gleditsia triacanthos f. inermis 'Street Keeper'	Draves Honeylocust	B & B	2.0" Cal
PLA BLZ	5	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.0" Cal
QUE RUB	5	Quercus rubra	Red Oak	B & B	2.0" Cal
EVERGREEN TREES					
JUN WIZ	2	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	B & B	6` Ht.
ORNAMENTAL TREES					
CER CAN	1	Cercis canadensis	Eastern Redbud	B & B	1.5" Cal
MAG PI2	3	Magnolia stellata 'Pink Stardust'	Pink Stardust Star Magnolia	B & B	1.5" Cal
PRU YED	1	Prunus x yedoensis	Yoshino Cherry	B & B	1.5" Cal
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ANNUALS/PERENNIALS					
AMS HUB	24	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
AST AMM	42	Astilbe chinensis 'Dark Side of the Moon'	Dark Side of the Moon Astilbe	1 gal	Clump
DIA WLW	118	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pink	1 gal	Clump
ECH HAR	24	Echinacea x 'Harvest Moon'	Harvest Moon Coneflower	2 gal	Clump
ECH PWW	58	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump
PER NYJ	30	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal	Clump
SED AU5	24	Sedum x 'Autumn Fire'	Autumn Fire Sedum	1 gal	Clump
SED OEE	40	Sedum x 'Frosted Fire'	Frosted Fire Stonecrop	1 gal	Clump
DECIDUOUS SHRUBS					
ARO MOR	6	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	3 gal	18" Ht.
ARO LSC	27	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound® Black Chokeberry	3 gal	18" Ht.
CAL EAR	22	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	3 gal	18" Ht.
HAM VER	4	Hamamelis vernalis	Vernal Witchhazel	B & B	36" Ht.
HYD RU2	7	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	5 gal	24" Ht.
ITE LIT	40	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	3 gal	18" Ht.
PHY LIT	26	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	3 gal	18" Ht.
RHU GRO	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal	18" Ht.
RHU TIG	4	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	18" Ht.
ROS KN2	42	Rosa shrub 'Knock Out'	Knock Out Rose	3 gal	18" Ht.
SYR M36	2	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal	18" Ht.
EVERGREEN SHRUBS					
COT COR	14	Cotoneaster apiculatus	Cotoneaster	3 gal	18" Ht.
JUN TTG	24	Juniperus communis 'SMNJCB'	Tortuga® Common Juniper	3 gal	12" Ht.
JUN BL2	6	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3 gal	15" Ht.
PIC GL3	8	Picea pungens glauca 'Globosa'	Globe Blue Spruce	B & B	18" Ht.
THU FO3	18	Thuja plicata 'Forever Goldy'	Forever Goldy Arborvitae	5 gal	24" Ht.
ORNAMENTAL GRASSES					
AND BHK	36	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	2 gal	Clump
CAL AVA	18	Calamagrostis x acutiflora 'Avalanche'	Avalanche Reed Grass	2 gal	Clump
CAL KAR	66	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN DAL	32	Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	3 gal	Clump
SPO HET	36	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
EVERGREEN GROUNDCOVERS					
LIR ROY	96	Liriope muscari 'Royal Purple'	Royal Purple Liriope	1 gal	15" o.c.

KEY MAP



Basis of Bearing:
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE PLAN - NORTHWEST

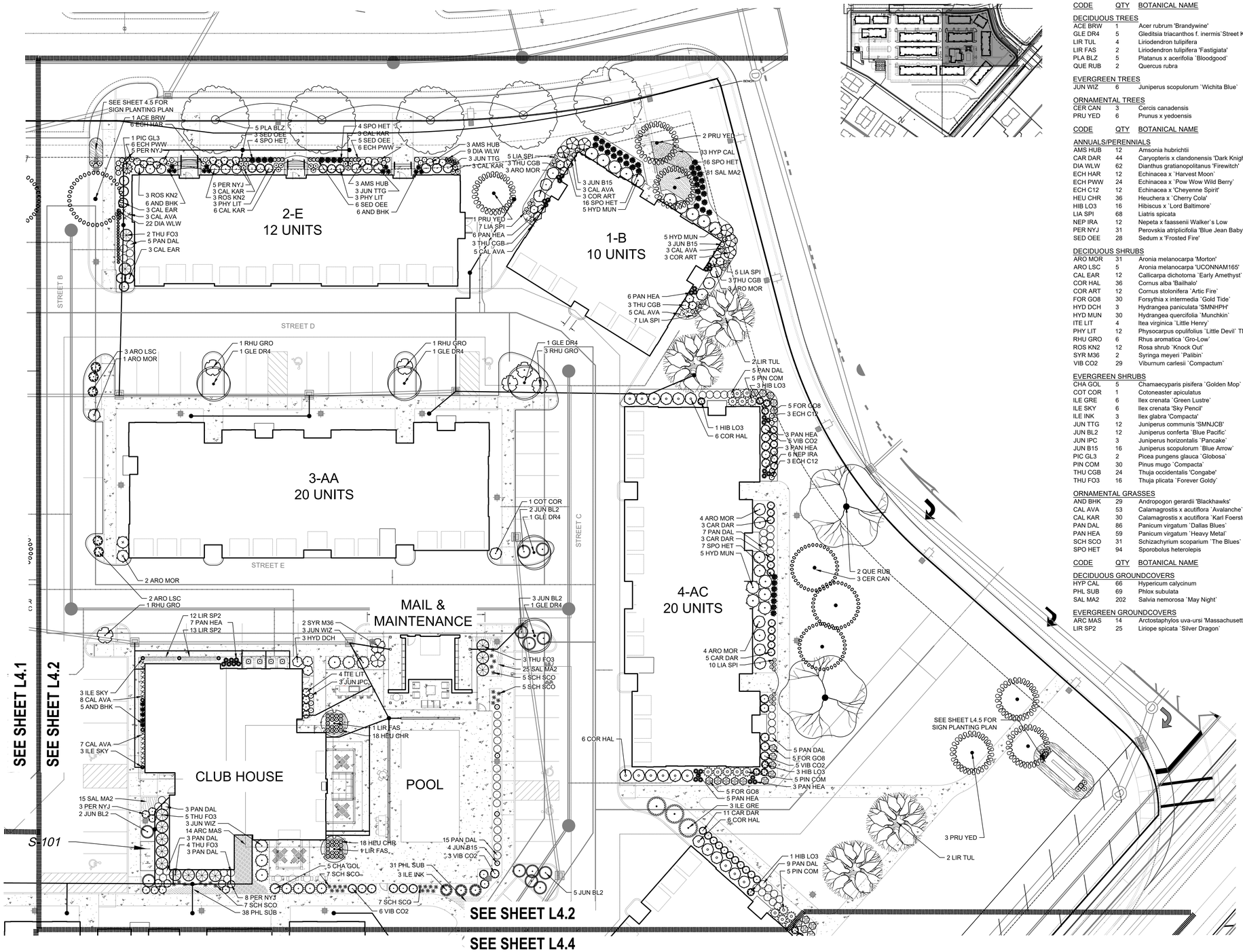
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Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L4.1

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Plot time: Oct 08, 2025 - 2:49pm
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L4.1 LANDSCAPE PLAN - NORTHWEST

NORTHEAST PLANTING PLAN (SCALE 1" = 20')



KEY MAP

PLANT SCHEDULE NORTHEAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
ACE BRW	1	Acer rubrum 'Brandywine'	Brandywine Red Maple	B & B	2.0" Cal
GLE DR4	5	Gleditsia triacanthos f. inermis`Street Keeper`	Draves Honeylocust	B & B	2.0" Cal
LIR TUL	4	Liriodendron tulipifera	Tuliptree	B & B	2.0" Cal
LIR FAS	2	Liriodendron tulipifera 'Fastigiata'	Columnar Tulip Poplar	B & B	2.0" Cal
PLA BLZ	5	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.0" Cal
QUE RUB	2	Quercus rubra	Red Oak	B & B	2.0" Cal
EVERGREEN TREES					
JUN WIZ	6	Juniperus scopulorum `Wichita Blue`	Wichita Blue Juniper	B & B	6` Ht.
ORNAMENTAL TREES					
CER CAN	3	Cercis canadensis	Eastern Redbud	B & B	1.5" Cal
PRU YED	6	Prunus x yedoensis	Yoshino Cherry	B & B	1.5" Cal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ANNUALS/PERENNIALS					
AMS HUB	12	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
CAR DAR	44	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	1 gal	Clump
DIA WLW	62	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pink	1 gal	Clump
ECH HAR	12	Echinacea x `Harvest Moon`	Harvest Moon Coneflower	2 gal	Clump
ECH PWW	24	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
ECH C12	12	Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 gal	Clump
HEU CHR	36	Heuchera x `Cherry Cola`	Cherry Cola Coral Bells	2 gal	Clump
HIB LO3	16	Hibiscus x `Lord Baltimore`	Lord Baltimore Rose Mallow	3 gal	Clump
LIA SPI	68	Liatris spicata	Blazing Star	2 gal	Clump
NEP IRA	12	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
PER NYJ	31	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal	Clump
SED OEE	28	Sedum x 'Frosted Fire'	Frosted Fire Stonecrop	1 gal	Clump
DECIDUOUS SHRUBS					
ARO MOR	31	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	3 gal	18" Ht.
ARO LSC	5	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound® Black Chokeberry	3 gal	18" Ht.
CAL EAR	12	Callicarpa dichotoma `Early Amethyst`	Early Amethyst Beautyberry	3 gal	18" Ht.
COR HAL	36	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 gal	24" Ht.
COR ART	12	Cornus stolonifera `Artic Fire`	Artic Fire Dogwood	5 gal	24" Ht.
FOR GO8	30	Forsythia x intermedia `Gold Tide`	Gold Tide Forsythia	3 gal	18" Ht.
HYD DCH	3	Hydrangea paniculata 'SMNHPH'	Little Lime Punch® Hydrangea	B & B	18" Ht.
HYD MUN	30	Hydrangea quercifolia `Munchkin`	Munchkin Oakleaf Hydrangea	5 gal	18" Ht.
ITE LIT	4	Itea virginica `Little Henry`	Little Henry Virginia Sweetspire	3 gal	18" Ht.
PHY LIT	12	Physocarpus opulifolius `Little Devil` TM	Dwarf Ninebark	3 gal	18" Ht.
RHU GRO	6	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
ROS KN2	12	Rosa shrub `Knock Out`	Knock Out Rose	3 gal	18" Ht.
SYR M36	2	Syringa meyeri `Palibin`	Dwarf Korean Lilac	5 gal	18" Ht.
VIB CO2	29	Viburnum carlesii `Compactum`	Compact Korean Spice Viburnum	5 gal	18" Ht.
EVERGREEN SHRUBS					
CHA GOL	5	Chamaecyparis pisifera `Golden Mop`	Golden Mop False Cypress	3 gal	18" Ht.
COT COR	1	Cotoneaster apiculatus	Cotoneaster	3 gal	18" Ht.
ILE GRE	6	Ilex crenata `Green Lustre`	Green Luster Japanese Holly	B & B	18" Ht.
ILE SKY	6	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	3 gal	18" Ht.
ILE INK	3	Ilex glabra 'Compacta'	Compact Inkberry	3 gal	15" Ht.
JUN TTG	12	Juniperus communis 'SMNJCB'	Tortuga® Common Juniper	3 gal	12" Ht.
JUN BL2	12	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	3 gal	15" Ht.
JUN IPC	3	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	12" Ht.
JUN B15	16	Juniperus scopulorum `Blue Arrow`	Blue Arrow Juniper	B & B	6` Ht.
PIC GL3	2	Picea pungens glauca `Globosa`	Globe Blue Spruce	B & B	18" Ht.
PIN COM	30	Pinus mugo `Compacta`	Dwarf Mugo Pine	B & B	18" Ht.
THU CGB	24	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	3 gal	18" Ht.
THU FO3	16	Thuja plicata `Forever Goldy`	Forever Goldy Arborvitae	5 gal	24" Ht.
ORNAMENTAL GRASSES					
AND BHK	29	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	2 gal	Clump
CAL AVA	53	Calamagrostis x acutiflora `Avalanche`	Avalanche Reed Grass	2 gal	Clump
CAL KAR	30	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN DAL	86	Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	3 gal	Clump
PAN HEA	59	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	2 gal	Clump
SCH SCO	31	Schizachyrium scoparium `The Blues`	The Blues Little Bluestem	2 gal	Clump
SPO HET	94	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
DECIDUOUS GROUNDCOVERS					
HYP CAL	66	Hypericum calycinum	Creeping St. John`s Wort	1 gal	24" o.c.
PHL SUB	69	Phlox subulata	Creeping Phlox	1 gal	15" o.c.
SAL MA2	202	Salvia nemorosa `May Night`	May Night Sage	2 gal	18" o.c.
EVERGREEN GROUNDCOVERS					
ARC MAS	14	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	3 gal	48"o.c.
LIR SP2	25	Liriope spicata `Silver Dragon`	Creeping Lily Turf	1 gal	18" o.c.

Basis of Bearing:
State Plane NAD83 (2011)

0 10 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-08-25	LEM	

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS
SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE PLAN - NORTHEAST

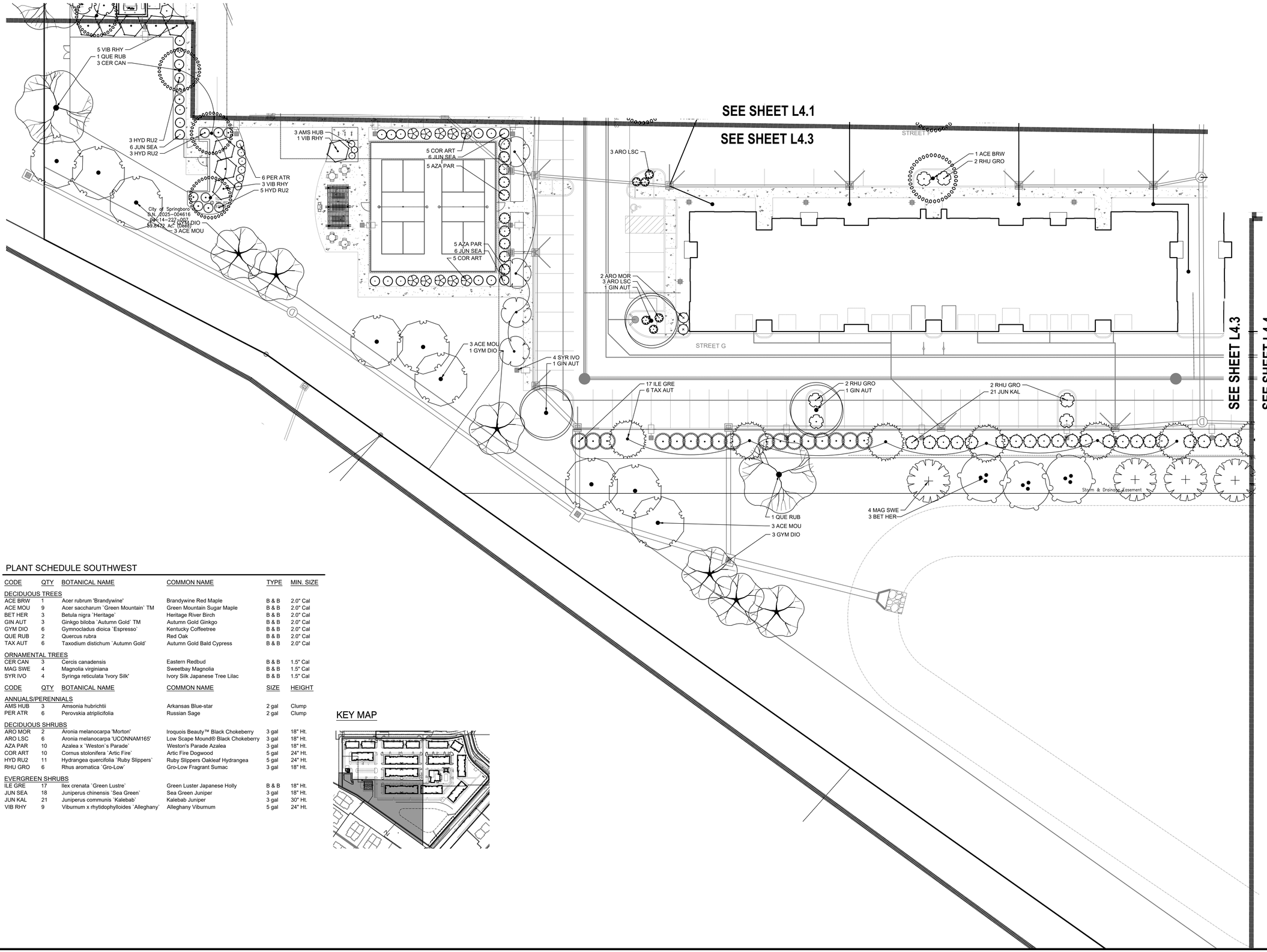
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Drawn by: CDS
Checked By: XXX
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Sheet: L4.2

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Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L4.2 LANDSCAPE PLAN - NORTHEAST

SOUTHWEST PLANTING PLAN (SCALE 1" = 20')



PLANT SCHEDULE SOUTHWEST

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
ACE BRW	1	Acer rubrum 'Brandywine'	Brandywine Red Maple	B & B	2.0" Cal
ACE MOU	9	Acer saccharum `Green Mountain` TM	Green Mountain Sugar Maple	B & B	2.0" Cal
BET HER	3	Betula nigra `Heritage`	Heritage River Birch	B & B	2.0" Cal
GIN AUT	3	Ginkgo biloba `Autumn Gold` TM	Autumn Gold Ginkgo	B & B	2.0" Cal
GYM DIO	6	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	B & B	2.0" Cal
QUE RUB	2	Quercus rubra	Red Oak	B & B	2.0" Cal
TAX AUT	6	Taxodium distichum `Autumn Gold`	Autumn Gold Bald Cypress	B & B	2.0" Cal
ORNAMENTAL TREES					
CER CAN	3	Cercis canadensis	Eastern Redbud	B & B	1.5" Cal
MAG SWE	4	Magnolia virginiana	Sweetbay Magnolia	B & B	1.5" Cal
SYR IVO	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	1.5" Cal
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ANNUALS/PERENNIALS					
AMS HUB	3	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
PER ATR	6	Perovskia atriplicifolia	Russian Sage	2 gal	Clump
DECIDUOUS SHRUBS					
ARO MOR	2	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	3 gal	18" Ht.
ARO LSC	6	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound® Black Chokeberry	3 gal	18" Ht.
AZA PAR	10	Azalea x `Weston's Parade`	Weston's Parade Azalea	3 gal	18" Ht.
COR ART	10	Cornus stolonifera `Artic Fire`	Artic Fire Dogwood	5 gal	24" Ht.
HYD RU2	11	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Oakleaf Hydrangea	5 gal	24" Ht.
RHU GRO	6	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
EVERGREEN SHRUBS					
ILE GRE	17	Ilex crenata `Green Lustre`	Green Luster Japanese Holly	B & B	18" Ht.
JUN SEA	18	Juniperus chinensis `Sea Green`	Sea Green Juniper	3 gal	18" Ht.
JUN KAL	21	Juniperus communis `Kalebab`	Kalebab Juniper	3 gal	30" Ht.
VIB RHY	9	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	5 gal	24" Ht.

KEY MAP

Basis of Bearing:
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

EASTON FARM APARTMENTS CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE PLAN - SOUTHWEST

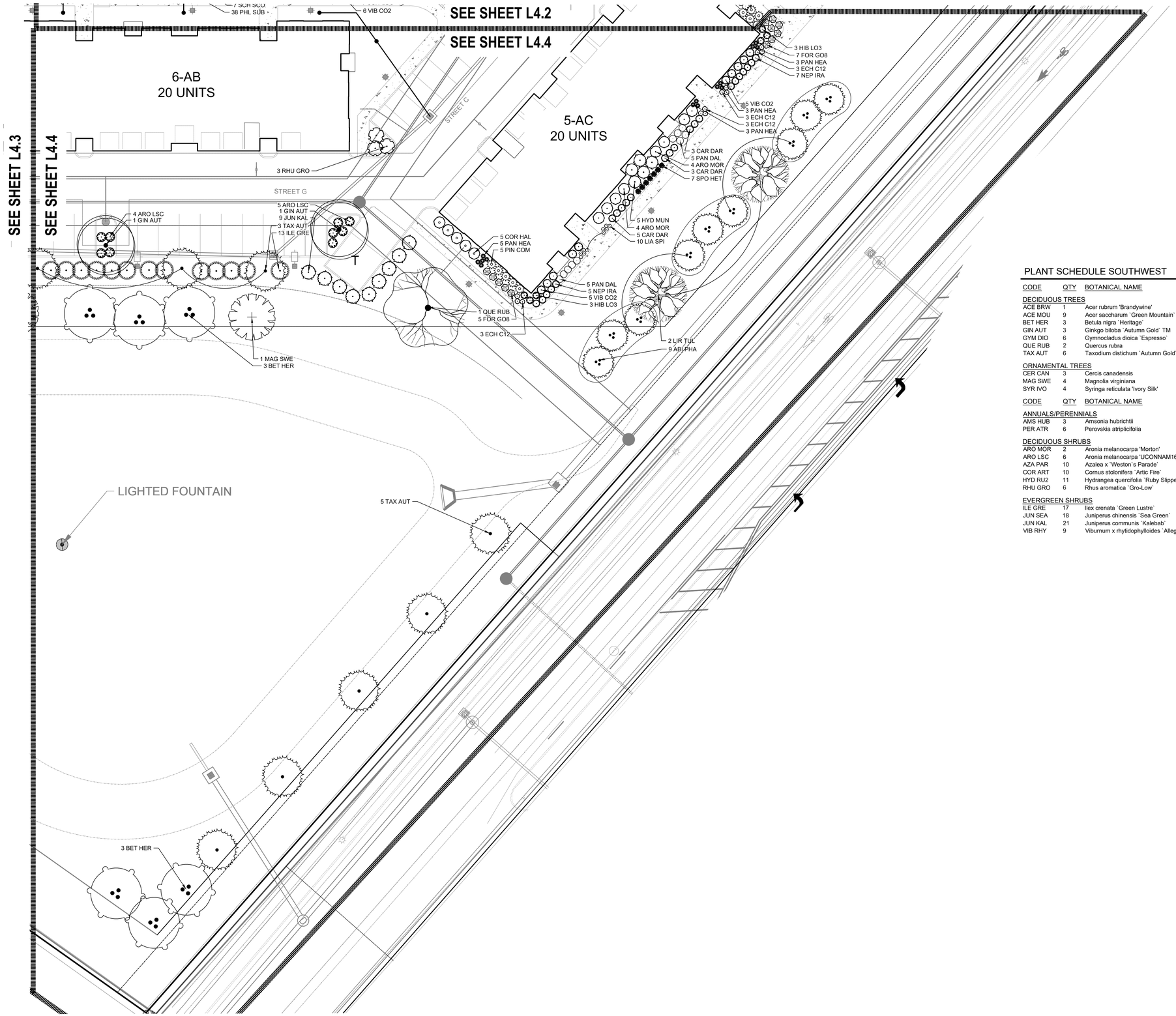
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Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L4.3

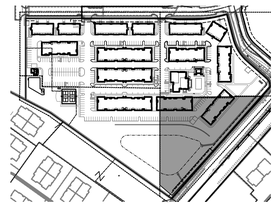
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Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L4.3 LANDSCAPE PLAN - SOUTHWEST

SOUTHEAST PLANTING PLAN (SCALE 1" = 20')



KEY MAP



PLANT SCHEDULE SOUTHWEST

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
ACE BRW	1	Acer rubrum 'Brandywine'	Brandywine Red Maple	B & B	2.0" Cal
ACE MOU	9	Acer saccharum `Green Mountain` TM	Green Mountain Sugar Maple	B & B	2.0" Cal
BET HER	3	Betula nigra `Heritage`	Heritage River Birch	B & B	2.0" Cal
GIN AUT	3	Ginkgo biloba `Autumn Gold` TM	Autumn Gold Ginkgo	B & B	2.0" Cal
GYM DIO	6	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	B & B	2.0" Cal
QUE RUB	2	Quercus rubra	Red Oak	B & B	2.0" Cal
TAX AUT	6	Taxodium distichum `Autumn Gold`	Autumn Gold Bald Cypress	B & B	2.0" Cal
ORNAMENTAL TREES					
CER CAN	3	Cercis canadensis	Eastern Redbud	B & B	1.5" Cal
MAG SWE	4	Magnolia virginiana	Sweetbay Magnolia	B & B	1.5" Cal
SYR IVO	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	1.5" Cal
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**
ANNUALS/PERENNIALS					
AMS HUB	3	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
PER ATR	6	Perovskia atriplicifolia	Russian Sage	2 gal	Clump
DECIDUOUS SHRUBS					
ARO MOR	2	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	3 gal	18" Ht.
ARO LSC	6	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound® Black Chokeberry	3 gal	18" Ht.
AZA PAR	10	Azalea x `Weston`s Parade`	Weston's Parade Azalea	3 gal	18" Ht.
COR ART	10	Cornus stolonifera `Artic Fire`	Artic Fire Dogwood	5 gal	24" Ht.
HYD RU2	11	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Oakleaf Hydrangea	5 gal	24" Ht.
RHU GRO	6	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
EVERGREEN SHRUBS					
ILE GRE	17	Ilex crenata `Green Lustre`	Green Luster Japanese Holly	B & B	18" Ht.
JUN SEA	18	Juniperus chinensis `Sea Green`	Sea Green Juniper	3 gal	18" Ht.
JUN KAL	21	Juniperus communis `Kalebab`	Kalebab Juniper	3 gal	30" Ht.
VIB RHY	9	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	5 gal	24" Ht.

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Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY COMMENTS	9-26-25	ADH	
2	REVISED PER CITY COMMENTS AND INTERNAL REVIEW	10-06-25	LEM	

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE PLAN - SOUTHEAST

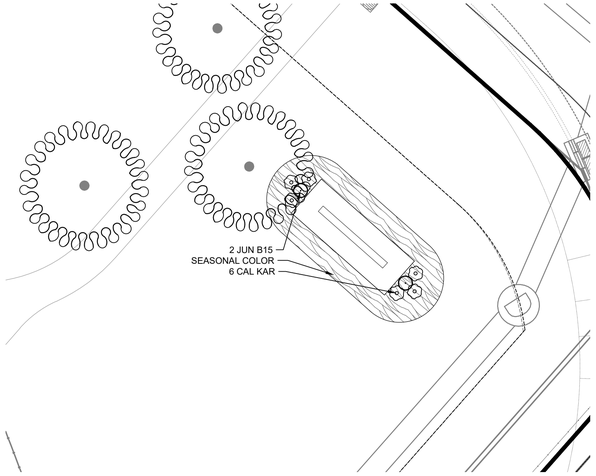
bayer becker
www.bayerbecker.com
1414 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25

Sheet: L4.4

Plot time: Oct 08, 2025 - 2:50pm
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg - Layout Tab: L4.4 LANDSCAPE PLAN - SOUTHEAST

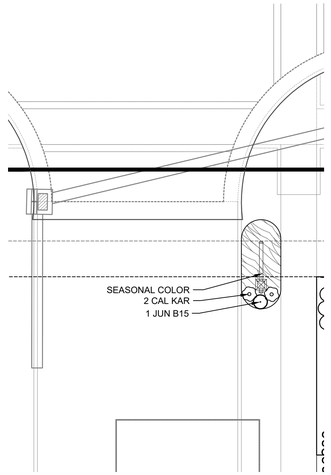
MONUMENT SIGN PLANTING PLAN SCALE: 1' = 10"



PLANT SCHEDULE MONUMENT SIGN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
EVERGREEN SHRUBS					
JUN B15	2	Juniperus scopulorum `Blue Arrow`	Blue Arrow Juniper	B & B	6` Ht.
ORNAMENTAL GRASSES					
CAL KAR	6	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump

ENTRY SIGN PLANTING PLAN SCALE: 1' = 10"



PLANT SCHEDULE ENTRY SIGN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
EVERGREEN SHRUBS					
JUN B15	1	Juniperus scopulorum `Blue Arrow`	Blue Arrow Juniper	B & B	6` Ht.
ORNAMENTAL GRASSES					
CAL KAR	2	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER CITY COMMENTS	9-26-25	ADH	

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

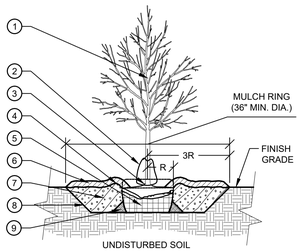
LANDSCAPE PLAN - SIGN

bayer becker
www.bayerbecker.com
1441 Kemper Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 25-0001 LA
Drawn by: CDS
Checked By: LEM
Issue Date: 07/25/25
Sheet: L4.5

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Plot time: Oct 09, 2025 - 10:07am
Drawing name: J:\2025\25-0001\LA\DWG\25-0001 LA.dwg -Layout Tab: L4.5 LANDSCAPE PLAN - SIGN

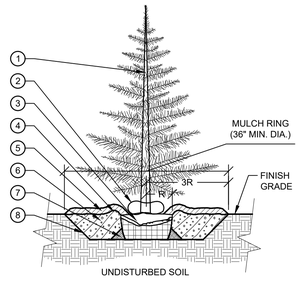


1. CENTRAL LEADER
2. 15 GAL. GATOR BAG (SEE NOTES)
3. ROOT FLARE (IF NEEDED SEE ROOT FLARE CORRECTION DETAIL)
4. SOIL BERM (SEE NOTES)
5. ROOTBALL
6. MULCH (SEE NOTES)
7. AMENDED PLANTING SOIL
8. ROOTBALL PIT
9. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE

NOTES:
- A. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RE-COMPACTED SOIL.
- C. TREE PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- E. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- G. MULCH RING (SEE SPECIFICATIONS FOR DEPTH) AROUND TRUNK. MINIMUM 36" RADIUS DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- H. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. 1"-4" CALIPER (1 BAG). 5"-8" (2 BAGS).
- I. TREES UNDER 5" CALIPER ARE NOT REQUIRED TO BE GUYED UNLESS LOCATED ON SLOPES GREATER THAN 3:1 OR IN A WINDY LOCATION OR OTHER WISE DETERMINED NECESSARY.

1 TYP. TREE PLANTING DETAIL

NOT TO SCALE P-25-EAS-01

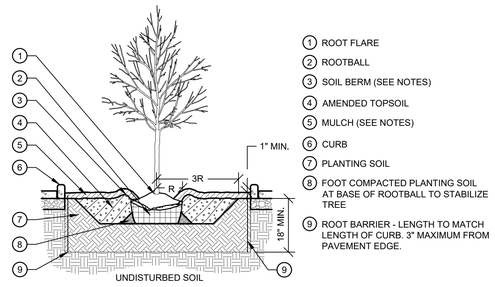


1. CENTRAL LEADER
2. 15 GAL. TREEGATOR JR. PRO (SEE NOTES)
3. ROOTBALL
4. SOIL BERM (SEE NOTES)
5. MULCH (SEE NOTES)
6. AMENDED PLANTING SOIL
7. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE
8. ROOTBALL PIT

NOTES:
- A. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RE-COMPACTED SOIL.
- C. TREE PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- E. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- G. MULCH RING (SEE SPECIFICATIONS FOR DEPTH) AROUND TRUNK. MINIMUM 36" RADIUS DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- H. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG.

2 TYP. EVERGREEN PLANTING DETAIL

NOT TO SCALE P-25-EAS-02

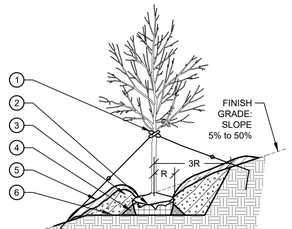


1. ROOT FLARE
2. ROOTBALL
3. SOIL BERM (SEE NOTES)
4. AMENDED TOPSOIL
5. MULCH (SEE NOTES)
6. CURB
7. PLANTING SOIL
8. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE
9. ROOT BARRIER - LENGTH TO MATCH LENGTH OF CURB. 3" MAXIMUM FROM PAVEMENT EDGE.

NOTES:
- A. SOIL SHALL BE EXCAVATED A MINIMUM OF 18" IN TREE ISLAND. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- B. BACKFILL TREE PIT WITH SPECIFIED SOIL MIX. COMPACT IN 6 INCH LIFTS.
- C. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT. TOP OF ROOT BARRIER 1" ABOVE FINISHED GRADE.ROOT BARRIERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- D. MULCH (SEE SPECIFICATIONS FOR DEPTH). DO NOT PLACE MULCH WITHIN 3" OF TRUNK. TOP OF MULCH SHALL BE A MINIMUM OF 1" BELOW ADJACENT CURB/WALK FOR MULCH CONTAINMENT.
- E. SEE TYP. TREE PLANTING DETAIL FOR ADDITIONAL PLANTING NOTES AND DETAILS.

3 TREE ISLAND PLANTING

NOT TO SCALE P-25-EAS-03

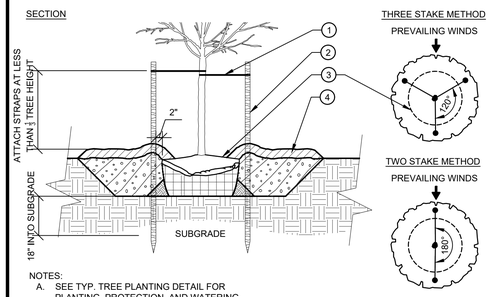


1. SEE TREE STAKING DETAIL ON SLOPES GREATER THAT 3:1.
2. ROOTBALL
3. SOIL BERM (SEE NOTES)
4. FOOT COMPACTED PLANTING SOIL AT BASE OF ROOTBALL TO STABILIZE TREE
5. MULCH
6. AMENDED PLANTING SOIL

NOTES:
- A. SEE TYP. TREE PLANTING DETAIL FOR ADDITIONAL PLANTING NOTES AND DETAILS.
- B. STAKE TREES ON SLOPES GREATER THAN 3:1. SEE TREE STAKING DETAIL AND SPECIFICATIONS.
- C. BACKFILL TREE PIT WITH SPECIFIED SOIL MIX. FOOT COMPACT IN 6 INCH LIFTS.
- D. SOIL BERM 4" HIGH X 8" WIDE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOTBALL FOR 240 DEGREES. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- E. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RE-COMPACTED SOIL.

4 TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE P-25-EAS-04

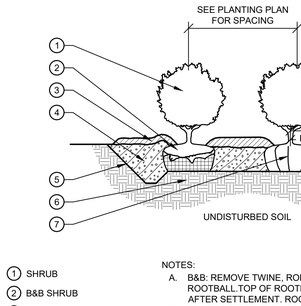


NOTES:
- A. SEE TYP. TREE PLANTING DETAIL FOR PLANTING, PROTECTION, AND WATERING REQUIREMENTS.
- B. TREES UNDER 5" CALIPER ARE NOT REQUIRED TO BE GUYED UNLESS LOCATED ON SLOPES GREATER THAN 3:1 OR IN A WINDY LOCATION OR OTHER WISE DETERMINED NECESSARY.
- C. TREE SHALL BE SECURED WITH (3) GUY WIRES SPACED 120 DEGREES APART. TREE SHALL STAND PLUMB.
- D. GUY WIRES AND STAKES TO BE REMOVED AT END OF GUARANTEE PERIOD.

1. POLYPROPYLENE STRAPS - ATTACH GUYS AT LESS THAN 1/3 OVERALL TREE HEIGHT
2. WOODEN STAKES - PLACE A MINIMUM OF 2" OUTSIDE OF ROOTBALL
3. ROOTBALL
4. MULCH RING

5 TREE STABILIZATION: UPRIGHT STAKING

NOT TO SCALE P-25-EAS-09

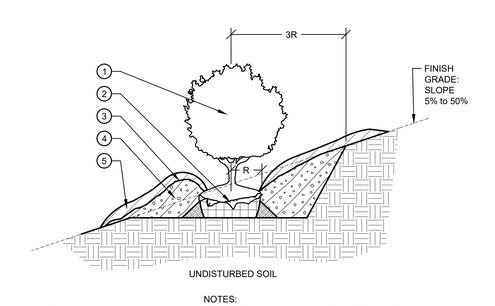


1. SHRUB
2. B&B SHRUB
3. MULCH (SEE NOTES)
4. AMENDED PLANTING SOIL
5. SHRUB PIT
6. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH
7. CONTAINER SHRUB

NOTES:
- A. B&B: REMOVE TWINE, ROPE, WIRE, & BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND SHRUB.
- C. SHRUB PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF SHRUB PIT TO 4" MIN. DEPTH.
- E. SEE SPECIFICATIONS FOR ADDITIONAL SOIL INFORMATION.
- F. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT. BACKFILL IN 6" SOIL LIFTS. LIGHTLY COMPACT.
- G. MULCH ENTIRE SHRUB BED (SEE SPECIFICATIONS FOR DEPTH). MINIMUM 36" RADIUS. DO NOT PLACE MULCH WITHIN 3" OF STEMS.

6 SHRUB PLANTING DETAIL

NOT TO SCALE P-25-EAS-13

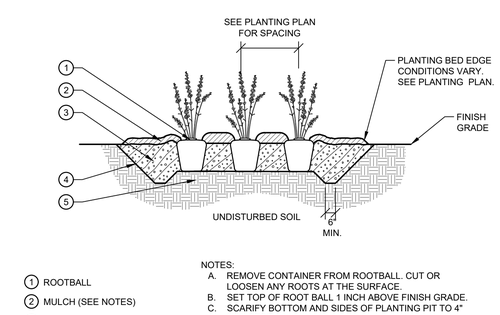


1. SHRUB
2. ROOTBALL
3. SOIL BERM (SEE NOTES)
4. AMENDED PLANTING SOIL
5. MULCH

NOTES:
- A. SEE TYP. SHRUB PLANTING DETAIL FOR ADDITIONAL PLANTING NOTES AND DETAILS.
- B. BACKFILL PLANTING PIT WITH SPECIFIED SOIL MIX. FOOT COMPACT IN 6 INCH LIFTS.
- C. SOIL BERM 4" HIGH X 8" WIDE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOTBALL FOR 240 DEGREES. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- D. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RE-COMPACTED SOIL.
- E. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL.

7 SHRUB ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE P-25-EAS-17

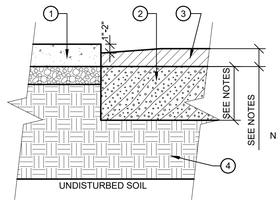


1. ROOTBALL
2. MULCH (SEE NOTES)
3. AMENDED PLANTING SOIL
4. SHRUB PIT
5. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH

NOTES:
- A. REMOVE CONTAINER FROM ROOTBALL. CUT OR LOOSEN ANY ROOTS AT THE SURFACE.
- B. SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.
- C. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO 4" MIN. DEPTH.
- D. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT. BACKFILL IN 6" SOIL LIFTS. LIGHTLY COMPACT.
- E. MULCH ENTIRE SHRUB BED (SEE SPECIFICATIONS FOR DEPTH). MINIMUM 36" RADIUS. DO NOT PLACE MULCH WITHIN 3" OF STEMS.

8 GRASSES & PERENNIALS PLANTING DETAIL

NOT TO SCALE P-25-EAS-14

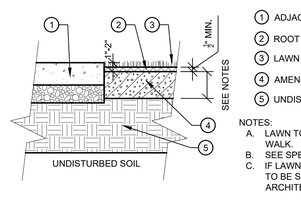


1. ADJACENT PAVEMENT
2. AMENDED TOPSOIL
3. MULCH
4. UNDISTURBED SOIL

NOTES:
- A. TAPER MULCH ALONG PLANTING BED EDGE.
- B. MULCH TO BE HELD 1"-2" BELOW ADJACENT WALK. NO VOLCANO MULCH.

9 MULCH BED ADJACENT TO PAVED SURFACE

NOT TO SCALE P-25-EAS-18

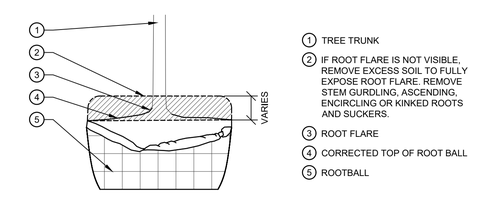


1. ADJACENT PAVEMENT
2. ROOT LAYER
3. LAWN (SOD OR SEED AS SPECIFIED)
4. AMENDED TOPSOIL (SEE NOTES)
5. UNDISTURBED SOIL

NOTES:
- A. LAWN TO BE HELD MIN. 1" BELOW ADJACENT WALK.
- B. SEE SPECIFICATIONS FOR AMENDED SOIL DEPTH.
- C. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

10 LAWN ADJACENT TO PAVED SURFACE

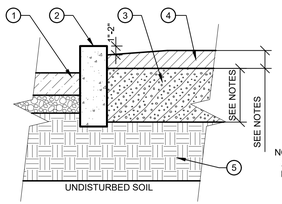
NOT TO SCALE P-25-EAS-23



1. TREE TRUNK
2. IF ROOT FLARE IS NOT VISIBLE, REMOVE EXCESS SOIL TO FULLY EXPOSE ROOT FLARE. REMOVE STEM GURDLING, ASCENDING, ENCIRCLING OR KINKED ROOTS AND SUCKERS.
3. ROOT FLARE
4. CORRECTED TOP OF ROOT BALL
5. ROOTBALL

11 ROOT FLARE CORRECTION

NOT TO SCALE P-25-EAS-06

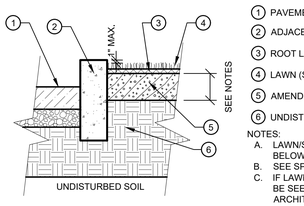


1. PAVEMENT (SEE PAVEMENT DETAIL)
2. ADJACENT CURB (SEE CIVIL PLANS)
3. ROOT LAYER (IF APPLICABLE)
4. LAWN (SOD OR SEED AS SPECIFIED)
5. AMENDED TOPSOIL (SEE NOTES)
6. UNDISTURBED SOIL

NOTES:
- A. TAPER MULCH ALONG PLANTING BED EDGE.
- B. MULCH TO BE HELD 1"-2" BELOW ADJACENT WALK. NO VOLCANO MULCH.

12 MULCH BED ADJACENT TO CURB

NOT TO SCALE P-25-EAS-21

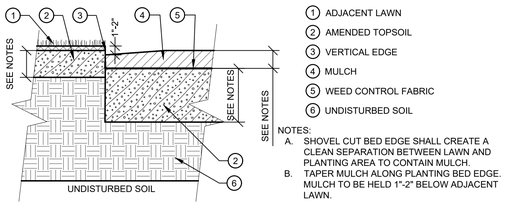


1. PAVEMENT (SEE PAVEMENT DETAIL)
2. ADJACENT CURB (SEE CIVIL PLANS)
3. ROOT LAYER (IF APPLICABLE)
4. LAWN (SOD OR SEED AS SPECIFIED)
5. AMENDED TOPSOIL (SEE NOTES)
6. UNDISTURBED SOIL

NOTES:
- A. LAWN/SOD SURFACE FLUSH WITH OR 1" MAX. BELOW ADJACENT PAVEMENT SURFACE.
- B. SEE SPECIFICATIONS FOR AMENDED SOIL DEPTH.
- C. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

13 LAWN ADJACENT TO CURB

NOT TO SCALE P-25-EAS-20



1. ADJACENT LAWN
2. AMENDED TOPSOIL
3. VERTICAL EDGE
4. MULCH
5. WEED CONTROL FABRIC
6. UNDISTURBED SOIL

NOTES:
- A. SHOVEL CUT BED EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN LAWN AND PLANTING AREA TO CONTAIN MULCH.
- B. TAPER MULCH ALONG PLANTING BED EDGE. MULCH TO BE HELD 1"-2" BELOW ADJACENT LAWN.

7 MULCH BED ADJACENT TO LAWN

NOT TO SCALE P-25-EAS-19

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Item	Revision Description	Date	Drwn.	Chk.

EASTON FARM APARTMENTS
CONSTRUCTION DRAWINGS

SECTION 14, TOWN 2, RANGE 5 BTM
CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP
WARREN COUNTY, OH

LANDSCAPE DETAILS

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SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY
A. SECTION INCLUDES:
1. PLANTS.
2. PLANTING SOILS.
3. MISCELLANEOUS PRODUCTS.

1.3 SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING SOILS.
1. PLANT MATERIALS: INCLUDE QUANTITIES, SIZES, QUALITY, AND SOURCES FOR PLANT MATERIALS.
2. PESTICIDES AND HERBICIDES: INCLUDE PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO THE PROJECT.
B. SAMPLES FOR VERIFICATION: SUBMIT EACH PRODUCT AND MATERIAL WHERE REQUIRED BY THE SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
C. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
1. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
D. MATERIAL TEST REPORTS: FOR STANDARDIZED ASTM D 5268 TOPSOIL, EXISTING NATIVE SURFACE TOPSOIL, AND IMPORTED OR MANUFACTURED TOPSOIL.
E. WARRANTY: SAMPLE OF SPECIAL WARRANTY.

1.4 QUALITY ASSURANCE
A. INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.
1. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN DIVISION 01 SECTION "QUALITY REQUIREMENTS."
2. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
3. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.
B. SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
1. TESTING METHODS AND WRITTEN RECOMMENDATIONS SHALL COMPLY WITH USDA'S HANDBOOK NO. 60.
2. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING; WITH DEPTH, LOCATION, AND NUMBER OF SAMPLES TO BE TAKEN PER INSTRUCTIONS FROM LANDSCAPE LANDSCAPE ARCHITECT. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. REPORT SUITABILITY OF TESTED SOIL FOR PLANT GROWTH.
a. BASED UPON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. (92.9 SQ. M) OR VOLUME PER CU. YD. (0.76 CU. M) FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
b. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS, INCLUDING ALUMINUM, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COBALT, LEAD, LITHIUM, AND VANADIUM. IF SUCH PROBLEM MATERIALS ARE PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.
C. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PLANTS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
a. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
D. MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES (150 MM) ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH (100-MM) CALIPER SIZE, AND 12 INCHES (300 MM) ABOVE THE ROOT FLARE FOR LARGER SIZES.
2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.
E. PLANT MATERIAL OBSERVATION: LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

1.5 DELIVERY, STORAGE, AND HANDLING
A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.
B. BULK MATERIALS:
1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK FERTILIZERS, LIME, AND SOIL AMENDMENTS WITH APPROPRIATE CERTIFICATES.
C. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
D. HANDLE PLANTING STOCK BY ROOT BALL.
E. STORE BULBS, CORMS, AND TUBERS IN A DRY PLACE AT 60 TO 65 DEG F (16 TO 18 DEG C) UNTIL PLANTING.
F. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION.

1.6 PROJECT CONDITIONS
A. FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
B. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
C. COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.
1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

1.7 WARRANTY
A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
a. DEATH & UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
c. FAULTY PERFORMANCE OF TREE STABILIZATION, EDGINGS.
d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
2. WARRANTY PERIODS FROM DATE OF PLANTING COMPLETION:
a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL
A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.
B. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
C. ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
D. LABELING: LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.

2.2 INORGANIC SOIL AMENDMENTS
A. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
1. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
B. SULFUR: GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH NO. 6 (3.35-MM) SIEVE AND A MAXIMUM OF 10 PERCENT PASSING THROUGH NO. 40 (0.425-MM) SIEVE.

2.3 MULCHES
A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: DOUBLE SHREDDED HARDWOOD BARK.

2.4 MISCELLANEOUS PRODUCTS
A. ANTIDESICCANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE RETARDER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN ORIGINAL, SEALED, AND FULLY LABELED CONTAINERS AND MIX ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
B. TREE-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4" WIDE MINIMUM, WITH STRETCH FACTOR 33 PERCENT.
C. PRE-EMERGENT HERBICIDE: TO KILL GENERATING WEED SEEDLINGS, APPLY ONE OF THE FOLLOWING PRE-EMERGENT HERBICIDES AS MANUFACTURER'S RECOMMENDED RATE:
1. ORYZALIN (SURFLAN).
2. SIMAZIN (PRINCEP).
3. TRIFLURALIN (TREFLAN).
D. POST-EMERGENT HERMICIDE: TO KILL EMERGENT WEEDS DURING MAINTENANCE PERIOD, APPLY ONE OF THE FOLLOWING POST-EMERGENT HERBICIDES AT MANUFACTURER'S RECOMMENDED RATE;
1. SETHOXYDIM (POAST)
2. FLUAZIFOP (FUSILADE)

PART 3 - EXECUTION

3.1 EXAMINATION
A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE.
1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET, OR MUDDY CONDITIONS.
3. SUSPEND SOIL SPREADING, GRADING, AND TILLING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND WHICH IS TOO DUSTY.
B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
C. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

3.2 PREPARATION
A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
B. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
C. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
D. LAY OUT PLANTS AT LOCATIONS DIRECTED BY LANDSCAPE ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
E. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
F. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING DIGGING, HANDLING, AND TRANSPORTATION.
1. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY WITH ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER PLANTING.
G. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

3.3 PLANTING AREA ESTABLISHMENT
A. LOOSEN SUBGRADE OF PLANTING AREAS TO A MINIMUM DEPTH OF 18 INCHES (450 MM). REMOVE STONES LARGER THAN 1 INCH (25 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
1. APPLY FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
2. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
a. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
b. MIX LIME WITH DRY SOIL BEFORE MIXING FERTILIZER.
3. SPREAD PLANTING SOIL TO A DEPTH OF 18 INCHES (450 MM) BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
B. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
C. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
D. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

3.4 EXCAVATION FOR TREES AND SHRUBS
A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED 8 INCHES TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
2. EXCAVATE AT LEAST 12 INCHES (300 MM) WIDER THAN ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS FOR BARE-ROOT STOCK.
3. IF DRAIN TILE IS SHOWN ON DRAWINGS OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.
B. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS OR OTHER DELETERIOUS MATERIALS.
C. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
D. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
E. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

3.5 TREE, SHRUB, AND VINE PLANTING
A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
C. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
D. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
1. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
2. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOICE AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
E. AFTER THE LANDSCAPE ARCHITECT HAS EXAMINED THE TRUNKS OF NEW INSTALLED TREES, WRAP TREES OF 2-INCH CALIPER AND LARGER WITH TREE-WRAP TAPE. START AT THE BASE OF THE TRUNK AND SPIRAL COVER THE TRUNK TO THE HEIGHT OF THE FIRST BRANCHES. OVERLAP TAPE WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION; TAKE CORRECTIVE MEASURES REQUIRED BEFORE TREE WRAPPING.

3.6 TREE, SHRUB, AND VINE PRUNING
A. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
B. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES AS DIRECTED BY LANDSCAPE ARCHITECT.
C. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL AND ARBORICULTURAL PRACTICES. UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES FROM TREES AND SHRUBS; AND PRUNE TO RETAIN NATURAL CHARACTER.
D. DO NOT APPLY PRUNING PAINT TO WOUNDS.

3.7 GROUND COVER AND PLANT PLANTING
A. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED IN EVEN ROWS WITH TRIANGULAR SPACING.
B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
C. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
D. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
E. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

3.8 PLANTING AREA MULCHING
A. INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF 6 INCHES (150 MM) AND SECURE SEAMS WITH GALVANIZED PINS TO BE 8"-10" APART ALONG EDGES AND 12" MINIMUM IN CENTER.
B. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.
1. TREES AND TREE-LIKE SHRUBS IN TURF AREAS: APPLY ORGANIC MULCH RING OF 4-INCH (75-MM)] AVERAGE THICKNESS, WITH 36-INCH (900-MM) RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS OR VOLCANO MULCH.
2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH (50-MM) AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES (300 MM) BEYOND EDGE OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS.

3.9 PLANT MAINTENANCE
A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
a. WATER EXISTING PROTECTED TREES AND VEGETATION WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
C. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PAST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

3.10 PESTICIDE APPLICATION
A. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
B. PRE-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
C. POST-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

3.11 CLEANUP AND PROTECTION
A. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRU

SPRINGBORO

Bailey Farms Phase 2 Record Plan Review

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

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) 267-4719

Fax No. (_____) _____

Email Address: mathan@mihomes.com

PROPERTY OWNER NAME (IF OTHER): _____

Address: _____

_____

Telephone No. (_____) _____

Property Address or General Location: 6821 Red Lion 5 Point Road Springboro, Ohio 45066, (Bailey Farm Phase 2)

Parcel Number(s): 0812226003 & 0812201021 Acreage: 31.5356

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

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density 2.029 Number of Residential Units 64

Proposed Use: Residential subdivision containing 64 buildable lots and 3 open space lots.

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

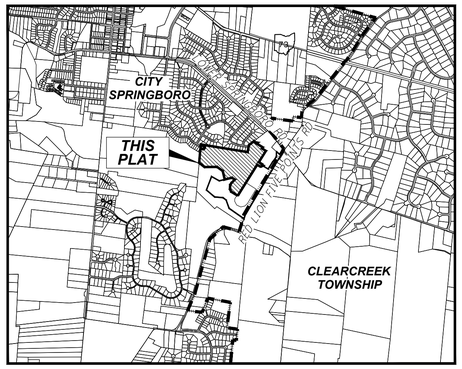
(Signature of Applicant and/or Agent) 10/22/2025 (Date)

Michael Athan
Printed Name

RECORD PLAN
BAILEY FARM - PHASE 2
AND EASEMENTS IN THE UNPLATTED REMAINING PARCELS

BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN D.N. 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN D.N. 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, SITUATED IN SECTION 12, TOWN 3, RANGE 4 M.Rs., CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

OCTOBER 2025



VICINITY MAP

DEED REFERENCE

SITUATE IN SECTION 12, TOWN 3, RANGE 4 M.Rs. AND SECTION 7, TOWN 2, RANGE 5 M.Rs., BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN D.N. 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN D.N. 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO.

HOME OWNER'S ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BAILEY FARMS, RECORDED IN D.N. 2025-01878I, OF THE WARREN COUNTY RECORDER'S RECORDS.

M/I HOMES OF CINCINNATI, LLC
PID 0812226003
INSTRUMENT 2025-002298
18.2417 ACRES (DEED)

BAILEY FARM - PHASE 1	5.4623 ACRES
BAILEY FARM - PHASE 2	4.5274 ACRES
REMAINING NOT PLATTED	8.2520 ACRES
TOTAL 18.2417 ACRES	

BAILEY FARM - PHASE 2

LOT ACREAGE	3.2148 ACRES
OPEN SPACE ACREAGE	0.3062 ACRES
BICK DRIVE (NEW R/W)	0.5155 ACRES
CAMBRIDGE DRIVE (NEW R/W)	0.3526 ACRES
HATCH COURT (NEW R/W)	0.1383 ACRES
BAILEY FARM PHASE TWO-TOTAL	4.5274 ACRES

M/I HOMES OF CINCINNATI, LLC
PID 0812201021
INSTRUMENT 2025-002299
47.8057 ACRES (DEED)

BAILEY FARM - PHASE 1	15.7122 ACRES
BAILEY FARM - PHASE 2	27.0082 ACRES
REMAINING NOT PLATTED	5.0853 ACRES
TOTAL 47.8057 ACRES	

BAILEY FARM - PHASE 2

LOT ACREAGE	9.3164 ACRES
OPEN SPACE ACREAGE	15.6775 ACRES
BICK DRIVE (NEW R/W)	1.2809 ACRES
HATCH COURT (NEW R/W)	0.7334 ACRES
BAILEY FARM PHASE TWO-TOTAL	27.0082 ACRES

BAILEY FARM - PHASE 2
AREA SUMMARY

64 BUILDABLE LOTS	12.5312 ACRES
3 NON-BUILDABLE AREA (OPEN SPACE LOTS)	15.9837 ACRES
PUBLIC RIGHT-OF-WAY (DEDICATED STREET)	3.0207 ACRES
TOTAL 31.5356 ACRES	

PARCEL TABLE

OLD	08-12-201-021	47.8057 AC. (0.9503 AC. CLEARCREEK TWP. AND 46.8554 AC. SPRINGBORO CORP.
OLD	08-12-226-003	18.2417 AC. (4.6913 AC. SEC. 7, 13.5504 AC. SEC. 12 - 0.1161 AC. CLEARCREEK TWP., 17.9256 AC. SPRINGBORO CORP.)

NEW/OLD	LOT	SIDWELL #
NEW	20	08-18-
NEW	21	08-18-
NEW	22	08-18-
NEW	23	08-18-
NEW	24	08-18-
NEW	25	08-18-
NEW	26	08-18-
NEW	27	08-18-
NEW	28	08-18-
NEW	29	08-18-
NEW	30	08-18-
NEW	31	08-18-
NEW	32	08-18-
NEW	33	08-18-
NEW	34	08-18-
NEW	35	08-18-
NEW	36	08-18-
NEW	37	08-18-
NEW	38	08-18-
NEW	39	08-18-
NEW	40	08-18-
NEW	41	08-18-
NEW	42	08-18-
NEW	43	08-18-
NEW	44	08-18-
NEW	45	08-18-
NEW	46	08-18-
NEW	47	08-18-
NEW	48	08-18-
NEW	49	08-18-
NEW	50	08-18-
NEW	51	08-18-
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NEW	54	08-18-
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NEW	56	08-18-
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NEW	67	08-18-
NEW	69	08-18-
NEW	70	08-18-
NEW	71	08-18-
NEW	72	08-18-
NEW	73	08-18-
NEW	74	08-18-
NEW	75	08-18-
NEW	76	08-18-
NEW	77	08-18-
NEW	78	08-18-
NEW	79	08-18-
NEW	80	08-18-
NEW	81	08-18-
NEW	82	08-18-
NEW	83	08-18-

SEE SHEET 3 OF 4 FOR EXISTING PARCEL AND SECTION ACREAGE BREAKDOWN

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 _____, 202_.

_____ _____
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 _____, 202_.

_____
NOTARY PUBLIC

WARREN COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS_____ DAY OF_____, 202__.

CITY OF SPRINGBORO APPROVALS:

APPROVED AND ACCEPTED BY COUNCIL OF THE CITY OF SPRINGBORO ON THIS____ DAY OF_____, 202__.
ATTEST:

_____ _____ _____
CLERK OF COUNCIL MAYOR CITY ENGINEER

WARREN COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS_____, DAY OF_____, 202___.

_____
DEPUTY AUDITOR, WARREN COUNTY, OHIO
MATT NOLAN, AUDITOR, WARREN COUNTY, OHIO

WARREN COUNTY RECORDER

FILE NO._____
RECEIVED ON THIS_____ DAY OF_____ 202__ AT_____ ___M.
RECORDED ON THIS_____ DAY OF_____ 202__ AT_____ ___M.
RECORDED IN PLAT BOOK NO._____ PAGE(S)_____
FEE $_____

_____
DEPUTY RECORDER, WARREN COUNTY, OHIO
LINDA ODA, RECORDER, WARREN COUNTY, OHIO

SCALE: 1"=200'
0 100 200



OWNER/DEVELOPER

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

SURVEYOR

CHOICE ONE ENGINEERING
6279 TRI-RIDGE BOULEVARD
SUITE 100
LOVELAND, OHIO 45140
(513) 239-8554

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, STREET LIGHTING, PRIVATE STORM SEWER, BIKE PATH, AND DRAINAGE CHANNELS SHALL BE MAINTAINED BY THE BAILEY FARM 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 POST LIGHT IS TO BE APPROVED BY THE DEVELOPER. THE HOME OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LIGHT IN OPERATING CONDITION AT ALL TIMES.
7. ALL EASEMENT AREAS 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. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY, POINTS OF CURVATURE, SHALL BE MARKED WITH A 5/8" DIAMETER IRON PIN SET IF NOT INDICATED OTHERWISE.
9. ALL STORM SEWER MAINS AND STRUCTURES ON OPEN SPACE LOTS, IN REAR/FRONT/SIDE YARDS, ARE PRIVATE AND SHALL BE MAINTAINED BY THE BAILEY FARM HOME OWNER'S ASSOCIATION.
10. ALL OPEN SPACE LOTS ARE NON-BUILDABLE LOTS AND ARE TO BE MAINTAINED BY THE BAILEY FARM HOME OWNER'S ASSOCIATION.
11. ALL MAILBOXES ARE TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. THE HOME OWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR REPAIR OR REPLACEMENT IN THE EVENT DUKE ENERGY, OR ITS CONTRACTORS, DURING MAINTENANCE OPERATIONS, DAMAGES OR REMOVES THE PEDESTAL MOUNTED CLUSTER MAILBOXES.
11. THE ADJACENT APPROXIMATE 14.0504-ACRE PARCEL, TO BE TRANSFERRED TO THE CITY OF SPRINGBORO, MAY REMAIN IN IT'S NATURAL STATE.

CENTERLINE LENGTHS

BICK DRIVE = 1503.96'
HATCH COURT = 688.52'
CAMBRIDGE DRIVE = 326.74'

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

THIS INSTRUMENT WAS PREPARED BY:

Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 10-22-2025
DRAWN BY: MPL
JOB NUMBER: WARSPR2405
SHEET NUMBER 1 OF 4

RECORD PLAN

BAILEY FARM - PHASE 2

AND EASEMENTS IN THE UNPLATTED REMAINING PARCELS

BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN D.N. 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN D.N. 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, SITUATED IN SECTION 12, TOWN 3, RANGE 4 M.Rs., CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

OCTOBER 2025

SEE SHEET 4 OF 4

SEE SHEET 3 OF 4

OPEN SPACE "D"
15.5880 AC.

OPEN SPACE "B"

OPEN SPACE "A"

OPEN SPACE "C"

OPEN SPACE "E"
0.0895 AC.

LOT #48 0.1552 AC.
LOT #47 0.1552 AC.
LOT #46 0.1552 AC.
LOT #45 0.1552 AC.
LOT #44 0.1552 AC.
LOT #43 0.1552 AC.
LOT #42 0.1552 AC.
LOT #41 0.1566 AC.
LOT #40 0.1634 AC.
LOT #39 0.1837 AC.
LOT #38 0.1863 AC.
LOT #37 0.2394 AC.
LOT #36 0.2498 AC.
LOT #35 0.1616 AC.
LOT #34 0.1616 AC.
LOT #33 0.1616 AC.
LOT #32 0.2267 AC.
LOT #31 0.1552 AC.
LOT #30 0.1552 AC.
LOT #29 0.1552 AC.
LOT #28 0.1552 AC.
LOT #27 0.1552 AC.
LOT #26 0.1552 AC.
LOT #25 0.1552 AC.
LOT #24 0.1552 AC.
LOT #23 0.1552 AC.

BICK DRIVE 50' R/W

TILLY COURT 50' R/W

POTTER LANE 50' R/W

RED LION 5 POINTS ROAD R/W VARIES

BAILEY FARM, PHASE I
PLAT BOOK 111 PAGE 85-88

PID 081220022
PART ORIGINAL 62 AC. 3 ROODS, 32 SQ. POLES
PART ORIGINAL 3.1 ACRES
CURTIS J. BAILEY AGREEMENT OF TRUST DTD 6/11/1981 AMENDED 05/21/2003
AND 1 INTEREST LEFT FREE, EDWARD BAILEY AKA RUTH
VELMA RUTH BAILEY ADMINISTRATOR OF THE ESTATE OF
PROBATE D.N. 2024-008985
14.0504 ACRES PER UNRECORDED SURVEY
SUR 160-100

PID 081220024
TRACT #1
M/I HOMES OF CINCINNATI, LLC
D.N. 2025-002299
47.8057 ACRES
SUR 160-100
5.0853 ACRES REMAINING

PID 081251004
HEADWATERS CAPITAL, LTD.
INSTRUMENT 2021-003128
28.8527 ACRES
SUR 8-313

EX. SANITARY EASEMENT PER PHASE I

EX. STORM/DRAINAGE EASEMENT PER PHASE I

EXISTING STORM/DRAINAGE EASEMENT D.N. 2025-021915

EX. STORM/DRAINAGE EASEMENT PER PHASE I

EXISTING STORM/DRAINAGE EASEMENT D.N. 2025-021915

EX. UTILITY EASEMENT PER PHASE I

EX. 60' UTILITY EASEMENT PER PHASE I

EX. 15' UTILITY EASEMENT PER PHASE I

EX. MATERNE EASEMENT PER PHASE I

EX. R/W

OHIO STATE PLANE SOUTH N: 565659.321 E: 1483469.400

OHIO STATE PLANE SOUTH N: 565477.553 E: 1483751.995

CITY OF SPRINGBORO
CLEARCREEK TOWNSHIP

S89°39'51"W 358.00'
N01°55'29"W 165.00'
N01°58'48"W 241.00'
S60°24'16"E 248.00'
N76°13'40"E 160.00'
S76°13'40"W 208.03'
N01°50'10"W 99.14'
N02°09'50"E 185.27'
N32°09'50"E 271.58'
S32°09'50"W 331.11'
S32°09'50"W 134.17'
S32°09'50"W 85.88'
S32°09'50"W 468.16'
S10°09'41"W 468.16'
S32°09'50"W 233.00'
S57°50'10"E 100.00'
S57°50'10"E 208.46'
N32°09'50"E 124.71'
N03°39'50"E 69.52'
N03°39'50"E 81.94'
N00°16'16"E 67.01'
N27°16'39"W 123.50'
S44°44'29"W 104.12'
S17°13'24"W 121.14'
N65°42'33"W 123.50'
N84°27'33"W 244.50'
N05°15'30"W 101.50'
N05°37'17"W 247.00'
N84°27'33"W 200.00'
N18°18'25"W 678.55'
S36°50'06"W 82.28'
N64°56'35"W 894.53'
N05°56'35"W 135.00'
N10°24'17"E 295.50'
N10°44'39"E 15.00'
N79°15'21"W 165.00'
N79°15'21"W 82.75'
N63°19'16"E 160.00'
N63°19'16"E 160.00'
N57°50'10"W 4.00'
N57°50'10"W 20.93'
N57°50'10"W 186.98'
N57°50'10"W 51.88'
S75°22'05"W 140.00'
S12°09'50"W 169.10'
S57°50'10"E 101.00'
S57°50'10"E 61.00'
S57°50'10"E 71.00'
S57°50'10"E 52.00'
S57°50'10"E 130.00'
S57°50'10"E 2.59'
S32°09'50"W 30.00'
S32°09'50"W 5.96'
S32°09'50"W 5.96'
S32°09'50"W 5.96

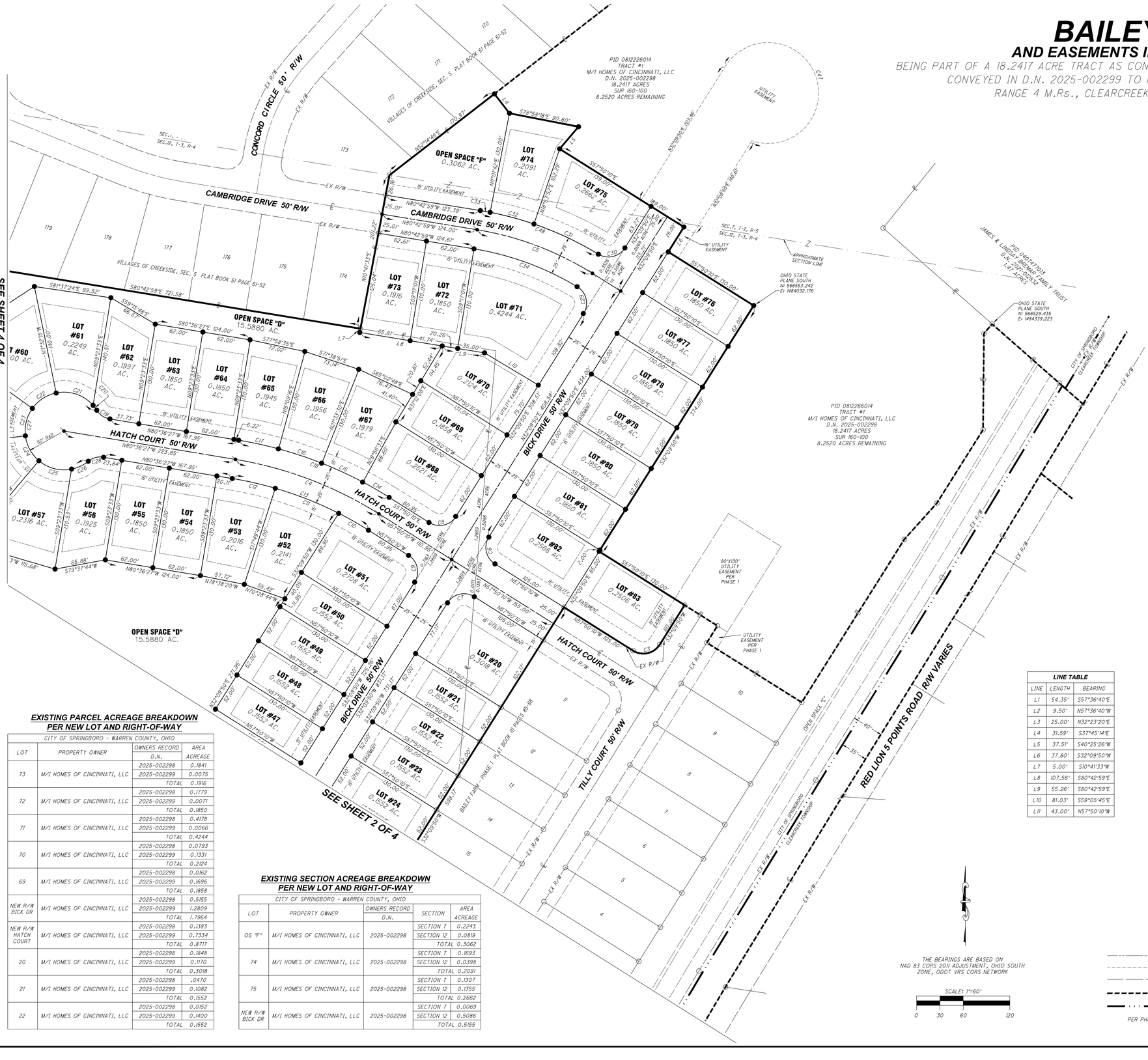
RECORD PLAN

BAILEY FARM - PHASE 2

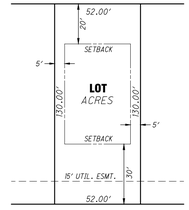
AND EASEMENTS IN THE UNPLATTED REMAINING PARCELS

BEING PART OF A 18.2417 ACRE TRACT AS CONVEYED IN D.N. 2025-002298 AND BEING PART OF A 47.8057 ACRE TRACT AS CONVEYED IN D.N. 2025-002299 TO M/I HOMES OF CINCINNATI, LLC, SITUATED IN SECTION 12, TOWN 3, RANGE 4 M.Rs., CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO

OCTOBER 2025

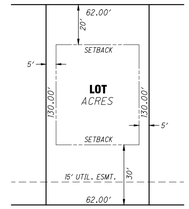


TYPICAL LOT
LOTS 21-50



NOT TO SCALE
TYPICAL LOT IS 6,760 SQUARE FEET
1,475 MINIMUM SQUARE FEET
BUILDING SETBACKS
FRONT=30'
REAR=20'
SIDE=5'

TYPICAL LOT
LOT 20 AND LOTS 51-83



NOT TO SCALE
TYPICAL LOT IS 8,060 SQUARE FEET
1,525 MINIMUM SQUARE FEET
BUILDING SETBACKS
FRONT=30'
REAR=20'
SIDE=5'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	50.00'	218.63'	250°31'44"	81.65'	N02°52'31"W
C2	25.00'	30.77'	70°31'44"	28.87'	S87°07'29"W
C3	25.00'	39.27'	90°00'00"	35.36'	S77°09'50"W
C4	500.00'	198.72'	22°46'17"	197.41'	N69°13'18"W
C5	400.00'	159.74'	22°52'49"	158.68'	N69°16'34"W
C6	25.00'	39.27'	90°00'00"	35.36'	N12°50'10"W
C7	25.00'	39.27'	90°00'00"	35.36'	S77°09'50"W
C8	25.00'	39.27'	90°00'00"	35.36'	S77°09'50"W
C9	25.00'	39.27'	90°00'00"	35.36'	N12°50'10"W
C10	475.00'	44.11'	05°19'15"	44.10'	N60°29'47"W
C11	475.00'	87.89'	10°36'07"	87.77'	N68°27'28"W
C12	475.00'	56.78'	06°50'55"	56.74'	N77°10'59"W
C13	475.00'	188.78'	22°46'17"	187.54'	N69°13'18"W
C14	525.00'	39.11'	4°16'04"	39.10'	N59°58'12"W
C15	525.00'	58.13'	06°20'40"	58.10'	N65°16'34"W
C16	525.00'	58.65'	06°24'02"	58.62'	N71°38'55"W
C17	525.00'	52.77'	05°45'31"	52.74'	N77°43'42"W
C18	525.00'	208.65'	22°46'17"	207.28'	N69°13'18"W
C19	25.00'	21.03'	48°11'23"	20.41'	N56°30'46"W
C20	50.00'	7.80'	08°56'32"	7.80'	N36°53'20"W
C21	50.00'	52.51'	60°10'39"	50.13'	N71°26'55"W
C22	50.00'	37.33'	42°46'44"	36.47'	S57°04'23"W
C23	50.00'	37.33'	42°46'44"	36.47'	S14°17'38"W
C24	50.00'	37.33'	42°46'44"	36.47'	S28°29'06"E
C25	50.00'	44.95'	51°30'47"	43.45'	S75°37'52"E
C26	50.00'	23.92'	27°24'34"	23.69'	N64°54'27"E
C27	50.00'	241.19'	276°22'46"	66.67'	S09°23'33"W
C28	25.00'	21.03'	48°11'23"	20.41'	S75°17'52"W
C29	25.00'	39.77'	91°08'45"	35.71'	N13°24'32"W
C30	25.00'	38.88'	89°06'32"	35.08'	N76°43'06"E
C31	425.00'	91.79'	12°22'30"	91.62'	N64°54'53"W
C32	425.00'	58.37'	07°52'10"	58.33'	N75°02'13"W
C33	425.00'	12.94'	01°44'41"	12.94'	N79°50'39"W
C34	375.00'	142.25'	21°44'04"	141.40	N69°50'57"W
C35	25.00'	18.74'	42°57'20"	18.31'	S53°38'30"W
C36	25.00'	2.28'	05°14'03"	2.28'	S77°44'12"W
C37	25.00'	21.03'	48°11'23"	20.41'	S56°15'32"W
C38	50.00'	50.15'	57°28'11"	48.08'	S51°37'08"W
C39	50.00'	34.45'	39°28'51"	33.78'	S03°08'37"W
C40	50.00'	30.98'	35°30'00"	30.49'	S34°20'49"E
C41	50.00'	47.06'	53°55'44"	45.34'	S79°03'41"E
C42	50.00'	162.65'	186°22'46"	99.85'	S12°50'10"E
C43	25.00'	11.93'	27°19'51"	11.81'	N87°38'23"E
C44	25.00'	9.10'	20°51'32"	9.05'	S68°15'56"E
C45	25.00'	21.03'	48°11'23"	20.41'	S81°55'51"E
C46	25.00'	39.27'	90°00'00"	35.36'	S12°50'10"E
C47	65.00'	291.17'	256°39'28"	101.98'	N19°30'26"W
C48	425.00'	163.10'	21°59'21"	162.11'	N69°43'19"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.35'	S57°36'40"E
L2	9.50'	N57°36'40"W
L3	25.00'	N32°23'20"E
L4	31.59'	S37°45'14"E
L5	37.51'	S40°25'26"W
L6	37.80'	S32°09'50"W
L7	5.00'	S10°41'33"W
L8	107.56'	S80°42'59"E
L9	55.26'	S80°42'59"E
L10	81.03'	S59°05'45"E
L11	43.00'	N57°50'10"W

EXISTING PARCEL ACREAGE BREAKDOWN PER NEW LOT AND RIGHT-OF-WAY

CITY OF SPRINGBORO - WARREN COUNTY, OHIO

LOT	PROPERTY OWNER	OWNERS RECORD D.N.	AREA ACREAGE
73	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.1841
		2025-002299	0.0075
		TOTAL	0.1916
72	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.1779
		2025-002299	0.0071
		TOTAL	0.1850
71	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.4178
		2025-002299	0.0066
		TOTAL	0.4244
70	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.0793
		2025-002299	0.1331
		TOTAL	0.2124
69	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.0162
		2025-002299	0.1696
		TOTAL	0.1858
NEW R/W BICK DR	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.5155
		2025-002299	1.2809
		TOTAL	1.7964
NEW R/W HATCH COURT	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.1383
		2025-002299	0.7334
		TOTAL	0.8717
20	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.1848
		2025-002299	0.1170
		TOTAL	0.3018
21	M/I HOMES OF CINCINNATI, LLC	2025-002298	.0470
		2025-002299	0.1082
		TOTAL	0.1552
22	M/I HOMES OF CINCINNATI, LLC	2025-002298	0.0152
		2025-002299	0.1400
		TOTAL	0.1552

EXISTING SECTION ACREAGE BREAKDOWN PER NEW LOT AND RIGHT-OF-WAY

CITY OF SPRINGBORO - WARREN COUNTY, OHIO

LOT	PROPERTY OWNER	OWNERS RECORD D.N.	SECTION	AREA ACREAGE
OS "F"	M/I HOMES OF CINCINNATI, LLC	2025-002298	SECTION 7	0.2243
			SECTION 12	0.0819
			TOTAL	0.3062
74	M/I HOMES OF CINCINNATI, LLC	2025-002298	SECTION 7	0.1693
			SECTION 12	0.0398
			TOTAL	0.2091
75	M/I HOMES OF CINCINNATI, LLC	2025-002298	SECTION 7	0.1307
			SECTION 12	0.1355
			TOTAL	0.2662
NEW R/W BICK DR	M/I HOMES OF CINCINNATI, LLC	2025-002298	SECTION 7	0.0069
			SECTION 12	0.5086
			TOTAL	0.5155

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

SCALE: 1"=60'

0 30 60 120

LEGEND

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

SURVEY REFERENCES

AS SHOWN ON PLAT

EASEMENT NOTES

1. ALL UTILITY EASEMENTS ARE PUBLICLY AVAILABLE, AS SHOWN ON THIS PLAT.
2. ALL STORM/DRAINAGE EASEMENTS ARE PUBLICLY AVAILABLE, AS SHOWN ON THIS PLAT.
3. ALL SANITARY EASEMENTS ARE PUBLICLY AVAILABLE, AS SHOWN ON THIS PLAT.
4. ALL WATERLINE EASEMENTS ARE PUBLICLY AVAILABLE, AS SHOWN ON THIS PLAT.
5. ALL LOTS SHALL BE SUBJECT TO A PRIVATE DRAINAGE EASEMENT FIVE (5) FEET IN WIDTH ALONG SIDE LOT LINES AND TEN (10) FEET IN WIDTH ALONG REAR LOT LINES, RESERVED AND MAINTAINED BY THE BAILEY FARM HOMEOWNER'S ASSOCIATION.
6. ALL PRIVATE DRAINAGE EASEMENTS OUTSIDE OF THE LOTS ARE RESERVED AND MAINTAINED BY THE BAILEY FARM HOMEOWNER'S ASSOCIATION.
7. ALL OPEN SPACE LOTS SHALL BE SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS A WHOLE LOT.
8. OPEN SPACE "E" SHALL BE SUBJECT TO A PUBLICLY UTILITY EASEMENT.

SUBMITTED FOR REVIEW

STATE OF OHIO BRIAN P. LINES 8339 REGISTERED PROFESSIONAL SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:

Choice One Engineering

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

DATE: 10-22-2025
DRAWN BY: MPL
JOB NUMBER: WARSPR2405
SHEET NUMBER 3 OF 4

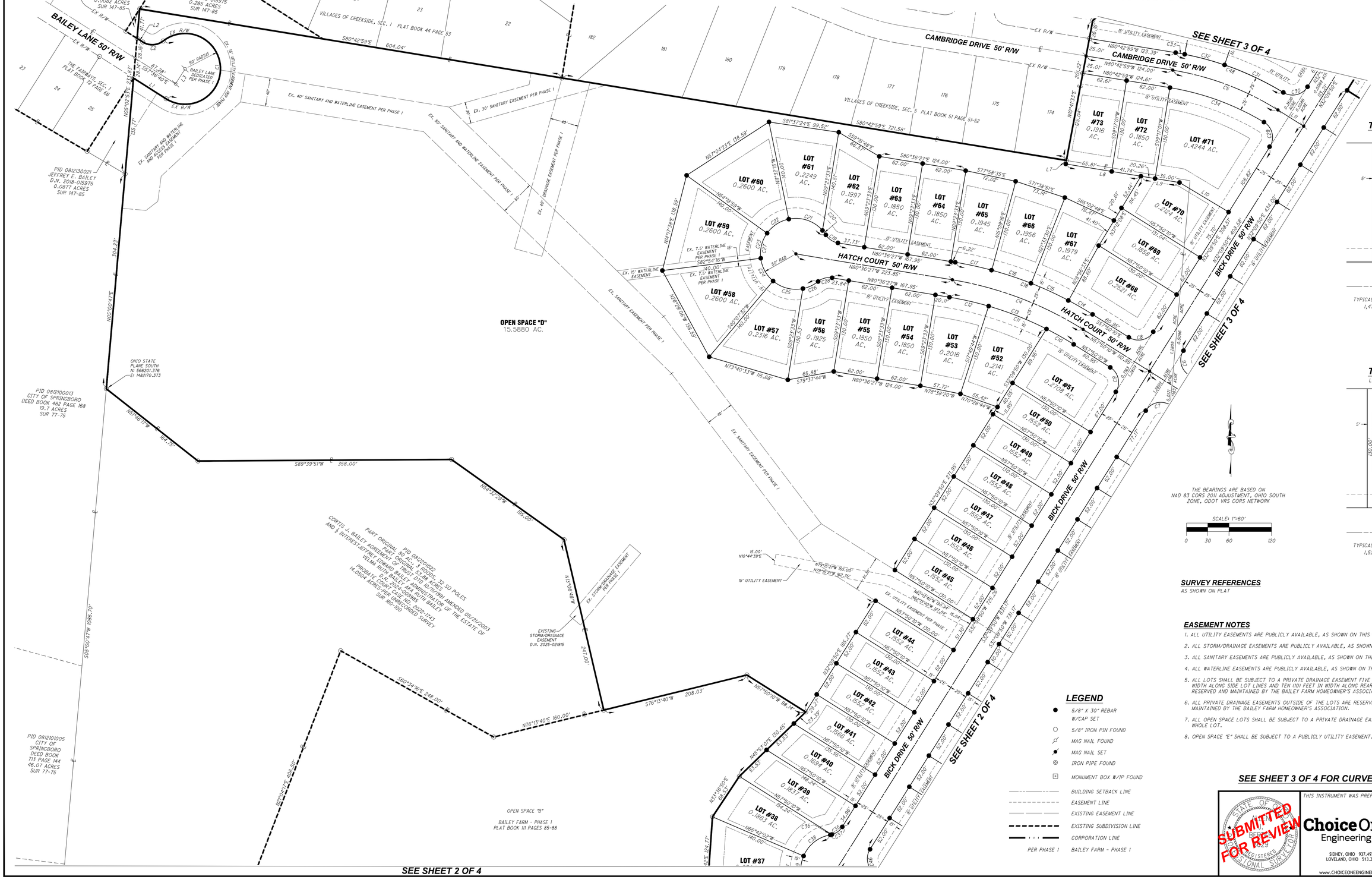
RECORD PLAN

BAILEY FARM - PHASE 2

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OCTOBER 2025


BAILEY LANE 50' R/W
CAMBRIDGE DRIVE 50' R/W
HATCH COURT 50' R/W
BICK DRIVE 50' R/W
SEE SHEET 3 OF 4
SEE SHEET 2 OF 4
OPEN SPACE "D" 15.5880 AC.
OPEN SPACE "B" BAILEY FARM - PHASE 1 PLAT BOOK 111 PAGES 85-88
PID 0812130022 JEFFREY E. BAILEY D.N. 2018-015975 0.0082 ACRES SUR 147-85
PID 0812130020 JEFFREY E. BAILEY D.N. 2018-015975 0.285 ACRES SUR 147-85
PID 0812130021 JEFFREY E. BAILEY D.N. 2018-015975 0.0877 ACRES SUR 147-85
PID 0812100013 CITY OF SPRINGBORO DEED BOOK 482 PAGE 168 19.7 ACRES SUR 77-75
PID 0812101005 CITY OF SPRINGBORO DEED BOOK 713 PAGE 144 46.07 ACRES SUR 77-75
PART ORIGINAL 80 AC. 3 ROODS, 32 SQ. POLES AND 3 INTEREST LEFT BY EDWARD BAILEY 51.88 ACRES 10/10/1881 AMENDED 05/21/2003 CORTIS L. BAILEY AGREEMENT D.N. 2004-008985 ADMINISTRATOR OF THE ESTATE OF VELMA RUTH BAILEY AND RUTH BAILEY PROBATE COURT CASE NO. 2022-143 14.0504 ACRES PER UNRECORDED SURVEY SUR 169-100
EXISTING STORM/DRAINAGE EASEMENT D.N. 2025-021915
OHIO STATE PLANE SOUTH No 566201.376 E= 1482170.373
THE FAIRWAYS, SEC. 1 PLAT BOOK 72 PAGE 66
VILLAGES OF CREEKSIDE, SEC. 1 PLAT BOOK 44 PAGE 53
VILLAGES OF CREEKSIDE, SEC. 5 PLAT BOOK 51 PAGE 51-52
LOT #37
LOT #38 0.1863 AC.
LOT #39 0.1837 AC.
LOT #40 0.1834 AC.
LOT #41 0.1966 AC.
LOT #42 0.1552 AC.
LOT #43 0.1552 AC.
LOT #44 0.1552 AC.
LOT #45 0.1552 AC.
LOT #46 0.1552 AC.
LOT #47 0.1552 AC.
LOT #48 0.1552 AC.
LOT #49 0.1552 AC.
LOT #50 0.1552 AC.
LOT #51 0.2708 AC.
LOT #52 0.2141 AC.
LOT #53 0.2016 AC.
LOT #54 0.1850 AC.
LOT #55 0.1850 AC.
LOT #56 0.1925 AC.
LOT #57 0.2316 AC.
LOT #58 0.2600 AC.
LOT #59 0.2600 AC.
LOT #60 0.2600 AC.
LOT #61 0.2249 AC.
LOT #62 0.1997 AC.
LOT #63 0.1850 AC.
LOT #64 0.1850 AC.
LOT #65 0.1945 AC.
LOT #66 0.1956 AC.
LOT #67 0.1979 AC.
LOT #68 0.2521 AC.
LOT #69 0.1859 AC.
LOT #70 0.2124 AC.
LOT #71 0.4244 AC.
LOT #72 0.1850 AC.
LOT #73 0.1916 AC.
S80°42'59"E 604.04'
S89°39'51"W 358.00'
N05°00'47"E 1164.75'
S05°00'47"W 1086.70'
N73°40'33"W 118.68'
S79°37'44"W 65.88'
N10°28'44"W 66.42'
N18°38'20"W 57.72'
S80°36'27"E 124.00'
S77°58'35"E 72.02'
S71°38'51"E 73.94'
S65°02'48"E 78.41'
S57°50'10"E 131.04'
S32°09'50"E 308.59'
S32°09'50"E 432.00'
S32°09'50"E 87.77'
S32°09'50"W 73.77'
S32°09'50"E 21.86'
S81°37'24"E 99.52'
S69°15'48"E 60.57'
N57°04'23"E 139.59'
N54°18'59"W 140.00'
N17°17'36"E 116.39'
N28°29'06"W 139.59'
S46°42'12"E 140.00'
N73°40'33"W 118.68'
N65°47'01"E 130.45'
N24°58'50"E 65.33'
N26°09'06"E 85.27'
N32°09'50"W 432.00'
N32°09'50"W 308.59'
N57°50'10"W 131.04'
N65°50'10"W 130.00'
N57°50'10"W 110.95'
N57°50'10"W 60.85'
N57°50'10"W 67.00'
N57°50'10"W 77.11'
N57°50'10"W 130.00'
N57°50'10"W 396.14'
N16°13'40"E 160.00'
S76°13'40"W 208.03'
S60°34'18"E 248.00'
N20°04'11"E 485.20'
N13°06'18"W 247.00'
N19°15'21"W 180.75'
N19°18'21"W 180.00'
N10°44'39"E 15.00'
N82°42'39"W 87.25'
N82°42'39"W 182.25'
S32°09'50"W 729.28'
S32°09'50"W 308.59'
S32°09'50"W 432.00'
S32°09'50"W 87.77'
S32°09'50"W 73.77'
S32°09'50"E 21.86'
S81°37'24"E 99.52'
S69°15'48"E 60.57'
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S32°09'50"E 21.86'
N80°42'59"W 123.39'
N80°42'59"W 124.61'
N80°42'59"W 124.00'
N10°44'39"E 200.22'
N10°44'39"E 200.04'
N10°44'39"E 200.22'
N10°44'39"E 200.04'
N10°44'39"E 200.22'
N10°44'39"E 200.04

SPRINGBORO

The Lawn @ SR73 & Clearcreek-Franklin Road

Rezoning, mixed use development w/multi-family, residential, retail & public spaces

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

[OCTOBER 23, 2025]

PLANNED UNIT DEVELOPMENT APPLICATION

CITY OF SPRINGBORO, OHIO

PLANNING COMMISSION

THE LAWN

SPRINGBORO

PREPARED BY: K+CO.

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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 park and 5,075 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.

An Association shall be created that maintains shared facilities that exist on private properties.











The Master Plan



Parcel Number	0414301006
Acreage	35.601
PUD Category	Mixed-Use
West District	
Residential (ac)	11.079
Retail (ac)	6.031
East District	
Residential (ac)	2.374
Commercial Retail/Office (ac)	2.212
Hospitality (ac)	3.323
Other	
Parks/Public (ac)	4.662
Rights of way (ac)	5.92
Total Units (du)	327
Average Density (du/ac)	20.8
Length of Trails (lf)	5,075

PROPOSED USES

The master plan may include one or more of the following residential types:

- Apartment/Multi-Family Dwelling
- Attached townhome
- Carriage Unit
- Duplex/Attached/Two-Family Dwelling
- Triplex

The master plan may include one or more of the following non-residential uses:

- Bank or Financial Institution w/drive through
- Bakery or Confectionary
- Bar or Tavern
- Charitable or Philanthropic Use
- Cultural, Municipal or Public Use
- Day Care Center
- Farmer's Market
- Food Trucks
- Garden Center/Greenhouse
- Medical Clinics
- Office
- Off-Street Public Parking Lot
- Outdoor Entertainment (accessory to a permitted restaurant, bar, or tavern use)
- Outdoor Storage (accessory to a principal use)
- Personal Service Establishment
- Pet Day Care Facility
- Private club
- Recreation
- Restaurant (with and without drive through)
- Restaurant- Outdoor Dining
- Retail Sales
- Sales (indoor) of Products Manufactured On-Site
- Seasonal Sales
- Temporary Uses
- Vehicle Fueling Station

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 four-acre 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 2,475 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.

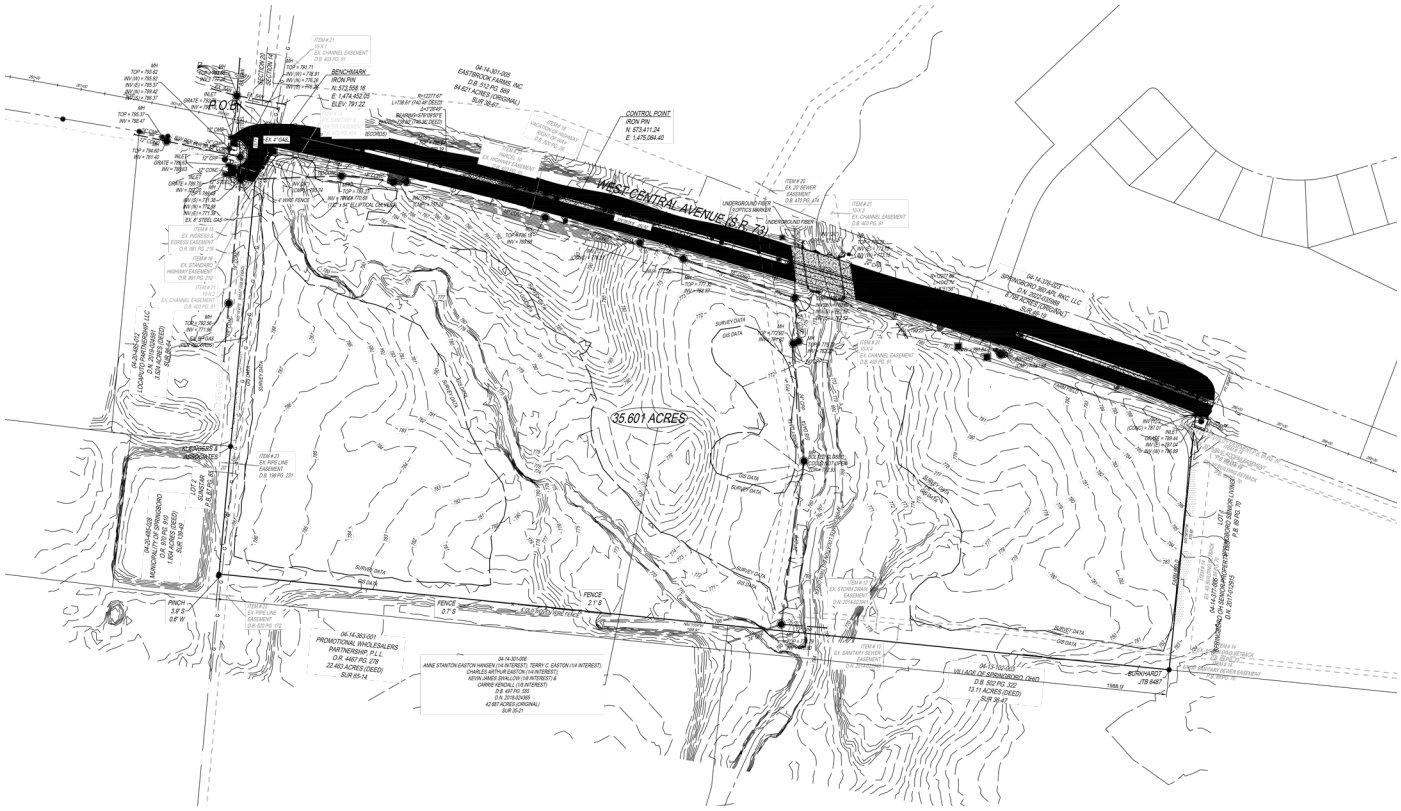
The minimum amount of open space assumed to be part of each created lot is included in this application's Design Guidelines.

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.



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
Residential	16'	5%	5'	0'	3'	3 stories	1 story
Non-Residential	60'	5%	10'	10'	5'	3 stories	1 story

RESIDENTIAL USES MINIMUM FLOOR AREAS

- Minimum unit size: 500 square feet
- Minimum building footprint: 500 square feet

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 (8') 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 bedroom shall be provided. A minimum of two cars per townhouse unit 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 or per the City requirements, whichever is fewer. 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-four feet (7' x 24') 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-four feet (24') 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. For other specifications, reference City requirements on Chapter 1280.

SITE SIGNAGE

The project shall include an overall project identity for entries, streets, and general wayfinding. Public facility signage will be established by the City. Individual project signage criteria will be developed as projects progress. All signage will meet or exceed the requirements established in Chapter 1281 of the City's Planning Zoning Code.







Reference imagery for entrance and wayfinding signage.

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 public facilities 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

On occasion, Outside Storage may be necessary in multi-family amenity areas and retail areas where outdoor dining and related activities are anticipated. Outside storage of merchandise, raw material, finished products, and/or equipment must be visually screened from any publicly visible right-of-way and private roadways.

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, 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

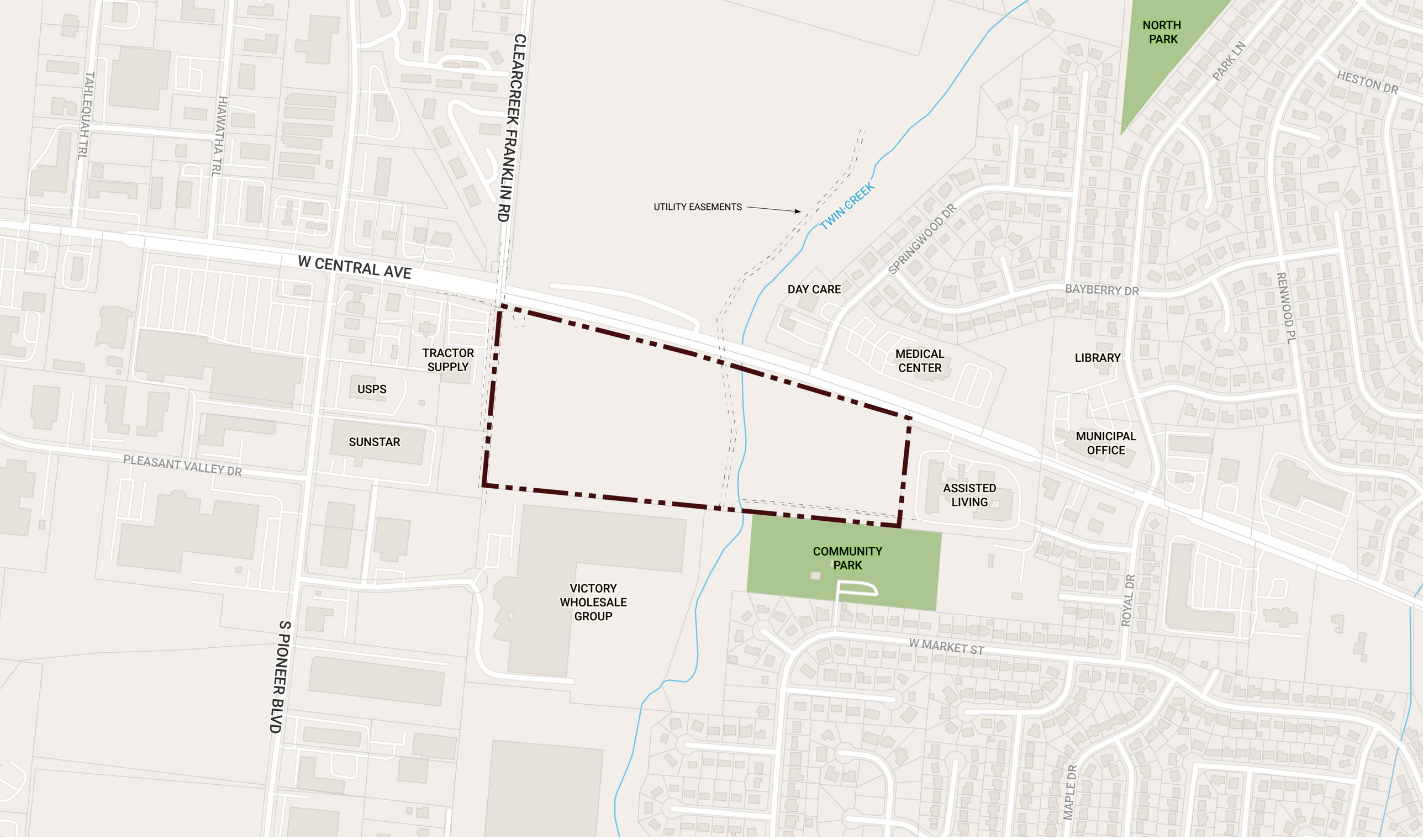
Sloped roofs may use slate-style shingles, fiberglass shingles, or standing seam metal.

Building Color

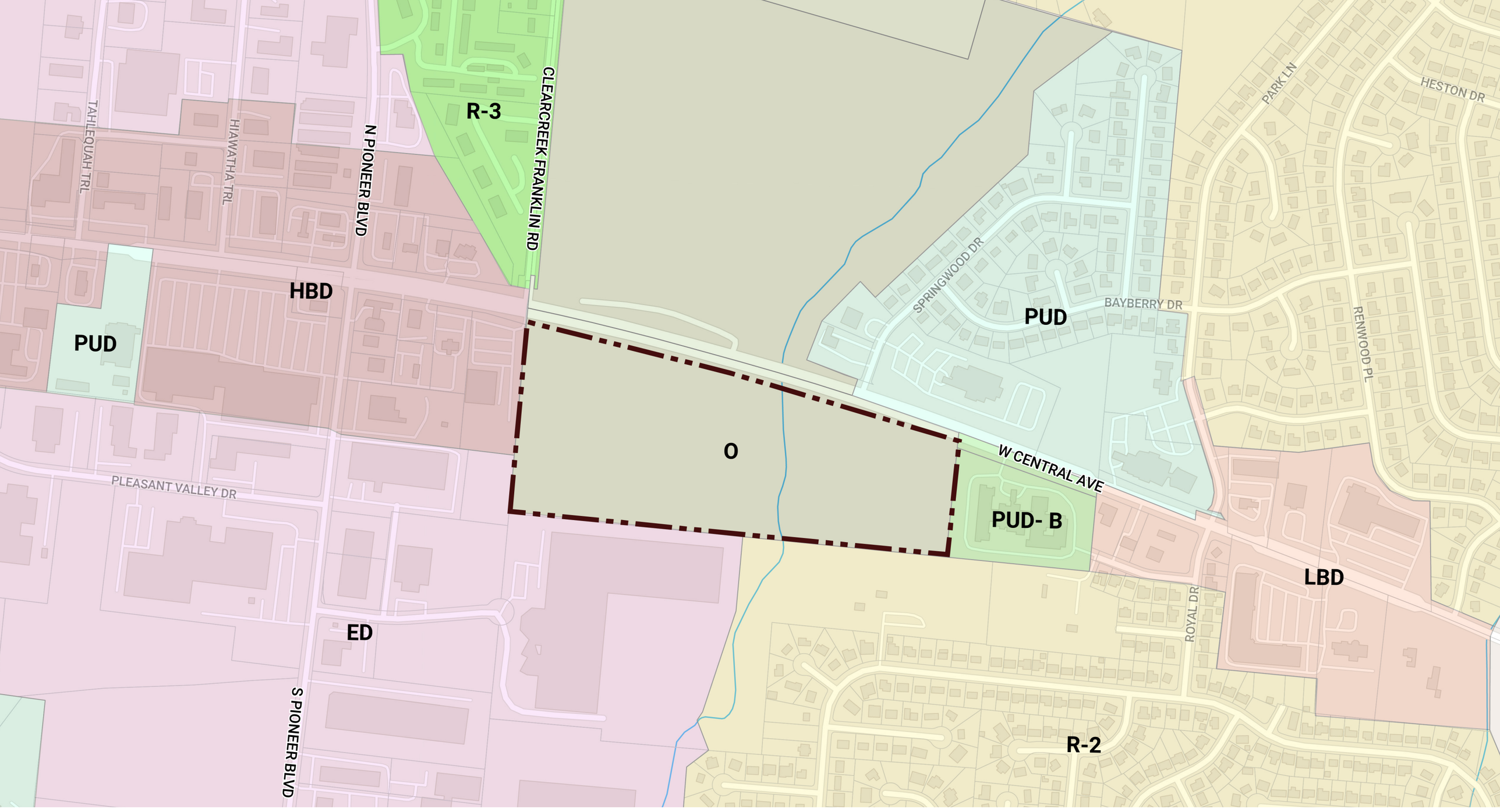
Color schemes should be limited to no more than two colors on a given facade, unless otherwise approved. Color schemes should visually tie the building's massing together. Monolithic color schemes are discouraged, but monochromatic palettes with shade variations are acceptable.

Appendix & Exhibits

THE LAWN



Vicinity Map



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



Development Plan





PROPOSED USES

The master plan may include one or more of the following residential types:

- Apartment/Multi-Family Dwelling
- Attached townhome
- Carriage Unit
- Duplex/Attached/Two-Family Dwelling
- Triplex

The master plan may include one or more of the following non-residential uses:

- Bank or Financial Institution w/drive through
- Bakery or Confectionary
- Bar or Tavern
- Charitable or Philanthropic Use
- Cultural, Municipal or Public Use
- Day Care Center
- Farmer's Market
- Food Trucks
- Garden Center/Greenhouse
- Medical Clinics
- Office
- Off-Street Public Parking Lot
- Outdoor Entertainment (accessory to a permitted restaurant, bar, or tavern use)
- Outdoor Storage (accessory to a principal use)
- Personal Service Establishment
- Pet Day Care Facility
- Private club
- Recreation
- Restaurant (with and without drive through)
- Restaurant- Outdoor Dining
- Retail Sales
- Sales (indoor) of Products Manufactured On-Site
- Seasonal Sales
- Temporary Uses
- Vehicle Fueling Station

Parcel Number	0414301006
Acreage	35.601
PUD Category	Mixed-Use
West District	
Residential (ac)	11.079
Retail (ac)	6.031
East District	
Residential (ac)	2.374
Commercial/office (ac)	2.212
Hospitality (ac)	3.323
Other	
Parks/Public (ac)	4.662
Rights of way (ac)	5.92
Total Units (du)	327
Average Density (du/ac)	20.8
Open Space (ac)	8.885
% Open Space	25

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
Residential	16’	5%	5’	0’	3’	3 stories	1 story
Non-Residential	60’	5%	10’	10’	5’	3 stories	1 story

RESIDENTIAL UNITS MINIMUM FLOOR AREAS

- Minimum unit size: 500 square feet.
- Minimum building footprint: 500 square feet

SPRINGBORO

100 – 150 East St Housing Redevelopment

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

Proposed Rezoning of 100-150 East Street
R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential
Site Area: 1.07 acres gross.

Existing Use: Vacant. Five homes on site were demolished in 2024-2025.
Proposed Use: Single-Family Detached Dwellings, Accessory Buildings and Structures, Accessory Uses, Home Occupations

The existing east-west alley that bisects the site will be retained for vehicular and utility access. A second north-south alley is proposed to provide rear-yard access to one-car garages proposed in the PUD-R. Both alleys will be publicly owned and maintained.

Current Gross Development Density: 4 units/acre
CBD, Central Business District, Gross Development Density: 6 units/acre
Proposed Gross Development Density: 7.46 units/acre

Design and Development Standards:

Principal Structures:
Front setback: 0 feet.
Side setback minimum: 5 feet.
Rear setback: 25 feet.
Building height maximum: 40 feet.
Note: setbacks measured from overhang.

Accessory Structures:
Permitted only in rear yards. In case of corner lots, accessory structure cannot be in front of principal structure building line.
Separation from principal structure: 15 feet.
Building height maximum: 40 feet.

No off-street parking permitted between front of building line and right-of-way or front property line. Development of the north half of the site is proposed. Lots would range in size from 3,989 square feet (lots 2-3) to 5,485 square feet (lot 1).

Open Space: The City is requesting the waiver of the 25% open space requirement for this PUD-R. Providing such open space would eliminate up to two lots in the long term under this proposal. The rezoning site is within 1,000 feet of three City parks (Fred Mayne Park at the southeast corner of SR 73 and SR 741, Rotary Park/320 South Main Street, and 1,025 feet from the common area within Wright Station). The open space requirement would remove up to 11,600 square feet of developable land) from the project site; to meet the project's affordability goals, lot sizes would need to be reduced to a size inconsistent with the character of the Historic District.

Historic District Review: Site is in a locally and federally designated historic district. For the local district, vacant sites in the Historic District are contributing properties and subject to the district's Design Standards for New Construction under Chapter 1230, Historic Preservation Code. Changes to site over and above maintenance and repair are subject to review by the Architectural Review Board.

Master Plan: The proposal is consistent with the recommendations of the 2022 Springboro Master Plan recommendations for Policy Area 13, Historic Core including the following:

- Continue to maintain the historic character and identity [of the policy area] through strict enforcement of design guidelines to ensure that property maintenance, infill, and new development are conducive to the historic core design and atmosphere.

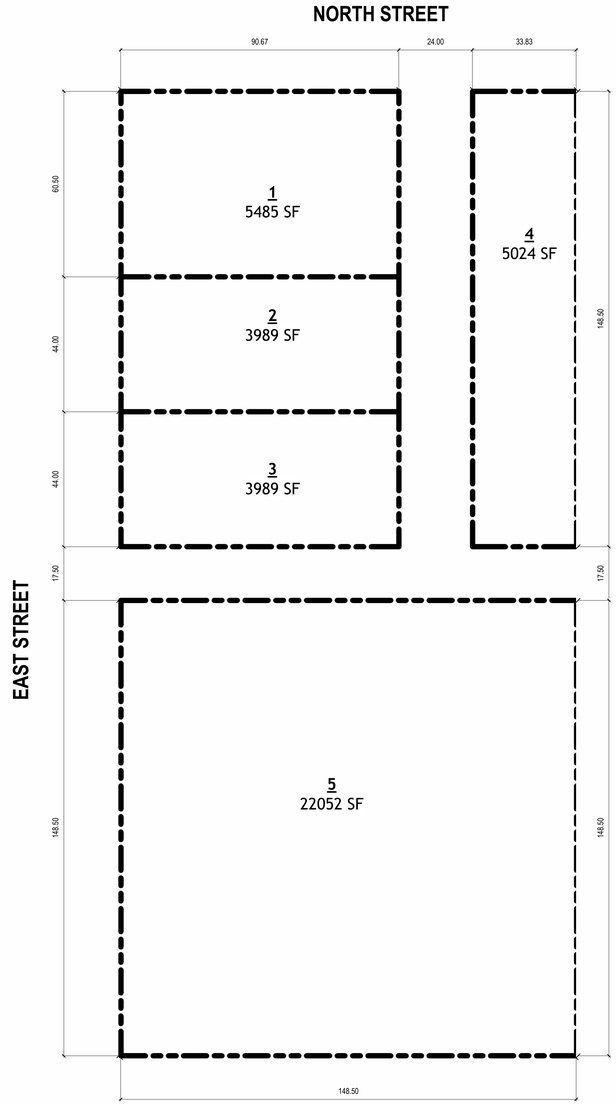
- Maintain and enhance the community's connectivity to this area…physically in terms of sidewalks and walking paths…
- Maintain a mix of residential, service, and retail business uses to ensure a lively and interactive district.

Review and Approval Process: Proposal would follow PUD review and approval process for rezoning and general plan approval by Planning Commission and City Council. Architectural Review Board approved redevelopment concept at their October 13 meeting. Following rezoning/general plan review/approval, final development plan approval by Planning Commission will take place concurrently to review and approval by Architectural Review Board through Certificate of Appropriateness process. Record Plan approval by Planning Commission and City Council to create lots and dedicate right-of-way would take place.

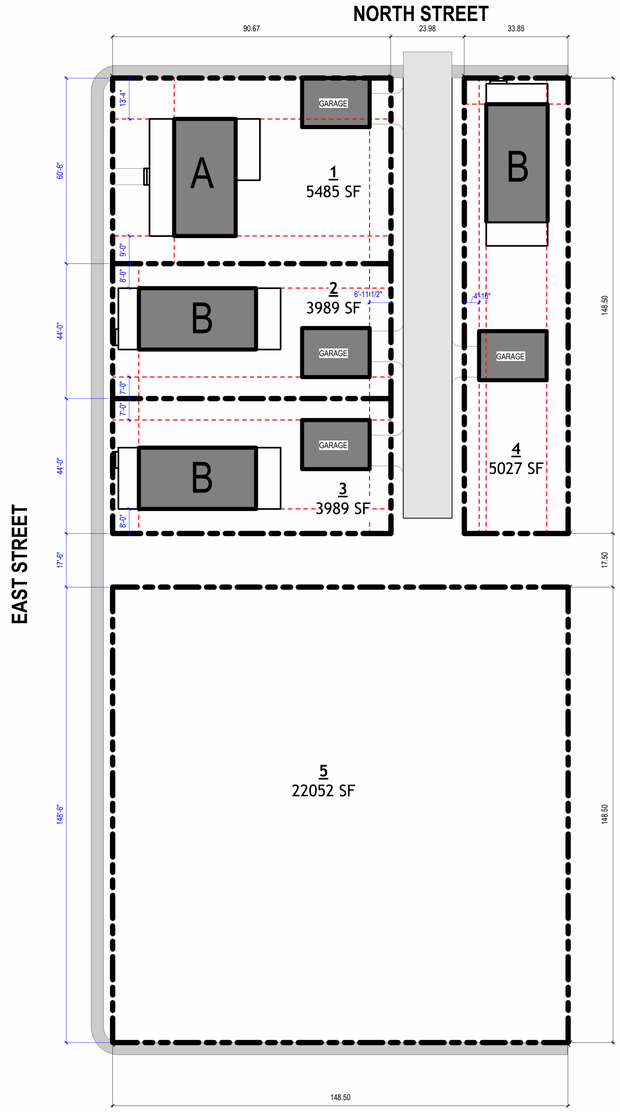
Revised November 7, 2025



SITE PLAN
SCALE: 1" = 20'-0"
1 AS001



SITE PLAN
SCALE: 1" = 20'-0"
2 AS001



SITE PLAN
SCALE: 1" = 20'-0"
3 AS001

elevar DESIGN GROUP
535 CASE ST. CINCINNATI, OH 45202 | P: (513) 721-6000 F: (513) 721-6011

SPRINGBORO HOUSING STUDY
PROJECT ADDRESS
CITY OF SPRINGBORO
XXXX

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ISSUED DATE

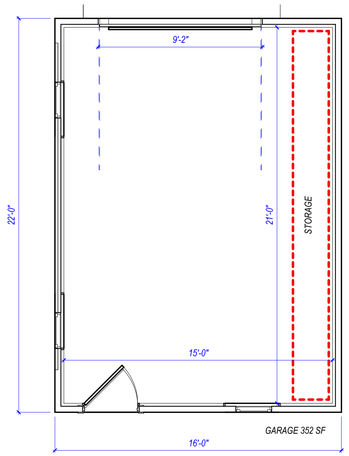
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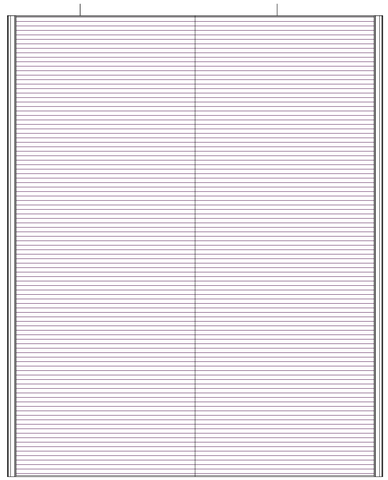
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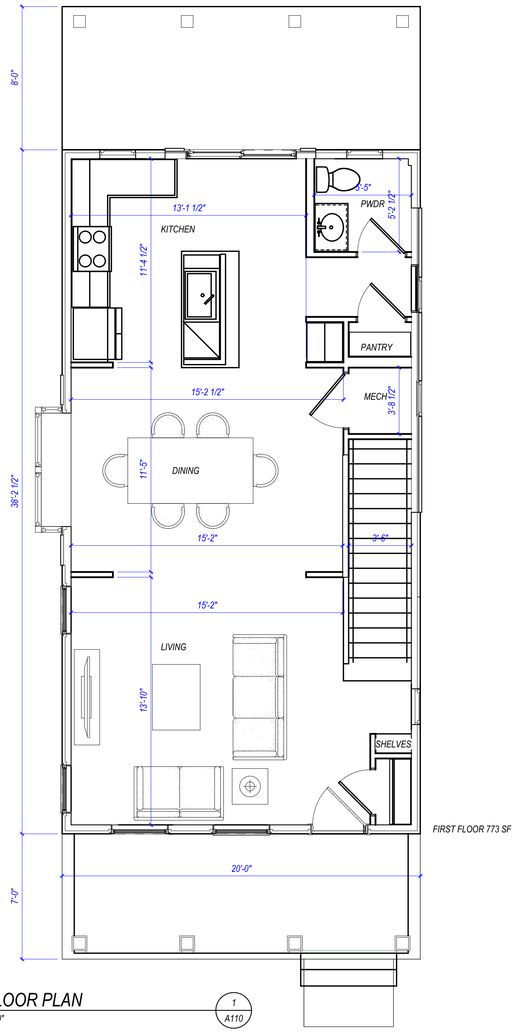
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GARAGE 352 SF



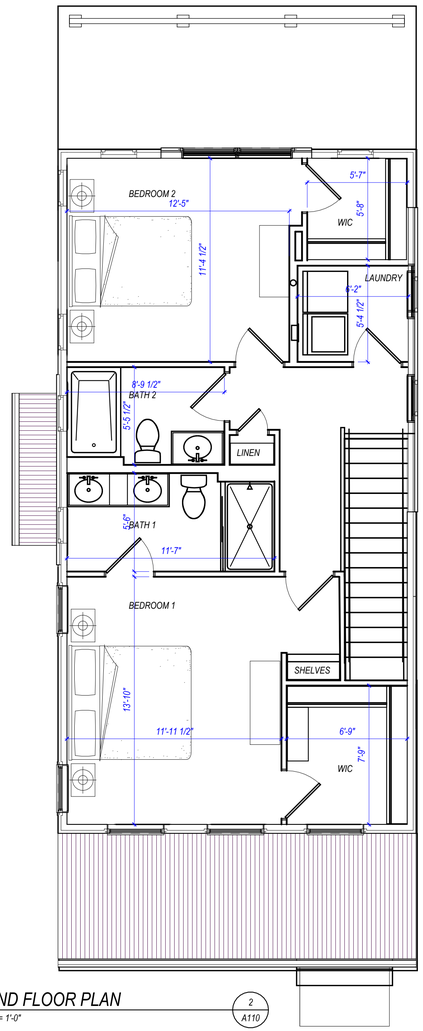


FIRST FLOOR 773 SF

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 A110



SECOND FLOOR 708 SF

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2 A110

0' 2' 4' 8'

? KEYNOTES

X DRAWING NOTES

1 *im a keyed note*

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555 CARR ST., CINCINNATI, OH 45203 | P: (513) 721-0600 F: (513) 721-0611

SPRINGBORO HOUSING STUDY

EAST, NORTH & MARKET STREETS, SPRINGBORO, OHIO 45066

CITY OF SPRINGBORO

XXXX

NOT FOR CONSTRUCTION

ISSUED	DATE

SHEET TITLE

FIRST FLOOR PLAN

SHEET SIZE	COMM. No.
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DRAWN BY	DATE
Author	

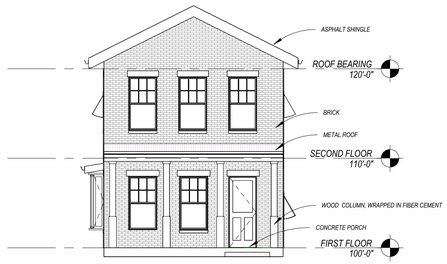
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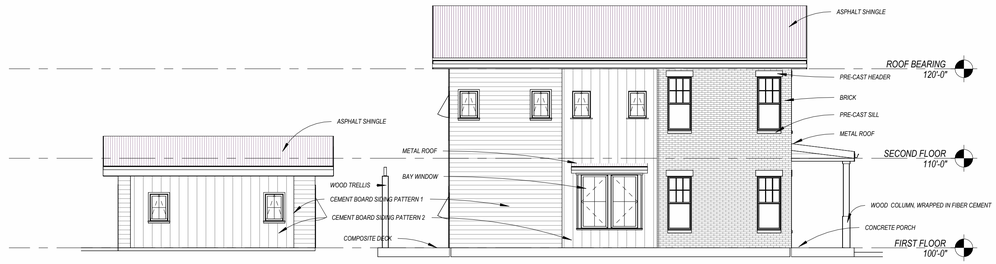
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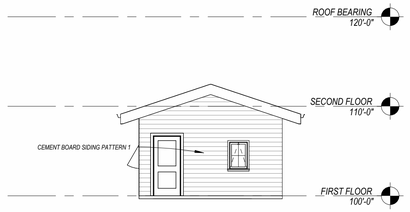
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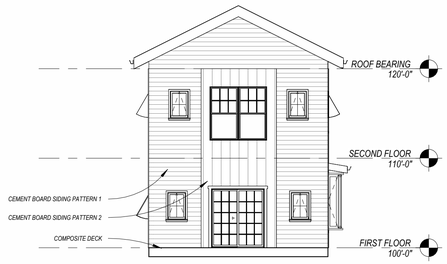
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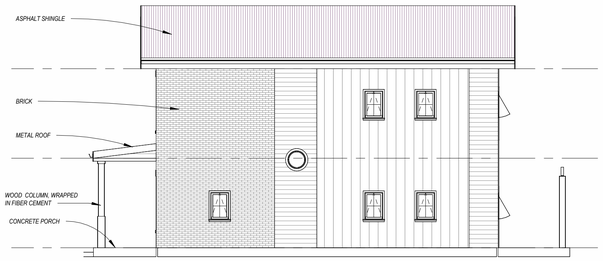
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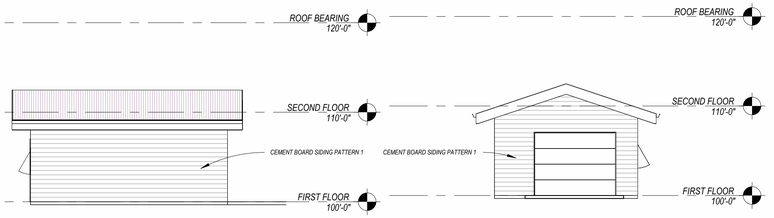
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PLAN NORTH ELEVATION — 2 / A200
SCALE: 1/8" = 1'-0"



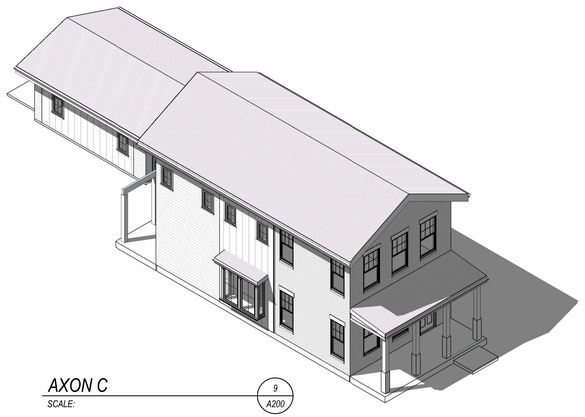
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PLAN NORTH ELEVATION GARAGE — 6 / A200
SCALE: 1/8" = 1'-0"



AXON A — 10 / A200
SCALE:



AXON C — 9 / A200
SCALE:



AXON B — 8 / A200
SCALE:



AXON D — 7 / A200
SCALE:

KEYNOTES

LEGEND

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SPRINGBORO HOUSING STUDY

EAST, NORTH & MARKET STREETS, SPRINGBORO, OHIO 45066

CITY OF SPRINGBORO

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NOT FOR CONSTRUCTION

ISSUED	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET SIZE	COMM. No.
24" x 36"	E-00000
DRAWN BY	DATE
Author	

SHEET#

A200

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October 8, 2025
PC Minutes
for review

City of Springboro
320 West Central Avenue
Springboro, OH 45066
Phone: (937) 748-4343
Fax: (937) 748-0815
www.ci.springboro.oh.us

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, October 8, 2025

I. Call to Order

Becky Iverson, Chair, called the Wednesday, October 8, 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, Scott Marshall, and John Sillies.

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 Mike Thompson; Mr. Dimmitt *seconded the motion.*

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

II. Approval of Minutes

September 10, 2025 Planning Commission Minutes

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

Mr. Dimmitt motioned to approve the September 10, 2025 Planning Commission minutes. Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

III. Agenda Items

A. Final Approval
Minor Revision to Approved General Plan #2, Northampton PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), addition of home plans and exterior elevations to approved list

Background Information

This agenda item is a request for a minor revision to the approved general plan for the Northampton PUD-R, Planned Unit Development-Residential, subdivision located at 1525 South Main Street (SR 741). The Northampton subdivision was rezoned to PUD-R by City Council in January 2024; the general plan was also approved at that time by City Council; final development plan approval by Planning Commission followed in 2024, and record plan review and approval (in two phases) from Planning Commission and City Council took place in 2025. The subdivision has been referred to as Northampton 1-2 to distinguish it from the adjoining Northampton 3 located at 1405 South Main Street. The subdivision includes 75 single-family lots plus the historic Janney House.

DRAFT

M/I Homes proposed adding two additional home plans, Hampton and Windsor II, with variations to the list of homes approved for the subdivision. This change is defined as a minor revision to the approved general plan, with approval of the revision by Planning Commission per the terms of the PUD code, Chapter 1266 of the Planning and Zoning Code. A similar request was approved by Planning Commission for this subdivision at the January 8, 2025 meeting. All proposed housing plans are included in the meeting materials.

Staff Recommendation

City staff recommends approval of the minor revision to the general plan site plan for the Northampton PUD-R, Planned Unit Development-Residential, subject to the following comment:

1. All homes to be consistent with Section 1264.06, Development Standards for Specific Uses, Single-Family Dwellings (Detached).
2. Will the proposed house plans fit on the site with the existing setbacks and other development standards for the subdivision?

Discussion:

Mr. Justin Lanham, M/I Homes, was present to answer questions from Planning Commission members and staff.

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said that this is the second request for the addition of elevations and home plans in this subdivision. This is a minor revision to the approved general plan for this PUD-R and will not be required to go before City Council for approval. Minor revisions are reviewed by the Planning Commission administratively.

Ms. Iverson asked Mr. Lanham if he had any questions regarding the staff comments.

Mr. Lanham said he did not and in response to staff comment number two, M/I Homes will submit plot plans and elevations with each building permit to ensure they meet all development standards.

Ms. Iverson asked if any Board members had any questions.

Mr. Sillies asked for an update on this development.

Mr. Lanham said eight or nine homes have already been sold since June, 2025 and they have about 12 homes already built.

Ms. Iverson asked if there were any further questions. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Minor Revision to Approved General Plan #2, Northampton PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), addition of home plans and exterior elevations to approved list.

Mr. Sillies made a motion to approve the Final Approval, Minor Revision to Approved General Plan #2, Northampton PUD-R, Planned Unit Development-Residential, 1525 South Main Street (SR 741), addition of home plans and exterior elevations to approved list. Mr. Pearson seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

B. Final Approval
Site Plan Review, 216 Tahlequah Trail, Thaler Machine, new building addition

Background Information

This agenda item is as request for site plan review approval for improvements to the Thaler Machine operation located at 216 Tahlequah Trail at the request of Ferguson Construction. At the September 10 meeting, Planning Commission approved a 78-space parking lot on the northeast side of the Thaler site with access from Hiawatha Trail, the installation of a new stormwater retention area on the Hiawatha Trail frontage, and demolition of the existing parking on the east side of the building. Representatives for Thaler were advised to prepare plans for the building addition for review at a future meeting. The property is zoned ED, Employment Center District, which permits the proposed addition.

Adjacent land uses includes the existing Thaler operation to the west; to the north, Machine Glass Specialists; to the east on the east side of Hiawatha Trail, Sandy's Towing and Springboro Automotive; to the south, Johnson Flooring, and a Thaler outbuilding on the south side of Edwards Drive. Zoning in the vicinity includes ED to the west, north, and northeast, and HBD, Highway Business District, to southeast (Johnson Flooring).

Staff Recommendation

Staff recommends approval of the site plan subject to the following conditions:

1. Incorporate comments from September 10 review of parking lot/retention approval for this site.
2. Detention design under review.
3. Locate existing 8-inch water main and verify minimum depth of 4.5 feet for improvements. Otherwise, lower water main accordingly.

Discussion:

Mr. Ken McCormick and Mr. Sean Meyer, Ferguson Construction, were present to discuss this agenda item.

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said this item was on the September Planning Commission meeting agenda for the review and approval of the parking lot associated with this project. This approval will allow for the construction of a large expansion to the existing site of Thaler Machine. This request is permitted by the zoning district.

Ms. Iverson asked the applicants if they had any questions about the staff comments. They did not.

Ms. Iverson asked Planning Commission members if they had any questions. There were none.

Ms. Iverson called for a motion to approve the Final Approval, Site Plan Review, 216 Tahlequah Trail, Thaler Machine, new building addition.

Mr. Marshall made a motion to approve the Final Approval, Site Plan Review, 216 Tahlequah Trail, Thaler Machine, new building addition. Mr. Pearson seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 yes – 0 no)

Ms. Iverson said the motion was approved unanimously.

C. Preliminary Review
Site Plan Review, 610 North Main Street (SR 741), China Cottage, proposed new building and location

Background Information

This is a request for preliminary site plan review for a proposed retail development including a new China Cottage restaurant at 610 North Main Street (SR 741) submitted on behalf of Wen Wang, owner/operator of the China Cottage restaurants. The property is in the O-R, Office-Residential District, which permits restaurants without drive-throughs. As of October 3, the O-R District will permit outdoor dining as an accessory use to restaurants. Access to the site will be provided by way of an easement through the Kentwood Mortgage site and an adjoining property to the south.

Adjacent uses include the Hidden Creek assisted living facility (1345 Lytle-Five Points Road) to the north, accessed from Lytle-Five Points Road; to the east single family residential in the Woodland Greens subdivision (note: the property directly abutting the restaurant site is a detention pond); a residential property to the south (590 North Main Street); and to the east Kentwood Mortgage and an office building immediately to the north, both fronting North Main Street. Adjacent zoning includes O-R District to the north, south, and east, and R-1, Estate-Type Residential District, to the east coincided with the Woodland Greens subdivision (Springboro portion).

Staff Comments

Staff has the following comments regarding this agenda item:

1. Provide building elevations with graphic scale indicating proposed exterior building materials and dimensioned to determine height and massing. See also Section 1262.04, Non-Residential Building Design Standards, of Planning and Zoning Code (typical), for acceptable building materials and other requirements.
2. Explain in writing and graphically what is proposed for area along north property line in terms of grading and hardscaping.
3. For future Planning Commission reviews, provide printed plans at a larger size (24x36).
4. Indicated proposed dumpster location and provide exterior elevations.
5. Provide seating capacity for proposed Building to determine off-street parking requirement for proposed site. See Table 12 in Chapter 1279, Parking, for off-street parking requirements for individual uses identified for building.
6. Existing landscaping to be retained to be indicated on plan. Vegetation 4 inches DBH to be marked for credit against landscaping requirement for final approval stage of site plan review process.
7. Landscaping plan for required for parking area consistent with Chapter 1280, Landscaping.
8. Lighting plan for building and site to be prepared concurrent to final approval and consistent with Chapter 1273, Lighting.
9. Please contact Zoning Inspector for signage requirements for this site; signage review is outside the Planning Commission's site plan review process.
10. Development in the special flood hazard area (floodplain/floodway) shall be meet chapter 1448 of the Springboro Code. All permitting to be reviewed by the City Engineer and FEMA is required.
11. Provide offsite access easement documentation as well as offsite storm water easements.
12. Provide engineered site plan drawings on a scale not smaller than 40 feet to an inch. Existing topography and contours shall be with one-foot intervals.

DRAFT

13. Provide details for all streets, aisles, and parking spaces with spot elevations throughout.
14. Provide design of storm water detention, water main, and sanitary sewer, which shall meet City specifications.

Discussion:

Mr. Sean Stone, applicant's attorney and Mr. Weng Wah (Tiger), applicant and business owner of China Cottage and Mr. Chris Wah, China Cottage, were present to answer questions from Planning Commission members and staff.

Ms. Iverson asked Mr. Boron for a summary of this request.

Mr. Boron said this item was before the Board earlier this summer for an addition of outdoor dining to the list of permitted uses for the O-R District. Restaurants and outdoor dining are allowed where permitted. Plans have been received, and all proposed uses are permitted in this district. The applicants are obtaining access to the site immediately south of the Kentwood Mortgage building and will match up with the recently approved intersection at the Easton Farm Multi-family buildings site, so building's entrance will be at a signalized intersection.

Staff accepted these plans for a preliminary review but there is still work to be done on the applicant's part before final approval can occur. Much of that work has to do with materials, or at least is what is shown with respect to the engineering of the site, how it sits on the site with respect to the floodway, and other presentation graphics such as labeling where specific items will be located. There are concerns about the amount of parking shown compared to what is proposed for the site. A lot of indoor seating has been proposed, and staff would like more information about that.

Ms. Iverson said that Planning Commission members would like to address the staff comments as listed, one by one. She said the first staff comment addresses the building elevations. She clarified that all this information does not need to be decided tonight but would be required for final approval.

Ms. Iverson said staff comment number two asks the applicants to explain in writing and graphically what is proposed for the area along the north property line in terms of grading and hardscaping.

Mr. Stone said he would like to address this comment. He said the north property line is currently along the Hidden Creek Development, Phase 2. The topography goes upward towards Settler's Walk.

Tiger said that right now they can only predict the area that will become the outdoor dining area. Either way, there will be a detention wall to hold the dirt from uphill, and a civil engineer will determine what can be done on the west end of the property.

Mr. Sillies asked Mr. Boron if there would be another preliminary review for this item because there does not seem to be much content presented tonight.

Mr. Boron said that there will be at least one more preliminary review before final approval could be considered. He said that the applicants are looking for a civil engineer and will have much more detailed plans when they submit after they have secured that engineer. The applicants wanted to get the review process started as soon as possible and that is why it is on the agenda with such basic information.

Ms. Iverson moved on to staff comment number three, at future planning meetings the applicant should provide larger scale 24-inch x 36-inch plans. The applicant agreed they would do that for all future submissions.
With regards to staff comment number four, Mr. Boron said that this is an example of labeling and additional information would be helpful as this approval process moves forward.

Tiger said his goal was to have the dumpster located as far from other residences as possible; it depends on what the civil engineer determines would be best location for the site overall.

Ms. Iverson said that staff comment number five requests providing the seating capacity proposed to determine off-street parking requirements.

Mr. Boron said that in addition to having the basic civil engineering and exterior architecture, this is the biggest concern of staff. The proposed number of parking spaces is low. Parking requirements are calculated based on the number of seats in the building elements individually, assuming all the businesses are active at the same time.

Tiger stated that they know the parking is low right now because they moved the position of the building 30 – 50 feet away from the residences, not because of setback requirements but they do not want to disturb neighboring residents with additional noise as much as possible. He said that while they would like to have five units in the building, they are just hoping to utilize everything they can.

There was a general discussion about the parking requirements and how they are determined. It is based on the number of seats in the restaurant but also the hours of operation for all the businesses combined. It could lower the number of spaces required if the businesses are not operating concurrently.

Tiger asked if they would be permitted to build in the flood zone if it was raised.

Mr. Dixon explained that Zone A requirements are different. The City has not seen much of that recently, but it is possible this area could be buildable. There is no floodway in Zone A, so this development does not trigger a formal study. The applicants can develop, but they will have to show that there would be no more than a 1-foot rise. The engineers will be required to prove that to the City.

Ms. Iverson said staff comments number six and seven refer more to the final development plans for landscaping requirements, including trees and other vegetation that will be kept along with new vegetation as needed. Whatever is not cut down and has been determined to be within the City's guidelines, will be credited to the landscaping requirements when the time comes.

Tiger stated that they would not be clearing the site until the building has been designed and after that they will determine what will be kept. They want to keep as much of the existing natural vegetation as possible.

Ms. Iverson asked if there were any further comments on the landscaping. There were none.

Staff comments 8 through 14 were discussed and it was understood that all these items would need to be addressed in greater detail in the next set of plans submitted by the applicant for preliminary review.

Ms. Iverson asked if the applicants had any questions or comments.

Mr. Stone asked for clarification from Tiger about the offsite easement that will be required. Will it just be acquired from Kentwood Mortgage or will a neighboring property need to be involved as well?

Tiger stated that a portion of the required easement does belong to a neighboring property to the south.

There were no further questions or comments from Planning Commission members and staff. Ms. Iverson thanked the applicants for attending the meeting and said they look forward to seeing the applicants soon.

D. 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

E. 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 a 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 this summer. Development would be accomplished through rezoning the property from O, Office District, to PUD-MU, Planned Unit Development-Mixed Use.

This item is being reviewed on a preliminary basis at the July 9 meeting as was the case at the April 9, May 14, and July 9 meetings.

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 includes an area on the easternmost side of the property adjoining The Enclave assisted living/memory care 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 327 residential units are proposed, occupying the lands along the east side of Twin Creek, a stream that bisects the property and drains the western part of Springboro. The proposed residential development density is 20.77 dwelling units per acre for the residential component, although this number would be reduced considering the open space requirement of the residential component.

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 from the signal to Tractor Supply. A total of 4.66 acres of open space, or 29.6% 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 retail component of the PUD also 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 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 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 (15 Springwood Drive), and the Premier Health office building (360 West Central Avenue); to the east, The Enclave; 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 (400 Victory Drive); and HBD, Highway Business District, to the west on the site of Tractor Supply Company (505 West Central Avenue).

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 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 uses included in the mixed-use pattern is also encouraged.

Courtesy notification letters were sent out to all property owners 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:

The following comments are regarding the development plan exhibits and narrative:

1. Reach out to City staff prior to October 8 meeting to clarify component acreage.
2. What part of the existing vegetation and topography is projected to remain on the site post-development? This will need to be provided during final development plan stage of PUD approval process.
3. Verify no detention ponds are proposed for West Central Avenue frontage.
4. Traffic impact study under review.
5. Parking requirements to meet City code.
6. Utility and roadway improvements (private and public) shall meet City of Springboro specifications, including storm water management plan.
7. Create a Property owners association (POA) for the development. POA 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.
8. Provide public access easements (ingress/egress) for all private roads throughout the site. Public roads to be built to City specifications including road width to be 24 feet wide (12 feet wide lanes & 29 feet b/b curb) with 50 feet right of way dedication.
9. SR 73 right-of-way to be dedicated with a width of not less than 60 feet, along with 15 feet utility easement. Improvements shall include all traffic impact analysis recommendations as well as curb and gutter, sidewalk, bike lane, and storm sewers along SR 73.
10. Any development occurring in the floodplain/floodway, shall require the appropriate permitting through the City, FEMA, and any other federal requirements.
11. Verify scale on sheets. Does not appear to scale correctly.

The following comments are regarding the proposed design manual beginning on page 16 of the booklet:

12. Page 24, Building materials, add vinyl to description of prohibited building material.
13. Page 25, Building color, see Section 1262.04(g)(3), Color, for code limitations.

Discussion:

Mr. Daniel Buchenroth, Kingsley & Company Engineers, Ms. Sonya Jindal Tork, Taft Law, and Mr. Troy Messer, Kleingers Group Civil Engineers, were present at the meeting to discuss these agenda items.

Ms. Iverson asked Mr. Boron for a summary of agenda items D and E.

Mr. Boron said this item was last reviewed on a preliminary basis on July 9, 2025. Since then, the applicants have revised their plans to address staff comments. At this point, Planning Commission is still reviewing this application on a preliminary basis until the traffic study results and some proposals for having a City or public-private cooperation or partnership on the east end of the site near community park corner of the building to be located on the site. There are 13 staff comments still to be addressed, but many of them are general in nature looking forward due to the PUD designation of this site.

Mr. Pearson asked for more information regarding the City and applicant partnership in community park.

Mr. Boron said the City and the applicant have had discussions about forming a partnership or cooperative effort looking at changing the back face of community park facing West Central Avenue/SR 73 to have pickleball courts and volleyball courts associated with use proposed for the new site.

Mr. Pearson asked if the new courts would be part of the park or the new development.

Mr. Buchenroth said that still needs to worked out but they will continue discussions with the City and the potential end user to determine if they will be privately or publicly owned courts. They feel that connecting or opening that end of the park would encourage more people to use the park with easier access available.

Mr. Boron added that this is a good opportunity to open and add to the park with the proposed north-facing entrance.

Ms. Iverson asked if the applicants would like to review the staff comments one by one.

Mr. Buchenroth said he had drawn up a list of changes that have been made and would like to go through them.

- The traffic impact study was updated to incorporate the City's suggested changes and is being reviewed by staff now
- The Development Plan was re-labeled as the General Plan
- Permitted uses have been added to the General Plan as well
- The table on page 17 of the PUD booklet showing permitted uses has been incorporated into The General Plan
- The density statement has been revised to 20.8 units per acre
- A description of the carriage houses was added to the PUD booklet on page 10
- Minor vehicle repair has been removed as a permitted use in the retail component
- Personal wireless service (cell tower) has been removed as a permitted use; something like a wireless phone supplier such as T-Mobile or Verizon would be permitted
- Outdoor dining has been added as permitted use on page 12 of the PUD booklet
- Parking requirements noted on page 19 have been confirmed to meet the standards outlined in Chapter 1279 of the City Code

- A Property Owners Association (POA) / Homeowners Association (HOA) will be established prior to permit issuance, noted on page 10 of the PUD booklet
- A note on page 20 of the PUD booklet references Chapter 1281, stating that "All signage will meet or exceed the requirements established in Chapter 1281 of the City's Planning and Zoning Code
- A note was added to page 19 referencing Chapter 1280, Parking Lot Landscaping Requirements
- Imagery of the proposed entrance and wayfinding signage had been added to page 20 of the PUD booklet

Mr. Sillies asked if the proposed new lane starting at Burger King (SR 73 & South Pioneer Blvd) and continuing east to the new entrance was still being considered.

Mr. Buchenroth said that lane has not been updated on the site plan because the traffic study they submitted has not been finalized but hopefully that will be resolved within the next few weeks. All changes suggested by Scott Kneibel have been incorporated into their plans. It is unclear if the new lane will be needed.

Mr. Sillies asked if the issue about who would install and maintain a walkway/bridge that was discussed at the July 9 meeting had been resolved.

Mr. Buchenroth said their plan is to utilize the trail system that will jog off and still connect both sides. The bridge would be built to City standards. It would be a pedestrian bridge.

Mr. Sillies asked if they had been able to work with Tractor Supply Company regarding the entrance to the site.

Mr. Buchenroth said they did not, but the issue was resolved by reconfiguring the intersection, turning it a little more facing their site and they can adjust the existing easement.

Mr. Sillies asked if Wawa was still being considered as a business for the site.

Mr. Buchenroth said they were leaving that in as a permitted use. He said this is a challenging site and a gas station convenience store is a user that helps the rest of the development happen with them being located on the west corner of the site.

There was a general discussion about who would maintain the public vs. private paths and sidewalks. Mr. Boron said the applicants would have to provide the necessary requirement of the PUD which is 25% for open space associated with a PUD, the residential element. What is currently being shown on the plan is above that 25% standard.

Mr. Dimmitt asked if it had been determined if the bridge is tall enough to have a path cross underneath.

Mr. Boron said there is a feasibility study that has been contracted with CMT to examine that question. The study will be conducted as soon as allowable by the Ohio Department of Transportation, ODOT.

Mr. Buchenroth had a question about staff comment number three. He said there is a detention pond near the West Central frontage, but it will screened by trees on the property; would that be acceptable?

Mr. Boron replied that the size and location of the detention pond will be looked at very closely, especially by City Council. If it is going to be located near the roadway / sidewalk, it will need to be screened and only a certain depth will be approved.

Mr. Messer said the detention pond is located downhill from the retail portion of the development and will be screened by existing vegetation.

Mr. Marshall excused himself from the meeting at 6:45 pm.

Mr. Dimmitt asked if the interior roads would be public or private.

Mr. Buchenroth said they would be private and maintained by the POA/HOA.

Ms. Iverson asked if there were any questions from Planning Commission members. There were none.

Ms. Iverson asked if the applicants had any questions. Mr. Buchenroth said they were working toward having the traffic study approved and addressing the remaining staff comments.

Mr. Boron reminded everyone that the next Planning Commission meeting would be held on Wednesday, November 12 and the deadline for submittals is Friday, October 24 at noon.

F. Preliminary Review
Rezoning, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, single-family residential redevelopment

G. Preliminary Review
General Plan, R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential, 100-150 East Street, single-family residential redevelopment

Background Information

This agenda item is a request from the City of Springboro to rezone approximately 1.07 acres of land located at 100-150 East Street from the current R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential. The properties were purchased by the City in 2024 and 2025; the five single-family homes on the property were demolished in September 2024 and June 2025. The subject property is in the Historic District.

The City is seeking rezoning to PUD-R to accommodate the redevelopment of the subject property with single-family detached residential lots. The north half of the property will be developed beginning in 2026 with four lots. The R-2 District allows single-family detached residential lots at a density of 4.0 units per acre. R-2 District zoning was placed on this site and others in 2015 as part of a planning and zoning initiative that resulted in a major revision to the Planning and Zoning Code text and the Official Zoning Map of the City of Springboro. Prior to 2015, the subject property was zoned R-3, Medium Density Residential District, which permitted at the time up to 12 dwelling units per acre. The majority of the Historic District was developed at a density of 6.0 dwelling units per acre, a density permitted under the CBD, Central Business District. The CBD allows a wide array of land uses including retail, office, residential, religious institutions, and more. The effective residential development density of the CBD is higher than 6.0 units per acre in some cases since apartments are permitted.

The subject property is in the Historic District. Approval by the Architectural Review Board (ARB) of all changes to protected properties is required for any improvement that results in a change to the exterior appearance of buildings/sites in terms of materials, color, or outward appearance including new construction. All five buildings on the subject property were protected as contributing structures: their demolition was reviewed and approved by the ARB. New construction such as that proposed as part of these agenda items will need to be reviewed by the ARB as part of its Certificate of Appropriateness review process. The ARB uses the Historic Design Standards for New Construction chapter to evaluate such proposals. All vacant sites in the Historic District are so protected. The New Construction chapter of the Design Standards promotes construction like those found elsewhere in the Historic District but in contemporary terms. Examples of new construction built under these

standards include SPARC and Go at 320 South Main Street, and additions to 220, 400, and 535 South Main Street.

The proposed redevelopment of the subject property will be at a gross density of 7.46 units per acre. For the near term, the north half of the site will be developed including four residential lots with three facing East Street, and one facing North Street.

The proposed redevelopment of the site will maintain the east-west alley that bisects the site; it will be used for vehicular access and utility placement. A north-south alley is also proposed as part of the redevelopment. Both alleys will be paved and owned and maintained by the City like other public rights-of-way.

The City is requesting that the open space requirement for this redevelopment be waived. Three City parks are located within 1,100 feet of the subject property. Providing up to 11,650 square feet of open space on this site would either remove two lots from the redevelopment or result in smaller lots/homes on the remainder of the subject property. The latter would be inconsistent with the goals of the redevelopment to provide as many affordable housing units as possible into the Historic District setting. As stated in the PUD Code, Section 1266.01, Intent and Objectives, "It is the intent of this chapter to accommodate creative and imaginative [PUDs] and to permit…innovations in land development that are in the best interest of the City…, in situations where conventional zoning is inappropriate or unduly restrictive. In order to accomplish this intent, it is the purpose of a PUD District to permit, in a carefully-designed development, a variety of uses and/or dwelling types, and to permit the flexible spacing of lots and buildings, the conservation of natural features of the landscape, the provision of accessible and enjoyable open spaces, and the provision of a necessary complement of community and neighborhood facilities."

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, drainage, and lots—review and approval by Planning Commission is the second stage in the process. Final development plans may be submitted in 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 sections as the development is completed.

The ARB will be provided with a courtesy review of the redevelopment plan at their October 13 meeting and will review plans for new home construction and other details concurrent to the final development plan stage of the PUD review process.

Adjacent land uses include Springboro United Methodist Church (60 East North Street) to the northwest; the parking lot for the Springboro Eagles to the north; single-family residential to the east, south, and west; to the southeast a vacant former church building (145 East Market Street); a multiuse building (205 East Street) in the former township building to the southwest housing White Dover Circle of Light spiritual center and Springhouse Architects; the Methodist Church/City parking lot to the west and Reveals Truth Tabernacle church (130 East Street). Adjacent zoning includes R-2 District to the northwest, north, east, south, and west; CBD zoning can be found to the southeast and southwest.

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 characteristics. Policy Area 13, Historic Core, includes the subject property and others on East Street and South Main Street. The policy area recommends, among other actions, maintenance of the historic character and identity of the policy area through enforcement of the design guidelines to ensure property

maintenance, infill, and new development are conducive to the policy area's design and atmosphere, and providing a mix of residential, service, and retail businesses to ensure a lively and interactive district.

Staff Comments

City staff has the following comments regarding this agenda item:

1. Include historical references as part of ARB approval of demolitions of existing homes on the subject property.
2. Plan subject to review by ARB. Details for proposed redevelopment subject to Design Standards addressing new construction and streetscape.
3. Other plan elements—lighting, landscaping—subject to Planning and Zoning Code provisions.

Discussion

Ms. Iverson said that Mr. Boron would be presenting information for these agenda items.

Mr. Boron referred to the site plan, stating that there were five homes located on East Street that were purchased by the City in two phases. The structures at 100, 110, 120 and 150 East Street were all demolished in 2024; 130 East Street was demolished in May, 2025. The historic district for the City of Springboro downtown area extends all the way to the east edge of the site. He reviewed this history of the demolished structures and said that because the sites are designated as protected properties, the plans would need to go through the review process with the Architectural Review Board (ARB).

He explained that this area of town is unique in that the Planning Commission Board has jurisdiction over the zoning, but the ARB has jurisdiction over the review of the designs of the buildings that go there in the long term. The Historic Design Guidelines Manual will be used as a basis to make decisions on what goes on the site.

This item is being presented tonight to Planning Commission members because the City is proposing to rezone the site to accommodate development that will look like the site plan presented. The property would maintain the east-west alley, which goes all the way to South Main Street. It is used for access to the site and utilities go through there too. The City is also proposing to have a north-south alley as well.

Currently, only Phase 1 of the development, north of the alley, creating four buildable lots is being presented to the Board. Current zoning is R-2, allowing for four units per acre. The reason for not staying R-2 is that the density is too low to accommodate the housing that is being proposed. The idea is to make the development of this area into workforce housing with the intent of it being sold to or developed for the use of public employees, school and fire personnel for example. The goal is to make the housing as affordable as possible by using the space available in the most efficient way. Rezoning this area to a PUD-R allows for more creativity with regards to density. In this case it is not open space protection, but it is to match a standard that would be found in the district, but it is slightly higher density. The lots are as small as just under 4,000 square feet. The City is asking for waiving of the open space requirement. The open space would eliminate about half of the undeveloped second phase along the corner of East Street and Market Street.

There was a discussion among members and staff about the property itself and who would qualify as a buyer.

Mr. Boron said there would be three homes facing East Street with zero setbacks. The porches are coming out as all right on the street just as is expected in the historic district. Anything that would happen individually to anything shown on the lots on site plan marked as A or B would be required to come through ARB through their Certificate of Appropriateness process, assuming the zoning is approved. There would be feedback that would loop through the Planning Commission Board as well.

The final development plan will come before the Board and they will have input into the construction requirements, but the ARB would look at the home designs in detail the way they do for any new construction.

The architects, Elevar, have taken the next step to show what the floor plans would look like as well. The exterior construction would be just like the rest of the historic district but with contemporary materials and details. That allows for alternative materials such as fiber cement board and period-appropriate vinyl windows. Each individual house will have a one-car detached garage.

Mr. Sillies commented that the lack of open space that would be required would need to be justifiable if another contractor questions why the City was not required to incorporate open space in this development.

Mr. Boron said that the open space located nearby in Rotary Park, Fred Mayne Park, and the Wright Station open space would serve as sufficient open space because of their proximity to the development. According to the City attorney, the Planning Commission and City Council have the authority to waive the open space requirement in a PUD-R.

There was a general discussion among Planning Commission members and staff about waiving the open space and it was agreed that it would be the best use of the space available to not require additional open space and use the acreage for housing on larger lots. The existing alleyway would be an access drive for the new housing.

Mr. Boron summarized what the City was asking approval from the Planning Commission: a revision to the zoning map, identifying specific uses for the site, going from single-family residential four units per acre to single-family residential approximately seven and a half units per acre.

There was a discussion among Planning Commission members and staff about the landscaping and the trees that need to be removed. Mr. Boron said the ARB would review any plans, but the Planning Commission would get a say in the requirements too and will be on the November 12 agenda.

VII. Guest Comments

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

VIII. Planning Commission and Staff Comments

Ms. Iverson asked if anyone had any additional comments or questions.

Mr. Pearson asked if Planning Commission would still meet on December 10.

Ms. Iverson said she would be unable to attend the meeting on December 10.

Mr. Boron said the next meeting will be on November 12 and then it could be decided if the December meeting will be required.

Mr. Boron commented that the 2025 Miami Valley Planning and Zoning Workshop is scheduled for Friday, December 5, 2025, at Sinclair Community College. All Planning Commission members and staff are invited to attend, and the City will manage registration. Please let Ms. Bee know if you plan to attend as soon as possible. More information about the schedule and workshops to be offered will be available at the November 12 meeting.

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IX. Adjournment

Ms. Iverson called for a motion to adjourn.

Mr. Harding motioned to adjourn the October 8, 2025 Planning Commission Meeting at 7:14 pm.
Mr. Pearson seconded the motion.

Vote: Iverson, yes; Pearson, yes; Dimmitt, yes; Harding, yes; Marshall, yes; Sillies, yes; (6 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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