

## AGENDA

1. Open Meeting
2. Pledge of Allegiance
3. Roll Call
4. Minutes – May 20, 2026
5. Presentations - Community Scholarship Award Recognition (Julie Tudor)
6. Communications
7. Communications from the Audience *(Five minutes each speaker, Springdale Code §30.05)*
8. Ordinances and Resolutions

Ordinance No. 24-2026 (Second Reading)

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE FC CINCINNATI FOUNDATION ASSOCIATED WITH THE INSTALLATION OF AN ARTIFICIAL TURF MINIATURE SOCCER FIELD FOR THE CITY OF SPRINGDALE

Ordinance No. 25-2026 (Second Reading with Emergency)

AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SURPLUS PROPERTY

Ordinance No. 26-2026 (First Reading)

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE SPRINGDALE PLAZA PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 495 EAST KEMPER ROAD

Ordinance No. 27-2026 (First Reading)

AN ORDINANCE ACCEPTING A BID AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH DONNELLON MCCARTHY ENTERPRISES FOR THE SPRINGDALE EV CHARGING STATION INSTALLATIONS PROJECT

Ordinance No. 28-2026 (First Reading with Emergency)

AN ORDINANCE ACCEPTING A BID AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH NEYRA PAVING FOR THE SPRINGDALE INDUSTRIAL PARK RESURFACING PROJECT AND DECLARING AN EMERGENCY

Ordinance No. 29-2026 (First Reading)

AN ORDINANCE AMENDING CHAPTER 38 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING VARIOUS ADMINISTRATIVE STAFF POSITIONS WITHIN THE CITY

9. Executive Session
10. Old Business
11. New Business
12. Meetings and Announcements
13. Communications from the Audience *(Five minutes each speaker, Springdale Code §30.05)*

14. Recap of Legislative Items

15. Legislation in Development

16. Adjournment

# City of Springdale Council

May 20, 2026

President of Council Anderson called Council to order on May 20, 2026.

The governmental body and those in attendance recited the Pledge of Allegiance.

Mrs. Webster provided the Invocation.

Ms. Browder took roll call. Council members Anderson, Gleaves, Hall, Jacobs, McFarland, Thompson, and Webster were present.

The minutes of the May 6, 2026, meeting were considered. Mr. Gleaves made a motion to accept the minutes; Mr. Jacobs seconded. The minutes were approved with seven affirmative votes.

## Proclamation – Public Works Week

Mayor Hawkins: We have a proclamation honoring National Public Works Week.

Mayor Hawkins then read the Proclamation recognizing National Public Works Week and presented it to Public Works Director Kevin McKinney. (Applause)

Mr. McKinney: Thank you and I'll be brief. Not like the first time, I should say. Again, thank you to the Mayor, City Administration, Council. Without your support, we couldn't do what we do and provide the services we provide. And we get a lot of support in the Community, and we have a very dedicated team of professionals in the Public Works Department that really do value providing excellence in service, so, again, on behalf of them, I'm very honored to be here tonight to have received this proclamation and thank you.

President Anderson: Thank you. (Applause)

## Committee and Official Reports

### Civil Service Commission

Mr. Coleman: Thank you very much. Good evening members of Council. Springdale Civil Service Commission met on May 7<sup>th</sup>. The meeting was called to order by myself, Mr. Robert Coleman, and the members of the Commission in attendance were Mr. James Dunigan, Mrs. Kathy McNear. Also present was Assistant City Administrator Stephanie Morgan along with Fire Chief Anthony Stanley, and Human Resources Administrator, Renetta Edwards. For my updates this evening, I would like to report that the top three candidates were certified for the Patrol Sergeant promotional hiring position. And one candidate was selected for that promotion. That candidate was Mr. Jeremy Beckwith who was selected and started effective May 3<sup>rd</sup>. Next on the update was one candidate for the Patrol Officer hiring position and that individual is in the background process and we still have one position remaining open. Next update was that Mr. Simeon Flood started May 17<sup>th</sup> as our Firefighter II/Paramedic individual within the Fire Department. There was a new timeline presented to the Commission to

## City of Springdale Council

May 20, 2026

Mr. Coleman (continued): establish an ongoing list for the Patrol Officer position. Mrs. McNear made the motion to approve the timeline, and that was seconded by Mr. Dunigan and the motion passed 3-0. Also, under New Business, the Fire Department submitted a letter requesting that the probationary period for several staff members be extended for one year to allow more time for training and evaluation. Mrs. McNear made a motion to approve the requested extension period of the one-year probationary period so that additional year for the designated staff members allowing them more time to fully evaluate suitability for a permanent position. This was presented as a motion that Mrs. McNear made and was seconded by Mr. Dunigan. That motion passed 3-0. The existing language within the Civil Service Commission rules and regulations regarding the probationary period for persons appointed to the position of Firefighter who are not yet certified as a Paramedic that is now under review by Administration with a recommendation for amendment forthcoming to the Commission's consideration. And, finally, a new timeline as I indicated was presented to establish an ongoing list for Patrol Officer hiring. That position has become so competitive within the City that we thought it best to have an ongoing list that could be referred to for the Patrol Officer position, and with that motion made by Mrs. McNear, seconded by Mr. Dunigan, and it passed 3-0 as well. That concludes my report. Any questions?

President Anderson: Sounds like a productive meeting. Thank you Mr. Coleman.

Mr. Coleman: Absolutely.

### Finance Committee

Mrs. Webster: General Fund Activity ending April 30, 2026; General Fund beginning balance April 1, 2026, \$3,254,908. Revenues \$2,131,493. Expenditures \$1,493,481. General Funding ending balance April 30, 2026, \$3,892,920. This is from the Finance Department. This is new. It's been a while since we've had something from the Finance Department. Thank you.

### Planning Commission

Ms. McFarland: Planning Commission met on Monday, May 12<sup>th</sup>. We did have Mayor Hawkins present to present a Proclamation for Anne McBride. She is our City Planner. She began working with the City back in 1999. Her firm is the one that does the City planning. She is taking a step back to allow another one of her associates to be the primary for Springdale, but she was at the meeting with us to accept that. She's done amazing working and everybody had amazing things to say about her. So, she'll still be around, just not quite as often. We did have a Concept Plan from Sam's Club. The applicant's engineer presented an expansion to the back of the store for their pick up and delivery for customers. We had a few discussion points about the plan, but there were no major concerns, so we do expect them to possibly return with a modification plan. The next thing on the agenda was Dutch Brothers. That was a Major Modification Final Development Plan. I believe we'll hear about that later this evening. We did vote to approve that 5-1. That's going to be on the corner of Tri-

## City of Springdale Council

May 20, 2026

Ms. McFarland (continued): County, across the street from Chick-fil-A; Kemper and Tri-County Parkway. There were a few concerns noted about the stacked parking, but other than that it did go and get approved 5-1. Our last piece of business was Highlift Off-Road which is on 257 Northland Boulevard. They had some adjustments to their conditional use. So, that was approved 6-0. Our next meeting is scheduled for June 9<sup>th</sup>, unless Mr. Jacobs has anything else.

Mr. Jacobs: No, but thank you.

President Anderson: No, but I will add I did receive a letter from the Building Department related to the change that we talked about for Dutch Brothers so Council should expect to see a first reading of that requested change for a PUD at our June 3<sup>rd</sup> meeting, with a second reading and a public hearing for June 17<sup>th</sup>. So, we'll get that advertised but just plan for that in your datebooks.

### Board of Zoning Appeals

Mr. Hall: The Board of Zoning Appeals meeting was scheduled for April 28<sup>th</sup>. The Board was notified by the Building Department that within the time restraints that there wasn't any applications received, so at that point the meeting was cancelled.

### Board of Health

Ms. McFarland: The Board of Health last met on May 14<sup>th</sup>. We did start with the Commissioner's Report. Mr. Matt Clayton wanted to recognize Holly Emerson, who is a Board Member. She is a registered nurse and received the Director's Award from Tri-Health, which is a very prestigious award from the organization. She's previously served as a Councilmember and now is one of the regular Board of Health members. The next piece of business was the announcement from Commissioner Clayton that he has resigned his position. He is going to Middletown as the Health Commissioner and Charles Noble has been named the Interim Health Commissioner while the search for his replacement goes on. We did have some updates from the Food Program. Burger District, which is on Northland Boulevard, began operating May 4<sup>th</sup>. LaQuinta is in the process of remodeling their breakfast and dining area. Jai India, their plans were approved but we don't have any date of operating pending yet. The Boulevard has been reopened under a new owner, and their license transfer is pending. And, Kreative Kids had a license transfer in May. Mr. Clayton did have several personnel updates, some transitions for the interns. We do have three new summer health interns and then two returning interns from last year, so there are lots of projects going on with them. The Nurse's Report included the Narcan use from the Fire Department in April was one. We did not have any COVID, RSV, or Hep B cases. They did have their vaccine clinic. One additional day was scheduled for the month where they served nine patients with 50 vaccines. They also have a resident that they give a B12 shot to. Then, finally they had their Blood Pressure Clinic in April. They had one for the month and they completed 30 blood pressure screenings. We are now on summer break, so we will resume in September.

## City of Springdale Council

May 20, 2026

O-K-I

Mr. Anderson: The OKI Executive Board did meet on May 14<sup>th</sup>. A couple of items that might be of interest. There was a stern reminder to all jurisdictions that there is a strict deadline of 4:00 p.m. on June 5<sup>th</sup> for any projects for the next round of STBG (Ohio Surface Transportation Block Grant), SNK (Kentucky Surface Transportation Block Grant for Northern Kentucky), CMAQ (Ohio Congestion Mitigation Air Quality) and TA (Transportation Alternatives) Projects. Council may notice that we have one of those that was added to our agenda tonight. That's Resolution No. 06-2026. It's those types of things. But there is a strict deadline so it's good that we're acting on that tonight. There's also an information notice that there's an AI in government forum that's available for agency staff and I'm sure if Council was interested in it, they could be able to attend as well. These are regular forums where they give presentations about the impact of AI in government work. The next meeting for that forum is May 28<sup>th</sup> at 2:00 p.m. at OKI. It will include two presentations. The first one is building an AI roadmap and a presentation from the County Clerk of Courts; AI for historical documents. If that's of interest, it's probably not too late to still get registered. We also received an update on bicycle and pedestrian safety. The reason that's worth mentioning tonight is OKI is now working on a comprehensive GIS pedestrian network for the region and will be contacting different areas over the coming months. The initial focus will be on schools and paths to the schools so we can gather what the paths and the formats look like for pedestrians. First mapping it out and then we can start getting some better data related to safety to identify intersections just like we do with roads that might need attention from local jurisdictions for updates, for signaling, or changes to the roadways as a whole. So, that was interesting to get that started and I thought it was really proactive of OKI to continue the focus there. The last thing I wanted to share was an update on [Rideshare.oki.org](https://rideshare.oki.org). There's information there about the vanpool program. I've talked about the vanpool in the past. It's still something that I think is underutilized for what it is. OKI does offer an \$800 a month stipend towards van rentals for community members. This isn't for agencies. This is a group of people that want to get together to develop a van pool for work or whatever it is. You can get \$800 towards that monthly rental with the pool itself making up the rest of the rental and that covers the equipment for the rental. It's a very generous program to encourage rideshare and if you're interested, I'd encourage people to go look at that. Information is at [Rideshare.oki.org](https://rideshare.oki.org). That's all I have from OKI this month.

### Mayor's Report

Mayor Hawkins: A number of things. I'll try to go through quickly, but some things that have been interesting. So, first off, April 24<sup>th</sup> we had an Arbor Day celebration at Springdale Elementary School, and the kids came out and sang and did a wonderful job. The music didn't back them up, so they had to sing acapella, and they were still like songbirds. The pool opening day is May 23<sup>rd</sup>, and the Rec will be closed Memorial Day, but the pool will be open from noon until 8:00 p.m. Memorial Day Wreath Laying Ceremony will be this Friday, May 22<sup>nd</sup> at 1:00 p.m. at Veteran's Memorial. There is a video on our website as well as on our Facebook page that highlights our spring and summer activities that will be going on in the City, so you can go check that out to

## City of Springdale Council

May 20, 2026

Mayor Hawkins (continued): see what's going to be happening in Springdale. A big thank you to Springdale Elementary School Student Council, the teachers, and Mrs. Tenbarge for the community luncheon they gave on May 13<sup>th</sup> where they hosted employees, elected officials, our first responders. They always do an amazing job. They have signs and banners inside and outside. They have placemats that are personalized, decorative rocks, and even goodie bags you can take, and the food was outstanding as well. May 14<sup>th</sup>, the next day I had the opportunity to go to Heritage Hill, read to the kindergarteners. This has become a little tradition. They were fantastic. We had an impromptu town hall meeting after I finished reading, they had some questions about how many people lived here, how many houses there were and then we digressed into just cars like corvettes and Lamborghinis, but they were wonderful to go through and hang out with. We had ribbon cutting at Mitchell's Salon on Monday, which I have to publicly apologize to Mr. Anderson and Mr. Gleaves. I told everybody 1:00 and I was wrong; it was 1:30, so they were there early. We also had a ribbon cutting today at Jollof Grill & Market. Outstanding food if you haven't been there. I was amazed with what they have to offer. Both of these businesses have been in Springdale; Mitchell's for over 20 years, and Jollof for over a year, but we're happy that they're both here and so they've done some rebranding. Jollof's used to be over off of Northland and Mitchell's obviously has gone through a whole remodeling, and so it's absolutely amazing, but we're happy that they're here and that they're staying here. An example of two folks that are reinvesting in the City and staying right here with us. May 7<sup>th</sup> I was invited and spoke at Greater Cincinnati Foundation's Regional Housing and Economic Development meeting or symposium. This was a group of 60-80 people. It involved individuals from all different aspects of public and private and we had folks from Cincinnati. They actually took off early because I think they had a Council meeting to go to. The Assistant County Administrator was there. You had folks from HUD, you had folks from the Port Authority and so the discussions were basically on what could we do with regard to housing, making affordable housing, what are some of the very specific issues that folks have. They wanted folks to come in with some things in mind. Again, 60-80 individuals that really make some significant decisions. I personally was highlighting for a City like us, sometimes there are entities that we can't control that actually limit us, like MSD. That was raised. Had some conversation, again, the Port Authority really appreciated the idea that there are houses that get bought up by entities that then just rent them that we'd like to have them as individual home occupier owners. So, they personally have gone through in the area by Walnut Hills High School and Xavier and bought up a number of properties to revitalize that area and make sure that individuals are going to live in those homes. It was interesting they had the money to do it. They probably lost \$5,000,000 dollars in the process, but in that revitalization the first house they probably lost \$300,000 on, but by the time they got to the last house, they were able to break even. So, it shows what kind of impact you can have. And, finally, just following up and touching on Ms. McFarland's report, obviously, everyone knows by now Matt Clayton is leaving to go to Middletown. I just wanted to say he's been innovative in his thinking. He's been impactful with not just the Health Department, but other departments with regard to how he's made everyone look at and look for grants. It's really been inspiring. He's helped us through a pandemic and when that was going on, he was actually on vacation, and he was working while he was

## City of Springdale Council

May 20, 2026

Mayor Hawkins (continued): on vacation and so he's really put in a lot to help the City. An amazing program with regard to internships and giving young people that are just coming out of school an opportunity to get some real-life experience. So, we wish him well, and we appreciate all that he's done. That concludes my report unless there are any questions.

### Administrator's Report

Mr. Uhl: The month of May has been a busy month by way of bid openings. We had our industrial park resurfacing bid opening earlier, I think it was on the 14<sup>th</sup>. So, there will be some legislation coming forward next month for Council to review that. Tomorrow, we have the EV charging station bid opening and then on the 27<sup>th</sup> we'll have our fuel bid opening. I'm not real excited to see where that lands, but we're looking at some other alternatives as well in the event that those come in higher than what we anticipate. Then lastly, I know some of you have already received some text messages from different people, but Mayor announced that the pool is opening this weekend and, as a part of that, we needed to refresh this wall and repaint it anyway, and we decided to do something fun, so we opted to do an interactive mural so that the Sailfish could have a home and a great spot for pictures and that was spawned by Councilmember McFarland's ideas on what that could look like and how that could evolve and then we looked at a bunch of different murals across the country to see what would be fun and interactive where people could stand next to, or in-between the two kissing fish and get a picture or stick their head in the shark's mouth and what not, but anyway we're hoping everyone really enjoys this and Dave Rickerd is doing a fantastic job here. He's also doing our America 250 mural and that should be wrapped up here in the next week or two, but he's been braving the rain and getting things done and everything has been fantastic and we're really excited that we have a local guy to help us out and help showcase the City of Springdale.

President Anderson: I assume no goldfish were harmed in the making of the mural.

Mr. Uhl: Correct. None of the fish were harmed. Correct. So, we're hoping the Community enjoys this and hopefully we can continue this throughout the Community and really expand on Community placemaking. That's the end of my report.

Ms. McFarland: The Board and the coaches were able to see it last week and, some of the kids were there and they're all very excited. They are thrilled. They love it, and I actually got to meet the artist yesterday and he's a great guy. But everybody at the pool is really excited. Thank you again for supporting.

Mr. Uhl: Absolutely. I mean this was a great combination of somebody participating and coming to our State of the City and then sharing his ideas and if there was an opportunity and then Councilwoman McFarland saying, "Hey it would be great hosting the Regionals next year if we can do something more back there." That wall was already slated to get some work done to it, so it was a great

City of Springdale Council

May 20, 2026

Mr. Uhl (continued): combination of Community input and Council input to kind of make this thing all come together for the Community, so I appreciate all your ideas and work on that. Thank you very much.

Law Director's Report

Mr. Braun

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No report

Engineer's Report

Mr. Riggs: So, we'll start off with the East Kemper Project. We had our pre-construction meeting with Adleta on April 20<sup>th</sup>. They're looking to start construction in late August, beginning of September. They'll be starting work on the south side of East Kemper with the sidewalk installation and work will continue on the south side pretty much through the end of the year, then they'll switch over to construct the north side of Kemper on the shared-use path side. That will last through the spring, then basically, after that they'll repave the road. And then all the work is going to be completed or expected to be completed in spring of next year. So, about a full year from today. The Northland/Kemper Boulevard Shared-Use Path Project; I didn't have an update, but I do now. We have received Stage I ODOT Plan Review comments just this morning, so we're going through those. Our Stage II Plan Submittal looks to be late July/early August, somewhere around there. We haven't firmed up the date yet. We're still combing through all the comments. The Springdale Industrial Park Resurfacing Project that Brian mentioned, we did receive four bids. The contract was advertised on April 29<sup>th</sup>, and we had a bid opening on the 14<sup>th</sup>. We got favorable pricing, so that will be before you guys next meeting. That's all I had.

Zoning Code Revision Committee

Mr. Gleaves: The Zoning Code Revision Committee met on April 28<sup>th</sup>. We had participation from City staff, representatives from McBride Dale Clarion, members of the Board of Zoning Appeals and Planning Commission. At that meeting, we discussed lighting codes and landscape. One thing that was interesting was the different lights that are coming out now are not the same lights that are being replaced. Lights are brighter now, so you will see different hues of light because the old lights are obsolete. With that being said, we had some in-depth conversation about that, and we also met yesterday, May 19<sup>th</sup> and we reviewed and recommended modifications to sign sections to the Code. So, that's all I have for now if there's any questions.

President Anderson: I just have one. Is there a timeline, even if you don't have it today, in the upcoming when we should start expecting to see some legislation to do the updates. Is the Committee expecting to do just one big blast, or are we expecting to see some smaller changes in the near term?

Mr. Gleaves: Well, right now we're near the end. We've asked for an extension, and I think, Mr. Uhl, you might want to expound on that, if you don't mind.

Mr. Uhl: I think we were granted an extension just to kind of finish this project up. Obviously, there was a big overhaul to our entire Zoning Code. As far as the layout, we'll have to see how everything shakes out. How many changes are in the new code, but I

## City of Springdale Council

May 20, 2026

Mr. Uhl (continued): think it would make sense to start chunking these out instead of one massive overhaul. But we'll work together, and Mr. Gleaves can report back next month on what we think the tentative schedule will look like.

President Anderson: Just so we can get an idea for legislation.

Mr. Gleaves: We're moving along at a really good pace. We're having more meetings per month now than we did before, so we made some adjustments.

President Anderson: That's fine.

America 250 Special Committee

Mrs. Webster: We haven't had a meeting, but I have a couple of points of information. The Garden Club is having a terrible time trying to find red, white and blue ribbons. I can't imagine why, but they promised me they'll be out there by the Fourth of July. So, that's what I've got. Also, there was kind of a report on social media last week that the Mayor was going to giving out t-shirts. When is Junior Olympics?

Mayor Hawkins: I think it's set in June, but we'll be giving out t-shirts on July 4<sup>th</sup>.

Mrs. Webster: Fourth of July? So that report on social media was wrong. That's all I have. Thank you.

Mr. Jacobs: Just a quick update. As part of the Committee's work, we did find out that our old St. Mary's Cemetery is not on a State register as final resting places for veterans. It took quite a while to hear back. It is a separate organization from the 250 organization. There is an application process, and I've now received all those requirements. It involves an app, photographing the various gravesites. So, I'm hoping to get that done by the end of the month, at least to submit it, and then our local cemetery would be part of the State database. Again, it's not directly connected to 250, but I think it's relevant and it had come up as part of our work on the Committee. So, that's moving along and hopefully I'll have more in about a month.

Mayor Hawkins: The Committee also had worked to incorporate the elementary schools with regard to an event. So, on May 4<sup>th</sup> at Springdale Elementary School and Heritage Hill Elementary School on May 5<sup>th</sup> they were giving out red, white, and blue popsicles and red, white, and blue beaded necklaces. We had Officer Reardon and a couple of our other first responders come out and help our City Administrator and Assistant City Administrator were getting their hands frozen handing out popsicles, but the kids absolutely loved it. A couple were saying this was the best day ever, so they had a good time with that also as a result of some of the planning from the Committee, so thank you.

## City of Springdale Council

May 20, 2026

### Public Relations Special Committee

Ms. Thompson: The Public Relations Committee met on May 12<sup>th</sup> and we discussed a few things. One of the discussions was about some things going on with the Health

Department in regards to mental health, but Mr. Gleaves is going to give more information about that in the "Meetings and Announcements". We also have been looking at more ways to keep engagement going and participation balanced with Heritage Hill Elementary. I talked about some things going on with the ICRC that I went to the meeting in March, and we're finding ways to really promote ICRC in the Community and all the resources that they offer as a part of our Community. We talked about there's been a lot questions about how to get rid of tires in this Community so that's actually going to be added to the Rumpke flyers that are going to be coming out soon to let residents know how to get rid of tires in the neighborhood. And then we're looking to update a way to report issues we see around the neighborhood so people can report them online on the website. If there is nothing else, that will be all.

President Anderson: I will say on the ICRC I was surprised when I went on tour there recently that they actually have a podcasting studio that's available for members of the public to use. It's professional equipment. They'll help you set it up, you can record your podcast at a regular interval, at a nice table in a nice environment with all the mics and equipment. That's just a resource that's available. So, there's things like that that are in the Community that it's nice to get the word out that that's available. So, thank you.

### Communications

Ms. Browder: Yes, we do have one communication. It is a notice to the legislative authority for a liquor permit for the Azteca Market LLC. It's located at 11711 Princeton Pike, Suite 421. That's a new permit for a C2 class permit. That gives you carry out only for sales of wine, prepackaged and low-proof mixed beverages until 1:00 a.m. Since this is new, there's no additional information to give you, so we can get that filed for you.

President Anderson: We don't have any concerns from Administration on that? (None) Council, this isn't something we vote on, but if you have a concern about the liquor permit as we've done in the past, this would be an opportunity to raise a concern, otherwise we'll continue the filing.

### Communications from the Audience

Ms. Tudor: Good evening, I'm Julie Tudor. I'm here tonight on behalf of Springdale Offering Support. Last week we awarded two of our scholarships to the Springdale seniors. One for \$4,000 and one for \$2,000. And I'm here tonight to ask if it's possible for us to be put on the agenda so we can publicly acknowledge those students at the June 3<sup>rd</sup> meeting.

## City of Springdale Council

May 20, 2026

President Anderson: Unless there's objection from anyone on Council. June 3<sup>rd</sup> would be fine.

Ms. Tudor: Okay. Thank you very much.

President Anderson: And we would extend that same offer to the PTA. There's a scholarship that the Springdale PTA does if they wanted to come in at the same time. And that's true if there's any other community-based scholarships beyond the PTA and SOS that are specific to Springdale to reach out to Administration or myself and we can make sure that those are all recognized.

Mr. Spradlin: Hello, my name is Cole Spradlin, and I live at 870 Yorkhaven Road. First, I just want to say, "Thank you" to all who are involved in the helping to revitalize the pool. Last year, starting off with filling in some of the holes and repainting that helped us a lot in terms of water loss. By the end of summer 2024, we were losing a lot of water every day. Our pool was constantly cold with us having to refill it and then add in more chemicals. Secondly, the mural looks beautiful. We had staff orientation on May 9<sup>th</sup>, and all the staff that was present loved the mural. I also just want to point out that the Rec Center and Administration did repaint the locker rooms at the Rec Center as well. Those look amazing. It's real amazing to see how much just a fresh coat of paint on a lot of the surfaces makes it look brand new. So, I just want to say thank you all for helping to revitalize the pool. I'm hopeful that with us hosting Champs this year and us having hundreds of people each day, both days, and just more and more people coming in with how much we've revitalized more people will be convinced to buy memberships. Thank you.

### Ordinances and Resolutions

#### Ordinance No. 19-2026 (Second Reading with Emergency)

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO FILE AN APPLICATION WITH THE SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY (SORTA) FOR METRO TRANSIT INFRASTRUCTURE FUNDS RELATED TO THE BUS SHELTER REPLACEMENT PROJECT, AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE ALL CONTRACTS AND OTHER DOCUMENTS RELATED TO THE PROJECT AND DECLARING AN EMERGENCY

Mrs. Webster made a motion to adopt Ordinance No. 19-2026; Ms. McFarland seconded.

Mr. Gleaves: Maybe Mr. Uhl can answer this question. I got a couple of calls from some residents who are concerned with how dimly lit these areas were or are. And the concern with these new shelters, will there be lights inside or would there be additional light around them?

Mr. Uhl: Yes. With these new shelters they will be very similar to what SORTA is putting around the entire region and they are projected to have some lighting in there

## City of Springdale Council

May 20, 2026

Mr. Uhl (continued): and also have charging stations as well. I don't know if that's all going to be solar, or if there will be an actual electric feed, but we'll find out as that progresses.

Mr. Gleaves: Thank you so much.

Ordinance No. 19-2026 passes with seven affirmative votes.

### Ordinance No. 20-2026 (Second Reading with Emergency)

AN ORDINANCE AMENDING CHAPTER 112 OF THE SPRINGDALE CODE OF ORDINANCES REGULATING DOOR-TO-DOOR CANVASSING AND DECLARING AN EMERGENCY

Mr. Jacobs made a motion to adopt Ordinance No. 20-2026; Mr. Hall seconded.

Mr. Braun: I just wanted to point out for Council that you will see in the version before you the changes that you asked to appear in this version this evening. We made the changes to the appeal procedure that specifically indicates that those appeals will be heard by the Mayor or his or her designee. Additionally, you will see some changes to the penalty section that address that after a first offense those penalties rise so that the magistrate hearing the case has some discretion to determine those penalties at a broader level if the first offense doesn't teach them that they need to follow our procedures. If there's any other questions, we're happy to answer those.

Mr. Uhl: Just one more thing I'll add. We made reference to a permit, a badge that the solicitor would have to wear as well. This is what it would look like, and this has to be displayed at all times if passed. This will be worn. It is required to be worn. They are instructed that this must be worn at all times to give visual indicator to the residents that they're knocking on the door that they have registered with the City as a permitted solicitor.

President Anderson: And that's worn by each individual and will have their picture on it.

Mr. Uhl: Correct.

President Anderson: It's not something that they can pass around. It should match the person that's wearing it.

Mr. Uhl: Correct. It will have their picture, their name, the company they're representing, and yes individualized.

President Anderson: Can we pass that down in case anyone wants to look at it? Thank you.

Ordinance No. 20-2026 passes with seven affirmative votes.

## City of Springdale Council

May 20, 2026

### Ordinance No. 22-2026 (Second Reading)

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A FUNDING AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO TO ADMINISTER A 2026 SMALL EVENT GRANT

Mr. Jacobs made a motion to adopt Ordinance No. 22-2026; Mr. Gleaves seconded.

Ordinance No. 22-2026 passes with seven affirmative votes.

### Ordinance No. 23-2026 (Second Reading)

AN ORDINANCE ACCEPTING APPROXIMATELY 0.118 ACRES OF PROPERTY AS PUBLIC RIGHT OF WAY ALONG A PORTION OF GLENSPRINGS DRIVE AS DEDICATED IN THE CCA GLENSPRINGS SUBDIVISION

Mr. Jacobs made a motion to adopt Ordinance No. 23-2026; Mr. Gleaves seconded.

Ordinance No. 23-2026 passes with seven affirmative votes.

### Ordinance No. 24-2026 (First Reading)

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE FC CINCINNATI FOUNDATION ASSOCIATED WITH THE INSTALLATION OF AN ARTIFICIAL TURF MINIATURE SOCCER FIELD FOR THE CITY OF SPRINGDALE

President Anderson: Council, this was the first reading of Ordinance No. 24-2026. Any questions or discussion? (None) Seeing none, we will see this again at our next meeting.

### Ordinance No. 25-2026 (First Reading)

AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SURPLUS PROPERTY

President Anderson: Council, this was the first reading of Ordinance No. 25-2026. Any questions or discussion? (None) Seeing none, but I will say there is quite a bit of Parks and Rec equipment related to fitness equipment. That's only noteworthy because I want to take the opportunity to say how beautiful the new equipment looks like. So, this is definitely surplus based on the updates that we've done to our Rec Center which look amazing. Just so we know why that's there. Although I have a lot of memories of the preacher curl bench. I might need to put a bid on that. I might need to follow up on that one. We will see that again at our next meeting.

City of Springdale Council

May 20, 2026

Resolution No. R05-2026

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR FINANCIAL ASSISTANCE THROUGH THE NATUREWORKS GRANT PROGRAM ADMINISTERED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR THE FREE ACCESSIBLE OUTDOOR FITNESS AREA AND PICKLEBALL COURTS PROJECT

Mr. Gleaves made a motion to adopt Resolution No. R05-2026; Ms. Thompson seconded.

Resolution No. R05-2026 passes with seven affirmative votes.

Resolution No. R06-2026

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO FILE A FUNDING APPLICATION FOR SURFACE TRANSPORTATION BLOCK GRANT FUNDING THROUGH OKI FOR TRAFFIC LIGHT UPGRADES THROUGHOUT THE CITY

Mr. Hall made a motion to adopt Resolution No. R06-2026; Mr. Jacobs seconded.

Resolution No. R06-2026 passes with seven affirmative votes.

Old Business	-	None
New Business	-	None

Meetings and Announcements

Mr. Uhl: As the Mayor indicated, in observance of Memorial Day on Monday, all City offices will be closed. The Community Center will also be closed; however, the pool will be open normal hours from noon until 8:00 p.m. Also, along that line, Rumpke trash collection will maintain its normal schedule and pick up times, so there's no disruption there.

President Anderson: You mentioned Rumpke which reminded me, were they ever going to send out a letter related to the recycling bins because I've been passing it along, and every time people hear about it, I'm saying they're a lot better than the red bins if you have space for it. Did that go away?

Mr. Uhl: No, that's still in production. So, ironically, when we had our Public Relations Committee meeting, Public Works just got the draft of their intended flyer that morning. So, after we had the Public Relations Committee, we were able to go back to Rumpke and ask them to add on the disposal for tires and what not, so that should be, hopefully, I know we were anticipating that in March, but my anticipation is hopefully by the end of June residents will see that. But they don't need to wait for the flyer, they can reach out directly to Rumpke, or feel free to call Administration or Public Works and we'll help arrange that for you.

## City of Springdale Council

May 20, 2026

President Anderson: Thank you. I know I called shortly after and they had the new tote out to me, I think two days later, and it's lovely. So, thank you for that.

Ms. Morgan: The next Civil Service Commission meeting will be on June 4<sup>th</sup> at 2:00 p.m.

Mr. Gleaves: The Board of Zoning Appeals meeting scheduled for May 26<sup>th</sup> has been cancelled. The Zoning Code Revision Committee will be meeting May 26<sup>th</sup> at 2:30 p.m. in the Conference Room. And, as Ms. Thompson alluded to earlier, I want to say something about a focus group. This month, May is Mental Health Awareness Month. We had a mental health focus group. We met May 6<sup>th</sup> at the Community Center. It was put together by Rosalyn (Rosie) Davis, who is the Mental Health Improvement Coordinator for the City of Springdale Health Department. She did a fantastic job putting this together. Some of the participants were Kaniya Murray from True Colors; Tangible Change Behavioral Health Services, Kim Kraft, she is a Board of Health member, Jennifer Small who is a Princeton City Schools Talbert House Therapist Service Coordinator, Lisa Tenbarger who is the Principal of Springdale Elementary, Dina Early from the Healing Center, Laura Perez from Maple Knoll, Ashley Gray from the company [In5.org](https://www.in5.org/), and our own Matthew Clayton who he is not on anymore, he will be missed. He was there. And, we also had Marley Broenner who is with the City of Springdale Health Department as an intern. I have to say that this was a very impactful, very powerful focus group. And to the Community and to everybody up here, there's no one who is not dealing with mental health. From these different lenses of people, we're able to coordinate and understand the power of all these people and all the entities the Springdale Health Department has to help individuals with mental health. It's important that our Community understands to call if you have issues with yourself, family members, or even neighbors. Our Health Department has the means and the ways to help you. So, it's very important and I want to let everybody know that this is a very important issue. A lot of the problems that we have can be taken care of if we take care of each other. So, I just wanted to say that, and I want to thank Rosie for putting it together and it was a very, very, very good thing. Thank you.

President Anderson: Before we leave Meetings and Announcements, I wanted to make Council aware that looking ahead and in discussions with Administration, there is a possibility that we might need to put the July 1<sup>st</sup> meeting back on our calendar. I'm not asking for that tonight, I'm just letting you know in advance that it's possible that we might need that date for a couple of items. We'll know for sure by our next meeting but just wanted to make you aware that there are discussions that might require that just based off of the calendar and timeline, there might be some business that we'll need to take care of. So, just put that into your planning.

Communications from the Audience

-

None

## City of Springdale Council

May 20, 2026

### Recap of Legislative Items

Mr. Jacobs: Council, as you review your Legislative Summary, Item I; An Ordinance Amending Chapter 112 of the Springdale Code of Ordinances Regulating Door-To-Door Canvassing was addressed by Ordinance No. 20-2026, receiving a second reading and seven affirmative votes. Item II; An Ordinance Authorizing the City Administrator to File an Application with the Southwest Ohio Regional Transit Authority (SORTA) for Metro Transit Infrastructure Funds Related to the Bus Shelter Replacement Project, and Authorizing the Mayor and City Administrator to Execute All Contracts and Other Documents Related to the Project was addressed by Ordinance No. 19-2026 also receiving seven affirmative votes. Item III; An Ordinance Authorizing the Mayor and City Administrator to Enter Into a Funding Agreement with the Board of County Commissioners of Hamilton County, Ohio to Administer a 2026 Small Event Grant was addressed by Ordinance No. 22-2026 receiving a second reading and seven affirmative votes. Item IV; An Ordinance Accepting Approximately 0.118 Acres of Property as Public right of Way Along a Portion of Glensprings Drive as Dedicated in the CCA Glensprings Subdivision was addressed by Ordinance No. 23-2026, receiving a second reading and seven affirmative votes. Council also addressed two resolutions. Item VII; A Resolution Authorizing the City Administrator to Apply for Financial Assistance through the Natureworks Grant Program Administered by the Ohio Department of Natural Resources for the Free Accessible Outdoor Fitness Area and Pickleball Courts Project. That was addressed by Resolution No. R05-2026, receiving seven affirmative votes. Item VIII; A Resolution Authorizing the City Administrator to File a Funding Application for Surface Transportation Block Grant (STBG) Funds Through OKI for Traffic Light Upgrades Throughout the City was addressed by Resolution No. R06-2026, also receiving seven affirmative votes.

### Legislation in Development

Mr. Jacobs: Includes Item V; An Ordinance Authorizing the Mayor and City Administrator to Enter into an Agreement with the FC Cincinnati Foundation Associated with the Installation of an Artificial Turf Miniature Soccer Field for the City of Springdale. That was addressed by Ordinance No. 24-2026, receiving a first reading. And, finally, Item VI; An Ordinance Declaring Certain City Property as Surplus Property and Authorizing the Sale, Disposal, or Transfer of Surplus Property was addressed by Ordinance No. 25-2026, receiving a first reading. That's all I have.

President Anderson: Anything else from Administration or Council?

Mr. Uhl: Just to anticipate a couple of those bid announcements and those contract awards for next month.

City of Springdale Council

May 20, 2026

Adjournment

President Anderson: Then all that's left before us is Item 17.

Ms. McFarland: Move to adjourn

President Anderson: We're adjourned. Thank you everyone.

Council adjourned at 8:04 p.m.

Respectfully submitted,

Nicole Browder  
Clerk of Council

Minutes Approved:

Jeffrey Anderson, President of Council

\_\_\_\_\_, 2026

**ORDINANCE NO. 24-2026**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE FC CINCINNATI FOUNDATION ASSOCIATED WITH THE INSTALLATION OF AN ARTIFICIAL TURF MINIATURE SOCCER FIELD FOR THE CITY OF SPRINGDALE**

WHEREAS, the City of Springdale (the “City”) seeks to enter into an agreement with The FC Cincinnati Foundation associated with the installation of an artificial turf miniature soccer field known as a Mini-Pitch for the benefit of City residents.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. That the Mayor and City Administrator are hereby authorized to enter into an agreement with The FC Cincinnati Foundation for the installation of an artificial turf miniature soccer field. (the “Agreement”). A copy of the Agreement is attached as Exhibit A and incorporated herein by reference.

Section 2. That Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That this Ordinance shall take effect on the earliest date allowed by law.

Passed this \_\_\_\_\_ day of June, 2026.

Attest:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

## MINI SOCCER PITCH PROJECT AGREEMENT

**THIS MINI SOCCER PITCH PROJECT AGREEMENT** (this “**Agreement**”) is made as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between the **CITY OF SPRINGDALE**, an Ohio municipal corporation (the “**City**”), and **FC CINCINNATI FOUNDATION**, an Ohio non-profit corporation (the “**Foundation**”). The City and the Foundation are referred to in this Agreement individually as a “**Party**” and collectively as the “**Parties.**”

### **RECITALS:**

**A.** The City is the fee owner of certain real property located near 11999 LAWNVIEW AVENUE, SPRINGDALE, OHIO 45246, known as the City of Springdale Community Center, and more particularly described on Exhibit A (the “**Property**”).

**B.** The Foundation desires to pay for the construction of and donate to the City, an approximately 98-foot long by 44-foot wide artificial turf “miniature” soccer field (the “**Mini-Pitch**”) on the Property for youth and adult recreational use at no charge in order to promote soccer and an active and healthy lifestyle within the local community, all in accordance with the terms and conditions of this Agreement (the “**Project**”).

**C.** In connection with the Project, the Foundation will engage the Motz Group (the “**Project Manager**”) to construct and install the Mini-Pitch.

**D.** The City agrees to cooperate and provide reasonable assistance to the Foundation and the Project Manager in construction of the Mini-Pitch, and to assume certain obligations in regards to the Mini-Pitch in accordance with the terms and conditions of this Agreement.

### **STATEMENT OF AGREEMENT:**

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Project Construction; Charitable Contribution.**

(a) Project Construction. The construction of the Mini-Pitch shall be performed by the Project Manager at the sole cost and expense of the Foundation in accordance with this Agreement. Prior to commencing any construction work, the Project Manager, in consultation with the Foundation, shall prepare and submit for approval to the City the plans and specifications for the Mini-Pitch (the “**Project Specifications**”). The Parties shall finalize the Project Specifications within a reasonable time after delivery. All work performed by the Project Manager to construct the Mini-Pitch shall be in accordance with the Project Specifications approved by the Parties.

(b) City Cooperation. The City will cooperate with the Foundation and Project Manager to ensure the Property is provided in a construction-ready manner in accordance with the

Project Specifications and use reasonable efforts to assist the Project Manager to obtain all necessary permits and approvals related to construction of the Mini-Pitch, which shall be obtained at the City's sole cost and expense. Ensuring the Property is provided in a construction-ready manner includes but is not limited to the following: (i) installation, removal, and restoration of a construction access drive to the Mini-Pitch; (ii) identifying and marking existing utilities; (iii) ensure there is fine grade, seed, and straw in the area less than 10,000 square feet around the area of the Mini-Pitch footprint; and (iv) providing right of entry and access to water via a fire hydrant to Project Manager and Foundation.

(c) Access to Construction Site. The City hereby grants and conveys to the Project Manager, temporary access for construction of the Mini-Pitch, as reasonably required and specified by the Project Manager, which may include access, storage and grading, on, over, under and across the Property as necessary for the purpose of constructing the Mini-Pitch, and any related improvements in connection with the Mini-Pitch. This grant of access will last for a period necessary for construction of the Mini-Pitch to be completed, which will be in accordance with a timeline to be mutually agreed upon by the Parties. Any costs or expenses incurred in restoring the access area upon completion of the Project shall be borne by the City.

(d) Charitable Contribution. The City shall have no obligation to finance any portion of the construction of the Mini-Pitch, it being understood and acknowledged that the construction of the Mini-Pitch by the Project Manager will be at the sole cost and expense of the Foundation, as a charitable contribution by the Foundation to the City in order to promote soccer and an active and healthy lifestyle within the local community.

1. Term. This Agreement shall commence on the Effective Date, and will continue unless and until (i) a Party terminates this Agreement in accordance with Section 0, or (ii) the Parties mutually agree in writing to terminate the Agreement.

2. Defects; Assignment of Warranties. The Foundation will remedy, at its sole cost and expense, any defects in the Mini-Pitch as a result of defective workmanship, materials or equipment ("Defects"), provided that such Defects have been discovered within one (1) year following the date on which the Mini-Pitch is completed. Upon completion of the Mini-Pitch, the Foundation will, to the extent assignable, assign to the City all warranties and guarantees provided by the Project Manager related to the construction of the Mini-Pitch.

3. Disclaimer of Warranties. Outside of the obligation to remedy Defects, the Foundation makes no representations or warranties of any kind, either express or implied, with respect to the condition of the Mini-Pitch, including but not limited to any implied warranties of fitness for a particular purpose, merchantability or otherwise relating to the Mini-Pitch. To the maximum extent permitted by law, except for those express warranties contained in this Agreement, the City hereby waives the benefit of all warranties and covenants, express or implied, with respect to the Mini-Pitch.

4. Maintenance and Use. Upon completion of the construction of the Mini-Pitch, the City will be responsible for any damages, costs and expenses related to the Mini-Pitch. The City, as applicable, shall, at its sole cost and expense, make all repairs and replacements to the Mini-Pitch and maintain the Mini-Pitch in good operating condition and repair and in compliance with

all applicable governmental requirements. The City shall, at its sole cost and expense, provide adequate security at the Property consistent with its existing security operations for similar properties in the City. If the Mini-Pitch is damaged after completion of construction due to vandalism or other criminal activity, the City may apply for a grant from the Foundation to cover the costs and expenses (in whole or in part) related to the damage. The Foundation will consider the City's request for a grant in good faith, taking into account such factors as whether the City has complied with its obligations to maintain the Mini-Pitch in good operating condition, including providing adequate security.

5. **Restoration of Mini-Pitch.** At the end of Mini-Pitch's useful life, as determined by the Foundation in reasonable consultation with the City, the Foundation will share in the cost of repairs and replacements to the Mini-Pitch to restore the Mini-Pitch to its original good operating condition, provided the Foundation's obligations to restore the Mini-Pitch under this Section 5 are contingent on the City complying with its obligations to maintain the Mini-Pitch during its useful life pursuant to Section 4. There shall be a presumption that the useful life of the Mini-Pitch shall be no less than 5, but no greater than 10 years, rebuttable by a clear showing from the Foundation otherwise.

6. **Project Use Restrictions.** The City covenants and agrees that it will use reasonable efforts to ensure the primary use of the Mini-Pitch is soccer programming, including making the Project available to organizations within the community that support soccer for children and adults of all levels and capabilities. The City covenants and agrees not to knowingly permit any activities at the Mini-Pitch which are non-soccer related (that could result in damage to the Mini-Pitch) or illegal. Upon request by the City, the Foundation will use good faith efforts to assist the City in providing soccer programming for the Mini-Pitch.

7. **Project Signage, Publicity Material and Recognition.**

(a) During the construction of the Mini-Pitch, the Foundation shall be permitted, at its sole cost and expense, to display a temporary sign or banner advertising the Project, including construction partners or sponsors associated with the Project. Upon completing the construction of the Mini-Pitch, the Foundation shall have the right, at its sole cost and expense, to place and maintain permanent signage at the Mini-Pitch identifying the Foundation and/or its affiliate, Fussball Club Cincinnati, LLC, a Delaware limited liability company, the operator of the "FC Cincinnati" MLS soccer team ("FCC") and any sponsors of the Project, in accordance with the Project Specifications approved by the Parties. In the event the Foundation desires to update and/or modify its existing signage, the Foundation shall submit its proposed signage to the City for prior approval, which approval shall not be unreasonably withheld, conditioned or delayed. All signage shall comply with applicable local regulations.

(b) The Foundation shall have the right to publicize and show photographs and video of the Mini-Pitch and Property. The City grants the Foundation a limited, non-exclusive, non-transferable, right and license to use and display the City's name and logo in connection with the promotion of the Project and in any and all media related to the Project. The City shall display the Foundation's name among its partners on the City's website, with a hyperlink to the Foundation's web address. The City will also include the "FCC Mini-Pitch" amongst any "things to do" or similar pages on the City's website. The Foundation and the City will discuss, in good

faith, creating a separate landing page on the City's website to highlight the Project as part of the Project Specifications.

(c) The City and the Foundation will collaborate to host a grand opening event for the Mini-Pitch. The Parties will use good faith efforts to maximize exposure and publicity for the grand opening event.

8. **Intellectual Property Rights.** Except as specifically provided in this Agreement, neither Party grants any right or license to the other Party to use its marks, logos or other intellectual property rights or interests in connection with the Mini-Pitch, Project, or the Property without its prior written approval.

9. **First Right to Use.** In the event the Foundation or FCC desire to use the Mini-Pitch for soccer related programming, the Foundation and FCC shall have the first right to use the Mini-Pitch upon providing at least reasonable advance notice to the City, provided that the Mini-Pitch has not been previously reserved by the City or a third-party for the specific date(s) and time(s) desired by the Foundation or FCC. The City shall use reasonable efforts to accommodate any request by the Foundation or FCC to use the Mini-Pitch. The Foundation and FCC agree, at their sole cost and expense, to submit any applicable event permits that may be reasonably required by the City for use of the Mini-Pitch.

10. **Insurance.** During the construction of the Mini-Pitch, the Project Manager shall procure and maintain insurance coverage against personal injury and property damage and for any personal property, inventory and/or equipment stored on or about the Property. Each policy shall be written by a reputable and financially sound insurance company duly licensed and admitted in the State of Ohio. Upon request, the Project Manager shall provide to the City certificates of insurance evidencing the coverage contemplated herein. The Foundation will require the Project Manager to agree to comply with all Ohio Workers' Compensation laws for the Project Manager, its employees, and the employees of any contractors who work on the project.

11. **Default.** Except as otherwise set forth in this Agreement, if either Party fails to perform any of its material obligations under this Agreement (the "**Breaching Party**"), the other Party (the "**Non-Breaching Party**") may provide written notice to the Breaching Party describing such breach. Upon receipt of written notice from the Non-Breaching Party, the Breaching Party shall have twenty (20) calendar days from the date it receives written notice from the Non-Breaching Party to cure such breach. If the Breaching Party fails to cure the breach within twenty (20) calendar days, or the breach cannot be cured, the Non-Breaching Party may take any of the following actions, at its discretion:

(a) The Non-Breaching Party may perform such obligation for the Breaching Party, at the Breaching Party's expense. In such event, the Breaching Party shall reimburse the Non-Breaching Party for all of or its proportionate share (as applicable) of the cost thereof, within ten (10) days after receiving a request for reimbursement along with a paid invoice (together with reasonable supporting documentation) from the Non-Breaching Party; or

(b) Terminate this Agreement, effective upon written notice to the Breaching Party.

In the event of default hereunder, in addition to the remedies included in this Section 0, the Non-Breaching Party shall be entitled to all rights and remedies available at law or in equity, including, without limitation, specific performance and injunctive relief.

12. **Liens.** In the event any lien is filed against the Property, or any part thereof, in connection with the construction of the Mini-Pitch as provided herein or other work performed by or on behalf of any Party in accordance with this Agreement, such Party agrees to promptly take such action as is necessary to have the lien discharged of record. Notwithstanding the foregoing, such Party may bond over such liens as permitted by applicable law.

13. **Liability.**

(a) The City agrees to be liable for all losses, damages, liabilities, deficiencies, claims, actions, judgements, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees related to any claim of a third party arising out of or occurring in connection with (i) the operation, location, or condition of the Property, or any person's use of all or any portion of the Property, whether authorized or unauthorized, proper or improper; (ii) the operation, location, or condition of the Mini-Pitch, or any person's use of all or any portion of the Mini-Pitch, whether authorized or unauthorized, proper or improper, upon completion of the Mini-Pitch; (iii) the City's breach of this Agreement; or (iv) the grossly negligent or willful misconduct of the City, its employees, contractors, consultants, or agents, except to the extent the third party claim arises out of or results from the gross negligence or willful misconduct of the Foundation.

(b) The Foundation agrees to be liable for all losses, damages, liabilities, deficiencies, claims, actions, judgements, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, related to any claim of a third party arising out of or in connection with (i) the Foundation's breach of this Agreement; or (ii) the grossly negligent or willful misconduct of the Foundation, its employees, contractors, consultants, or agents, except to the extent third party claim arises out of or results from the gross negligence or willful misconduct of the City.

14. **Limitation of Liability.** Except for liability for infringement or misappropriation of intellectual property rights, neither Party shall be liable for consequential, indirect, incidental, special, exemplary, punitive, or enhanced damages, arising out of or relating to any breach of this Agreement, whether or not the possibility of such damages has been disclosed in advance by the other Party or were foreseeable, regardless of the legal or equitable theory (contract, tort, or otherwise) upon which the claim is based.

15. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect or impair the validity or enforceability of any other provision or term hereof.

16. **Modifications.** No agreement shall be effective to add to, change, modify, waiver or discharge this Agreement in whole or part, unless such agreement is in writing and signed by all of the Parties to this Agreement.

17. **Assignment.** Neither Party may assign, transfer, or delegate any or all of its rights or obligations under this Agreement without the prior written consent of the other party, which

consent shall not be unreasonably withheld or delayed, provided, that upon prior written notice to the City, the Foundation may assign the Agreement to an affiliate of the Foundation. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns.

18. **Entire Agreement.** This Agreement, including the attached Exhibits, contains the entire agreement between the parties and all of the terms and conditions to which the parties have agreed and supersedes all prior oral or written agreements or understandings concerning the subject matter.

19. **Waiver of Default.** No waiver of any obligation by any party to this Agreement shall be implied from any omission by any other party to take any action in respect of such obligation.

20. **Counterparts.** This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement.

21. **Applicable Law; Jurisdiction:** This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to principles of conflict of laws. Each Party agrees that any action or proceeding with respect to this Agreement may only be brought in a federal or state court situated in Hamilton County, Ohio, and by execution and delivery of this Agreement, such Party irrevocably consents to jurisdiction and venue in each such courts.

*[Signature Pages to Follow]*

IN WITNESS WHEREOF, the Parties have caused this Mini Soccer Pitch Agreement to be executed as of the Effective Date.

**THE CITY:**

**CITY OF SPRINGDALE,**  
an Ohio municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**THE FOUNDATION:**

**FC CINCINNATI FOUNDATION,**  
an Ohio non-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

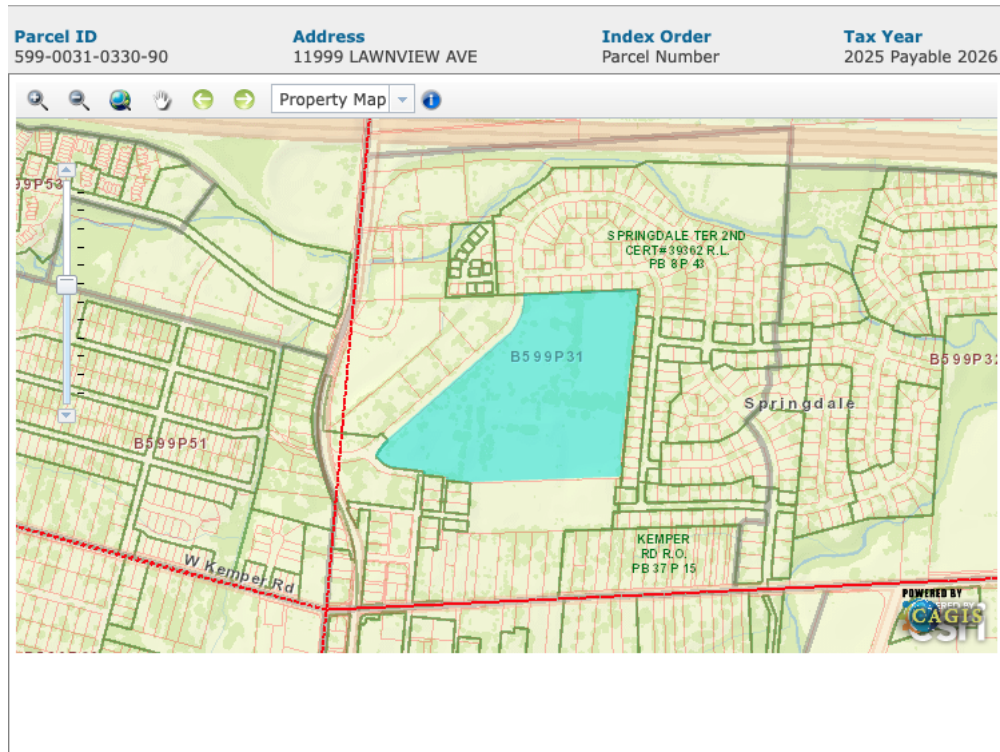
EXHIBIT A

**Property Description**

ES MAIN ST 29.4225 AC R2-T2-S7-13

**Parcel ID**

599-0031-0330-90



**ORDINANCE NO. 25-2026**

**AN ORDINANCE DECLARING CERTAIN CITY PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE SALE, DISPOSAL, OR TRANSFER OF SURPLUS PROPERTY AND DECLARING AN EMERGENCY**

WHEREAS, Council has determined that certain property of the City is no longer needed by the City for municipal purposes or useful as such, absolutely or temporarily.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. That consistent with Article VIII, Section C(3) of the Charter of the City, and as permitted by Ohio Revised Code Section 721.15, the items listed on the attached Exhibit A owned by the City are hereby declared to be surplus property no longer needed for municipal purposes or useful as such, absolutely or temporarily, and that such property may be sold, by internet auction or otherwise, transferred or disposed of by the City.

Section 2. That the City Administrator is hereby authorized to dispose of said property in the manner specified herein.

Section 3. That Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. That this ordinance shall take effect on the earliest date allowed by law.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II(D)(3)(d) of the Charter, be effective immediately. The reason for said declaration of emergency is the need to expedite the removal of said property from storage areas, interfering with operations and community amenities.

Passed this 3<sup>rd</sup> day of June, 2026.

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ORDINANCE NO. 25-2026**

**EXHIBIT A**

Asset ID    Qty    Description

**Police**

PD-001	1	HP Pro Desk 400G5, Serial No. USH931L56J
PD-002	1	HP Pro Desk 400G5, Serial No. MXL91934ML
PD-003	1	HP Pro Desk 400G5, Serial No. MXL91934MW
PD-004	1	HP P241v Monitor, Serial No. 1CR0311CS6
PD-005	1	HP W2072a Monitor, Serial No. CNC406PHT3
PD-006	1	Zebra Printer GK42d, Serial No. 31J175231929
PD-007	1	Panasonic 3-Hole Punch KX30P1, 805142M
PD-008	1	Ibico Laminator HL-4, Serial No. 01561
PD-009	1	GBC Heat Seal H310, Serial No. SL53235H
PD-010	1	Brother HL-L2300D Printer, Serial No. U63878C0N183613
PD-011	1	HP Elite Desk 800G5, Serial No. MXL0154F0S
PD-012	1	Martin Yale Auto Folder, Serial No. 44696
PD-013	1	Vivitar Tri-Pod, Model No. 1220, Serial No. 04326
PD-014	2	Motorola XTS 5000 Radios, Serial Nos. 721CDQ0724, 721CDQ2101
PD-015	1	HP Pro Desk 400G5, Serial No. MXL8291FQR
PD-016	1-lot	25 Motorola Shoulder Microphones, Model No. NMN6250A
PD-017	1-lot	Motorola Whip 800 Antennas, Model No. NAF5037A
PD-018	1	Motorola Shoulder Microphone, Model No. NMN6193C

**Parks and Recreation**

PR-001	1-Lot	4 Metal Patio Tables and 14 Chairs
PR-002	1-Lot	6 Lenovo ThinkCentre, Serial Nos. 1S09B2UMJZHHTTP, 1S0958B2UMJZKNAA, 1S095B2UMJZKNAH, 1S0958B2UMJZKNAE, 1S0958B2UMJZKNAD
PR-003	1	Cybox Arc Trainer
PR-004	1	Matric Treadmill
PR-005	1	Ivanko 2.5 lb Metal Plates
PR-006	1	Ivanko 5 lb Metal Plates
PR-007	1	Ivanko 10 lb Metal Plates
PR-008	1	Ivanko 25 lb Metal Plates
PR-009	1	Ivanko 35 lb Metal Plates
PR-010	1	Ivanko 45 lb Metal Plates
PR-011	1	Nautilus 2ST Series Adjustable Incline Bench
PR-012	1	Nautilus 2ST Assisted Pull-up and Tri-Dip
PR-013	1	Nautilus 2ST Back Extensions
PR-014	1	Nautilus 2ST Vertical Knee Rise
PR-015	1	Nautilus 2ST Chest Fly
PR-016	1	Nautilus 2ST Chest Press
PR-017	1	Nautilus 2ST Compound Row
PR-018	1	Nautilus 2ST Decline Situp Bench
PR-019	1	Nautilus 2ST Flat Bench
PR-020	1	Nautilus 2ST Hip Adduction
PR-021	1	Nautilus 2ST Hip Abduction
PR-022	1	Nautilus 2ST Incline Bench
PR-023	1	Nautilus 2ST Lat Pullover
PR-024	1	Nautilus 2ST Lateral Fly
PR-025	1	Nautilus 2ST Leg Curl
PR-026	1	Nautilus 2ST Bicep Curl
PR-027	1	Nautilus 2ST Preacher Curl Bench
PR-028	1	Nautilus 2ST Shoulder Press
PR-029	1	Nautilus 2ST Tricep
PR-030	1	Squat Rack
PR-031	1	Nautilus 2ST Abdominal Crunch
PR-032	1	Nautilus 2ST Incline Bench
PR-033	1	Nautilus 2ST Assisted Sit-up Bench
PR-034	1	Nor-Com Stereo Audio System with 4 Speakers, Model No. PMD510U, Serial No. Mz039973820097

**ORDINANCE NO. 26-2026**

**AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE SPRINGDALE PLAZA PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 495 EAST KEMPER ROAD**

WHEREAS, the Council of the City of Springdale, Ohio (the “Council”), has previously approved the Springdale Plaza Planned Unit Development (the “PUD”); and

WHEREAS, the applicant has submitted an application for a major modification to the PUD located at 495 East Kemper Road to allow for a modification to be made by Dutch Bros to allow for a drive-thru coffee shop; and

WHEREAS, at its meeting of May 11, 2026, the Planning Commission recommended approval of the proposed major modification; and

WHEREAS, a public hearing was held by Council on June 17, 2026, pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. The major modification to the Springdale Plaza PUD associated with the modification of the property at 495 East Kemper Road to allow for a modification to be made by Dutch Bros to allow for a drive-thru coffee shop, which has been reviewed and approved by the Planning Commission in accordance with the attached Exhibit A, which is incorporated herein by reference, is hereby approved, subject to the conditions of the Planning Commission including:

- A. Staff, City Engineer, and City Planner recommendations and considerations contained in their reports; and
- B. As a PUD, this shall include Staff, Law Director and City approvals of Covenants as necessary.

Section 2. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall take effect the earliest date allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date



May 18, 2026      **Planning Commission Recommendation Letter**

Mr. Jeffery Anderson  
Springdale City Council  
11700 Springfield Pike  
Springdale, OH 45246

Re:      20260160 – 495 E. Kemper Road – Dutch Bros

The Springdale Planning Commission held a public hearing for a Proposed Major Modification to the PUD for Springdale Plaza, to allow for a drive-thru coffee shop.

At their meeting on May 11, 2026, in a public hearing, the Planning Commission voted to **RECOMMEND APPROVAL** of the Major Modification to a PUD - Final Plan for Dutch Bros, with the following recommendations and considerations:

- A. Staff's, City Engineer's, City Planner's recommendations and considerations contained in their reports. As a PUD, this shall include Staff, Law Director's and City's approval of Covenants as necessary.
- B. All other Zoning Code regulations and conditions not detailed in the motion shall remain in effect.

By this action, Planning Commission is referring this to the City of Springdale City Council for approval.

Please contact our Department if you have any questions.

Sincerely,

Melissa Hays, AICP

Chief Building Official

## Planning Commission Staff Report

PROJECT NAME:	Dutch Bros Coffee
APPLICATION TYPE:	Major Modification to PUD
APPLICATION #:	20260160
APPLICANT:	Jubilee Springdale LLC
LOCATION:	425 E Kemper Road
ZONING DISTRICT:	PUD Planned Unit Development
PLANNING COMMISSION DATE:	May 11, 2026
SUBMITTED BY:	Liz Fields, AICP, City Planner

### **Request:**

Applicant is requesting a major amendment to a “PUD” Planned Unit Development and a combined Preliminary and Final Development Plan to construct a coffee shop in the former Provident Bank location in the northeast corner of the Springdale Plaza development.

### **Comments:**

The proposed use is looking to locate in the northeast corner of this multi-tenant, multi-building commercial development, near the corner of Kemper Road and Tri County Parkway. The development includes a variety of uses including Aldi, Five Below, Ross, and a number of other tenants. The use is looking to locate at the vacant corner of the property, at the former location of Provident Bank.

The proposed development includes a small walk-up and drive-thru coffee facility with associated parking, stacking lanes, landscaping, lighting, and signage improvements. The proposed site location is currently vacant and redevelopment of this corner would reactivate the site and contribute additional commercial activity to the development.

**Parking:** The applicant is proposing 15 parking spaces where seven spaces are required. Per Section 153.302(Q)(1)(c), parking areas exceeding 30% above the required parking count require the submission of a parking study demonstrating the need for the additional spaces and may require additional landscaping improvements. Staff recommends that the applicant provide justification for the proposed parking count prior to final approval.

**Stacking:** The proposed drive-thru circulation exceeds the minimum stacking requirements with more than 21 stacking spaces provided where 10 are required. Which the stacking appears sufficient to prevent overflow into internal circulation drives, staff notes that portions of the drive-thru lanes are located within the front yard area of the property. Section 153.253(E)(4) encourages drive-thru facilities and associated elements to be located within the side or rear yards where feasible. The applicant should provide additional justification regarding the proposed configuration.



**Considerations:**

Staff recommends that if the Planning Commission recommends approval of the Major Modification to the PUD that the following are considered:

1. The applicant shall provide a parking study or justification for the proposed parking count in accordance with Section 153.302(Q)(1)(c).
2. The wall signage on the south and west elevations shall be removed unless otherwise approved by the Planning Commission. The signage on the north and east elevations shall be consistent with the wall sign requirements in the code.
3. The applicant shall submit final lighting fixture details and cut sheets for staff review.
4. The applicant shall revise the building elevations to incorporate additional enhanced buildings materials, like the elevations provided in this memo.
5. All remaining comments from staff and reviewing agencies shall be addressed prior to the issuance of any permits.
6. Additional landscaping shall be added to the sod area between the circulation drives and western parking spaces.
7. The dumpster enclosure shall be consistent with Section 153.254(F).
8. All rooftop and ground mounted mechanical units shall be screened per Section 153.254(C).

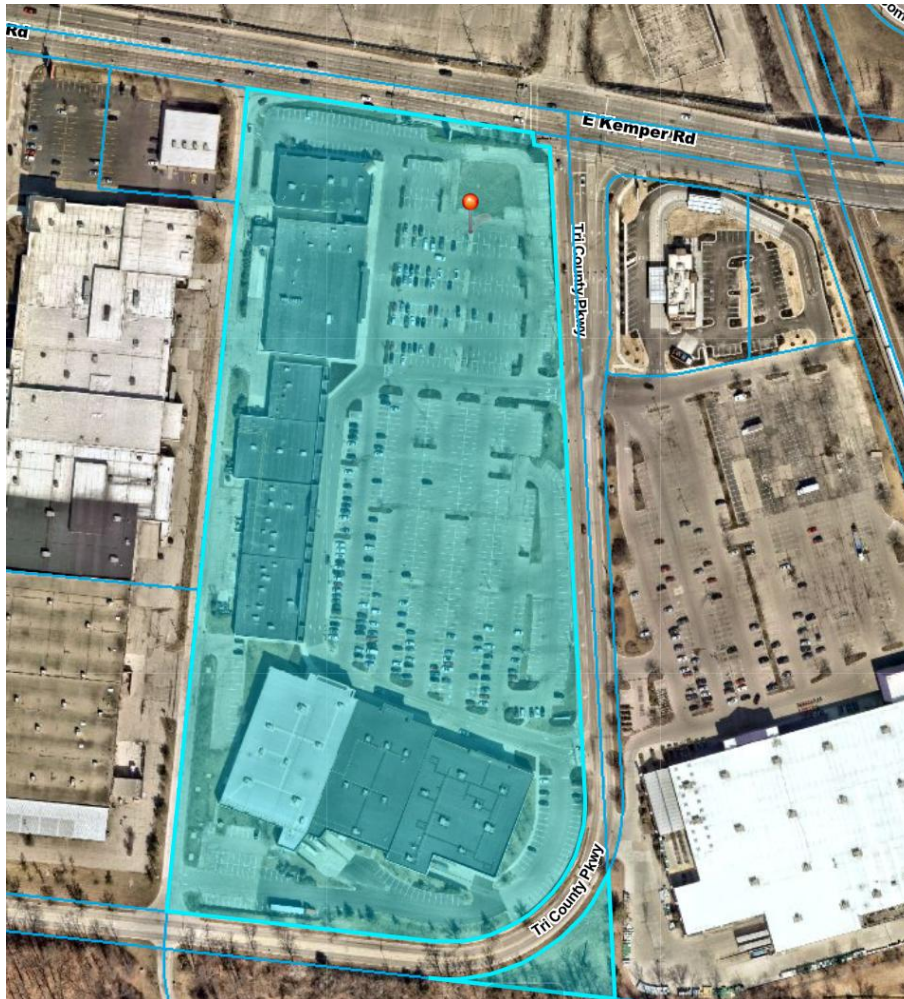
**DUTCH BROS COFFEE- 495 E. KEMPER RD**

PLAN REVIEW *PERMIT #20260160*

**4233404**

**MAY 7, 2026**

**PLANNING COMMISSION  
ENGINEERING REVIEW**



**PROJECT SITE (Parcel ID [059900200042](#))**

**REQUEST:** The Applicant is requesting approval of a Major Modification to the PUD to construct a coffee shop in the former Provident Bank location in the northeast corner of the parcel. The following reports include items required by codes adopted by the City of Springdale that must be resolved before a building permit can be recommended to commence construction. Please note that Development is to comply with all requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise. The items contained herein should not be considered final or all-inclusive and are subject to change pending review of subsequent submittals.

**A. LAND USAGE (Chapter 150)**

1. This application is for the redevelopment of the demolished bank building located at the Northeast corner of the Springdale Plaza Center. The proposed development will use the existing public utility infrastructure with no modifications to the existing access points for the Springdale Plaza Center.
  - a. Improvements are confined to a leased area within an existing developed plaza.
  - b. Site circulation provides internal access only, with no new public streets or right-of-way dedication.
2. Per §150.13 of the City's regulations, streets shall conform substantially to the thoroughfare plan adopted by the planning commission and any revisions or amendments thereto. According to the City's March 2025 Thoroughfare Plan Map, E. Kemper Road is functionally classified as a Minor Arterial and Contextual Classified as a Mixed-Use Parkway / Boulevard. Accordingly, the recommended right-of-way width is 100 feet, equal distance on each side of the center line, and shall be dedicated for public use on the record plat.
  - a. The existing right-of-way E. Kemper Road is +/- 40' from the center line (as measured on CAGIS) across the property frontage. This appears to be consistent with the submitted ALTA survey. It should be noted that several utility easements parallel the right-of-way across the property frontage.
3. Per City's current Bike and Pedestrian Connectivity Plan (2022), this section of E. Kemper Road is recommended to include a 12' multi-use path or on-road facilities. It should also be noted that multi-modal (bike, pedestrian, transit, etc.) connections are encouraged to be part of every development within the city in an effort to eliminate connectivity gaps for all users.
  - a. The development is proposed to connect to the existing sidewalks along both E. Kemper Road and Tri-County Parkway. It should be noted that the Metro Bus stop with shelter is located on E. Kemper Road just west of the project site.

**B. UTILITY PLANS**

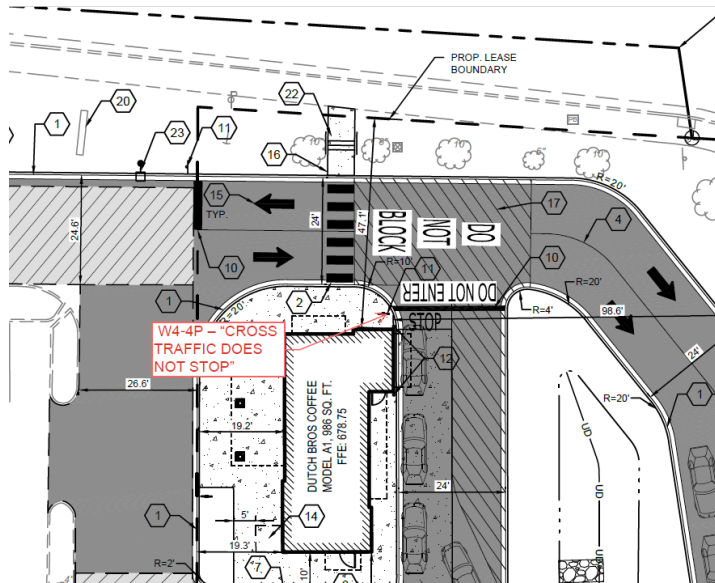
1. The applicant indicated in their Description Of Request And Reasons that The demolished building was service by public sewer/water and provided storm drainage via curb inlets to the storm infrastructure on E Kemper Road and Tri -County Parkway. The proposed development will reuse the storm infrastructure and tie onto public water/sewer.
  - a. Per City regulations §150.32, Greater Cincinnati Water Works (GCWW) shall be responsible for design, review, and inspection of all water mains. Hydrant type shall be approved by the City of Springdale Fire Department.
  - b. Per City regulations §150.33, Metropolitan Sewer District (MSD) shall be responsible for design, review, and inspection of all sanitary sewers.

**C. TRAFFIC**

- a. As previously noted, the access points for Springdale Plaza Center will remain the same and vehicles will access the internal site via the parking lot. The Plaza Center is

served by four access locations with a Right-in /Left-in / Right-out access of E. Kemper and three full-movement access locations along Tri-County Parkway.

- It is suggested that a W4-4P – “CROSS TRAFFIC DOES NOT STOP” sign be added to the proposed stop sign exiting the drive-thru.



- The applicant provided a Trip Generation Memo dated April 1, 2026, that indicated the proposed 986 SF coffee shop with drive-thru and no indoor seating is expected to generate 9 additional trips in the AM Peak hour and 1 additional trip in the PM Peak Hour.

Proposed Development Trip Generation

Dutch Bros Springdale									
Land Use Description	ITE Code	Size	Unit	AM Peak Hour			PM Peak Hour		
				Total	Entering	Exiting	Total	Entering	Exiting
Coffee/Donut Shop with Drive-Thru and No Indoor Seating	938	2	Drive Through Lane	89	45	44	30	15	15
<i>Pass-By Reduction (90% AM, 98% PM)</i>				80	40	40	29	15	14
<b>Total Trips</b>				89	45	44	30	15	15
<i>Total Pass-By Reduction</i>				80	40	40	29	15	14
<b>Total Primary Trips</b>				9	5	4	1	0	1

It should be noted that the majority of the anticipated trips generated by the development are expected to be pass-by trips. Pass-by trips are vehicle trips made by drivers who are already traveling on an adjacent roadway and stop at a development along their existing route, then continue to their original destination. They enter and exit the site so they affect driveways and internal circulation, but they do not add new traffic to the roadway corridor overall, because those vehicles were already on the road. In traffic impact study terms, pass-by trips are not “net new” trips to the street network.

- The City of Springdale standard threshold for requiring a traffic impact study for a proposed development is the generation of 100 additional trips within a peak hour. The proposed development is not anticipated to generate over 100 new trips in a peak hour and therefore, the existing infrastructure in place is assumed to be sufficient and no traffic impact study should be required.

**D. STORMWATER MANAGEMENT (Chapter 151)**

1. Per §151.03(A), erosion control shall be practiced whenever a parcel is cleared, graded or otherwise disturbed by the movement of earth, regardless of exemptions outlined in § 151.02(B). The installation of the specific Storm Water Management Plan measures shall be accomplished in accordance with the standards and specifications contained in the City Regulations and the latest edition of the [Rainwater and Land Development Manual](#) or [ODOT Location and Design Manual - Volume 2 - Drainage Design](#).
2. Per §151.03(B)(4), no grading work will be permitted on the site until all OEPA and USACE permitting is concluded, the Storm Water Pollution Prevention Plan (SWP3) for the site is approved by the City and the associated bond is submitted to the City. A SWP3 must address all minimum components of the NPDES Statewide Construction Storm Water General Permit (CGP) and conform to the specifications of Ohio Department of Natural Resources' [Rainwater and Land Development Manual](#) or ODOT Location and Design Manual - Volume 2 - Drainage Design. It should be noted that an Ohio EPA Notice of Intent (NOI) for coverage under Ohio Environmental Protection Agency general permit is not required for sites that include a disturbance area less than 1 acre.
  - a. Sheet C-310 of the submitted site plans dated April 7, 2026, indicated that the proposed site disturbance area is 0.86 Acres. .
3. Per City regulations 151.04(A)(1), Every Subdivision and land development shall be provided with a Storm Water Management System which is adequate to serve the area and meets the requirements of this chapter and other criteria of the City. Any unsubdivided parcel less than 1 AC. in size is exempt from the detention requirement per § 151.04(D) of these regulations.
  - a. The stormwater from the proposed development will exit the site into three existing discharge points: existing catch basin (NW); existing catch basin (NE); and existing curb inlet (SE)
5. Post construction water quality best management practices (BMP):
  - a. As per the City regulations 151.04(A)(4), sites that have been previously developed where no Post-Construction BMPs were installed are required to provide:
    - i. A 20 percent net reduction of the site's current impervious area, achieved by either the use of pervious pavement or removing the impervious surface.
    - ii. Treatment of at least 20 percent of the WQv.
    - iii. A combination of (a) and (b).

The submitted stormwater memo dated April 7, 2026, indicated that proposed development will reduce the overall imperviousness by 15.7% compared to the former bank site.

Land Cover	Area (ft <sup>2</sup> )	Percent
Total Site Area	27,743	100.0%
Existing Impervious Area	22,487	81.1%
Proposed Impervious Area	18,958	68.3%
Impervious Area Reduction	3,529	15.7%

To provide water quality for the project, a bioretention pond is proposed within the drive-thru loop. Proposed grading has been designed to collect the majority of onsite

runoff into the bioretention pond. Runoff will enter the bioretention pond primarily through a curb cut on the southeast corner. Additionally, a portion of building drainage has been designed to discharge directly into the bioretention pond. The required WQv (20% treatment) volume is 277 CF whereas the WQv proposed to be provided is 848 CF.

In summary, the proposed site development (<1 acre) will improve the existing stormwater condition by reducing the overall imperviousness. This project will not result in runoff volume increases from the existing condition and is therefore not required to provide additional quantity control. A bioretention pond has been designed to provide water quality treatment for the site. Runoff from this project will discharge existing drainage infrastructure at the Springdale Plaza.

- b. Per §151.04(A)(7), an Inspection and Maintenance Agreement shall be made between the property owner and the city ensuring that the Post-Construction Stormwater BMP(s) are inspected and properly maintained. An Inspection and Maintenance Agreement will need to be submitted for the proposed post construction water quality measures prior to issuance of the building permit and recorded as a covenant, prior to the Certificate of Occupancy being granted. A template of such an agreement will be uploaded into iWorQ upon request.
- c. A performance bond in the amount of the cost of the Storm Water Management Plan measures shall be required to be filed with the City Finance Director. This bond shall include post-construction best-management practices. Said performance bond shall authorize immediate payment to the City of Springdale upon certification by the City Administrator with the concurrence of the Planning Commission, that necessary emergency work must be done immediately to insure proper water management and sediment control as a result of the landowner's failure to complete or adhere to the approved Stormwater Management Plan as required by § 151.05(E).

**ZONING REVIEW SCOPE AND LIMITATIONS:** Staff review of the submitted plans has been conducted in accordance with Chapter 153 of the Springdale Codified Ordinances (Zoning Code) and is limited solely to evaluating general consistency with applicable zoning district regulations and development standards as administered by the City.

Pursuant to Chapter 153, Development Review Procedures, staff zoning review does not constitute approval of a development plan, site plan, construction plans, or authorization to proceed with construction. Final approval authority rests with the appropriate review body or official as specified in the Springdale Codified Ordinances, and all required approvals must be formally granted prior to commencement of site work or construction.

Zoning reviews and any related comments or determinations by City staff do not replace or supersede other reviews, approvals, or permits required by the City of Springdale, Hamilton County, or applicable state and federal agencies as required under the Ohio Revised Code and Ohio Administrative Code.

The applicant remains solely responsible for identifying, securing, and complying with all applicable ordinances, regulations, and permitting requirements. Staff review shall not be relied upon as evidence of final approval or as authorization to initiate grading, construction, or site disturbance. Any work performed prior to issuance of all required approvals and permits may be subject to enforcement action in accordance with Chapter 153, Enforcement and Penalties, of the Springdale Codified Ordinances.



CITY OF SPRINGDALE - BUILDING DEPARTMENT

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
PHONE: 513-346-5730 FAX: 513-346-5747
WEBSITE: www.springdale.org/building-department.aspx
EMAIL: Building@Springdale.org

Application Number
20260160

PLANNING/ZONING APPLICATION

Parcel: 17.58 ac
Lease area: 0.69 ac

Project Name: Dutch Bros - Springdale Plaza Center
Area of Development: Acres

Project Location: 425 E Kemper Road Springdale, Ohio 45246

Applicant: Jubilee-Springdale, LLC
4300 E 5th Ave, Columbus, Ohio, 43219

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at: https://www.springdale.org/building-department.aspx

Table with 3 columns and 4 rows of application options including Major Project, Minor Project, BZA Hearing, Zoning Text or Map Amendments, Planned Unit Development, Transition Overlay District, and Route 4 Corridor Review District Plan.

BRIEFLY DESCRIBE PROJECT: The property is currently zoned as PUD, the Northeast corner of the property used to be a Provident Bank which has been demolished and is now a vacant portion of the parcel. The proposed development will be a coffee shop at the location of the demolished Bank and will use the existing public water/sewer/storm infrastructure. The existing access points for the Springdale Plaza Center will remain the same.

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

(12/16/2020) Signature of Owner/Agent: Kyle Kraner (Print Name) 3/26/20 (Date)
on behalf of Jubilee-Springdale, LLC



**CITY OF SPRINGDALE - BUILDING DEPARTMENT**

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246

PHONE: 513-346-5730 FAX: 513-346-5747

WEBSITE: [www.springdale.org/building-department.aspx](http://www.springdale.org/building-department.aspx)

EMAIL: [Building@Springdale.org](mailto:Building@Springdale.org)

Application Number  
\_\_\_\_\_

**PLANNING/ZONING APPLICATION**

Parcel: 17.58 ac  
Lease area: 0.69 ac

**Project Name:** Dutch Bros - Springdale Plaza Center **Total Area/Development:** \_\_\_\_\_ Acres  
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

**Project Location:** 425 E Kemper Road Springdale, Ohio 45246  
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

**Area of this Parcel:** 17.58 Acres **Parcel ID:** 0 5 9 9 0 0 2 0 0 0 4 2  
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

**Property Owner:** Jubilee-Springdale, LLC \_\_\_\_\_  
(Name From Auditor's Website) (Daytime Phone Number)

4300 E 5th Ave, Columbus, Ohio, 43219 \_\_\_\_\_  
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

**Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.**

**OWNER'S AFFIDAVIT**

STATE OF OHIO, COUNTY OF FRANKLIN

I (we) Kyle Kraner, hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.

[Signature]  
Signature On behalf of Jubilee-Springdale, LLC

4300 E. Fifth Avenue  
Mailing Address

Columbus, OH 43219  
City and State

614-449-6894  
Phone

Subscribed and sworn to before  
me this 26<sup>th</sup> day of March, 2026

[Signature]  
Notary Public



MICHELLE STEWART  
Notary Public  
State of Ohio  
My Comm. Expires  
June 16, 2026

## Exhibit B1

LEGAL DESCRIPTION OF CENTER (DB 8303 PG 266)

### PARCEL 1:

*SITUATE IN SECTION 6, TOWN 3, ENTIRE RANGE 1, IN THE CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT A POINT IN THE NORTH LINE OF SECTION 6, AT THE NORTHEAST CORNER OF LAND AS SHOWN ON REGISTERED LAND TITLE CERTIFICATE NO. 33159 OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO;*

*THENCE NORTH 86 DEG. 01' 30" WEST, WITH THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF EAST KEMPER ROAD, 1526.97 FEET TO A POINT;*

*THENCE SOUTH 00 DEG. 48' 00" WEST, 30.05 FEET TO A POINT;*

*THENCE SOUTH 07 DEG. 58' 16" EAST, 10.22 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAID EAST KEMPER ROAD;*

*THENCE WITH SAID RIGHT OF WAY LINE, NORTH 86 DEG. 01' 30" WEST, 56.22 FEET TO THE REAL PLACE OF BEGINNING FOR THIS DESCRIPTION;*

*THENCE FROM SAID REAL PLACE OF BEGINNING, CONTINUING WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAST KEMPER ROAD, NORTH 86 DEG. 01' 30" WEST, 461.35 FEET TO A POINT;*

*THENCE SOUTH 0 DEG. 45' 00" WEST, 1317.39 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF TRI-COUNTY PARKWAY EXTENSION; THENCE WITH THE SAID RIGHT OF WAY LINE, SOUTH 88 DEG. 32' 00" EAST, 425.78 FEET TO A POINT;*

*THENCE CONTINUING ON SAID RIGHT OF WAY LINE, ON A CURVE DEFLECTING TO THE LEFT, WITH A RADIUS OF 220.00 FEET, 381.81 FEET TO A POINT; (CHORD OF SAID CURVE BEARS NORTH 41 DEG. 44' 52" EAST, 335.67 FEET);*

*THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF TRI-COUNTY PARKWAY EXTENSION, NORTH 07 DEG. 58' 16" WEST, 1033.72 FEET TO A POINT;*

*THENCE NORTH 86 DEG. 01' 30" WEST, PARALLEL WITH THE NORTH LINE OF SECTION 6 AND THE CENTERLINE OF EAST KEMPER ROAD, 25.55 FEET TO A POINT;*

*THENCE NORTH 07 DEG. 58' 16" WEST, 20.44 FEET TO THE PLACE OF BEGINNING.*

*PARCEL 2:*

*SITUATE IN SECTION 6, TOWN 3, ENTIRE RANGE 1, CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT A POINT IN THE NORTH LINE OF SECTION 6, AT THE NORTHEAST CORNER OF THE LAND SHOWN ON REGISTERED LAND TITLE CERTIFICATE NO. 33159 OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO;*

*THENCE NORTH 86 DEG. 01' 30" WEST, WITH THE NORTH LINE OF SAID SECTION, AND THE CENTERLINE OF KEMPER ROAD, A DISTANCE OF 1526.97 FEET TO A POINT;*

*THENCE SOUTH 00 DEG. 48' 00" WEST, A DISTANCE OF 30.05 FEET TO A POINT;*

*THENCE SOUTH 07 DEG. 58' 16" EAST A DISTANCE OF 10.22 FEET TO A POINT ON THE SOUTH LINE OF KEMPER ROAD AND THE PRINCIPAL POINT OF BEGINNING FOR THIS DESCRIPTION;*

*THENCE SOUTH 07 DEG. 58' 16" EAST, 1173.91 FEET TO THE REAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE FROM SAID REAL PLACE OF BEGINNING, CONTINUING SOUTH 07 DEG. 58' 16" EAST, 199.31 FEET TO A POINT; THENCE NORTH 88 DEG. 32' 00" WEST, 299.97 FEET TO A POINT;*

*THENCE ON A CURVE DEFLECTING TO THE LEFT, WITH A RADIUS OF 280.00 FEET, 335.14 FEET TO THE PLACE OF BEGINNING (CHORD OF SAID CURVE BEARS NORTH 55 DEG. 07' 50" EAST, 331.81 FEET).*

*BEING THE SAME PREMISES CONVEYED TO SPRINGDALE PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP BY VIRTUE OF REGISTERED LAND CERTIFICATE OF TITLE NO. 139729 DATED JULY 19, 1988 OF THE HAMILTON COUNTY, OHIO RECORDER'S RECORDS, A COPY OF WHICH IS ATTACHED HERETO.*

*PARCEL 3:*

*NON-EXCLUSIVE EASEMENTS DESCRIBED IN SUBPARAGRAPHS (B) AND (D) OF THE WARRANTY DEED FILED AT DEED BOOK 3855, PAGE 215 EXCEPT AS TO THE SOUTHERLY 60.01 FEET OF THE DESCRIBED EASEMENT WHICH IS CURRENTLY IMPROVED WITH TRI-COUNTY PARKWAY.*

*PARCEL NO. 599-20-42*

*ALSO KNOWN AS: 425 EAST KEMPER STREET, CINCINNATI, OHIO*

DEF  
Copy from Book  
Page III

**REGISTERED LAND**

**909738 GENERAL WARRANTY DEED**

SPRINGDALE PLAZA ASSOCIATES LIMITED PARTNERSHIP, an Ohio limited partnership, for valuable consideration paid, grants with general warranty covenants, to JUBILEE SPRINGDALE, LLC, an Ohio limited liability company, whose tax mailing address is 1800 Moler Road, Columbus, Ohio 43207, the following real property:

Situated in the Township of Springfield, County of Hamilton, in the State of Ohio, as more fully described in Exhibit A attached hereto and made a part hereof for all purposes.

REBECCA PREM GROPPE  
HAMILTON COUNTY RECORDER  
Doc #: 0 - 95799 Type: DE  
Filed: 06/23/2000 10:56:11 AM \$ 30.00  
Off. Rec.: 6303 266 R 62 3  
Cert No.: 185823

Certificate No. 139729 of the Registered Land Records of Hamilton County, Ohio.

Executed this 21<sup>st</sup> day of June, 2000.

Witnesses:

[Signature]

CHERYL CUMMINGS ORTIZ  
(Printed Name)

[Signature]

JODI POLONET  
(Printed Name)

SPRINGDALE PLAZA ASSOCIATES LIMITED PARTNERSHIP, an Ohio limited partnership

By: Laurel Springdale Associates, L.P., a New York limited partnership

By: Laurel Group, Inc., a New York Corporation

By: [Signature]  
Robert Tannenhauser, President

STATE OF NEW YORK )  
) SS:  
COUNTY OF NEW YORK )

The foregoing instrument was acknowledged before me this 21 day of June, 2000, by Robert Tannenhauser, President of Laurel Group, Inc., a New York corporation, the general partner of Laurel Springdale Associates, L.P., a New York limited partnership, the general partner of Springdale Plaza Associates Limited Partnership, an Ohio limited partnership, on behalf of the corporation and the limited partnership.

[Signature]  
Notary Public

This instrument prepared by:  
Stephen R. Buchenroth  
Vorys, Sater, Seymour and Pease LLP  
P.O. Box 1008  
Columbus, Ohio 43216-1008

Examined & compliance with  
Sec. 319.092 R.C. 30

14,550.00  
008980  
DUSTY RHODES  
DONNA TEMBECK  
HAMILTON COUNTY, OHIO  
NOTARY PUBLIC STATE OF NEW YORK 9,700.00  
NO 4377669  
QUALIFIED IN NASSAU COUNTY  
COMMISSION EXPIRES NOV. 17, 2002  
8303 PAGE 266

00 JUN 23 AM 10:41  
HAMILTON COUNTY OHIO

REC'D JUN 23 2000

Exhibit A

Legal Description

File Number: HTAC-5703

Parcel I:

Situate in Section 6, Town 3, Entire Range 1, in the City of Springdale, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at a point in the north line of Section 6, at the northeast corner of land as shown on Registered Land Title Certificate No. 33159 of the Registered Land Records of Hamilton County, Ohio; thence North 86 deg. 01' 30" West, with the north line of said Section and the centerline of East Kemper Road, 1526.97 feet to a point; thence South 00 deg. 48' 00" West, 30.05 feet to a point; thence South 07 deg. 58' 16" East, 10.22 feet to a point in the south right of way line of said East Kemper Road; thence with said right of way line, North 86 deg. 01' 30" West, 56.22 feet to the real place of beginning for this description; thence from said real place of beginning, continuing with the south right of way line of said East Kemper Road, North 86 deg. 01' 30" West, 461.35 feet to a point; thence South 0 deg. 45' 00" West, 1317.39 feet to a point in the north right of way line of Tri-County Parkway Extension; thence with the said right of way line, South 88 deg. 32' 00" East, 425.78 feet to a point; thence continuing on said right of way line, on a curve deflecting to the left, with a radius of 220.00 feet, 381.81 feet to a point; (chord of said curve bears North 41 deg. 44' 52" East, 335.67 feet); thence continuing with the west right of way line of said Tri-County Parkway Extension, North 07 deg. 58' 16" West, 1033.72 feet to a point; thence North 86 deg. 01' 30" West, parallel with the north line of Section 6 and the centerline of East Kemper Road, 25.55 feet to a point; thence North 07 deg. 58' 16" West, 20.44 feet to the place of beginning.

Parcel II:

Situate in Section 6, Town 3, Entire Range 1, City of Springdale, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at a point in the north line of Section 6, at the northeast corner of the land shown on Registered Land Title Certificate No. 33159 of the Registered Land Records of Hamilton County, Ohio, thence North 86 deg. 01' 30" West, with the north line of said Section, and the centerline of Kemper Road, a distance of 1526.97 feet to a point; thence South 00 deg. 48' 00" West, a distance of 30.05 feet to a point; thence South 07 deg. 58' 16" East a distance of 10.22 feet to a point on the south line of Kemper Road and the principal point of beginning for this description; thence South 07 deg. 58' 16" East, 1173.91 feet to the real place of beginning for this description; thence from said real place of beginning, continuing South 07 deg. 58' 16" East, 199.31 feet to a point; thence North 88 deg. 32' 00" West, 299.97 feet to a point; thence on a curve deflecting to the left, with a radius of 280.00 feet, 335.14 feet to the place of beginning (chord of said curve bears North 55 deg. 07' 50" East, 331.81 feet).

Being the same premises conveyed to Springdale Plaza Associates Limited Partnership, an Ohio limited partnership by virtue of Registered Land Certificate of Title No. 139729 dated July 19, 1988 of the Hamilton County, Ohio Recorder's Records, a copy of which is attached hereto.

Legal Description - Continued

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEERS

Tax Map -

CAGIS -

PT 4:  
42  
JG-23 00

599-20-42 51

*Legal Description - Continued*

Parcel III:

Together with the easement rights described in subparagraphs (b) and (d) of that certain instrument filed at Deed Book 3855, Page 215 except as to the southerly 60.01 feet of the described easement which is currently improved with Tri-County Parkway.

Parcel No. 599-20-42

Also known as: 425 East Kemper Street, Cincinnati, Ohio

*End Of Legal Description*

**DESCRIPTION OF REQUEST AND REASONS  
FOR ZONING TEXT or MAP AMENDMENTS;  
PLANNED UNIT DEVELOPMENT and TRANSITION OVERLAY DISTRICT  
PRELIMINARY REDEVELOPMENT PLAN or MAJOR MODIFICATION**

**THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)**

- 1) Describe the proposed revisions and the specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing Zoning/ Planned Unit Development/ Transition District classification or to make the property appropriate for the proposed Zoning/ Planned Unit Development/ Transition District?

This application is for the redevelopment of the demolished building located at the Northeast corner of the Springdale Plaza Center. The proposed development will be a coffee shop with adequate drive thru stacking and parking spaces.

- 2) What is the benefit that the neighborhood or community as a whole will derive from this Redevelopment Plan/ Major Modification?

The neighborhood or community will benefit from having a business take over a vacant space of the Springdale Plaza Center. This business will create jobs and provide a service to those surrounding.

- 3) Will the site be accessible from public roads which are adequate to carry the traffic that will be imposed upon if the change is granted, or will road improvements be required? Has this project been discussed with regard to traffic design with the City Engineer? When? Who?

Yes, the existing access points for Springdale Plaza Center will remain the same and the traffic will access the internal site via the parking lot.

- 4) Is the property currently or can it be serviced by public sewer and water and can proper storm drainage be provided?

The demolished building was serviced by public sewer/water and provided storm drainage via curb inlets to the storm infrastructure on E Kemper Road and Tri County Parkway. The proposed development will reuse the storm infrastructure and tie onto public water/sewer.

- 5) What is the anticipated proposed use of the property and what is the character (architectural treatment) of the development? How is this more beneficial to the Community than the current approved conditions?

The proposed use of the property is a coffee shop with adequate drive thru stacking and parking spaces. This existing location of the Springdale Plaza Center is currently a demolished building that was previously vacant. The proposed development will be beneficial compared to an empty previously developed lot.

- 6) How will the proposed revisions/development affect adjacent properties and uses?

The proposed development will add some additional vehicular traffic. The existing access points to the Plaza have remained the same and the drive thru has been maximized to provide adequate stacking space for waiting.

## DECLARATION OF COVENANTS AND COMMITMENTS

THIS DECLARATION OF COVENANTS AND COMMITMENTS (this "Declaration") is made as of \_\_\_\_\_, 200\_, by Jubilee-Springdale, LLC, an Ohio limited liability company ("Jubilee").

### RECITALS

Jubilee is the owner of certain real property located in the City of Springdale, Hamilton County, Ohio, known as Springdale Plaza Shopping Center, as described on Exhibit A hereto (the "Property").

Jubilee has filed an application for the rezoning of the Property to a PUD zoning classification to allow certain redevelopment of the Property.

In exchange for the PUD rezoning of the Property (the "PUD") and related approvals for the redevelopment by the City of Springdale, Ohio (the "City"), Jubilee has agreed to undertake certain obligations with respect to the Property, as well as to comply with the requirements of the PUD.

NOW THEREFORE, Jubilee declares as follows:

1. Landscaping. Jubilee shall maintain all landscaping on the Property in accordance with the landscape plan dated ~~November 3, 2000~~ prepared by Vivian Llamby & Associates (the "Landscape Plan"). Jubilee shall maintain the landscaping in good and sightly condition and shall replace and dead or dying plants or foliage in a timely manner.

2. Storm Water Management. Jubilee shall, in connection with the redevelopment of the Property, construct a detention basin on the Property in accordance with plans dated ~~November 3, 2000~~ prepared by Savage & Walker Associates (the "Storm Water Plan"). Thereafter, Jubilee shall operate and maintain such detention basin in good working order.

3. Primary Use Restrictions. The following uses shall not be permitted on the Property:

- (a) The outdoor sale and storage of retail merchandise, except for and in connection with sidewalk, tent and similar sales as permitted by the Zoning Code of the City.
- (b) A "fast food" restaurant with a drive-through facility allowing customers to order and obtain food without leaving their automobiles.
- (c) The sale and repair of automobiles.

4. Enforcement. Jubilee grants to the City the right of enforcement of any and all provisions contained herein by use of any proceeding available to it in law or in equity. The City shall, except in the case of an emergency, prior to the commencement of any such enforcement proceeding, notify Jubilee of any purported violation of this Declaration, and, except in the case of an emergency, allow Jubilee not less than thirty (30) days after receipt of such notice to cure such violation, or commence and diligently pursue the cure of such violation if such cure cannot reasonably be completed within such thirty-day period.

5. Notice. Any notice, request, demand, instruction or other document or communication to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be either (a) delivered personally; (b) sent by Federal Express (or other nationally recognized courier service) for overnight delivery, or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid and addressed to the parties, at their respective addresses set forth below, and the same shall be effective (a) upon receipt, if personally delivered, (ii) one business day after delivery to Federal Express (or such other nationally recognized courier service), if sent by Federal Express (or by such other nationally recognized service) for overnight delivery, or (iii) two business days after deposit in the mails, if mailed by registered or certified mail. A party may change its address for receipt of notice by service of a notice of such change in accordance herewith.

If to the City:                    City of Springdale  
  ATTN: Chief Building Official  
  11700 Springdale Pike  
  Springdale, Ohio 45246

If to Jubilee:                    Jubilee-Springdale, LLC  
  c/o Schottenstein Storcs Corporation  
  ATTN: Legal Department  
  1800 Moler Road  
  Columbus, OH 43207

Each party shall be responsible for notifying the other party of any change of address. Notices shall be deemed given when delivered or when delivery is refused.

6. Declaration to Run With the Land. The terms of this Declaration shall constitute covenants running with the land and shall inure to the benefit of and be binding upon the signatories hereto and their respective successors and assigns.

7. Construction. Whenever required by the context of this Declaration, (i) the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa, and (ii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation" or "but not limited to", are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

8. Severability. Invalidation of any of the provisions contained in this Declaration, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person, and the same shall remain in full force and effect.

9. Amendment. This Declaration may be amended by, and only by, a written agreement signed by Jubilee and the City, and shall be effective only when recorded in the Hamilton County, Ohio records; provided, however, that no such amendment shall impose any materially greater obligation on, or material impair any right, of the owner of any portion of the Property without the consent of such person. No person other than the then current fee owners of the Property or the City shall have any right to enforce any of the provisions hereof.

10. Negation of Partnership. None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among the City and Jubilee in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise.

11. No Third-Party Beneficiaries. Except as herein specifically provided, no right, privileges or immunities of Jubilee shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained herein.

12. Time of the Essence. Time is of the essence of this Declaration.

13. Excusable Delays. Whenever performance is required of any individual or entity (each a "Person") hereunder, such Person shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond the reasonable control of such Person, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this section shall not operate to excuse any Person from the prompt payment of any monies required by this Declaration.

14. Limitation of Jubilee's Obligations. Jubilee's execution of this Declaration shall not be construed to constitute an agreement to perform any work or undertake any obligations other than as expressly set forth herein. Without limiting the generality of the preceding sentence, Jubilee shall in no event be obligated to redevelop the Property or to operate a business thereon. Further, the obligations of Jubilee hereunder shall be construed to mean the obligations of Jubilee as the fee owner of the Property. At such time as Jubilee ceases to be a fee owner of the Property, all obligations of Jubilee hereunder shall terminate as to Jubilee and shall become the obligations of the then current fee owner or owners of the Property.

IN WITNESS WIIEREOF, Jubilee has caused this Dclaration to be executed as of the date first-above written.

Signed and acknowledged in the presence of:

JUBILEE-SPRINGDALE, LLC an Ohio limited liability company

\_\_\_\_\_

By: Jubilee Limited Partnership, an Ohio limited partnership, its sole member

\_\_\_\_\_ (printed name)

By: Schottenstein Professional Asset Management Corporation, a Delaware corporation, its general partner

\_\_\_\_\_

\_\_\_\_\_ (printed name)

By: \_\_\_\_\_ Name: \_\_\_\_\_ Its: \_\_\_\_\_

STATE OF OHIO ) ) ss: COUNTY OF FRANKLIN )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200 , by \_\_\_\_\_, the \_\_\_\_\_ of Schottenstein Professional Asset Management Corporation, a Delaware corporation, the general partner of Jubilee Limited Partnership, an Ohio limited partnership, the sole member of Jubilee-Springdale, LLC, an Ohio limited liability company, on behalf of the corporation, the limited partnership, and the company.

\_\_\_\_\_  
Notary Public

CONSENT AND AGREEMENT

The City of Springdale, Ohio hereby approves and agrees to this Declaration of Covenants and Commitments, and agrees to be bound by the terms and conditions of such Declaration.

CITY OF SPRINGDALE

By: \_\_\_\_\_  
Its Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its Clerk of Council/Finance Director

STATE OF OHIO            )  
                                  ) ss:  
COUNTY OF HAMILTON )

BE IT REMEMBERED that on this \_\_\_ day of \_\_\_\_\_, 200\_, before me, the subscriber, a Notary Public in and for said County and State, personally came \_\_\_\_\_, the Mayor, and \_\_\_\_\_, the Clerk of Council/Finance Director of the City of Springdale, which executed the foregoing instrument, who acknowledged that they did sign said instrument as such official on behalf of said city and by authority of the Council of the City of Springdale; that said instrument was signed as their free act and deed individually, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunder subscribed my name and affixed my notarial seal on the day and year first-above written.

\_\_\_\_\_  
Notary Public

This instrument prepared by:  
Stephen R. Buchenroth  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street, P.O. Box 1008  
Columbus, OH 43216-1008

## Exhibit A

## Legal Description

File Number: HTAC-5703

## Parcel I:

Situate in Section 6, Town 3, Entire Range 1, in the City of Springdale, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at a point in the north line of Section 6, at the northeast corner of land as shown on Registered Land Title Certificate No. 33159 of the Registered Land Records of Hamilton County, Ohio; thence North 86 deg. 01' 30" West, with the north line of said Section and the centerline of East Kemper Road, 1526.97 feet to a point; thence South 00 deg. 48' 00" West, 30.05 feet to a point; thence South 07 deg. 58' 16" East, 10.22 feet to a point in the south right of way line of said East Kemper Road; thence with said right of way line, North 86 deg. 01' 30" West, 56.22 feet to the real place of beginning for this description; thence from said real place of beginning, continuing with the south right of way line of said East Kemper Road, North 86 deg. 01' 30" West, 461.35 feet to a point; thence South 0 deg. 45' 00" West, 1317.39 feet to a point in the north right of way line of Tri-County Parkway Extension; thence with the said right of way line, South 88 deg. 32' 00" East, 425.78 feet to a point; thence continuing on said right of way line, on a curve deflecting to the left, with a radius of 220.00 feet, 381.81 feet to a point; (chord of said curve bears North 41 deg. 44' 52" East, 335.67 feet); thence continuing with the west right of way line of said Tri-County Parkway Extension, North 07 deg. 58' 16" West, 1033.72 feet to a point; thence North 86 deg. 01' 30" West, parallel with the north line of Section 6 and the centerline of East Kemper Road, 25.55 feet to a point; thence North 07 deg. 58' 16" West, 20.44 feet to the place of beginning.

## Parcel II:

Situate in Section 6, Town 3, Entire Range 1, City of Springdale, Hamilton County, Ohio, and being more particularly described as follows:

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Being the same premises conveyed to Springdale Plaza Associates Limited Partnership, an Ohio limited partnership by virtue of Registered Land Certificate of Title No. 139729 dated July 19, 1988 of the Hamilton County, Ohio Recorder's Records, a copy of which is attached hereto.

Legal Description - Continued

*Legal Description - Continued*

Parcel III:

Together with the easement rights described in subparagraphs (b) and (d) of that certain instrument filed at Deed Book 3855, Page 215 except as to the southerly 60.01 feet of the described easement which is currently improved with Tri-County Parkway.

Parcel No. 599-20-42

Also known as: 425 East Kemper Street, Cincinnati, Ohio

*End Of Legal Description*



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
					<b>Total Project</b>	<b>Site Work</b>	<b>Shell Work</b>	<b>Interior 1</b>
<b>General Conditions</b>	<b>Site Personnel</b>							
	Superintendent Supervision	20	wk	\$ 3,750.00	\$75,000			
	Superintendent daily travel/per diem (Traveler)	20	wk	\$ 1,000.00	\$20,000			
	Superintendent Travel	20	trip	\$ 750.00	\$15,000			
	PM Travel	10	trip	\$ 750.00	\$7,500			
	<b>Temporary Facilities</b>							
	Mobilization	1	ls	\$ 1,000.00	\$1,000			
	Office Trailer Set up and Removal	4	ls	\$ 1,200.00	\$4,800			
	Office Trailer	5.0	mo	\$ 450.00	\$2,250			
	Temporary Fencing	775	lf	\$ 9.00	\$6,975			
	<b>Temporary Utilities</b>							
	Temporary Electric (Line plus monthly charge)	5.0	mo		\$0			
	Temporary Phone/Fax	5.0	mo	\$ 250.00	\$1,250			
	IT expense	5.0	mo	\$ 420.00	\$2,100			
	Temporary Toilets	5.0	mo	\$ 400.00	\$2,000			
	<b>Safety</b>							
	GC Safety	5.0	mo	\$ 600.00	\$3,000			
	temporary fire extinguishers (1per 3000sf)	1.0	ea	\$ 85.00	\$85			
	<b>Misc General Conditions</b>							
	Dumpsters	6	ea	\$ 750.00	\$4,500			
	Weekly Clean-Up	16	wk	\$ 300.00	\$4,800			
	Misc Equipment	1	ls	\$ 500.00	\$500			
	Misc GCs	1	ls	\$ 1,500.00	\$1,500			
	Signage	1	ea	\$ 1,000.00	\$1,000			
	Plans	1	ls	\$ 750.00	\$750			
	Postage	5.0	mo	\$ 200.00	\$1,000			
					\$155,010	\$15,501	\$93,006	\$46,503
	<b>Interior</b>							
<b>Final Clean- Up</b>	Final clean up	950	sf	\$ 0.50	\$475			
					\$475	\$0	\$0	\$475
	<b>Site</b>							
<b>Erosion Control</b>	Erosion Control Basins	4	ea	\$ 385.00	\$1,540			
	Erosion Control Fence	775	lf	\$ 5.50	\$4,263			
					\$5,803	\$5,803	\$0	\$0
	<b>Site/Shell</b>							
<b>Testing</b>	Misc testing - concrete, mortar, etc	1	alw	\$ 10,000.00	\$10,000			
	<b>detailed - soil borings, steel inspections, welds</b>	BY OTHERS						



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
				\$10,000	\$10,000	\$2,500	\$7,500	\$0
	<b>Site/Shell</b>							
<b>Layout and Survey</b>	Layout and Survey	1	alw	\$ 6,000.00	\$6,000			
				\$6,000	\$6,000	\$2,000	\$4,000	\$0
	<b>Shell</b>							
<b>Demolition</b>	sawcut asphalt	750	lf	\$ 2.00	\$1,500			
	remove light poles and base	1	ea	\$ 1,500.00	\$1,500			
	<b>abatement</b>		<b>BY OWNER</b>					
				\$3,000	\$3,000	\$3,000	\$0	\$0
	<b>Site</b>							
<b>Excavation Site</b>	landscaping removal	8500	sf	\$ 0.50	\$4,250			
	remove curbs	250	lf	\$ 8.00	\$2,000			
	remove islands	514	sf	\$ 3.00	\$1,542			
	remove asphalt and base	17500	sf	\$ 0.50	\$8,750			
	import and spread topsoil	255	cy	\$ 30.00	\$7,650			
	cut and export - over excavation	547	cy	\$ 30.00	\$16,410			
	import fill and compact	547	cy	\$ 30.00	\$16,410			
	fine grade site	27000	sf	\$ 0.15	\$4,050			
	tracking pad	2	ea	\$ 1,650.00	\$3,300			
				\$64,362	\$64,362	\$64,362	\$0	\$0
	<b>Site</b>							
<b>Site Utilities</b>	4" sanitary sewer	110	lf	\$ 110.00	\$12,100			
	sanitary sewer connection to manhole / main	1	ea	\$ 5,000.00	\$5,000			
	sanitary sewer clean out	2	ea	\$ 350.00	\$700			
	2" water line	110	lf	\$ 103.00	\$11,330			
	2" water line tie in to main, meter	1	ea	\$ 2,500.00	\$2,500			
	chlorinate & test	1	ea	\$ 1,500.00	\$1,500			
	dry utilities	220	lf	\$ 35.00	\$7,700			
	48" manhole / catch basin	2	ea	\$ 5,500.00	\$11,000			
	12" storm line	160	lf	\$ 110.00	\$17,600			
	<b>Gas by utility company</b>							
	<b>primary/secondary electric by power company</b>				\$0			
				\$69,430	\$69,430	\$69,430	\$0	\$0
	<b>Site</b>							



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
					Total Project	Site Work	Shell Work	Interior 1
<b>Site Concrete</b>	raised concrete area	370	sf	\$ 10.00	\$3,700			
	curb & gutter	1150	lf	\$ 28.00	\$32,200			
	DT foundations	11	ea	\$ 1,100.00	\$12,100			
	site sidewalk	825	sf	\$ 7.50	\$6,188			
	drive through pavement - 6"	725	sf	\$ 8.80	\$6,380			
	furnish and install bollards (exterior)	6	ea	\$ 880.00	\$5,280			
					\$65,848	\$65,848	\$0	\$0
	<b>Site</b>							
<b>Asphalt Paving</b>	heavy duty asphalt paving w/ base course	1450	sy	\$ 44.00	\$63,800			
	hc signs	1	ea	\$ 385.00	\$385			
	parking lot striping per stall	14	ea	\$ 30.00	\$420			
	drive thru striping	1	alw	\$ 1,500.00	\$1,500			
	concrete parking stop	5	ea	\$ 82.50	\$413			
					\$66,518	\$66,518	\$0	\$0
	<b>Site</b>							
<b>Landscaping</b>	fine grade topsoil	10298	sf	\$ 0.11	\$1,133			
	irrigation	10298	sf	\$ 1.65	\$16,992			
	Landscaping allowance	1	alw	\$ 25,000.00	\$25,000			
					\$43,124	\$43,124	\$0	\$0
	<b>Shell</b>							
<b>Fences &amp; Gates</b>	Trash enclosure gates	2	pair	\$ 3,500.00	\$7,000			
	trash enclosure single	1	ea	\$ 1,700.00	\$1,700			
					\$8,700	\$0	\$8,700	\$0
	<b>Shell</b>							
<b>Struct. Excavation</b>	trench perimeter footing	367	cy	\$ 24.00	\$8,808			
	backfill perimeter footing	476	ton	\$ 24.00	\$11,424			
	excavate exterior pads	22	cy	\$ 24.00	\$528			
	backfill exterior pads	24	ton	\$ 24.00	\$576			
	excavate stoops	22	cy	\$ 24.00	\$528			
	backfill stoops	15	ton	\$ 24.00	\$360			
	base course under stoops	2	cy	\$ 42.00	\$84			
	4" base course under slab on grade	12	cy	\$ 42.00	\$504			
	fine grade & compact slab on grade	986	sf	\$ 0.15	\$148			
	haul spoil - 1 hr. round trip (footings, stoops, pads)	411	cy	\$ 24.00	\$9,864			
	trench trash pad footing	61	cy	\$ 24.00	\$1,464			
	backfill trash pad footing	66	ton	\$ 24.00	\$1,584			





Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
					<b>Total Project</b>	<b>Site Work</b>	<b>Shell Work</b>	<b>Interior 1</b>
	2x8 roof framing	7 ea	\$ 200.00	\$1,400				
	2x10 roof framing	5 sf	\$ 225.00	\$1,125				
	LVL joist/beam/lintel - F&I	46 lf	\$ 55.00	\$2,530				
	plywood roof deck	986 sf	\$ 5.50	\$5,423				
	sign backing	240 sf	\$ 5.50	\$1,320				
	canopy sheeting	680 sf	\$ 5.50	\$3,740				
	corrugated metal panel system	2475 sf	\$ 26.00	\$64,350				
	T&G soffit at canopy	340 sf	\$ 22.00	\$7,480				
	fluid applied vapor barrier	4048 sf	\$ 7.00	\$28,336				
	<b>Interior</b>							
	misc blocking	1 alw	\$ 5,000.00	\$5,000				
	RTU blocking	2 ea	\$ 1,000.00	\$2,000				
	condenser blocking	2 ea	\$ 1,000.00	\$2,000				
	small toilet room blocking	1 ea	\$ 350.00	\$350				
				\$213,743	\$213,743	\$0	\$204,393	\$9,350
	<b>Shell</b>							
<b>Finish Carpentry</b>	install hollow metal frame - single	3 ea	\$ 105.00	\$315				
	install hollow metal door	3 ea	\$ 205.00	\$615				
	<b>Interior</b>							
	install hollow metal frame - single	2 ea	\$ 105.00	\$210				
	install hollow metal door	2 ea	\$ 205.00	\$410				
	install toilet accessories- Per Restroom	1 bgt	\$ 275.00	\$275				
	furnish and install FRP	2400 sf	\$ 9.00	\$21,600				
	furnish and install ceiling FRP over CRX	180 sf	\$ 14.50	\$2,610				
	install drive through window	2 ea	\$ 825.00	\$1,650				
	install free standing menu boards	4 ea	\$ 700.00	\$2,800				
	install exterior menu boards	10 ea	\$ 165.00	\$1,650				
	install interior signage	1 alw	\$ 1,500.00	\$1,500				
	1/2" CDX	464 sf	\$ 5.50	\$2,552				
				\$36,187	\$36,187	\$0	\$930	\$35,257
	<b>Shell</b>							
<b>Insulation</b>	foundation insulation	600 sf	\$ 1.10	\$660				
	6" insulation exterior stud walls	4048 sf	\$ 1.65	\$6,679				
				\$7,339	\$7,339	\$0	\$7,339	\$0
	<b>Shell</b>							
<b>Roofing</b>	TPO roofing with R -30 insulation - NEW	986 sf	\$ 15.00	\$14,790				
	canopy tpo roof	340 sf	\$ 15.00	\$5,100				
	TPO membrane on back side of parapet	600 sf	\$ 10.00	\$6,000				
	cut in roof hatch	1 ea	\$ 1,100.00	\$1,100				



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
	<b>Interior</b>							
	New Roof cut in Condensors	2 ea	\$ 1,100.00	\$2,200				
	New Roof cut in RTUs	2 ea	\$ 1,100.00	\$2,200				
	cut in exhaust fans	1 ea	\$ 825.00	\$825				
				\$32,215	\$32,215	\$0	\$26,990	\$5,225
	<b>Shell</b>							
Sheet Metal	install architectural metal trim @ parapet	150 lf	\$ 22.00	\$3,300	\$3,300	\$0	\$3,300	\$0
				\$3,300	\$3,300	\$0	\$3,300	\$0
	<b>Shell</b>							
Caulking	masonry control joints	40 lf	\$ 10.00	\$400				
	sidewalks at building perimeter	140 lf	\$ 10.00	\$1,400				
				\$1,800	\$1,800	\$0	\$1,800	\$0
	<b>Shell</b>							
Doors/Frames/Hardware	hollow metal frames - single	3 ea	\$ 477.50	\$1,433				
	hollow metal doors	3 ea	\$ 1,000.00	\$3,000				
	hardware	3 ea	\$ 1,100.00	\$3,300				
	<b>Interior</b>							
	hollow metal frames - single	2 ea	\$ 477.50	\$955				
	hollow metal doors	2 ea	\$ 577.50	\$1,155				
	hardware	2 ea	\$ 1,100.00	\$2,200				
				\$12,043	\$12,043	\$0	\$7,733	\$4,310
	<b>Shell</b>							
Glass & Aluminum	aluminum storefront	173 sf	\$ 42.00	\$7,266				
	drive through window/Service window	2 ea	\$ 6,500.00	\$13,000				
				\$20,266	\$20,266	\$0	\$20,266	\$0
	<b>Shell</b>							
Drywall	drywall taped and finished at perimeter walls	2400 sf	\$ 3.75	\$9,000				
	drywall fire taped bottom of trusses	950 sf	\$ 4.25	\$4,038				
	<b>Interior</b>							
	5" wall - 16'	19 lf	\$ 135.00	\$2,565				
	restroom wall 1 side to deck 1 side to 12'	35 lf	\$ 150.00	\$5,250				
				\$20,853	\$20,853	\$0	\$13,038	\$7,815



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
	<u>Interior</u>							
<b>Tile</b>	ceramic floor tile	900	sf \$ 16.00	\$14,400				
	ceramic base	210	lf \$ 17.00	\$3,570				
				\$17,970	\$17,970	\$0	\$0	\$17,970
	<u>Interior</u>							
<b>Acoustical</b>	2x2 vinyl faced tile and grid	654	sf \$ 4.50	\$2,943				
				\$2,943	\$2,943	\$0	\$0	\$2,943
	<u>Shell</u>							
<b>Paint / Wallcovering</b>	bollards	4	ea \$ 100.00	\$400				
	bollard covers	2	ea \$ 150.00	\$300				
	seal exterior masonry	524	sf \$ 2.50	\$1,310				
	doors & frames	3	ea \$ 205.00	\$615				
	<u>Interior</u>			\$-				
	doors & frames	1	ea \$ 205.00	\$205				
	paint gas pipe	2	ea \$ 350.00	\$700				
				\$3,530	\$3,530	\$0	\$2,625	\$905
	<u>Interior</u>							
<b>Specialties</b>	accessories single restroom	1	bgt \$ 605.00	\$605				
	wall cap	2	ea \$ 880.00	\$1,760				
	wall guard	2	ea \$ 880.00	\$1,760				
	corner guards	5	ea \$ 82.50	\$413				
	fire extinguishers w/cabinets	3	ea \$ 440.00	\$1,320				
				\$5,858	\$5,858	\$0	\$0	\$5,858
	<u>Shell</u>							
<b>Awnings</b>	prefinished aluminum canopy	42	lf \$ 550.00	\$23,100				
				\$23,100	\$23,100	\$0	\$0	\$23,100
	<u>Shell</u>							
<b>Furnishings</b>	knox box	1	bgt \$ 900.00	\$900				
	bike rack	1	bgt \$ 1,200.00	\$1,200				



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 SF

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
				\$2,100	\$2,100	\$0	\$2,100	\$0
	<b>Interior</b>							
<b>Misc Specialties</b>	CO2 system	1 alw	\$ 15,000.00	\$15,000				
	install ice machine with remote condensers	2 ea	\$ 2,500.00	\$5,000				
	install espresso machines	3 ea	\$ 190.00	\$570				
	install cash drawer in SS table	2 ea	\$ 190.00	\$380				
	install knock box built into steel tables	4 ea	\$ 190.00	\$760				
	install stainless steel table	4 ea	\$ 190.00	\$760				
	install three compartment sink	1 ea	\$ 190.00	\$190				
	install rinse sink with faucet into ss counter	1 ea	\$ 190.00	\$190				
	install hand w/faucet into ss counter	1 ea	\$ 190.00	\$190				
	install wire rack shelving hanging and rolling	2 ea	\$ 190.00	\$380				
	install stainless steel drive through shelves	2 ea	\$ 190.00	\$380				
	install water filtration system	1 alw	\$ 2,500.00	\$2,500				
	install walk in cooler	1 alw	\$ 12,000.00	\$12,000				
	install coffee grinders	2 ea	\$ 190.00	\$380				
	install taylor freeze machine	1 ea	\$ 190.00	\$190				
	install vitamix blenders	3 ea	\$ 190.00	\$570				
	Ox Blue Camera	5 mon	\$ 950.00	\$4,750				
				\$44,190	\$44,190	\$0	\$0	\$44,190
	<b>Shell</b>							
<b>Fire Sprinkler</b>	fire sprinkler	EXCLUDED						
				\$0	\$0	\$0	\$0	\$0
	<b>Shell</b>							
<b>Plumbing</b>	roof drains	3 ea	\$ 825.00	\$2,475				
	overflow scupper	3 ea	\$ 825.00	\$2,475				
	cleanouts	3 ea	\$ 250.00	\$750				
	roof drain piping	120 lf	\$ 71.50	\$8,580				
	roof drain piping under slab	50 lf	\$ 81.50	\$4,075				
	4" sanitary through the building	10 lf	\$ 81.50	\$815				
	water through building - overhead, insulated	10 lf	\$ 71.50	\$715				
	exterior hose bibbs	3 ea	\$ 1,650.00	\$4,950				
	water valves	1 ea	\$ 350.00	\$350				
	water meter	1 ea	\$ 425.00	\$425				
	gas meter	1 ea	\$ 575.00	\$575				
	gas service riser	1 ea	\$ 1,925.00	\$1,925				
	<b>Interior</b>							
	fixtures (lavatory/toilet/urinal)	2 ea	\$ 2,200.00	\$4,400				



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 sf

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
					Total Project	Site Work	Shell Work	Interior 1
	install bunn hot water heater	1 ea	\$ 800.00	\$800				
	water heater	1 ea	\$ 3,200.00	\$3,200				
	floor drain	6 ea	\$ 1,000.00	\$6,000				
	4" sanitary through the space	170 lf	\$ 81.50	\$13,855				
	water through space, overhead, insulated	408 lf	\$ 71.50	\$29,172				
	floor sink	7 ea	\$ 1,200.00	\$8,400				
	recirculation pump	1 ea	\$ 2,500.00	\$2,500				
	mopsink	1 ea	\$ 1,980.00	\$1,980				
	vent stack	1 ea	\$ 350.00	\$350				
	gas piping per RTU	2 ea	\$ 1,320.00	\$2,640				
	interior trench drain	4 lf	\$ 100.00	\$400				
	grease trap - 1500 gallon - single tenant	1 bgt	\$ 18,500.00	\$18,500				
				\$120,307	\$120,307	\$18,500	\$28,110	\$73,697
	<b>Interior</b>							
<b>HVAC</b>	HVAC units and duct - 1 ton/350sf	6 ton	\$ 3,800.00	\$22,800				
	air curtains	2 ea	\$ 3,500.00	\$7,000				
	exhaust fans - toilet room/mop sink	1 ea	\$ 1,000.00	\$1,000				
				\$30,800	\$30,800	\$0	\$0	\$30,800
	<b>Site</b>							
<b>Electrical</b>	light poles w/concrete bases - single	2 ea	\$ 5,720.00	\$11,440				
	light poles w/concrete bases - dual	2 ea	\$ 6,380.00	\$12,760				
	electrical conduit loops for menu boards, etc	11 ea	\$ 1,500.00	\$16,500				
	monument sign power	80 lf	\$ 40.00	\$3,200				
	temp power for trailer	1 alw	\$ 7,500.00	\$7,500				
	<b>Shell</b>							
	208v service to building 600 amps	1 ea	\$ 30,000.00	\$30,000				
	exterior canopy lights - LED	8 ea	\$ 450.00	\$3,600				
	exterior wall lights - LED	3 ea	\$ 450.00	\$1,350				
	decorative building lights	3 ea	\$ 825.00	\$2,475				
	under canopy strip lighting	4 ea	\$ 400.00	\$1,600				
	<b>Interior</b>							
	208v service to MDP 600 amps	1 ea	\$ 15,000.00	\$15,000				
	42 circuit lighting / power panels	3 ea	\$ 2,200.00	\$6,600				
	wire air curtains	2 ea	\$ 1,000.00	\$2,000				
	wire RTU	2 ea	\$ 1,100.00	\$2,200				
	wire exhaust fan on roof	1 ea	\$ 700.00	\$700				
	wire water heater	2 ea	\$ 350.00	\$700				
	signage circuits w/ time clock	8 ea	\$ 1,100.00	\$8,800				
	outlets	58 ea	\$ 220.00	\$12,760				
	switches	19 ea	\$ 220.00	\$4,180				



Preliminary Scope Budget

Owner: Schottenstein  
 Project Name: Dutch Bros  
 Location: Springdale, OH

project  
 950 St

Date

Estimate prepared by: MT- JB

work item	Details	units	unit cost	sub totals	Estim. totals	s Estim. totals	s Estim. totals	s Estim. totals
					<b>Total Project</b>	<b>Site Work</b>	<b>Shell Work</b>	<b>Interior 1</b>
	j box - powered	20 ea	\$ 220.00	\$4,400				
	occupancy sensors	5 ea	\$ 220.00	\$1,100				
	lighting control panel	1 ea	\$ 3,000.00	\$3,000				
	j box - data	2 ea	\$ 220.00	\$440				
	phone conduit & back board to space	1 ea	\$ 1,100.00	\$1,100				
	pendant lights	3 ea	\$ 480.00	\$1,440				
	lights 2x2 typ - LED	17 ea	\$ 270.00	\$4,590				
	exit lights	3 ea	\$ 495.00	\$1,485				
	emergency lights	7 ea	\$ 495.00	\$3,465				
	door buzzer	1 ea	\$ 400.00	\$400				
	low voltage - rough in	448 lf	\$ 40.00	\$17,920				
	miscellaneous wiring allowance	1 alw	\$ 15,000.00	\$15,000				
				\$197,705	\$197,705	\$51,400	\$39,025	\$107,280
	<b>Subtotal</b>				\$1,467,009	\$407,985	\$643,346	\$415,678
	<b>Overhead</b>		9.0%		\$132,031	\$36,719	\$57,901	\$37,411
	<b>GL Insurance</b>				\$5,437	\$1,512	\$2,384	\$1,541
	<b>Total</b>				<b>\$1,604,476</b>	<b>\$446,216</b>	<b>\$703,631</b>	<b>\$454,629</b>
					<b>Total Project</b>	<b>Site Work</b>	<b>Shell Work</b>	<b>Interior</b>

**Budget Total Specifically Excludes the Following:**

- Architectural/engineering fees
- Permits and plan fees and/or special assessments
- Utility service/connection/usage/tap/impact/meter fees
- Atypical soils conditions which would require soils modifications, non standard footing design, bearing capacities less than 3,000psi,high water table etc.
- Unknown/hidden conditions
- Handling/disposal hazardous material and/or testing for same
- Builders Risk Insurance
- Reimbursement By Owner to Tenant
- Cost of Bond if required by Owner
- Winter Conditions - including temporary heat cost (Shelters if not listed above)
- Liquidated damages and/or penalties
- Special security measures/fencing/surveillance/patrolling, etc
- Major testing such as soil bearing borings, steel structural inspection, welds, etc
- Storm water retention - pond or underground





# Memo

**To:** City of Springdale, OH Engineering Department  
**From:** Keegan Anderson, PE  
**Date:** April 1, 2026  
**Subject:** Dutch Bros Coffee Development, City of Springdale Trip Generation Memo

## Introduction

This memo documents the trip generation of the proposed Dutch Bros Coffee development at the southwest corner of East Kemper Road and Tri County Parkway, in Springdale, Ohio.

## Trip Generation

The proposed site will consist of a 986 square feet Dutch Bros Coffee shop. The *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12<sup>th</sup> edition* was used to calculate the anticipated trips generated from the proposed redevelopment. The trip generation for the proposed land uses is shown in the table below.

**Proposed Development Trip Generation**

Dutch Bros Springdale									
Land Use Description	ITE Code	Size	Unit	AM Peak Hour			PM Peak Hour		
				Total	Entering	Exiting	Total	Entering	Exiting
Coffee/Donut Shop with Drive-Thru and No Indoor Seating	938	2	Drive Through Lane	89	45	44	30	15	15
<i>Pass-By Reduction (90% AM, 98% PM)</i>				80	40	40	29	15	14
<b>Total Trips</b>				<b>89</b>	<b>45</b>	<b>44</b>	<b>30</b>	<b>15</b>	<b>15</b>
<i>Total Pass-By Reduction</i>				<b>80</b>	<b>40</b>	<b>40</b>	<b>29</b>	<b>15</b>	<b>14</b>
<b>Total Primary Trips</b>				<b>9</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>1</b>

## Conclusion

The City of Springdale standard threshold for requiring a traffic impact study for a proposed development is the generation of 100 additional trips within a peak hour. The proposed Development is not anticipated to generate over 100 new trips in a peak hour and therefore, the existing infrastructure in place is assumed to be sufficient and no traffic impact study should be required.

**CITY OF SPRINGDALE, OHIO  
SPRINGDALE BUILDING DEPARTMENT  
11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246  
TELEPHONE: (513) 346-5730  
<https://www.springdale.org/building-department>**

**MAJOR PROJECTS SUBMISSION REQUIREMENTS AND INSTRUCTIONS FOR  
ZONING TEXT or MAP AMENDMENTS;  
PLANNED UNIT DEVELOPMENT and TRANSITION OVERLAY DISTRICT  
PRELIMINARY REDEVELOPMENT PLAN or MAJOR MODIFICATION**

An application for the Major Projects listed above to the Planning Commission submitted to the City of Springdale Building Department must comply with the requirements and procedures outlined herein.

A Major Project typically needs to be heard and **recommended** by the Planning Commission and then heard and **approved** by City Council.

This packet contains a checklist of general, written, and graphic requirements **intended to be included with an application** for review by the Planning Commission. The checklist, together with all required information and application forms, must be submitted in complete and accurate form before the Request for Approval will be processed by the Building Department.

The filing Due Date of the application packet shall be the date on which all submitted information is examined by the Building Department and found to meet all the requirements as described in this packet.

The Meeting Schedule is determined approximately a year in advance and is located on the Building Department's website at: <https://www.springdale.org/planning-commission>. This schedule includes **Meeting Dates** and document **Submittal Due Dates**. The closing date represents the final day on which an application will be accepted for each month's meeting cycle. **After the closing date, the applicant cannot modify any portion of the information submitted unless specifically requested by the staff or Planning Commission, or City Council. Early submission is therefore, highly recommended to assure placement on the agenda and adequate time for revisions and corrections.**

**ALL MEETINGS ARE HELD IN THE CITY COUNCIL CHAMBERS AT 11700 SPRINGFIELD PIKE, SPRINGDALE, OH AT 7:00 P.M. THE APPLICANT OR A REPRESENTATIVE WILL BE EXPECTED TO BE IN ATTENDANCE ON THE SCHEDULED MEETING DATE, UNLESS ADVISED OTHERWISE BY THE BUILDING DEPARTMENT.**

August 29, 2023

**MAJOR PROJECT SUBMISSION REQUIREMENTS  
FOR ZONING TEXT or MAP AMENDMENTS;  
PLANNED UNIT DEVELOPMENT and TRANSITION OVERLAY DISTRICT  
PRELIMINARY REDEVELOPMENT PLAN or MAJOR MODIFICATION**

**1. GENERAL REQUIREMENTS**

**1.1 SUBMISSION CLOSING DATE (DATE: 04 / 07 / 26 )**

The application packet must be submitted to the office of the City of Springdale Building Department, no later than the due date. Early submission is recommended to assure placement on the agenda and adequate time for revisions and corrections.

**Incomplete submittals will not be accepted for processing or be placed on agenda.**

**2. APPLICATION FEE (Please make check payable to City of Springdale)**

All Planning Commission applications for all development projects, shall be accompanied by a deposit to be drawn on by the City to cover the expenses incurred with the project as identified below.

Such expenses may include items such as the cost of professional services including expenses and legal fees in connection with reviewing the plan, prepared reports, inspections, the publication and mailing of public notice, and any other reasonable expenses. Ten percent (10%) shall be added to the expenses of the applicant to provide for the review of the plans by City Staff.

At the time of submitting the application for consideration, the applicant shall make a deposit to the City in the amount equal to the estimated cost of the City's expenses. **The initial deposit shall be as shown on the Fee Schedule** located on the Building Department's website at: <https://www.springdale.org/planning-commission>. When this deposit has been depleted to thirty-three percent (33%), another deposit may be requested by the City. For those projects where the City's costs are estimated to be less than \$500.00, no deposit may be required.

Cancellations of the application must be submitted to the Building Department in writing.

### 3 WRITTEN REQUIREMENTS

- X **3.1 METES AND BOUNDS LEGAL DESCRIPTION** - Submit on 8 1/2" x 11" a metes and bounds description of the subject site; the amount of area contained within the site; and, a statement, signed by a registered surveyor in the State of Ohio, certifying that the description of the property proposed to be revised is a complete, proper and legal description thereof.
- X **3.2 PROPERTY DEED** - Submit one (1) copy of the deed of the subject property as filed in the Hamilton County Recorder's Office.
- X **3.3 DESCRIPTION OF REQUEST AND REASONS FORM** - Complete and submit the Description of Request and Reasons Form (provided in this packet).
- X **3.4 MAJOR PROJECT APPLICATION FORM** – Complete submit the original Major Project Application with the type of project identified.
- X **3.5 OWNER'S AFFIDAVIT** - Complete and submit the original of the Owner's Affidavit for EACH DIFFERENT PARCEL included in the overall project (provided with Application).
- N/A **3.6 APPROVED PRELIMINARY DEVELOPMENT PLAN** – If previously approved, provide one (1) copy of the previously approved Preliminary Development Plan (11"x 17"). *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT or PRELIMINARY DEVELOPMENT PLAN APPLICATION)*
- X **3.7 FINAL FORM OF COVENANTS** - The final form of covenants running with the land and deed restrictions (including the use of common land); covenants, restrictions or easements to be recorded; declaration of covenants, restrictions, and bylaws of a homeowners association and its incorporation; declaration of condominium ownership and other covenants, if any for maintenance; *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- X **3.8. ESTIMATED COST** - The estimated project cost, including estimates for all public and private improvements. *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- X **3.9. CONSTRUCTION SCHEDULE** – Provide an estimated Construction Schedule for the project through completion. *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- X **3.10. TRAFFIC STUDY** - If the proposed development will generate more than 100 trips in a peak hour period, a traffic impact analysis shall be required identifying existing roadway capacity, trips to be generated by the proposed development, anticipated impact of the proposed development on the existing roadway network and what improvements are necessary to mitigate any impact the development may have. *(NOT REQUIRED FOR ZONE TEXT/MAP AMENDMENT)*
- X **3.11 CHECKLIST OF REQUIREMENTS** - Submit this checklist fully completed.

#### 4. GRAPHIC REQUIREMENTS

X **4.1 DETAILED DRAWINGS** - Submit any drawings which help to describe the request before the Planning Commission and illustrate how the Project complies with the City's Zoning Code (i.e. Site Plans Floor Plans, Building Elevations, Sign Drawings, (all in color), Etc.) Drawings should include (when applicable) all of the following:

- A. Name of project, date, scale, north arrow, map title and Index, name and address of applicant and present owner, and vicinity map, existing/proposed property lines, parcel numbers, right-of-way and utility easements, Zone Districts identified, existing/proposed contour lines, and front, side, and rear yard setbacks for all structures and parking areas;
- B. Summary table calculating existing and proposed uses of facilities, proposed parking spaces, parking spaces required by the Zoning Code, existing and proposed trees and landscape features and other physical and natural features required by the Zoning Code, floor areas, density and seating capacity (where applicable);
- C. Site Area Calculations (net) of entire site, excluding streets and right-of-ways;
- D. Such other relevant information as the Planning Commission may require.

*(The Following Are NOT Required for ZONE TEXT/MAP AMENDMENT APPLICATIONS)*

- E. The use and approximate location of existing pavements, public access points and driveway aprons, sanitary and storm sewers, sidewalks and curbs, trees and landscape features and other physical and natural features; structures to be demolished shown in dashed lines and existing structures within 200 feet, proposed general location of buildings, parking areas, open space, signage, waste receptacle and landscape areas;
- F. Proposed density levels of each residential area and acreage and square feet of business uses;
- G. Proposed general location of major vehicular and pedestrian circulation, showing how this circulation pattern relates to the primary and secondary road alignments designated on the City of Springdale Thoroughfare Plan;
- H. Tree Survey and Tree Removal Plan;
- I. Portion of property with acreage and percentage, to be developed as impervious surface;

N/A **4.2 PHOTOGRAPHS** (If Applicable) - Provide photographs to help to clarify project and request to the Planning Commission.

X **4.3 OTHER SUPPORTING INFORMATION** (If Applicable) - Provide any other supporting information which will assist the Board in understanding and evaluating your case (i.e. brochures, literature, etc.)

#### 5 ELECTRONIC DOCUMENT REQUIREMENTS

X **5.1 PROJECT APPLICATION** - Submit One (1) electronic copy of all Project Application documents.

X **5.2 DETAILED DRAWINGS** - Submit an electronic copy of all documents.



## Dutch Bros Coffee – Springdale Plaza Site Development Narrative

**To:** City of Springdale  
**From:** Joel Gilbert, PE  
**Date:** May 8, 2026  
**Subject:** Response to City Comments prior to Planning Commission hearing

Woolpert has received comments from the City of Springdale from the initial submittal to the Planning Commission for the Dutch Bros Coffee at Springdale Plaza. The project is currently on the agenda for the 5/11/26 Planning Commission hearing at 7pm at the Springdale Chamber of Commerce. The design team has received the following review letters from the City:

- Zoning Review – dated 4/23/26
- Engineering Review #1 – dated 4/17/26
- Engineering Review #2 – dated 5/7/26

The design team has thoroughly reviewed the comments provided in the above letters, and responses have been prepared to address City concerns. The relevant comments which request additional information or design changes have been transcribed below with design team responses in blue.

- **City Zoning Comments**
  - **Off-Street Parking**
    - Required number of spaces: 7; Provided number of spaces: 15
    - Section 153.302(Q)(1)(c) states that if the proposed number of spaces exceeds 30% of the required number of spaces, a parking study must be submitted demonstrating that there is a need for the additional spaces and additional landscaping shall be installed in accordance with Section 153.404(C)(1).
    - **Design Team Response:** The proposed number of parking stalls aligns with long-term corporate planning initiatives for the development. Additional landscaping will be provided as required to meet the zoning requirements based on the number of proposed parking stalls.
  - **Signage**
    - Proposed wall signage on the south and west elevations should be removed as signage is not permitted on those elevations – only the north and east which have frontage on a public road.
    - **Design Team Response:** branding signage on the south and west elevations will be removed.
    - Please provide the length of the north and east elevation’s building frontage in order to accurately determine the amount of permitted wall signage.

- Design Team Response: On the east elevation, the signage will be reduced in size to match the north elevation and to ensure compliance with the allowable signage area requirement of 1 square foot per linear foot of building frontage.
  - Provide the dimension from the edge of sign to edge of building wall in order to accurately ensure that the signs are set back a minimum of 3' from the building edge.
  - Design Team Response: the size of the channel letters and windmill on the north elevation will be reduced to comply with the 3-foot setback requirement from the edge of the building.
- **Drive-Thru Regulations**
  - The proposed drive thru lanes are located in the front yard. The applicant will need to justify the proposed location in order to better understand if it is possible to reduce the amount of drive thru lanes in the front yard.
  - Design Team Response: The proposed site plan has been designed taking into account the following:
    - 1) Lease restrictions put forth by the existing major tenants at the Springdale Plaza (e.g., Aldi, Ross, and TJ Maxx)
      - a. The proposed Dutch Bros coffee is required to have the building located within the original footprint of the bank (which is currently demolished from the site).
      - b. The proposed traffic generated through the plaza should minimize impacts to the existing drive aisles and parking spaces to the greatest extent feasible.
    - 2) Dutch Bros site planning requirements
      - a. Dutch Bros will not allow the back of the building (east elevation) to face the primary street frontage. According to the City Thoroughfare Plan (2025), Kemper Rd is listed as a minor arterial street, and Tri-County Pkwy is listed as a local street.
      - b. Dutch Bros requires its drive thrus to provide a minimum stacking of 18 cars, with a strong preference to provide additional stacking if possible, due to rush hour demands.

The proposed building location is within the original footprint of the bank, and the drive-thru traffic has been limited to a single access on the northwest corner of the site. Additionally, the drive-thru lanes have been designed to provide improved stacking distances, and the north face of the building features a branded aesthetic facing Kemper Rd. While the City does not prefer drive thru lanes in the front yard, developing a drive-thru-focused restaurant with two adjacent public rights-of-way presents a significant challenge when considering users that generate higher queues. Lastly, the proposed site plan is in general conformity with similar surrounding developments which feature drive thru lanes in the front yard.

- **Lighting**
  - Provide cut sheets or details of the types of lighting fixtures that are proposed including the height of such fixtures.
  - Design Team Response: lighting cut sheets are provided for the City to review.

- **Architecture/Building Design**

- The proposed building architecture is the typical Dutch Bros building that we have seen constructed around the area. The building should be varied in order to be a unique example. If the applicant wants to keep the standard design, then the building materials should be improved with some of the stucco and fiber cement panel areas switched with brick or stone.
- **Design Team Response:** the standard Dutch Bros prototypical elevations feature horizontal and vertical metal panels and split-face CMU (image included below for reference). The current design of the proposed building features upgraded materials. The proposed Dutch Bros building features a Nichiha fiber cement board panel for the tower, a cultured stone veneer for the base and columns, and a 3-coat stucco system for the main body. The proposed building design exceeds the prototypical design for a standard Dutch Bros project.

Prototypical Dutch Bros building (not proposed for this project):



- **City Engineering Comments**

- **Traffic**

- It is suggested that a W4-4P “cross traffic does not stop” sign be added to the proposed stop sign exiting the drive-thru.
- **Design Team Response:** this added sign will be incorporated into the final construction plans.

Project		Catalog #		Type	
Prepared by		Notes		Date	



# McGraw-Edison

## GLEON Galleon

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

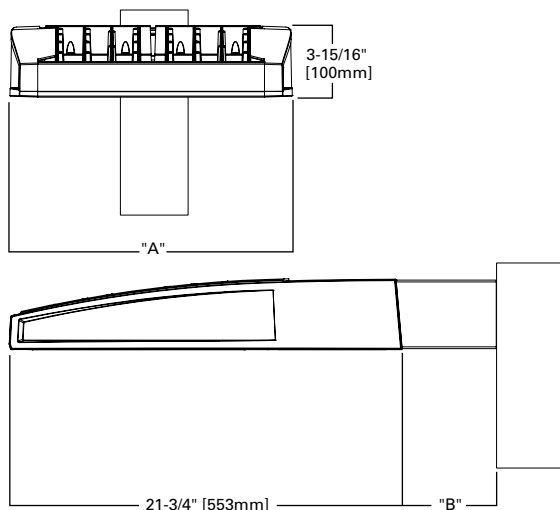
### Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

### Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

### Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length <sup>1</sup>	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

**NOTES:**  
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

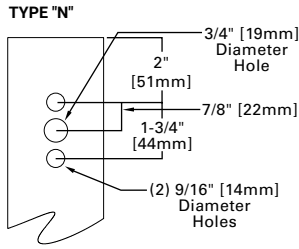
SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family <sup>1,2</sup>	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
<b>GLEON</b> =Galleon <b>BAA-GLEON</b> =Galleon, Buy American Act Compliant <sup>34</sup> <b>TAA-GLEON</b> =Galleon, Trade Agreements Act Compliant <sup>34</sup>	<b>SA1</b> =1 Square <b>SA2</b> =2 Squares <b>SA3</b> =3 Squares <b>SA4</b> =4 Squares <b>SA5</b> =5 Squares <sup>4</sup> <b>SA6</b> =6 Squares <sup>5</sup> <b>SA7</b> =7 Squares <sup>5</sup> <b>SA8</b> =8 Squares <sup>5</sup> <b>SA9</b> =9 Squares <sup>6</sup> <b>SA0</b> =10 Squares <sup>6</sup>	<b>A</b> =600mA <b>B</b> =800mA <b>C</b> =1000mA <b>D</b> =1200mA <sup>15</sup>	<b>722</b> =70CRI, 2200K <b>727</b> =70CRI, 2700K <b>730</b> =70CRI, 3000K <b>735</b> =70CRI, 3500K <b>740</b> =70CRI, 4000K <b>750</b> =70CRI, 5000K <b>760</b> =70CRI, 6000K <b>827</b> =80CRI, 2700K <b>830</b> =80CRI, 3000K <b>AMB</b> =Amber, 590nm <sup>13,15</sup>	<b>U</b> =120-277V <b>1</b> =120V <b>2</b> =208V <b>3</b> =240V <b>4</b> =277V <b>8</b> =480V <sup>7,8</sup> <b>9</b> =347V <sup>7</sup>	<b>T2</b> =Type II <b>T2R</b> =Type II Roadway <b>T3</b> =Type III <b>T3R</b> =Type III Roadway <b>T4FT</b> =Type IV Forward Throw <b>T4W</b> =Type IV Wide <b>5NQ</b> =Type V Narrow <b>5MQ</b> =Type V Square Medium <b>5WQ</b> =Type V Square Wide <b>SL2</b> =Type II w/Spill Control <b>SL3</b> =Type III w/Spill Control <b>SL4</b> =Type IV w/Spill Control <b>SLL</b> =90° Spill Light Eliminator Left <b>SLR</b> =90° Spill Light Eliminator Right <b>RW</b> =Rectangular Wide Type I <b>AFL</b> =Automotive Frontline	<b>[Blank]</b> =Arm for Round or Square Pole <b>EA</b> =Extended Arm <sup>9</sup> <b>MA</b> =Mast Arm Adapter <sup>10</sup> <b>WM</b> =Wall Mount <b>QM</b> =Quick Mount Arm (Standard Length) <sup>11</sup> <b>QMEA</b> =Quick Mount Arm (Extended Length) <sup>12</sup> <b>QML</b> =Quick Mount Arm (Standard Length, Large) <sup>36</sup>	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White <b>RALXX</b> =Custom Color
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) <sup>35</sup>		
<b>DIM</b> =External 0-10V Dimming Leads <sup>18,19</sup> <b>F</b> =Single Fuse (120, 277 or 347V Specify Voltage) <b>FF</b> =Double Fuse (208, 240 or 480V Specify Voltage) <b>20K</b> =Series 20kV UL 1449 Surge Protective Device <b>2L</b> =Two Circuits <sup>16,17</sup> <b>HA</b> =50°C High Ambient <b>HSS</b> =Installed House Side Shield <sup>27</sup> <b>GRSBK</b> =Glare Reducing Shield, Black <sup>22</sup> <b>GRSWH</b> =Glare Reducing Shield, White <sup>22</sup> <b>LCF</b> =Light Square Trim Painted to Match Housing <sup>26</sup> <b>MT</b> =Installed Mesh Top <b>TH</b> =Tool-less Door Hardware <b>CC</b> =Coastal Construction finish <sup>3</sup> <b>L90</b> =Optics Rotated 90° Left <b>R90</b> =Optics Rotated 90° Right <b>CE</b> =CE Marking <sup>28</sup> <b>AHD145</b> =After Hours Dim, 5 Hours <sup>21</sup> <b>AHD245</b> =After Hours Dim, 6 Hours <sup>21</sup> <b>AHD255</b> =After Hours Dim, 7 Hours <sup>21</sup> <b>AHD355</b> =After Hours Dim, 8 Hours <sup>21</sup> <b>DALI</b> =DALI Drivers		<b>BPC</b> =Button Type Photocontrol <b>PR</b> =NEMA 3-PIN Photocontrol Receptacle <b>PR7</b> =NEMA 7-PIN Photocontrol Receptacle <sup>20</sup> <b>SPB2</b> =Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting <sup>33</sup> <b>SPB4</b> =Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting <sup>33</sup> <b>MS-L20</b> =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>23</sup> <b>MS-L40W</b> =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>23</sup> <b>MS/X-L20</b> =Bi-Level Motion Sensor, 9' - 20' Mounting Height <sup>23,24</sup> <b>MS/X-L40W</b> =Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>23,24</sup> <b>MS/DIM-L20</b> =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>23</sup> <b>MS/DIM-L40W</b> =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>23</sup> <b>WLS2XX</b> =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting <sup>31</sup> <b>WLS4XX</b> =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting <sup>31</sup> <b>WPS2XX</b> =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>31,32</sup> <b>WPS4XX</b> =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>31,32</sup> <b>LWR-LW</b> =Enlighted Sensor, 8' - 16' Mounting Height <sup>25</sup> <b>LWR-LN</b> =Enlighted Sensor, 16' - 40' Mounting Height <sup>25</sup> <b>DIM10-L08</b> =AirMesh Occupancy Sensor (<8' Mounting) <sup>18</sup> <b>DIM10-L20</b> =AirMesh Occupancy Sensor (9'-20' Mounting) <sup>18</sup> <b>DIM10-L40</b> =AirMesh Occupancy Sensor (21'-40' Mounting) <sup>18</sup>			<b>OA/RA1013</b> =Photocontrol Shorting Cap <b>MA1252</b> =10kV Surge Module Replacement <b>MA1036-XX</b> =Single Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1037-XX-2</b> @180° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1197-XX-3</b> @120° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1188-XX</b> =4@90° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1189-XX-2</b> @90° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1190-XX-3</b> @90° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1191-XX-4</b> @90° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1038-XX</b> =Single Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1039-XX-2</b> @180° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1192-XX-3</b> @120° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1193-XX-4</b> @90° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1194-XX-2</b> @90° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1195-XX-3</b> @90° Tenon Adapter for 3-1/2" O.D. Tenon <b>FSIR-100</b> =Wireless Configuration Tool for Occupancy Sensor <sup>23</sup> <b>GLEON-MT1</b> =Field Installed Mesh Top for 1-4 Light Squares <b>GLEON-MT2</b> =Field Installed Mesh Top for 5-6 Light Squares <b>GLEON-MT3</b> =Field Installed Mesh Top for 7-8 Light Squares <b>GLEON-MT4</b> =Field Installed Mesh Top for 9-10 Light Squares <b>GLEON-QM</b> =Quick Mount Arm Kit <sup>11</sup> <b>GLEON-QMEA</b> =Quick Mount Extended Arm Kit <sup>12</sup> <b>LS/HSS</b> =Field Installed House Side Shield <sup>27,29</sup> <b>LS/GRSBK-2PK</b> =Glare Reducing Shield, Black <sup>22,29</sup> <b>LS/GRSWH-2PK</b> =Glare Reducing Shield, White <sup>22,29</sup> <b>LS/PFS</b> =Perimeter Shield, Black <sup>14</sup> <b>WOLC-7P-10A</b> =WaveLinX Outdoor Control Module <sup>18,30</sup> <b>TL7-HVG</b> = AirMesh 7-PIN node, 110-480V <sup>18,30</sup>		

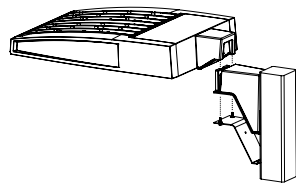
- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
  - DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
  - Not compatible with MS/4-LXX or MS/1-LXX sensors.
  - Not compatible with extended quick mount arm (QMEA).
  - Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
  - Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
  - 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
  - May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
  - Factory installed.
  - Maximum 8 light squares.
  - Maximum 6 light squares.
  - Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
  - Set of 4 pcs. One set required per Light Square.
  - Not available with HA option.
  - 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
  - Not available with Enlighted wireless sensors.
  - Cannot be used with other control options.
  - Low voltage control lead brought out 18" outside fixture.
  - Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
  - Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
  - Not for use with T4FT, T4W or SL4 optics. See IES files for details.
  - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
  - Replace X with number of Light Squares operating in low output mode.
  - Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
  - Not available with house side shield (HSS).
  - Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
  - CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
  - One required for each Light Square.
  - Requires PR7.
  - Replace XX with sensor color (WH, BZ or BK.)
  - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
  - Smart device with mobile application required to change system defaults. See controls section for details.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
  - For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
  - Available for 7 - 10 squares.

Mounting Details

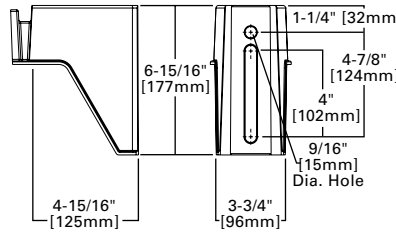
Standard Arm (Drilling Pattern)



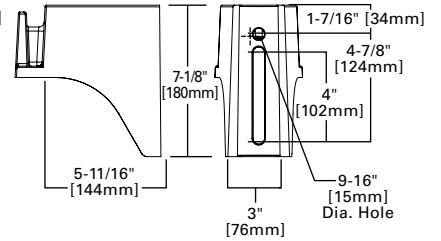
Quick Mount Arm (Includes fixture adapter)



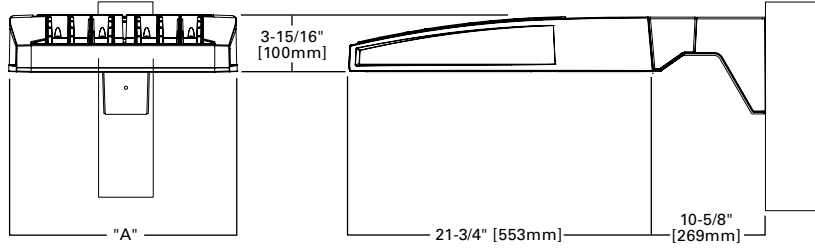
QM and QMEA Pole Mount (1 - 8 squares)



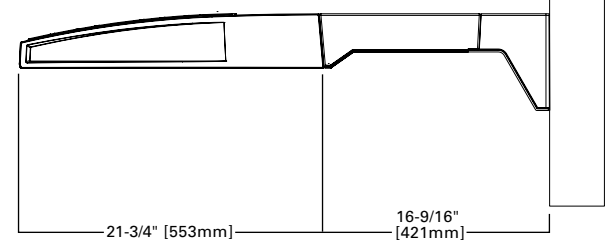
QML Pole Mount (7 - 10 squares)



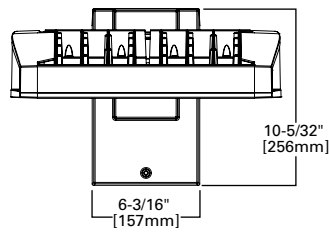
QM Quick Mount Arm (Standard, 1-8 squares)



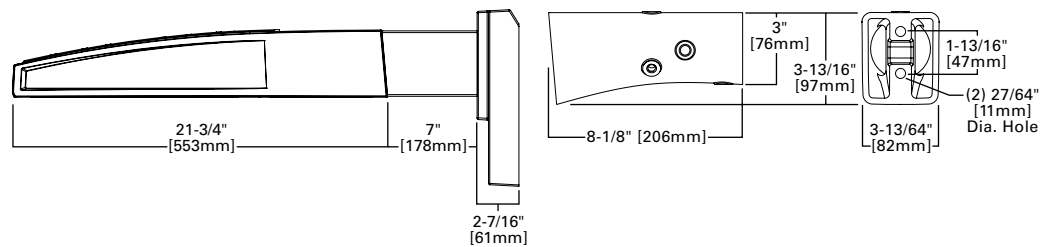
QMEA Quick Mount Arm (Extended, 1 - 6 squares)



Standard Wall Mount

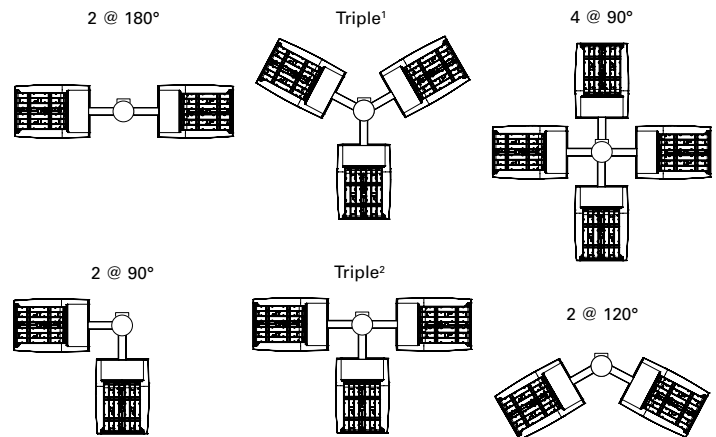


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

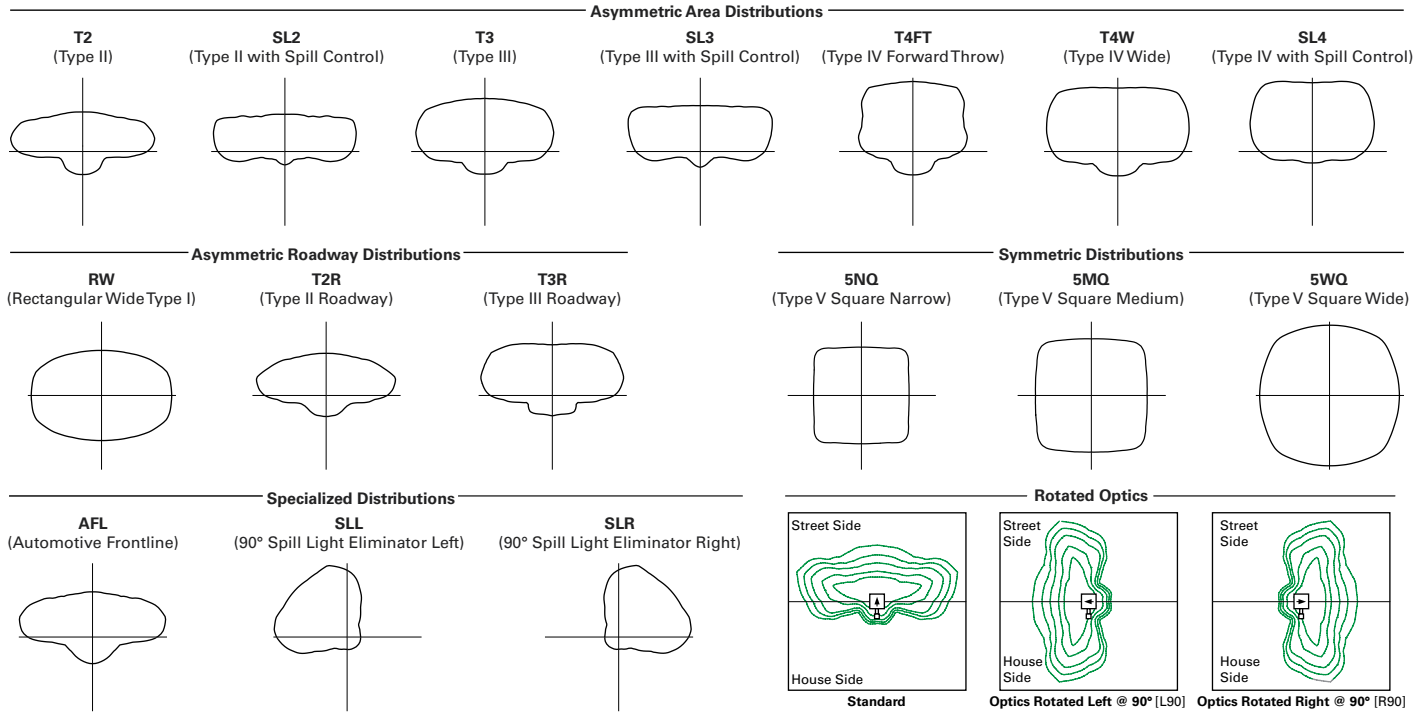


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°. 3 Shown with 4 square configurations

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions

proprietary circuit module designed to withstand 10kV of transient line surge

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

\* Supported by IES TM-21 standards

\*\* Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

View GLEON IES files

Nominal Power Lumens (1.2A)

 Supplemental Performance Guide\*\*

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
<b>Nominal Power (Watts)</b>		67	129	191	258	320	382	448	511	575	640
<b>Input Current @ 120V (A)</b>		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
<b>Input Current @ 208V (A)</b>		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
<b>Input Current @ 240V (A)</b>		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
<b>Input Current @ 277V (A)</b>		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
<b>Input Current @ 347V (A)</b>		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
<b>Input Current @ 480V (A)</b>		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
<b>Optics</b>											
<b>T2</b>	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
<b>T2R</b>	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
<b>T3</b>	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
<b>T3R</b>	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
<b>T4FT</b>	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
<b>T4W</b>	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
<b>SL2</b>	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
<b>SL3</b>	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
<b>SL4</b>	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
<b>5NQ</b>	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
<b>5MQ</b>	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
<b>5WQ</b>	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
<b>SLL/SLR</b>	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
<b>RW</b>	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
<b>AFL</b>	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	126	125	123

\* Nominal data for 70 CRI. \*\* For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A)

 Supplemental Performance Guide\*\*

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
<b>Nominal Power (Watts)</b>		59	113	166	225	279	333	391	445	501	558
<b>Input Current @ 120V (A)</b>		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
<b>Input Current @ 208V (A)</b>		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
<b>Input Current @ 240V (A)</b>		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
<b>Input Current @ 277V (A)</b>		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
<b>Input Current @ 347V (A)</b>		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
<b>Input Current @ 480V (A)</b>		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
<b>Optics</b>											
<b>T2</b>	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
<b>T2R</b>	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
<b>T3</b>	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
<b>T3R</b>	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
<b>T4FT</b>	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
<b>T4W</b>	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
<b>SL2</b>	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
<b>SL3</b>	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
<b>SL4</b>	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
<b>5NQ</b>	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
<b>5MQ</b>	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
<b>5WQ</b>	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
<b>SLL/SLR</b>	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
<b>RW</b>	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
<b>AFL</b>	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

\* Nominal data for 70 CRI. \*\* For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (800mA)

 Supplemental Performance Guide\*\*

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
<b>Nominal Power (Watts)</b>		44	85	124	171	210	249	295	334	374	419
<b>Input Current @ 120V (A)</b>		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
<b>Input Current @ 208V (A)</b>		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
<b>Input Current @ 240V (A)</b>		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
<b>Input Current @ 277V (A)</b>		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
<b>Input Current @ 347V (A)</b>		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
<b>Input Current @ 480V (A)</b>		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
<b>Optics</b>											
<b>T2</b>	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
<b>T2R</b>	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
<b>T3</b>	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
<b>T3R</b>	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
<b>T4FT</b>	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
<b>T4W</b>	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
<b>SL2</b>	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
<b>SL3</b>	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
<b>SL4</b>	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
<b>5NQ</b>	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
<b>5MQ</b>	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
<b>5WQ</b>	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
<b>SLL/SLR</b>	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
<b>RW</b>	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
<b>AFL</b>	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

\* Nominal data for 70 CRI. \*\* For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

 Supplemental Performance Guide\*\*

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
<b>Nominal Power (Watts)</b>		34	66	96	129	162	193	226	257	290	323
<b>Input Current @ 120V (A)</b>		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
<b>Input Current @ 208V (A)</b>		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
<b>Input Current @ 240V (A)</b>		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
<b>Input Current @ 277V (A)</b>		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
<b>Input Current @ 347V (A)</b>		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
<b>Input Current @ 480V (A)</b>		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
<b>Optics</b>											
<b>T2</b>	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
<b>T2R</b>	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
<b>T3</b>	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
<b>T3R</b>	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
<b>T4FT</b>	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
<b>T4W</b>	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
<b>SL2</b>	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
<b>SL3</b>	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
<b>SL4</b>	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
<b>5NQ</b>	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
<b>5MQ</b>	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
<b>5WQ</b>	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
<b>SLL/SLR</b>	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
<b>RW</b>	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
<b>AFL</b>	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

\* Nominal data for 70 CRI. \*\* For additional performance data, please reference the Galleon Supplemental Performance Guide.

## Control Options

### 0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

### Photocontrol (BPC, PR and PR7)

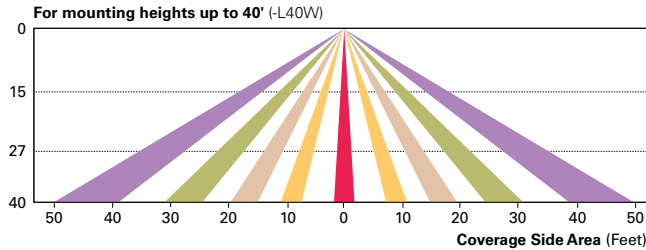
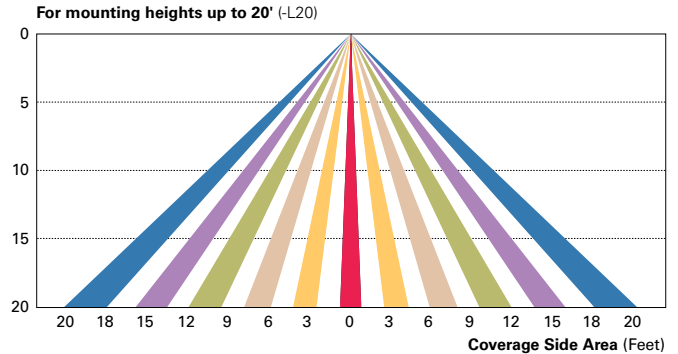
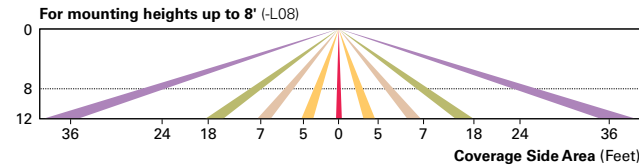
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

### After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

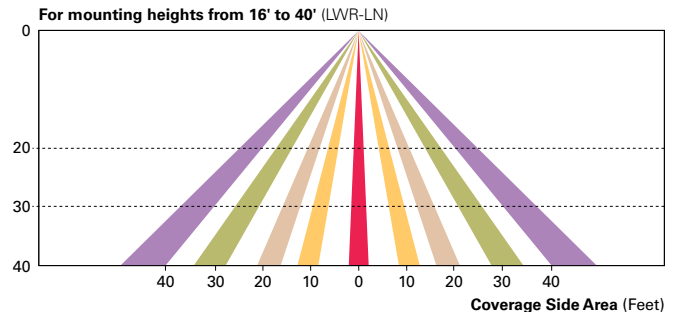
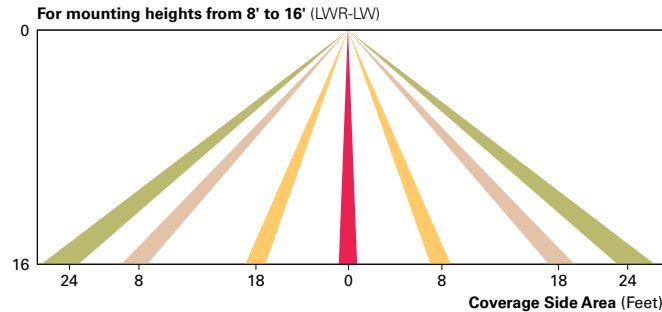
### Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



### Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated LWR-wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



### WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

### AirMesh (DIM10)

AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor, requires additional AirMesh components for operation. Contact Synapse at [www.synapsewireless.com](http://www.synapsewireless.com) for product support, warranty and terms and conditions.

# JUBILEE-SPRINGDALE, LLC DUTCH BROS COFFEE SPRINGDALE PLAZA SITE IMPROVEMENT PLANS 495 E KEMPER RD, SPRINGDALE, OH 45246

## 04/07/26



1203 Walnut Street, 2nd Floor  
Cincinnati, OH 45202  
513.272.8300



### PROJECT TEAM

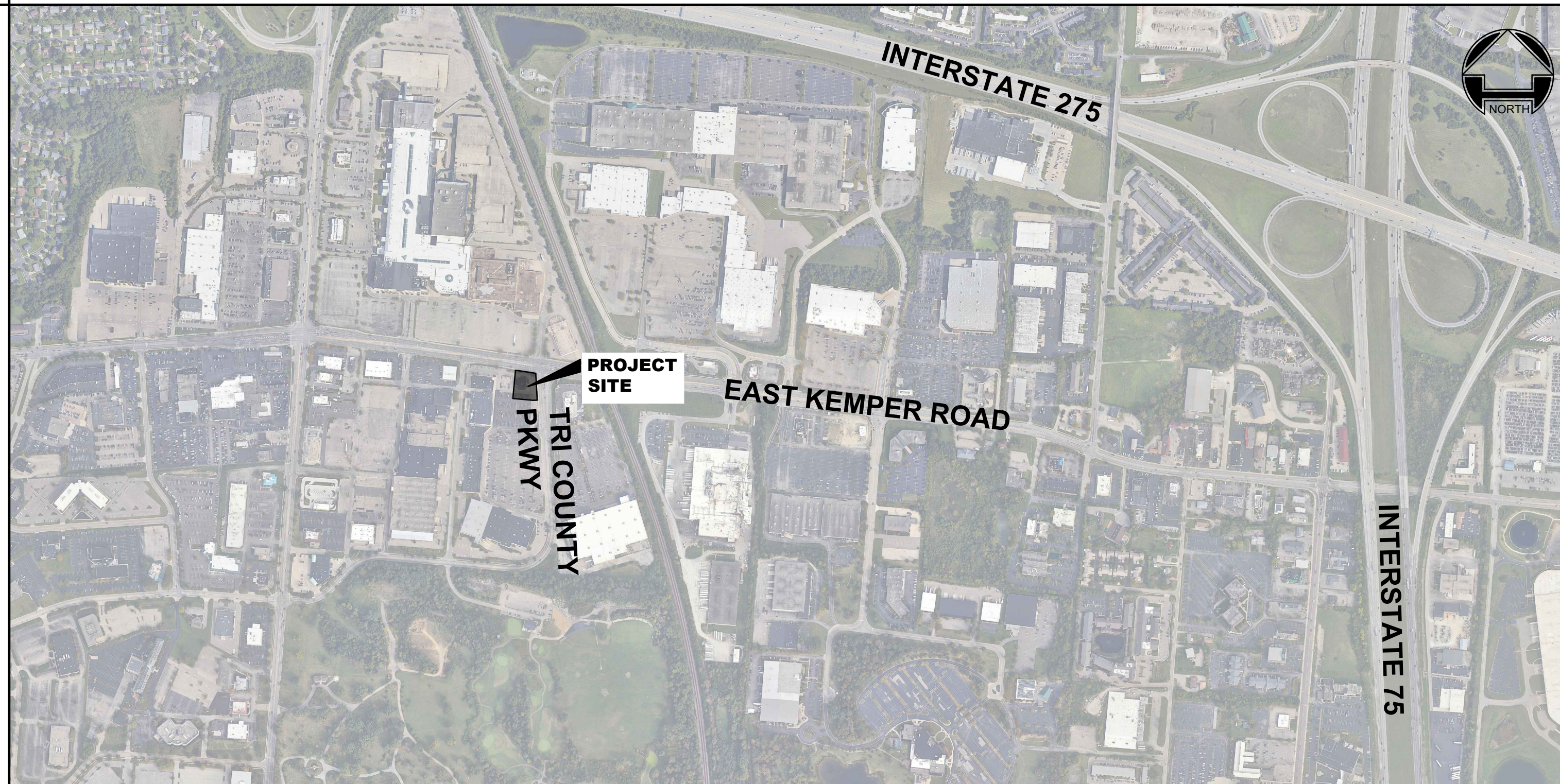


1203 Walnut Street  
2nd Floor  
Cincinnati, OH 45202  
513.272.8300

Jubilee-Springdale, LLC  
4300 E 5th Ave  
Columbus, OH 43219

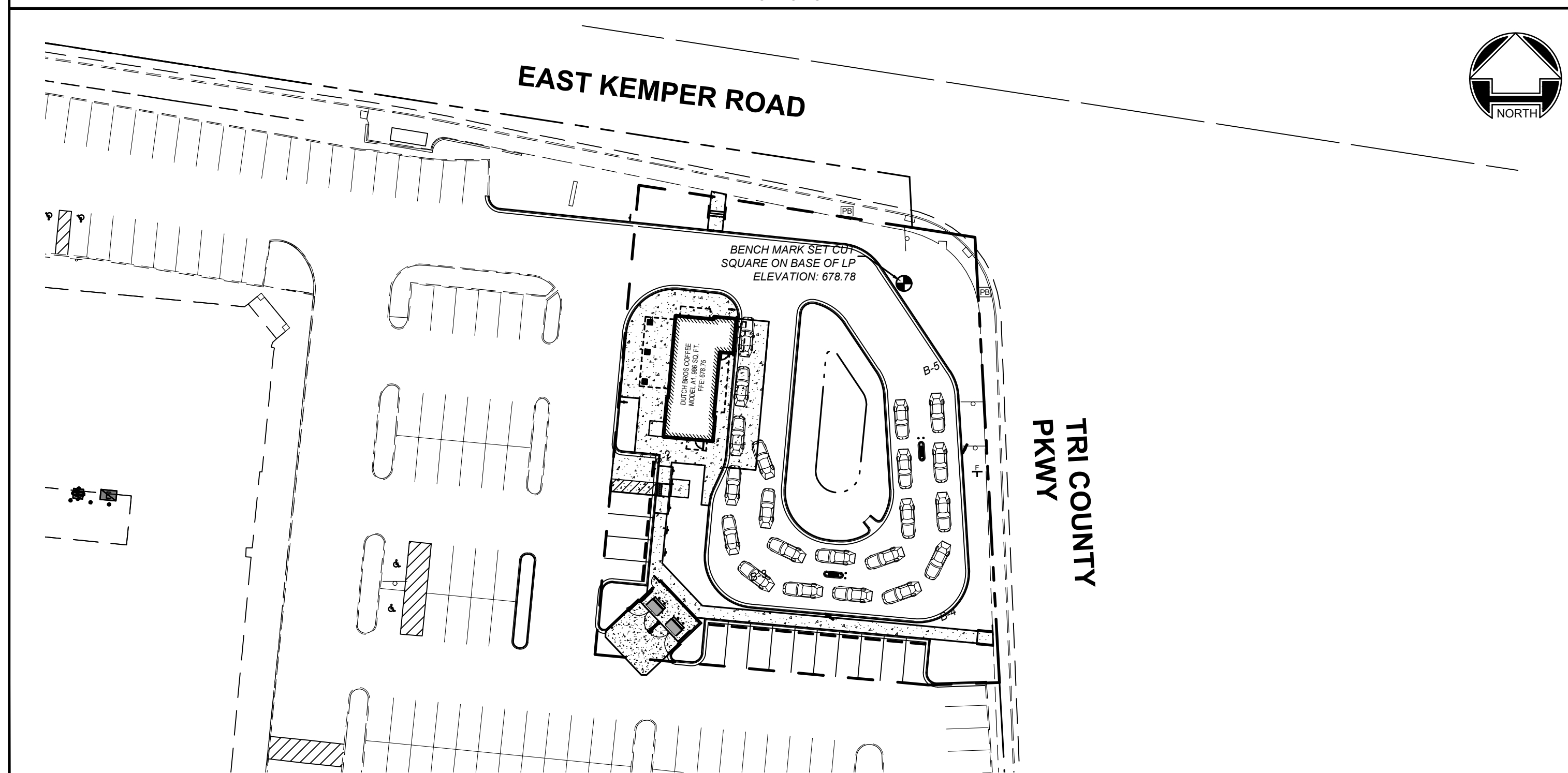
### VICINITY MAP

NOT TO SCALE



### SITE PLAN

NOT TO SCALE



### SHEET INDEX

FILLED CIRCLE INDICATES INCLUDED IN ISSUANCE	LATEST ISSUANCE NUMBER	LATEST ISSUANCE DATE	SHEET NUMBER	SHEET TITLE
•	-	04/07/26	C-000	COVER SHEET
•	-	04/07/26	C-001	GENERAL NOTES
•	-	04/07/26	C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
•	-	04/07/26	C-201	SITE PLAN
•	-	04/07/26	C-301	GRADING PLAN
•	-	04/07/26	C-310	EROSION CONTROL PLAN
•	-	04/07/26	C-311	EROSION CONTROL DETAILS
•	-	04/07/26	C-401	UTILITY PLAN
•	-	04/07/26	C-501	LANDSCAPE PLAN
•	-	04/07/26	C-601	DETAILS
•	-	04/07/26	C-602	DETAILS
•	-	04/07/26	C-603	DETAILS

ISSUANCE SCHEDULE  
NUMBER DATE DESCRIPTION

JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
SPRINGDALE PLAZA  
SITE IMPROVEMENT PLANS  
495 E KEMPER RD  
SPRINGDALE, OH 45246

PROJECT NO: 10027177  
DATE ISSUED: 04/07/26

SHEET NAME:  
COVER SHEET

SHEET NO:

**C-000**

### BENCHMARK

THE BASIS OF ELEVATIONS HEREON IS BASED ON A SET CUT SQUARE ON BASE OF LIGHT POLE. SEE DRAWING FOR LOCATION.

ELEVATION = 678.78

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY WOOLPERT AND DATED 03/24/26.



Layout Tab Name: C-000 COVER SHEET  
Last Saved By: J.Gilbert, 4/7/2026 11:59:19 AM  
W:\Srv\DE\Chicago\Clients\Paragon\_Consultants\_LLC\10027177 - Dutch Bros - Springdale - OH\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10027177-C000-COV.dwg Plotted By: Gilbert, Joel Plotted April 7, 2026, 12:00:45 PM



ISSUANCE SCHEDULE



NUMBER DATE

**JUBILEE-SPRINGDALE, LLC**  
**DUTCH BROS COFFEE**  
**SPRINGDALE PLAZA**  
**SITE IMPROVEMENT PLANS**  
496 E KEMPER RD  
SPRINGDALE, OH 45246

PROJECT NO:	10027177
DATE ISSUED:	04/07/26
DESIGNED BY:	JBG
DRAWN BY:	LGS
CHECKED BY:	CCP

SHEET NAME:  
**GENERAL NOTES**

## REQUIRED WATER TESTING

ALL WATER MAIN AND SERVICE PIPE, FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXPEL ALL TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT PRESSURE LOSS OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL LEAKS, AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTORY TO THE CITY OF SPRINGDALE ENGINEER. THE DISTRICT MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

### DISINFECTION

AFTER THE WATER MAIN WORK HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH EQUIPMENT AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C651. CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FEED METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER (mg/L) OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER WHICH THE WATER SHALL CONTAIN NO LESS THAN 25 mg/L CHLORINE THROUGHOUT THE NEW WORK. AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1mg/L.

## DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE

ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO - NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.

WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.

SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.

DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES:

DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE, "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

$$AVG\ ID = AVG\ OD - 2(1.06)T$$
$$TOLERANCE\ PACKAGE = (A2+B2+C2+G2)/2$$

WHERE:

A = OD TOLERANCE (ASTM D3034)  
B = EXCESS WALL THICKNESS TOLERANCE = 0.06T  
C = OUT OF ROUNDNESS TOLERANCE = 0.015 (AVERAGE OD)  
T = MINIMUM WALL THICKNESS (ASTM D3034)

$$BASE\ ID = AVG.\ ID - TOLERANCE\ PACKAGE$$

## UTILITY CONTACTS

ELECTRICAL SERVICE

AGENCY: DYNEGY  
ADDRESS:  
CONTACT:  
PHONE: 855.262.6881  
EMAIL:

TELEPHONE SERVICE

AGENCY: AT&T  
ADDRESS:  
CONTACT:  
PHONE: 513.342.3472  
EMAIL:

SANITARY SEWER SERVICE

AGENCY: METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI  
ADDRESS: 1081 WOODROW ST, CINCINNATI, OH 45204  
CONTACT:  
PHONE: 513.352.4900  
EMAIL: MSD.COMMUNICATIONS@CINCINNATI-OH.GOV

STORM SEWER SERVICE

AGENCY: CITY OF SPRINGDALE PUBLIC WORKS  
ADDRESS: 335 NORTHLAND BLVD, SPRINGDALE, OH 45246  
CONTACT:  
PHONE: 513.346.5730  
EMAIL:

WATER SERVICE

AGENCY: CINCINNATI WATER WORKS  
ADDRESS: 4747 SPRING GROVE AVE, CINCINNATI, OH 45232  
CONTACT:  
PHONE: 513.591.7700  
EMAIL:

## WATER NOTES

1. ALL WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF SPRINGDALE.

2. ALL WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K-TYPE COPPER WITH NO COUPLINGS OTHER THAN FOR CURB STOPS TO BE INCLUDED IN THE INSTALLATION.

3. ALL WATER MAINS 3 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111.

4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSII/AWWA.

5. ALL DIP WATER MAIN AND FITTINGS TO BE ENCASED IN 8-MIL POLYETHYLENE.

6. ALL FIRE HYDRANTS, VALVE TEES, AND BENDS MUST BE BRACED BY THE USED OF THRUST BLOCKING. PIPE JOINTS SHALL BE IN CONFORMANCE TO ANSI A21.11 AND FITTINGS IN CONFORMANCE TO ANSI A21.10, A21.51 AND AWWA C-151. WHERE NECESSARY MEGALUGS SHOULD BE USED TO RESTRAIN THE JOINTS IN LIEU OF IRON IN ADDITION TO THRUST BLOCKING.

7. ALL WATER MAIN IS REQUIRED TO HAVE A MINIMUM DEPTH OF 5.5' MEASURED FROM PROPOSED FINISHED GRADE TO TOP OF PIPE.

8. ALL WATER MAIN MUST BE A MINIMUM OF 10' HORIZONTALLY FROM ANY SEWER LINES. IF THE NEW WATER MAIN IS PLACED WITHIN 10' OF AN EXISTING WATER SUPPLY, THE CONTRACTOR MUST FOLLOW ALL SPECIFICATIONS AND DETAILS FOUND IN OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE SAME SEPARATION ALSO APPLIES TO ALL SEWER STRUCTURES.

9. ALL WATER MAINS WILL BE STERILIZED AND BACTERIOLOGICAL TESTS PERFORMED, IN ACCORDANCE WITH AWWA STANDARD C600, C601, AND C603 SPECIFICATION FOR DISINFECTING WATER MAINS, AND WILL NOT BE PUT IN SERVICE UNTIL A SATISFACTORY REPORT IS IN EVIDENCE. WHEN CHLORINATING WATER MAINS TERMINATING INTO BUILDINGS, NO WATER SAMPLES SHALL BE TAKEN FROM TEMPORARY OR UNCOMPLETED CONNECTIONS.

10. PRESSURE CONNECTIONS SHALL BE MADE WITH A SPLIT CASE TAPPING SLEEVE. THE VALVE ADJACENT TO THE PRESSURE TAP SHALL BE PLACED INSIDE A VALVE VAULT.

11. WATER VALVE VAULTS MUST BE A TYPE A STRUCTURE AND CONFORM TO THE SAME SPECIFICATIONS AS PREVIOUSLY DETAILED FOR SEWER CONSTRUCTION. ALL ADJUSTMENTS AND FRAMES SHALL BE SEALED TO PREVENT INFILTRATION. ALL WATER VALVE VAULT LIDS, WHICH SHALL BE THE SAME HEAVY WEIGHT TYPE AS SPECIFIED FOR STORM SEWER, AND VALVE BOX LIDS SHALL BE IMPRINTED WITH THE WORD "WATER".

12. FOR MAINS 8" AND LESS A 48" VAULT MAY BE USED. FOR MAINS LARGER THAN 8" A 60" VAULT MUST BE PROVIDED. THE VALVE VAULT SHALL BE SEALED WITH THE USE OF CONCRETE BLOCKS AND MORTAR. ALL PIPES ENTERING THE MANHOLE SHALL HAVE A 2" WIDE MORTARED COLLAR ON BOTH THE INSIDE AND OUTSIDE WALLS OF THE VAULT. VALVE VAULTS MAY ALSO BE SEALED WITH THE USE OF RUBBER BOOTS. A DISTANCE OF APPROXIMATELY 12" MUST BE PROVIDED BETWEEN THE FLOOR OF THE VALVE VAULT AND THE BOTTOM OF THE VALVE. THIS WILL ALLOW SPACE FOR A CONCRETE PEDESTAL WITH A MINIMUM HEIGHT OF 12". THE PEDESTAL SHALL EQUAL THE WIDTH OF THE PIPE. A 1/2" LAYER OF PREFORMED JOINT FILLER SHALL BE PLACED BETWEEN THE PEDESTAL AND THE VALVE.

13. THE OPERATING NUT OF EACH VALVE SHALL BE LOCATED DIRECTLY BELOW THE MANHOLE OR VALVE BOX LID.

14. VALVE BOX CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL STANDARDS FOUND IN THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. VALVE BOXES SHALL BE SEALED AS TO NOT ALLOW THE ENTRANCE OF ANY LOOSE IMPEDIMENTS.

15. THE VALVE BOX SHALL BE PLACED VERTICAL WITH THE OPENING DIRECTLY ABOVE THE OPERATING NUT. ALL BOXES SHALL BE ADJUSTABLE WITH A MINIMUM OF 6" OF ADJUSTMENT REMAINING. AFTER THE BOX HAS BEEN BROUGHT TO MATCH EXISTING GRADE.

16. A MINIMUM OF 18" MUST BE PRESENT BETWEEN THE CENTER OF THE AUXILIARY VALVE AND THE FRONT OF THE HYDRANT TO ENSURE PROPER WRENCH CLEARANCE. ALL HYDRANTS WILL BE BRACED USING POURED IN PLACE CONCRETE BEHIND THE HYDRANT. THE SOLE USE OF RODS FOR BRACING THE HYDRANT WILL NOT BE PERMITTED. NO PART OF THE CONCRETE SHALL COME IN CONTACT WITH THE WEEP HOLE OF THE HYDRANT. A MINIMUM OF 1/2 C.Y. OF WASHED STONE SHALL BE PLACED AROUND THE HYDRANT AT THE WEEP HOLE. THIS STONE SHALL THEN BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM CLOGGING THE WEEP HOLE.

17. FIRE HYDRANTS SHALL BE OF THE COMPRESSION OR GATE TYPE, AS MANUFACTURED BY EAST JORDAN, OR APPROVED EQUAL CONFORMING TO THE LATEST AWWA SPECIFICATION, TESTED TO 300 PSI. HYDRANTS SHALL HAVE A MINIMUM FIVE AND ONE-QUARTER INCH VALVE OPENING AND BE PROVIDED WITH A FOUR AND ONE-HALF INCH PUMPER CONNECTION AND TWO, TWO AND ONE-HALF INCH HOSE CONNECTIONS WITH NATIONAL STANDARD THREAD.

## REQUIRED SANITARY SEWER TESTING

1. THE ENGINEER SHALL DETERMINE DURING CONSTRUCTION WHETHER INFILTRATION OR EXFILTRATION TESTING SHALL BE REQUIRED. MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A V-NOTCH WEIR OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.

2. THE SANITARY SEWER SHALL BE TELEVIEWED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE CITY OF SPRINGDALE.

3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE CITY OF SPRINGDALE ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION.

4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 STANDARDS AND LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1969-94 & ASTM C-1244-93 STANDARDS.

## STORM SEWER

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND REVISIONS THERETO, THE NOTES IN THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SPRINGDALE.

2. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-361, PVC SDR-26, HOPE, OR DUCTILE IRON PIPE CLASS 52 AS CALLED OUT ON THE PLANS. TRENCH SHALL BE BACKFILLED WITH THE COMPACTED CA-7, RUBBER GASKETS SHALL BE USED.

3. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED TO A.S.T.M. DESIGNATION C-478.

4. SEE DETAIL SHEET FOR MANHOLE FRAMES AND GRATES.

5. AFTER THE STRUCTURE HAS PROPERLY SET AND PIPE HAS BEEN CONNECTED, ALL REMAINING OPENINGS TO THE STRUCTURE SHALL BE MORTARED. THIS INCLUDES BUT IS NOT LIMITED TO LIFT HOLES AND VOIDS AROUND CONNECTING PIPE. PRECAST ELEMENTS MUST BE SEALED WITH A BUTYL RUBBER JOINT. SEALANT AND BE TUCK-POINTED WITH HYDRAULIC CEMENT. CONNECTING PIPE SHALL BE MORTARED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.

6. ALL STRUCTURES SHALL HAVE THE ADJUSTMENT RINGS AND FRAME SEALED WITH A RUBBER GASKET. ADJUSTMENT RINGS SHALL BE RUBBER, EJWV INFRARISER OR APPROVED EQUAL.

7. ALL STRUCTURES SHALL HAVE THE FRAME AND LID OR GRATE PARALLEL TO THE SURROUNDING GRADE LINE. CASTINGS SHALL NOT BE SET ON SLOPES IN LEVEL AREAS AND VICE VERSA. IF A CASTING IS TO BE PLACED ON A SLOPE (I.E. STEEP DRIVE APPROACH) IT SHALL BE PROPERLY SLOPED WITH THE USE OF CONCRETE MORTAR AND BRICKS. BITUMINOUS MASTIC IS PERMITTED WHEN COMBINED WITH THE USE OF CONCRETE OR MORTAR.

## SANITARY SEWER CONSTRUCTION

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, AND REVISIONS THERETO, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE CITY OF SPRINGDALE.

2. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER SUCH AS GRASS AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS.

3. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER IN TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL.

4. ALL SANITARY SEWERS 15" AND LESS IN DIAMETER SHALL BE PVC COMPOSITE SEWER PIPE, IN ACCORDANCE WITH A.S.T.M. D-2689, WITH PVC COMPOSITE SEWER PIPE HAVING ELASTOMERIC SEALS PER A.S.T.M. D-3112, OR EQUAL, OR PVC SEWER PIPE IN ACCORDANCE WITH A.S.T.M. D-3034 WITH ELASTOMERIC SEALS PER D-3212. SANITARY SEWER SERVICES SHALL BE 6" MINIMUM SIZE. 6" SERVICE SHALL BE PVC SDR 26 PIPE, IN CONFORMANCE WITH A.S.T.M. D-3034. PVC SHALL HAVE FLEXIBLE ELASTOMERIC SEALS PER A.S.T.M. D-3212. WATER-MAIN-QUALITY SANITARY SEWERS TO COMPLY WITH ASTM D2241.

5. ALL MANHOLES SHALL BE PRECAST, REINFORCED CONCRETE SECTIONS, 48" INSIDE DIAMETER MINIMUM, WITH PRECAST, REINFORCED CONCRETE OFF-SET CONES, MANUFACTURED TO A.S.T.M. C-478. ALL SANITARY MANHOLES SHALL HAVE GRETEX OR APPROVED EQUAL, INTERNAL GRADE ADJUSTMENT SKIRTS. ADJUSTMENTS TO FINISHED GRADE SHALL BE ACCOMPLISHED USING EJWV INFRARISER OR APPROVED EQUAL, RUBBERIZED GRADE ADJUSTING RINGS.

6. ALL ADJUSTMENT RINGS AND FRAMES SHALL BE SEALED. THE INSIDE OF THE STRUCTURE SHALL BE SEALED WITH CONCRETE MORTAR. THE OUTSIDE OF THE MANHOLE SHALL BE SEALED WITH AN INFASHIELD RUBBER GASKET. THIS GASKET SHALL ENCOMPASS ALL ADJUSTMENT RINGS, AND FORM A WATERPROOF SEAL BETWEEN THE STRUCTURE AND FRAME.

7. ALL STRUCTURES SHALL BE A TYPE A MANHOLE WITH A POURED BENCH AND TROUGH. THE BENCH AND TROUGH OF THE STRUCTURE SHALL BE POURED CONCRETE, WITH A SMOOTH FINISH. THE BENCH SHALL BE A MINIMUM HEIGHT OF ONE-HALF OF THE DIAMETER OF THE CONNECTING PIPE AND EXTEND TO THE INSIDE WALLS OF THE MANHOLES. ANY CHANGE IN DIRECTION SHOULD BE MADE WITH THE USE OF ROUNDED TURNS. SHARP ANGLES WILL BE NOT BE PERMITTED IN THE REDIRECTION OF SEWER FLOW.

8. SANITARY MANHOLE LIDS SHALL BE A NEENAH HEAVY WEIGHT TYPE R-1712-C (WEIGHT 365 LBS), EAST JORDAN 1051 (WEIGHT 375 LBS) OR APPROVED EQUAL. ALL SANITARY LIDS ARE REQUIRED TO BE SELF SEALING WITH A CONCEALED PICK HOLE.

9. SANITARY SEWER MANHOLES WITH INTERNAL DROPS TWO FEET OR LESS SHALL HAVE A PRECAST CONCRETE TROUGH BUILT IN THE STRUCTURE TO OBTAIN A SMOOTH FLOW TRANSITION FROM THE UPSTREAM PIPE INVERT TO THE DOWNSTREAM PIPE INVERT.

10. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:

- CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOL "SEWER TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
- REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
- WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHERE A SEWER MAIN LATERAL OR BUILDING SERVICE SEWER CROSSES A WATERMAIN, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE PROVIDED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER PIPE. WHERE THE 18" VERTICAL SEPARATION IS NOT PROVIDED, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. ADDITIONALLY, THE SANITARY SEWER SHALL BE SUPPORTED AS INDICATED IN THE STANDARD SPECIFICATIONS.

## GRADING NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.

3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

4. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.

5. THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE

6. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.

7. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

8. THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL ADDENDA THERETO, ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PROJECT. THE RECOMMENDATIONS AS STATED IN THE REPORT SHALL BE FOLLOWED BY ALL CONTRACTORS.

9. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS, ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.

10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.

11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SPRINGDALE AND THE OHIO DEPARTMENT OF TRANSPORTATION.

- OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN OHIO, LATEST EDITION.
- LOCAL MUNICIPAL REQUIREMENTS.

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

13. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.

14. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.

15. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.

16. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.

17. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.

18. GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE MINIMUM 6 INCHES OF TOPSOIL RESPREAD.

19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.

20. IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.

21. ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.

22. ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.

23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.

25. ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES.

26. SPOT ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE, CONTRACTOR TO MATCH EXISTING ELEVATIONS.

## GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SPRINGDALE STANDARD SPECIFICATIONS, LATEST EDITION, AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION.

2. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.

3. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE.

4. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.

5. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE CITY OF SPRINGDALE. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.

6. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.

7. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.

8. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.

9. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CAST IRON OR DUCTILE IRON.

10. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.

11. ALL EXISTING SEPTIC SYSTEMS ARE TO BE ABANDONED. ABANDONED TANKS ARE TO BE FILLED TO OR REMOVED BY A LICENSED SEPTIC SYSTEM CONTRACTOR. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

12. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

## PAVEMENT & CONCRETE CONSTRUCTION

1. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.

2. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBARS.

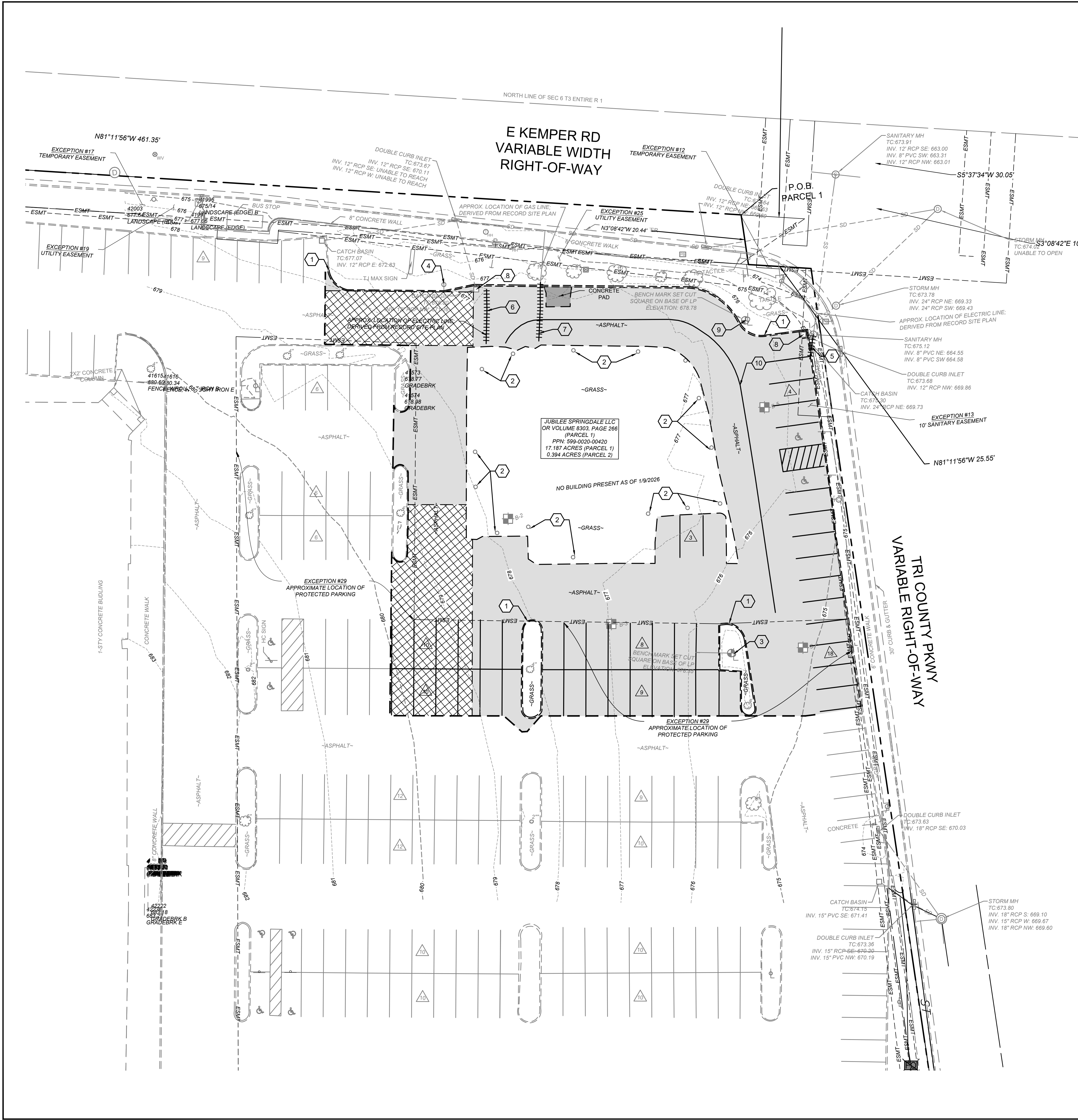
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES OF 3/8" TO 3/4" OPEN GRADED GRANULAR MATERIAL TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENTS SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.

4. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL DRAINAGE STRUCTURES AND ALL LOCATIONS WHERE THE SIDEWALK ABUTS THE CONCRETE CURB AND GUTTER.

5. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH O.D.O.T. STANDARDS.

6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T144 SEALANT OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.

Layout Tab Name: C-101 EXISTING CONDITIONS AND DEMOLITION PLAN  
 Last Saved By: Schneider, L. 4/6/2026 2:03:37 PM  
 W:\Swin\DE\Chicago\Clients\Paragon\_Consultants\_LLC\10027177 - Dutch Bros - Springdale, OH\K-0 Design\_Disciplines\4.03 CIVIL\Cadd\DWG\10027177-C-101-DEM.dwg Plotted: April 7, 2026, 11:31:01 AM



**EXISTING LEGEND**

- PROPERTY BOUNDARY
- - - 799 --- 1' CONTOUR
- - - 800 --- 5' CONTOUR
- - - ESMT --- EASEMENT
- - - TREE/SHRUB LINE
- - - CHAIN FENCE
- - - SD --- STORM
- - - WTR --- WATER
- - - SS --- SANITARY
- - - G --- GAS
- - - UE --- UNDERGROUND ELECTRIC
- - - UT --- UNDERGROUND TELEPHONE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- ( ) HEADWALL
- FIRE HYDRANT
- WATER METER PIT
- WATER VALVE
- ELECTRIC PULLBOX
- TRANSFORMER
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- GAS METER
- SIGN
- BRUSH
- DECIDUOUS TREE
- EVERGREEN TREE
- BUILDING TO REMAIN
- SOIL BORING LOCATION

**DEMOLITION LEGEND**

- ✂ TREE TO BE REMOVED
- ✂ BUSH TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- MILL AND OVERLAY
- SAWCUT LINE
- ||||| TO BE REMOVED
- ~~~~~ TO BE ABANDONED

**NOTES**

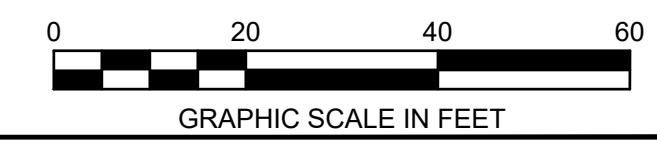
- A. SEE SHEET C-001 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
- C. CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.
- D. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. MAP NUMBER 39061C008TE, WHICH BEARS AN EFFECTIVE DATE OF 02/17/2010 AND IS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**KEYNOTES** ⊠

1. REMOVE CURB
2. REMOVE CONCRETE BOLLARD AND FOUNDATION
3. REMOVE LIGHT POLE AND BASE IN ENTIRETY
4. RELOCATE LIGHT POLE AND BASE IN ENTIRETY
5. REMOVE SANITARY LINE
6. REMOVE ELECTRIC LINE
7. REMOVE GAS SERVICE
8. PROTECT EXISTING CATCH BASIN TO REMAIN
9. EXISTING LIGHT POLE TO REMAIN
10. EXISTING PAVEMENT STRIPING REMOVAL

**BENCHMARK**

THE BASIS OF ELEVATIONS HEREON IS BASED ON A SET CUT SQUARE ON BASE OF LIGHT POLE. SEE DRAWING FOR LOCATION.  
 ELEVATION = 678.78  
 THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY WOOLPERT AND DATED 03/24/26.



ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

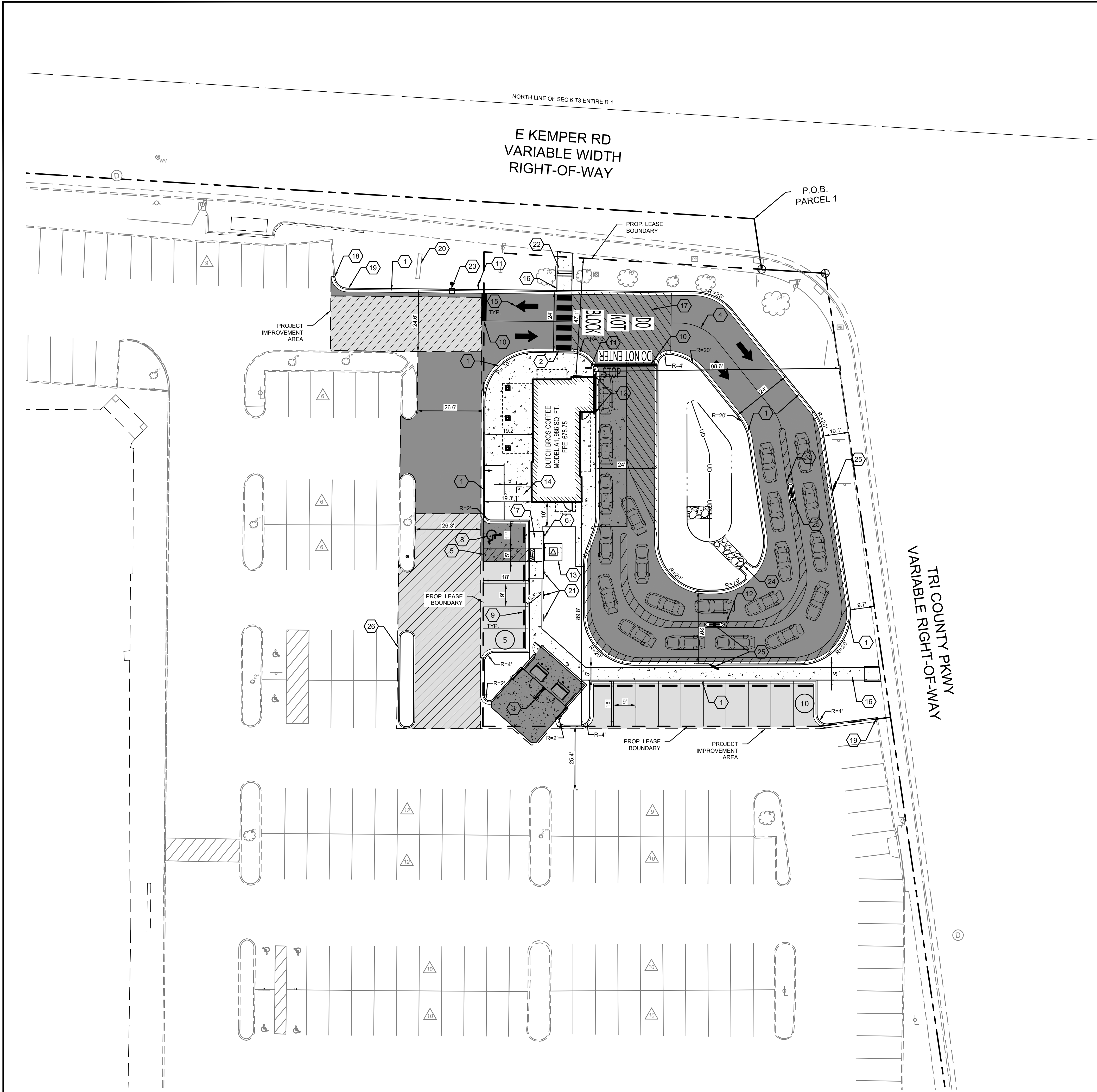
**JUBILEE-SPRINGDALE, LLC  
 DUTCH BROS COFFEE  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS**  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME:  
 EXISTING CONDITIONS  
 AND DEMOLITION PLAN

SHEET NO:  
**C-101**

Layout: Tab Name: C-201 SITE PLAN  
 Last Saved By: Schneider, L. 4/6/2026 2:34:13 PM  
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**LEGEND**

- SIGN
- BOLLARD
- PARKING SPACE ROW COUNT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- 2" MILL AND OVERLAY

**SITE DATA**

ZONING	RUD
TOTAL PARCEL AREA	17.59 ACRES
TOTAL LEASE AREA	0.69 ACRES
PROPOSED USE	DRIVE-THRU RESTAURANT
PARKING SPACE SIZE REQUIRED	9x18'
PARKING SPACE SIZE PROVIDED	9x18'
TYPICAL PARKING AISLE (TWO WAY)	24'
PARKING SPACES REQUIRED PER 150 SQ. FT. 986 SQ. FT. / 150 SQ. FT. =	7 SPACES
STANDARD PARKING SPACES PROVIDED	14 SPACES
ADA SPACES PROVIDED VAN ACCESSIBLE	1 SPACE
TOTAL PARKING SPACES PROVIDED	15 SPACES

**NOTES**

- A. SEE SHEET C-001 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. ALL DIMENSIONS, RADII AND COORDINATES ARE TO FACE OF CURB WHERE APPLICABLE. ALL CURB RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.

**KEYNOTES (X)**

1. 6" CURB AND GUTTER, REFERENCE DETAIL ON SHEET C-602.
2. CROSSWALK PAINT 2' WIDE AT 4' OFFSET.
3. DUMPSTER ENCLOSURE (REF. ARCH.).
4. PAVEMENT MARKINGS 4" WHITE STRIPE
5. ADA ACCESS AISLE
6. ADA PARKING SIGN, REFERENCE DETAIL.
7. ADA RAMP.
8. ADA PARKING SYMBOL, REFERENCE DETAIL.
9. WHEEL STOP, REFERENCE DETAIL ON SHEET C-602.
10. 24" WHITE STOP BAR, REFERENCE DETAIL.
11. R1-1 STOP SIGN, REFERENCE DETAIL.
12. CONCRETE BOLLARD, REFERENCE DETAIL.
13. CONCRETE TRANSFORMER PAD, SEE MEP PLANS.
14. BIKE RACK PER DETAIL. NUMBER OF BIKE RACKS PER OWNER.
15. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT.
16. CONCRETE WALK, REFERENCE DETAIL ON SHEET C-602.
17. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
18. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
19. TRANSITION PROPOSED CONCRETE CURB AND GUTTER TO EXISTING CURB AND GUTTER IN 2'.
20. EXISTING MONUMENT SIGN, SEE SIGNAGE PLANS.
21. MOBILE ORDER PICK-UP SIGN PER SIGNAGE PLANS. SIGN POST AND FOUNDATION PER DETAIL. PARKING STALLS TO BE STRIPED "MOBILE ORDER" PER OWNER REQUIREMENTS.
22. STAIR WALKWAY WITH HANDRAILS.
23. LIGHTPOLE TO BE RELOCATED.
24. 4" CURB CUT WITH CONCRETE FLUME.
25. DRIVE THRU EQUIPMENT AND MENU BOARD. SEE ARCHITECTURAL PLANS.
26. 6" CURB.



ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

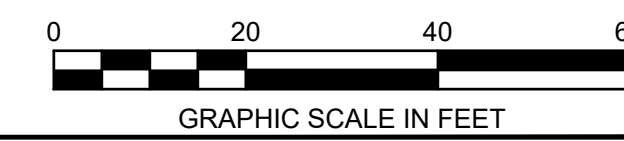
JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

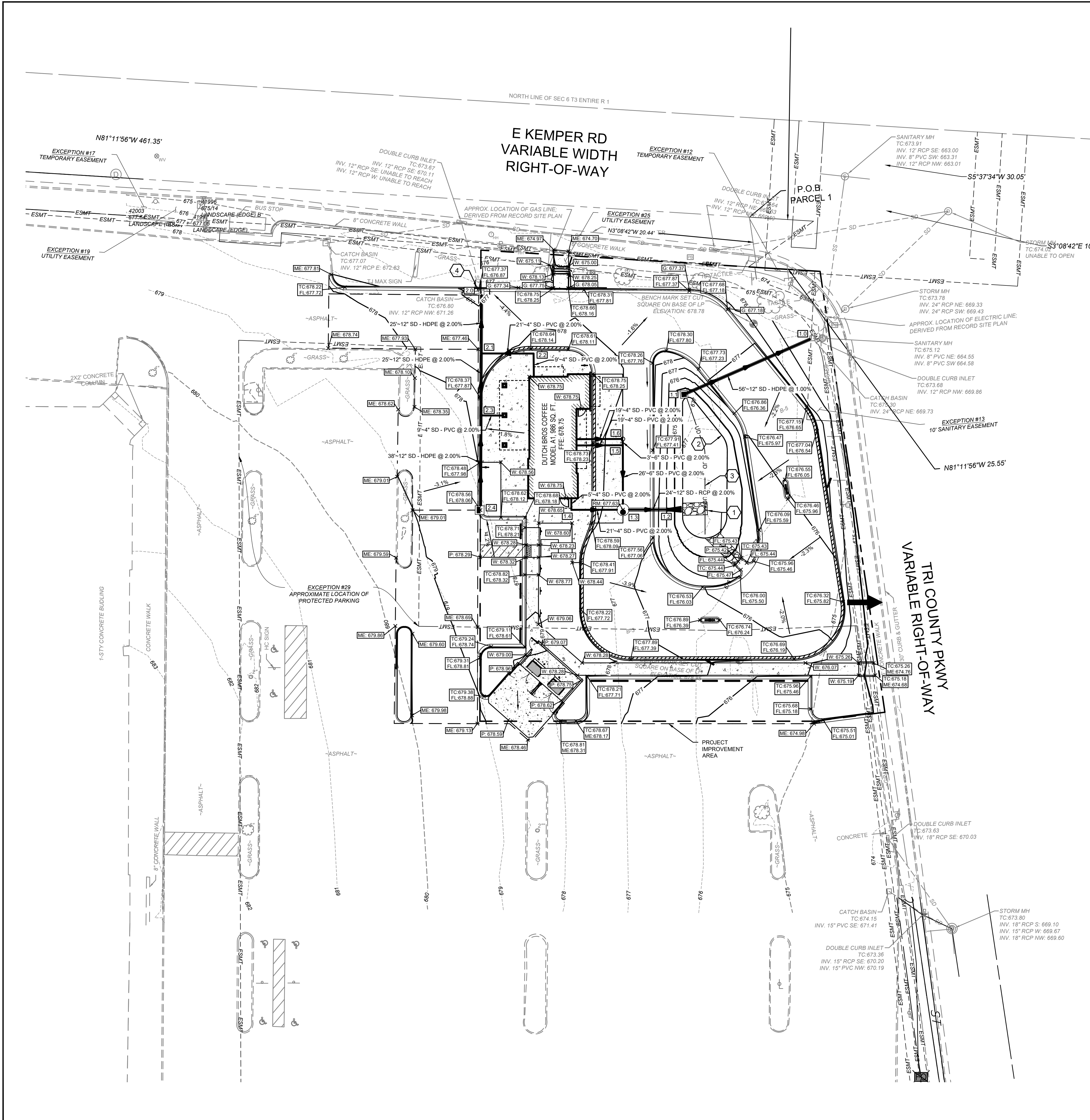
SHEET NAME:  
 SITE PLAN

SHEET NO:

**C-201**



Layout/Tab Name: C-301 GRADING PLAN  
 Last Saved By: Schneider, L. 4/7/2026 11:26:33 AM  
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**EXISTING LEGEND**

- PROPERTY BOUNDARY
- - - 799 1' CONTOUR
- - - 800 5' CONTOUR
- - - SD STORM SEWER
- ⊙ □ □ DRAINAGE STRUCTURE

**PROPOSED LEGEND**

- 699 1' CONTOUR
- 700 5' CONTOUR
- STORM SEWER
- CENTERLINE DRAINAGE SWALE
- NEGATIVE PITCH CURB & GUTTER
- ⊙ CURB INLET
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ STORM STRUCTURE I.D.
- ⊙ BENCHMARK
- ⊙ ELEVATION
- ⊙ TOP OF CURB ELEVATION
- ⊙ BOTTOM OF CURB ELEVATION
- ⊙ FLOW LINE ELEVATION
- ⊙ TOP OF CASTING ELEVATION
- ⊙ PAVEMENT ELEVATION
- ⊙ GROUND ELEVATION
- ⊙ WALK ELEVATION
- ⊙ MATCH EXISTING ELEVATION
- ➔ OVERLAND FLOW ROUTE

**NOTES**

- A. SEE SHEET C-001 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
- D. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.

**KEYNOTES**

1. RIPRAP
2. BIORETENTION AREA
3. UNDERDRAIN, SEE BIORETENTION DETAIL OH SHEET C063
4. WRAP CURB AROUND EXISTING CATCH BASIN FRAME

STORM STRUCTURE TABLE			
STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
1.0	EXISTING CATCH BASIN	675.30	12" = 669.73 (W), 24" = 669.73 (NE)
1.1	CATCH BASIN 24x24	675.00	12" = 670.29 (E)
1.2	12" CONCRETE FLARED END SECTION		12" = 674.00 (W)
1.3	48" DIA CLOSED LID MANHOLE ODOT 3-30	677.63	6" = 674.48 (N), 12" = 674.48 (E), 4" = 674.48 (W)
1.4	4"x4" WYE		4" = 674.90 (N), 4" = 674.90 (E)
1.5	6"x4" WYE		6" = 675.00 (N), 6" = 675.00 (S), 4" = 675.00 (W)
1.6	CLEANOUT	677.79	6" = 675.05 (S), 4" = 675.05 (W)
2.0	EXISTING CATCH BASIN	676.80	12" = 671.26 (S), 12" = 671.26 (N)
2.1	INSERTA TEE		12" = 671.75 (S), 4" = 671.75 (E), 12" = 671.75 (N)
2.2	4"x4" WYE		4" = 672.17 (W), 4" = 672.17 (S)
2.3	INSERTA TEE		4" = 672.25 (E), 12" = 672.25 (N), 12" = 672.25 (S)
2.4	ODOT 3A CURB INLET	678.06	12" = 673.01 (N)

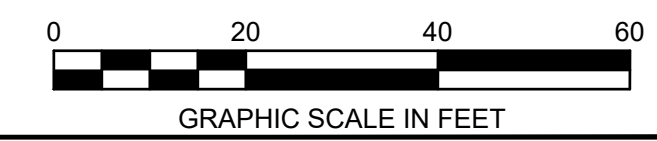
\* CONTRACTOR TO FIELD VERIFY EXISTING INVERT. CONTACT ENGINEER IF ANY DISCREPANCIES.

**BIORETENTION AREA**

HWL = 675.00  
 VOLUME REQUIRED = 277 CF  
 VOLUME PROVIDED = 848 CF



Know what's below.  
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ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

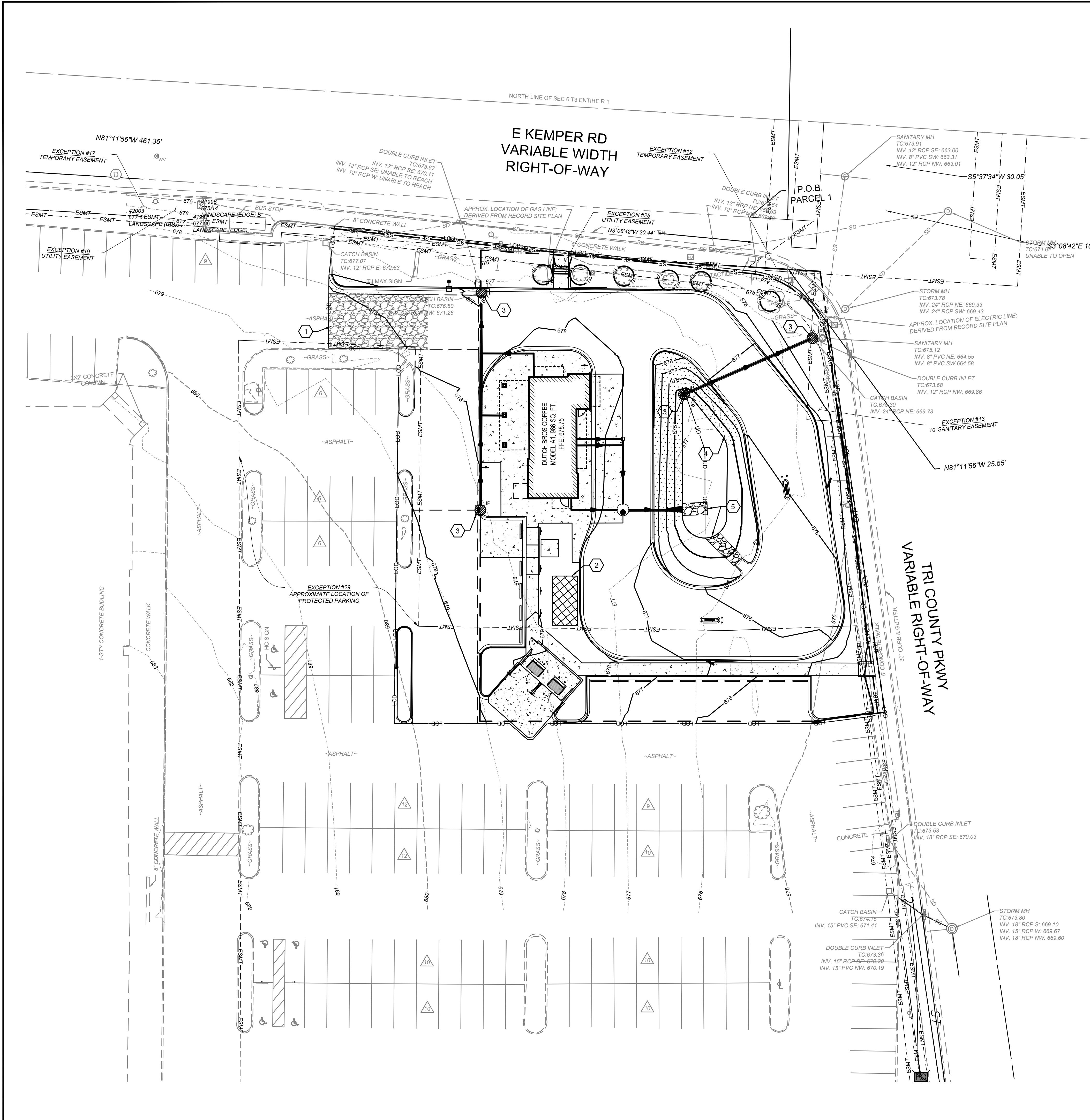
JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME:  
 GRADING PLAN

SHEET NO:  
**C-301**

Layout/Tab Name: C-310 EROSION CONTROL PLAN  
 Last Saved By: Schneider, L. 4/6/2026 4:17:00 PM  
 W:\Swin\DE\Chicago\Clients\Paragon\_Consultants.LLC\10027177 - Dutch Bros - Springdale, OH\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10027177-C310-ERO.dwg Plotted: April 7, 2026, 11:38:28 AM



**EXISTING LEGEND**

- PROPERTY BOUNDARY
- - - 799 - - - 1' CONTOUR
- - - 800 - - - 5' CONTOUR
- - - SD - - - STORM SEWER
- ⊙ □ □ DRAINAGE STRUCTURE

**PROPOSED LEGEND**

- 799 --- 1' CONTOUR
- 800 --- 5' CONTOUR
- SF --- STORM SEWER
- XI --- SILT FENCE
- LOD --- 6" TEMPORARY CONSTRUCTION FENCE
- X --- CONSTRUCTION LIMITS
- X --- STORM STRUCTURES
- X --- STORM STRUCTURE I.D.
- X --- INLET PROTECTION
- X --- EXISTING TREES TO BE PRESERVED WITH PRESERVATION FENCING
- X --- TEMPORARY CONSTRUCTION ENTRANCE/RIP RAP
- X --- TEMPORARY CONCRETE WASHOUT
- X --- EROSION CONTROL BLANKET

**NOTES**

- A. SEE SHEET C-001 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. SEE SHEET C-311 FOR EROSION CONTROL NOTES AND DETAILS.
- D. CONSTRUCTION FENCE AND SILT FENCE ARE SHOWN ON PLAN SCHEMATICALLY. ADJUST AS NECESSARY.

**KEYNOTES**

1. TEMPORARY CONSTRUCTION ENTRANCE.
2. TEMPORARY CONCRETE WASHOUT.
3. INLET PROTECTION
4. EROSION CONTROL BLANKET
5. RIPRAP

**SEQUENCING NOTES**

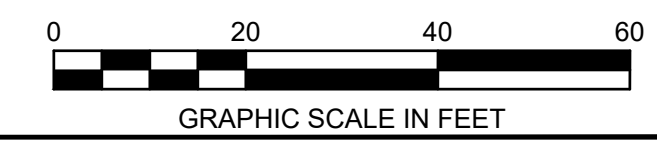
1. INSTALL SILT FENCE AND INLET PROTECTION ON THE SITE.
2. INSTALL STABILIZED CONSTRUCTION EXIT.
3. BEGIN DEMOLITION WORK.
4. BEGIN UTILITY CONSTRUCTION.
5. BEGIN CONSTRUCTION OF BUILDING PAD AND PARKING LOT GRADING.
6. INSTALL PERMANENT PAVEMENT AREAS.
7. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER ALL AREAS ARE STABILIZED. REPAIR ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
9. CONTINUE DAILY MAINTENANCE AND INSPECTIONS UNTIL APPROVED BY OWNER AND/OR ENGINEER TO TERMINATE PERMIT COVERAGE.

**AREA SUMMARY**

TOTAL SITE AREA = 0.69 ACRES  
 DISTURBED AREA = 0.82 ACRES



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ISSUANCE SCHEDULE	DESCRIPTION
△ NUMBER	DATE

JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME:  
 EROSION CONTROL  
 PLAN

SHEET NO:  
**C-310**

EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION

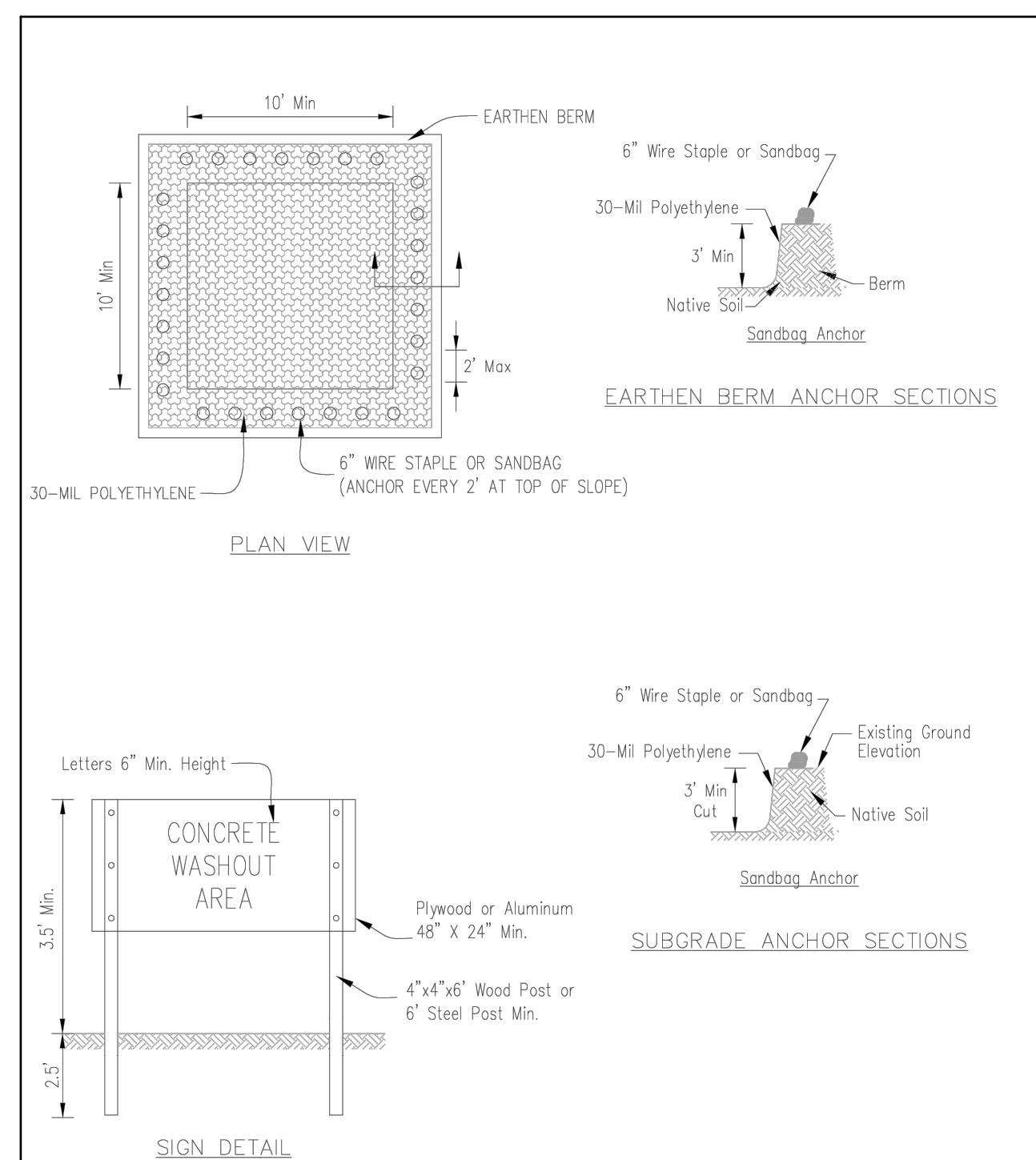
- THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
- THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
- PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.
- ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
- EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.
- THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
- DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE OHIO ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
- ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH OHIO ENVIRONMENTAL PROTECTION AGENCY NPDES PERMIT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE APPLICABLE LOCAL AND STATE CODES.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
- THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.
- IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
- ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.
- ANY ERODED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.
- WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUAL):
  - FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  - PROVIDE GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
- ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

STABILIZATION TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A									
DORMANT SEEDING	B											
TEMPORARY SEEDING			C			D						
SODDING			E**									
MULCHING	F											

- A = KENTUCKY BLUEGRASS @ 90 LBS/AC, MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC.  
 B = KENTUCKY BLUEGRASS @ 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 45 LBS/AC. PLUS 2 TON/AC. STRAW MULCH  
 C = WHEAT OR CEREAL RYE @ 150 LBS/AC  
 D = SOIL  
 E = STRAW MULCH @ 2 TONS/AC.  
 F = IRRIGATION NEEDED DURING JUNE AND JULY  
 \* = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD  
 \*\* = SCS "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".
- REF. =

TYPICAL SOIL PROTECTION DETAIL

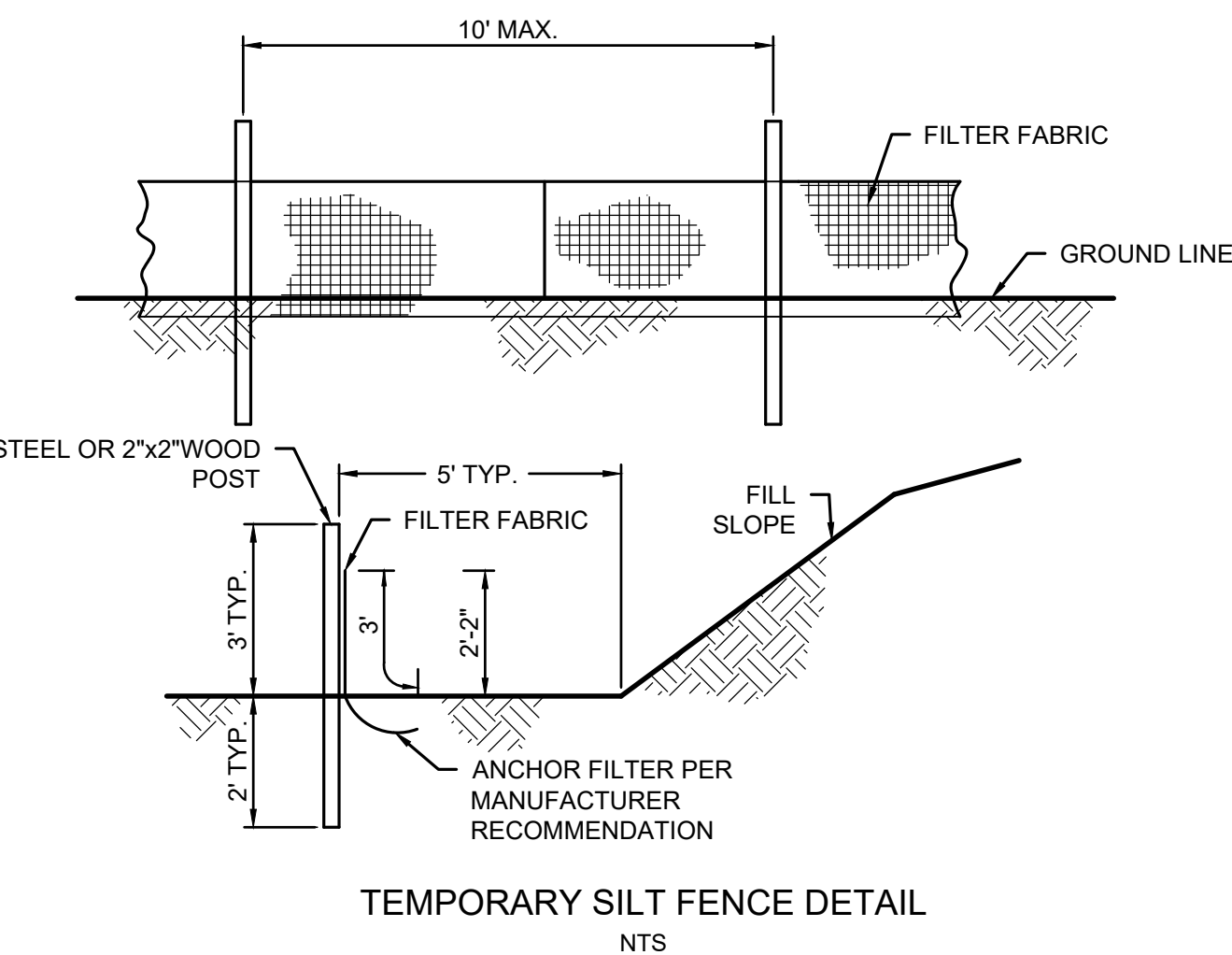
NTS



NOTES:

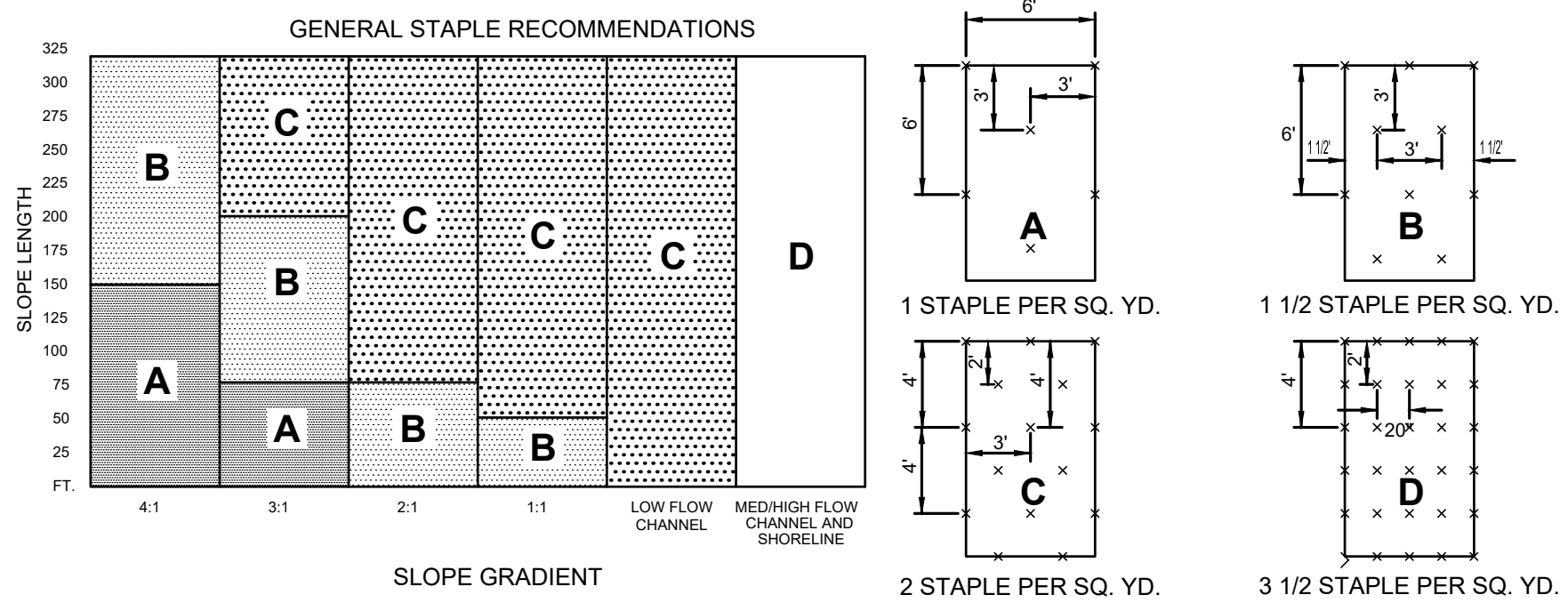
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
- Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE



TEMPORARY SILT FENCE DETAIL

NTS

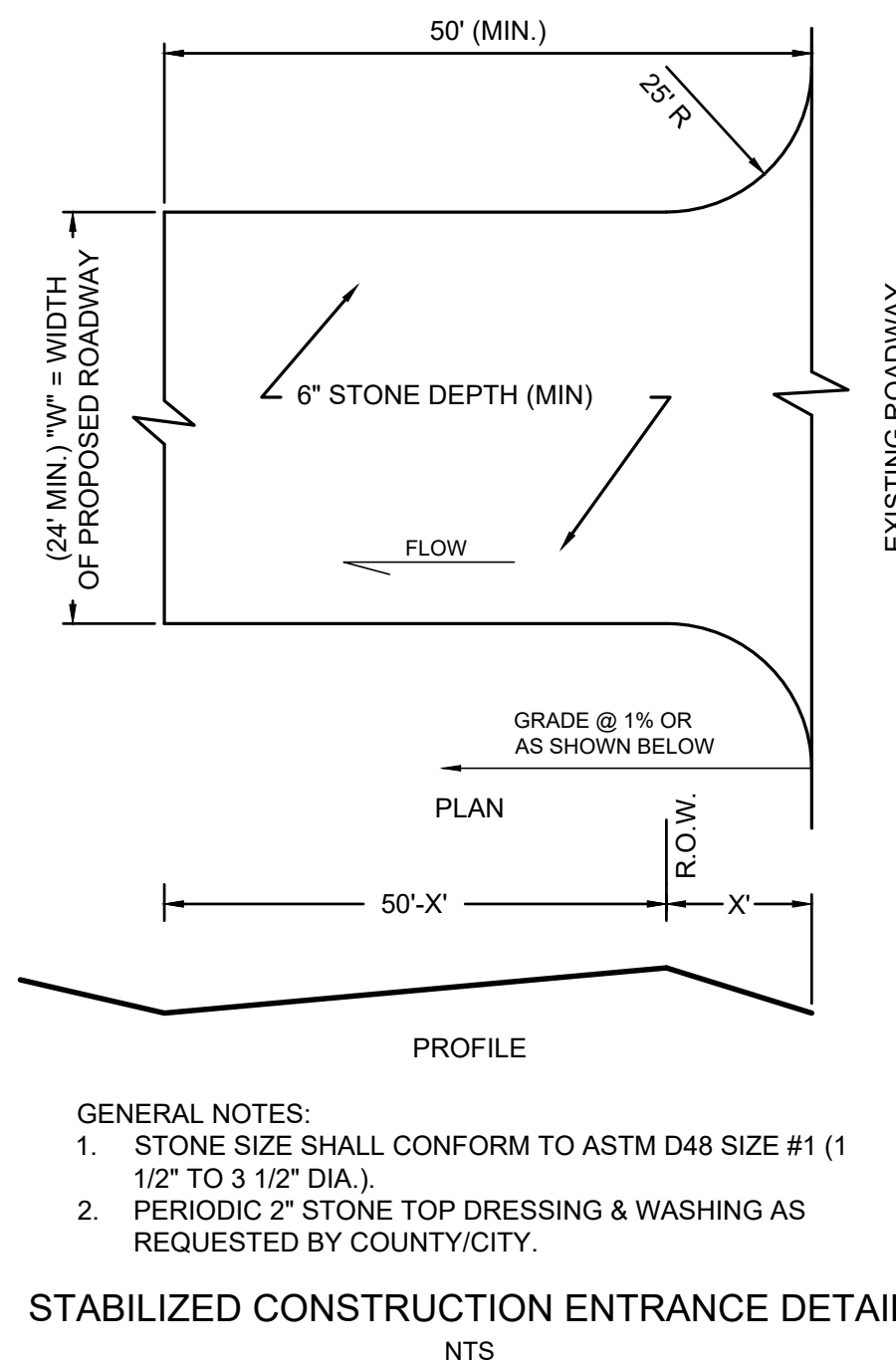


NOTE:

- CHANNEL LINING UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.
- STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.
- AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.
- EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED AREAS

EROSION CONTROL MAT INSTALLATION GUIDE DETAIL

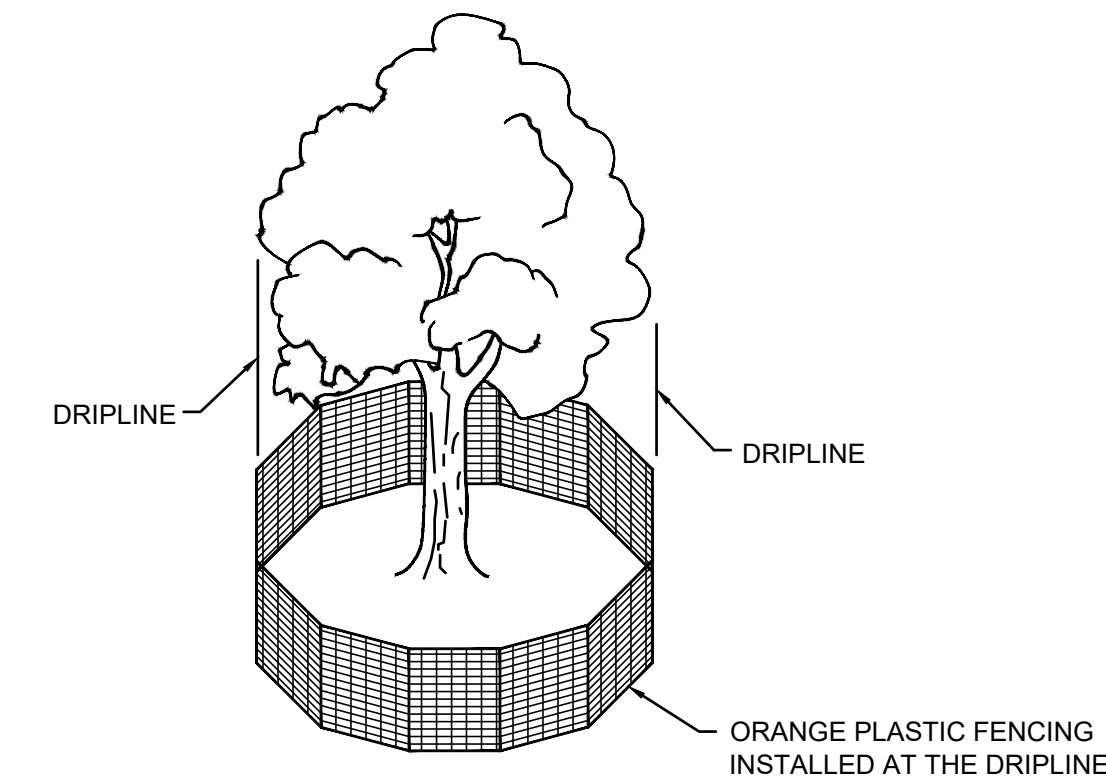
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- GENERAL NOTES:
- STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1/2" TO 3 1/2" DIA.).
  - PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY/CITY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS



MAINTENANCE GENERAL NOTES:

- INSPECT AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- REPAIR PERIMETER BARRIERS IF DAMAGED.
- INSPECT FOR DAMAGE FROM CONSTRUCTION EQUIPMENT, ETC. REPAIR WOUNDS SIMPLY BY REMOVING DAMAGED BARK AND WOOD TISSUE. DO NOT USE TREE PAINT.
- CABLE AND BRACE ANY TRUNK SPLITS, WEAK FORKS, AND LARGE LIMBS.

TREE PROTECTION DETAIL

NTS

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION

PRODUCT SELECTION AND SPECIFICATION DRAWING

This block contains diagrams of various Flexstorm Catch-It filter models (Circular, Rectangular, and Square) and their components. It includes a table with specifications for standard bags by nominal size and a table for selecting the correct filter part number based on debris type and flow rate. Installation instructions are provided at the bottom.

**INSTALLATION:**

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER DOW TO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

ISSUANCE SCHEDULE  
 NUMBER DATE DESCRIPTION

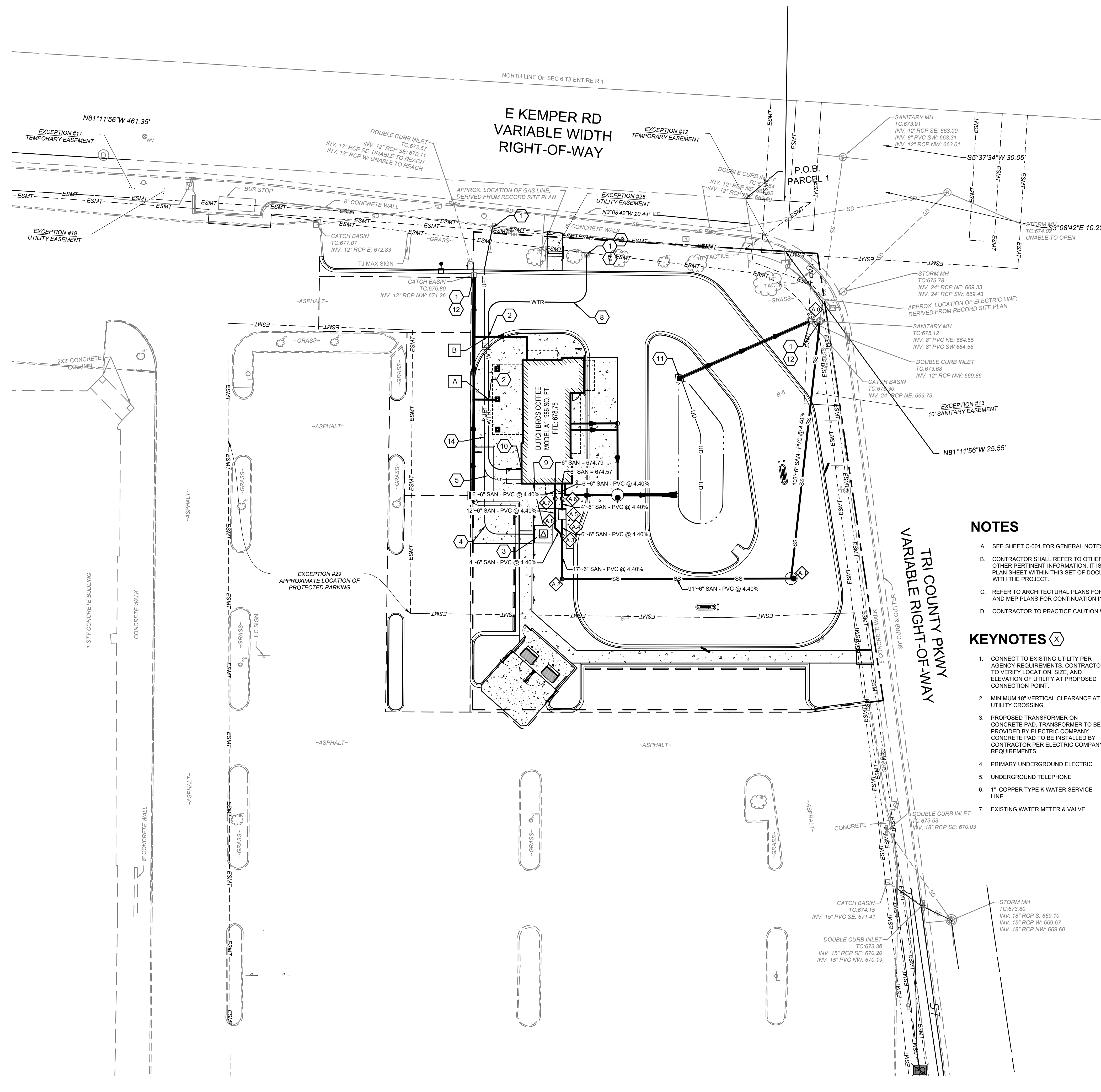
JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME:  
 EROSION CONTROL  
 DETAILS

SHEET NO:  
**C-311**

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**EXISTING LEGEND**

- PROPERTY BOUNDARY
- UC --- UNDERGROUND CABLE
- UT --- UNDERGROUND TELEPHONE
- G --- GAS
- UE --- UNDERGROUND ELECTRIC
- SS --- SANITARY SEWER
- SD --- STORM SEWER
- WTR --- WATER
- TELEVISION RISER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC PULL BOX
- TRANSFORMER
- SANITARY MANHOLE
- SANITARY CLEANOUT

**PROPOSED LEGEND**

- TOP OF DETENTION POND
- SS --- SANITARY SEWER
- STORM SEWER
- WTR --- WATER
- G --- GAS
- UE --- UNDERGROUND ELECTRIC
- UT --- UNDERGROUND TELEPHONE
- UD --- UNDERDRAIN
- CURB INLET
- CATCH BASIN
- MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY STRUCTURE I.D.
- STORM STRUCTURE I.D.
- FIRE HYDRANT
- VALVE
- POWER POLE
- LIGHT POLES

**NOTES**

- A. SEE SHEET C-001 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.
- D. CONTRACTOR TO PRACTICE CAUTION WHEN WORKING IN AREA OF EXISTING UTILITIES.

**KEYNOTES**

1. CONNECT TO EXISTING UTILITY PER AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION, SIZE, AND ELEVATION OF UTILITY AT PROPOSED CONNECTION POINT.
2. MINIMUM 18" VERTICAL CLEARANCE AT UTILITY CROSSING.
3. PROPOSED TRANSFORMER ON CONCRETE PAD. TRANSFORMER TO BE PROVIDED BY ELECTRIC COMPANY. CONCRETE PAD TO BE INSTALLED BY CONTRACTOR PER ELECTRIC COMPANY REQUIREMENTS.
4. PRIMARY UNDERGROUND ELECTRIC.
5. UNDERGROUND TELEPHONE
6. 1" COPPER TYPE K WATER SERVICE LINE.
7. EXISTING WATER METER & VALVE.
8. 1.5" COPPER TYPE K WATER SERVICE LINE.
9. SECONDARY UNDERGROUND ELECTRIC.
10. DUAL SERVICE WATER METER PIT.
11. WATER QUALITY OUTLET STRUCTURE TO BE SURFACE INLET TYPE B PER DETAIL. RIM ELEVATION TO BE 1" HIGHER THAN PROPOSED GRADE OF BIOTENTION FACILITY.
12. CONTRACTOR SHALL FIELD VERIFY THAT CONDITION OF STRUCTURE IS SUITABLE FOR MODIFICATION. IF NOT, THEN IT SHOULD BE REPLACED.
13. CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, AND CONDITION OF WATER VALVE IS SUITABLE FOR MODIFICATION. IF NOT, THEN IT SHOULD BE REPLACED.
14. UNDERGROUND COMBINED ELECTRIC AND TELEPHONE.

**SANITARY STRUCTURE TABLE**

STRUCTURE ID	DESCRIPTION	RIM	INVERT
A.0	EXISTING SANITARY MANHOLE	675.12	6" = 664.55 (S) 6" = 664.55 (N)
A.1	SANITARY ECC MH 48 DIA	675.66	6" = 669.08 (W) 6" = 669.08 (N)
A.2	CLEAN OUT	678.39	6" = 673.08 (N) 6" = 673.08 (E)
A.3	CLEAN OUT	678.50	6" = 673.84 (N) 6" = 673.84 (S) 6" = 673.84 (NW)
A.4	GREASE TRAP INVERT		6" = 674.12 (S)
A.5	GREASE TRAP INVERT		6" = 674.12 (N)
A.6	CLEAN OUT	678.66	6" = 674.31 (N) 6" = 674.31 (S)
A.7	CLEAN OUT	678.66	6" = 674.53 (N) 6" = 674.53 (S)
A.8	6"x6" WYE		6" = 674.02 (N) 6" = 674.02 (SE)

\* CONTRACTOR TO MORTAR EXISTING 8" OPENING TO PROVIDE WATERTIGHT SEAL FOR PROPOSED 6" SERVICE.

**UTILITY CROSSINGS**

- FINISH GRADE = 678.49
  - 4" STM B/PIPE = 672.35
  - 1.5" WTR T/PIPE = 670.85
  - 1.50' \*\*
  - FINISH GRADE = 677.85
  - 4" STM B/PIPE = 671.83
  - 1.5" WTR T/PIPE = 670.33
  - 1.50' \*\*
- \*\* PROVIDE WATER MAIN PROTECTION



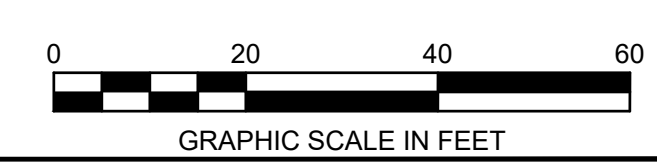
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NUMBER	DATE

JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

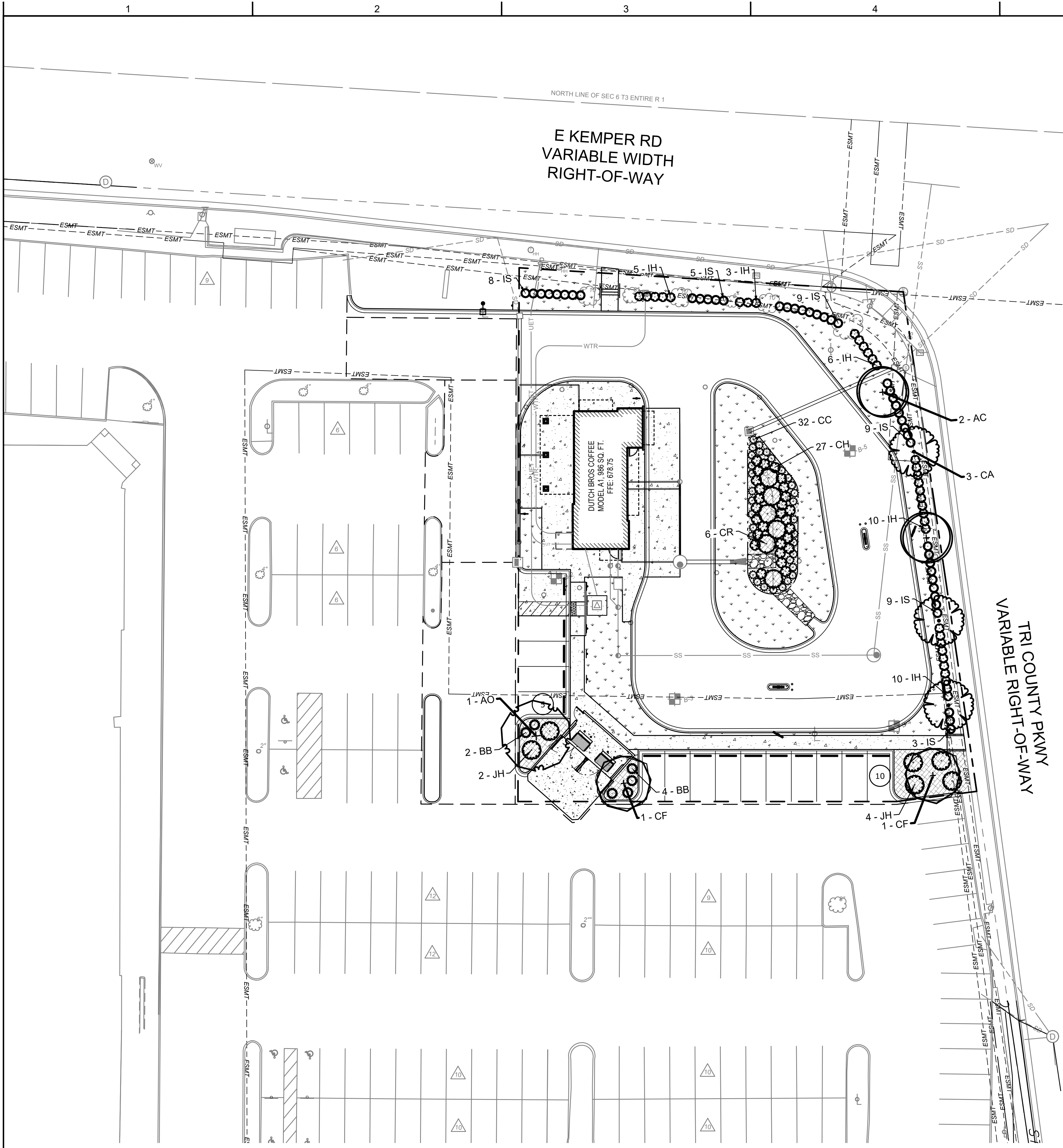
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SHEET NAME:  
 UTILITY PLAN

SHEET NO:  
**C-401**



Layout Tab Name: C-501 LANDSCAPE PLAN  
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**LANDSCAPE NOTES:**

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH MINIMUM SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICAN HORT.
- SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- STAKE ALL TREES.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

**LANDSCAPE REQUIREMENTS:**

**INTERIOR PARKING REQUIREMENT:**  
 REQUIREMENT: ONE (1) TREE AND (4) SHRUBS SHALL BE PLANTED FOR EVERY PARKING LOT ISLAND, AND 5% OF THE TOTAL VEHICULAR AREA SHALL BE PLANTED.

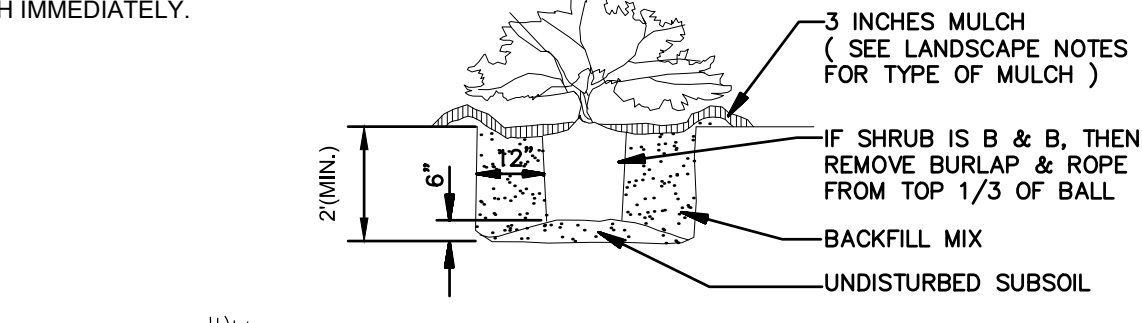
TOTAL PARKING SPACES = 3  
 TOTAL VEHICULAR USE AREA = 10,886 SF

REQUIRED = 3 TREES AND 12 SHRUBS AND 543 SF OF PLANTING AREA  
 PROVIDED = 3 TREE AND 12 SHRUBS AND 3,962 SF OF PLANTING AREA (36%)

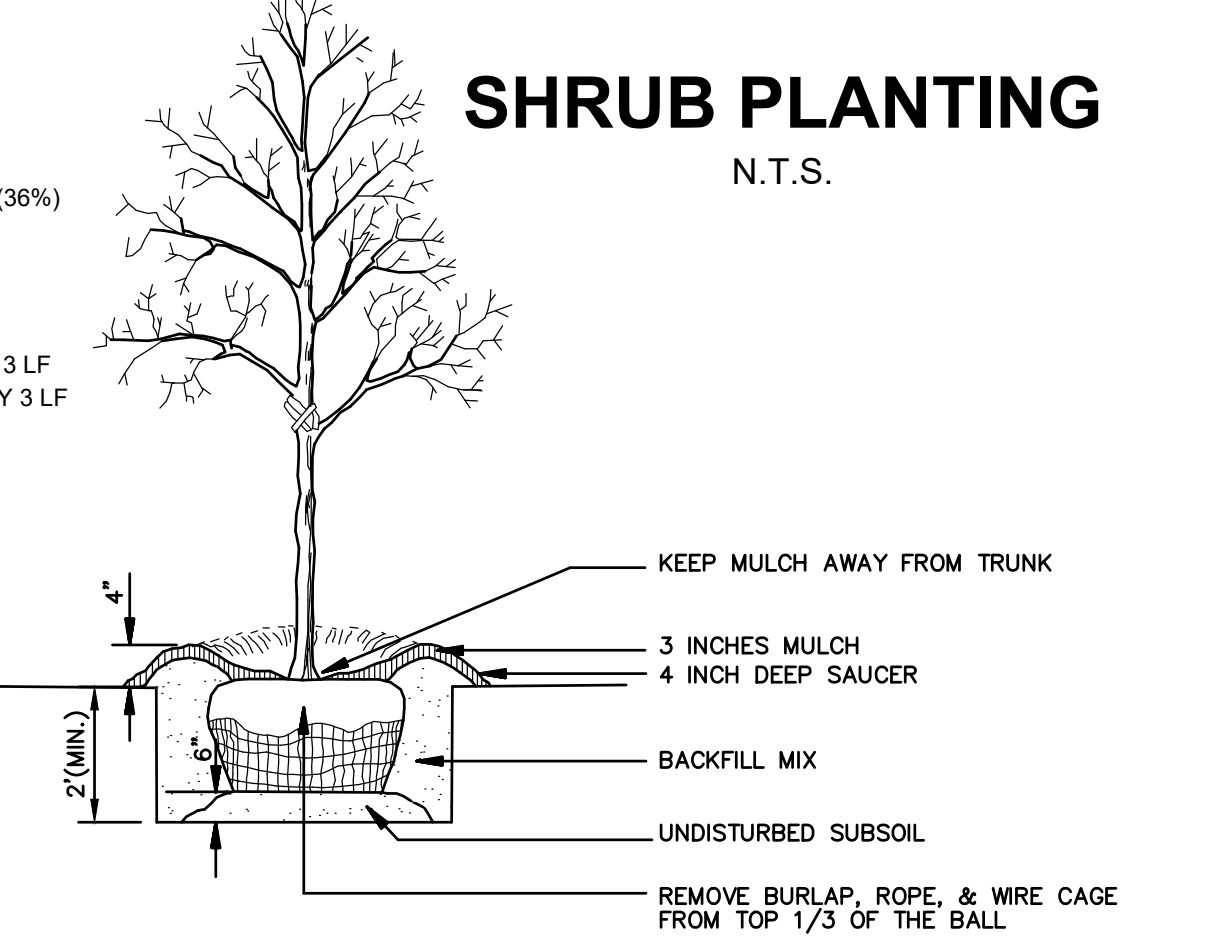
**BUFFER REQUIREMENTS**  
 KEMPER ROAD & TRI COUNTY PARKWAY (285 LF)  
 REQUIRED: 1 TYPE B TREE EVERY 25 LF AND SHRUBS PLANTED EVERY 3 LF  
 PROVIDED = 11 TREES (6 EXISTING & 5 PROPOSED) AND SHRUBS EVERY 3 LF

**LANDSCAPE LEGEND:**

- SOD (7,124 SF)
- HARDWOOD MULCH (1,561 SF)



**SHRUB PLANTING**  
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

**TREE PLANTING**  
N.T.S.

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	ROOTBALL
<b>ORNAMENTAL TREES</b>						
	AC	2	Amelanchier laevis 'Cumulus'	Cumulus Allegheny Serviceberry	2" Cal.	B&B
	CA	3	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	2" Cal.	B&B
	CF	2	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2" Cal.	B&B
<b>SHADE TREES</b>						
	AO	1	Acer rubrum 'October Glory'	October Glory Red Maple	2.5 Cal.	B&B
<b>DECIDUOUS SHRUBS</b>						
	CH	27	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24"ht. x 24"wd.	#3 cont.
	CR	6	Cornus sericea	Red Twig Dogwood	36"ht. x 36"wd.	#5 cont.
	IH	34	Itea virginica 'Sprich'	Little Henry® Sweetspire	24" Tall x 24" Spread	#5 cont.
<b>EVERGREEN SHRUBS</b>						
	BB	6	Buxus microphylla	Littleleaf Boxwood	18" ht. x 24"wd.	#5 cont.
	IS	43	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24"ht. x 24"wd.	#5 cont.
	JH	6	Juniperus horizontalis	Creeping Juniper	6"ht. x 24"wd.	#5 cont.
<b>ORNAMENTAL GRASSES</b>						
	CC	32	Carex cherokeensis	Cherokee Sedge	18"ht. x 18"wd.	#3 cont.

**WOOLPERT**  
 1203 Walnut Street, 2nd Floor  
 Cincinnati, OH 45202  
 513.272.8300



ISSUANCE SCHEDULE

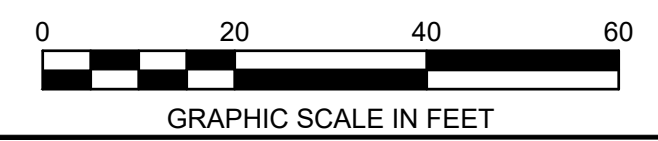
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**JUBILEE-SPRINGDALE, LLC**  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E KEMPER RD  
 SPRINGDALE, OH 45246

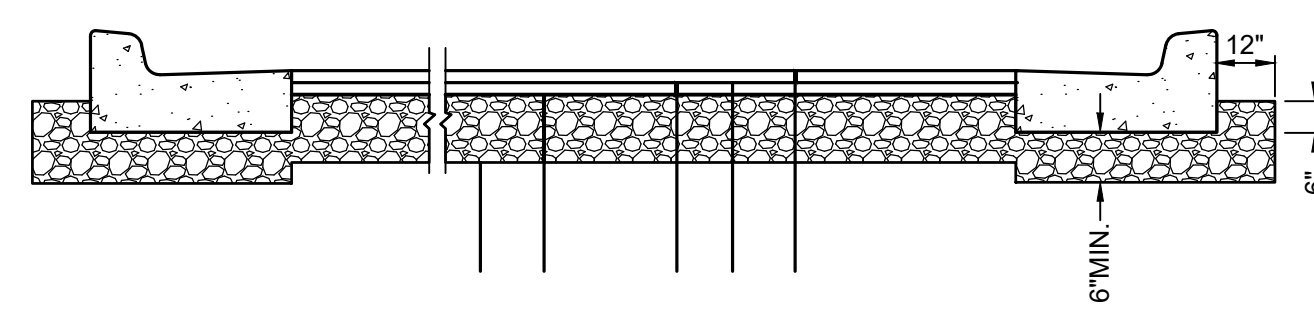
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 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME:  
LANDSCAPE PLAN

SHEET NO:  
**C-501**



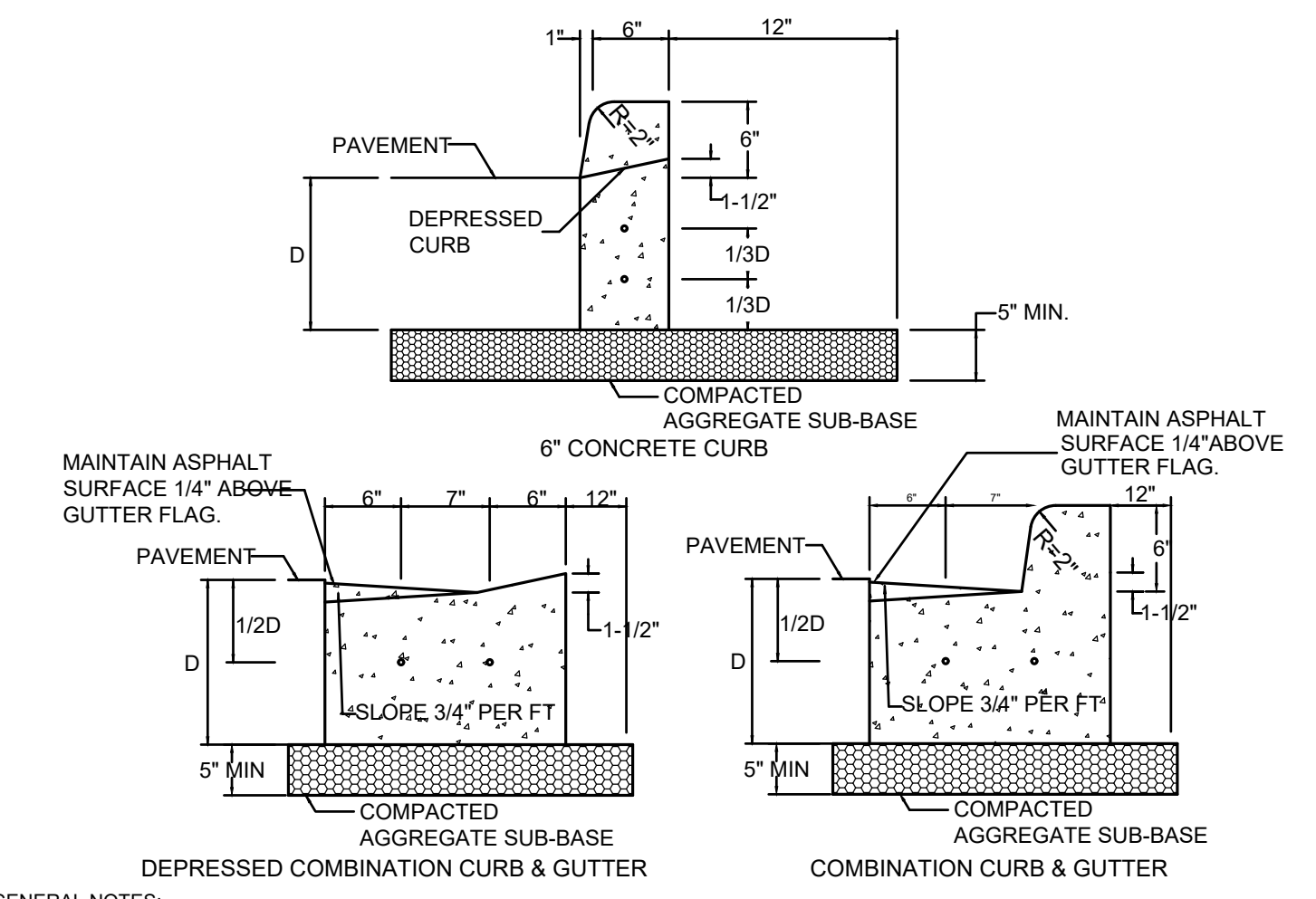




**PAVEMENT SECTION DETAIL**  
 NTS

SUBGRADE COMPACTION  
 AGGREGATE BASE (6" COURSE - LIGHT DUTY)  
 (8" COURSE - HEAVY DUTY) INCLUDING UNDER AND 1' BEYOND CURB.  
 HOT-MIX ASPHALT BINDER COURSE, N50  
 (2" COURSE - LIGHT DUTY) (3" COURSE - HEAVY DUTY)  
 TACK COAT @ 0.05 TO 0.10 GAL/SY  
 HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50  
 (1.5" COURSE - LIGHT DUTY) (1.5" COURSE - HEAVY DUTY)

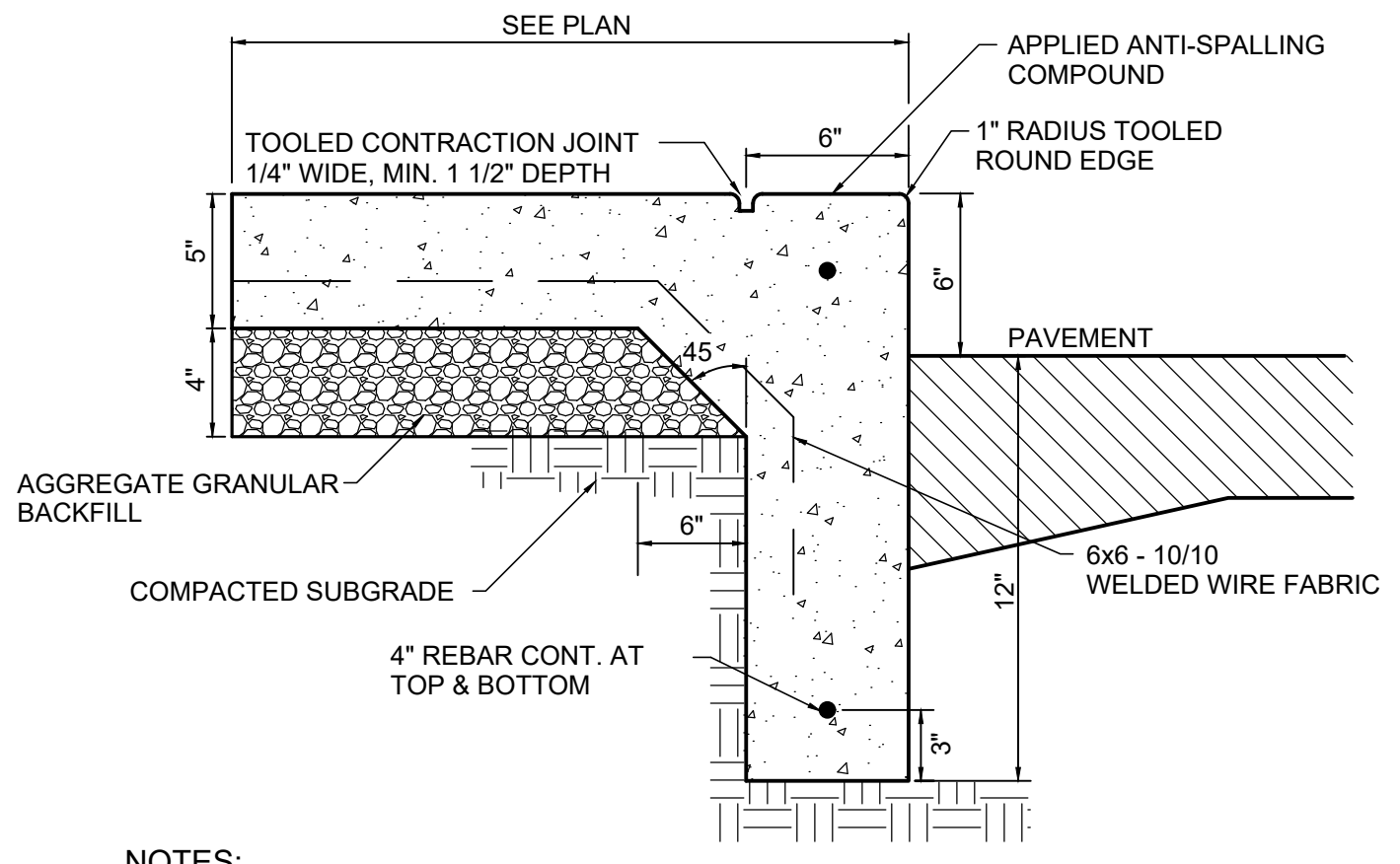
**PAVEMENT SECTION DETAIL**  
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**CURB AND GUTTER DETAIL**  
 NTS

GENERAL NOTES:  
 1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.  
 2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.  
 3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.  
 4. TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB AND GUTTER.

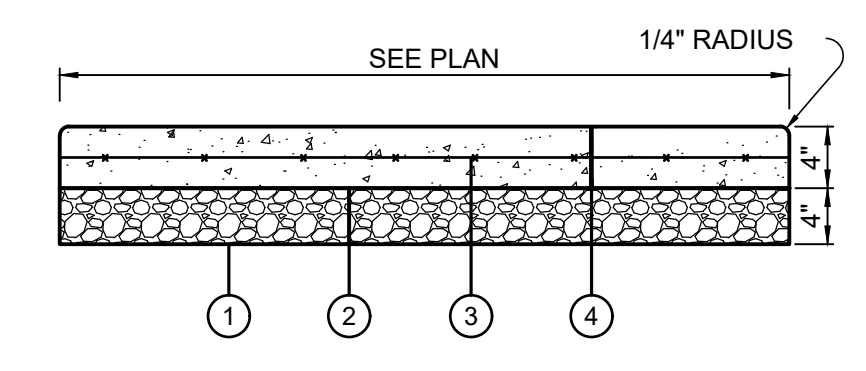
**CURB AND GUTTER DETAIL**  
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**INTERGRAL SIDEWALK AND CURB DETAIL**  
 NTS

NOTES:  
 1. CONTRACTION JOINTS TO BE A MINIMUM OF 1 1/2" DEEP.  
 2. SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.  
 3. FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXPANSION JOINTS.

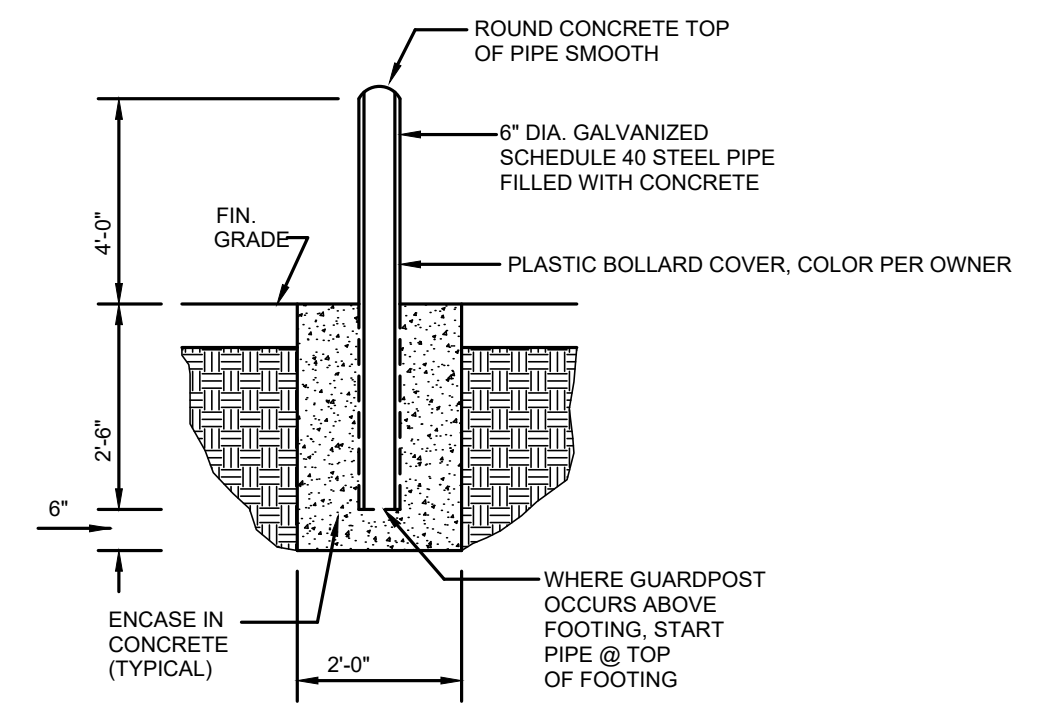
**INTERGRAL SIDEWALK AND CURB DETAIL**  
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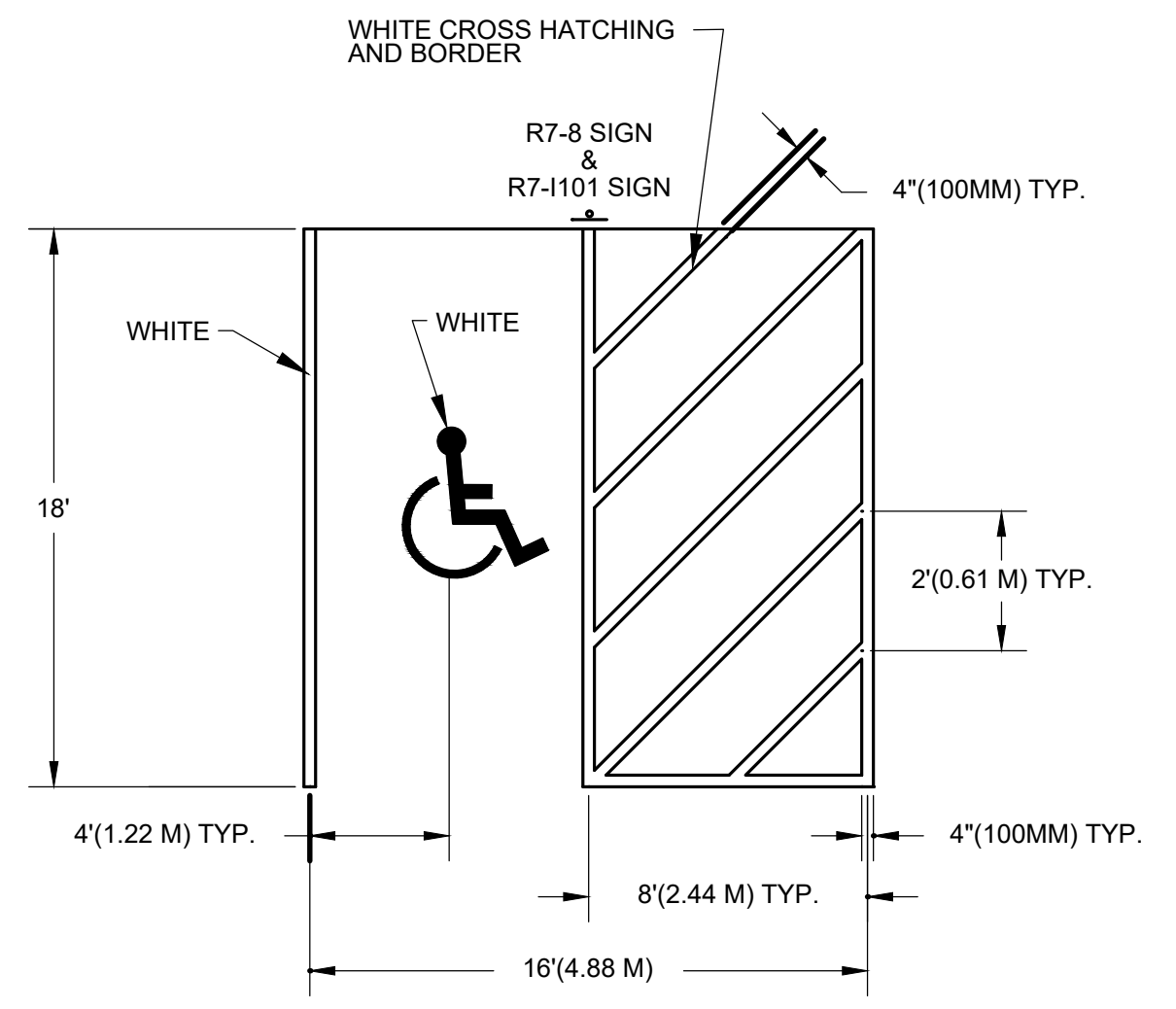
**CONCRETE SIDEWALK DETAIL**  
 NTS

① SUBGRADE COMPACTION  
 ② AGGREGATE BASE, 4" COURSE  
 ③ 1-LAYER ~ 6 x 6, W1.4 x W1.4 W.W.F.  
 ④ 4" CONCRETE, 4000 psi @ 28 DAYS

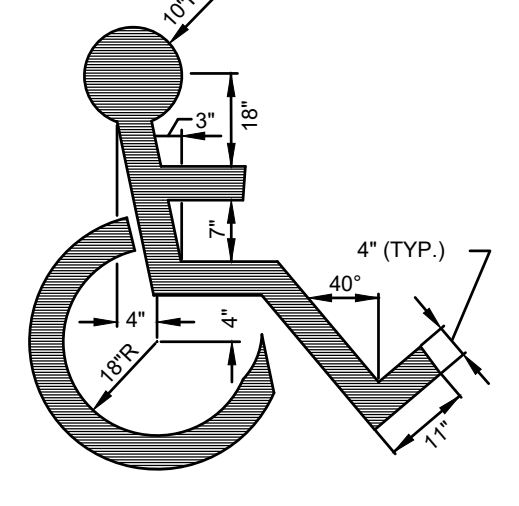
**CONCRETE SIDEWALK DETAIL**  
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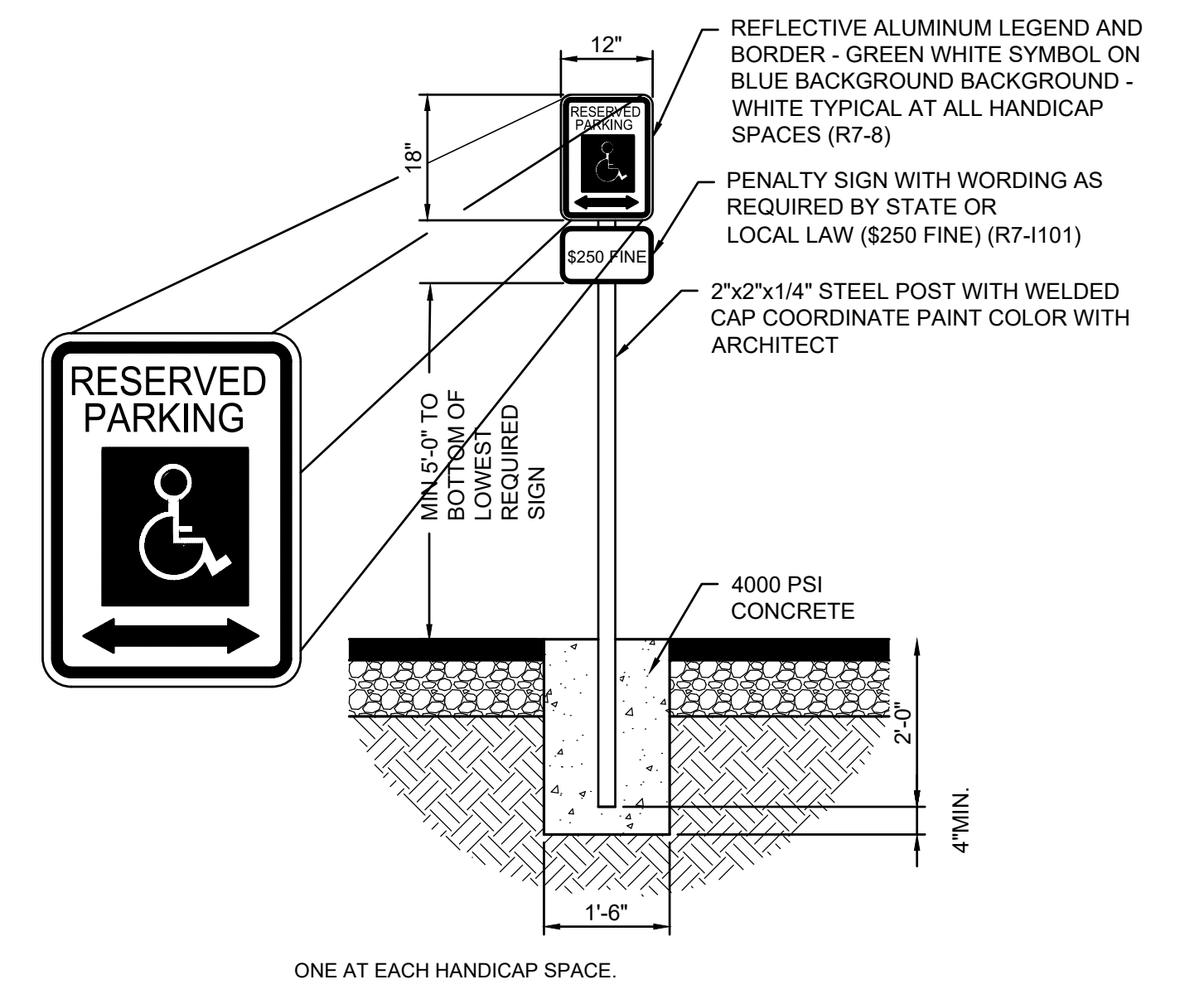
**BOLLARD DETAIL**  
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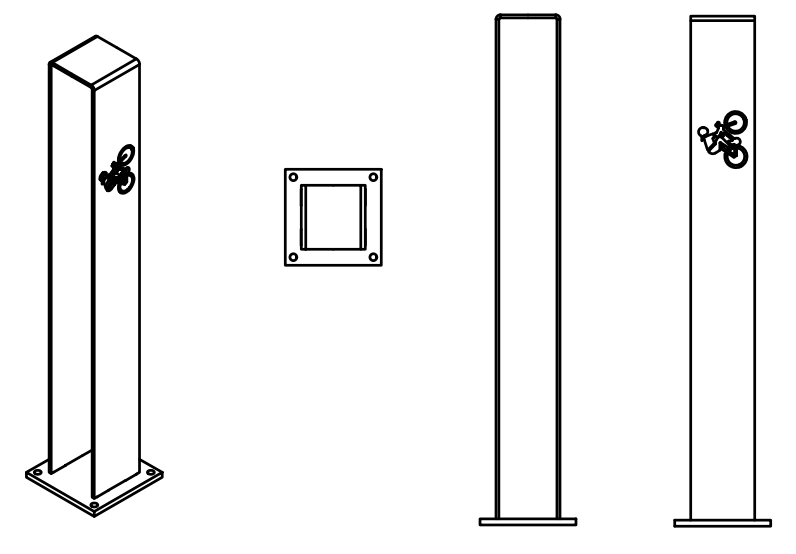
**ACCESSIBLE PARKING SPACE MARKINGS DETAIL**  
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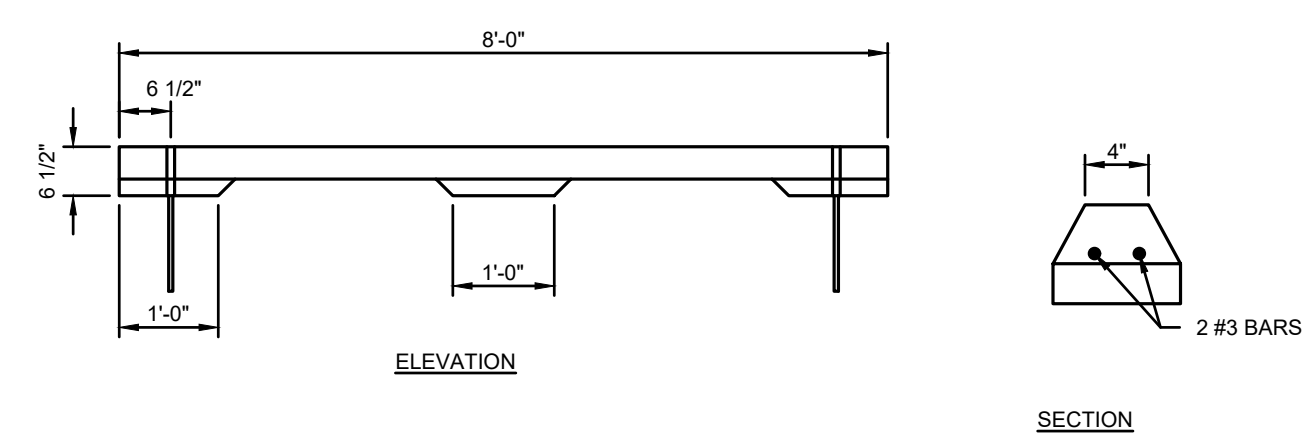
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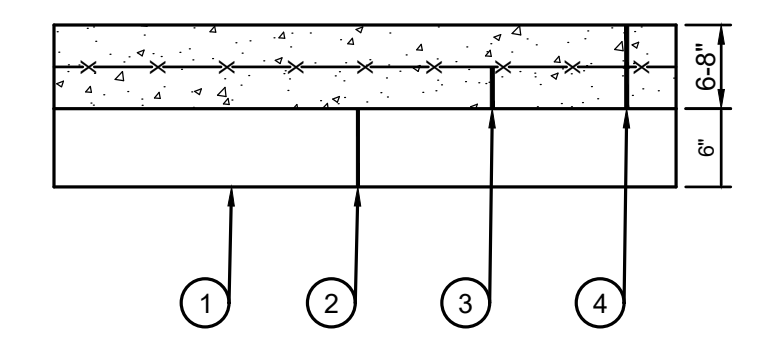
**ACCESSIBLE PARKING SIGN**  
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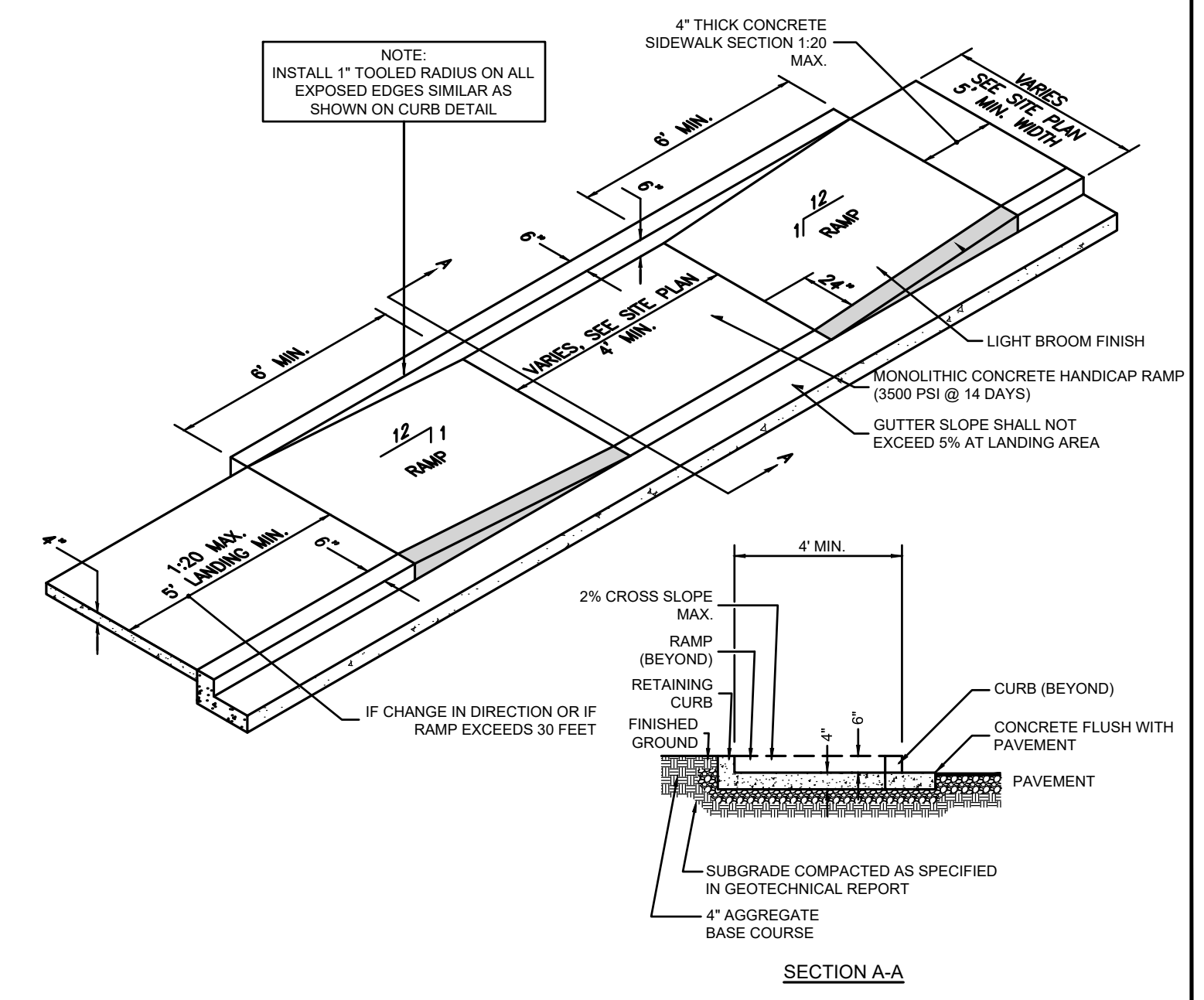
**BIKE RACK DETAIL**  
 NTS



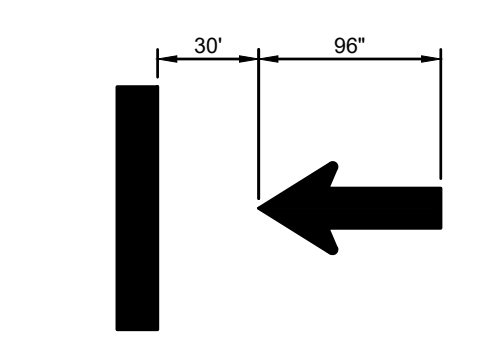
**PRECAST CONCRETE PARKING BLOCK**  
 NTS



**CONCRETE PAVEMENT DETAIL**  
 NTS



**SIDEWALK ACCESSIBLE RAMP DETAIL**  
 NTS



**DIRECTIONAL ARROWS PAVEMENT MARKING DETAIL**  
 NTS

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

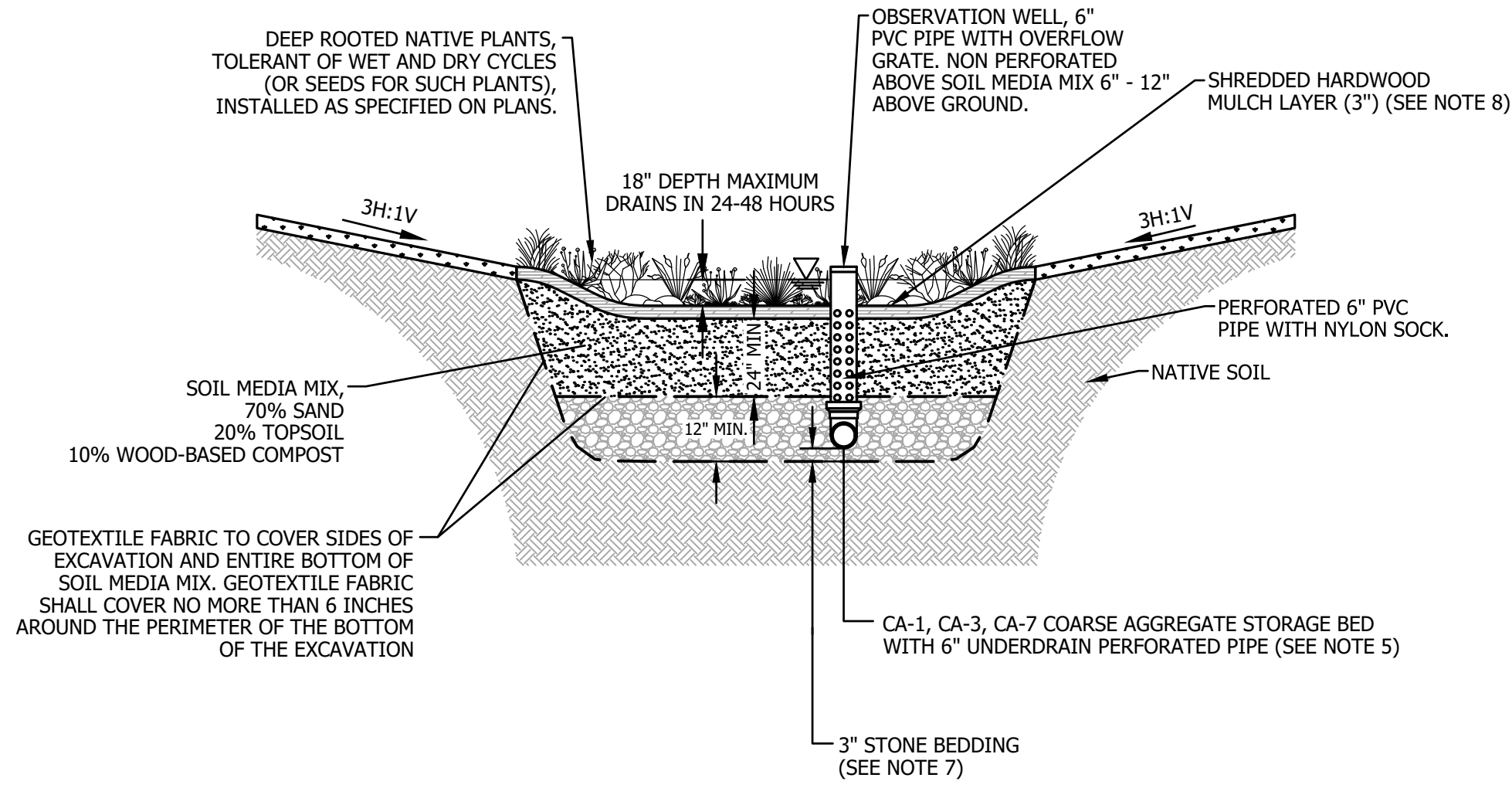
JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 496 E. KEMPER RD  
 SPRINGDALE, OH 45246

PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME:  
 DETAILS

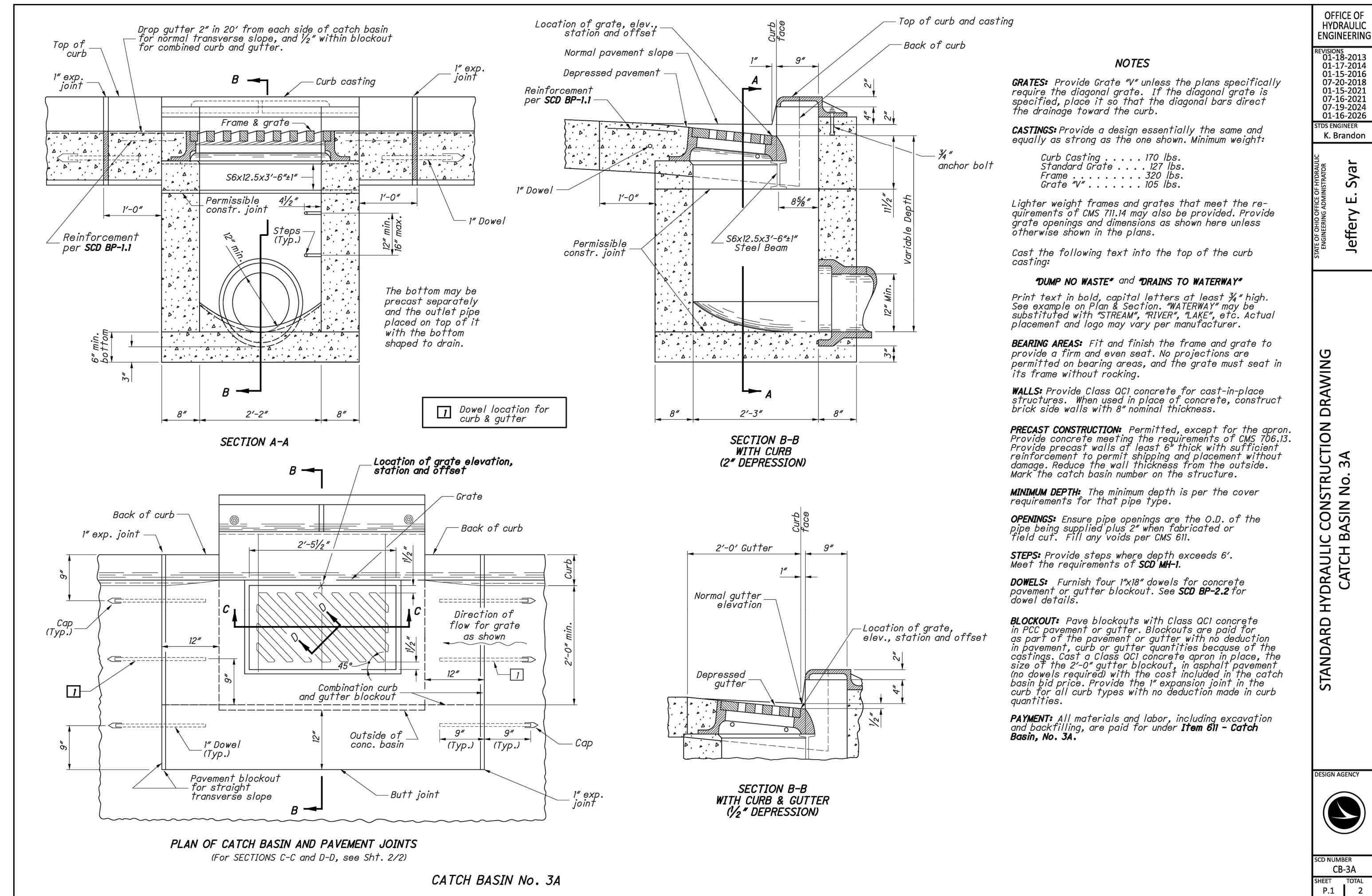
SHEET NO:  
**C-602**

Layout Tab Name: C-602 DETAILS  
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- NOTES:**
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10- FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20- FEET FROM ROADWAY GRAVEL SHOULDER; AND 100- FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
  2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
  3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
  4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
  5. STONE STORAGE OPTIONS ARE CA-1, CA-3, CA-7, #57 STONE, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
  6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK AROUND UNDERDRAIN.
  7. MINIMUM UNDERDRAIN BEDDING OF 3 INCHES, MAXIMUM OF 12 INCHES.
  8. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER

**BIORETENTION FACILITY**  
NOT TO SCALE

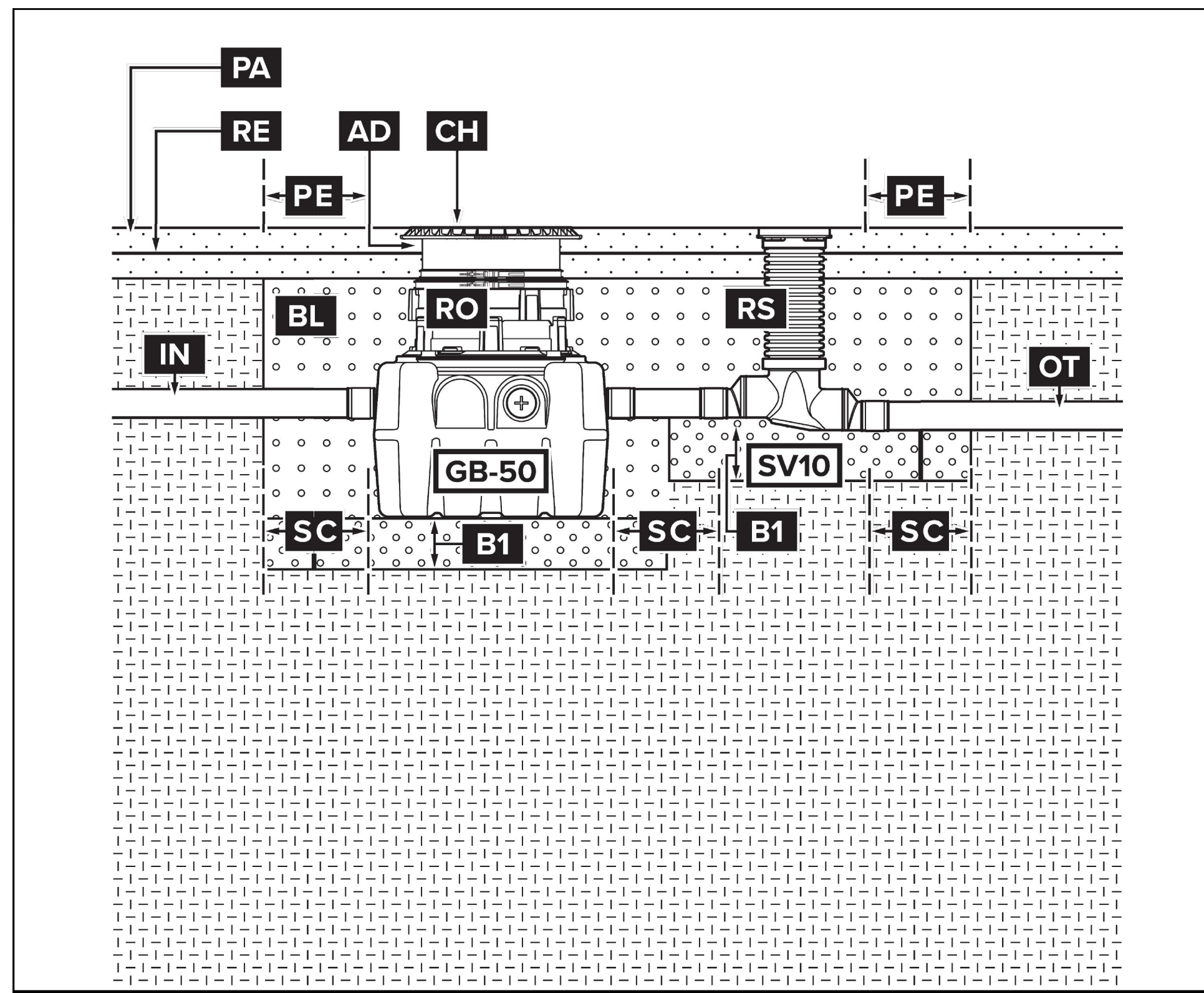


OFFICE OF HYDRAULIC ENGINEERING  
 01-18-2013  
 01-17-2014  
 01-15-2016  
 01-20-2018  
 01-15-2021  
 07-19-2024  
 01-16-2026  
 DESIGNER: K. Brandon  
 CHECKER: Jeffrey E. Syar  
 STANDARD HYDRAULIC CONSTRUCTION DRAWING  
 CATCH BASIN No. 3A  
 DESIGN AGENCY: [Logo]  
 SHEET NUMBER: CB-3A  
 SHEET TOTAL: P.1 2

**WOOLPERT**  
 1203 Walnut Street, 2nd Floor  
 Cincinnati, OH 45202  
 513.272.8300

STATE OF OHIO  
 MICHAEL TODD FORD  
 E-76222  
 REGISTERED PROFESSIONAL ENGINEER  
 4/7/2026

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE



**DETAIL** Dutch Bros - Dayton, OH (OH0502)      Outdoors, Below Grade

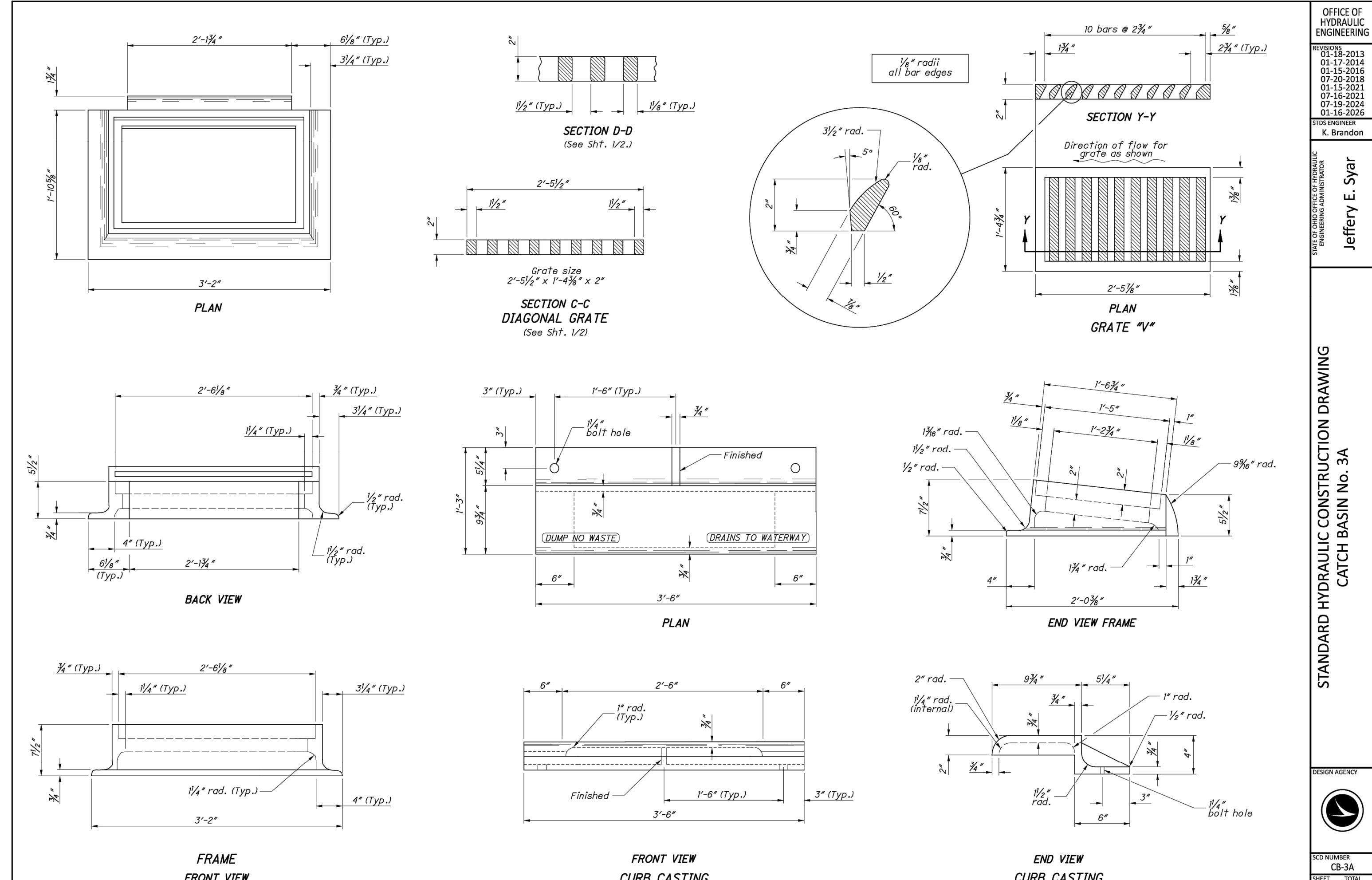
**GB-50** GREASE INTERCEPTOR 50 GPM / 75 GPM, 4\"/>

**SV10** SEWER VIEWER SAMPLING PORT, 4\"/>

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

- AD** Cover adapter with vertical adjustability
- B1** 6\"/>
- BL** Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1\"/>
- CH** Traffic rate cast iron cover
- IN** 4\"/>
- OT** 4\"/>
- PA** Minimum 8\"/>
- PE** Pad to extend 18\"/>
- RE** No. 4 rebar, grade 60 steel
- RO** FP24 Fast Pitch® riser(s) to grade
- RS** FCR10 field cut riser to grade
- SC** 12\"/>

**SCHIER**  
 LIFETIME GUARANTEED GREASE INTERCEPTORS  
 schierproducts.com



OFFICE OF HYDRAULIC ENGINEERING  
 01-18-2013  
 01-17-2014  
 01-15-2016  
 01-20-2018  
 01-15-2021  
 07-19-2024  
 01-16-2026  
 DESIGNER: K. Brandon  
 CHECKER: Jeffrey E. Syar  
 STANDARD HYDRAULIC CONSTRUCTION DRAWING  
 CATCH BASIN No. 3A  
 DESIGN AGENCY: [Logo]  
 SHEET NUMBER: CB-3A  
 SHEET TOTAL: P.2 2

JUBILEE-SPRINGDALE, LLC  
**DUTCH BROS COFFEE**  
 SPRINGDALE PLAZA  
 SITE IMPROVEMENT PLANS  
 495 E. KEMPER RD  
 SPRINGDALE, OH 45246

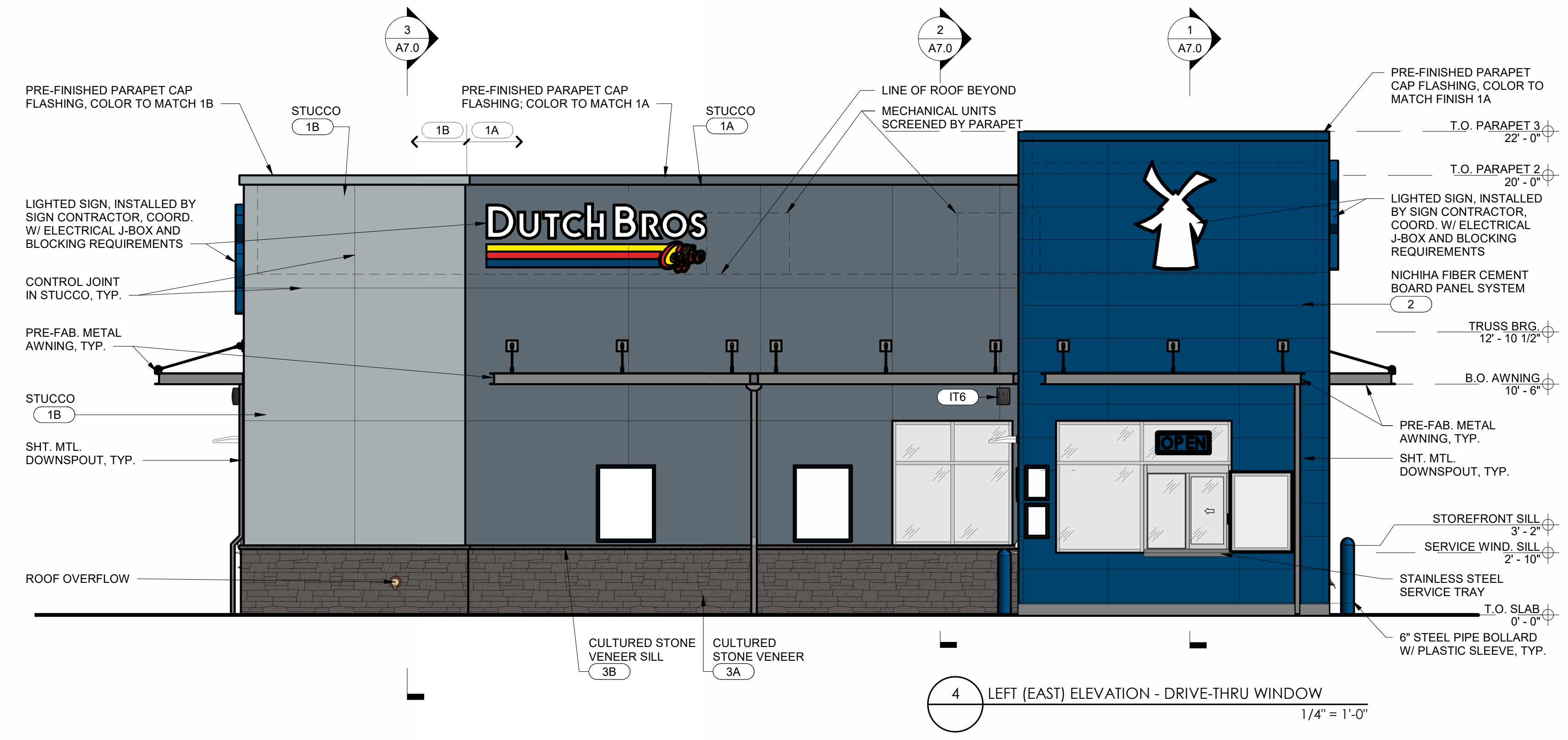
PROJECT NO: 10027177  
 DATE ISSUED: 04/07/26  
 DESIGNED BY: JBG  
 DRAWN BY: LGS  
 CHECKED BY: CCP

SHEET NAME: DETAILS

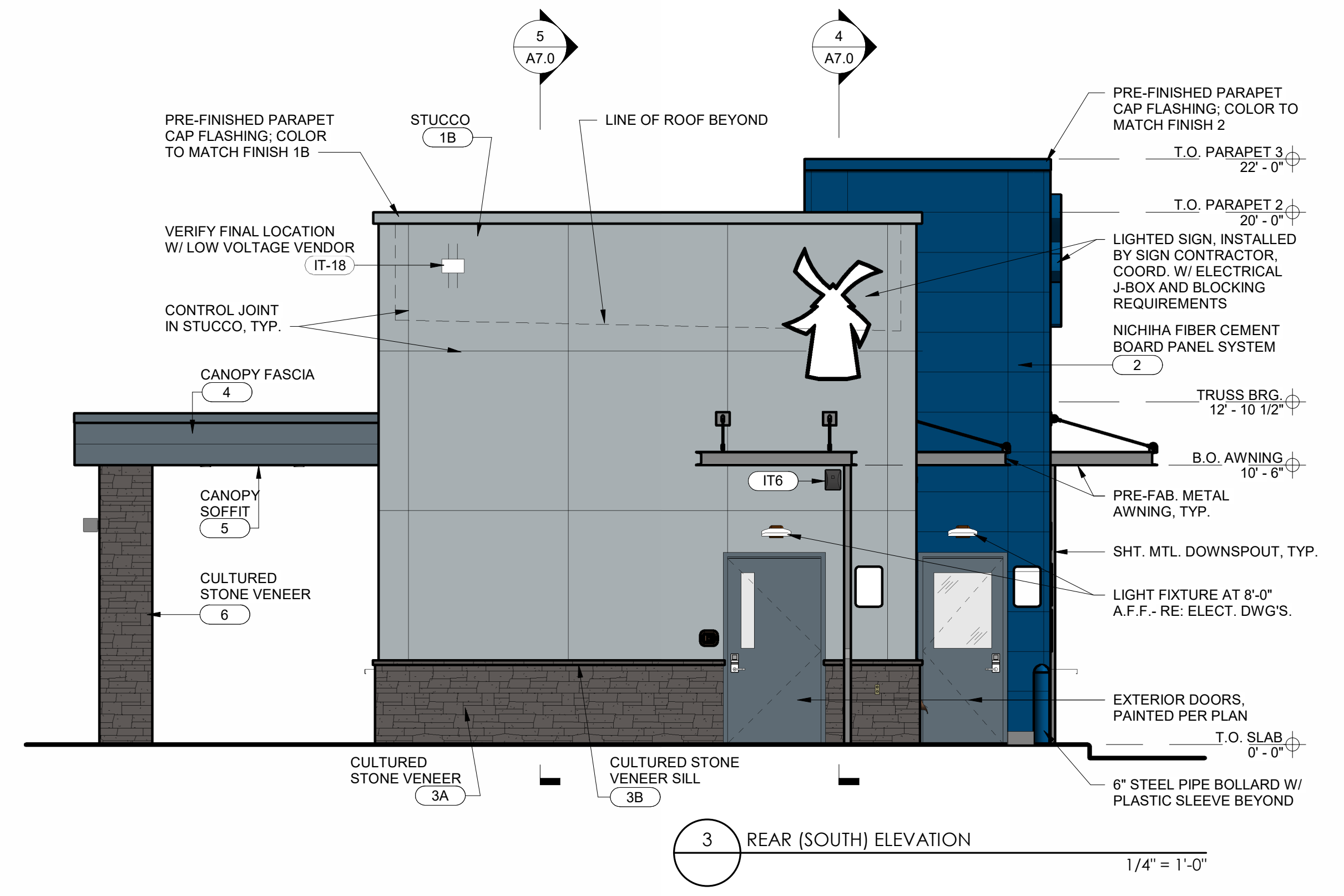
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The name DUTCHBROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and other laws under the United States and foreign laws.

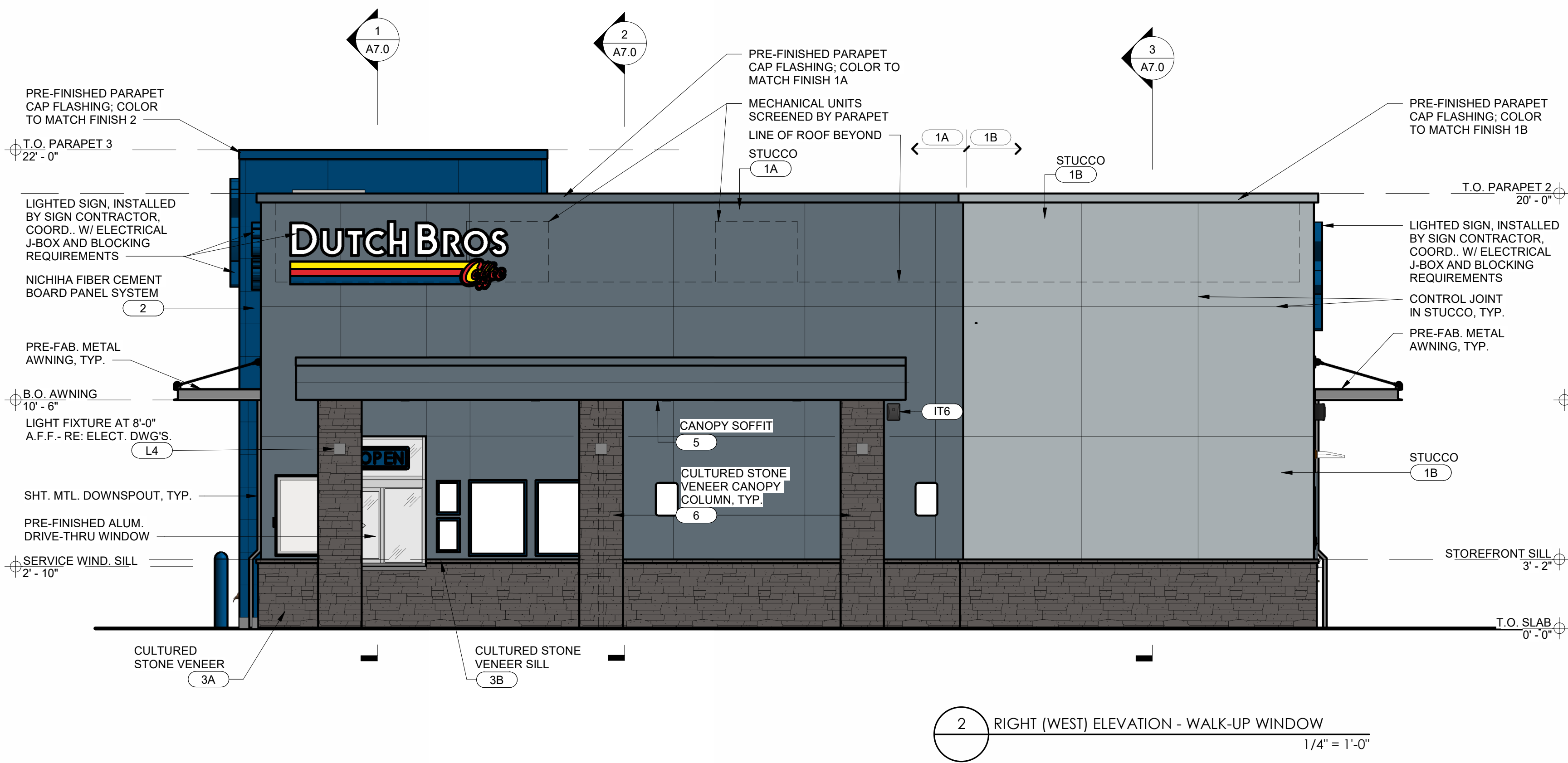
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION. COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	COLOR: BLDG DB DARK GRAY- PROVIDE 2) ADDITIONAL COATS OF SW DB DARK GRAY PAINT
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	COLOR: BLDG DB LIGHT GRAY- PROVIDE 2) ADDITIONAL COATS OF DB SW LIGHT GRAY PAINT
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION. AWP 1818 W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE- PROVIDE 2) ADDITIONAL COATS OF SW DB BLUE PAINT
ZONE 3 (BASE)				
3A	STONE VENEER	ELDORADO STONE	CLIFFSTONE	NATIONWIDE COLORS - BANFF SPRINGS
3B	STONE VENEER	ELDORADO STONE	12x4x16, PEAK CAP	COLOR: TO MATCH - RIPPED, USE BOTH CUT PIECES
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	STONE VENEER	ELDORADO STONE	CLIFFSTONE	NATIONWIDE COLORS - BANFF SPRINGS



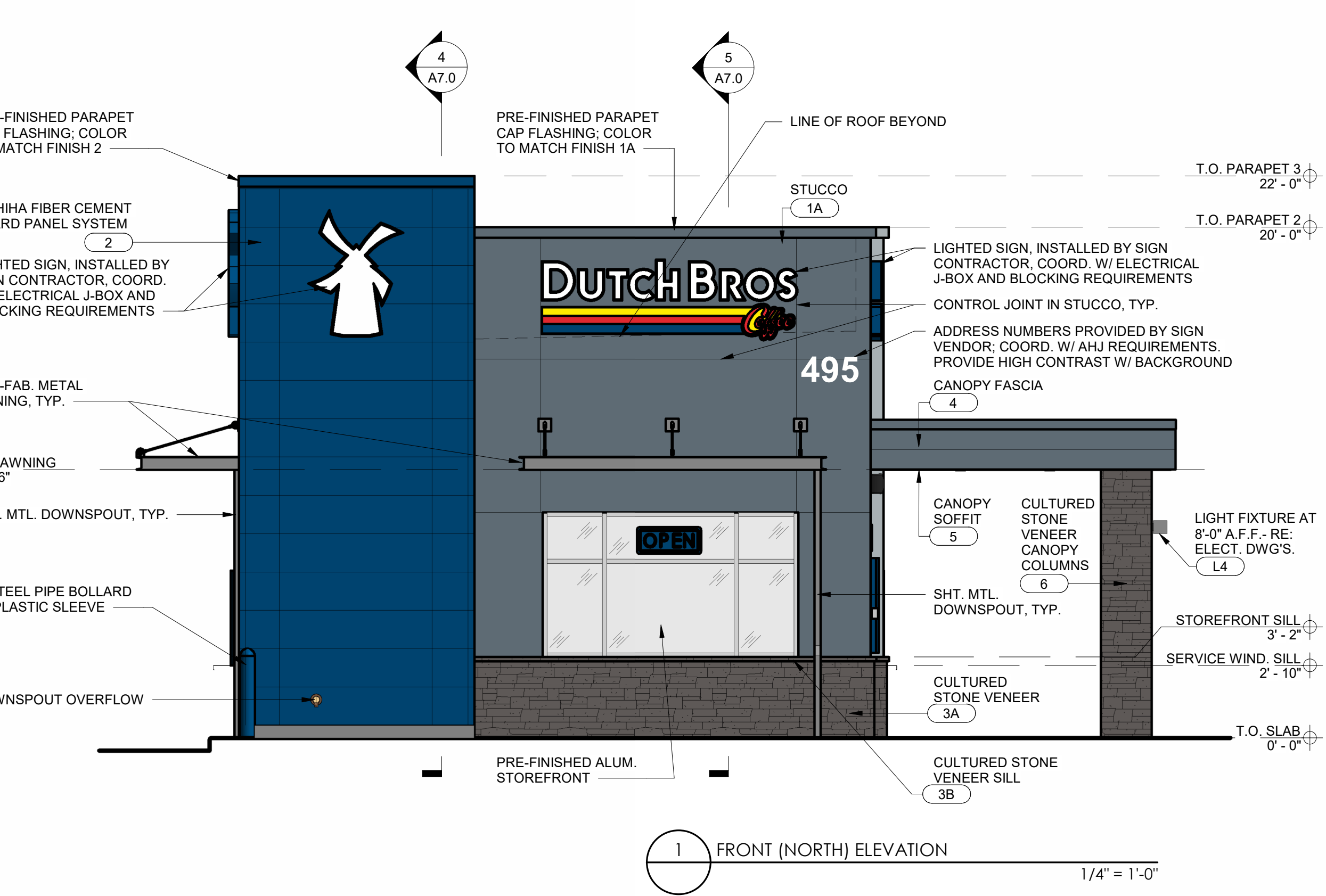
4 LEFT (EAST) ELEVATION - DRIVE-THRU WINDOW  
1/4" = 1'-0"



3 REAR (SOUTH) ELEVATION  
1/4" = 1'-0"



2 RIGHT (WEST) ELEVATION - WALK-UP WINDOW  
1/4" = 1'-0"



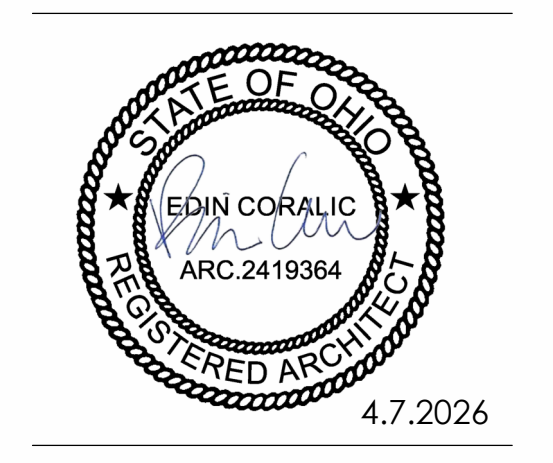
1 FRONT (NORTH) ELEVATION  
1/4" = 1'-0"



**ARCHITECT**  
CORALIC, LLC  
9700 MACKENZIE ROAD, STE. 222  
ST. LOUIS, MO 63125  
TJ 314.578.4953  
EDIN@CORALICARCHITECTURE.COM

**STRUCTURAL ENGINEER**  
KREHER ENGINEERING, INC.  
208 N. MAIN STREET,  
COLUMBIA, IL 62236  
TJ 618.281.8505  
NDRYER@KREHERENGINEERING.COM

**MEP ENGINEER**  
CASE ENGINEERING, INC.  
796 MERUS CT.  
FENTON, MO 63026  
TJ 636.349.1600  
MCASE@CASEENGINEERINGINC.COM



ANNIHILATOR A1

**Project No: OH0203**  
Dutch Bros Coffee - New Freestanding Store  
495 E KEMPER RD.  
SPRINGDALE, OH 45246  
For: Dutch Bros Coffee  
1930 W. Rio Salado Parkway  
Tempe, AZ 85281

ISSUED FOR PERMIT  
4.7.2026

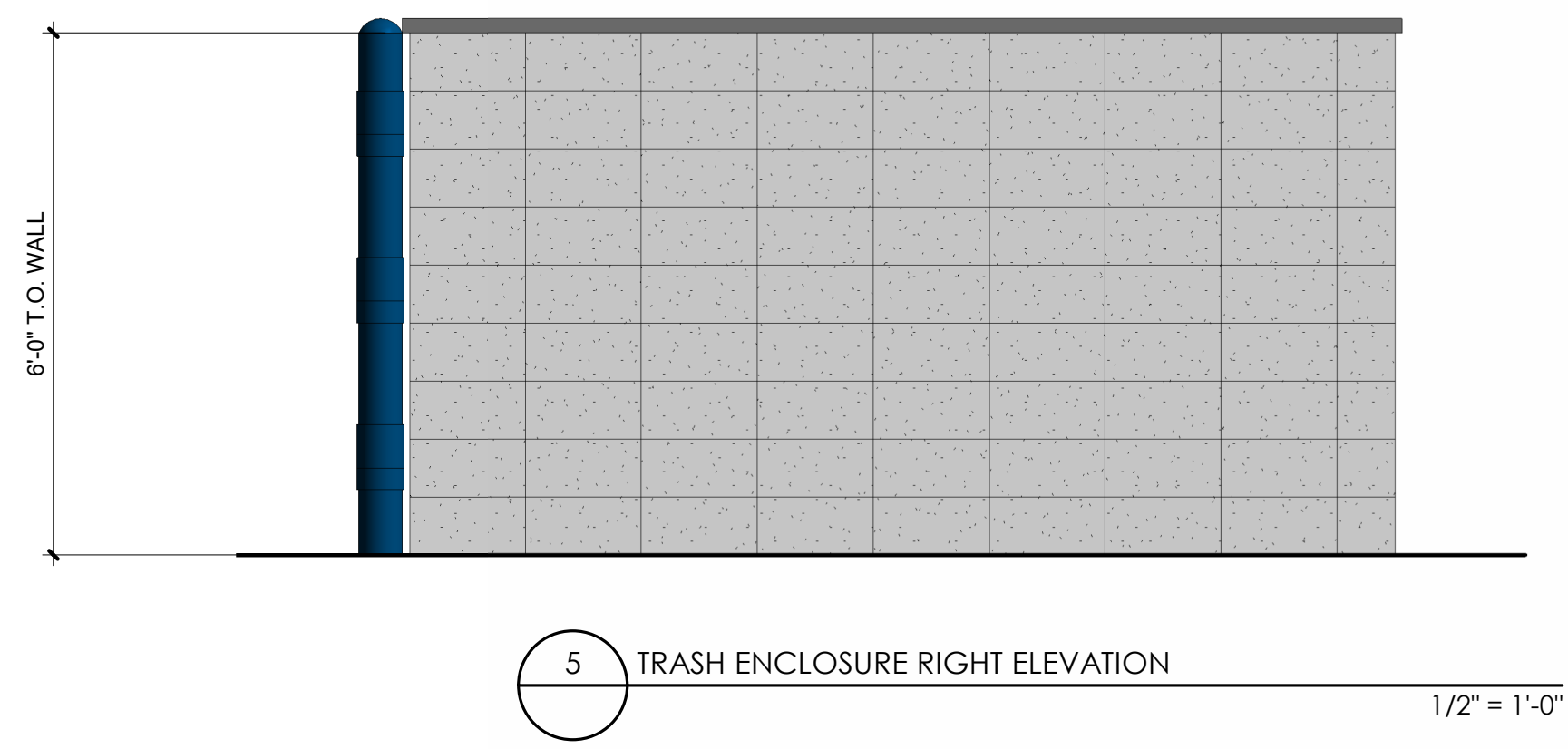
REV:	DATE:	DESCRIPTION:

SHEET NAME:  
BUILDING ELEVATIONS - COLOR

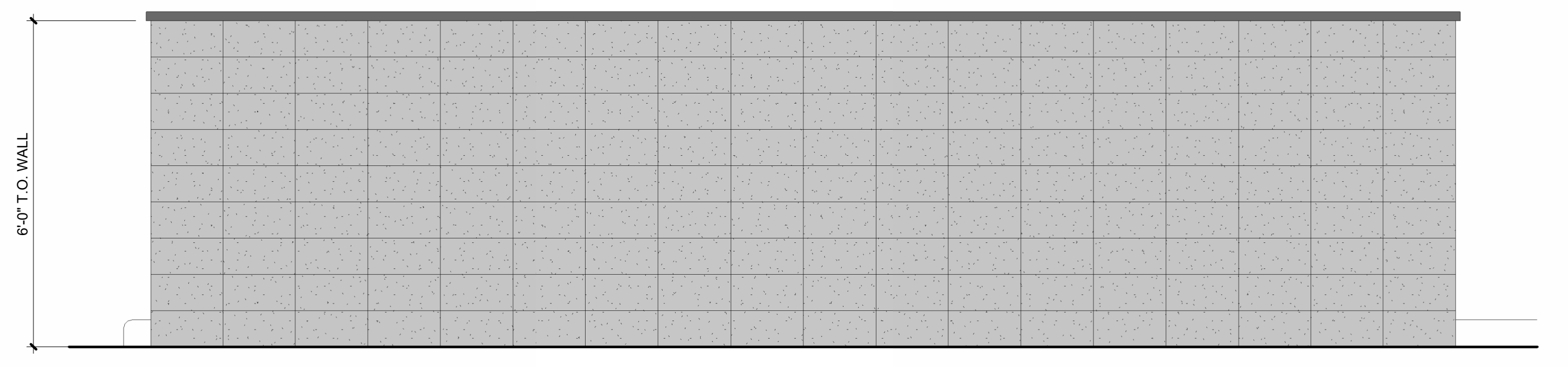
SHEET NUMBER:  
**A6.1**

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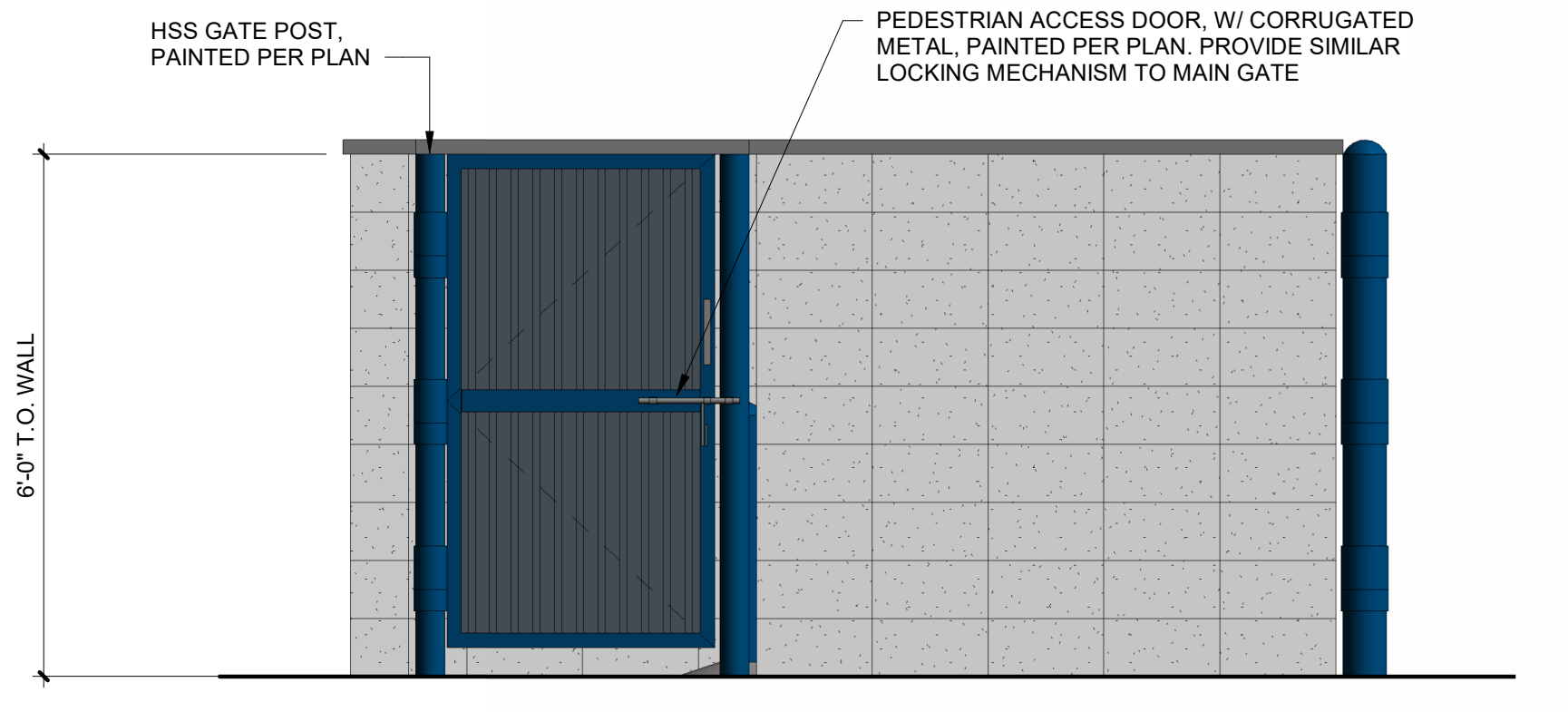
The name DUTCHBROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



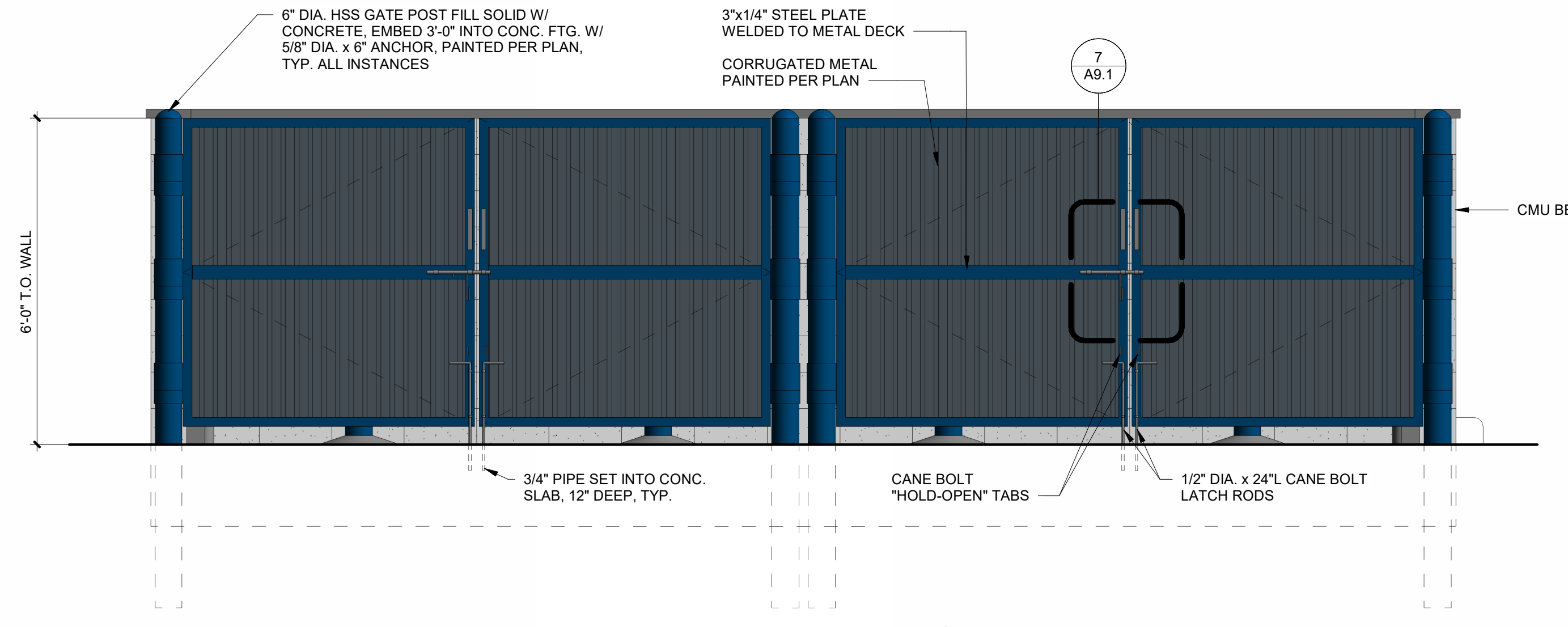
5 TRASH ENCLOSURE RIGHT ELEVATION  
1/2" = 1'-0"



4 TRASH ENCLOSURE REAR ELEVATION  
1/2" = 1'-0"



3 TRASH ENCLOSURE LEFT ELEVATION  
1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION  
1/2" = 1'-0"

**TRASH ENCLOSURE GENERAL NOTES:**

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
- GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



**ARCHITECT**  
CORALIC, LLC  
9700 MACKENZIE ROAD, STE. 222  
ST. LOUIS, MO 63125

TJ 314.578.4953  
EDIN@CORALICARCHITECTURE.COM

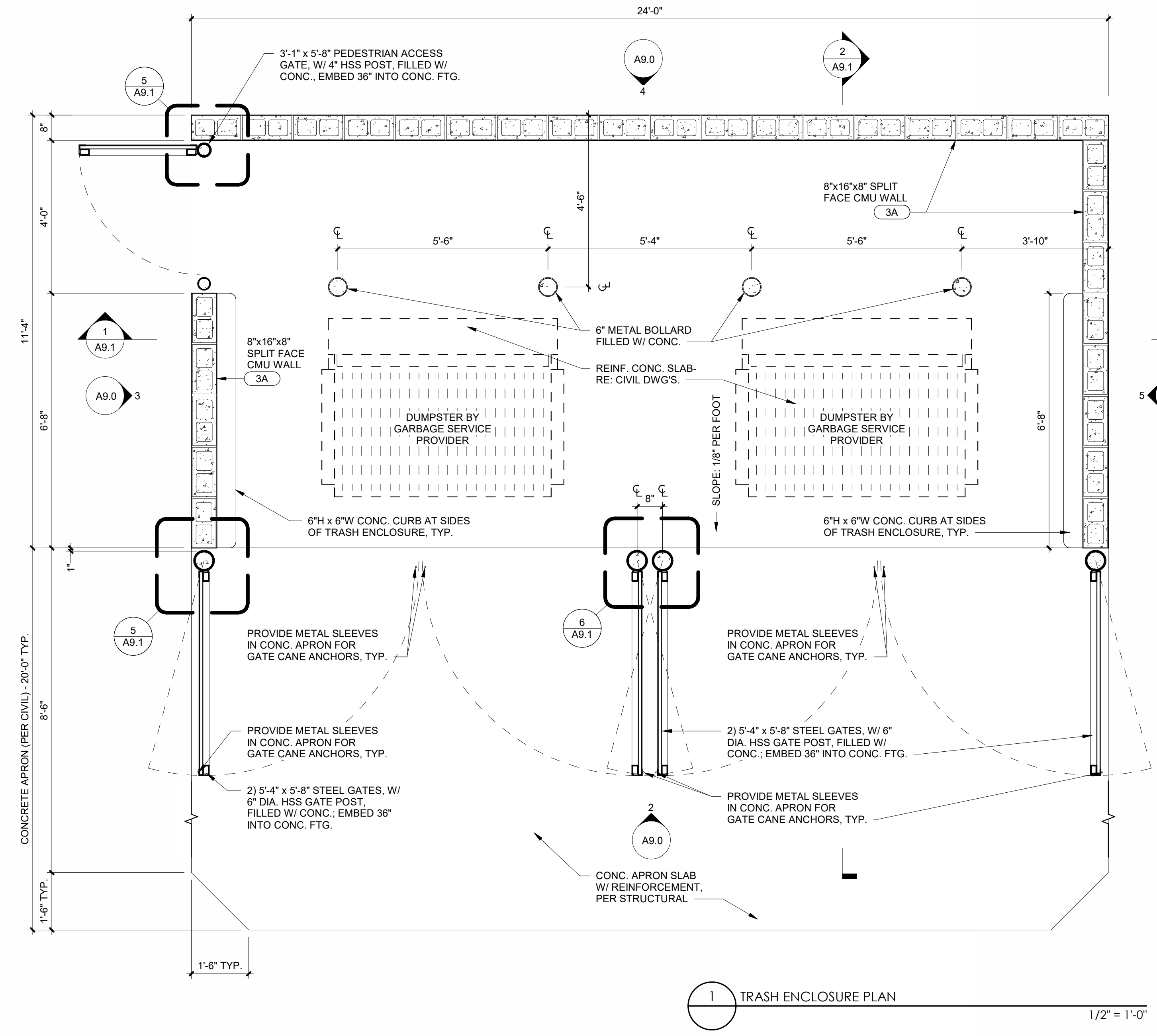
**STRUCTURAL ENGINEER**  
KREHER ENGINEERING, INC.  
208 N. MAIN STREET,  
COLUMBIA, IL 62236

TJ 618.281.8505  
NDRYER@KREHERENGINEERING.COM

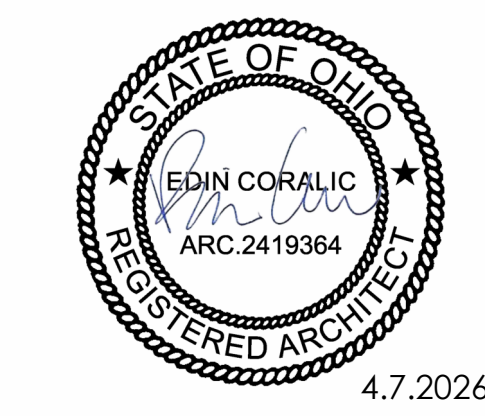
**MEP ENGINEER**  
CASE ENGINEERING, INC.  
796 MERUS CT.  
FENTON, MO 63026

TJ 636.349.1600  
MCASE@CASEENGINEERINGINC.COM

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3A	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
3B	STONE VENEER	ELDORADO STONE	12x4x16, PEAK CAP	COLOR: TO MATCH - RIPPED, USE BOTH CUT PIECES
PT-1	PAINT	SHERWIN-WILLIAMS	GP-0624	DUTCH BROS GRAY, GATES BODY
PT-2	PAINT	SHERWIN-WILLIAMS	GP-0642	DUTCH BROS BLUE, GATE FRAMES & POSTS



1 TRASH ENCLOSURE PLAN  
1/2" = 1'-0"



4.7.2026

**Project No: OH0203**

Dutch Bros Coffee - New Free-standing Store  
495 E KEMPER RD.  
SPRINGDALE, OH 45246  
For: Dutch Bros Coffee  
1930 W. Rio Salado Parkway  
Tempe, AZ 85281

ANNIHILATOR A1

ISSUED FOR PERMIT

4.7.2026

REV: DATE: DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE PLAN/ ELEVATIONS ALT.

SHEET NUMBER:

**A9.0**

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Site ID  
OH0203

Site Address  
495 E Kemper Rd  
Springdale, OH, 45246

Date  
03-24-2026

Revision  
01

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

---

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

---

Print Name

---

Date



CODE RESEARCH FORM		Property ID: _____	
A.) Project Name: <b>Springdale, OH, OH0203</b>		Date Completed: <b>9/23/24</b>	
B.) Street Address: <b>495 E Kemper Rd</b>		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
G.) City/Town of: <b>Springdale</b> State: <b>OH</b> Zip: <b>45246</b> Budget: _____			
H.) Zoning/Category: <b>PUD, Planned Unit Development</b>			
WALL SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) Formula for square ft (Max.Sq. Ft- Main ID & Secondary signs):	<b>Primary Frontage: 20 SF + (1.5 SF/ 1' linear building frontage), NTE 150 SF/sign. Secondary Frontage: 1 SF/ 1' linear building frontage. If building is setback from ROW &gt;400' then wall signage may be increased to 40 SF + (2 SF/ 1' linear building frontage), NTE 250 SF/sign. Wall signs must be individual channel letters unless otherwise approved. Signs must be 3' from end of each tenant wall.</b>		
2.) Sq Ft for sides/rear: <b>Not regulated, Not regulated</b>			
3.) Transferrable allowances? <b>No</b>			
4.) # allowed: <b>NTE wall SF allowance</b>			
5.) Calculation Method: <b>The smallest rectangle enclosing the sign copy.</b>			
6.) Max. Overall Height: <b>NTE roofline unless located on a parapet wall which sign is NTE 42" above the roofline.</b> Illumination: <b>No flashing, blinking, glare, or intermittent light. Any neon or LED lighting is to be reviewed and approved by the Planning Commission.</b>			
7.) Special Wall sign codes-this property: _____			
8.) Other: _____			
FREESTANDING SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) Formula for square ft (Max.Sq. Ft- Main ID & Secondary signs):	<b>NTE 100 SF. Secondary sign for corner lots: NTE 50 SF. Pole signs are not permitted.</b>		
2.) # allowed: <b>1/ business. Add 1 1/2 sign permitted for lots with more than 1 frontage</b> Illumination: <b>No flashing, blinking, glare, or intermittent light.</b>			
3.) Height Max: <b>8</b> Grade-to-sign Clearance: <b>No,</b>			
4.) Set-back: <b>10' from any non-residential zoning and 50' from any residential zoning</b>			
DIRECTIONAL SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) # Allowed: <b>Not regulated. Directional Setback: 25' from side lot line and 10' from any street ROW.</b>			
2.) Max. SqFt: <b>2</b> Max. Height: <b>4</b>			
3.) Permit required?: <b>Yes</b> Set-back: <b>See Notes</b>			
MENU SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) # Allowed: <b>Per Carl: Menu boards are not regulated in the code but requires a permit, subject to review and approval.</b>			
2.) Max. SqFt: _____ Max. Height: _____			
3.) Permit required?: <b>See Notes</b> Other: <b>See Notes</b>			
WINDOW SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) # Allowance (or Formula for square ft): <b>NTE wall sign SF allowance</b>			
2.) Max. SqFt: <b>NTE wall sign SF allowance</b> Max. Height: _____			
3.) Permit required?: <b>Yes</b> Other: <b>Yes, Window SF will count towards wall SF allowance.</b>			
A-FRAME SIGNS			

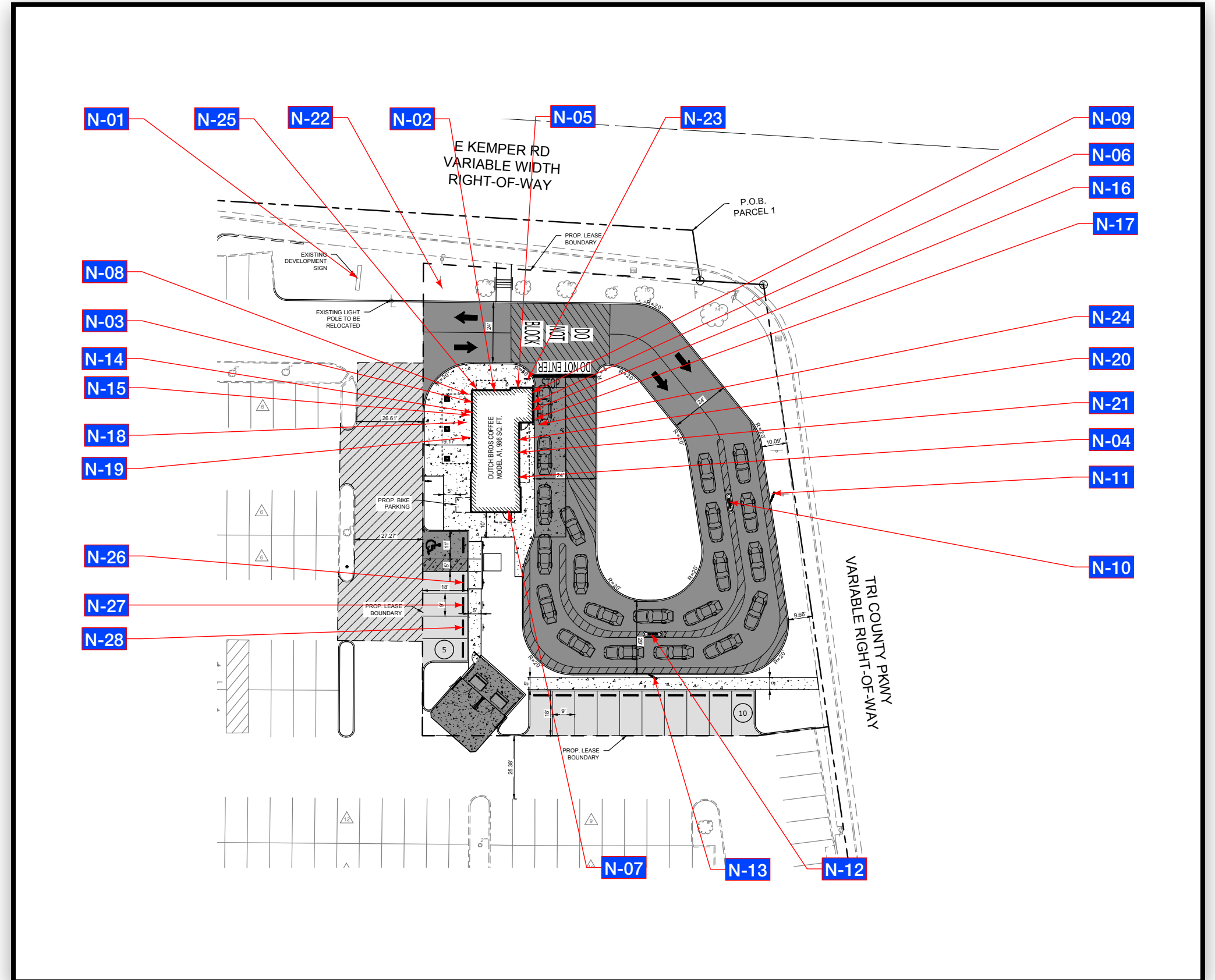
A-FRAME SIGNS	
1.) # Allowed:	<b>NTE 32 SF and NTE 7' OAH, 1/ street frontage</b>
2.) Permit required?: <b>Yes, Permits are required for all temporary signs.</b> Other: _____	
Miscellaneous Notes	
After receiving all the documentation, submit completed application with required fees via online portal: <a href="https://springdaleoh.portal.iworq.net/portalhome/springdaleoh">https://springdaleoh.portal.iworq.net/portalhome/springdaleoh</a> . The review process will take up to 1-2 weeks. Electrical permits are handled by a 3rd party (the Inspection Bureau, Inc. (513)-381-6080. SEDs are required for signs with poles or structural elements, and a contractor and electrical license must be provided. Illuminated Wall/Window sign: \$70 per SF (min. \$100), Non-illuminated Wall/Window sign: \$50 per SF (min. \$100), Ground & Directional signs >6 SF: \$.70 per SF (min. \$100), Directional Signs less than 6 SF: \$20, Temp. Signs: \$75. Additional fees may apply for any electrical work or panel modifications.	
PRE-PERMIT SIGN INFO - Notes, continued	
Property ID: <b>0</b>	
1.) Are Sign Variances Allowed?: <b>Yes</b>	
2.) Who should be contacted for variance questions?: <b>Building Department - (513) 346-5730</b>	
3.) What is the length of time to secure a variance?: <b>Within 2-3 months</b>	
4.) What hearing board handles variance requests?: <b>Board of Zoning Appeals</b>	
5.) When are variance hearings held?: <b>Meets the last Tuesday @7pm of each month</b>	
6.) When is the filing deadline for a variance?: <b>29 days before the next meeting</b>	
7.) What are the fees to file for a variance?: <b>Could not confirm, subject to review and approval</b>	
8.) Summarize the Variance Process:	
After receiving all the documentation, submit a completed planning & zoning application with required fees via online portal: <a href="https://springdaleoh.portal.iworq.net/portalhome/springdaleoh">https://springdaleoh.portal.iworq.net/portalhome/springdaleoh</a> . Following submission, a hearing will be scheduled with the Board of Zoning Appeals and the review process will take up to 2-3 months.	

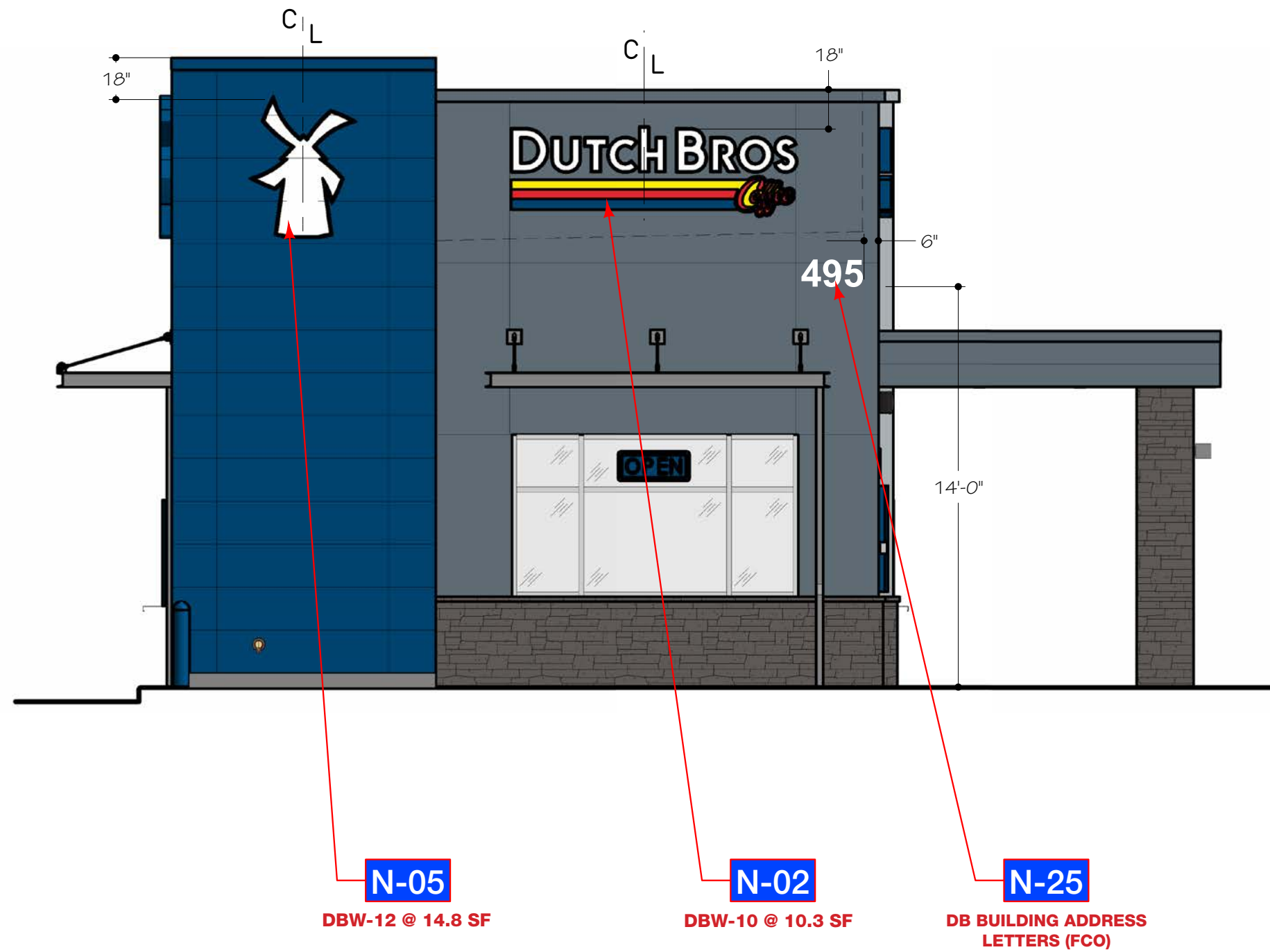
## SIGN GUIDE

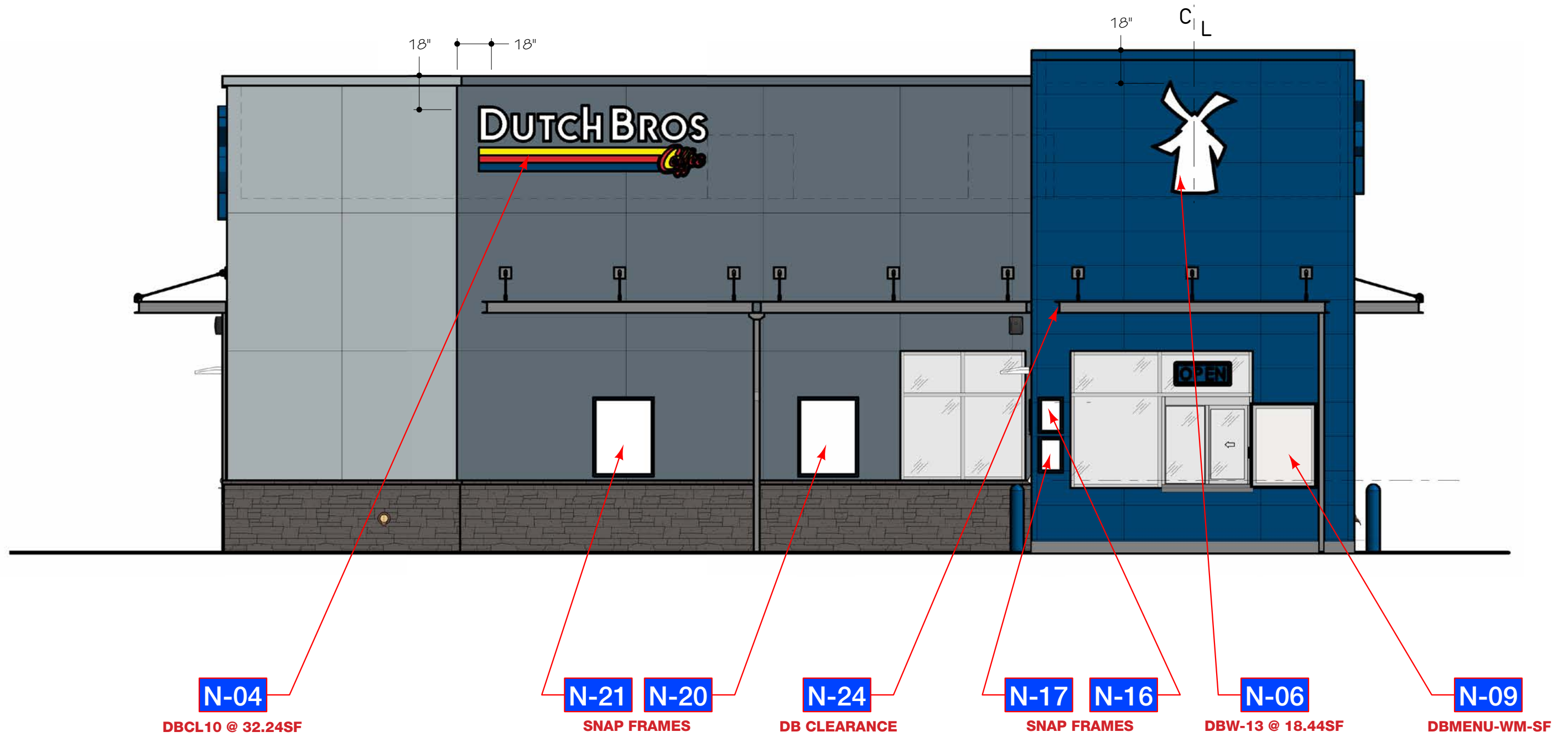
### PROPOSED SIGNS

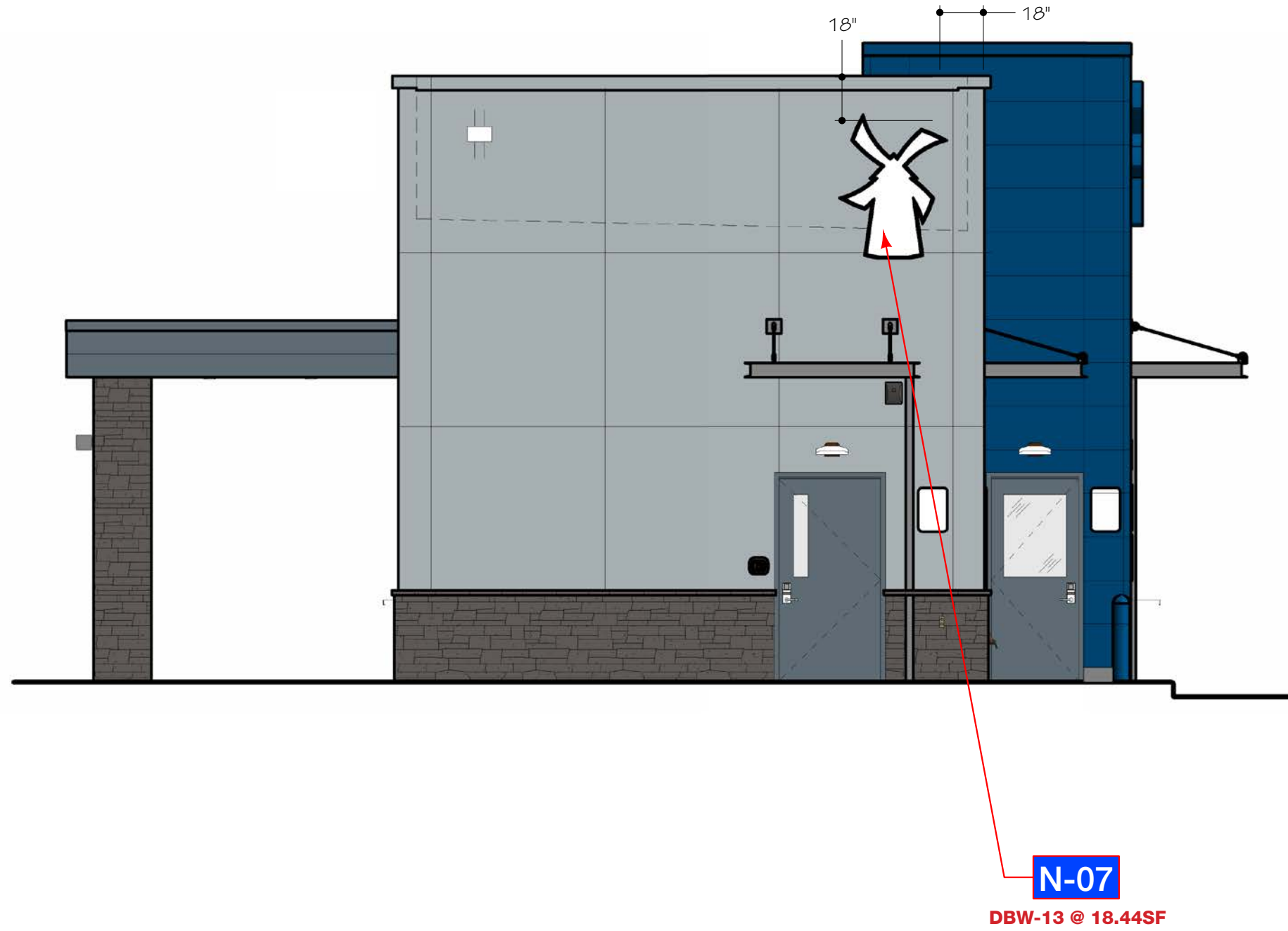
KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-01	TENANT PANEL	TBD
N-02	DBCL10	32.24
N-03	DBCL10	32.24
N-04	DBCL10	32.24
N-05	DBW13	18.4
N-06	DBW13	18.4
N-07	DBW13	18.4
N-08	DBMENU-WM	10.70
N-09	DBMENU-WM	10.70
N-10	DBMENU-PM-SF	21.70
N-11	DBMENU-PM-SF	21.70
N-12	DBMENU-PM-SF	21.70
N-13	DBMENU-PM-SF	21.70
N-14	SNAP FRAMES - SMALL	1.3
N-15	SNAP FRAMES - SMALL	1.3
N-16	SNAP FRAMES - SMALL	1.3
N-17	SNAP FRAMES - SMALL	1.3
N-18	SNAP FRAMES - LARGE	8.33
N-19	SNAP FRAMES - LARGE	8.33
N-20	SNAP FRAMES - LARGE	8.33
N-21	SNAP FRAMES - LARGE	8.33
N-22	DBDIR-DT-DF	3.0
N-23	DBDIR-EO-DF	3.0
N-24	DB CLEARANCE	.75
N-25	ADDRESS NUMERALS (495)	2.24
N-26	MOBILE PICKUP SIGN	1.5
N-27	MOBILE PICKUP SIGN	1.5
N-28	MOBILE PICKUP SIGN	1.5

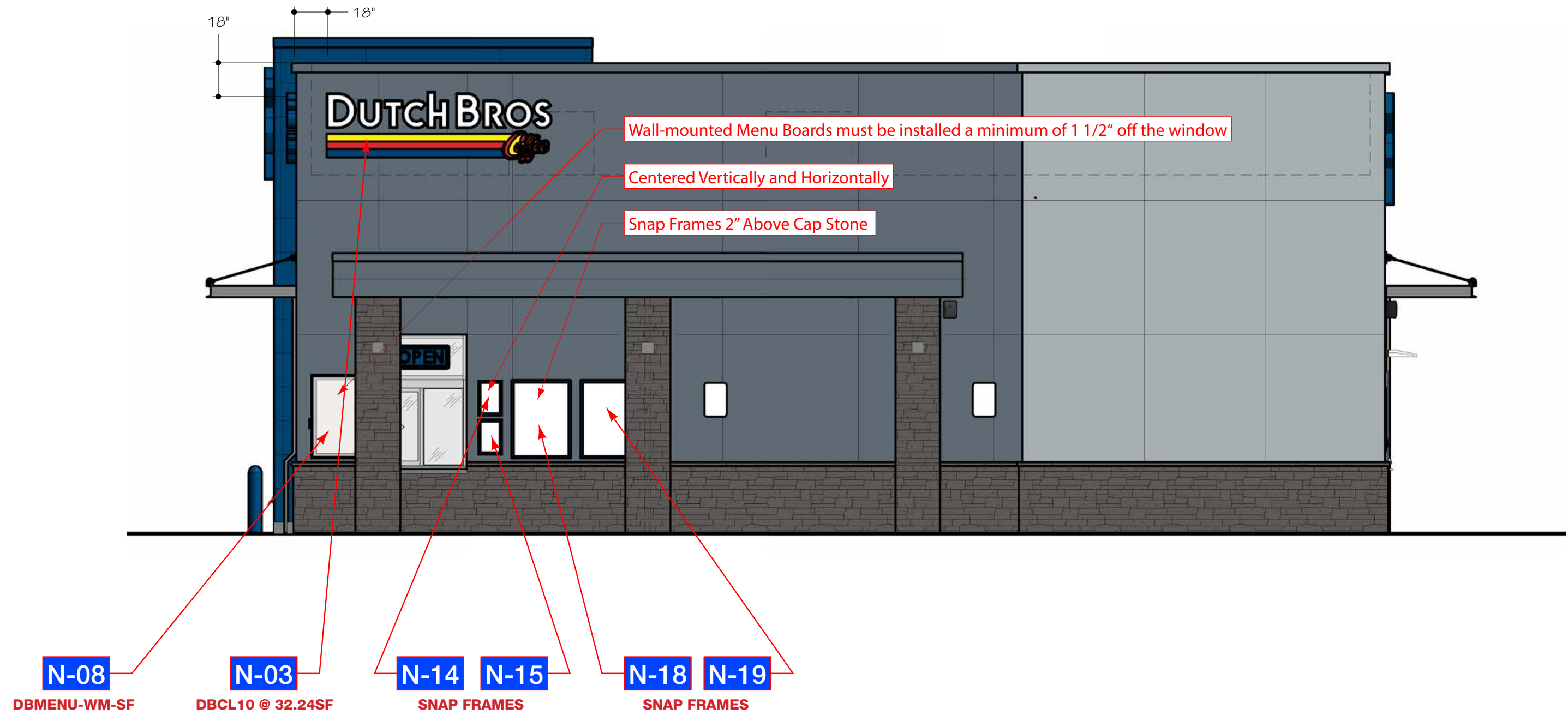
## SITE PLAN













COLOR CODE - WHITE BACKGROUND

- 3M 230-015 YELLOW PSV
- 3M 230-127 INTENSE BLUE PSV
- WHITE
- 3M 230-33 RED PSV
- ORACAL 8500-072 LIGHT GREY PSV



EXISTING SIDE A



PROPOSED SIDE A

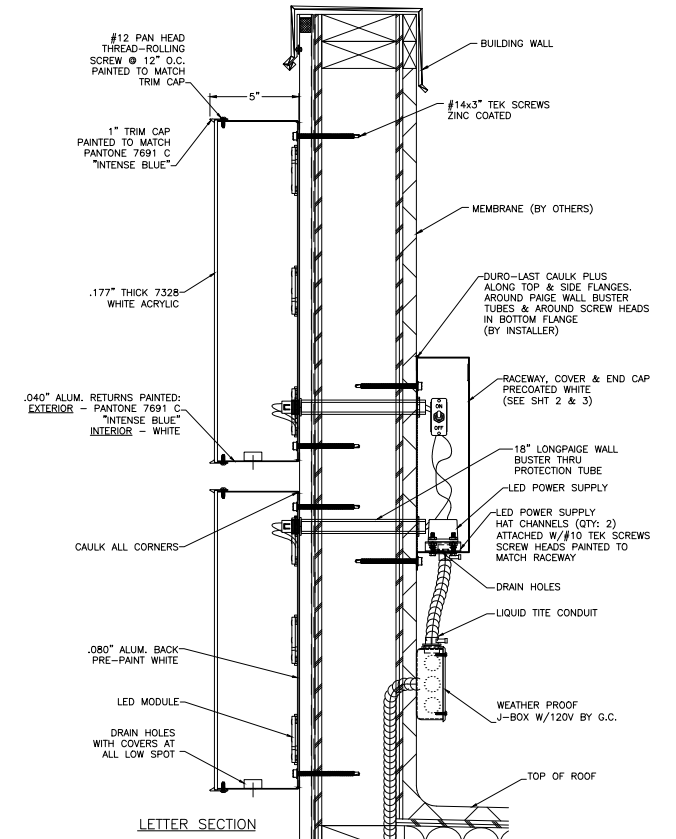
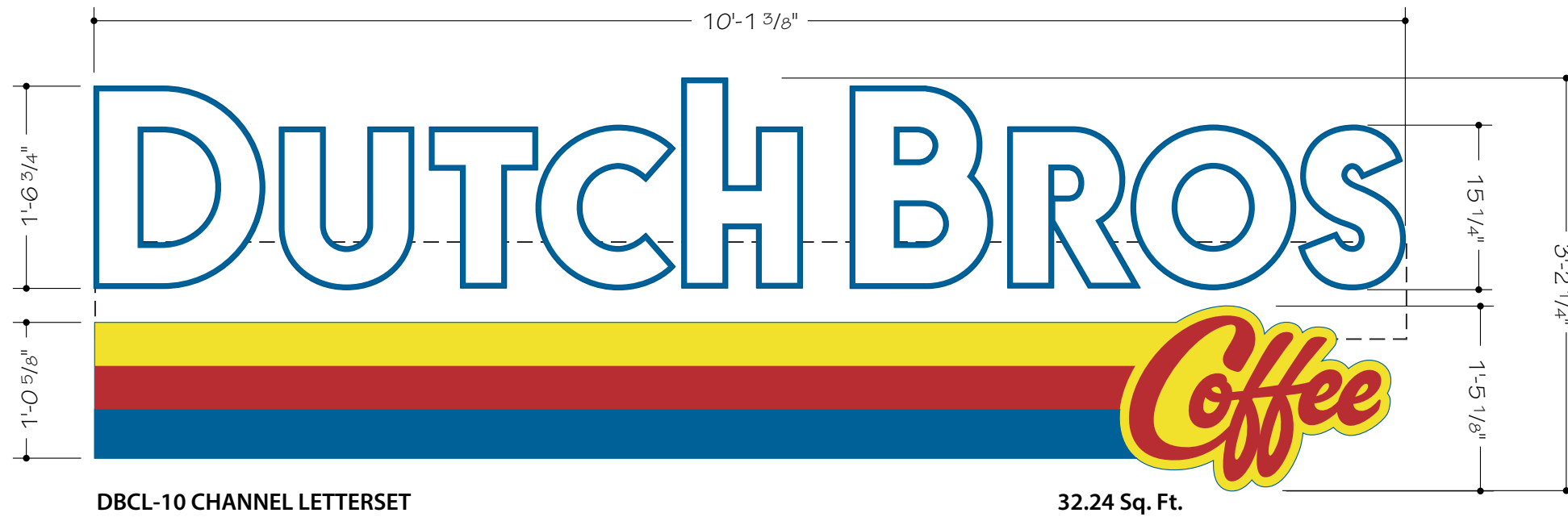


EXISTING SIDE B







PROPOSED SIDE B

**NOTE:** Note: Actual size TBD pending survey



- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

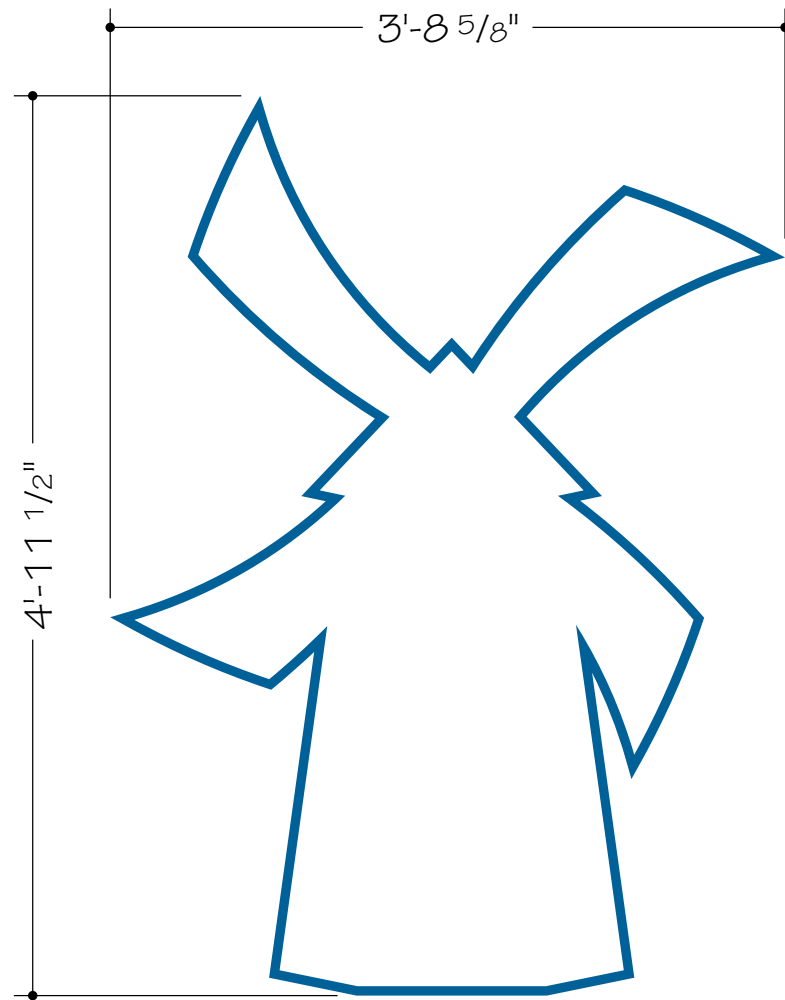
**COLOR CODE**

-  230-015 YELLOW PSV
-  230-33 RED PSV
-  230-127 INTENSE BLUE PSV
-  WHITE



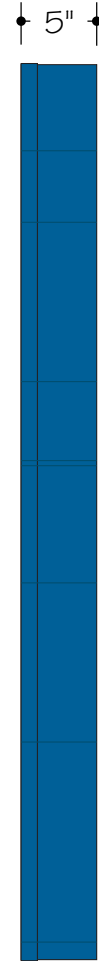
Typical

**NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.**



DBW-13 WINDMILL

18.4 Sq. Ft

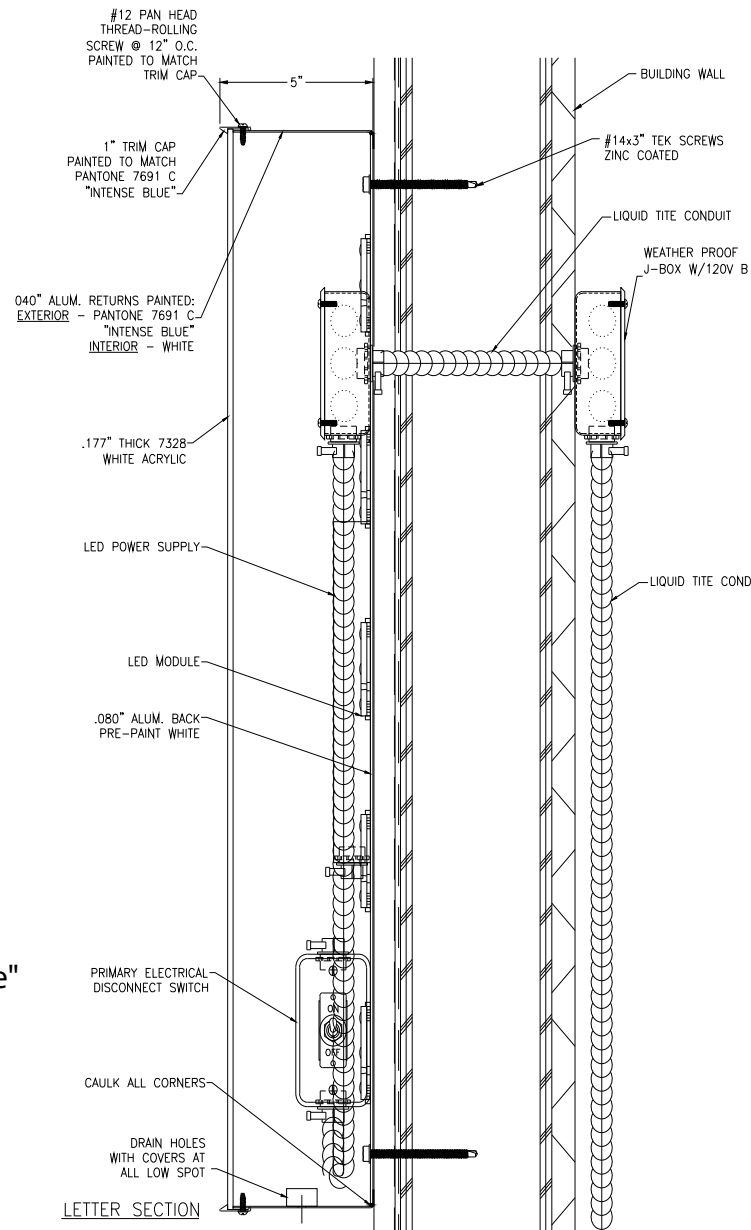


Side View

- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

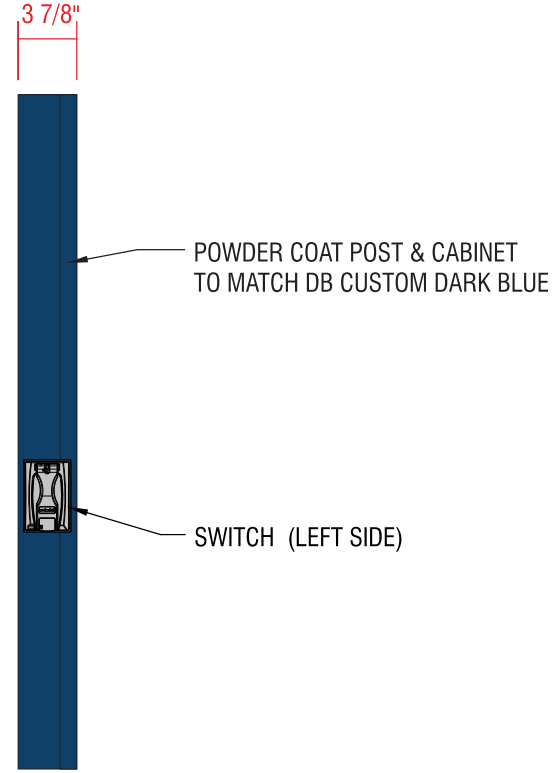
### COLOR CODE

 230-127 INTENSE BLUE PSV



Typical

**NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.**



SIDE VIEW  
COLOR CODE

- DIGITAL PRINT
- POWDER COATED DB CUSTOM DARK BLUE

## DBMENU-WM

### WALL-MOUNTED BACK-LIT MENU SIGN

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction

#### ELECTRICAL INFORMATION

(QTY: 25) PRINCIPAL LED QWIK MOD 4 7100K MODULES (M-QMOXO-71)  
LED POWER SUPPLY: (1) 60W 12V 1.1A/100-277VAC (P-OH060-12-HE)  
TOTAL CONNECTION LOAD: 1.1 AMPS @ 115V  
CIRCUITS REQUIRED: (1) 20 AMP.  
ALL ELECTRICAL COMPONENTS TO BE UL LISTED  
GROUNDING PER UL AND NEC SPECIFICATIONS  
MAXIMUM (38) MODULES ALLOWED ON A 60W POWER



Typical

**NOTE:** Note: GC is responsible for providing power, as ground signs are illuminated.

**SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL**

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS.

NOTCH FOR OUTLET AVOIDANCE. PAINT DB DARK BLUE.

SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK DB DARK BLUE.

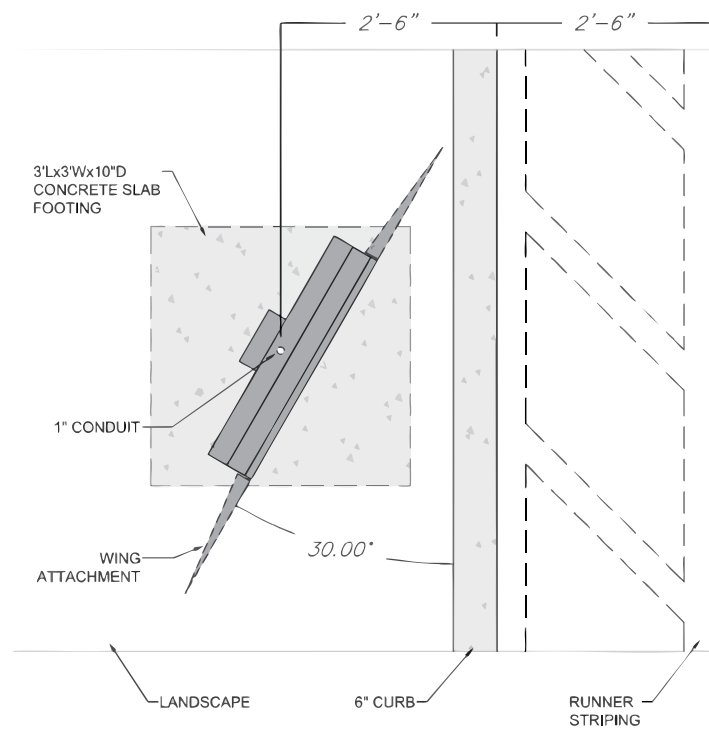
ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT DB DARK BLUE. BY INSTALL PARTNER

**ELECTRICAL INFORMATION**

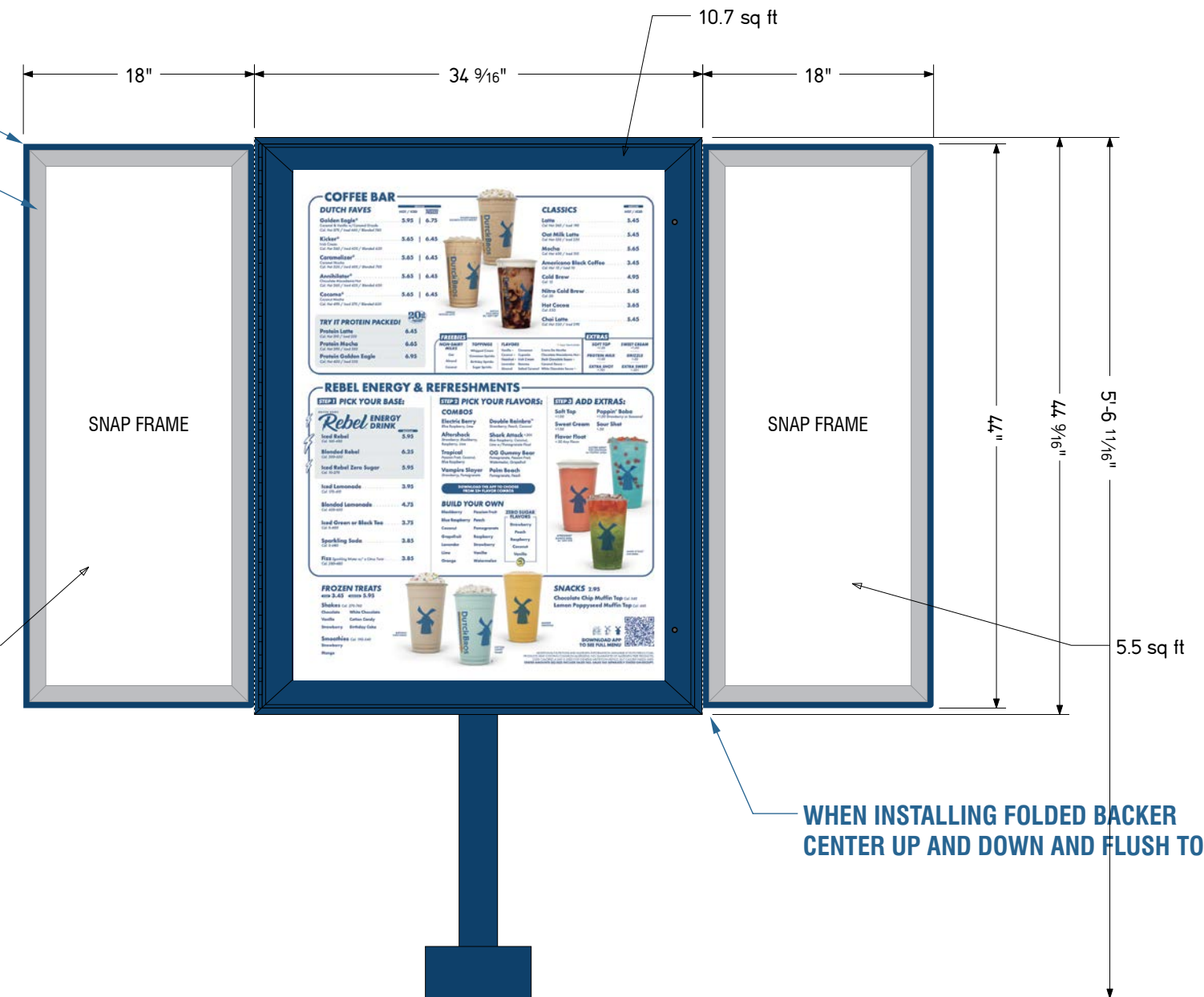
(QTY: 25) PRINCIPAL LED QWIK MOD 4 7100K MODULES (M-QMOXO-71)  
LED POWER SUPPLY: (1) 60W 12V 1.1A/100-277VAC (P-OH060-12-HE)  
TOTAL CONNECTION LOAD: 1.1 AMPS @ 115V  
CIRCUITS REQUIRED: (1) 20 AMP.  
ALL ELECTRICAL COMPONENTS TO BE UL LISTED  
GROUNDING PER UL AND NEC SPECIFICATIONS  
MAXIMUM (38) MODULES ALLOWED ON A 60W POWER

FOLDED .090 ALUM BACKER PANEL

SNAP FRAMES  
17" X 43" OD  
FRAME INSERT  
15.25" X 41.25"  
VISIBLE OPENING  
14.5" X 40.5"



5.5 sq ft

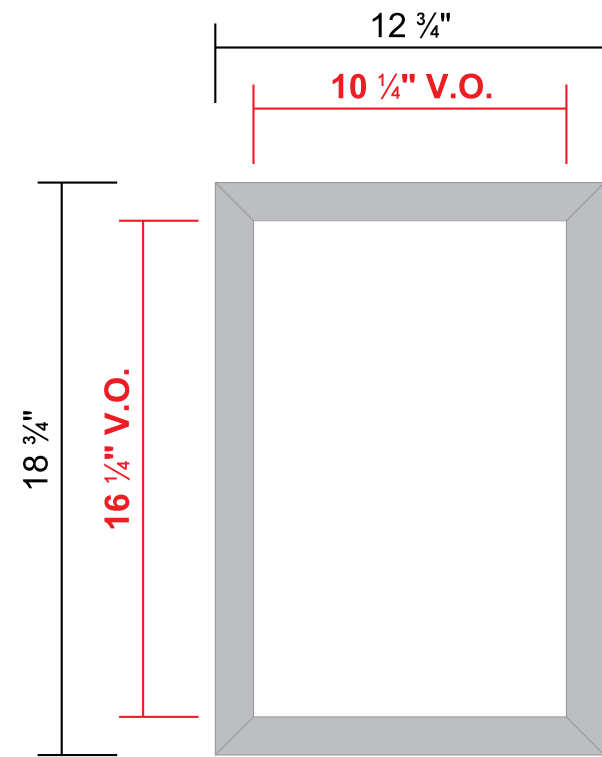


WHEN INSTALLING FOLDED BACKER  
CENTER UP AND DOWN AND FLUSH TO FACE

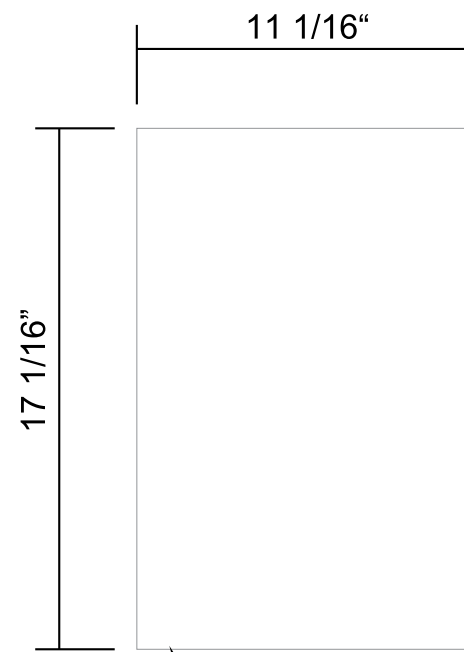
**NOTE: This drawing is for the inner lane only.  
The outer lane needs to be installed parallel to the driving lane.**

**NOTE: GC is responsible for pouring the concrete pads for the menu boards and providing power, as the sign is illuminated.  
Install Vendor is responsible for installation using Hilti Kwik bolts and connecting to existing power.**

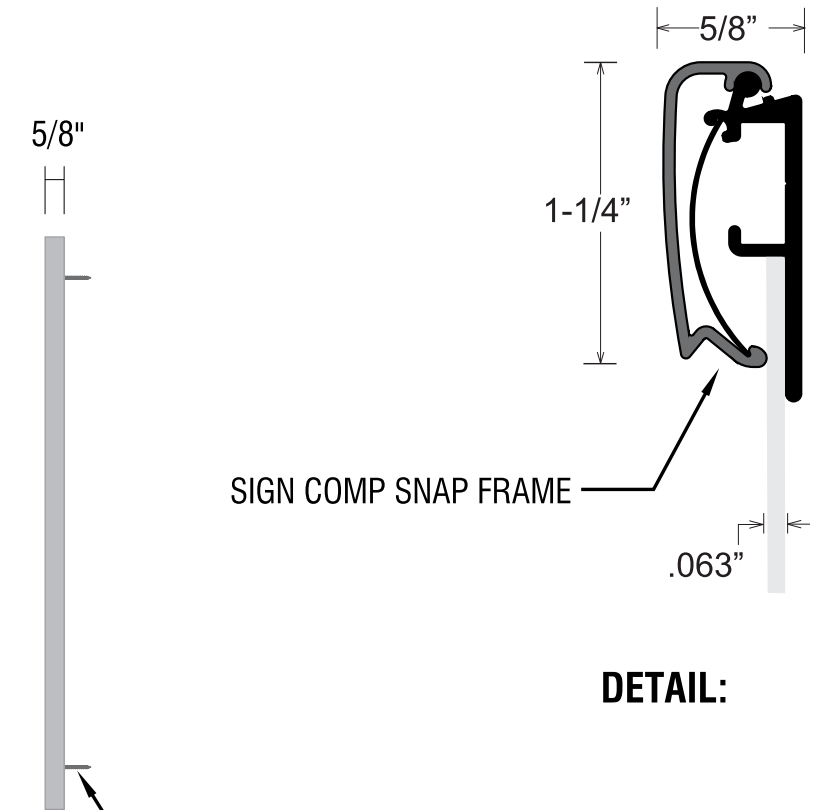
### SNAP FRAMES – 12" X 18"



SIGN COMP CLEAR ANODIZED ALUMINUM  
SNAP FRAME FOR A 11" X 17" POSTER



.063 PRE-COAT WHITE ALUMINUM INSERT/BACK

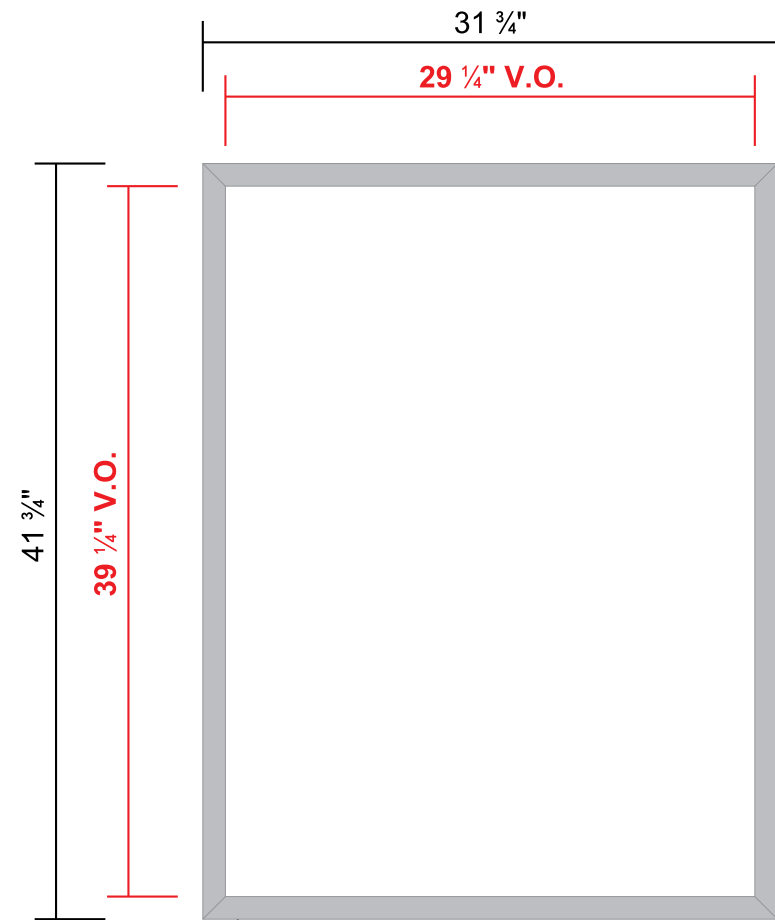


SIGN COMP SNAP FRAME

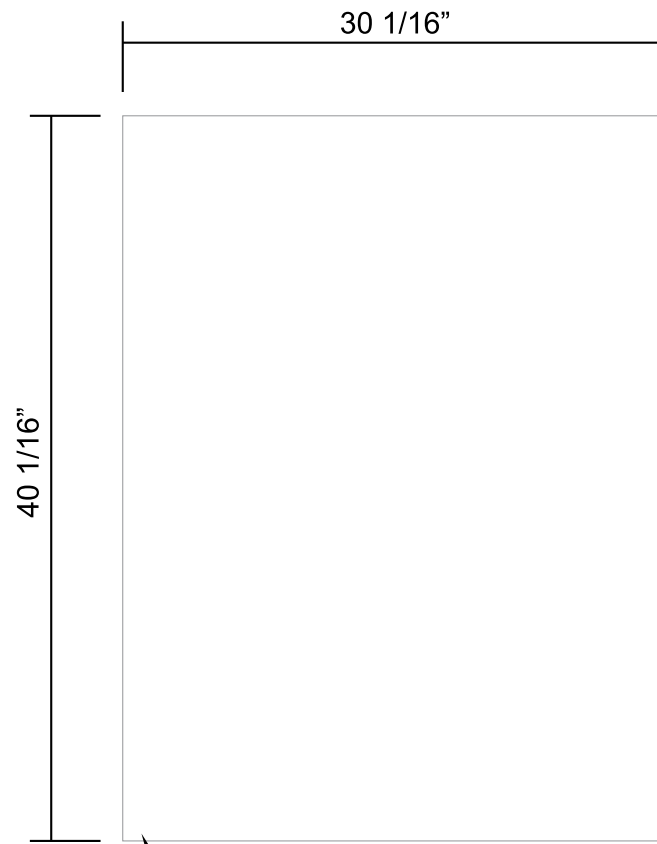
**DETAIL:**

SCREW TO EXTERIOR WALL OF BUILDING

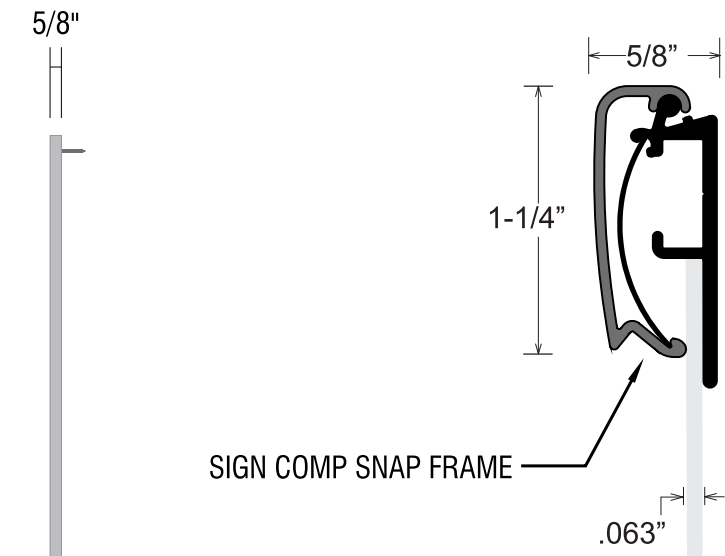
**SNAP FRAMES – 30" X 40"**



SIGN COMP CLEAR ANODIZED ALUMINUM SNAP FRAME FOR A 30" X 40" POSTER



.063 PRE-COAT WHITE ALUMINUM BACK



SIGN COMP SNAP FRAME

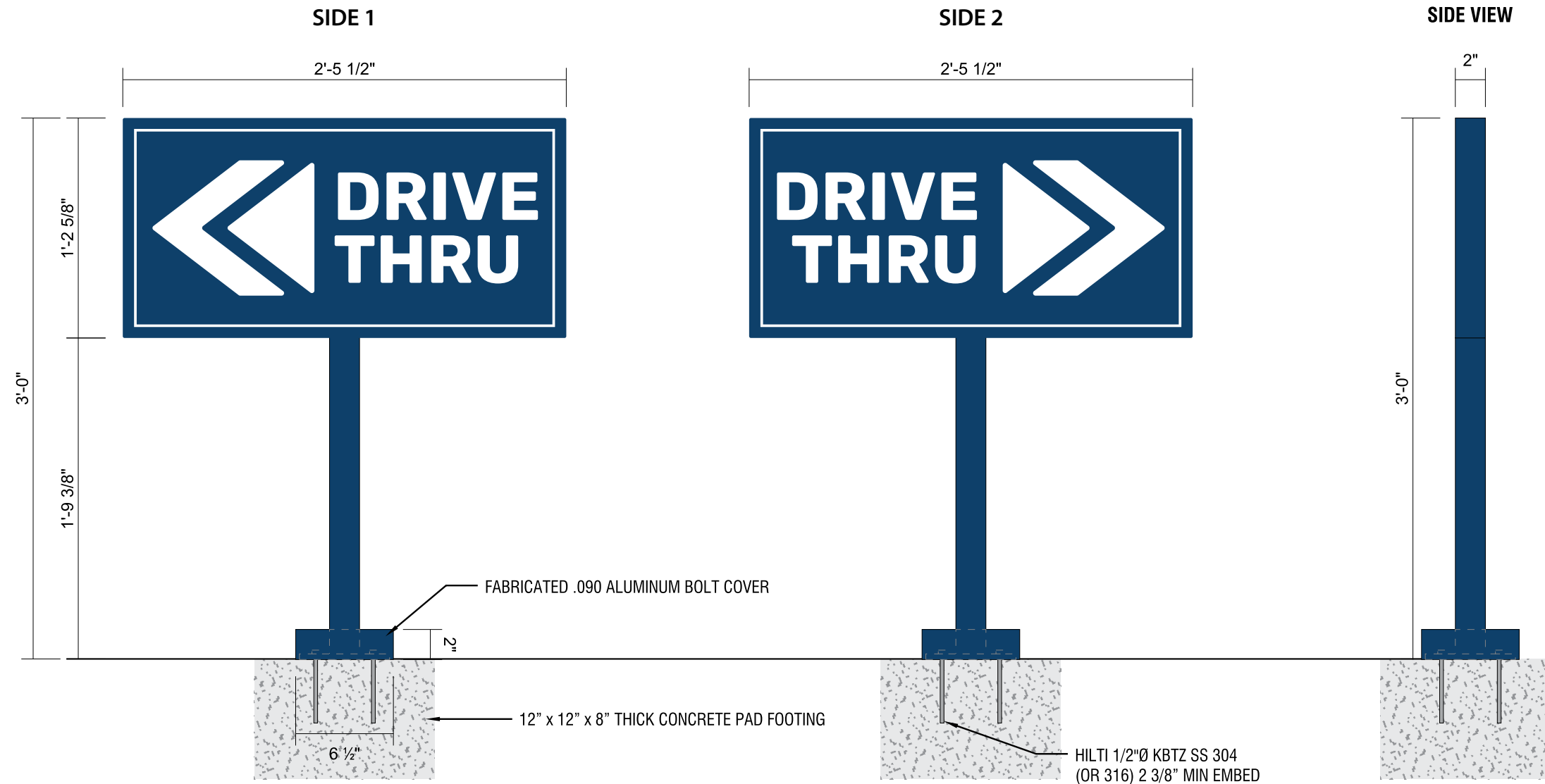
**DETAIL:**

SCREW TO EXTERIOR WALL OF BUILDING



**ELEVATION:**  
WALK-UP WINDOW  
(UNLESS OTHERWISE DIRECTED)  
2" INSET FROM MULLION  
2" ABOVE STONE CAP  
6" BETWEEN MENUS

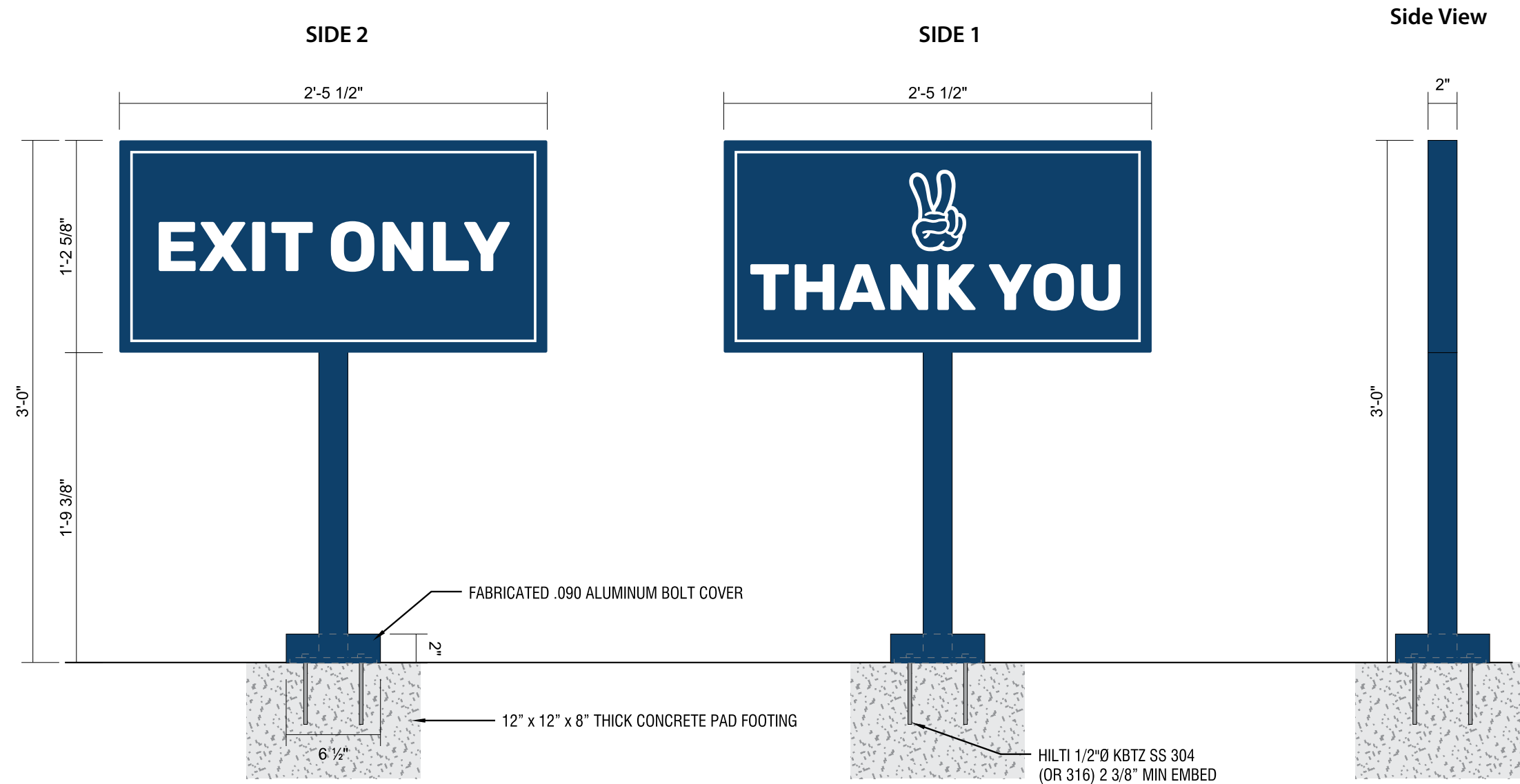
**DBDIR-DT-DF**



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" square tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

**NOTE:** Note: GC is responsible for pouring concrete pads for directionals. No power is needed, as signs are not illuminated. Install Vendor is responsible for installation using Hilti Kwik bolts.

**DBDIR-EO-DF**



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" square tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

**NOTE:** Note: GC is responsible for pouring concrete pads for directionals. No power is needed, as signs are not illuminated. Install Vendor is responsible for installation using Hilti Kwik bolts.

**DB CLEARANCE**

**AWNING-MOUNTED CLEARANCE SIGN**

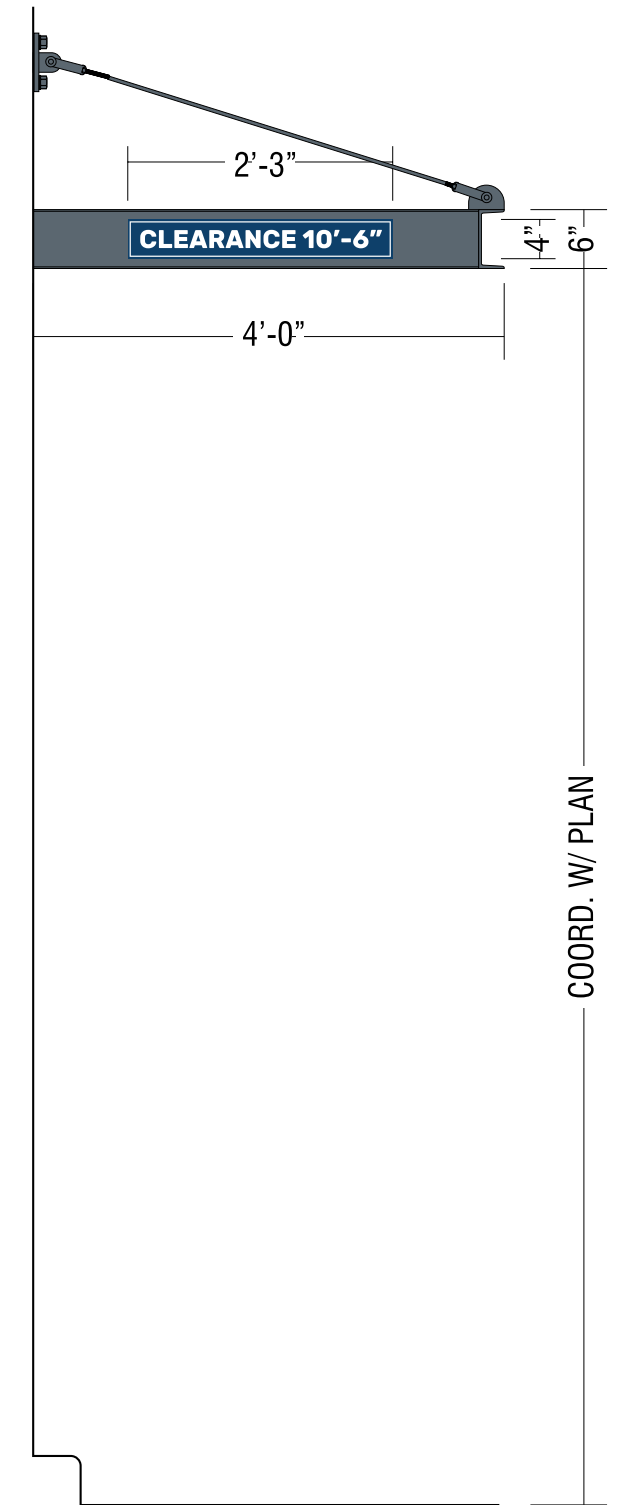
**COLOR CODE**

- REFLECTIVE WHITE PSV
- DB CUSTOM DARK BLUE

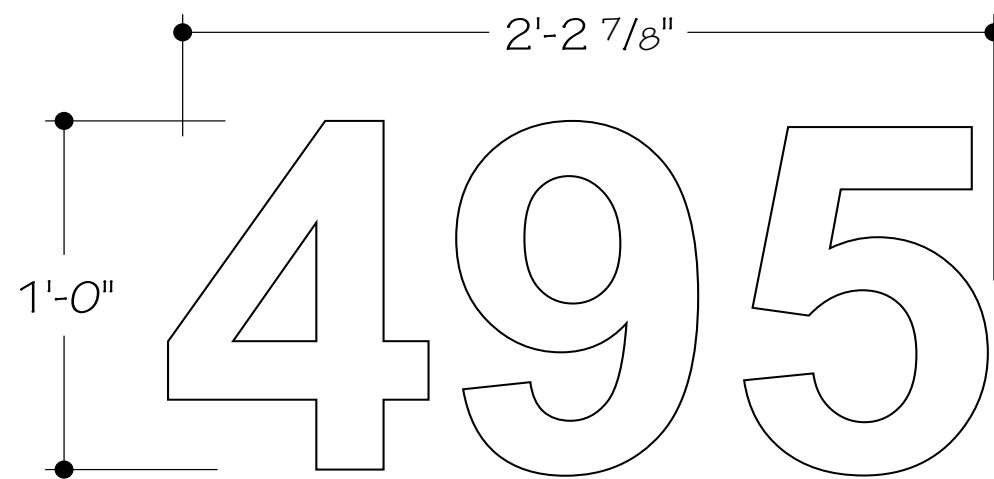


- 3mm ACM sign panel painted DB Custom Dark Blue
- White reflective vinyl copy & border (numbers shipped loose & field applied).
- Mount directly to aluminum awning drive-thru entrance side
- with exterior grade 3M VHB tape.

**ELEVATION**  
SCALE: 1/2"=1'-0"

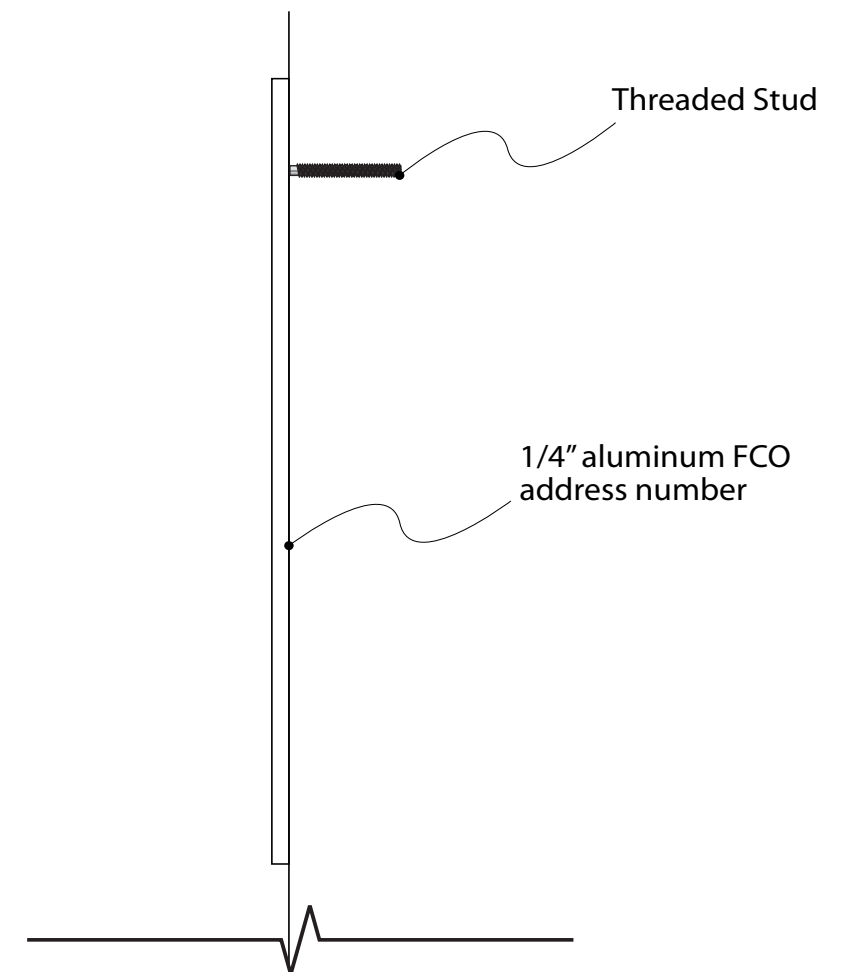


DB BUILDING ADDRESS LETTERS (FCO)

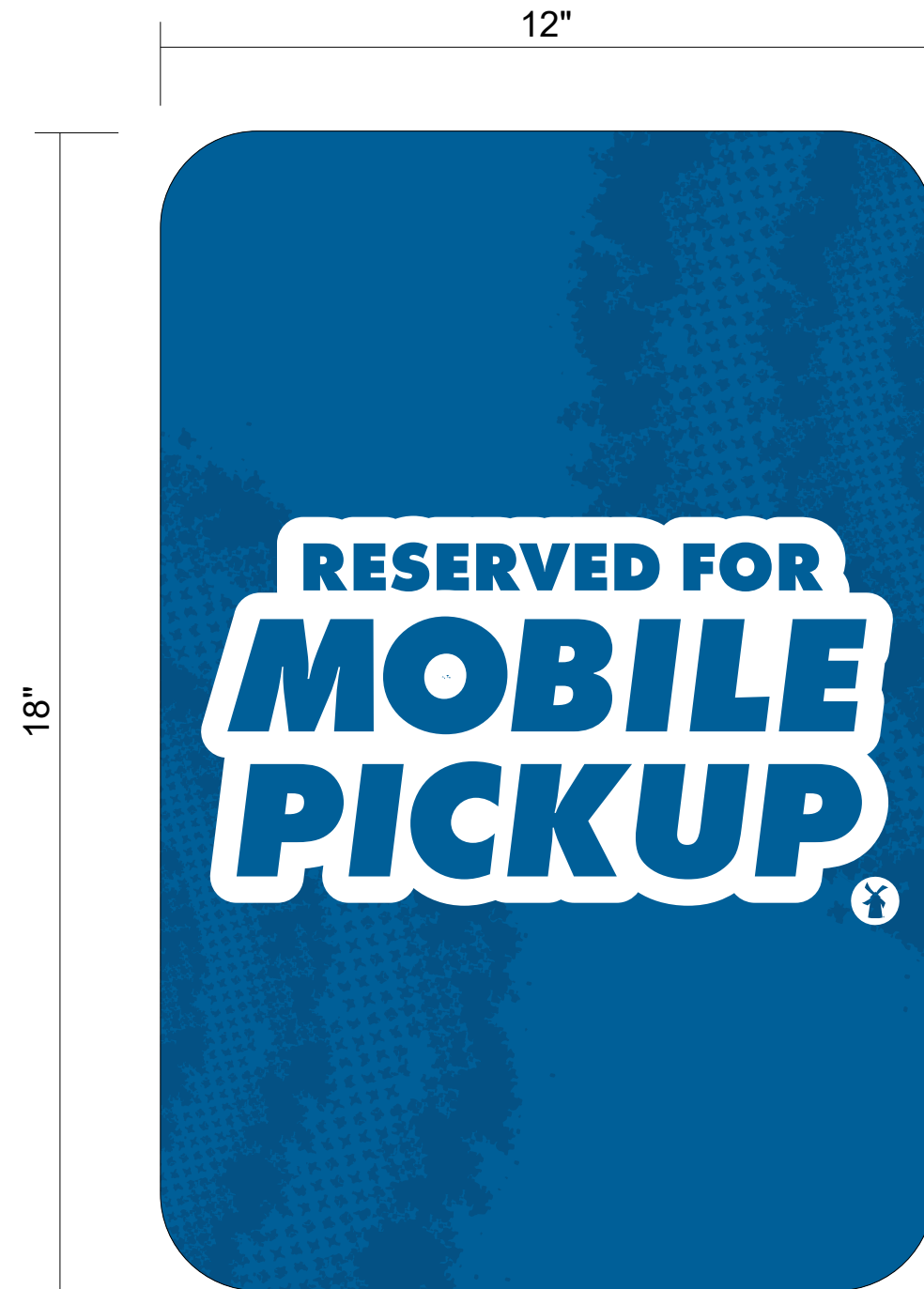


- Painted satin white with reflective white vinyl (1st surface)
- Numerals 1/4" thick aluminum
- Arial Bold font

**1234567890**



SIDE VIEW



12" X 18" ALUMINUM OR ACM SIGN BLANK WITH 1 1/2" RADIUS CORNERS  
DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED GRAPHICS & MATTE FINISH OVERLAM

G.C. TO MOUNT TO EXISTING SIGN POST

**NOTE:** Note: GC is responsible for supplying and installing the posts for the Mobile Pickup Signs.  
Install Vendor will only deliver the signs when onsite installing the other signage.



Site ID  
OH0203

Site Address  
495 E Kemper Rd  
Springdale, OH, 45246

CANOPY AWNINGS

Date  
03-20-2026

Revision  
00

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

---

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

---

Print Name

---

Date

Revision #	Date of Request	Requested By	Revision Request Comment	Revision Date	Made By

CODE RESEARCH FORM		Property ID: _____	
A.) Project Name: <b>Springdale, OH, OH0203</b>		Date Completed: <b>9/23/24</b>	
B.) Street Address: <b>495 E Kemper Rd</b>		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
G.) City/Town of: <b>Springdale</b> State: <b>OH</b> Zip: <b>45246</b> Budget: _____			
H.) Zoning/Category: <b>PUD, Planned Unit Development</b>			
WALL SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) Formula for square ft (Max.Sq. Ft- Main ID & Secondary signs):	<b>Primary Frontage: 20 SF + (1.5 SF/ 1' linear building frontage), NTE 150 SF/sign. Secondary Frontage: 1 SF/ 1' linear building frontage. If building is setback from ROW &gt;400' then wall signage may be increased to 40 SF + (2 SF/ 1' linear building frontage), NTE 250 SF/sign. Wall signs must be individual channel letters unless otherwise approved. Signs must be 3' from end of each tenant wall.</b>		
2.) Sq Ft for sides/rear: <b>Not regulated, Not regulated</b>			
3.) Transferrable allowances? <b>No</b>			
4.) # allowed: <b>NTE wall SF allowance</b>			
5.) Calculation Method: <b>The smallest rectangle enclosing the sign copy.</b>			
6.) Max. Overall Height: <b>NTE roofline unless located on a parapet wall which sign is NTE 42" above the roofline.</b> Illumination: <b>No flashing, blinking, glare, or intermittent light. Any neon or LED lighting is to be reviewed and approved by the Planning Commission.</b>			
7.) Special Wall sign codes-this property: _____			
8.) Other: _____			
FREESTANDING SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) Formula for square ft (Max.Sq. Ft- Main ID & Secondary signs):	<b>NTE 100 SF. Secondary sign for corner lots: NTE 50 SF. Pole signs are not permitted.</b>		
2.) # allowed: <b>1/ business. Add 1 1/2 sign permitted for lots with more than 1 frontage</b> Illumination: <b>No flashing, blinking, glare, or intermittent light.</b>			
3.) Height Max: <b>8</b> Grade-to-sign Clearance: <b>No,</b>			
4.) Set-back: <b>10' from any non-residential zoning and 50' from any residential zoning</b>			
DIRECTIONAL SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) # Allowed: <b>Not regulated. Directional Setback: 25' from side lot line and 10' from any street ROW.</b>			
2.) Max. SqFt: <b>2</b> Max. Height: <b>4</b>			
3.) Permit required?: <b>Yes</b> Set-back: <b>See Notes</b>			
MENU SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) # Allowed: <b>Per Carl: Menu boards are not regulated in the code but requires a permit, subject to review and approval.</b>			
2.) Max. SqFt: _____ Max. Height: _____			
3.) Permit required?: <b>See Notes</b> Other: <b>See Notes</b>			
WINDOW SIGNS		Typical Sign Package allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1.) # Allowance (or Formula for square ft): <b>NTE wall sign SF allowance</b>			
2.) Max. SqFt: <b>NTE wall sign SF allowance</b> Max. Height: _____			
3.) Permit required?: <b>Yes</b> Other: <b>Yes, Window SF will count towards wall SF allowance.</b>			
A-FRAME SIGNS			

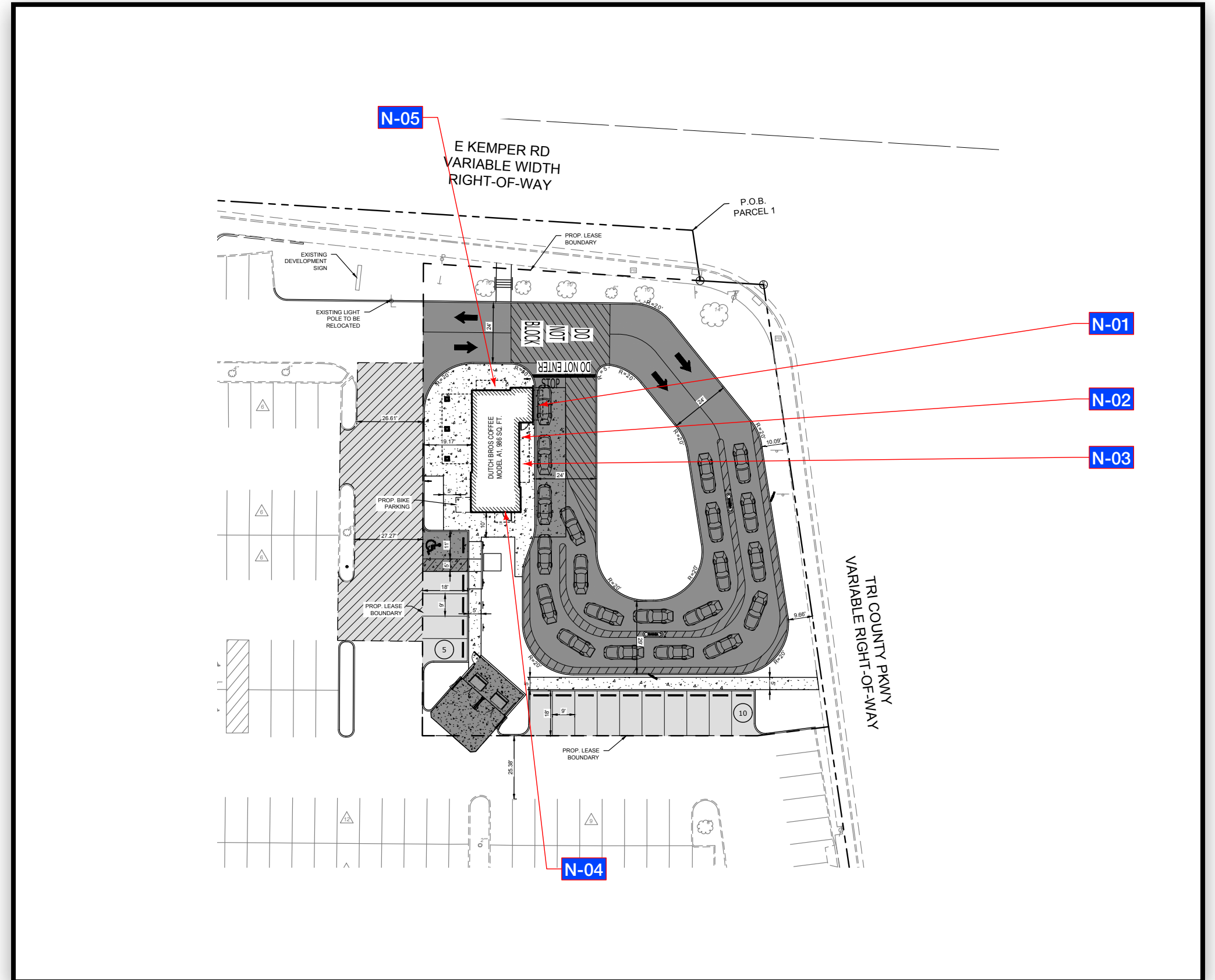
A-FRAME SIGNS	
1.) # Allowed:	<b>NTE 32 SF and NTE 7' OAH, 1/ street frontage</b>
2.) Permit required?: <b>Yes, Permits are required for all temporary signs.</b> Other: _____	
Miscellaneous Notes	
After receiving all the documentation, submit completed application with required fees via online portal: <a href="https://springdaleoh.portal.iworq.net/portalhome/springdaleoh">https://springdaleoh.portal.iworq.net/portalhome/springdaleoh</a> . The review process will take up to 1-2 weeks. Electrical permits are handled by a 3rd party (the Inspection Bureau, Inc. (513)-381-6080. SEDs are required for signs with poles or structural elements, and a contractor and electrical license must be provided. Illuminated Wall/Window sign: \$70 per SF (min. \$100), Non-illuminated Wall/Window sign: \$50 per SF (min. \$100), Ground & Directional signs >6 SF: \$.70 per SF (min. \$100), Directional Signs less than 6 SF: \$20, Temp. Signs: \$75. Additional fees may apply for any electrical work or panel modifications.	
PRE-PERMIT SIGN INFO - Notes, continued	
Property ID: <b>0</b>	
1.) Are Sign Variances Allowed?:	<b>Yes</b>
2.) Who should be contacted for variance questions?:	<b>Building Department - (513) 346-5730</b>
3.) What is the length of time to secure a variance?:	<b>Within 2-3 months</b>
4.) What hearing board handles variance requests?:	<b>Board of Zoning Appeals</b>
5.) When are variance hearings held?:	<b>Meets the last Tuesday @7pm of each month</b>
6.) When is the filing deadline for a variance?:	<b>29 days before the next meeting</b>
7.) What are the fees to file for a variance?:	<b>Could not confirm, subject to review and approval</b>
8.) Summarize the Variance Process:	
After receiving all the documentation, submit a completed planning & zoning application with required fees via online portal: <a href="https://springdaleoh.portal.iworq.net/portalhome/springdaleoh">https://springdaleoh.portal.iworq.net/portalhome/springdaleoh</a> . Following submission, a hearing will be scheduled with the Board of Zoning Appeals and the review process will take up to 2-3 months.	

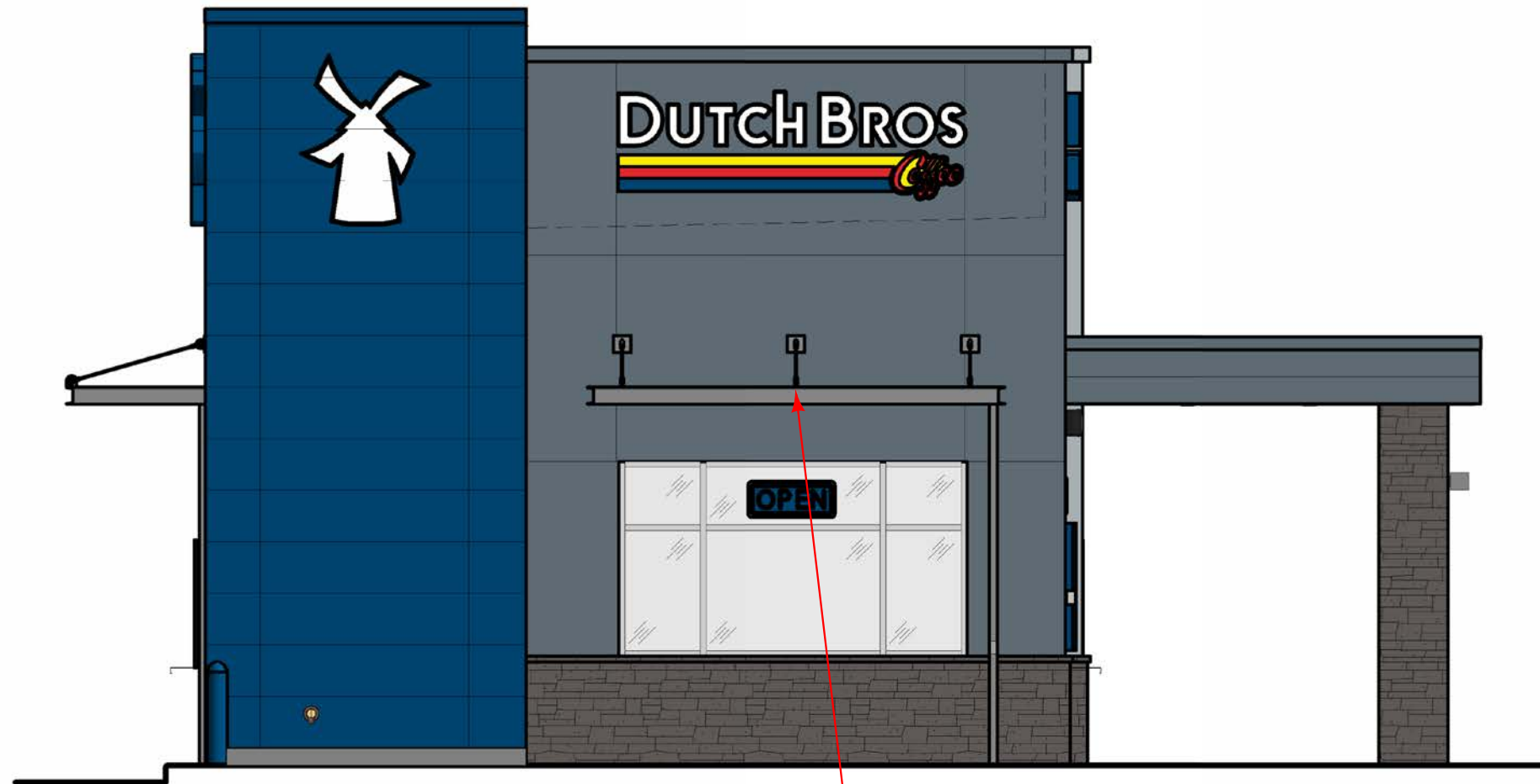
## SIGN GUIDE

### PROPOSED SIGNS

KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-01	(12') DB/144 CNPY: AWNING	
N-02	(12') DB/144 CNPY: AWNING	
N-03	(12') DB/144 CNPY: AWNING	
N-04	(6') DB/72 CNPY: AWNING	
N-05	(12') DB/144 CNPY: AWNING	

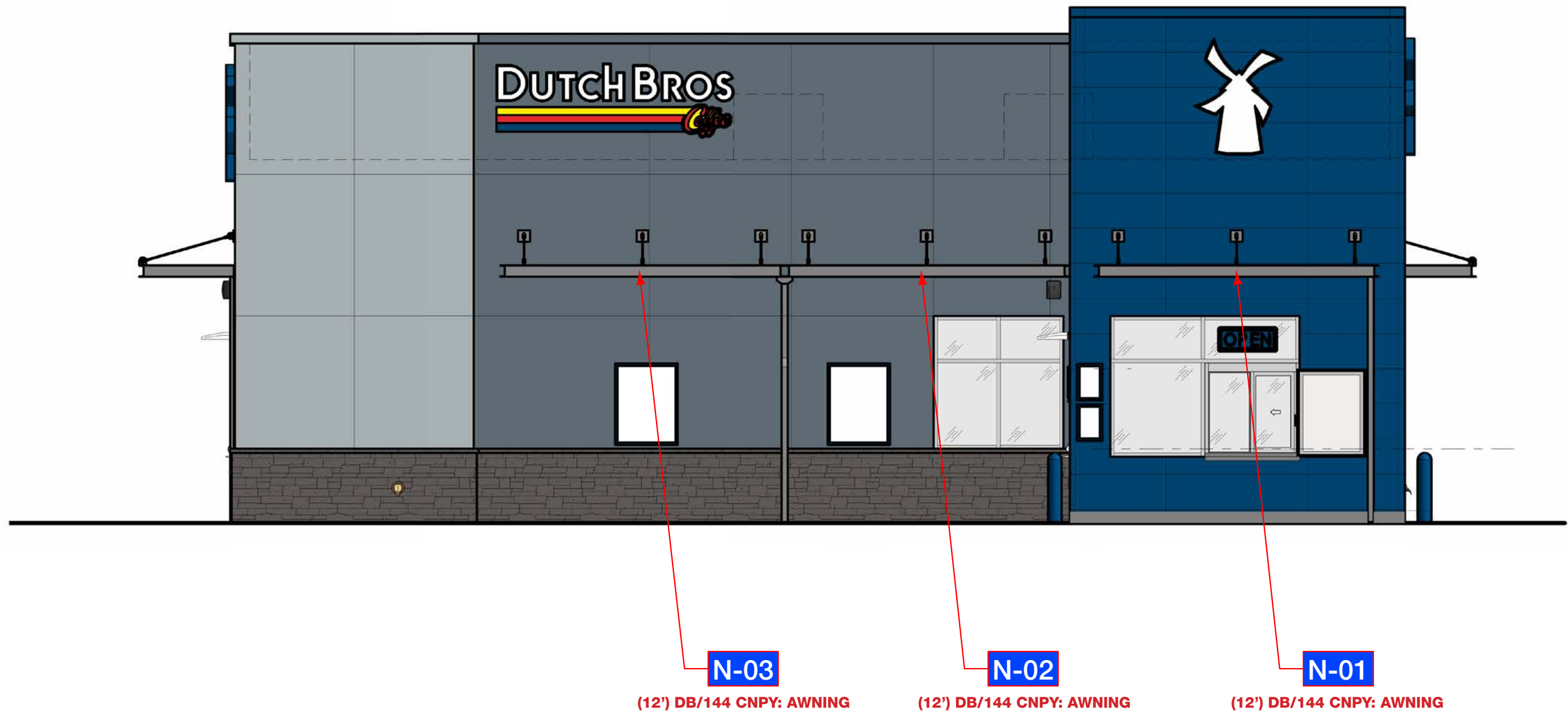
## SITE PLAN

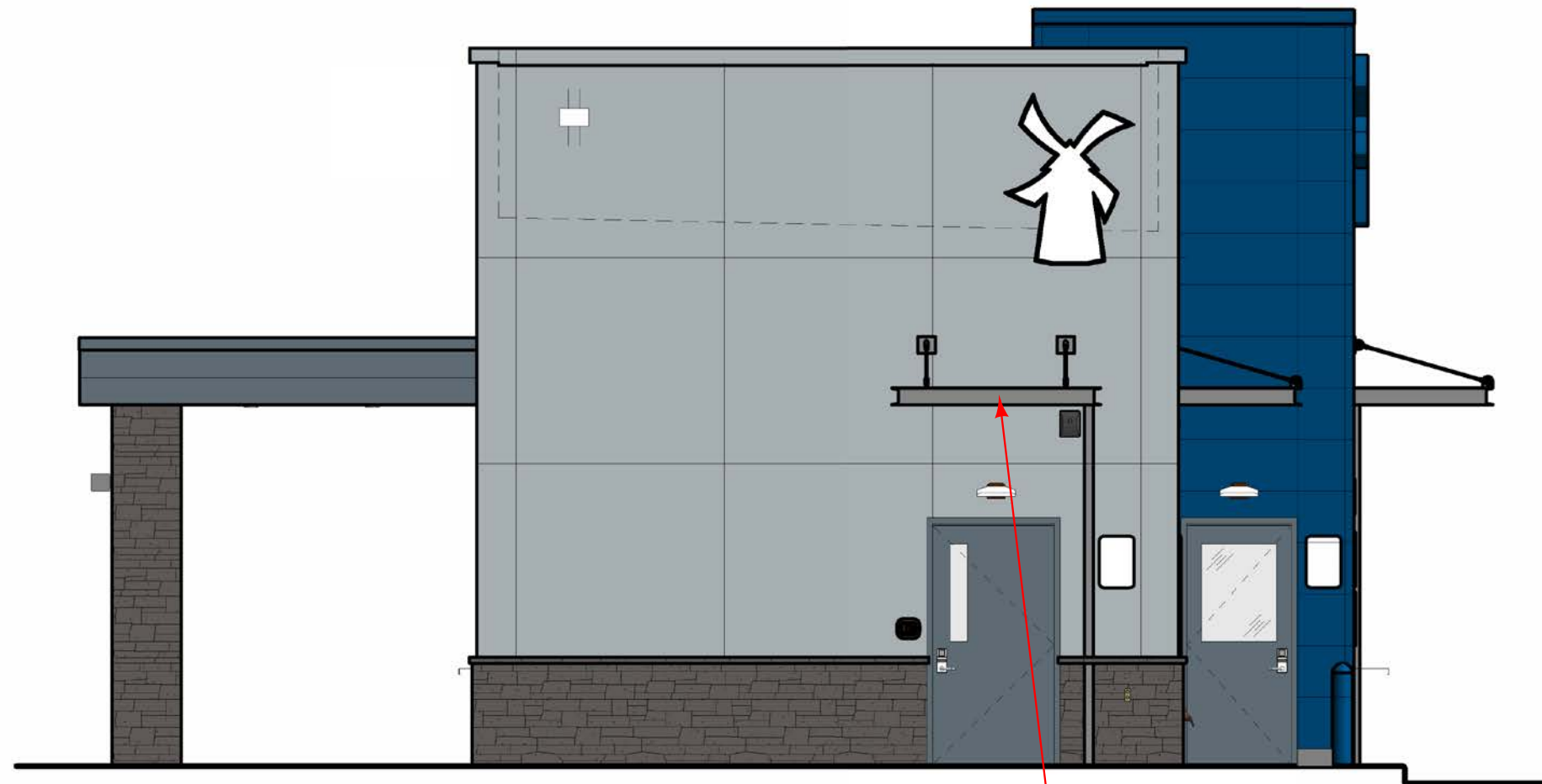




**N-05**

(12') DB/144 CNPY: AWNING

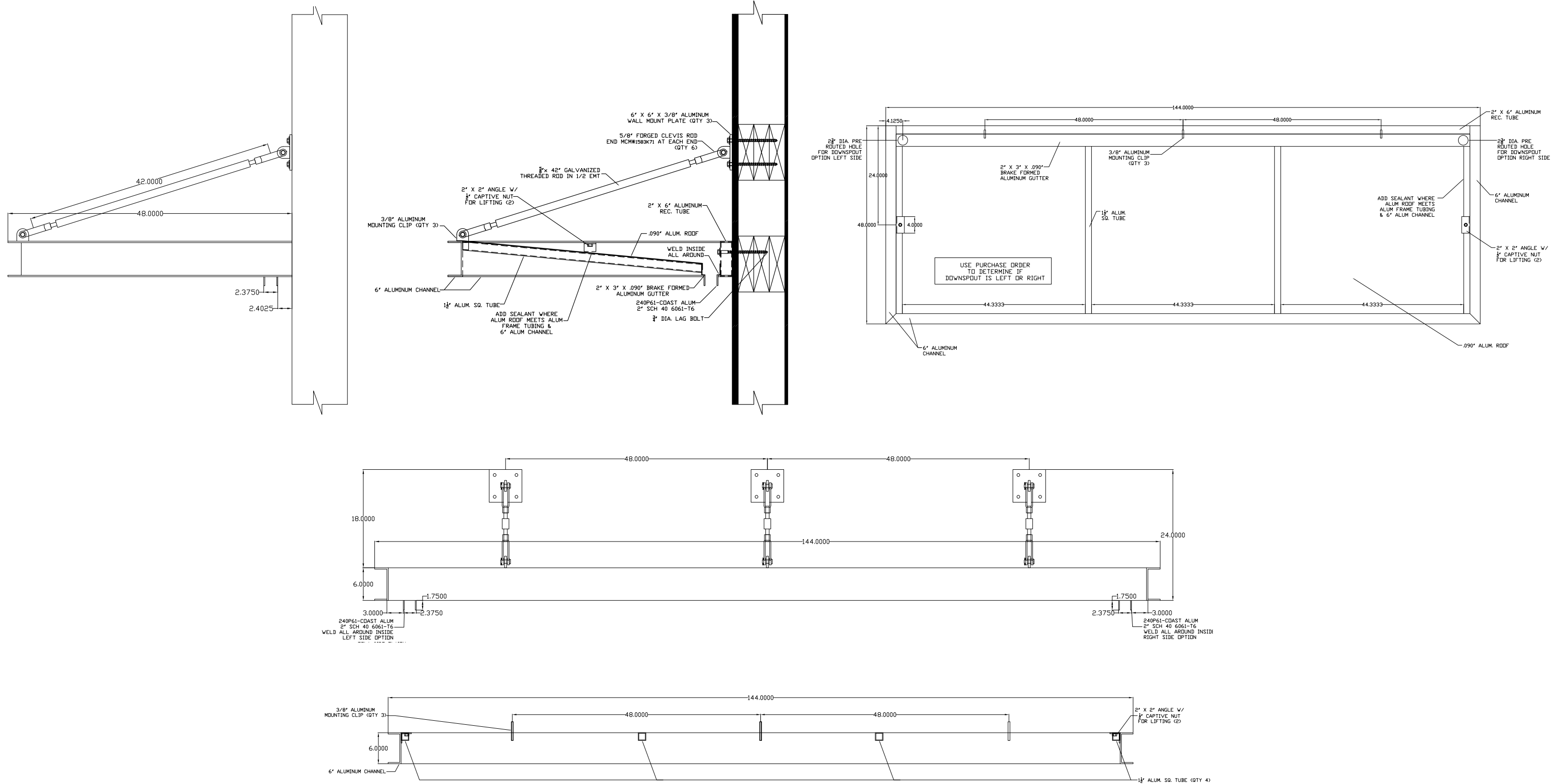


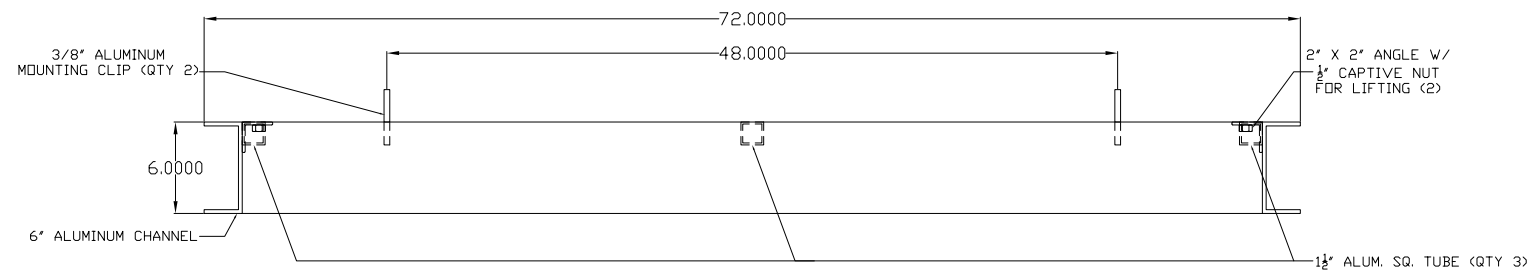
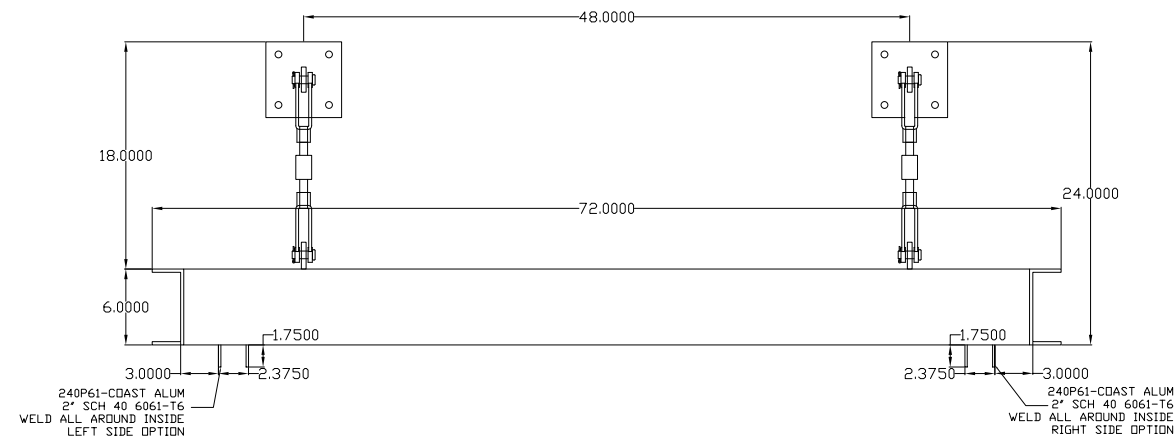
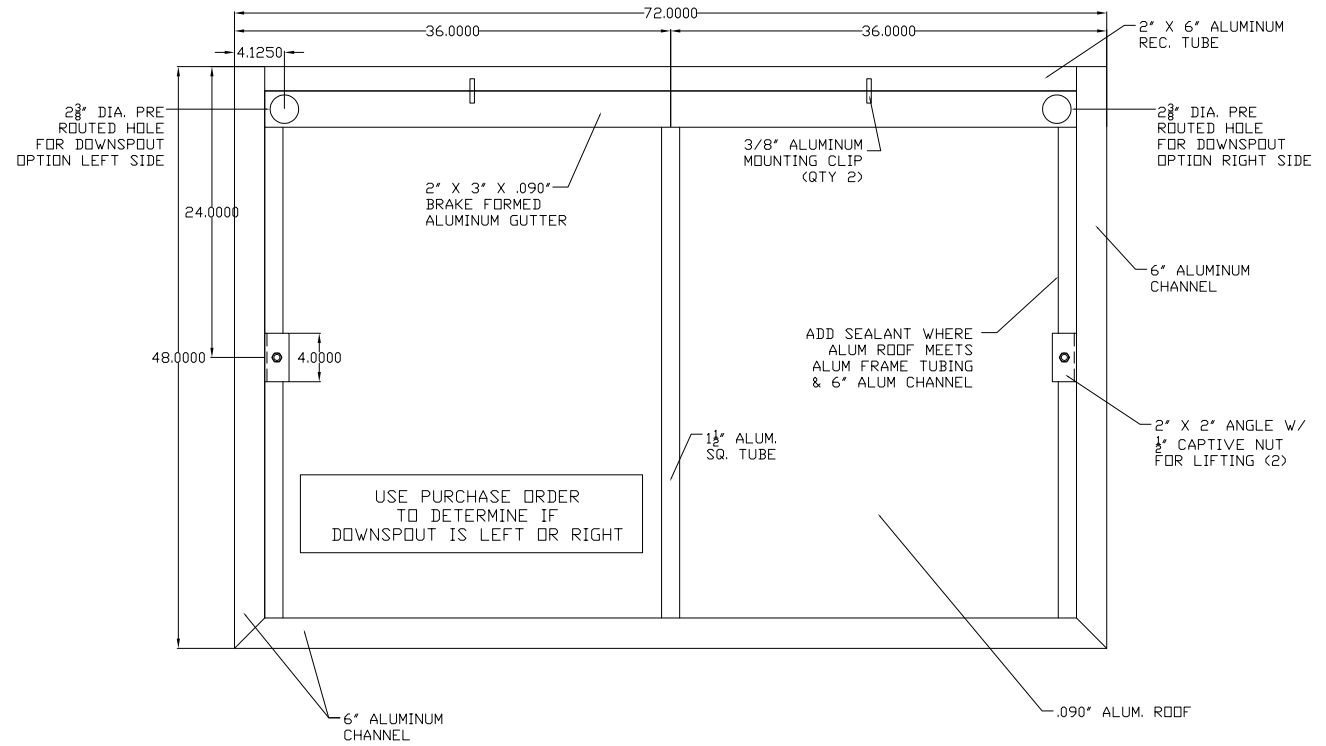
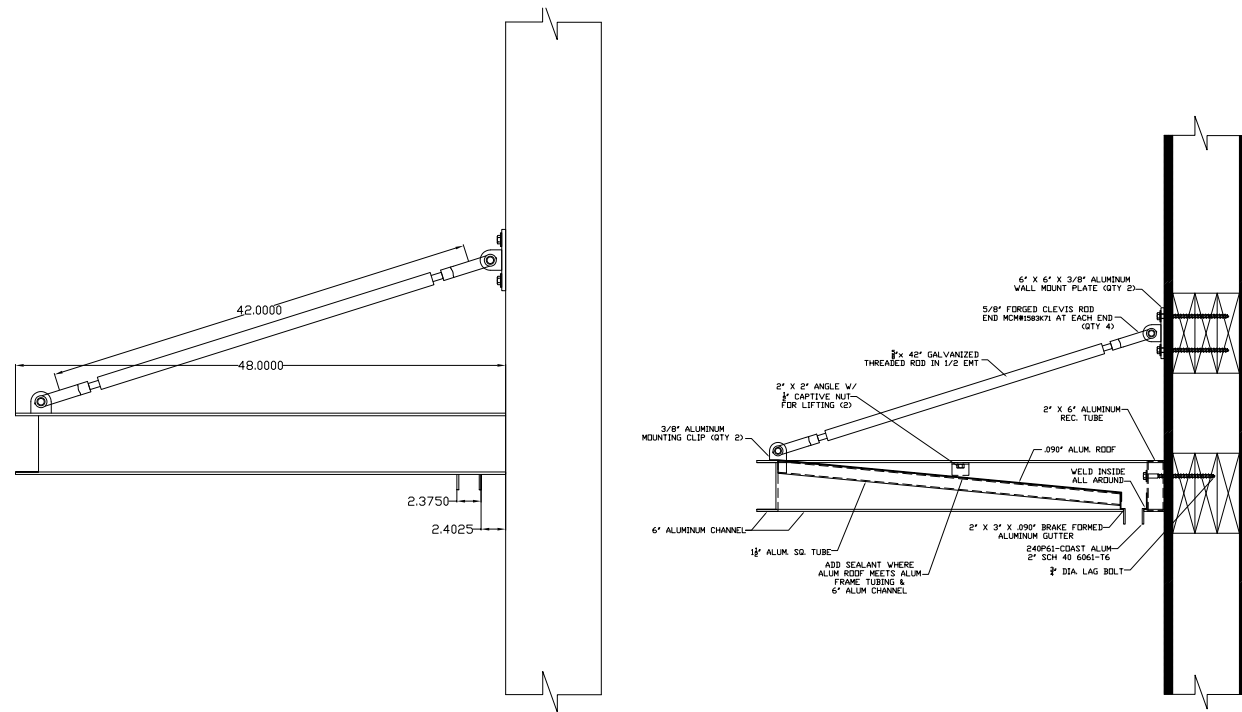


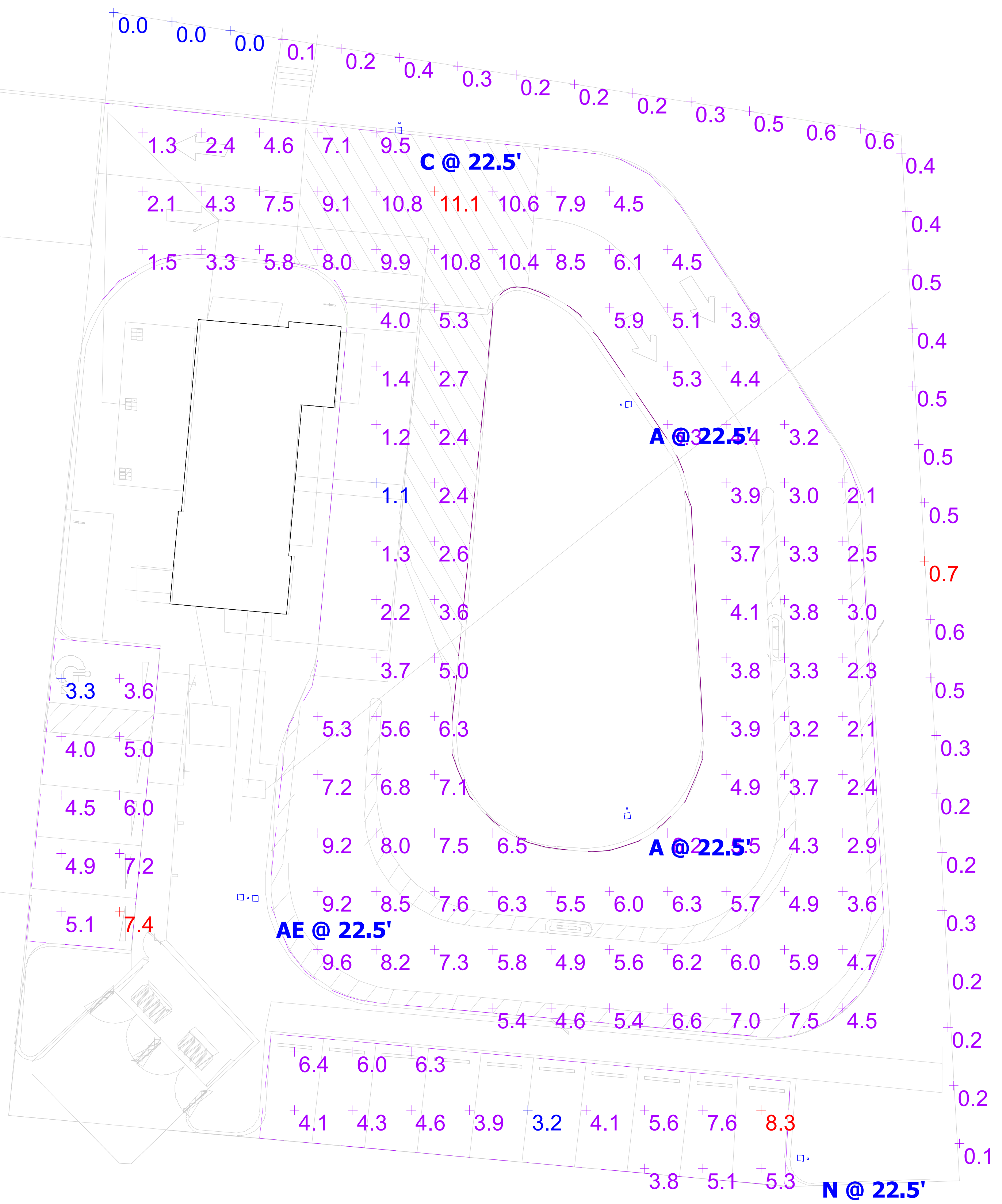
**N-04**

**(6') DB/72 CNPY: AWNING**









### Statistics

Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
Drive Thru	+	5.3 fc	11.1 fc	10.1:1	4.8:1	1.1 fc
Parking Lot	+	5.2 fc	8.3 fc	2.6:1	1.6:1	3.2 fc
Parking Lot	+	5.1 fc	7.4 fc	2.2:1	1.5:1	3.3 fc
Property Line	+	0.3 fc	0.7 fc	N/A	N/A	0.0 fc

Symbol	Label	QTY	Catalog Number	Number Lamps	Description	Wattage
□	A	2	GLEON-SA3C-740-U-5NQ	48	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V NARROW OPTICS	166
□	C	1	GLEON-SA3C-740-U-AFL-HSS	48	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND AUTOMOTIVE FRONTLINE OPTICS WITH HOUSE SIDE SHIELD	166
□	N	1	GLEON-SA3C-740-U-SLR-HSS	48	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND SPILL LIGHT ELIMINATOR RIGHT OPTICS WITH HOUSE SIDE SHIELD	166
□	AE	1	GLEON-SA3C-740-U-5NQ	48	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V NARROW OPTICS	332

Dutch Bros Coffee - Springdale, OH (E Kemper Rd)  
\*\*\*Site Lighting Photometrics\*\*\*



# Dutch Bros Coffee – Springdale Plaza Stormwater Memorandum

**To:** City of Springdale  
**From:** Todd Ford, PE  
**Date:** April 3, 2026  
**Subject:** Stormwater Calculation Summary



This stormwater memo has been prepared to summarize the stormwater design of the proposed Dutch Bros at the Springdale Plaza in Springdale, OH. The project is located at the southwest corner of E Kemper Rd and Tri County Pkwy and lies within the existing ALDI parking lot. This project is a redevelopment site and formerly included a PNC bank which was demolished in 2023. The project will reduce the overall imperviousness compared to the former bank site. Table 1 below provides a site summary.

**Table 1 – Site Summary**

Land Cover	Area (ft <sup>2</sup> )	Percent
Total Site Area	27,743	100.0%
Existing Impervious Area	22,487	81.1%
Proposed Impervious Area	18,958	68.3%
Impervious Area Reduction	3,529	15.7%

As shown above, the overall impervious area will be reduced by 15.7%. However, the City of Springdale requires a minimum 20% reduction of impervious area to forego additional water quality BMPs for the redevelopment project. For redevelopment sites that do not reduce impervious area by 20% or more, water quality BMPs must be provided to treat at least 20% of the water quality volume (WQv) calculated for the whole site.

To provide water quality for the project, a bioretention pond has been designed within the drive-thru loop. Proposed grading has been designed to collect the majority of onsite runoff into the bioretention pond. Runoff will enter the bioretention pond primarily through a curb cut on the southeast corner. Additionally, a portion of building drainage has been designed to discharge directly into the bioretention pond. To limit any scour, riprap aprons are shown at all inflow points. Table 2 below provides a summary of the bioretention pond.

**Table 2 – Bioretention Pond Summary**

Bioretention Calculations	
Design Rainfall	0.90 in
Runoff Coefficient (Rv)	0.67
Total Water Quality Vol (WQv)	1,384 ft <sup>3</sup>
20% of WQv	277 ft <sup>3</sup>
Pond Floor Elevation	674.00 ft
Overflow Rim Elevation	675.00 ft
Retention Depth	12 in
Bioretention Floor Area	848 ft <sup>2</sup>
WQv Provided	848 ft <sup>3</sup>



Design of the bioretention pond was performed in accordance with the Ohio EPA Rainwater and Land Development Manual (Chapter 2.9 *Bioretention*). The bioretention pond meets the OEPA standards for filter media materials and thickness, and the landscape plan incorporates plants that can tolerate saturated soil conditions. Due to the presence of clay soils onsite, an underdrain is provided to ensure the bioretention pond does not hold standing water and will drain within 48 hours as required by OEPA. As shown in Table 2 above, the bioretention pond has been designed to treat greater than 20% of the WQv and meets the City stormwater ordinance for water quality treatment.

Overall, there three points of discharge from the site: 1) existing catch basin to the northwest, 2) existing catch basin to the northeast, and 3) existing curb inlet to the southeast. A proposed curb inlet is shown on the west side of the building to intercept any flow that may come towards the building. Runoff from this proposed inlet is conveyed due north and connects to Outfall 1. The majority of the site drains to the bioretention pond which includes an overflow structure that connects to Outfall 2. In the event the overflow grate becomes plugged, runoff will overtop the drive-thru loop to the east towards Tri-County Pkwy. Lastly, a minor portion of runoff from the site will flow to the south towards Outlet 3.

In summary, the proposed site development (<1 acre) will improve the existing stormwater condition by reducing the overall imperviousness. This project will not result in runoff volume increases from the existing condition and is therefore not required to provide additional quantity control. A bioretention pond has been designed to provide water quality treatment for the site. Runoff from this project will discharge to existing drainage infrastructure at the Springdale Plaza.

**SUBSURFACE INVESTIGATION AND  
GEOTECHNICAL RECOMMENDATIONS**

**PROPOSED DUTCH BROTHERS COFFEE  
E. KEMPER ROAD AND TRI COUNTY PARKWAY  
SPRINGDALE, OHIO**

*Prepared for:*

**JUBILEE-SPRINGDALE, LLC  
COLUMBUS, OH 43219**

*Prepared by:*

**ALT & WITZIG ENGINEERING, INC.  
WEST CHESTER, OHIO**

**FEBRUARY 4, 2026**

**PROJECT NO.: 26CN0002**



***Alt & Witzig Engineering, Inc.***

6205 Schumacher Park Drive • West Chester, Ohio 45069

Phone: (513) 777-9890 • [www.altwitzig.com](http://www.altwitzig.com)

February 4, 2026

Jubilee-Springdale, LLC  
c/o Paragon Consultants, LLC  
4300 East 5th Street  
Columbus, Ohio 43219  
ATTN: Mr. Paul Gugino

RE: Subsurface Investigation &  
Geotechnical Recommendations  
Dutch Brothers Coffee – Springdale  
E. Kemper Road and Tri County Parkway  
Springdale, OH  
Alt & Witzig File #: 26CN0002

Dear Mr. Gugino,

This report presents the results of a subsurface investigation and provides geotechnical recommendations for a Dutch Brothers Coffee to be constructed at the southwest corner of E. Kemper Road and Tri County Parkway in Springdale, Ohio. This investigation was conducted for Jubilee-Springdale, LLC in care of Paragon Consultants, LLC. The purpose of this subsurface investigation was to determine the various soil profile components, the engineering characteristics of the subsurface materials and to provide criteria for use by the design engineers and architects in preparing the foundation design for the proposed building and site improvements.

**Field Investigation**

The field investigation to determine the engineering characteristics of the subsurface materials included a reconnaissance of the project site and drilling 5 borings. Borings are located as shown on *Figure 1*. The soil borings were performed with a drilling rig equipped with a rotary head. Conventional hollow-stem augers were used to advance the holes. Representative samples were obtained employing split-spoon sampling procedures in accordance with ASTM D1586.

During the sampling procedure, Standard Penetration Tests were performed at regular intervals to obtain the Standard Penetration Test value of the soil. The Standard Penetration Test value is defined as the number of blows a 140-pound hammer, falling 30-inches, is required to advance the split-spoon sampler 1 foot into the soil. The results of the Standard Penetration Tests indicate the relative density and comparative consistency of the soils and thereby provide a basis for estimating the relative strength and compressibility of the soil profile components.

The exact location of the water table should be anticipated to fluctuate somewhat depending upon normal seasonal variations in precipitation and surface runoff. In addition, it generally requires several months of observation to estimate groundwater levels and the levels given on the enclosed boring logs are from the short observations made during our on-site observations.



*Figure 1: Borings Locations for Proposed Dutch Brothers Coffee*

### **Laboratory Investigations**

In addition to the field investigations, a supplemental laboratory investigation was conducted to ascertain additional pertinent engineering characteristics of the subsurface materials necessary in analyzing the behavior of the new building. All phases of the laboratory investigation were conducted in general accordance with applicable ASTM Specifications. The laboratory-testing program included:

- Visual classification in accordance with ASTM D 2488.
- Moisture content tests in accordance with ASTM D 2216.

Samples of the cohesive soil from the split-spoon-sampling device were frequently tested in unconfined compression by use of a calibrated spring testing machine. In addition, a calibrated soil penetrometer was used as an aid in determining the strength of the soil. The unconfined compressive strength as determined on soil samples from the split-spoon sampling must be considered approximate values since the split-spoon sampling techniques provide a representative but somewhat disturbed soil sample.

### **Description of Site/Project Description**

The site of the proposed Dutch Brothers Coffee will be located at the immediate southwest corner of E. Kemper Road and Tri County Boulevard in Springdale, Ohio. The site currently consists of a maintained greenspace and asphalt parking plot. The lot is relatively flat with elevations ranging between 676 and 679-ft MSL. A bank was demolished and removed from the site circa fall of 2023 and the site is currently greenspace. Based on a review of historical aerials, the site was utilized for agricultural use before being developed with the former bank. An aerial image of the former bank on the property can be reviewed in figure 2. The approximate location of the site is shown on the enclosed *Site Location Map* presented in the Appendix of this report.



*Figure 2: 2021 Google Earth Aerial with Former Site Use*

Figure 1 shows the proposed site plan. Alt & Witzig assumes the building will be a metal stud single-story structure with masonry walls and a slab-on-grade with a finished floor elevation near current site elevations. The building will be approximately 1,000-sf. It is anticipated that the maximum wall loads will be 2 to 3-kips per foot and maximum columns loads (if any) will be 30-kips or less. The pavement will be a combination of asphalt with concrete in the drive-thru and dumpster area as well as sidewalks/patio.

### **Subsurface Conditions**

A total of 5 borings were performed to obtain the subsurface conditions of the proposed Dutch Brothers Coffee. At the immediate surface, borings encountered up to 12-inches of asphalt underlain 0 to 16-inches of subbase stone. In the greenspace area, approximately 3-inches of topsoil was encountered underlain by subbase stone. Below the surface coverings, all borings encountered existing fills comprised of between 2 and 7-feet of dark brown and gray clay. Generally, the clay soils are medium stiff to very stiff in consistency. Below the existing fill soils, borings encountered brown and gray clay with some sand, extending to the predetermined boring termination depth. The native brown and gray clay soil is medium stiff to very stiff in consistency.

Groundwater was not encountered during drilling operations. Note that the groundwater readings were taken over a short observation period. The actual depth of the water table should be expected to fluctuate with seasonal variations. All holes were backfilled at completion for safety reasons.

### **Seismic Site Class**

An evaluation of the seismic site class has been performed for this site. The Ohio Building Code indicates that the seismic site class is determined by averaging soil conditions within the top 100 feet with respect to the shear wave velocity. This evaluation is based on data obtained on soil to termination of the borings and our knowledge of soils in the area. Based on the field and laboratory tests performed on the encountered subsurface materials to boring termination, this site should be considered a Site Class C in accordance with the current Ohio Building Code. Seismic acceleration parameters of  $S_s=0.141g$  and  $S_1=0.076g$  can be utilized for design, assuming the building has risk category of 1, 2, or 3.

### **Site Preparation/Reuse of On-Site Soils**

A grading plan has not been provided at this time; however, Alt & Witzig Engineering assumes the finished floor for the proposed Dutch Brothers Coffee will be at or near current site elevations. The grading plan should be provided to Alt & Witzig Engineering to confirm the recommendations provided.

Prior to placing any fill material across the building and parking areas, the topsoil should be stripped and the asphalt at the immediate surface should be removed. The exposed subgrade should then undergo a proof-roll inspection with approved equipment. This proof-roll inspection will determine if any pockets of soft unsuitable materials exist beneath the proposed building and parking areas. Any soft or yielding areas found in the proof-roll should be excavated and replaced as structural fill. After remediation of any unstable areas encountered during the proofroll inspection, the site should be raised to proposed subgrade elevation.

Proper compaction techniques should be followed in raising the site to design subgrade elevation. The following table illustrates the recommended compaction percentage in several areas of the site:

<b>Area</b>	<b>Min. Percentage of Compaction ASTM D 698</b>	<b>Acceptable Material</b>	<b>Typical Maximum Lift Thickness</b>
Roads, Drives, & Parking Areas	98%	Any besides ML, MH, CH, OL, OH	8"
Under Foundations and Footings	98%	Any besides ML, MH, CH, OL, OH	8"
Sub grade Below Slab-On-Grade	98%	ODOT#304 or other coarse-grained material approved by the geotechnical engineer	8"
Utility Trench Backfill	95%	SW,SP,GW,GP	12"

The soils encountered during the subsurface investigation can be reused as structural fill. Laboratory testing indicates the shallow soils (upper 6 feet) to have moisture contents between 13% and 27%. Based on experience with similar soils, optimum moisture content of the shallow clay soils is anticipated to be in the range 14% to 18% for the clay soils. Generally, a moisture range of 2% below and 3% above optimum moisture content is desired for these soils to achieve proper compaction. Therefore, the clay layers will require some drying prior to placement to verify proper compaction for use as structural fill.

Drying can be performed by spreading the soils in a thin lift (8 inches ±) during favorable weather conditions to allow the soils to aerate and dry. If the construction schedule or weather does not allow for this form of drying, undercutting and replacing with geogrid and stone or chemical modification of the soils can be considered. A representative of Alt & Witzig Engineering should be present to ensure that proper placement regarding density and moisture content of any earthwork that is performed.

**Foundation Recommendations**

Based on the encountered soil conditions, conventional foundations can be utilized to support the proposed structures on site. A net allowable soil bearing pressure of 2,500-psf is recommended to design conventional spread footings and continuous wall footings. The above recommended bearing pressure assumes the footings will be founded on the existing stiff clay fill soils encountered in the soil borings.

The above recommended bearing pressure is a "net allowable soil pressure". In utilizing this net allowable pressure for dimensioning footings, it is necessary to consider only those loads applied above the finished floor elevations. All exterior foundations should be extended to a minimum depth

of 30-inches below grade for frost protection. The following table summarizes applicable foundation design parameters:

	Footing Type	
	Continuous Footings	Spread Footings
<b>Net Allowable Bearing Pressure<sup>1</sup></b>	2,500-psf	2,500-psf
<b>Minimum Depth for Frost Action</b>	30-inches	30-inches
<b>Estimated Maximum Total Settlement</b>	1-inch	1-inch
<b>Estimated Differential Settlement</b>	½-inch	½-inch
* <sup>1</sup> Note - In utilizing a net allowable bearing pressure, it is only necessary to account for structural loads applied above finished floor elevation.		

All foundation soils excavations should be inspected by a representative of Alt & Witzig Engineering to ensure suitable soils exist in the base of all footings. At the time of the inspection, a visual examination, hand penetrometer, and/or housel penetrometer tests can be performed on the foundation soils. If soft soils are exposed in foundation excavations, undercutting of foundation soils below the bottom of footing would be required. Given the past disturbance of the site, some undercutting of foundations could be required. The undercut footing areas should be re-established with lean concrete (min. compressive strength of 1,500-psi).

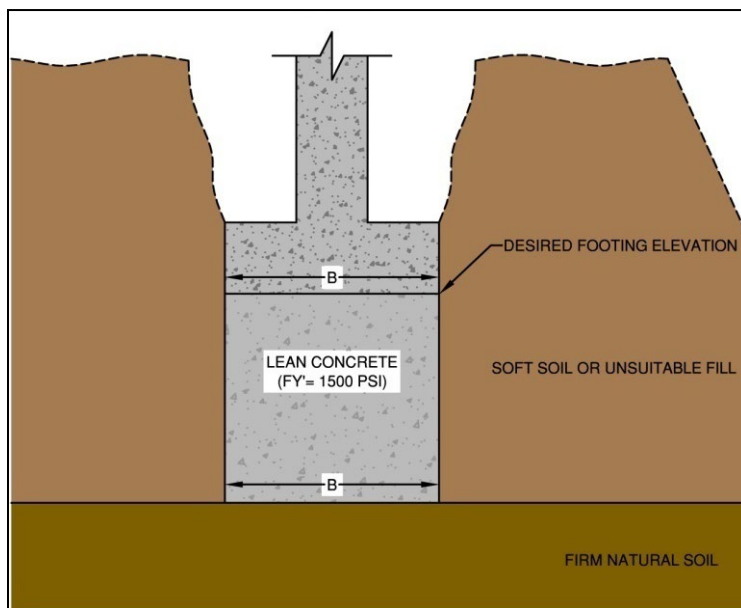


Figure 3: Typical Undercut Detail

### **Floor Slab Recommendations**

The ground floor for the proposed restaurant can be constructed as a slab-on-grade supported by the existing soils and/or newly compacted fills. Before any new fill or the slabs are placed, all surface materials should be removed, and the exposed subgrade should then be proofrolled to determine if any soft or yielding areas are present.

After the building area has been prepared to the proper elevation, a 4-inch compacted granular fill should be placed immediately beneath the floor slab. This compacted granular fill will provide a uniform surface for construction of the slab and minimize capillary rise of groundwater from the subgrade into the slab. In addition, a vapor barrier should be placed in any area that will be covered in tile, carpet, or other surface coverings. A modulus of subgrade reaction of 100-pci can be utilized to dimension the floor slab over a properly prepared subgrade. Modifications to the modulus of subgrade reaction may be required for area loading.

### **Proposed Parking Area and Pavement Design Recommendations**

The parking lot subgrade should be prepared in a similar method to that of the floor slab. Based upon laboratory tests and experience with soils having a similar consistency, a design CBR value of 3.0 is recommended for the pavement design of a properly prepared subgrade.

All paved areas should be designed to prevent water from collecting or ponding immediately beneath the pavement. It is suggested that underdrains be installed in the pavement area to minimize potential saturation of these soils. The soils engineer, owner, and site design engineer should discuss the design and placement of these drains prior to construction. For underdrains to be effective, minimum installation depths of 18-inches is suggested. The drains should consist of a 4-inch perforated plastic pipe encased in a clean granular backfill such as a washed No. 57 stone or pea gravel.

Although no specific traffic information was provided, it is anticipated that light-duty pavements will be primarily subjected to several hundred cars per week. It is anticipated that the heavy-duty pavements will be primarily subjected to the occasional delivery truck and up to 1 trash truck per week. The following pavement sections were determined based on these assumed traffic conditions, utilizing a 20-year design life and a CBR value of 3.0 and the American Association of State Highway Officials (AASHTO) design method. It must be noted that the design conditions have been estimated. Sections can be provided for actual traffic conditions, if provided to Alt & Witzig.

<b>Traffic Type</b>	<b>Pavement Type</b>	<b>Surface Course</b>	<b>Binder Course</b>	<b>ODOT #304</b>
<b>Light Duty Pavement (Car Parking)</b>	Asphalt	1.5"	2.0"	6.0"
<b>Heavy Duty Pavement (Delivery and Trash Truck)</b>	Asphalt	1.5"	3.0"	8.0"

The area designed for placement of the trash container and drive-thru lane apron should be constructed with a concrete pad. These concrete aprons will support the heavy twisting loads often imparted to the pavement section during pick-up of these containers. It is suggested that 6-inches of ODOT #304 stone and 8-inches of unreinforced concrete be used to construct the dumpster pad and 6-inches of unreinforced concrete be used for the drive-thru apron. The concrete pad should be of sufficient size to accommodate the entire truck during loading and unloading conditions.

**Utility Excavations**

With construction of the new building, placement of numerous underground structures will likely be required. The existing fills classify as OSHA type B soils. Temporary slopes on the order of 1H:1V slopes or flatter should be maintained for shallow temporary excavations. All excavation slopes should be monitored for changes due to weather conditions and water seepage. Flattening of the slopes should be performed as necessary for safety purposes.

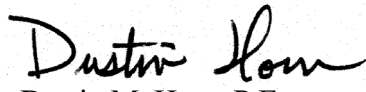
These soils are very sensitive to moisture so, all excavation slopes should be monitored for changes due to weather conditions and water seepage. Should excessive seepage of the groundwater be encountered, flattening of the slopes should be performed as necessary for safety purposes. In addition, if any utility excavation greater than 20-feet below the existing grade is required; it must be designed by a registered engineer.

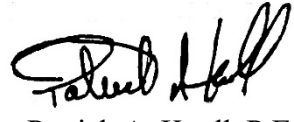
The trenches in pavement and building areas should be backfilled with a granular material compacted with a vibratory plate compactor. All trench compaction methods should be reviewed with Alt & Witzig Engineering before proceeding. Proper compaction techniques and densities should be followed as recommended in the site preparation section of this report.

*Dutch Brothers Coffee - Springdale*  
*Alt & Witzig File No.: 26CN0002*  
*February 4, 2026*  
*Page 9*

The recommendations provided herein were based on our understanding of the project and the results of field and laboratory testing. If we can give further service in these matters, please contact us at your convenience.

Respectfully Submitted,  
ALT & WITZIG ENGINEERING, INC.

  
Dustin M. Horn, P.E.  
Project Engineer

  
Patrick A. Knoll, P.E.  
Principal Engineer



## **APPENDIX**

## **RECOMMENDED SPECIFICATIONS FOR COMPACTED FILLS AND BACKFILLS**

All fill 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 soil engineer for his approval. The fill material should be placed in layers not to exceed eight (8) inches in loose thickness and 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. All structural fill should be compacted to 98% of the maximum density obtained in accordance with ASTM density Test D-698. Should the results of the in-place density tests indicate that the specified compaction limits are not obtained, the areas represented by such tests should be reworked and retested as required until the specified limits are reached.



**PROJECT:** Dutch Bros Coffee - Springdale  
**LOCATION:** Springdale, Ohio  
**CLIENT:** Jubilee Springdale, LLC  
**ALT & WITZIG ENGINEERING FILE NO.:** 26CN0002

### SITE LOCATION MAP

 **Alt & Witzig Engineering, Inc.**  
6205 Schumacher Park Drive  
Cincinnati, OH 45069  
TEL (513) 777-9890 · FAX (513) 777-9070  
[www.altwitzig.com](http://www.altwitzig.com)



**PROJECT:** Dutch Bros Coffee - Springdale  
**LOCATION:** Springdale, Ohio  
**CLIENT:** Jubilee Springdale, LLC  
**ALT & WITZIG ENGINEERING FILE NO.:** 26CN0002

**BORING LOCATION PLAN**

*AW*  
**Alt & Witzig Engineering, Inc.**  
 6205 Schumacher Park Drive  
 Cincinnati, OH 45069  
 TEL (513)777-9890 · FAX (513) 777-9070  
[www.altwitzig.com](http://www.altwitzig.com)



# BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT Jubilee-Springdale, LLC  
 PROJECT NAME Proposed Dutch Bros. Coffee  
 PROJECT LOCATION Springdale, Ohio

BORING # B01  
 ALT & WITZIG FILE # 26CN0002

DRILLING and SAMPLING INFORMATION

Date Started 1/23/26 Hammer Wt. 140 lbs.  
 Date Completed 1/23/26 Hammer Drop 30 in.  
 Boring Method HSA Spoon Sampler OD 2 in.  
 Driller J. Roark Rig Type D-50 Track ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pct)	Remarks
	SURFACE ELEVATION											
	Subbase STONE 16"	1.3										
	Brown/ Dark Brown CLAY (FILL)	4.0		1	SS			12		4.5	13.7	
	Dark Gray CLAY	6.0		2	SS			12		2.0	26.1	
	Brown/ Gray CLAY with Sand			3	SS			14		2.5	18.1	
				4	SS			14		4.5	12.9	
				5	SS			22			13.2	
	End of Boring at 16 feet	16.0										

Sample Type  
 SS - Driven Split Spoon  
 ST - Pressed Shelby Tube  
 CA - Continuous Flight Auger  
 RC - Rock Core  
 CU - Cuttings  
 CT - Continuous Tube

Groundwater  
 ○ During Drilling        Dry ft.  
 ∇ At Completion        Dry ft.

Boring Method  
 HSA - Hollow Stem Augers  
 CFA - Continuous Flight Augers  
 DC - Driving Casing  
 MD - Mud Drilling



# BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT Jubilee-Springdale, LLC  
 PROJECT NAME Proposed Dutch Bros. Coffee  
 PROJECT LOCATION Springdale, Ohio

BORING # B02  
 ALT & WITZIG FILE # 26CN0002

DRILLING and SAMPLING INFORMATION

Date Started 1/23/26 Hammer Wt. 140 lbs.  
 Date Completed 1/23/26 Hammer Drop 30 in.  
 Boring Method HSA Spoon Sampler OD 2 in.  
 Driller J. Roark Rig Type D-50 Track ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION	Strata Depth	Depth Scale	Sample No.	Sample Type Sampler Graphics Recovery Graphics Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pcf)	Remarks
	SURFACE ELEVATION									
	Dark Brown CLAY (FILL)			1	SS	13		4.5	15.5	
		6.0		2	SS	10		2.0	26.6	
	Brown/ Gray CLAY			3	SS	12		3.0	15.0	
		9.5		4	SS	12		4.5	13.8	
	Brown Sandy CLAY									
		13.0								
	Brown/ Gray CLAY			5	SS	19		4.5	21.5	
	End of Boring at 16 feet	16.0								

Sample Type

- SS - Driven Split Spoon
- ST - Pressed Shelby Tube
- CA - Continuous Flight Auger
- RC - Rock Core
- CU - Cuttings
- CT - Continuous Tube

Groundwater

- During Drilling Dry ft.
- ∇ At Completion Dry ft.

Boring Method

- HSA - Hollow Stem Augers
- CFA - Continuous Flight Augers
- DC - Driving Casing
- MD - Mud Drilling



# BORING LOG

*Alt & Witzig Engineering, Inc.*

CLIENT Jubilee-Springdale, LLC  
 PROJECT NAME Proposed Dutch Bros. Coffee  
 PROJECT LOCATION Springdale, Ohio

BORING # B03  
 ALT & WITZIG FILE # 26CN0002

DRILLING and SAMPLING INFORMATION

Date Started 1/23/26 Hammer Wt. 140 lbs.  
 Date Completed 1/23/26 Hammer Drop 30 in.  
 Boring Method HSA Spoon Sampler OD 2 in.  
 Driller J. Roark Rig Type D-50 Track ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pcf)	Remarks
	SURFACE ELEVATION											
	Asphalt 12"	1.0										
	Subbase STONE	1.5										
				1	SS			11		2.8	15.3	
	Dark Brown / Gray CLAY (FILL)											
				2	SS			13		2.0	25.9	
	Brown/ Gray CLAY	6.0										
				3	SS			11		2.0	24.3	
	Brown Sandy CLAY	9.0										
				4	SS			20		4.5	13.4	
	End of Boring at 11 feet	11.0										

Sample Type  
 SS - Driven Split Spoon  
 ST - Pressed Shelby Tube  
 CA - Continuous Flight Auger  
 RC - Rock Core  
 CU - Cuttings  
 CT - Continuous Tube

Groundwater  
 ○ During Drilling \_\_\_\_\_ Dry ft.  
 ∇ At Completion \_\_\_\_\_ Dry ft.

Boring Method  
 HSA - Hollow Stem Augers  
 CFA - Continuous Flight Augers  
 DC - Driving Casing  
 MD - Mud Drilling



# BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT Jubilee-Springdale, LLC  
 PROJECT NAME Proposed Dutch Bros. Coffee  
 PROJECT LOCATION Springdale, Ohio

BORING # B04  
 ALT & WITZIG FILE # 26CN0002

DRILLING and SAMPLING INFORMATION

Date Started 1/23/26 Hammer Wt. 140 lbs.  
 Date Completed 1/23/26 Hammer Drop 30 in.  
 Boring Method HSA Spoon Sampler OD 2 in.  
 Driller J. Roark Rig Type D-50 Track ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pct)	Remarks
	Asphalt 6"	0.5										
	Recycled ASPHALT	1.1										
			1	1	SS			11		1.0	24.9	
	Brown/ Gray CLAY (FILL)		5	2	SS			11		1.5	25.1	
		7.0										
	Brown/ Gray CLAY			3	SS			16		4.5	12.5	
	End of Boring at 10.4 feet	11.0	10	4	SS			50/5		4.5	13.2	

Sample Type  
 SS - Driven Split Spoon  
 ST - Pressed Shelby Tube  
 CA - Continuous Flight Auger  
 RC - Rock Core  
 CU - Cuttings  
 CT - Continuous Tube

Groundwater  
 ○ During Drilling Dry ft.  
 ∇ At Completion Dry ft.

Boring Method  
 HSA - Hollow Stem Augers  
 CFA - Continuous Flight Augers  
 DC - Driving Casing  
 MD - Mud Drilling



# BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT Jubilee-Springdale, LLC  
 PROJECT NAME Proposed Dutch Bros. Coffee  
 PROJECT LOCATION Springdale, Ohio

BORING # B05  
 ALT & WITZIG FILE # 26CN0002

DRILLING and SAMPLING INFORMATION

Date Started 1/23/26 Hammer Wt. 140 lbs.  
 Date Completed 1/23/26 Hammer Drop 30 in.  
 Boring Method HSA Spoon Sampler OD 2 in.  
 Driller J. Roark Rig Type D-50 Track ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pcf)	Remarks
	SURFACE ELEVATION											
	Asphalt 11"	0.9										
	Dark Brown CLAY (FILL)	2.0		1	SS			13		3.0	16.7	
	Brown/ Gray CLAY		5	2	SS			11		2.0	15.0	
				3	SS			8		4.5	18.7	
			10	4	SS			9		4.5	12.7	
		End of Boring at 11 feet	11.0									

Sample Type  
 SS - Driven Split Spoon  
 ST - Pressed Shelby Tube  
 CA - Continuous Flight Auger  
 RC - Rock Core  
 CU - Cuttings  
 CT - Continuous Tube

Groundwater  
 ○ During Drilling Dry ft.  
 ∇ At Completion Dry ft.

Boring Method  
 HSA - Hollow Stem Augers  
 CFA - Continuous Flight Augers  
 DC - Driving Casing  
 MD - Mud Drilling

# GENERAL NOTES

## SAMPLE IDENTIFICATION

The Unified Soil Classification System is used to identify the soil unless otherwise noted.

## SOIL PROPERTY SYMBOLS

- N: Standard "N" penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2 inch O.D. split-spoon.
- Qu: Unconfined compressive strength, TSF
- Qp: Penetrometer value, unconfined compressive strength, TSF
- Mc: Water content, %
- LL: Liquid limit, %
- PL: Plastic limit, %
- Dd: Natural dry density, PCF
- : Apparent groundwater level at time noted after completion

## DRILLING AND SAMPLING SYMBOLS

- SS: Split-spoon - 1 3/8" I.D., 2" O.D., except where noted
- ST: Shelby tube - 3" O.D., except where noted
- AU: Auger sample
- DB: Diamond bit
- CB: Carbide bit
- WS: Washed sample

## RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

<u>TERM (NON-COHESIVE SOILS)</u>	<u>BLOWS PER FOOT</u>
Very loose	0 - 4
Loose	5 - 10
Firm	11 - 30
Dense	31 - 50
Very Dense	Over 50

<u>TERM (COHESIVE SOILS)</u>	<u>Qu (TSF)</u>
Very soft	0 - 0.25
Soft	0.25 - 0.50
Medium	0.50 - 1.00
Stiff	1.00 - 2.00
Very Stiff	2.00 - 4.00
Hard	4.00+

## PARTICLE SIZE

Boulders	8 in.(+)	Coarse Sand	5 mm-0.6 mm	Silt	0.075 mm - 0.005 mm
Cobbles	8 in. - 3 in.	Medium Sand	0.6mm-0.2 mm	Clay	0.005mm(-)
Gravel	3 in. - 5 mm	Fine Sand	0.2mm-0.075 mm		



May 18, 2026      **Planning Commission Recommendation Letter**

Mr. Jeffery Anderson  
Springdale City Council  
11700 Springfield Pike  
Springdale, OH 45246

Re:      20260160 – 495 E. Kemper Road – Dutch Bros

The Springdale Planning Commission held a public hearing for a Proposed Major Modification to the PUD for Springdale Plaza, to allow for a drive-thru coffee shop.

At their meeting on May 11, 2026, in a public hearing, the Planning Commission voted to **RECOMMEND APPROVAL** of the Major Modification to a PUD - Final Plan for Dutch Bros, with the following recommendations and considerations:

- A. Staff's, City Engineer's, City Planner's recommendations and considerations contained in their reports. As a PUD, this shall include Staff, Law Director's and City's approval of Covenants as necessary.
- B. All other Zoning Code regulations and conditions not detailed in the motion shall remain in effect.

By this action, Planning Commission is referring this to the City of Springdale City Council for approval.

Please contact our Department if you have any questions.

Sincerely,

Melissa Hays, AICP

Chief Building Official

**ORDINANCE NO. 27-2026**

**AN ORDINANCE ACCEPTING A BID AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH DONNELLON MCCARTHY ENTERPRISES FOR THE SPRINGDALE EV CHARGING STATION INSTALLATIONS PROJECT**

WHEREAS, the City of Springdale (the “City”) advertised for bids for the Springdale EV Charging Station Installations Project (the “Project”) and sealed bids were opened on May 21, 2026; and

WHEREAS, the City has reviewed the bids and determined the best and lowest bid for the Project was submitted by Donnellon McCarthy Enterprises for their base bid in the amount of \$454,981.54.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. The City of Springdale City Council (the “Council”) finds the bid submitted by Donnellon McCarthy Enterprises in the amount of \$454,981.54 to be the best and lowest bid submitted for the Springdale EV Charging Station Installations Project.

Section 2. The Mayor and City Administrator are hereby authorized to enter into an agreement with Donnellon McCarthy Enterprises in the amount of \$454,981.54 for the Project.

Section 3. The Finance Officer/Tax Commissioner is hereby authorized to pay Donnellon McCarthy Enterprises a sum not to exceed \$454,981.54 for the Project.

Section 4. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ORDINANCE NO. 28-2026**

**AN ORDINANCE ACCEPTING A BID AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH NEYRA PAVING FOR THE SPRINGDALE INDUSTRIAL PARK RESURFACING PROJECT AND DECLARING AN EMERGENCY**

WHEREAS, the City of Springdale (the “City”) advertised for bids for the Springdale Industrial Park Resurfacing Project (the “Project”) and sealed bids were opened on May 14, 2026; and

WHEREAS, the City has reviewed the bids and determined the best and lowest bid for the Project was submitted by Neyra Paving for their base bid in the amount of \$440,865.15.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. The City of Springdale City Council (the “Council”) finds the bid submitted by Neyra Paving in the amount of \$440,865.15 to be the best and lowest bid submitted for the Springdale Industrial Park Resurfacing Project.

Section 2. The Mayor and City Administrator are hereby authorized to enter into an agreement with Neyra Paving in the amount of \$440,865.15 for the Project.

Section 3. The Finance Officer/Tax Commissioner is hereby authorized to pay Neyra Paving a sum not to exceed \$440,865.15 for the Project.

Section 4. Council hereby finds and determines that all formal actions relative to the passage of this legislation were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

Section 6. This ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II(D)(3)(d) of the Charter, be effective immediately. The reason for said declaration of emergency is the need to execute the agreement immediately in order to complete the work in a timely manner for the prices quoted and maintain the project timeline.

Passed this 3<sup>rd</sup> day of June, 2026.

Attest:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ORDINANCE NO. 29-2026**

**AN ORDINANCE AMENDING CHAPTER 38 OF THE SPRINGDALE CODE OF ORDINANCES GOVERNING VARIOUS ADMINISTRATIVE STAFF POSITIONS WITHIN THE CITY**

WHEREAS, Chapter 38 of the Springdale Code of Ordinances (the “Code”) governs various administrative staff positions within the City of Springdale (the “City”); and

WHEREAS, in November 2021, the position of Clerk of Council/Finance Director was eliminated from the Charter beginning in December 2023 as a result of the passage of a ballot initiative by voters in the City; and

WHEREAS, when the Charter was amended, it did not include language as to who would be tasked with hiring the Finance Officer/Tax Commissioner and this language needs to be clarified; and

WHEREAS, Council seeks to ratify the hiring by the City Administrator of Kelly Flanigan who currently serves in the position of Finance Officer/Tax Commissioner; and

WHEREAS, changes are also needed within other positions in Chapter 38 to align the job descriptions with their duties and to reflect the addition of other positions that have been created within the City; and

WHEREAS, as a result of the Charter update and these other changes, Council seeks to amend Section 38 to address needed revisions.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Springdale, Ohio, \_\_\_\_\_ members elected thereto concurring:

Section 1. Chapter 38 of the Springdale Code of Ordinances shall be amended in relevant part as indicated in the attached Exhibit A which is incorporated herein by reference.

Section 2. Council further approves and ratifies the hiring by the City Administrator of Kelly Flanigan to serve in the position of Finance Officer/Tax Commissioner retroactive to April 7, 2026.

Section 3. Council also finds that all other hirings and appointments to the position of Finance Officer/Tax Commissioner made prior to the passage of this Ordinance, but consistent with it, since December 1, 2023 are retroactively approved and ratified.

Section 4. This Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance shall be effective from and after the earliest period allowed by law.

Passed this \_\_\_\_ day of June, 2026.

Attest:

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Clerk of Council

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ORDINANCE No. 29-2026**

**EXHIBIT A**

**CHAPTER 38: OTHER DEPARTMENTS AND STAFF**

Section

Administrative Staff

- 38.01 City Administrator
- 38.02 Assistant City Administrator
- 38.03 Assistant to the City Administrator
- 38.04 Administrative Assistant
- 38.05 Finance Officer/Tax Commissioner
- 38.06 Clerk of Council
- 38.07 Human Resources Administrator
- 38.08 (Reserved)
- 38.09 Economic Development Director

Recreation Center Staff

- 38.10 Recreation Director
- 38.11 Assistant Recreation Director
- 38.12 Administrative Assistant
- 38.13 Part Time and Seasonal Recreation Staff
- 38.14 Fitness Center Manager

Park Maintenance Force

- 38.20 Complement and classification

Public Works Department

- 38.25 Director of Public Works
- 38.26 Assistant Director of Public Works
- 38.27 Complement and Classification
- 38.28 Temporary and Seasonal Personnel
- 38.29 Public Works Inspector

Building Department

**ORDINANCE No. 29-2026**

**EXHIBIT A**

38.30 Chief Building Official

38.31 Plan Review

38.32 Building Inspector

38.33 Property Maintenance Inspector

38.34 Administrative Assistant

Miscellaneous

38.50 Facilities Maintenance

38.51 Technical Services Administrator

38.52 Facilities & Grounds Superintendent

**ADMINISTRATIVE STAFF**

*§ 38.05 FINANCE OFFICER/TAX COMMISSIONER.*

There is hereby established the unclassified position of Finance Officer/Tax Commissioner. The Finance Officer/Tax Commissioner shall serve as the director for both the Finance and Tax Departments. The Finance Officer/Tax Commissioner shall be appointed by the City Administrator and serve under the general direction of the City Administrator and Assistant City Administrator. The position shall be responsible for all financial responsibilities and obligations of the city. The Finance Officer/Tax Commissioner shall serve as the Tax Administrator for the city and shall have the responsibilities and authority expressed in the Charter and Ohio Revised Code.

(Ord. 34-1997, passed 4-16-97; Am. Ord. 45-2023, passed 11-15-23)

*§ 38.32 BUILDING INSPECTOR.*

(A) There is hereby established the positions of Building Inspector under the supervision of the Chief Building Official as directed by the Mayor and City Administrator.

(B) The Mayor, at his discretion, may contract for the services of any competent person as a Building Inspector.

(Ord. 34-1997, passed 4-16-97; Am. Ord. 45-2023, passed 11-15-23)

## ORDINANCE No. 29-2026

### EXHIBIT A

#### *§ 38.33 PROPERTY MAINTENANCE INSPECTOR.*

(A) There is hereby established the position of Property Maintenance Inspector under the supervision of the Chief Building Official as directed by the Mayor and City Administrator.

(B) The Property Maintenance Inspector shall inspect existing buildings and properties for conformance with the city's property maintenance and zoning codes and issue notices and orders for compliance as necessary and perform other duties as directed.

(Ord. 17-1990, passed 2-21-90; Am. Ord. 34-1997, passed 4-16-97)

#### *§ 38.34 ADMINISTRATIVE ASSISTANT.*

There is hereby created the classified position of Administrative Assistant in the Springdale Building Department. The Administrative Assistant shall provide administrative support under the direction of the Chief Building Official.

(Ord. 27-1997, passed 4-2-97; Am. Ord. 34-1997, passed 4-16-97)

### MISCELLANEOUS

#### *§ 38.52 FACILITIES & GROUNDS SUPERINTENDENT.*

There is hereby established the position of Facilities & Grounds Superintendent, under the direction of the Assistant Parks & Recreation Director. The Facilities & Grounds Superintendent coordinates all maintenance and capital improvements for all City facilities, open spaces, and parks. This position shall be in the classified service.