CITY OF HUBER HEIGHTS
STATE OF OHIO
City Council Meeting
Regular Session
December 13, 2021
7:00 P.M.
City Hall - Council Chambers - 6131 Taylorsville Road

1. **Call The Meeting To Order - Mayor Jeff Gore**

2. **Invocation - Pastor Randy Griffith Of The Free Methodist Church At 6875 Old Troy Pike, Huber Heights, Ohio**

3. **Flag Ceremony - Wayne High School Junior ROTC Honor Guard**

4. **Pledge Of Allegiance**

5. **Roll Call**

6. **Approval Of Minutes**

   A. City Council Meeting Minutes - November 8, 2021

   B. City Council Meeting Minutes - November 22, 2021

7. **Special Presentations/Announcements**

   A. Presentation Of Newly Promoted Officer Within The Police Division - Police Chief Mark Lightner And Mayor Jeff Gore

B. Mayoral Proclamation And Presentation To Ward 4 Councilmember Andy Hill - Mayor Jeff Gore

C. Montgomery County Board Of Elections Presentation - Mr. Jeff Rezabek, Director, Montgomery County Board Of Elections

8. **Citizens Comments**

9. **Citizens Registered to Speak on Agenda Items**

10. **City Manager Report**

11. **Pending Business**

A. An Ordinance Amending Certain Sections Of Part Thirteen, Building Code, Of The City Code Of Huber Heights.
(second reading)

B. An Ordinance To Approve A Rezoning To Planned Residential And A Basic Development Plan For The Property Located At 6502 Old Troy Pike And Further Identified As Parcel Number P70 04004 0003 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-34).
(second reading)

C. An Ordinance To Approve A Rezoning To Planned Residential And A Basic Development Plan For The Property Located At Chambersburg Road And Further Identified As Parcel Numbers P70 04008 0004 And P70 04008 0006 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-35).
(second reading)

D. An Ordinance To Approve A Rezoning To Planned Mixed Use And A Combined Basic And Detailed Development Plan For The Property Located At 6119 Brandt Pike And Further Identified As Parcel Number P70 03912 0088 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-37).
(second reading)

E. An Ordinance To Approve A Rezoning From B-1 (Commercial) To PR (Planned Residential District) For The Property Located At 4270 Murdock Avenue And Further Identified As Parcel Number P70 00201 0063 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-40).
(second reading)

F. An Ordinance Authorizing Transfers Between Various Funds Of The City Of Huber Heights, Ohio And Amending Ordinance No. 2020-O-2453 By Making Supplemental Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2021 And Ending December 31, 2021.
(second reading)

G. A Resolution Authorizing The City Manager To Enter Into Necessary Agreements And Make Necessary Purchases Of Goods And Services With Certain Vendors And Suppliers For The Purchase, Maintenance And Service Of Equipment, Professional Services, And Miscellaneous Operating Expenses By Various Departments And Divisions Of The City Of Huber Heights For Fiscal Year 2022 And Waiving The Competitive Bidding Requirements.
(second reading)

H. An Ordinance For Making Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2022 And Ending December 31, 2022.
(third reading)

12. **New Business**

CITY COUNCIL
Anthony Rodgers, Clerk of Council

A. A Motion To Reappoint Eva Newby To The Board Of Zoning Appeals For A Term Ending January 31, 2027.

B. A Motion To Reappoint Cheryl Thomas To The Planning Commission For A Term Ending January 31, 2027.

C. A Motion To Reappoint Diana Steck To The Tax Review Board For A Term Ending December 31, 2023.

D. A Motion To Designate Nancy Byrge As The City Representative And Don Webb As The Alternate City Representative To The Miami Valley Regional Planning Commission (MVRPC) And To Designate Russ Bergman As The City Representative And Bryan Chodkowski As The Alternate City Representative To The Miami Valley Regional Planning Commission (MVRPC) Technical Advisory Committee For 2022.

E. A Motion To Designate Anita Kitchen As A City Representative And Richard Shaw As The Alternate City Representative To The First Tier Suburbs Consortium For 2022.

F. A Motion To Direct The Clerk Of Council To Respond To The Ohio Division Of Liquor Control With No Objections In Reference To The Applications For Change Of LLC Membership Interests For Speedway, LLC Locations At 6000 Brandt Pike, 6385 Chambersburg Road, 6498 Old Troy Pike, And 8134 Old Troy Pike In Huber Heights, Ohio 45424.

G. A Resolution Approving An Agreement With Bryan Chodkowski Regarding The Position Of Interim City Manager Of The City Of Huber Heights.
(first reading)

H. An Ordinance Amending Certain Sections Of Part One, Administrative Code, Of The City Code Of Huber Heights.
(first reading)

I. An Ordinance Amending Certain Provision Of Part One – Administrative Code, Title One – General Provisions, Chapter 105 – Wards, Section 105.01 – Redivision Into Six Wards, Of The Huber Heights Codified Ordinances, And Declaring An Emergency.
(first reading)

J. A Public Hearing Scheduled For December 13, 2021 By The Huber Heights City Council For Zoning Case 21-42. The Applicant Is Parveen Wadhwa. The Applicant Is Requesting Approval Of A Rezoning From R-4 (Residence) To PC (Planned Commercial) And A Basic Development Plan For Property Located At 6025 Taylorsville Road Further Identified As Parcel Number P70 04005 0006 On The Montgomery County Auditor's Map.

K. A Public Hearing Scheduled For December 13, 2021 By The Huber Heights City Council For Zoning Case 21-43. The Applicant Is Larkspur. The Applicant Is Requesting Approval Of A Major Change To The Basic And Detailed Development Plans In A PC (Planned Commercial) District For 7.234 Acres Of Property Located At 7650 Waynetowne Boulevard And Further Described As Parcel Number P70 04005 0100 On The Montgomery County Auditor's Map.

ADMINISTRATION
Bryan Chodkowski, Acting City Manager

L. An Ordinance To Approve A Rezoning And Basic Development Plan For The Property Located At 6025 Taylorsville Road And Further Identified As Parcel Number P70 04005 0006 On The Montgomery County Auditor’s Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-42).
(first reading)

M. An Ordinance To Approve A Major Change To The Basic And Detailed Development Plans For The Property Located At 7650 Waynetowne Boulevard And Further Identified As Parcel Number P70 04005 0100 On The Montgomery County Auditor’s Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-43).
(first reading)

N. A Resolution Authorizing The Execution Of A Development Agreement With CAP 5 Development, LLC.
(first reading)

O. A Resolution Authorizing The City Manager To Execute Certain Leases.
(first reading)

P. An Ordinance Approving Individual Assessments Amounts And Directing The Finance Director Or His/Her Designee To Certify The Amounts To The Applicable County Auditor For Collection, And Declaring An Emergency.
(first reading)

Q. An Ordinance Authorizing A One-Time Transfer Of Monies From The Gasoline Tax Fund To Document An Advance Previously Made To The Issue 2 Fund, And Declaring An Emergency.
(first reading)

R. A Resolution Authorizing The City Manager To Pay For A Contract For Painting The Pool At The Kroger Aquatic Center.
(first reading)

S. A Resolution Declaring Certain City Property In The Police Division As No Longer Required For Municipal Purposes As Surplus And Authorizing Disposal Of Said Property.
(first reading)

T. A Resolution Authorizing The Spending Limits With Vendor Change Healthcare For The Purpose Of EMS Billing Services For The City Of Huber Heights In 2021.
(first reading)

U. A Resolution Authorizing The City Manager To Enter Into A Contract For The Old Troy Pike (State Route 202) North Bound Widening Project From Huber Road To I-70 And Waiving The Formal Bidding Requirements.
(first reading)

V. An Ordinance To Amend Chapter 509 – Disorderly Conduct And Peace Disturbance Of Part Five - General Offenses Code Of The Codified Ordinances Of The City Of Huber Heights By Amending Section 509.08 – Disturbing The Peace In Subsection (b)(10).
(first reading)

13. **City Official Reports and Comments**

14. **Executive Session**

15. **Adjournment**

AI-7971 **Minutes** **A.**

City Council Meeting

Meeting Date: 12/13/2021

Approval of Minutes - 11/8/21

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: None

Date(s) of Committee Review: N/A

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.: N/A

Agenda Item Description or Legislation Title

City Council Meeting Minutes - November 8, 2021

Purpose and Background

Approval of the minutes from the November 8, 2021 City Council Meeting.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A

Financial Implications:

There are no financial implications to this agenda item.

Attachments

Minutes

Huber Heights City Council

In Council Chambers
6131 Taylorsville Road

Date, 21

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on November 8, 2021. Mayor Jeff Gore called the meeting to order at 7:00 p.m.

2. Invocation - Rabbi Leibel Agar Of The Beth Jacob Synagogue At 7020 North Main Street, Dayton, Ohio

3. Pledge Of Allegiance

4. Roll Call

Present: Richard Shaw, Kathleen Baker, Mark Campbell, Glenn Otto, Ed Lyons, Andy Hill, Don Webb, Jeff Gore

Absent: Nancy Byrge

Ms. Baker made a motion to excuse Mrs. Byrge's absence; Mr. Shaw seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, and Mr. Shaw voted yea; none voted nay. The motion passes 7-0.

5. Approval Of Minutes

A. City Council Meeting Minutes - October 25, 2021

6. Special Presentations/Announcements

There were no Special Presentations or Announcements.

7. Citizens Comments

Anita Kitchen asked if the City could look at not repaving roads while water main breaks are happening. She said a portion of Hubbard Drive was being repaved last Tuesday, and about 30 minutes after the road was repaved there was another water main break. She said it is a waste of money repaving roads until the issues with the water main breaks are resolved.

Mr. Lyons said Ward 4 has had a lot of water main breaks, and he asked if the Engineering Division has put together a map overlay of the road resurfacing plan with the locations of the water main breaks. He asked Mr. Scott Falkowski to speak to that issue.

Mr. Falkowski said the water main breaks are being mapped through the City's GIS system. He said the areas that have the most breaks are the areas that City Staff bring before City Council for the water main replacement or relining projects. He said this year the area of the lining projects is where the most breaks occurred. He said the paving on Hubbard Drive was just patching where there were water main breaks, and then all the heavy equipment vibrating in that area caused the new breaks next to where the pavement was being fixed. He said that issue is being looked as to how to move forward. He described the process for choosing which streets are to be done. He said

there has been some bad luck in a couple of areas with water main breaks after repaving. He said the Engineering Division is mapping all of that information. He said the 2022 City Budget will be discussed over the next few meetings and if there is more money in the City Budget for infrastructure projects, City Staff will keep ramping that work up.

Mr. Lyons said he is sure it is best practice to replace the water main then repave the road. He said if the City needs to suspend some road repaving until it gets to those water main breaks, he thinks that would be a better best practice. He asked if Russ Bergman, when he puts a plan together, could bring it back to City Council to review. He said there is only one more City Council Meeting this month and one next month, so even if it is not until January, 2022, the paving will not begin until March or April, 2022.

Mr. Falkowski said he talked with the Engineering Division last week about what streets are coming up for repaving in the next year, so that discussion will be had by City Staff and brought back to Council.

Beth Van Haaren said Miami County Commissioners decided to nix the annexation petition. She said Bethel Township has 1,100 acres that touch Huber Heights in some manner, and she would like to not have another parcel annexed. She invited City Council to meet with Bethel Township representatives in January, 2022 and she said she will send Mr. Anthony Rodgers an email to put that meeting together.

8. Citizens Registered to Speak on Agenda Items

There were no Citizens Registered To Speak On Agenda Items.

9. City Manager Report

Interim City Manager Scott Falkowski said on November 11, 2021 at 4:00 p.m. a wreath laying ceremony will be held at the new Huber Heights Veterans Memorial. He said last weekend a dedication was held at the Huber Heights Veterans Memorial which was very well attended. He said on November 20, 2021, the last Farmers Market will be held at The Barn at The Heights on Executive Boulevard from 10:00 a.m. to 2:00 p.m. He said the soft opening of the new Bike and Skate Park at Monita Field Park will be held from 1:30 p.m. to 3:30 p.m. on November 20, 2021. He encouraged all to bring kids out with bikes and skateboards and enjoy the day.

Mr. Falkowski said this will be his last City Council Meeting as he has turned in his resignation from the City of Huber Heights effective November 18, 2021. He read a statement regarding his history with the City of Huber Heights and listed the projects he has been part of which he said was a lifetime worth of good projects. He said he is truly thankful for the support and the opportunity to grow and be a part of this community. He thanked the hard-working staff and said he would not have been able to do his job without them. He continued with his gratitude to Council and the Mayor. He said the citizens of Huber Heights are some of the most caring and wonderful people, and he said the citizens are in good hands.

Mayor Jeff Gore said this has been a quick twenty years and he first met Scott in 2002 on a private project. He said he has always felt the City was in good hands with Mr. Falkowski running things, and he said he appreciates the time Mr. Falkowski has given the City and he will miss him.

Mr. Lyons said he is sorry to see Mr. Falkowski leave, and he has been a valued City employee, not just for the job he does but the way he does it. He said Mr. Falkowski has taught him a lot and said he is sad to see him go. He said Mr. Falkowski would be the best City Manager for Huber Heights, but it is not in the cards. He wished him the best.

10. Pending Business

A. An Ordinance Amending Certain Sections Of Part Five, General Offenses Code, Of The City Code Of Huber Heights.
(second reading)

Clerk of Council Anthony Rodgers said this item has been through two readings and was discussed in the Council Work Session. He said this legislation comes out of the recommendations made by the Ordinance Review Commission to Part Five of the City Code. He asked that this item be adopted.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Campbell moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, Mr. Shaw, and Ms. Baker voted yea; none voted nay. The motion passes 7-0.

B. An Ordinance Amending Certain Sections Of Part Fifteen, Fire Prevention Code, Of The City Code Of Huber Heights.
(second reading)

Mr. Rodgers said this item also includes recommendations made by the Ordinance Review Commission for Part Fifteen of the City Code and this item is at the second reading. He said, as discussed at Council Work Session last week, there were a couple of recommendations added after the legislation was introduced at the first reading. He asked Council to amend this ordinance with the replacement ordinance which includes two additional recommendations prior to the adoption of the legislation. He said a motion to amend followed by a motion to adopt was needed.

Mr. Campbell moved to amend; Ms. Baker seconded the motion. On a call of the vote, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, Mr. Shaw, Ms. Baker, and Mr. Campbell voted yea; none voted nay. The motion passes 7-0.

Mr. Hill moved to adopt; Mr. Otto seconded the motion. On a call of the vote, Mr. Lyons, Mr. Hill, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, and Mr. Otto voted yea; none voted nay. The motion passes 7-0.

C. A Resolution Authorizing The City Manager To Enter Into A Lease Agreement With The Huber Heights Girls Softball Association For The Use Of Sports Fields At Thomas Cloud Park And Monita Field Park.
(second reading)

Mr. Falkowski said this item was moved to a second reading as there were a couple of things to revise such as the name of the organization which has been amended and the portion regarding the fall season. He said if it is Council's wish, he recommends amending the legislation with the amended legislation provided in the meeting packet.

Mayor Gore said the Council Work Session recommendation was to amend this item and adopt this item.

Mr. Rodgers said there was a change in the title of the resolution, so the amended title should be read. He said as Mr. Falkowski mentioned, there were amendments to the resolution and to the exhibits attached. Mr. Rodgers read the title, "A Resolution Authorizing The City Manager To Enter Into A Lease Agreement With The Huber Heights Softball/Baseball Association For The Use Of Sports Fields At Thomas Cloud Park And Monita Field Park ."

Mr. Otto moved to amend; Mr. Hill seconded the motion.

Mr. Lyons asked if there were any additional substantial changes from what was discussed in the last meeting.

Mr. Falkowski said there were no changes other than what was just mentioned.

Mr. Shaw asked if the soccer association has reviewed this legislation or were a part of the amendments.

Mr. Falkowski said the soccer association was not a part of the amendments, but the concerns of the soccer association have been addressed. He said to Mr. Shaw's inquiry, he had not confirmed with the soccer association that the concerns had been alleviated.

Mr. Shaw asked for Mr. Otto and Mr. Hill to withdraw the first and second to the motion to adopt until this agreement has been clarified with both organizations.

Mr. Lyons said he generally agrees with Mr. Shaw; however, at the last meeting Mr. Tyler Starline said he had not been paying attention and had questions. Mr. Lyons said he was fine in moving that item to another reading as it was a reasonable request, but he said the softball association has waited a long time. He said he does not want to blame anyone from soccer for not being here tonight, but that group came to Council late, and Council gave everyone a reasonable amount of time. He said enough time has been given and there are no substantial issues.

Mr. Otto said this item was pushed for another reading for two primary purposes: one, to amend the language within it, and two, to ensure both organizations were on par and good to go with this agreement. He said if Council moves to pass it tonight, he will not have heartburn with that action, but he would prefer making sure all of the parties involved are copacetic with the way things are written.

Mr. Otto withdrew his motion to amend; Mr. Hill withdrew his second.

Ms. Baker said she would like to move forward with the lease. Ms. Baker moved to amend; Mr. Campbell seconded the motion. On a call of the vote, Mr. Hill, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mr. Otto, and Mr. Lyons voted yea; none voted nay. The motion passes 7-0.

Mr. Hill moved to adopt; Mr. Webb seconded the motion. On a call of the vote, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, and Mr. Hill voted yea; none voted nay. The motion passes 7-0.

11. New Business

CITY COUNCIL
Anthony Rodgers, Clerk of Council

A. A Motion To Approve The 2022 Council Work Session And City Council Meeting Schedules.

Mr. Rodgers said, as discussed at the Council Work Session, these schedules for 2022 have been proposed and approved and with the time changes as discussed. He said this item needs a motion to approve, so he may distribute the schedules and enter the schedules into the system to begin preparations for meetings in 2022.

Mayor Gore said the Council Work Session recommendation was to adopt this

item.

Mr. Campbell moved to adopt; Ms. Baker seconded the motion. On a call of the vote, Mr. Shaw, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, and Mr. Webb voted yea; none voted nay. The motion passes 7-0.

B. A Resolution Authorizing The City Manager To Enter Into A Contract With The Miami County Public Defender Commission To Provide Statutorily Required Legal Counsel To Indigent Persons For Fiscal Year 2022.
(first reading)

Mr. Rodgers said this item is standard legislation each year that approves the City's contract with the Miami County Public Defender. He said the rates remain the same as in 2021. He asked Council to approve this item, so the agreement can be signed and in place for 2022.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Otto moved to adopt; Mr. Campbell seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, and Mr. Shaw voted yea; none voted nay. The motion passes 7-0.

C. An Ordinance Amending Certain Sections Of Part Nine, Streets And Public Services Code, Of The City Code Of Huber Heights.
(first reading)

Mr. Rodgers said these are a new set of recommendations from the Ordinance Review Commission discussed at the last Council Work Session covering Part Nine - Streets and Public Services Code. He said the request is to move this ordinance to a second reading to allow for any additional public comments prior to the adoption of the legislation.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading.

ADMINISTRATION
Scott Falkowski, Interim City Manager

D. An Ordinance Amending Ordinance No. 2020-O-2453 By Making Supplemental Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2021 And Ending December 31, 2021.
(first reading)

Mr. Falkowski said this item is the supplemental appropriations legislation. He said the $15,000 for additional EMS billing fees is due to increased revenue collection. He said the $70,000 is for additional design costs and acquisition services for the sanitary sewer lift station. He said that portion goes with another agenda item, and he asked that the second reading of the legislation be waived, and this item be adopted.

Mayor Gore said the Council Work Session recommendation was to waive the second reading and adopt this item.

Mr. Hill moved to waive the second reading; Ms. Baker seconded the motion. On a call of the vote, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, Mr. Shaw, and Ms. Baker voted yea; none voted nay. The motion passes 7-0.

Mr. Webb moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, Mr. Shaw, Ms. Baker, and Mr.

Campbell voted yea; none voted nay. The motion passes 7-0.

E. An Ordinance For Making Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2022 And Ending December 31, 2022.
(first reading)

Mr. Falkowski said this item is the 2022 City Budget ordinance. He said this item was discussed at the last Council Work Session, and he would like to discuss it at the next Council Work Session. He requested that this item be passed to a second reading.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading.

Mr. Lyons moved to amend the 2022 City Budget to add three additional firefighter/paramedic positions and $240,000 to the Fire Division and the organizational chart and staffing levels. Mr. Shaw seconded the motion.

Mr. Lyons said he appreciates Council's indulgence; and the discussions, debates, and arguments have been cordial on the dais. He said this discussion has previously been discussed in front of City Staff, and the City Staff's budget as presented to this Council did not have that item and that is something he would like to see for the future of this City.

Mr. Falkowski said the issue of the Fire Division staffing has been discussed for a while and Fire Chief Keith Knisley has discussed with City Council that he plans on coming back next year with a presentation regarding the whole system and at the time did not have what number that request may be based on data available. He said in discussion with Mr. Bryan Chodkowski when going through the budget process, there is money in accounts to pay for firefighters. He said the discussion and work going on right now is to find the long term plan for staffing. He said City Staff does not have the final number as it is still an issue that is being researched.

Mayor Gore asked when Fire Chief Knisley will give the presentation.

Mr. Falkowski said the original plan was for this time next year as part of the 2023 City Budget presentation. He said Fire Chief Knisley can be prepared a lot sooner than that for the first quarter of 2022 along with Mr. Chodkowski, so it is not just a Fire Division presentation.

Mr. Hill said Fire Chief Knisley had said the Fire Division is not at full staff now because of retirements and other things and COVID, and he has not been able to do any type of data on what numbers he needs.

Mr. Falkowski said that has been part of that conversation of what are the effects of COVID on the number of calls, and the City has hired several firefighters this year to get back to that full staffing, and then there was a retirement just last week. He said Fire Chief Knisley is tracking that data for areas of calls, because three new people may not be at Station 25, they will need to be placed where the most calls are.

Mr. Campbell asked Mr. Lyons to go into detail regarding his motion and asked what Mr. Lyons' motion is meant to do.

Mr. Lyons said the motion is to add three additional firefighter/paramedic positions and the money corresponding to that to the 2022 City Budget. He said he believes the number of firefighters/paramedics at full staff is 39, and this motion would add an additional three firefighters to that staffing level. He said that is what he was anticipating in his motion. He said he understands it is not specifically for Station 25 and is where Fire Chief Knisley decides to place those firefighter/paramedic positions. He said the funding is included in the motion, $240,000, but he did not state where the funding would come

from. He said he has no problem with City Staff coming back and finding a possible funding source for that increase in staffing. He said he heard Fire Chief Knisley talk about the numbers, and he said the $240,000 for three years is not a small amount, but the City has that money. He said if the City buys down out of the General Fund alone, it would take ten years and at $2.4 million which is still over the $10 million General Fund balance currently. He said that is if that is the only source the City has and City Staff do not come up with anything else.

Mr. Campbell asked Mr. McDonald if a motion is a proper instrument moving forward or is there a need for legislation.

Mr. McDonald said there is a budget ordinance before Council now and the request is to amend it and that would be done by motion.

Mr. Campbell asked Mr. Lyons if he had looked at the financial implications regarding the public safety renewal levies and when the levies expire.

Mr. Lyons and Mr. Campbell discussed details of the renewals, amounts, and the process if the renewals were not renewed.

Mr. Campbell asked how many firefighters, paramedics, and police officers these levies would account for annually.

Mr. Lyons said it would be quite a few. He said Fire Chief Knisley would know the answer better than he would.

Mr. Falkowski said it was City Staff's plan to have Mr. Chodkowki and Fire Chief Knisley work on that issue and bring back a proposal regarding staffing for the Fire Division.

Mayor Gore said his question to Mr. Falkowski was how soon the Fire Chief would be prepared and have data finished for a presentation.

Mr. Campbell asked Mr. Lyons why he is asking for three positions.

Mr. Lyons said his understanding is when additional firefighters are hired, the firefighters are always hired in threes.

Mr. Campbell asked Mr. Lyons if he knows what the Fire Chief is currently recommending.

Mr. Lyons said twice now and a third time this evening by City Staff, he has heard no additional personnel are needed in the Fire Division.

Mr. Otto asked since this is a budgetary item, would Mr. Lyons' proposal do anything other than allot that funding in the budget and he asked if it would actually change the organizational chart or authorize additional firefighters?

Mr. Falkowski said at this meeting that is correct, but at the next Council Work Session, Mrs. Knisley will be bringing forward the City's organizational chart and staffing levels for discussion. He said there is nothing about the number of personnel in the budget. He confirmed this motion would be allotting $240,000 to the personnel line item for the Fire Division.

Mayor Gore said there was some confusion before around how positions are appropriated in the organizational chart versus the funding. He said this matter was a conversation when Mr. Rob Schommer was here and the organizational chart was not always the right representation of the number of dollars to fund those positions. He said he does not know if legislation was passed to determine how that would be done, but there was always confusion around that particular issue.

Mr. Falkowski said he was not directly involved with that conversation, but he remembers it happening; and he knows on the current organizational chart there are unfunded positions, several of which are filled by himself like

Engineer, City Planner, Director of Public Services, and things like that. He said there was a discussion regarding the Fire Division and maybe the Police Division as well regarding the number of spots on the organizational chart and what was actually funded. He said he would have to look further into what happened.

Mayor Gore said he does not want to create confusion. He said his issue is Council is awaiting recommendations from the Fire Chief and what he says is needed in terms of personnel. Mayor Gore said when he was first elected he and Mr. Hill met with the then Fire Chief, Mark Ashworth, who said he would be asking for three firefighters as positions were needed. He said Council supports the Fire Division and will offer the resources it needs, but he trusts Fire Chief Knisley knows his organization more than Council does.

Mr. Lyons said with this motion he would intend the organizational chart be changed to add three additional firefighter/paramedics, to finance the positions, and to start the hiring process in January, 2022. He said he understands letting the managers manage, but at the same time the two points on that item is Fire Chief Knisley did say to stand up a new fire station, 15 firefighters are needed to fully stand it up whether they are at Fire Station 25 or anywhere in the City. He said Chief Knisley also said the City has added three additional firefighters since Fire Station 25 was opened. He said because the City is in a strong financial situation, this would be the time for this Council to continue what the previous Councils have done by building up the Fire Division by adding a new fire station and by continuing to fund those positions that are needed. He said out of 15, he is asking for numbers 4, 5 and 6 with the understanding that financing and the levies that need to be renewed will definitely be critical. He said the last point on this issue was to completely understand, with the recommendations of City Staff and the Fire Chief, twice now, and City Staff a third time, is not bringing that to Council. He said this Council and the Mayor have appropriated over a million dollars in funding for the improvements at Monita Field Park this year. He said when City Staff stated where it should go at Dial Park, the Mayor pushed back and said he did not give enough credence to Monita Field Park. He said in the next meeting, City Staff came back and made the representation of putting those projects into Monita Field Park. He said this is Council's budget, and he certainly hopes with the Mayor's leadership Council can work towards firefighters number 4, 5, and 6 for that future number of 15.

Mr. Shaw said it is his understanding Council supported new apparatuses for the Fire Division and the mutual aid over the past year has increased. He said he does like the approach of being proactive instead of reactive with a new piece of apparatus brand new to all of the firefighters. He said if the mutual aid continues to increase because the City has pieces of first responder equipment sitting in bays that do not have the personnel to utilize it, this is a disservice to the community. He said this is a Council's budget, and this Council has an obligation to maintain and make sure that public safety in this community is at its top-notch, and he would like to see this motion move forward.

Mr. Webb said the City has a Fire Chief, and he was confident in purchasing that additional apparatus and came to Council with the request. He said at the same time, Fire Chief Knisley said at this time that he is not ready to put in a request for personnel. He said it is nice to say you want to put in three firefighters, but what if he comes back with a recommendation of six or none. He said he wants to take the leadership of Fire Chief Knisley over Council. He said he personally would like to see six police officers added to the force, but he does not know if Police Chief Lightner would second that idea.

Mr. Campbell confirmed with Mr. Lyons his intention with this motion. He said he respects where Mr. Lyons is coming from, and he knows Mr. Lyons has been hung up on this issue since 2016-2017, but fhe eels Council should wait to hear from the Fire Chief and City Staff.

Ms. Baker said she is about data and Fire Chief Knisley said he would come back with that information.

On a call of the vote, Mr. Otto, Mr. Lyons, and Mr. Shaw voted yea; Mr. Campbell, Mr. Hill, Mr. Webb, and Ms. Baker voted nay. The motion fails 4-3.

Mr. Lyons thanked Council for entertaining that motion and the idea. He said he is looking forward to the data in the near future, and said he thinks this is doable among Council and he would be interested in revisiting this fissue or the budget this year before the budget is passed.

Mayor Gore said this item will be moved to a second reading.

F. A Resolution Authorizing The City Manager To Enter Into An Agreement With The Montgomery County Sheriff's Office ("Sheriff") For Fair Share Server Replacement Costs With The Montgomery County Regional Dispatch Center ("RDC") In An Amount Not To Exceed $11,500 Per Year With An Annual Increase Of 3% Through December 31, 2026.
(first reading)

Mr. Falkowski said this item is for the City to be part of the server replacement project, just one piece, and to move forward with this project through December, 2026.

Mr. Campbell moved to adopt; Ms. Baker seconded the motion. On a call of the vote, Mr. Lyons, Mr. Hill, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, and Mr. Otto voted yea; none voted nay. The motion passes 7-0.

G. A Resolution To Increase The Not To Exceed Contract Amount And Authorizing The City Manager To Enter Into A Contract Modification With Suez Water Environmental Services, Inc. For Fiscal Year 2022.
(first reading)

Mr. Falkowski said this item is a contract modification with Suez Water. He said in the packet under Exhibit A is a list of items for water and sewer infrastructure projects that would be done by Suez Water that is different from any project through the City's own standard budget. He said the request is to increase the Suez Water contract to handle these infrastructure projects.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Otto moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mr. Hill, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mr. Otto, and Mr. Lyons voted yea; none voted nay. The motion passes 7-0.

H. A Resolution Authorizing The City Manager To Enter Into Contracts For Preparation Of Engineering Plans And Specifications For The Design Of The East Water Main And The Sanitary Sewer Extension Projects.
(first reading)

Mr. Falkowski said this item is to move forward with the design portion of the water and sewer extension projects. He said in the Council Work Session, one of the questions about the cost was asked. He said City Staff will know early on in the project if the City needs to get additional easements and will bring updates back to Council.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Ms. Baker moved to adopt; Mr. Hill seconded the motion.

Mr. Shaw asked for confirmation that this item is for design work and not

expending any funds into actually doing the project.

Mr. Falkowski said that is correct and sometime in the future, City Staff will have a set of design specifications that will be brought back to Council to request to go out for bid before any construction goes forward.

Mr. Shaw asked what the timeline would be for this project.

Mr. Falkowski said according to Mr. Bergman, the design should be back by January or February, 2022 and then at that time City Staff will have the timelines on any construction.

On a call of the vote, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, and Mr. Hill voted yea; none voted nay. The motion passes 7-0.

I. A Resolution Authorizing The City Manager To Solicit Bids For The Provision Of Janitorial Services For The City Hall, Police Building, Senior Center, And The Montgomery County Municipal Court Facility.
(first reading)

Mr. Falkowski said this legislation authorizes City Staff to go out to bid for janitorial services. He said as was discussed at the Council Work Session, the award portion has been removed, and this item is just approval to go out to bid.

Ms. Baker moved to adopt; Mr. Campbell seconded the motion. On a call of the vote, Mr. Shaw, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, and Mr. Webb voted yea; none voted nay. The motion passes 7-0.

J. A Resolution Authorizing The City Manager To Solicit Bids For A Four-Year Contract For Mowing And Maintenance Of City Parks And Specified Properties.
(first reading)

Mr. Falkowski said this legislation is to solicit bids for a four-year contract for mowing and maintenance of City properties. He said as discussed in the Council Work Session, the award portion has been removed from the legislation.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Ms. Baker moved to adopt; Mr. Otto seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, Mr. Hill, Mr. Webb, and Mr. Shaw voted yea; none voted nay. The motion passes 7-0.

12. City Official Reports and Comments

Mr. Campbell said he appreciates everything Scott Falkowski said to the City and to Council. He said the biggest loss he thinks the community is going to suffer is losing someone of his caliber. He said Scott Falkowski is honest, hardworking, and dedicated, and Council will miss his private sector way of looking at everything. He said some of the projects Scott Falkowski mentioned, he had participated in as a legislator, and every time Scott addressed any project, it was from a private sector background, and he overlaid everything on how to get it done legally through the City. He said that is something the City will miss and will need to look for in Scott's and other position replacements. He said Scott is one of the hardest working and most honest people he has worked with.

A resident, Tim Hart, asked to speak about Mr. Falkowski and he said Mr. Falkowski has been a pleasure to work with and wished him the best. He said

Monita Field Park does not come up on Google and he asked if that issue could be addressed. He said the reason Huber Heights was started was because the City of Dayton was encroaching on Huber Heights.

Mayor Gore asked Mr. Hart to end his comments.

13. Executive Session

There was no need for an Executive Session.

14. Adjournment

Adjournment

Mayor Gore adjourned the Regular Session City Council Meeting at 8:07 p.m.

_____ _____
Clerk of Council Date

_____ _____
Mayor Date

AI-8041 **Minutes** **B.**

City Council Meeting

Meeting Date: 12/13/2021

Approval of Minutes - 11/22/21

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: None

Date(s) of Committee Review: N/A

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.: N/A

Agenda Item Description or Legislation Title

City Council Meeting Minutes - November 22, 2021

Purpose and Background

Approval of the minutes from the November 22, 2021 City Council Meeting.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

There are no financial implications to this agenda item.

Attachments

Minutes

Huber Heights City Council

In Council Chambers
6131 Taylorsville Road

Date, 21

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on November 22, 2021. Mayor Jeff Gore called the meeting to order at 7:00 p.m.

2. Invocation - Rabbi Leibel Agar Of The Beth Jacob Synagogue At 7020 North Main Street, Dayton, Ohio

3. Pledge Of Allegiance

4. Roll Call

Present: Kathleen Baker, Nancy Byrge, Ed Lyons, Andy Hill, Don Webb, Jeff Gore

Absent: Richard Shaw, Mark Campbell, Glenn Otto

Mayor Gore said Mr. Otto, Mr. Shaw, and Mr. Campbell have requested their absences be excused.

Mr. Hill moved to excuse the absences of Mr. Otto, Mr. Shaw, and Mr. Campbell; Mr. Webb seconded the motion. On a call of the vote, Ms. Baker, Mrs. Byrge, Mr. Lyons, Mr. Hill, and Mr. Webb voted yea; none voted nay. The motion passes 5-0.

5. Approval Of Minutes

There were no minutes to approve at this meeting.

6. Special Presentations/Announcements

A. Mayoral Proclamation Presentation To Mrs. Lu Dale – Mayor Jeff Gore

Mayor Gore read the proclamation for significant achievement and presented it to Mrs. Lu Dale. He said this proclamation was recommended by the Culture and Diversity Citizen Action Commission. He also presented a Key to the City to Mrs. Dale.

Mrs. Lu Dale said she is honored that she was even thought of and that time was taken to present this honor. She thanked Council and all of her friends and family who supported her. She said Huber Heights is a beautiful City, and she wants everyone to work hard to keep it that way.

Mrs. Yolanda Stephens, Chair of the Culture and Diversity Citizen Action Commission, said Mrs. Dale has been awesome and impactful to the City, and said she has been a voice for African American students and residents.

Ms. Eva Newby said if it had not been for Mrs. Dale's involvement in the City, she would not be here trying to make a difference. She said she is happy the City and Council has done this recognition for Mrs. Dale.

Other members of the public spoke about Mrs. Dale's influence and good works.

B. Huber Heights Ordinance Review Commission Final Report Presentation - Huber Heights Ordinance Review Commission

Mr. Jim Ellis said the Huber Heights City Charter requires that Council appoint an Ordinance Review Commission every ten years to review all of the ordinances the City has enacted. He said the task was to look at legislation and see if any changes were needed and to make recommendations. He reviewed the steps taken by the commission members, and gave a presentation of the report from the Ordinance Review Commission with recommendations to Council. He thanked Anthony Rodgers and Karen Powell for their hard work and assistance in the process along with City Staff, the Law Director, and residents of the City who contributed to the process.

Mayor Gore thanked Mr. Ellis for his service on the commission. He said it is a serious job that needs to be done, and he thanked the commission members.

Mr. Webb said as a commission member and Councilmember, he appreciated Mr. Ellis' guidance and leadership this year. He said Mr. Ellis did his homework, came prepared, and kept the commission on track and he did an outstanding job leading the commission.

C. Huber Heights Ordinance Review Commission Mayoral Proclamation Presentation - Mayor Jeff Gore

Mayor Gore presented the members of the Ordinance Review Commission with mayoral proclamations and City coins to acknowledge the work of the members of the commission. He said this City would not function without its volunteers, and he appreciates the time given to this process.

7. Citizens Comments

Anita Kitchen said she wanted to remind everyone that the area of the property at Key Bank at Chambersburg Road and Old Troy Pike is imploding with water main breaks. She said putting anything on that property is asking for more problems. She asked Council to keep that in mind.

8. Citizens Registered to Speak on Agenda Items

There were no Citizens Registered to Speak on Agenda Items.

9. City Manager Report

Assistant City Manager Bryan Chodkowski noted the success of the Monita Field Park improvements. He said over the weekend, more than 300 people showed up to enjoy the amenities and celebrate the opening of the Skate and Bike Park. He said the Police Division was notified of success on a grant that was submitted for financial support for 911 upgrades. He said it is about a $112,000 project, and the Police Division was able to secure $67,700 towards offsetting the expenses of that project. He said City Staff have the preliminary net profit projections from the Rose Music Center, and City Staff is anticipating $1.1 million in net profits from this year's operations at the Rose Music Center.

10. Pending Business

A. An Ordinance Amending Certain Sections Of Part Nine, Streets And Public Services Code, Of The City Code Of Huber Heights.
(second reading)

Clerk of Council Anthony Rodgers said these are recommendations from the Ordinance Review Commission for Part Nine of the City Code. He said he reviewed these recommendations in more detail at a recent Council Work Session. He said this item is at the second reading, and the recommendation would be to adopt this ordinance.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mrs. Byrge, Mr. Lyons, Mr. Hill, Mr. Webb, and Ms. Baker voted yea; none voted nay. The motion passes 5-0.

B. An Ordinance For Making Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2022 And Ending December 31, 2022. (second reading)

Mr. Chodkowski said there was discussion last week and a request from Council that City Staff look to identify some additional resources to put into addressing the water infrastructure issues. He said City Staff have done some preliminary work already and have found six figures worth of additional investments that City Staff will be bringing back as part of what will be the final adoption of the 2022 City Budget unless Council would like to consider the ordinance tonight and make those changes via supplemental appropriations at a future meeting.

Mayor Gore asked what the extra expense would be and confirmed that this money is in addition to the million dollars already allocated.

Mr. Chodkowski said City Staff have identified approximately half a million dollars in the Water Reserve Fund guaranteeing a loan the City has been paying down over time. He said when City Staff reviewed the reserve requirements, the City was able to release half a million dollars from the reserve. He said City Staff will be adding approximately $400,000 to the implementation of capital improvements and then utilize $100,000 of that money to fund the study discussed at the Council Work Session. He said with respect to ongoing revenues, City Staff looked at how the Water and Sewer Funds have been performing over the past several years. He said the Sewer Fund has been running a $600,000 profit over that time period. He said City Staff are analyzing rate changes to lower the sewer rates and increase the water rates to have additional resources available to make improvements to the utility system without increasing any expense to the residents. He described the process and the steps needed. He said he has asked Suez Water to look at high, low, and middle users to ensure the theory would be cost neutral to residents. He said City Staff is also pulling together the information requested with respect to other areas such as fund balances and grant monies or federal assistance. He said City Staff are preparing to have the information for presentation at the December 7, 2021 Council Work Session. He said City Staff are also looking at issues and concerns with respect to a temporary budget versus a permanent budget. He said based on the direction that Council gave City Staff that it would only pass a temporary budget for operational purposes for the first 90 days, City Staff have come across some challenges that need to be addressed. He said one would be the purchase of a new ladder truck for the Fire Division. He said under an operations budget only, the purchase could not be made, and the result would be an increase to the cost of the ladder truck of $165,000. He said not having capital available in January would push several improvement projects to the point where City Staff does not know if the projects will be scheduled, and contractors are bidding work in February or March. He said City Staff are analyzing that information as well.

Mayor Gore said there was a recommendation in the Council Work Session to pass this item to a third reading because nothing at the Council Work Session added more dollars to the Water Lining Project. He asked Council if an additional half million dollars allocated to the Water Lining Project next year in addition to the million is enough at this point to pass the 2022 City Budget this evening and work off any additional supplemental appropriations that may be needed moving into the next year. He said Council has the option to pass the budget tonight or move it to a third reading.

Mr. Lyons thanked Mr. Chodkowski for the update and the hard work and diligence of City Staff. He said with three Councilmembers out tonight, he would feel more comfortable with closer to a full Council and he has no problem taking this item to a third reading. He said in the absence of having a temporary budget in place, he asked Mr. Chodkowski if the temporary budget will be presented at the next Council Work Session.

Mr. Chodkowski said City Staff are working to bring forward a permanent budget for consideration at the Council Work Session and adoption at the December 13, 2021 City Council Meeting. He said that nudget would basically be a revision to this budget with the understanding the half million dollars identified for next year, the $300,000 in ongoing revenues that were identified, and the fact that City Staff are continuing to identify additional cost increases or unintended consequences of an operations budget only makes sense from the City Staff perspective to bring forward a full budget for adoption. He said a prime example is the Water Lining Project for 2022 as it is currently funded for one million dollars. He said if the City is not able to engage Suez Water in a contract by the end of January, Suez Water will not be able to accommodate the project in 2022 based on a meeting with Suez Water last week.

Mr. Lyons said he would feel more comfortable taking this item to a third reading.

Mrs. Byrge asked what the City is doing with the gas tax money.

Mr. Chodkowski said the gas tax dollars are earmarked for operational expenses related to the Public Works Division or support of nominal valued improvements in the City. He said the additional gas tax money that came in last year has been allocated toward the Local Street Improvement Project.

Mrs. Byrge said if it is allocated for the Public Works Division, that is money the City did not have in the past and had to use other monies for. She said she is trying to figure out where the money went that this money is replacing.

Mr. Chodkowski said as the money has come in, the Finance Department has continued to invest it in a way Council has asked. He said as the dollars have come in, say $100,000 more in 2019, the capital investment infrastructure in streets was increased by $100,000 in 2020. He said if $300,000 came in during 2020, that increased the budget in 2021 to offset that revenue.

Mrs. Byrge said Russ Bergman is saying his budget was $1 million last year and $1 million the year before. She said the streets budget was increased a little in 2021. She said it is hard to track where the money comes in from the gas tax, ARPA, and all the different reimbursements.

Mr. Chodkowski said City Staff was already putting that information together relative to the water utility and will put together similar information for the street program. He said there are multiple sources of revenue that support that program, and some of those revenues come from various accounts that are cumulatively increasing and being utilized to improve City streets and sidewalks.

Mrs. Byrge asked for a written revised budget that shows the $600,000 that was uncovered. She said there also needs to be a line item for the Huber Heights Senior Center. She said she does not want a temporary budget as that sends a negative message. She said if the budget is in front of Council, she feels she can support that budget knowing there are a lot of unknowns for 2022 that will be addressed when issues come up.

Mayor Gore confirmed with Mr. Chodkowski that the presentation for a permanent budget would be what is before Council at the next Council Work Session, except for the additional monies for the Water Lining Project and a line item for the Senior Center.

Mayor Gore said this item will be passed to a third reading at the December 13, 2021, City Council Meeting.

11. New Business

CITY COUNCIL
Anthony Rodgers, Clerk of Council

A. A Motion To Reappoint Darius Smith To The Citizens Water And Sewer Advisory Board To A Term Expiring January 1, 2025.

Mr. Rodgers said his comments are the same for items 11-A, 11-B, 11-C, and 11-D. He said these are all reappointments to City boards and commissions due to expiring terms. He said background checks have been completed on these individuals as needed. He said the recommendation would be for action on all of these items to have the appointments in place before the end of the year.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mr. Lyons, Mr. Hill, Mr. Webb, Ms. Baker, and Mrs. Byrge voted yea; none voted nay. The motion passes 5-0.

B. A Motion To Reappoint Arrick Richardson To The Culture And Diversity Citizen Action Commission To A Term Expiring December 31, 2024.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Ms. Baker moved to adopt: Mrs. Byrge seconded the motion. On a call of the vote, Mr. Hill, Mr. Webb, Ms. Baker, Mrs. Byrge, and Mr. Lyons voted yea; none voted nay. The motion passes 5-0.

C. A Motion To Reappoint Tom Istvan To The Military And Veterans Commission To A Term Expiring December 31, 2024.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Webb moved to adopt; Mr. Lyons seconded the motion. On a call of the vote, Mr. Webb, Ms. Baker, Mrs. Byrge, Mr. Lyons, and Mr. Hill voted yea; none voted nay. The motion passes 5-0.

D. A Motion To Reappoint Sheila Ballard And Donna Hess To The Property Maintenance Review Board To A Term Expiring December 31, 2024.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Ms. Baker, Mrs. Byrge, Mr. Lyons, Mr. Hill, and Mr. Webb voted yea; none voted nay. The motion passes 5-0.

E. A Resolution Authorizing The City Of Huber Heights To Renew An Agreement With Pickrel Schaeffer & Ebeling For Legal Services As Law Director For The City Of Huber Heights, Ohio For The Time Period Of January 1, 2022 Through December 31, 2022.
(first reading)

Mr. Rodgers said this item is a renewal of the contract basically on the same terms and conditions as 2021 to retain Mr. McDonald as the Law Director for 2022. He said there was a slight increase of $10 per hour for legal services, but the cost for prosecution services remain the same as in 2021.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Webb seconded the motion.

Mayor Gore said Council asked for information from Mr. McDonald regarding legal fees and services over the past year. He said he wanted to acknowledge all that information was provided for Council review prior to this meeting, and he thanked Mr. McDonald.

On a call of the vote, Mrs. Byrge, Mr. Lyons, Mr. Hill, Mr. Webb, and Ms. Baker voted yea; none voted nay. The motion passes 5-0.

F. A Resolution Authorizing The City Manager To Enter Into A Contract With The Montgomery County Public Defender Commission To Provide Statutorily Required Legal Counsel To Indigent Persons For Fiscal Year 2022.
(first reading)

Mr. Rodgers said this item is similar to the item at the last City Council Meeting for Miami County. He said this item is for Montgomery County for Public Defender services. He said these rates have a slight increase of approximately $6 per case over the 2021 rates.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Lyons moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mr. Lyons, Mr. Hill, Mr. Webb, Ms. Baker, and Mrs. Byrge voted yea; none voted nay. The motion passes 5-0.

G. An Ordinance Amending Certain Sections Of Part Thirteen, Building Code, Of The City Code Of Huber Heights.
(first reading)

Mr. Rodgers said this item is another item from the Ordinance Review Commission dealing with Part Thirteen - Building Code of the City Code. He said he reviewed these recommended changes in detail at the last Council Work Session. He said the recommendation would be for this item to go to a second reading to allow for public comments prior to adoption of the legislation.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading.

H. A Public Hearing Scheduled For November 22, 2021 By The Huber Heights City Council For Zoning Case 21-34. The Applicant Is The Annex Group. The Applicant Is Requesting Approval Of A Rezoning To Planned Residential And A Basic Development Plan For Property Located At 6502 Old Troy Pike And Further Described As Parcel Number P70 04004 0003 On The Montgomery County Auditor's Map.

Economic Development Coordinator Jason Foster said the applicant, The Annex Group, is requesting approval of the Basic Development Plan and a Rezoning for a planned 216 multifamily unit development on 20 acres at 6502 Old Troy Pike at the northeast corner of Old Troy Pike and Chambersburg Road. He said the property is currently zoned R-4 and this request includes Rezoning to Planned Residential. He said sanitary sewer and water will connect to the City's main system and is located on Old Troy Pike and Chambersburg Road. He said storm water will be handled through a public storm sewer system including detention basins. He said the site has two proposed access points, one on Old Troy Pike near the northern property line and one

on Chambersburg Road. He said an existing access point on Old Troy Pike, currently the access to Key Bank, will also be utilized. He said six 36-unit buildings are being proposed. He said the buildings were originally proposed to be completely with siding; however, City Staff did recommend a minimum of 25 percent of the surface area be finished with brick or stone masonry product. He said a new rendering is included in the meeting packet to show the brick to be used on the side and front and rear elevations. He said 345 parking spaces are proposed for this development with 14 of those spaces being ADA accessible. He said a traffic study was completed on the intersection, and improvements to be made on this project include the widening of Chambersburg Road along the frontage of the property, and the extension of the south bound turn lane on Old Troy Pike to Chambersburg Road. He said as part of a separate project, the City will be improving Chambersburg Road to the west of Old Troy Pike. He said at the last Council Work Session, several issues were brought up. He said infrastructure is a main concern here. He said with water utilities being on Old Troy Pike and Chambersburg Road, this site has the potential for a looping system. He said the hot spots for water main breaks per the City Engineer would not be affected by this particular project. He said tap in fees for this project would be somewhere between $40,000 and $62,000 depending on the meter size. He said those fees can go directly to helping fund some other improvement projects necessary for the infrastructure. He said this property is in a CRA district. He said terms of the development agreement have not been discussed; however, PILOT payments could be an option, and unlike tax payments which are distributed to different areas, the PILOT payments could be used at the City's discretion and could also be directed toward the infrastructure improvements necessary in the City. He said traffic was also a concern, and the traffic engineer is present to discuss some issues and any questions Council may have. He discussed the improvements on Chambersburg Road and said the widening was going to be a part of the City's widening projects. He said this applicant taking on that responsibility would save the City an estimated $90,000. He said parking was mentioned as a concern, and he would defer to the applicant to speak on that issue. He said Planning Commission did recommend approval of the applicant's unanimously.

Mrs. Byrge asked if these apartments are to be rented and what income level is being discussed.

Mr. Foster said these are workforce housing units, which means the apartments are 60 percent of Average Median Income (AMI), and are not government subsidized. He asked the applicant to speak to this matter.

Mr. Tyler Knox of The Annex Group said the workforce housing units are at the 60 percent of the AMI level. He said what that means is the units will be allocated for those who make a certain income, and the 60 percent AMI is anywhere between $32,000 and $44,000 for the county, depending on how many people live in the apartment.

Mrs. Byrge said there was no mention of wider sidewalks. She said there is a requirement when Chambersburg Road is widened that it have wider sidewalks. She asked if Russ Bergman had reviewed the traffic study.

Mr. Foster said curb and sidewalk will be added to the property line to the east and to the property line to the west. He said Mr. Falkowski reviewed the traffic study prior to his departure.

Mrs. Byrge requested that Russ Bergman review the traffic study. She said with the state funding to widen Chambersburg Road East, the perceived savings of $90,000 may not be that amount.

Mayor Gore explained to Mr. Chodkowski the matching grant funds for the improvements to Chambersburg Road to the east. He asked if Chambersburg Road from Old Troy Pike to the west or any further improvements west of Brandt Pike are coming from state money, or is that all on the City's dime through revenue from other developments.

Mr. Chodkowski described the process for federal funding and said just because it qualifies for federal funding it does not guarantee it gets the money. He said qualifying for the money requires the City to contribute some portion of the cost. He

said Mrs. Byrge's position is not an incorrect position to say it might not cost that amount. He said how the cost sharing allocation is assigned depends on what policy Council would take. He said the Chambersburg Road West Project is a $4 million project, and the City has an obligation to fund $1.1 million. He said with these projects, depending on when the projects happen and what group of funding is used, there can be anywhere from a two to seven year window based on when the funding is awarded. He explained matching requirements and the process. He said Mrs. Byrge's comments are not incorrect, but it is difficult to say how correct or incorrect until looking at the actual project.

Mrs. Byrge asked if a request was submitted to Miami Valley Regional Planning Commission (MVRPC) for funding?

Mr. Chodkowski said he does not believe, based on the transportation plan in line for Chambersburg Road, that the City is to this eastern portion of Old Troy Pike for Chambersburg Road.

Mrs. Byrge asked Mr. Chodkowski to check on that issue as she believes MVRPC was working on making the connector to the Great Miami Bike Path and knew the new development was going to cover some of that cost. She said she thought documents were going to be submitted through MVRPC requesting some funds. She said the projected savings Mr. Foster brought up were as tenuous as the prospective savings the City would have if going through ODOT.

Mr. Chodkowski said this project requires the City to invest less at some point in time for the same improvement whether it is 100 percent, 50 percent, or 30 percent.

Mrs. Byrge said her last concern is there is no overflow parking in the plan.

Mr. Knox said the company found parking demographic data for renter vehicle occupancy in the four surrounding census tracts in Huber Heights. He said on average the amount of vehicles per rental household is 1.59 as compared to owner occupied housing at 2.07. He said the current parking ratio is 1.6. He referenced a sheet that shows his company's building and parking matrix for a lot of its projects. He said the average company-wide was 1.57. He said that number is for visitor and renter parking.

Mrs. Byrge said when Council has looked at plans for apartments or condominiums, there have been extra spaces set aside for people visiting or if a household has multiple cars or whatever else, and she does not see that in there. She said the 1.6 tells her there is not enough parking for the residents that have two cars. She asked where is the space, what she calls overflow parking.

Mr. Knox said in these type of developments he sees that some people do not even have cars and rely on public transportation.

Mrs. Byrge said this area is not a walking or heavily traveled public transit area. She said the City has to make sure the developments are built to accommodate the commuters.

Mr. Knox said there is a "Plan B" optional site plan which includes overflow parking and adds 43 spaces in the area just to the south of the creek. He distributed a copy to Mr. Rodgers.

Mayor Gore said the PILOT payments are different from the TIF revenue. He asked where that money can be used.

Mr. Chodkowski said monies received through PILOT payments are fully discretionary to the City.

Mayor Gore asked if this development adds stress onto the existing water system or in a closed loop system, does that maintain the water in that area, and it does not affect it. He said he does not understand.

Mr. Chodkowski said Mr. Bergman can address that issue. He said generally speaking in a pressurized system such as this one, no it would not.

Mayor Gore said Mr. Shaw pointed out his big concern was adding to a system already under duress, but no one ever said if this specific piece is going to affect what is under duress. He said he would like to know that for certain before Council starts making those decisions.

Mrs. Byrge said she would like to get Mr. Bergman's opinion on the traffic study.

Mayor Gore said as Mr. Chodkowski has mentioned, this intersection today is not the intersection that is there four years from now. He said a real good understanding of what these improvements are going to be with a marked up Google view showing what some of those improvements are going to look like. He said he cannot see where all the improvements are going to go on the proposed drawing.

Mr. Webb said with the Broad Reach Development north on Old Troy Pike, Council had a stipulation that the road work would be completed prior to the start of the project and asked Mr. Chodkowski to speak to what would happen here with the street improvements on Chambersburg Road as this project develops.

Mr. Chodkowski said there has not been a conversation with the applicant regarding that type of process or those types of conditions and that is only from the standpoint that City Staff has not had a discussion with the applicant regarding the potential PILOT opportunities. He said the City could negotiate those payments as terms and conditions if City Staff were to explore the PILOT opportunities, but City Staff have not gotten to that stage yet.

Mr. Webb asked if he was correct that once this case leaves Council's hands with its approval, Council will not see this coming back with those details.

Mr. Chodkowski confirmed it would not come back before Council for those details and it would be a City Staff negotiation.

Mr. Webb said prior to the next Council Work Session, he would like to see information regarding the PILOT payments and some sort of guesstimate and further information on the traffic study to make sure this intersection can handle it. He said he also wants to hear from Russ Bergman regarding any impact on the existing sewer and water with this tie in.

Mr. Lyons confirmed with Mr. Foster that he heard Mr. Foster say it was Russ Bergman's opinion that this project would not have any impact on water and sewer. He asked where on Chambersburg Road would be the closest water main break the City has had.

Mr. Foster said he cannot answer the question regarding Chambersburg Road, but the map he saw earlier today had breaks that were in the Villas to the north, and Russ Bergman has that full map that he can bring to the next Council Work Session and speak on that point.

Mr. Lyons asked with those breaks, is that fed into the same system or a separate system? He asked how long the water main has been there and if it has been lined.

Mr. Foster said it is a separate system. He said he did not know how long the water main has been there or if it has been lined.

Mr. Lyons said City Staff are aware they are looking for a temporary budget next year. He said what affects one ward affects them all. He said Councilmember-Elect Anita Kitchen just spoke to this point. He said Council has real issues and City Staff really needs to take a look at that fact. He asked Mr. Foster to pass this information on to Mr. Bergman, and he asked if the Water Lining Projects could be added to the map.

Mayor Gore asked if any representatives from The Annex Group had any comments.

Mr. Knox said he made most of his comments, and most were in regard to parking. He said if Council would like to see the schedule on how the development process is going and when the plan is for starting construction, the applicant is planning on

Detailed Development Plan approval in March, 2022, tax credit application in April, 2022, and reservation award hopefully in June or July, 2022 with permitting process July to September, 2022, closing in September, 2022, and construction in October, 2022 to January, 2025, and begin leasing in July, 2024 - six months before the development is complete. He said the project should be complete in January, 2025.

Ms. Baker said she would like to see two parking spaces for each unit and the additional 43 spaces.

Drew Wolfred from Kimley-Horn said he prepared the traffic study. He said the study used 2018 counts that were provided by the City and used the existing traffic signal timing plan. He said the proposed project is 216 multifamily units that generates 80 trips in the a.m. peak hour and 95 trips in the p.m. peak hour. He said the a.m. is more heavily weighted to outbound trips with some inbound and in the p.m. vice versa. He said the development will have three access points, including one new one on Old Troy Pike on the north end and one new access point on Chambersburg Road which already has a curb cut there just west of the stream. He said when you analyze that information and add those trips to the network, this intersection still performs at Level Service D and adds one second of delay on average to the vehicles that go through this intersection in the peak hours. He said a Level Service D does not sound good in school, but Level Service D is an acceptable level of service by industry standards. He said when you get into more urban locations, Level Service E is actually acceptable when doing studies in Columbus, Indianapolis and Chicago. He said the study did not take into account the improvements on Chambersburg Road the developer is committing to with the widening. He said the study recommends an extension of the southbound left turn lane that will provide more storage and queuing for folks on Old Troy Pike that need to make that left onto Chambersburg Road. He said that work was not taken into account on the level of service and will certainly help. He said another improvement the City is going forward with is the improvements on Chambersburg Road west of Old Troy Pike. He said the existing left turn lane is only sixty feet long, so when a third car is waiting to turn left it is blocking the throughways. He said any improvement to Chambersburg Road west will greatly help the capacity of the intersection's level of service. He said that is a 2025 project and as mentioned leasing will not begin until July, 2024, so that gap in time would be closely aligned and the developer would be making the improvements to the road east of Old Troy Pike. He said the improvements after the project is complete will be for the betterment of the current level of service. He said the trips and data used are from 2018, but a 1.5 percent growth rate was applied to analyze this in 2023 and explained how the company came up with the growth rate.

Mrs. Byrge asked if Mr. Wolfred took into consideration in timing of the intersections and the large number of buses going to the schools.

Mr. Wolfred said with the 2018 data there is a pretty low peak hour factor which means the worst 15 minutes in the peak hour. He said the data he received actually was already low, so he knows it is being extra conservative on the study because there will be those times when there is a bad 10 to 15 minutes that come up and is typical when around schools. He said the study kept the existing timings as is, and he would assume Old Troy Pike is coordinated and synchronized, so the cycle lengths need to be the same. He said there could be some improvements to the splits east and west that were not accounted for but would improve the level of service.

Mrs. Byrge asked Mr. Knox the sizes of the 1, 2, and 3 bedroom units.

Mr. Knox said roughly 700, 900, and 1,100 square feet respectively.

Mrs. Byrge asked about renting the units at 60 percent AMI.

Mr. Knox said the units will be reserved for individuals making anywhere at the 60 percent AMI level, between $31,000 per year and $44,000 per year.

Mrs. Byrge said she is curious why when the market is there to get a higher yield on an 1,100 square foot apartment that it would be rented at such a low rate.

Mr. Knox said the workforce housing is a huge need right now as compared to market rate housing. He said this company fulfills that need in communities.

Mayor Gore asked Law Director Gerald McDonald to make any comments or provide any additional information.

Seeing none, Mayor Gore asked if there were any other representatives of the City of Huber Heights to make any comments or provide any additional information.

Seeing none, Mayor Gore asked if there was anyone present to speak in favor of the approval of this issue.

Seeing none, Mayor Gore asked if there was anyone present to speak against the approval of this issue.

Anita Kitchen said the City does not know what has caused all of the water main breaks. She asked why the City is putting more pressure on the water mains until the City knows what is causing the breaks. She said she does not trust saying the issues will be bypassed. She said until this matter is resolved, the development needs to be on a back burner.

Mayor Gore asked if there were any other representatives of the City of Huber Heights to make any additional comments.

Seeing none, Mayor Gore asked if there was any member of City Council to make comments or provide additional information.

Seeing none, Mayor Gore asked one last time if there was anyone to speak in favor of or against the approval of this zoning case.

Mayor Gore said, barring further comments, this Public Hearing of the City Council for Planning Commission Case ZC 21-34 is hereby closed.

I. A Public Hearing Scheduled For November 22, 2021 By The Huber Heights City Council For Zoning Case 21-35. The Applicant Is DDC Management. The Applicant Is Requesting Approval Of A Rezoning And A Basic Development Plan For Property Located At Chambersburg Road And Further Described As Parcel Number P70 04008 0004 On The Montgomery County Auditor's Map.

Economic Development Coordinator Jason Foster said the applicant, DDC Management, is requesting approval of a Basic Development Plan for 172.5 acres for the Villages of Westport, a planned residential community located north of Lexington Place on Chambersburg Road with the intent of building 283 residential lots. He said sanitary sewer and water will connect to the City's main system and both utilities are located along the perimeter of the property. He said storm water will be handled through a public storm sewer system including detention basins all of which follows the City Code. He said as part of this project, Chambersburg Road will be improved to a 45 foot half right of way section per the thoroughfare plan, and all interior streets will be public with curb and sidewalk on both sides. He said two styles of lots are being proposed. He said of the 283 lots, 98 lots are proposed to be 70-foot lots and will be located on the exterior of the property. He said the remaining 185 lots are proposed 51-foot lots to be located on the interior of the property. He said City Staff recommended 25 percent of front facades shall be brick or masonry. He said the proposed setbacks are 25 foot front and rear with a five-foot side yard. He said the proposal also calls for 101.58 acres of open space which is approximately 59.4 percent of the development. He said a 20-foot preservation zone will be placed along the eastern border. He said at the Council Work Session, the major concern was the connection to Sandalview Drive to the north. He said after discussion with the Fire Division, that connection is not required. He said a connection to Rustic Woods Drive further to the west was also discussed. He said based on the topography, with the span in which the developer would have to bridge the creek and the Army Corps of Engineers permit fees, the connection is not financially feasible even with City assistance. He said Planning Commission recommended approval of the applicant's request unanimously.

Mayor Gore asked if any representatives from DDC Management had any comments.

John Bills with DDC Management said the company has been working with the City for close to a year and are excited to partner with the City. He said there was a lot of conversation regarding the entrance to the north. He said he re-checked with the engineers and spoke with Mr. Chodkowski a little more, and they are unable to make the connection to the street further to the west. He said the company had at one point looked to a connection to the east into the other subdivision at Dial Drive. He said that was eliminated early on from an engineering standpoint. He said the topography between the community to the right and down into this development has a 50-foot drop. He said it is not feasible to build per the Huber Heights specifications for the roadway and be able to traverse the terrain in order to connect to the east. He said regarding questions about density, they are presenting at 1.65 units per acre and will provide over 100 acres of green space to the community, a significant portion of which will be public park space not just for the residents and the HOA but will be connected to be used by those within the community in partnering with the City and providing the trail network system. He said as it concerns the connection to the north, he will leave that in the hands of the City on whether it wants to make that connection. He said it is not needed per the Fire Chief, and it is not needed from the developer's viewpoint. He said he is willing to do it if it is needed, but would be fine eliminating it.

Mrs. Byrge asked with all the green space if the developer envisions putting in a park area within the development.

Mr. Bills said they do and are working through final plans with City Staff. He said there is a portion of this area that will be dedicated for public park area. He said a lot will be nature trails coming from the north, and within the community itself they are looking at a tot lot and a playground area as well.

Ms. Baker asked where the park and parking lot for the park would be located.

Mr. Bills said in the area to the right of the entrance in the larger green space. He said once it is dedicated to the City, parking would be included.

Mayor Gore asked if Law Director Gerald McDonald had any comments or any additional information.

Seeing none, Mayor Gore asked if there were any other representatives of the City of Huber Heights to make any comments or provide additional information.

Seeing none, Mayor Gore asked if there was anyone present to speak in favor of the approval of this issue.

Seeing none, Mayor Gore asked if there was anyone present to speak against the approval of this issue.

Seeing none, Mayor Gore asked if there was any member of Huber Heights City Council to make or provide additional information.

Seeing none, Mayor Gore asked one last time if there was anyone to speak in favor of or against the approval of this zoning case.

Mayor Gore said, barring further comments, this Public Hearing of the City Council for Planning Commission Case ZC 21-35 is hereby closed.

J. A Public Hearing Scheduled For November 22, 2021 By The Huber Heights City Council For Zoning Case 21-37. The Applicant Is Megan Prather. The Applicant Is Requesting Approval Of A Rezoning To Planned Mixed Use And A Combined Basic And Detailed Development Plan For Property Located At 6119 Brandt Pike And Further Described As Parcel Number P70 03912 0088 On The Montgomery County Auditor's Map.

Economic Development Coordinator Jason Foster said the applicant, Megan Prather, is requesting approval of Basic and Detailed Development Plans for one acre to construct a new Dogtown facility at 6119 Brandt Pike. He said the proposed zoning of this project is a Planned Mixed Use Development. He said sanitary sewer and water will connect to the City's main system at the edge of the parcel. He said storm water will be handled through a public sewer system which flows to an existing detention basin to the southwest. He said 21 parking spaces are proposed for this project with 2 spaces being ADA accessible. He said the entrance to the facility comes off an existing access easement that leads to Brandt Pike and Fishburg Road. He said all lighting for this facility shall follow City Code, and landscaping is provided in all drive and parking islands and around the monument sign. He said a 10-foot tall monument sign is proposed, and City Staff recommended the sign be limited to 6 feet in height and 75 total square feet in area. He said one wall sign is being proposed, and City Staff recommended that sign have a maximum size of 75 square feet. He said both City Staff recommendations would meet the current City Code. He said the building is a two-story structure consisting of brick and EIFS and other masonry units. He said two outdoor areas are proposed, both further away than the current outdoor area at Dogtown. He said the outside park areas will be surrounded by a 6-foot picket fence. He said Planning Commission recommended approval of the applicant's request unanimously.

Mayor Gore asked if any representatives of Megan Prather had any comments.

Seeing none, Mayor Gore asked if there was any member of Huber Heights City Council to make comments or provide additional information.

Seeing none, Mayor Gore asked if Law Director Gerald McDonald had any comments or additional information.

Seeing none, Mayor Gore asked if there were any other representatives of the City of Huber Heights to make any comments or provide additional information.

Seeing none, Mayor Gore asked if there was anyone present to speak in favor of the approval of this issue.

Seeing none, Mayor Gore asked if there was anyone present to speak against the approval of this issue.

Seeing none, Mayor Gore asked if there was any member of Huber Heights City Council to make comments or provide additional information.

Seeing none, Mayor Gore asked one last time if there was anyone to speak in favor of or against the approval of this zoning case.

Mayor Gore said, barring further comments, this Public Hearing of the City Council for Planning Commission Case ZC 21-37 is hereby closed.

K. A Public Hearing Scheduled For November 22, 2021 By The Huber Heights City Council For Zoning Case 21-40. The Applicant Is Daniel Greene. The Applicant Is Requesting Approval Of A Rezoning From B-1 (Commercial) To PR (Planned Residential District) For Property Located At 4270 Murdock Avenue And Further Described As Parcel Number P70 00201 0063 On The Montgomery County Auditor's Map.

Economic Development Coordinator Jason Foster said applicant, Daniel Greene, is requesting approval to rezone his five lots to Planned Residential. He said this applicant came before the Planning Commission and requested the combination of the five lots to create one parcel for the continued use of a residential lot. He said these actions would clean up the zoning map to a one owner parcel. He said Planning Commission did recommend approval of the applicant's request unanimously.

Mayor Gore asked if any representatives for Mr. Greene had any comments.

Seeing none, Mayor Gore asked if there was any member of City Council to make

comments or ask questions of Mr. Foster.

Seeing none, Mayor Gore asked if Law Director Gerald McDonald had any comments or could provide any additional information.

Seeing none, Mayor Gore asked if there were any other representatives of the City of Huber Heights to make any comments or provide additional information.

Seeing none, Mayor Gore asked if there was anyone present to speak in favor of the approval of this issue.

Seeing none, Mayor Gore asked if there was anyone present to speak against the approval of this issue.

Seeing none, Mayor Gore asked if there was any member of City Council to make comments or provide additional information.

Seeing none, Mayor Gore asked one last time if there was anyone to speak in favor of or against the approval of this zoning case.

Mayor Gore said, barring further comments, this Public Hearing of the City Council for Planning Commission Case ZC 21-40 is hereby closed.

ADMINISTRATION
Bryan Chodkowski, Acting City Manager

L. An Ordinance To Approve A Rezoning To Planned Residential And A Basic Development Plan For The Property Located At 6502 Old Troy Pike And Further Identified As Parcel Number P70 04004 0003 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-34).
(first reading)

Acting City Manager Bryan Chodkowski said in advance of further consideration of this item, Council has asked from the public hearing to ensure City Staff provide a statement from the City Engineer regarding the validity of the traffic study and the stress on the water main and that City Staff provide a visualization of the intersection, a markup, of what that intersection will look like, potential estimates on PILOT payments with respect to this project as well as additional clarification on traffic, water and sewer issues, and a request that City Staff confirm the Chambersburg Road section in the grant application process. He said based on a conversation with Council at the Council Work Session, he made the comment that Council table this particular matter, so City Staff could bring together all of the appropriate information requested. He apologized and said being City Manager and sitting in the chair is like riding a bike and sometimes one is wobbly when they start. He said subsequent to his comment, there has been some communication from the Law Director about the commentary and he asked the Law Director to speak to that point. He said City Staff's intention from the Council Work Session was to provide this application sufficient time, so that City Staff could assemble the information requested. He apologized for the incorrect vernacular.

Law Director Gerald McDonald said it would not be appropriate in his opinion to table this case indefinitely. He said the best case scenario would be to bring this item to another reading and that way there would be a Council Work Session before that reading where City Staff could get the information and then Council could act. He said the City is required by the City Code to take certain action on zoning requests, and to table action indefinitely is not one of the allowable actions. He asked that this matter get moved over to a second reading.

Mayor Gore asked if there were any objections to a second reading. Seeing none, Mayor Gore said this item will be passed to a second reading.

M. An Ordinance To Approve A Rezoning To Planned Residential And A Basic Development Plan For The Property Located At Chambersburg Road And Further Identified As Parcel Numbers P70 04008 0004 And P70 04008 0006 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-35).
(first reading)

Mr. Chodkowski said in light of the information shared at the Council Work Session and the conversation tonight through the Public Hearing, he asked that this item be passed to a second reading.

Mrs. Byrge asked when this item is moved on to a second reading, can the map be modified to delete the connector so the conversation no longer includes that issue and the design no longer includes that connector. She said based on the conversation with the Dial Drive residents, Council did not hear back from them what they would like to see happen. She said it is presumptuous to include that connector without the feedback of residents. She said also there are a lot of meanings of "connector". She said it could be a footpath or road. She said without understanding what the concept of a connector was and how broad that is, she thinks it is premature to be considering it with the developer's design.

Mayor Gore said what was proposed is an actual roadway connection similar to the size of Sandalview Drive in terms of the width of the street. He said that is what the developer said they would continue to keep in there although the Fire Division has suggested the connection from a safety perspective is not necessary. He said the discussion at the Council Work Session was the idea of the interconnectivity of the different developments.

Mrs. Byrge said based on a packed Council Chamber for weeks, she cannot support a connector over there. She said the citizens have spoken, and it would be hypocritical of Council to charge ahead and put a connector in that would have an effect on the neighborhood.

Mr. Bills said as the developer, he will build it if the City wants the connector, but as a developer he does not want a connection there. He said he would be okay eliminating it if Council as a whole wants that connector removed.

Mrs. Byrge asked what the proposed connector would cost.

Mr. Bills said anywhere from half a million dollars plus for the road and then there are costs for the bridge crossings.

Mrs. Byrge said this money could be used for infrastructure.

Mayor Gore clarified under the current proposal, the City is not spending the money building the road, that is a cost of the developer because in the initial discussion that is what the developer thought the City would require. He said the connection to Sandalview Drive is at the cost of the developer, not the cost of the City.

Mr. Bills said that connector would also require the Army Corps of Engineers. He said those are some of the challenges they are working through.

Mayor Gore asked if all the zoning notifications and signage was put up as discussed at the Council Work Session.

Mr. Foster said the signs were put up at the dead end of Sandalview Drive and dead end of Rustic Woods Drive as requested and along Chambersburg Road in front of the development. He confirmed residents within 200 feet of the development were notified by mail.

Mayor Gore said this item can be placed back on the next Council Work Session agenda prior to the second reading at the December 13, 2021 City Council Meeting.

Mrs. Byrge said she would hate to see opposition to the development due to a connector.

Mr. Webb said it makes perfect sense from a Fire Division standpoint, but it does not make good sense from a public safety or policing standpoint. He said this neighborhood is a pocket and very isolated. He said a police officer on one of the courts in that neighborhood would have a great difficulty responding to a call in Mr. Otto's neighborhood because the police would have to go out to Chambersburg Road, down to Old Troy Pike, and come back in off of Longford Road to get to the other development. He said even for public services such as an Amazon driver, it would be ridiculous to not have this neighborhood connected to another neighborhood. He said since Mrs. Byrge said she would not be in favor of that connector, he would lead the opposition if this connector is not a part of this development. He said he is tired of seeing neighborhoods developed in little pockets with no access to other neighborhoods. He said some connection needs to be established just for the simplest of public services. He said a secondary benefit is so that neighbors can get from one neighborhood to another.

Mr. Hill said he wanted to echo Mr. Webb's opposition to removing a connector. He said he does not like seeing pockets. He said he has seen that in a lot of neighborhoods that have come in.

Mrs. Byrge asked for a pictorial representation of that actual connection for the next meeting as she would like to show the neighbors what will be taken out in building that connector. She said that connector will probably be completed after the development is done. She said for transparency, she would like an overhead view of the wooded area to show how it is going to cut through.

Mayor Gore confirmed with the developer that there are no designs showing the bridge or connector. He asked if a digital rendering could be done of that view.

Mr. Bills said City Staff has the topography and the engineer is trying to design the stream crossing. He said the street will look similar to what is at the bottom of the presentation. He said they will have to clear a 100-foot wide swath all the way following the pathway where the road would be so the grading can be done on either side and make transitions for the road. He said he will try to come up with some rendering and possibly overlaying it on an aerial view to show the wooded area.

Mayor Gore asked the actual incline from the back side of that court to get up to Sandalview Drive.

Mr. Bills said it looks like roughly a 12 to 14 foot incline. He said it is 14 feet over about a 200-250 feet scale. He said with the bridge it will be above the low point, so it will not be a full 12 to 14 feet.

Mayor Gore said there are clearly two different opinions. He said Council needs to make sure it has all of the information possible and allow more time for citizen input over the next couple of weeks.

Mayor Gore said this item will be passed to a second reading.

N. An Ordinance To Approve A Rezoning To Planned Mixed Use And A Combined Basic And Detailed Development Plan For The Property Located At 6119 Brandt Pike And Further Identified As Parcel Number P70 03912 0088 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-37).
(first reading)

Mr. Chodkowski said unless there are objections or concerns from Council, he asked this item be moved to a second reading.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading.

At 9:11 p.m., Mayor Gore recessed the City Council Meeting.

At 9:16 p.m., Mayor Gore reconvened the City Council Meeting.

O. An Ordinance To Approve A Rezoning From B-1 (Commercial) To PR (Planned Residential District) For The Property Located At 4270 Murdock Avenue And Further Identified As Parcel Number P70 00201 0063 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-40).
(first reading)

Mr. Chodkowski said in light of Council's comments in Council Work Session and tonight's ublic hearing, he asked this item be moved to a second reading.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading. He said this item will be passed to a second reading.

P. A Resolution Authorizing The Purchase Of Employee Health Insurance Services For The City Of Huber Heights For Fiscal Year 2022 And Waiving The Competitive Bidding Requirements.
(first reading)

Mr. Chodkowski said this item is annual recurring legislation to provide health, dental, and vision insurance to the City's employees. He asked this legislation be adopted so the City can provide these benefits to City employees on January 1, 2022.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Hill moved to adopt; Mr. Lyons seconded the motion. On a call of the vote, Mr. Hill, Mr. Webb, Ms. Baker, Mrs. Byrge, and Mr. Lyons voted yea; none voted nay. The motion passes 5-0.

Q. A Resolution Establishing And/Or Amending The City Of Huber Heights Organizational Chart And Authorizing The New Personnel Staffing Levels As Detailed Below.
(first reading)

Mr. Chodkowski said this item was discussed at the last Council Work Session and is annual recurring legislation to make sure the City has all the right people in all the right places. He said there was follow up information requested by members of Council, and that information was sent. He asked that Council adopt this legislation.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Lyons seconded the motion. On a call of the vote, Mr. Webb, Ms. Baker, Mrs. Byrge, Mr. Lyons, and Mr. Hill voted yea; none voted nay. The motion passes 5-0.

R. A Resolution Establishing And/Or Amending The Salary Ranges And Wage Levels For Employees Of The City Of Huber Heights, Ohio.
(first reading)

Mr. Chodkowski said this item is annual recurring legislation that ensures all employees are paid an appropriate wage. He said there are no changes to the table for 2022 compared to the table for 2021.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Ms. Baker seconded the motion. On a call of the vote, Ms. Baker, Mrs. Byrge, Mr. Lyons, Mr. Hill, and Mr. Webb voted yea; none voted nay. The motion passes 5-0.

S. An Ordinance Authorizing Transfers Between Various Funds Of The City Of Huber Heights, Ohio And Amending Ordinance No. 2020-O-2453 By Making Supplemental Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2021 And Ending December 31, 2021.
(first reading)

Mr. Chodkowski said this legislation is to amend the budget to ensure funds are available to provide for the development of Windbrooke Phase III, Section 2 as well as the Jonetta Street Lift Station Project. He asked that Council adopt this legislation.

Mayor Gore said the Council Work Session recommendation was to waive the second reading and adopt this item. He said there are only five members of Council present, and it takes six members of Council to waive the second reading. He said this item will be moved to the December 13, 2021 City Council Meeting for a second reading.

T. A Resolution Authorizing The City Manager To Enter Into Change Orders With Respect To The Construction Of The Huber Heights Veterans Memorial Project.
(first reading)

Mr. Chodkowski said this legislation is to approve a final change order for the Huber Heights Veterans Memorial. He said there was a request for additional information from Council at the Council Work Session which was provided. He asked Council to adopt this legislation.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Hill seconded the motion. On a call of the vote, Mrs. Byrge, Mr. Lyons, Mr. Hill, Mr. Webb, and Ms. Baker voted yea; none voted nay. The motion passes 5-0.

U. A Resolution Authorizing The City Manager To Enter Into That Certain Fourth Amendment To The Grant Of Public Access Easement Agreement Originally Entered Into Between The City And DEC Land Co I, LLC On February 1, 2008 As Amended.
(first reading)

Mr. Chodkowski said this legislation reduces the designated open space within the Carriage Trails Subdivision. He said with this reduction, the total acreage available exceeds the minimum requirement pursuant to the master development agreement.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Lyons moved to adopt; Mrs. Byrge seconded the motion. On a call of the vote, Mr. Lyons, Mr. Hill, Mr. Webb, Ms. Baker, and Mrs. Byrge voted yea; none voted nay. The motion passes 5-0.

V. A Resolution Authorizing The City Manager To Enter Into Necessary Agreements And Make Necessary Purchases Of Goods And Services With Certain Vendors And Suppliers For The Purchase, Maintenance And Service Of Equipment, Professional Services, And Miscellaneous Operating Expenses By Various Departments And Divisions Of The City Of Huber Heights For Fiscal Year 2022 And Waiving The Competitive Bidding Requirements.
(first reading)

Mr. Chodkowski said this is annual recurring legislation and allows the City to have all the appropriate contracts and arrangements in place to begin calendar year 2022 in full swing. He asked that Council adopt this legislation.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading to allow for discussion and amendments.

Mr. Rodgers said there were City Staff changes and some amounts needed to be changed in the legislation. He said that was not done prior to the first reading, so the recommendation was to pass it to a second reading, so those amendments could be made in between the first and second readings.

Mayor Gore said this item will be passed to a second reading.

W. A Resolution Authorizing The City Manager To Purchase Various Goods And Services Required For The Ongoing Needs Of The Public Works Division For Fiscal Year 2022 And Waiving The Competitive Bidding Requirements.
(first reading)

Mr. Chodkowski said this document is annual recurring legislation that allows Public Works Division to have access to the commodities, goods, and services needed to ensure services can be delivered effectively beginning January 1, 2022. He asked Council to adopt this legislation unless there are questions or concerns.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Hill moved to adopt; Mrs. Byrge seconded the motion. On a call of the vote, Mr. Hill, Mr. Webb, Ms. Baker, Mrs. Byrge, and Mr. Lyons voted yea; none voted nay. The motion passes 5-0.

X. A Resolution Authorizing The City Manager To Enter Into A Contract For Abandoning The Jonetta Street Pump Station And Extending The Sanitary Sewer And Waiving The Formal Bidding Requirements.
(first reading)

Mr. Chodkowski said this particular item authorizes City Staff to take the appropriate steps to address the Jonetta Street private lift station and to install public sewer to relieve those residents of this particular issue.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Lyons moved to adopt; Mrs. Byrge seconded the motion. On a call of the vote, Mr. Webb, Ms. Baker, Mrs. Byrge, Mr. Lyons, and Mr. Hill voted yea; none voted nay. The motion passes 5-0.

12. City Official Reports and Comments

Mr. Lyons said he had the privilege of working with Mrs. Lu Dale, and she was a delight to work with on Council and gave him excellent advice dealing with perspective at times. He said she was a great leader for her constituency in Ward 1. He said she had great passion for the employees of the City, pointing out to administrators what they needed to do to achieve her level of awareness of what is going on. He said he is proud to call her friend and she is dearly missed on the dais.

Mr. Webb said his comment is about what a wonderful thing this City has done for the youth and young at heart in the community with Monita Field Park. He said he was there Saturday early with the Mayor and Mrs. Byrge, and it was phenomenal. He said parents with their kids of all ages enjoying the park was breathtaking. He said City Council had a lot of disagreements when it came to Monita Field Park, and having everything put into one location was a stroke of genius on behalf of Council. He said parents were pulling up with children of all ages. He said it is a success for

the City of Huber Heights and his hat is off to Parks Manager Josh King. He said all of Council should be proud of what they have done.

Mayor Gore said he met people from Springfield, New Carlisle, Fairborn, and Chillicothe. He said the park is a regional draw. He said as the weather gets nicer he thinks the City will have something special that many people will enjoy for years to come.

Mrs. Byrge said this project turned out bigger than imagined. She said people 55 and older were using the different amenities down to the smallest kid on a skateboard. She said it will be a huge success.

13. Executive Session

Mayor Gore said there is need for an Executive Session.

Mr. Rodgers said this is an Executive Session regarding personnel matters to consider the appointment of a public employee.

Mr. Lyons moved to enter into Executive Session regarding personnel matters to consider the appointment of a public employee; Mr. Webb seconded the motion. On a call of the vote, Ms. Baker, Mrs. Byrge, Mr. Lyons, Mr. Hill, and Mr. Webb voted yea; none voted nay. The motion passes 5-0.

City Council went into Executive Session at 9:32 p.m.

City Council adjourned from Executive Session at 9:38 p.m.

Mayor Gore asked Gerald McDonald to explain what took place in the Executive Session.

Mr. McDonald said the status of the City Manager position was discussed and how when Mr. Falkowski left, he appointed Mr. Chodkowski as a Temporary Acting City Manager, but under the City Charter, Council has to take Council action and have Mr. Chodkowski adopt those duties on a temporary basis, and then at some point in the near future can have further discussions making it more official as to an official Interim City Manager position until the position is filled. He asked Council to make a motion to appoint Mr. Chodkowski to perform the duties of the City Manager until a City Manager is duly appointed as required under Section 6.04 of the City Charter.

Mr. Webb moved to appoint Mr. Chodkowski to the duties of the Acting City Manager until a City Manager is duly appointed; Mr. Lyons seconded the motion.

Mr. Chodkowski said he is very much interested in serving in the role, and he will have further discussion with Mr. McDonald following Council action.

On a call of the vote, Mrs. Byrge, Mr. Lyons, Mr. Hill, Mr. Webb, and Ms. Baker voted yea; none voted nay. The motion passes 5-0.

14. Adjournment

Adjournment

Mayor Gore adjourned the Regular Session City Council Meeting at 9:40 p.m.

_____ _____

Clerk of Council Date

_____ _____

Mayor Date

AI-7974 **Special Presentations/Announcements** **A.**

City Council Meeting **Police**

Meeting Date: 12/13/2021

Presentation Of Newly Promoted Police Division Officer

Submitted By: Maria Beisel

Department:	Police	**Division:**	Police
Council Committee Review?:	None	**Date(s) of Committee Review:**	N/A
Audio-Visual Needs:	None	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Presentation Of Newly Promoted Officer Within The Police Division - Police Chief Mark Lightner And Mayor Jeff Gore

Purpose and Background

Police Chief Mark Lightner will present the promotional ceremony of Police Officer Ben Holbrook to the rank of Sergeant in the Police Division.

Fiscal Impact

Source of Funds:	NA
Cost:	NA
Recurring Cost? (Yes/No):	NA
Funds Available in Current Budget? (Yes/No):	NA
Financial Implications:	

Attachments

No file(s) attached.

AI-8082 **Special Presentations/Announcements** **B.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Mayoral Proclamation and Presentation - Andy Hill - Ward 4 Councilmember

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: None

Date(s) of Committee Review: N/A

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Mayoral Proclamation And Presentation To Ward 4 Councilmember Andy Hill - Mayor Jeff Gore

Purpose and Background

Mayor Jeff Gore will present a mayoral proclamation and award to Ward 4 Councilmember Andy Hill in acknowledgement of his service on the City Council of Huber Heights.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Proclamation

City of Huber Heights
Mayoral Proclamation
SPECIAL RECOGNITION
FOR SIGNIFICANT ACHIEVEMENT

WHEREAS, the City Council of Huber Heights wishes to express its sincere appreciation for the dedicated and distinguished service of Andy Hill as a member of the Huber Heights City Council representing Ward 4 from January, 2018 through December, 2021; and

WHEREAS, Councilmember Andy Hill has been an integral part of the numerous achievements of the City of Huber Heights and has been involved in a variety of special projects and community activities including the Council Work Sessions, the Miami Valley Military Affairs Association, and the addition of recreational amenities to the City; and

WHEREAS, the work of Councilmember Andy Hill has contributed to substantial and significant changes and improvements to the City that have enhanced the provision of City services and the quality of life in Huber Heights; and

NOW, THEREFORE, I, Jeff Gore, Mayor of the City of Huber Heights, Ohio do hereby extend our very best wishes for health, happiness, and continued success to:

Andy Hill
Huber Heights City Council – Ward 4

upon his departure; and on behalf of the City of Huber Heights, the City Council, and the City administration, I extend heartfelt congratulations on the attainment of this milestone and thanks for his years of dedicated public service.

BE IT FURTHER RESOLVED, that this recognition is sealed by presenting to this honored individual a key to the City of Huber Heights as a token of our esteem.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Huber Heights to be affixed this thirteenth day of December in the Year of Our Lord, Two Thousand and Twenty-One.

_____

JEFF GORE
MAYOR

AI-8081 **Special Presentations/Announcements** **C.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Montgomery County Board Of Elections Presentation

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: None **Date(s) of Committee Review:** N/A

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Montgomery County Board Of Elections Presentation - Mr. Jeff Rezabek, Director, Montgomery County Board Of Elections

Purpose and Background

Mr. Jeff Rezabek, Director of the Montgomery County Board of Elections will make a brief presentation to the City Council and the public. The purpose for Mr. Rezabek's presentation is the following:

- To introduce himself to the City Council and City Staff as the new Director of the Montgomery County Board of Elections.
- To make the City Council and City Staff aware of ways that the Montgomery County Board of Elections can better serve the City in regards to ballot issues, charter amendments, filing deadlines, local liquor options, vacancies, and appointments and polling locations.
- To discuss the redistricting process from the perspective of building new voting precincts and to be available to answer Councilmembers' questions about redistricting prior to voting on the new City ward map which is on the agenda.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8034 **Pending Business** **A.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Ordinance Review Commission Recommendations - City Code Amendments - Part Thirteen - Building Code

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 11/16/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance Amending Certain Sections Of Part Thirteen, Building Code, Of The City Code Of Huber Heights. (second reading)

Purpose and Background

This agenda item is to review and approve the recommendations for amendments to Part Thirteen - Building Code of the City Code made by the Ordinance Review Commission as outlined in the attached ordinance.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

ORC Worksheet - Part Thirteen - Building Code

Ordinance

CITY OF HUBER HEIGHTS
ORDINANCE REVIEW COMMISSION
PART THIRTEEN – BUILDING CODE - WORKSHEET

Legislation/ Code Section	Date of Review/ Action	Action Taken	Notes
1313.05 Maintenance Of Accessory Structures	07/21/21	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director and Interim City Manager to review Section 1313.05 to determine if any changes or updates are needed (see minutes). Reference back to similar discussion in Part Eleven for consistency purposes (see minutes). ORC recommends that if the terms are interchangeable, then this issue should be clarified in the definition sections in Part Eleven and Part Thirteen. ORC recommends that this issue be reviewed again by the Law Director and the Interim City Manager (see minutes). Law Director and Interim City Manager proposed only using the term "accessory structure" in the City Code and removing references to other terms. ORC approved the suggested revisions to Section 1313.05 as a recommendation for update by the ORC at the 9/15/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART THIRTEEN
1313.06 Right Of Entry	07/21/21	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review Section 1313.06 to determine if any changes or updates are needed (see minutes). The Law Director concurs with changing "enter such property" to "enter upon such property" in Section 1313.06. ORC approved the suggested revision to Section 1313.06 as a recommendation for update by the ORC at the 8/18/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART THIRTEEN
1313.09 Hearings	07/21/21	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review Section 1313.09 to determine if any changes or updates are needed (see minutes). The Law Director proposed revisions to Section 1313.06 (see minutes). ORC approved the suggested revision to Section 1313.09 as a recommendation for update by the ORC at the 8/18/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART THIRTEEN

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AMENDING CERTAIN SECTIONS OF PART THIRTEEN, BUILDING CODE, OF THE CITY CODE OF HUBER HEIGHTS.

WHEREAS, the citizens of Huber Heights require City codified ordinances that are current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, as part of the Ordinance Review Commission process, the Ordinance Review Commission has identified provisions within the Building Code that require updating or other changes; and

WHEREAS, the City Council has determined that revisions in Chapter 1313 are necessary to enhance the effective and efficient delivery of municipal services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Part Thirteen, Building Code, Chapter 1313 – Property Maintenance Code, Section 1313.06 – Right Of Entry is hereby amended to read as follows:

1313.06 - Right of entry.

Whenever necessary for the purpose of enforcing the provisions of the Property Maintenance Code or whenever there exists any cause for investigation of a complaint or suspected violation, the Code Official or his designee may enter upon such property at all reasonable times to inspect the same or to perform any duty imposed on the Code Official by the Code, provided that if such property be occupied he shall first present proper credentials and request entry. If no response is received to the request for entry, the Code Official or his designee shall leave notice reasonably calculated to advise of impending inspection and the means by which the City may be contacted with regard to such inspection. If no objection is made to the City, the Code Official or his designee shall proceed with the inspection as stated in the notice. If such entry is refused, the Code Official or his designee shall have recourse to every remedy at law to effect such entry.

Section 2. Part Thirteen, Building Code, Chapter 1313 – Property Maintenance Code, Section 1313.09 – Hearings is hereby amended to read as follows:

1313.09 - Hearings.

If a hearing is properly requested under 1313.08 ~~the property owner files~~ for either an appeal or a review, a hearing before the Property Maintenance Review Board will be scheduled and a notice of such hearing duly advertised in the local newspaper. A filing fee of $30.00 shall be charged the applicant for appeals. No filing fee shall be charged for reviews. It is emphasized that formal appeals would only be submitted for challenges to the staff's interpretation that a violation actually exists.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8035 **Pending Business** **B.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

ZC 21-34 - The Annex Group - 6502 Old Troy Pike - Rezoning/Basic Development Plan

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	11/16/2021 and 12/07/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance To Approve A Rezoning To Planned Residential And A Basic Development Plan For The Property Located At 6502 Old Troy Pike And Further Identified As Parcel Number P70 04004 0003 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-34).
(second reading)

Purpose and Background

The applicant, the Annex Group is requesting approval of a Rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road at 6503 Old Troy Pike (ZC 21-34).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawings
Elevations
Traffic Impact Study
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance

Drawing name: K:\NC_DEV\170096004_The Annex Group_Huber Heights_OH\2 Design\CAD\PlanSheets\Basic Development Plans\C0.0 - TITLE SHEET.dwg C0.0 Oct 01, 2021 2:57pm by: Nathan Barr
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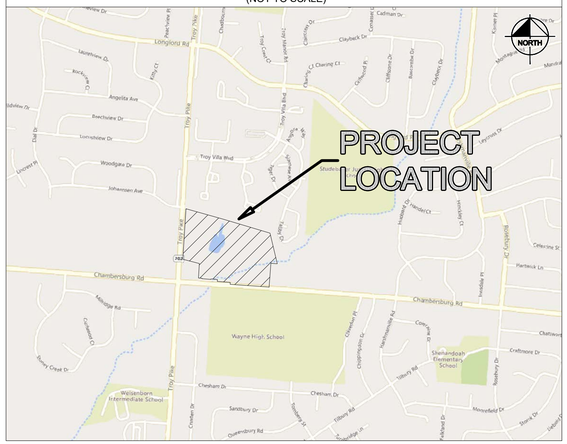
BASIC DEVELOPMENT PLANS
UNION AT CHAMBERSBURG
NEC OF CHAMBERSBURG RD. & OLD TROY PIKE
HUBER HEIGHTS, OH 45424

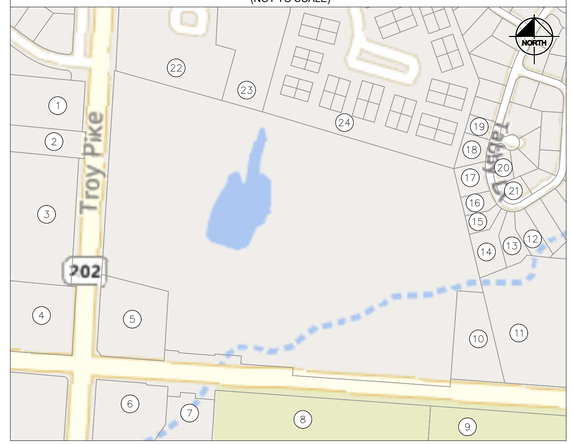
Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C5.0	STORMWATER MANAGEMENT PLAN
C6.0	UTILITY PLAN

PROJECT TEAM				
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	THE ANNEX GROUP	409 MASSACHUSETTS AVE., STE. 300 INDIANAPOLIS, IN 46204	(317) 607-4835	TYLER KNOX
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MIKE TIMKO, P.E.
ENVIRONMENTAL ENGINEER	CARDNO	3901 INDUSTRIAL BLVD., INDIANAPOLIS, IN 46254	(317) 388-1982	BEN HARVEY PWS, CPESC
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MICHELLE DYER, PLA, CLARB
LAND SURVEYOR	BERDING SURVEYING	741 MAIN ST., MILFORD, OH 45150	(513) 831-5505	TIM SCHWOEPPE, PS

LOCATION MAP
(NOT TO SCALE)



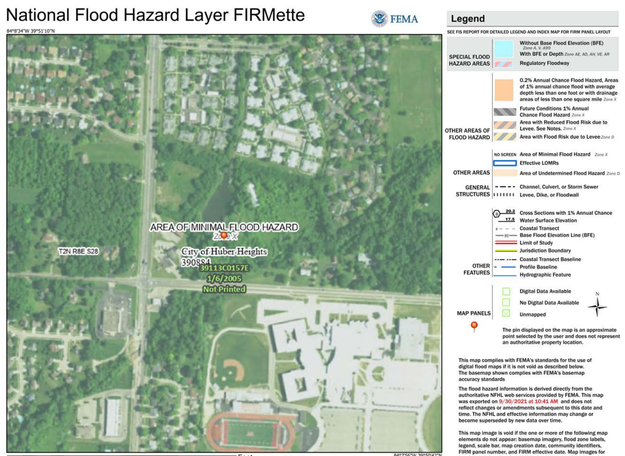
ADJOINING PROPERTY MAP
(NOT TO SCALE)



MONTGOMERY COUNTY

CONSTRUCTION OF 6 MULTI-FAMILY BUILDINGS EACH ±13,800 SF FOR THE ANNEX GROUP ON ±19.48 AC. PROJECT IS IN THE CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

ADJOINING PROPERTY OWNERS		
KEYNOTE	OWNER	ADDRESS
1	MORTON TED R	4867 CHAMBERSBURG RD, DAYTON, OH 45424
2	KENNEDY KELLY S	4 ADAIR AVE, DAYTON, OH 45405
3	LILY PHILLIPS FOR HARRY + SILVIA FROMSTA	860 SOUTHWICK CIR, DAYTON, OH 45459
4	MALONJAO ADAM	1480 N. 2200 W., SALT LAKE CITY, UT 84116
5	ANNARINO CHARLES M	5117 CHAMBERSBURG RD., DAYTON, OH 45424
6	EMRO MARKETING CO C/O PROPERTY TAX RECORDS	539 S. MAIN ST., FINDLAY, OH 45840
7	HUBER HEIGHTS CITY SCHOOLS	5954 LONGFORD RD., HUBER HEIGHTS, OH 45424
8	HUBER HEIGHTS CITY SCHOOLS	5954 LONGFORD RD., HUBER HEIGHTS, OH 45424
9	HUBER HEIGHTS CITY SCHOOLS	5954 LONGFORD RD., HUBER HEIGHTS, OH 45424
10	WILDA E ISHMAEL	5123 CHAMBERSBURG RD., DAYTON, OH 45424
11	DEXTER MICHAEL L AND TAMRA G	5173 CHAMBERSBURG RD., DAYTON, OH 45424
12	ANDERSON CALVIN L AND DESIREE JENI	6683 TABBY DR., DAYTON, OH 45424
13	NOBLE JOY K	6691 TABBY DR., DAYTON, OH 45424
14	BAILEY CHRISTOPHER S	6699 TABBY DR., DAYTON, OH 45424
15	MORRIS DWIGHT E	6707 TABBY DR., DAYTON, OH 45424
16	JOAN C NOBLE	6715 TABBY DR., DAYTON, OH 45424
17	CROWN PROPERTIES GROUP LLC	7940 N. MAIN ST., DAYTON, OH 45415
18	LOPEZ RAMON A	6731 TABBY DR., DAYTON, OH 45424
19	VINEBROOK HOMES LLC	3500 PARK CENTER DR. STE. 100, DAYTON, OH 45414
20	SMITH KEVIN D	6726 TABBY DR., DAYTON, OH, 45424
21	WACHTER MITCHELL J	6690 TABBY DR., DAYTON, OH 45424
22	VINEBROOK HOMES, LLC	3500 PARK CENTER DR. STE 100, DAYTON, OH 45414
23	VINEBROOK HOMES, LLC	3500 PARK CENTER DR. STE 100, DAYTON, OH 45414
24	MONDAY VILLAS PROPERTY OWNERS ASSOCIATION	5800 TROY VILLA BLVD, DAYTON OH, 45424



SCALE: AS NOTED
DESIGNED BY: MJT
DRAWN BY: NJB
CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY

Kimley»Horn
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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

THE ANNEX GROUP

TITLE SHEET

UNION AT CHAMBERSBURG
BASIC DEVELOPMENT PLANS

ORIGINAL ISSUE: 10/1/2021
KHA PROJECT NO. 170096004
SHEET NUMBER
C0.0

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NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'

EXISTING WET POND
NP: 859.0
TOB: 862.0

OLD TROY PIKE

CHAMBERSBURG RD

EXISTING CREEK

NO.	REVISIONS	DATE	BY

Kimley»Horn

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-688-0580
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MJT
DRAWN BY: NJB
CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION

THE ANNEX GROUP

EXISTING CONDITIONS PLAN

UNION AT CHAMBERSBURG
BASIC DEVELOPMENT PLANS

ORIGINAL ISSUE:
10/1/2021

KHA PROJECT NO.
170096004

SHEET NUMBER

C2.0

Drawing name: K:\IND_LDEV\170096004_The Annex Group_Huber Heights_ON\2 Design\2.4B0\PlanSheets\Basic Development Plans\C2.0 - EXISTING CONDITIONS & DEMO PLAN.dwg C2.0 Oct 01, 2021 2:57pm Nathan.Barr
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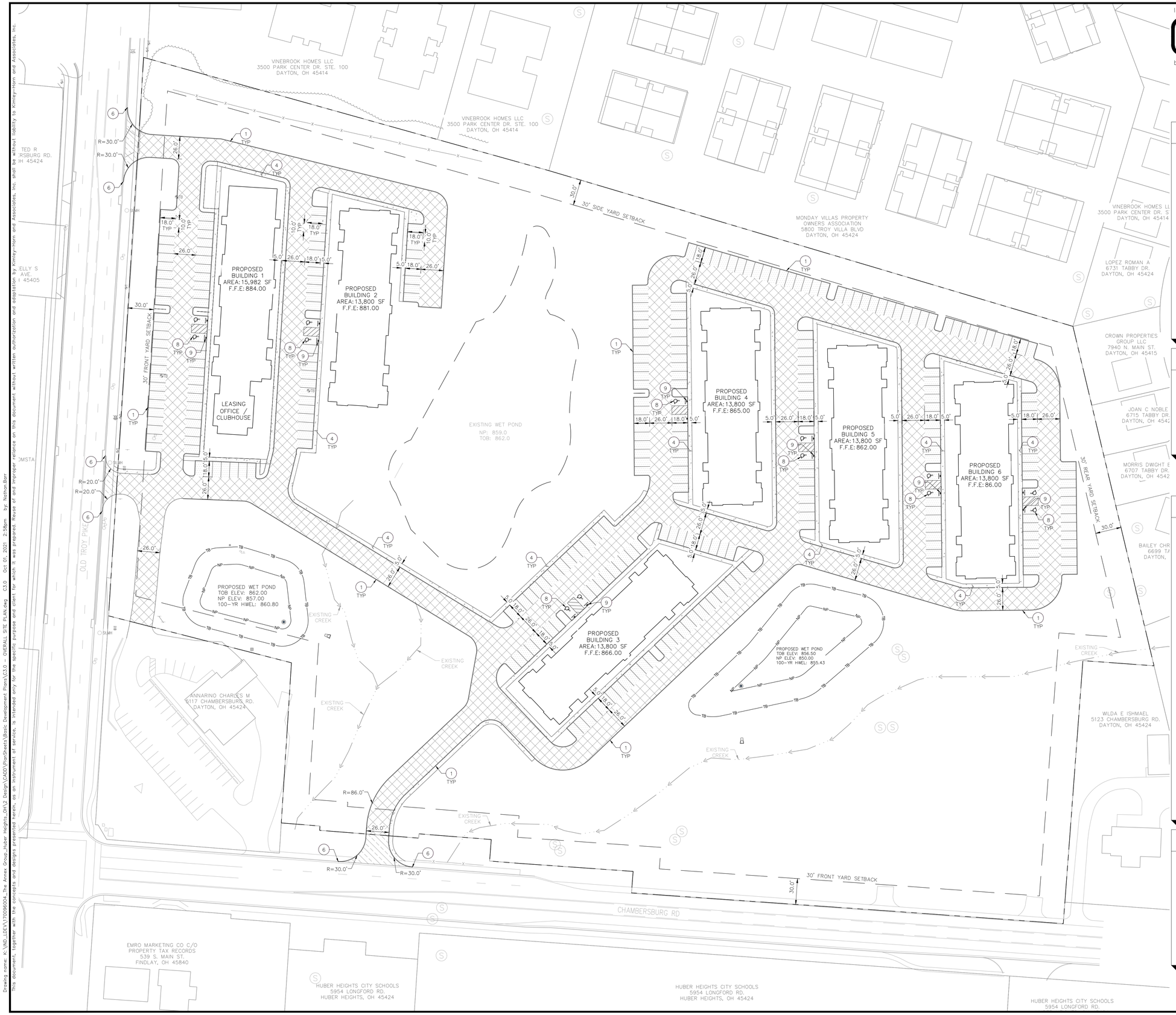
NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'



PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	R-4
SITE ACREAGE	=	19.48AC.±
BUILDING AREA	=	84,982 SF
UNITS/BUILDING	=	36 EA
BUILDINGS	=	6 EA
PARKING SPACES (STANDARD) PROVIDED	=	308 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	14 SPACES
TOTAL PARKING SPACES PROVIDED	=	322 SPACES
PARKING TO UNIT RATIO	=	1.49

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. 2' CURB TURNOUT (SEE DETAILS)
23. 3-FT TRANSITION CURB

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

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GROUP THE ANNEX GROUP

SITE PLAN

UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS

ORIGINAL ISSUE: 10/1/2021

KHA PROJECT NO. 170096004

SHEET NUMBER

C3.0

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NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
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4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
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6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

WEST POND DESIGN

EXISTING WEST BASIN AREA	3.87 ACRES
PROPOSED WEST BASIN AREA	4.54 ACRES
EXISTING PERVIOUS AREA	3.46 ACRES
EXISTING IMPERVIOUS AREA	0.41 ACRES
PROPOSED PERVIOUS AREA	1.92 ACRES
PROPOSED IMPERVIOUS AREA	2.62 ACRES

EAST POND DESIGN

EXISTING EAST BASIN AREA	6.78 ACRES
PROPOSED EAST BASIN AREA	7.63 ACRES
EXISTING PERVIOUS AREA	6.71 ACRES
EXISTING IMPERVIOUS AREA	0.07 ACRES
PROPOSED PERVIOUS AREA	2.52 ACRES
PROPOSED IMPERVIOUS AREA	5.11 ACRES

NOTE: WATER QUALITY TO BE TREATED BY PROPOSED PONDS. PART OF THE EXISTING RUNOFF TO THE EXISTING POND WILL BE DIRECTED TO THE PROPOSED PONDS. NO IMPERVIOUS AREAS WERE ADDED TO THE EXISTING WET POND DRAINAGE BASIN.

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STORMWATER MANAGEMENT PLAN

UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS

ORIGINAL ISSUE: 10/1/2021

KHA PROJECT NO. 170096004

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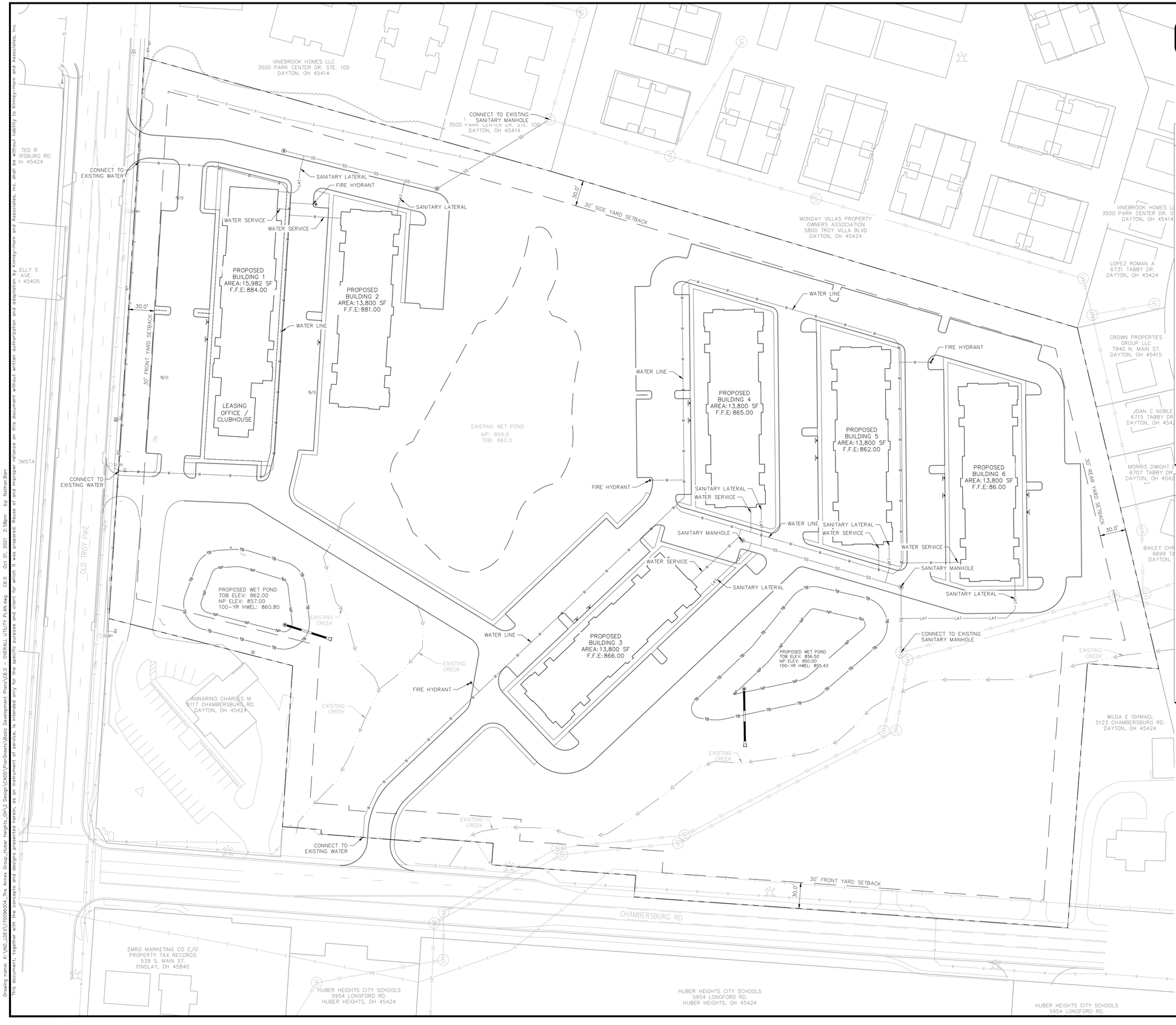

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0 25' 50' 100'

GRADING LEGEND

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- TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
- FLOW LINE SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION
- FINISHED FLOOR SPOT ELEVATION
- FINISHED GRADE NEAR BUILDING SPOT ELEVATION
- TOP OF WALL SPOT ELEVATION
- BOTTOM OF WALL SPOT ELEVATION
- RIM ELEVATION
- STRUCTURE ID & RIM ELEVATION (STR XX / R XXX.XX)
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- PROPOSED CONTOUR
- RIDGE LINE
- SLOPE AND FLOW DIRECTION
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- PROPOSED SWALE
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY MANHOLE
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- PROPOSED TRANSFORMER PAD

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GROUP THE ANNEX GROUP

UTILITY PLAN

UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS

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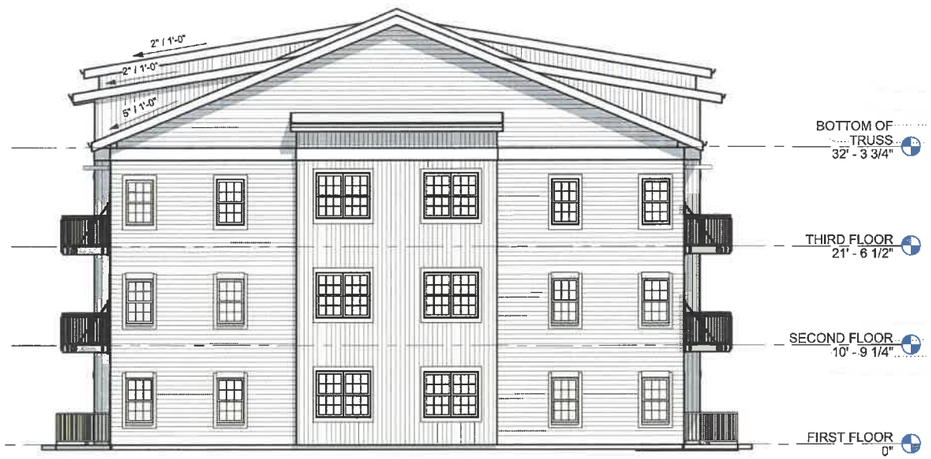
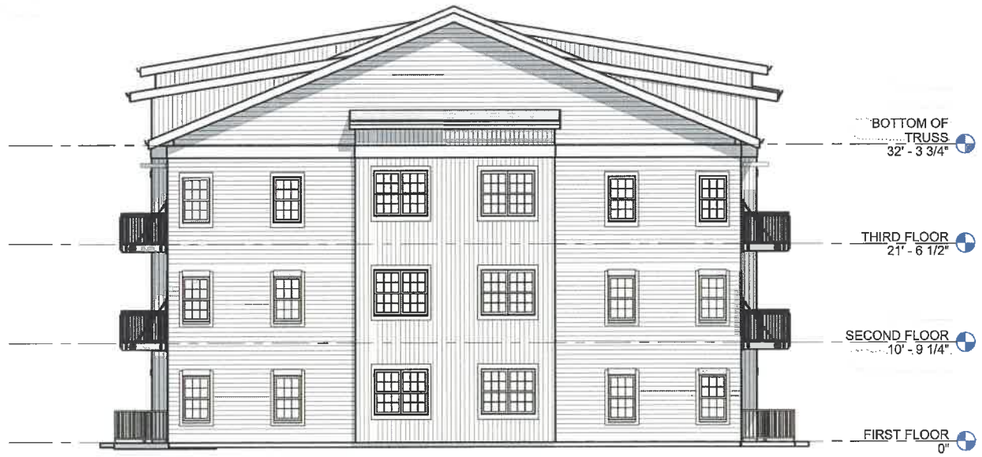


3 **SIDE ELEVATION 2**
1/8" = 1'-0"



2 **SIDE ELEVATION 1**
1/8" = 1'-0"

1 **FRONT/REAR ELEVATION**
1/8" = 1'-0"

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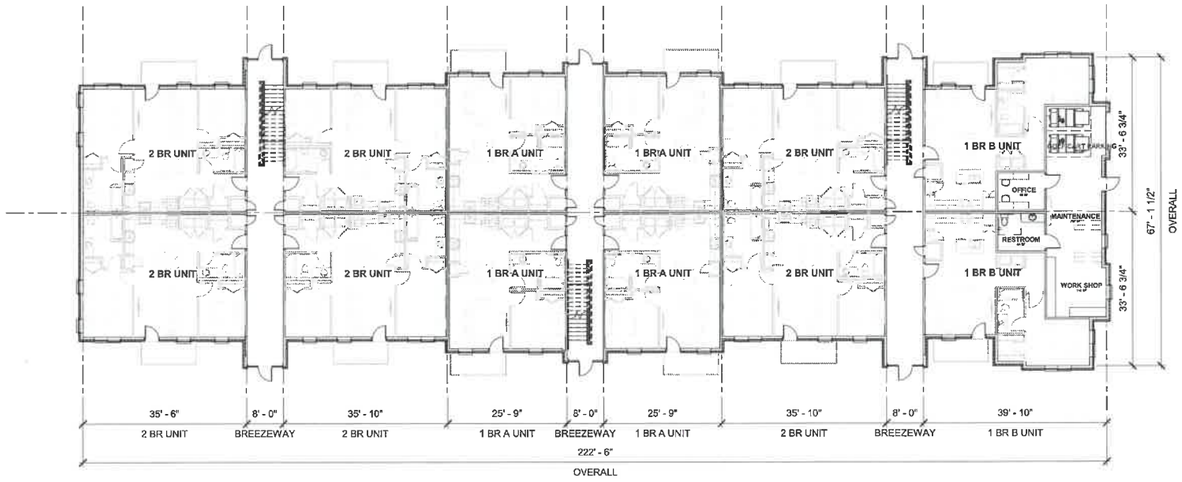
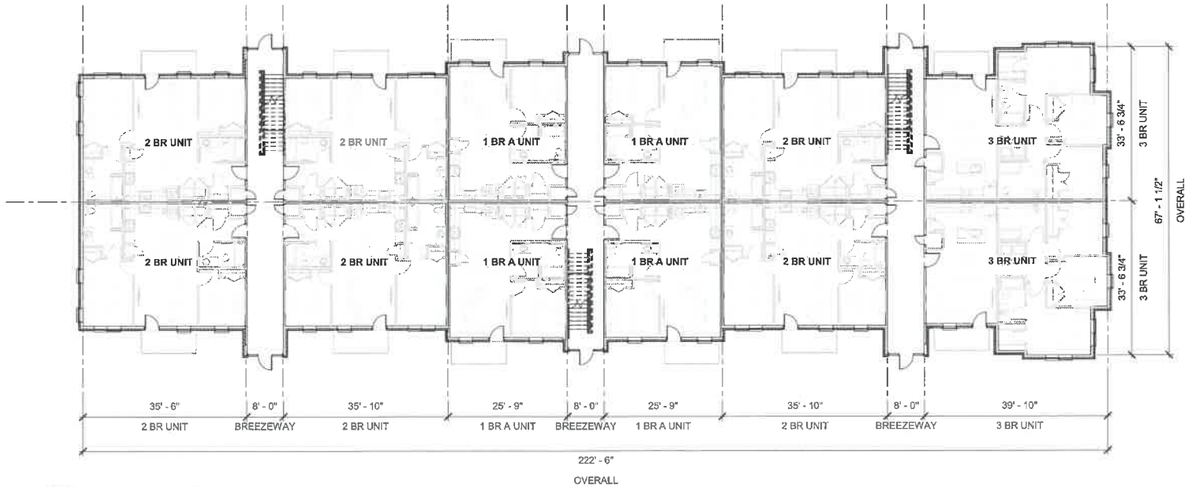
City of Huber Heights Review - Building Elevations

09/24/2021

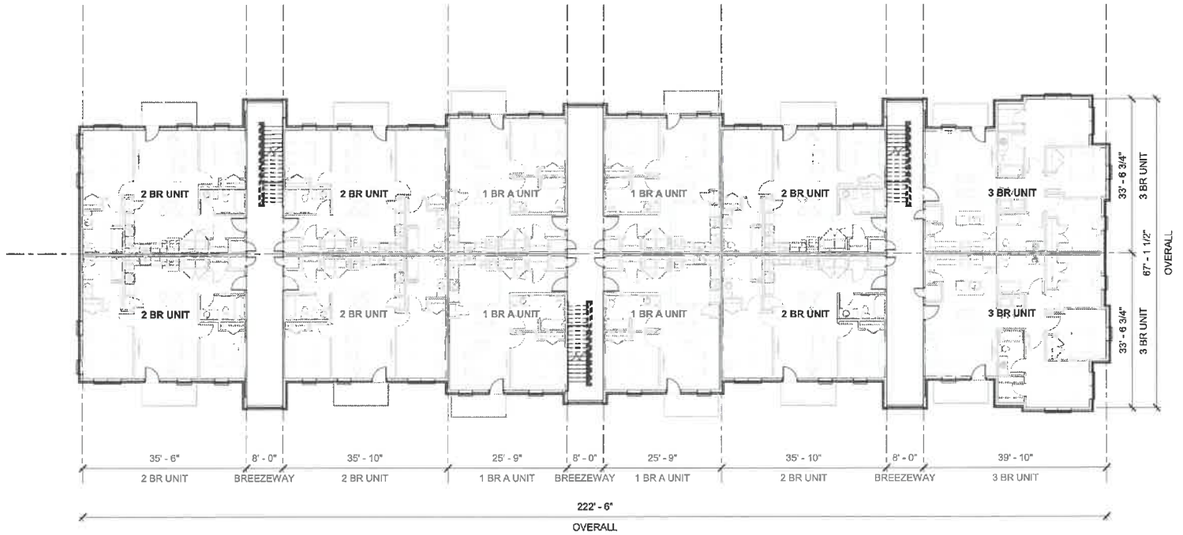
ROAW ARCHITECTURE



3 **FIRST FLOOR BUILDING PLAN WITH MAINTENANCE**
1/16" = 1'-0"



1 **TYPICAL FIRST FLOOR BUILDING PLAN**
1/16" = 1'-0"



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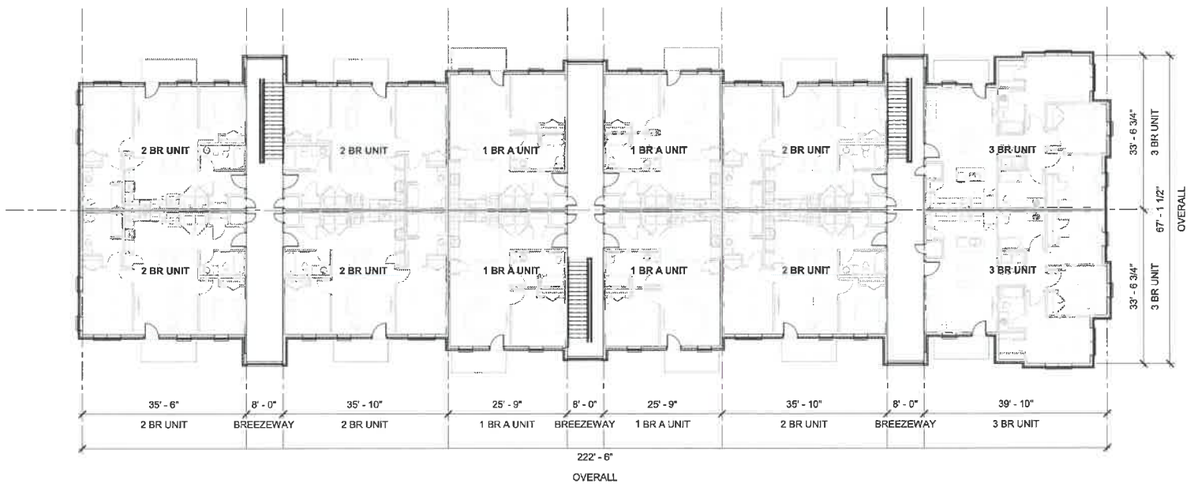

1 **TYPICAL SECOND FLOOR BUILDING PLAN**
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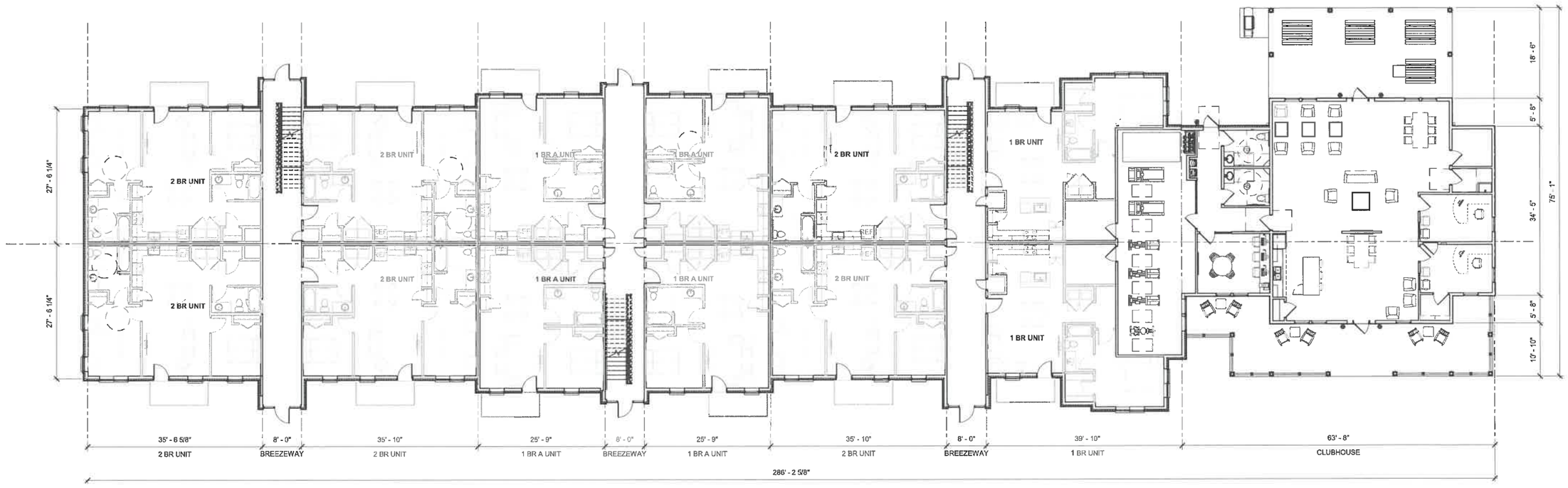

1 **FIRST FLOOR BUILDING PLAN WITH CLUBHOUSE**
3/32" = 1'-0"

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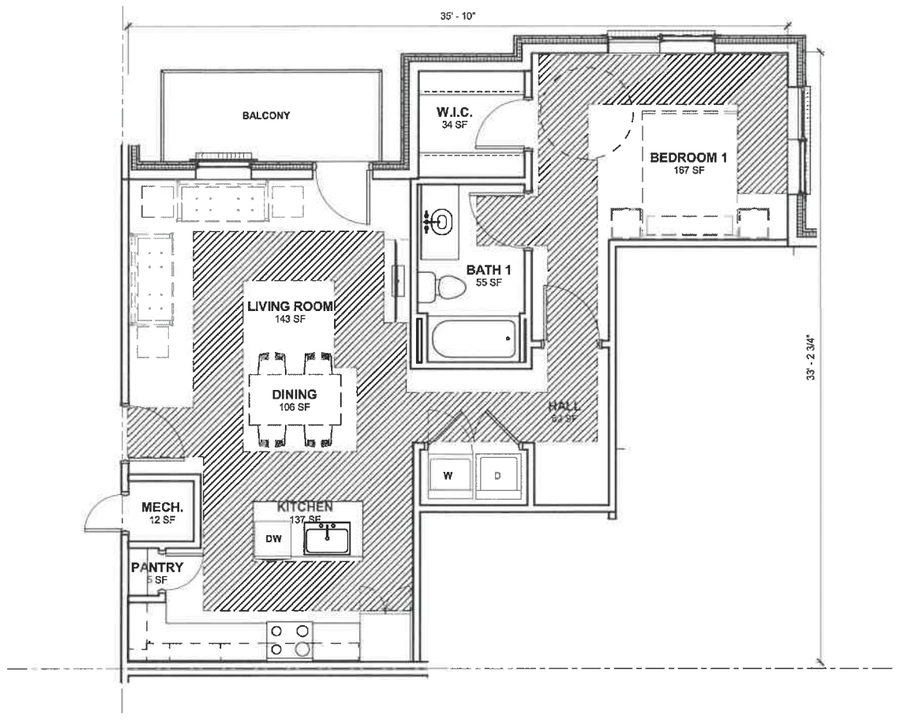
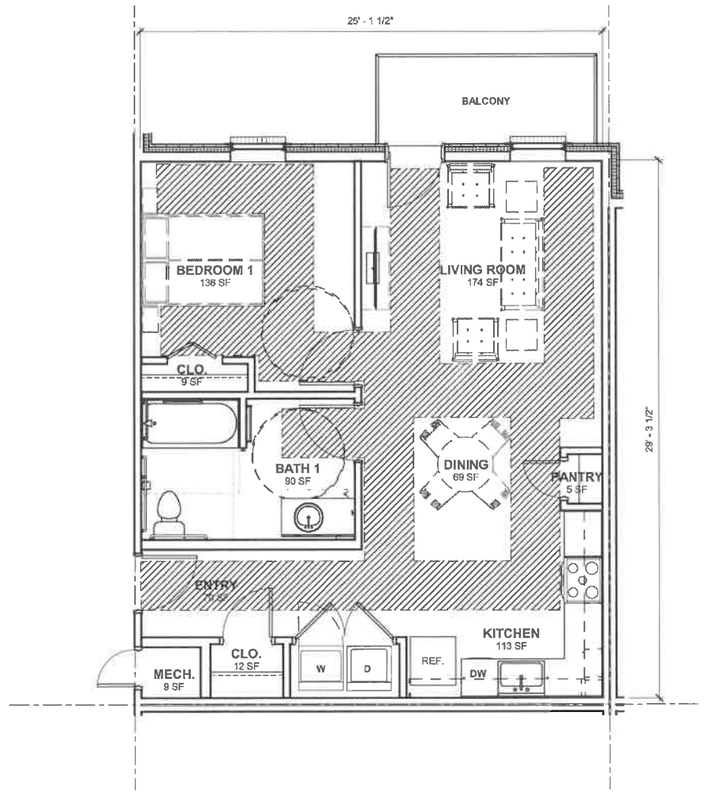
City of Huber Heights Review - First Floor Plans - Clubhouse
09.24.2021

RQAW ARCHITECTURE



2 **1 BR 1 BA B ENLARGED UNIT PLAN**
1/4" = 1'-0"



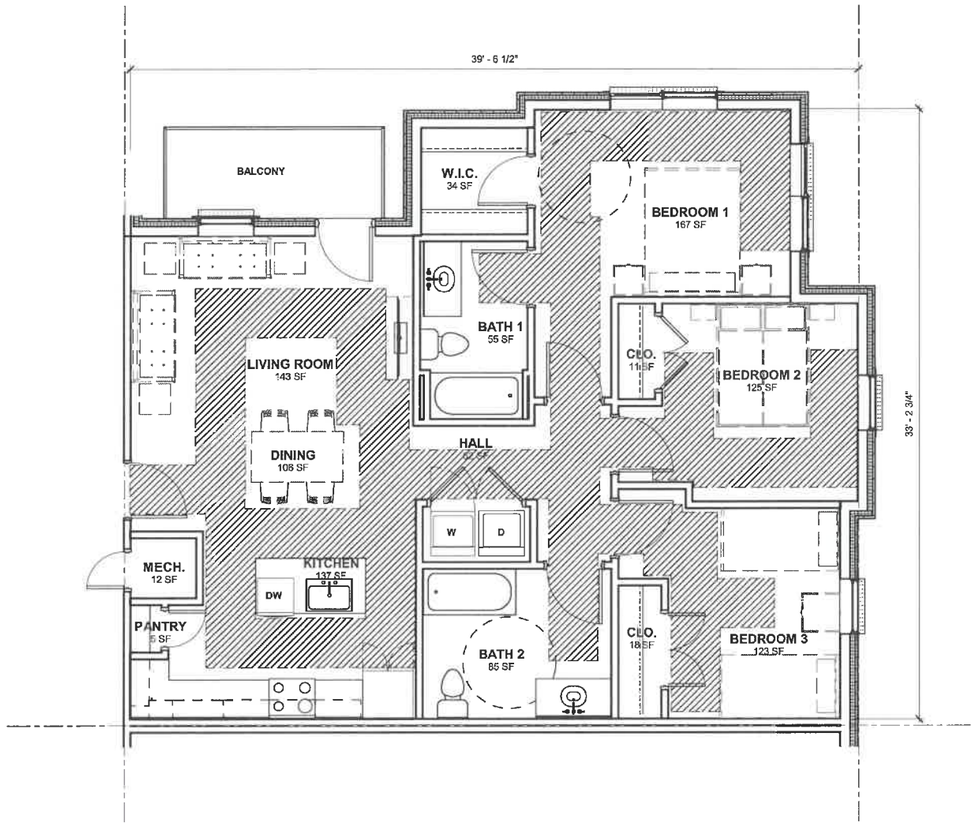
1 **1BR 1BA A ENLARGED UNIT PLAN**
1/4" = 1'-0"

32" CLEAR FLOOR SPACE

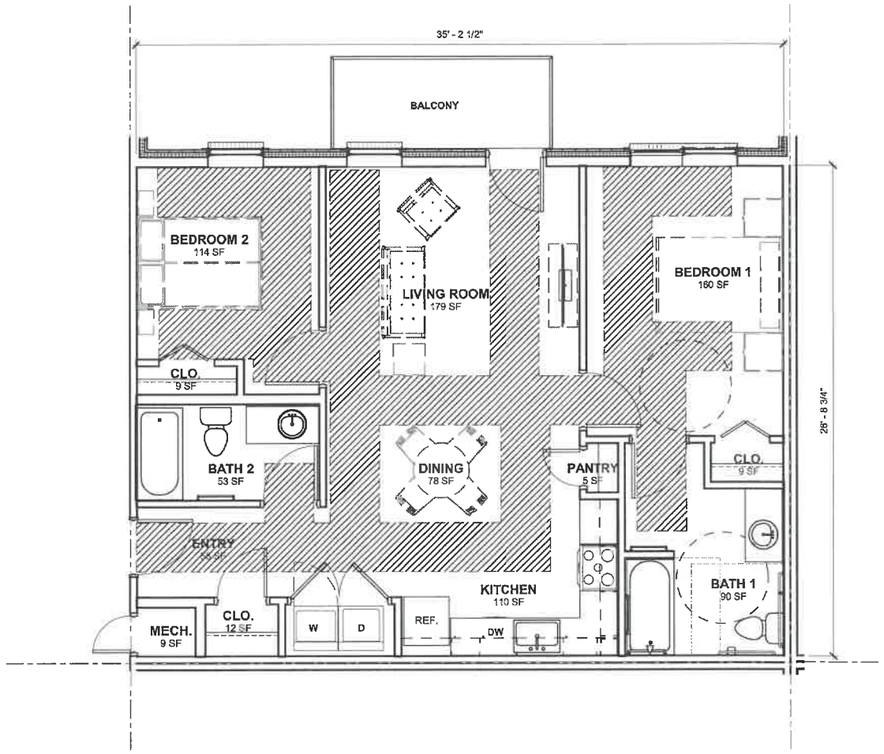
LEGEND
1/8" = 1'-0"

The Annex Group
City of Huber Heights Review - Enlarged Unit Plans
09.24.2021

RQAW ARCHITECTURE



2 3BR 2BA ENLARGED UNIT PLAN
1/4" = 1'-0"



1 2BR 2BA ENLARGED UNIT PLAN
1/4" = 1'-0"

32" CLEAR FLOOR SPACE

LEGEND
1/8" = 1'-0"

The Annex Group
City of Huber Heights Review - Enlarged Unit Plans
09.24.2021

RQAW ARCHITECTURE

Unit Tabulation

Unit Type - Typical	1-BR	2-BR	3BR	Total
Buidling type 1				
Level 1	4	6	2	12
Level 2	4	6	2	12
Level 3	4	6	2	12
Units per building	*12*	*18*	*6*	*36*
QTY of Bldgs 4	48	72	24	144
RQAW Recommended Unit Count	48	72	24	144

1st floor

2	2	1	1	2	3
2	2	1	1	2	3

2nd floor

2	2	1	1	2	3
2	2	1	1	2	3

3rd floor

2	2	1	1	2	3
2	2	1	1	2	3

Unit Type - Clubhouse & Maintenance	1-BR	2-BR	3BR	Total
Buidling type 1				
Level 1	6	6	0	12
Level 2	4	6	2	12
Level 3	4	6	2	12
Units per building	*14*	*18*	*4*	*36*
QTY of Bldgs 2	28	36	8	72
RQAW Recommended Unit Count	28	36	8	72

2	2	1	1	2	1
2	2	1	1	2	1

2nd floor

2	2	1	1	2	3
2	2	1	1	2	3

3rd floor

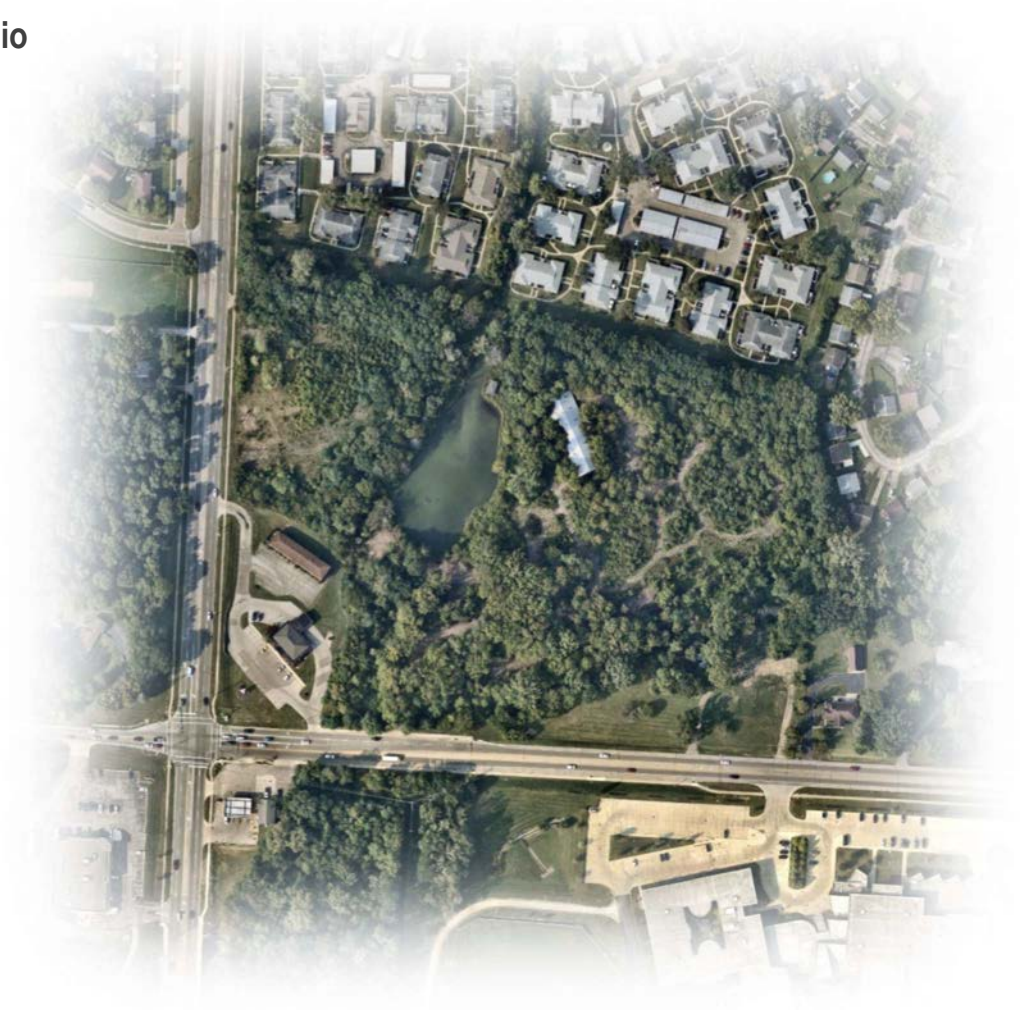
2	2	1	1	2	3
2	2	1	1	2	3

Grand Totals	76	108	32	216

UNION AT CHAMBERSBURG

Traffic Impact Study

Huber Heights, Ohio



October 2021

Prepared for:
The Annex Group

Prepared by:
Kimley»Horn

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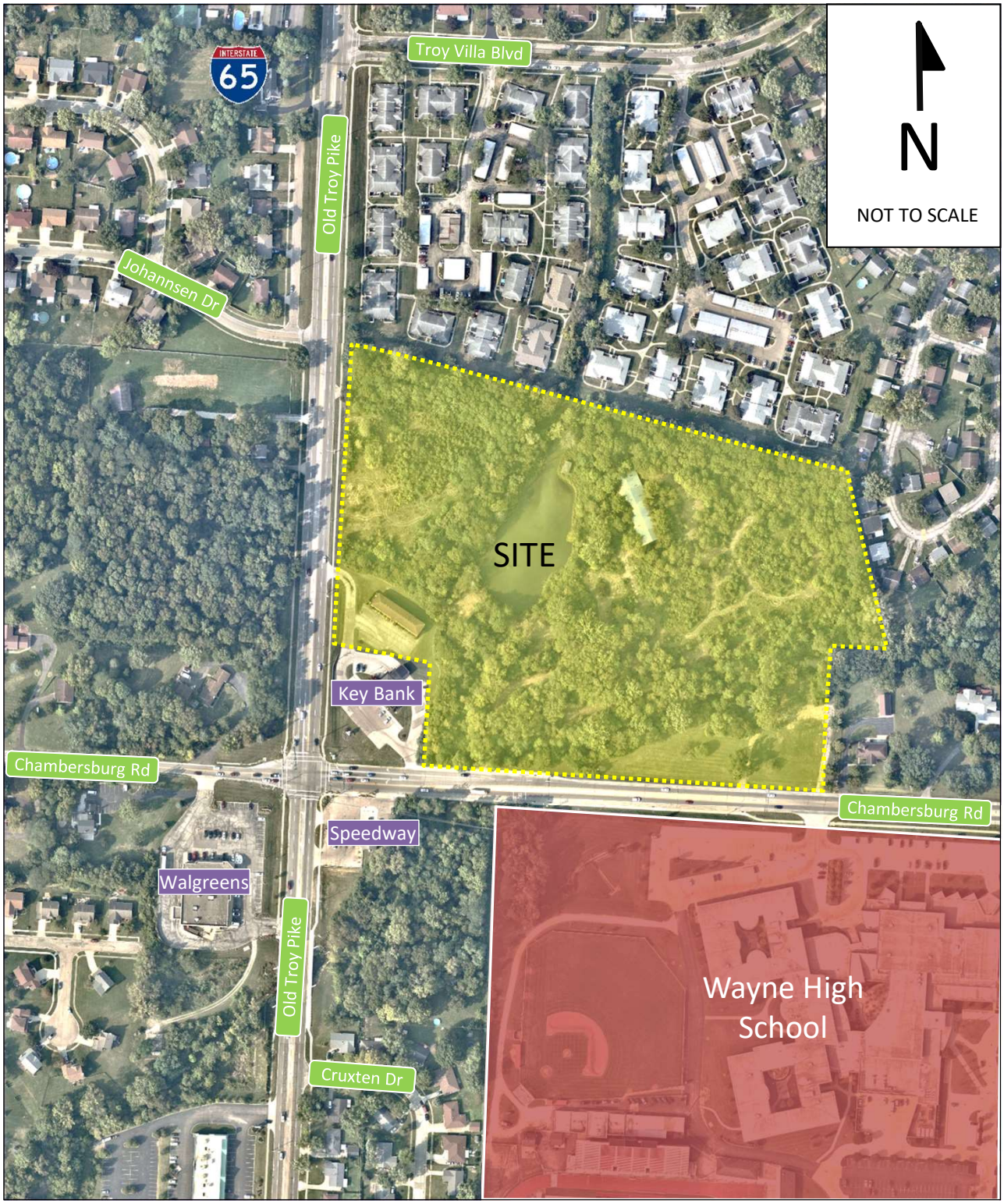
INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the Annex Group to perform a traffic impact study for a proposed multifamily development called “Union at Chambersburg”. The proposed 19.5-acre site, illustrated in **Figure 1**, is generally located north of Chambersburg Road and east of Old Troy Pike in Huber Heights, Ohio. The existing site has a vacant office building just north of the bank on the northeast corner of Old Troy Pike and Chambersburg Road intersection. The rest of the property is a wooded lot with another existing structure on the rear of the property just east of the existing wet pond. Neither this structure nor the office building will remain with this project.

The proposed multifamily residential development includes a total of 216 dwelling units, distributed equally across six residential buildings, each with 36 dwelling units. There are 3 access driveways proposed to serve the site – two along Old Troy Pike and one additional access provided along Chambersburg Road.

This report presents and documents the study methodology, summarizes data collection and development traffic characteristics, highlights the evaluation of traffic conditions on the study intersections and roadways, and identifies recommendations to address operational impacts and integrate the proposed multifamily development into the surrounding transportation system.



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Site Location Map Figure 1

Union at Chambersburg – TIS Page 2

Existing Conditions

Kimley-Horn conducted a review of the subject site and surrounding area to inventory relevant information pertaining to nearby land uses, inventory key transportation system characteristics, and document existing traffic control. This section of the report details information on these existing conditions.

Area Land Uses

The Union at Chambersburg development site is mostly wooded with an existing wet pond in the center and has a couple buildings to be removed. The surrounding areas to the north, east, and west are all residential. Directly adjacent to the southwest corner of the site is a bank which will share an access drive along Old Troy Pike. Directly across Chambersburg Road to the south of the site is Wayne High School which has 3 access drives along the south side of Chambersburg Road.

Roadway Characteristics

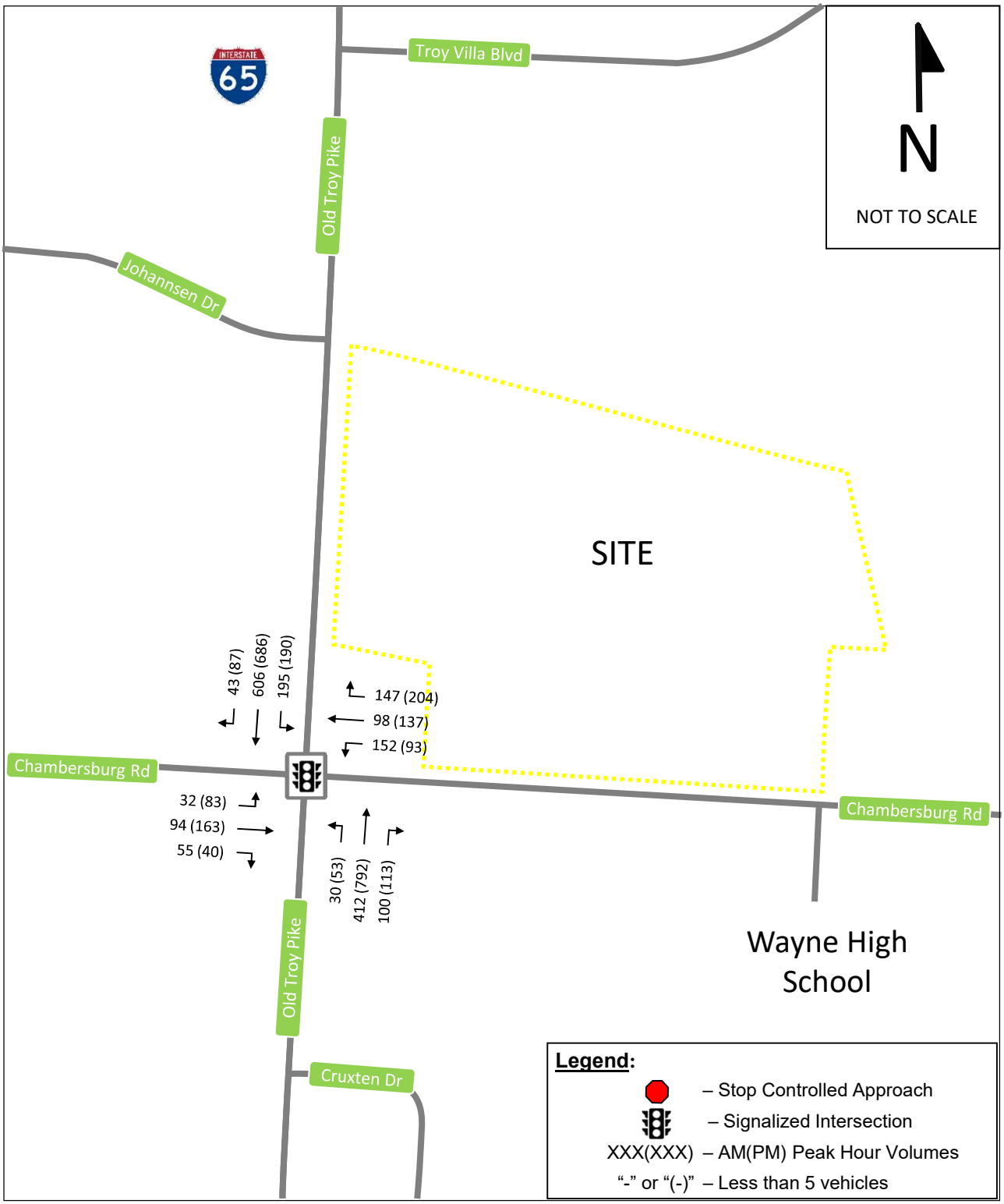
Interstate 70 and the Old Troy Pike interchange is over a mile north of the site, providing regional connectivity to Columbus (east) and Indianapolis (west). The subject site will be primarily served by Old Troy Pike and Chambersburg Road. General descriptions of these roadways are summarized below.

Old Troy Pike is a north-south arterial road located immediately west of the proposed site. Old Troy Pike provides two lanes of travel in each direction with a continuous center left turn lane. Old Troy Pike has a dedicated left-turn lane, thru lane, and shared thru and right-turn lane on both the northbound and southbound approaches to the Chambersburg Road intersection. The posted speed limit is 35 mph on Old Troy Pike, which is defined as a principal arterial road per the Ohio Department of Transportation (ODOT) functional classification map for Montgomery County.

Chambersburg Road is an east-west street located along the southern boundary of the proposed site. Chambersburg Road provides a single lane of travel in each direction with a continuous center left turn lane east of Old Troy Pike. The eastbound approach at the Old Troy Pike intersection has a short protected left turn lane and a shared thru/right turn lane. The westbound approach has a dedicated left turn, thru, and right turn lanes on Chambersburg Road. The posted speed limit is 35 mph on Chambersburg Road, which is defined as a minor arterial road per the ODOT's functional classification map for Montgomery County.

Existing Traffic Volumes

The City of Huber Heights provided traffic count data for use in this traffic study. This data was collected on Thursday, March 22, 2018 and contained turning movement counts for the morning (7:15-8:15 AM) and evening (4:30-5:30 PM) peak hours, coinciding with the anticipated peak hours of traffic activity on the adjacent roadways and the proposed residential development. Existing peak hour vehicle traffic volumes are presented in **Figure 2**.



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Existing (2018) Traffic Volumes Figure 2

Union at Chambersburg – TIS Page 4

Background Traffic Growth

Area background traffic was developed with consideration for regional traffic growth over time. In order to estimate the growth in the ambient levels of traffic in the study area, an annual growth rate was applied to existing traffic volumes in the study area.

It is anticipated that the development will be fully occupied by 2023; therefore Year 2023 was used as the analysis horizon for the future condition analysis. Based on a review of historic average annual daily traffic (AADT) volumes on Old Troy Pike (increasing over time) and Chambersburg Road (decreasing over time), a conservative overall annual growth rate of 1.5 percent was assumed and applied for a period of five years (Year 2018 to Year 2023) to the existing volumes in the study area in order to estimate an increase in future background traffic unrelated to the development or changes in traffic patterns. Projected Year 2023 background peak hour vehicle traffic volumes are presented in **Figure 3**.

Background Traffic Adjustment

The Union at Chambersburg development plans to use the bank's existing access drive along Old Troy Pike. Additionally, the bank has another access drive approximately 200 feet east of Old Troy Pike along the north side of Chambersburg Road. The bank's traffic volumes are reflected in the traffic counts at the Old Troy Pike/Chambersburg Road intersection, but volumes at the site access driveways are not available. In order to estimate the number of trips generated by the bank at the existing access driveways, data published in the Institution of Transportation Engineers' (ITE) Trip Generation, Tenth Edition was referenced. Trip generation rates for a Drive-In Bank, similar to the existing Key Bank, are shown in **Table 1**. **Table 2** shows the calculated daily trips and peak hour volumes estimated for this bank.

Table 1: ITE Trip Generation Data for the Existing Bank

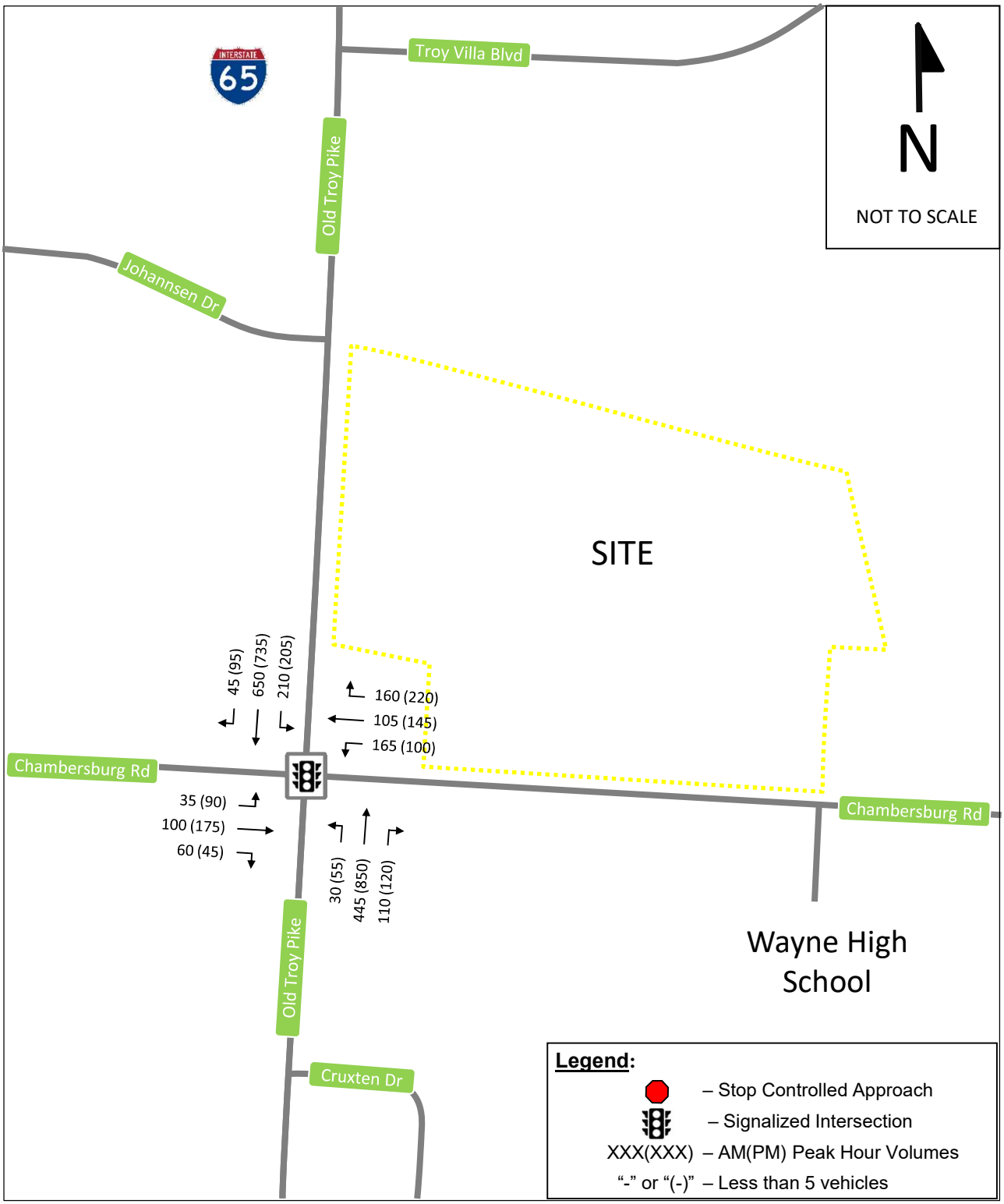
ITE Land Use	Unit	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Drive-in Bank (LUC 912))	Per 1,000 SF of GFA	100.03 Avg. Trips/Unit 50% in / 50% out	9.50 Avg. Trips/Unit 58% in / 42% out	20.45 Avg. Trips/Unit 50% in / 50% out

Table 2: Existing Bank Trip Generation

Land Use	Size	Weekday						
		Daily	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Drive-in Bank (LUC 912)	~4,000 SF	400	25	15	20	40	40	80

Assuming half of the bank trips will use Access B on Old Troy Pike and the other half will use the existing access on Chambersburg Road, the estimated peak hour generated trips shown in Table 2 were assigned to the network. The bank trip adjustments to the peak hour turning movement

projections in Year 2023 are shown in **Figure 4**. It should be noted that no adjustments were applied at the signalized intersection of Old Troy Pike and Chambersburg Road as these trips are already accounted for in the existing volumes collected in 2018.



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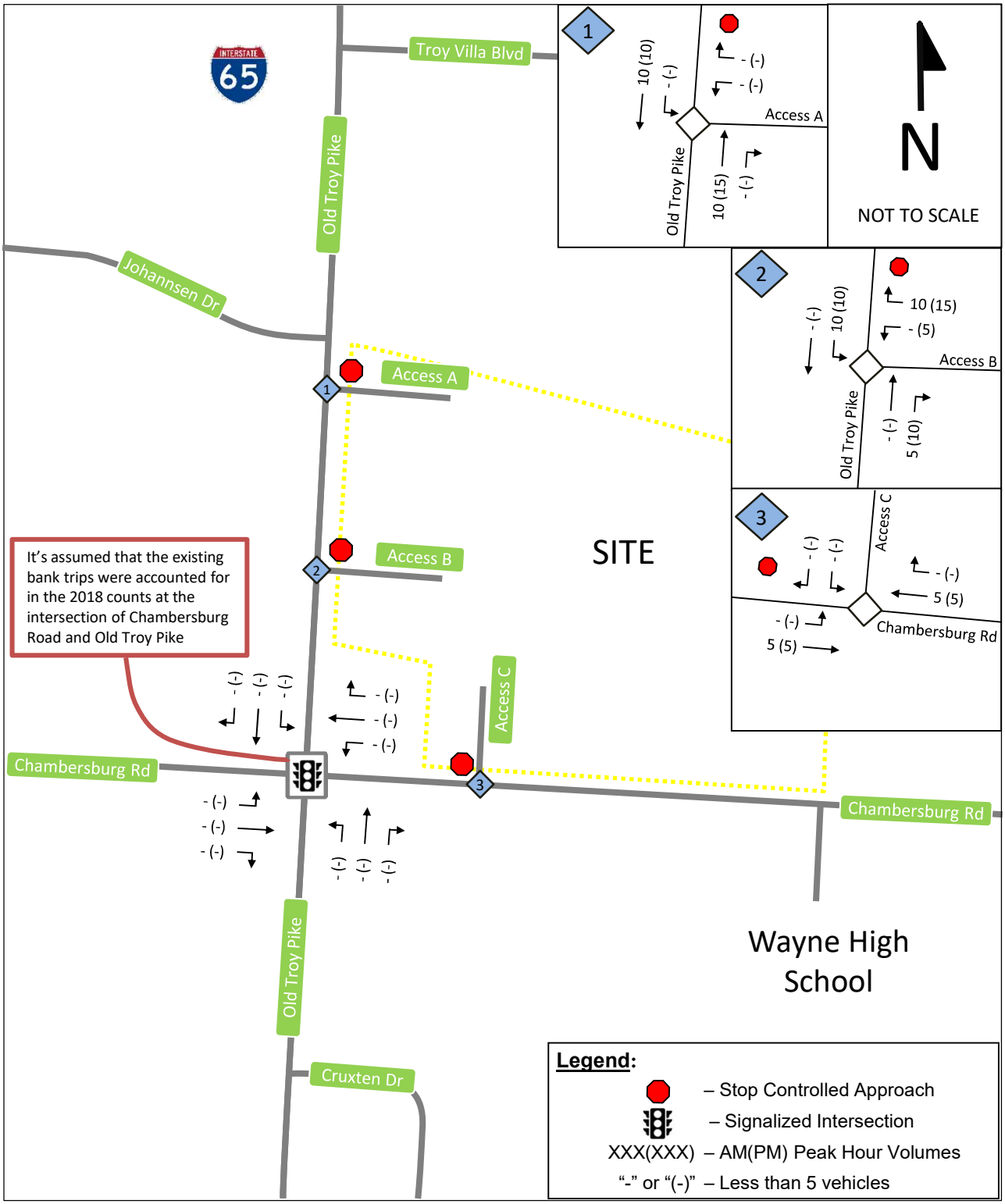
Future (2023) No-Build Traffic Projections Figure 3

Union at Chambersburg – TIS Page 7


INTERSTATE 65
Troy Villa Blvd
Old Troy Pike
Johannsen Dr
Access A
Access B
Access C
SITE
Chambersburg Rd
Chambersburg Rd
Old Troy Pike
Cruxten Dr
Wayne High School
It's assumed that the existing bank trips were accounted for in the 2018 counts at the intersection of Chambersburg Road and Old Troy Pike
1
2
3
10 (10)
- (-)
- (-)
10 (15)
- (-)
Access A
Old Troy Pike
N
NOT TO SCALE
10 (10)
- (-)
10 (15)
- (5)
Access B
Old Troy Pike
- (-)
5 (10)
Access C
- (-)
- (-)
- (-)
5 (5)
- (-)
5 (5)
Chambersburg Rd
Legend:
– Stop Controlled Approach
– Signalized Intersection
XXX(XXX) – AM(PM) Peak Hour Volumes
"-" or "(-)" – Less than 5 vehicles

DEVELOPMENT CHARACTERISTICS

This section of the report outlines key characteristics for the proposed multifamily development and estimates the site's trip generation and distribution on the study area street system during peak hours.

Development Plan

The proposed development is a multifamily residential community on a 19.5-acre property. Access to the site is planned via two access drives on Old Troy Pike and an additional access drive on Chambersburg Road. The proposed site plan showing the access location and site layout is provided in the Appendix. The site is assumed to be built and occupied by 2023, which is the analysis horizon for this traffic study.

The proposed multifamily residential community will be comprised of the following characteristics:

Residential Units
Total Dwelling Units: 216 Dwelling Units (6 Buildings & 36 Units/Building)

Parking
Total Vehicle Parking: 322 Spaces *(incl. 14 ADA spaces)*

Trip Generation

In order to calculate trips generated by the proposed development plan, data was referenced from ITE's Trip Generation, Tenth Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the proposed use are shown in **Table 3**. Per these assumptions, site-generated traffic projections are presented in **Table 4**.

Table 3: ITE Trip Generation Data

ITE Land Use	Unit	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Multifamily Housing (Mid-Rise) (LUC 221)	Per Dwelling Unit	5.44 Avg. Trips/Unit 50% in / 50% out	0.36 Avg. Trips/Unit 26% in / 74% out	0.44 Avg. Trips/Unit 61% in / 39% out

Table 4: Site-Generated Traffic Projections

Land Use	Size	Weekday						
		Daily	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	216 Units	1,175	20	60	80	50	45	95

The Union at Chambersburg multifamily development is estimated to generate 1,175 daily weekday trips. In the morning peak hour, an estimated 80 trips will arrive at or depart the site, while the afternoon is expected to generate 95 trips total.

Directional Distribution

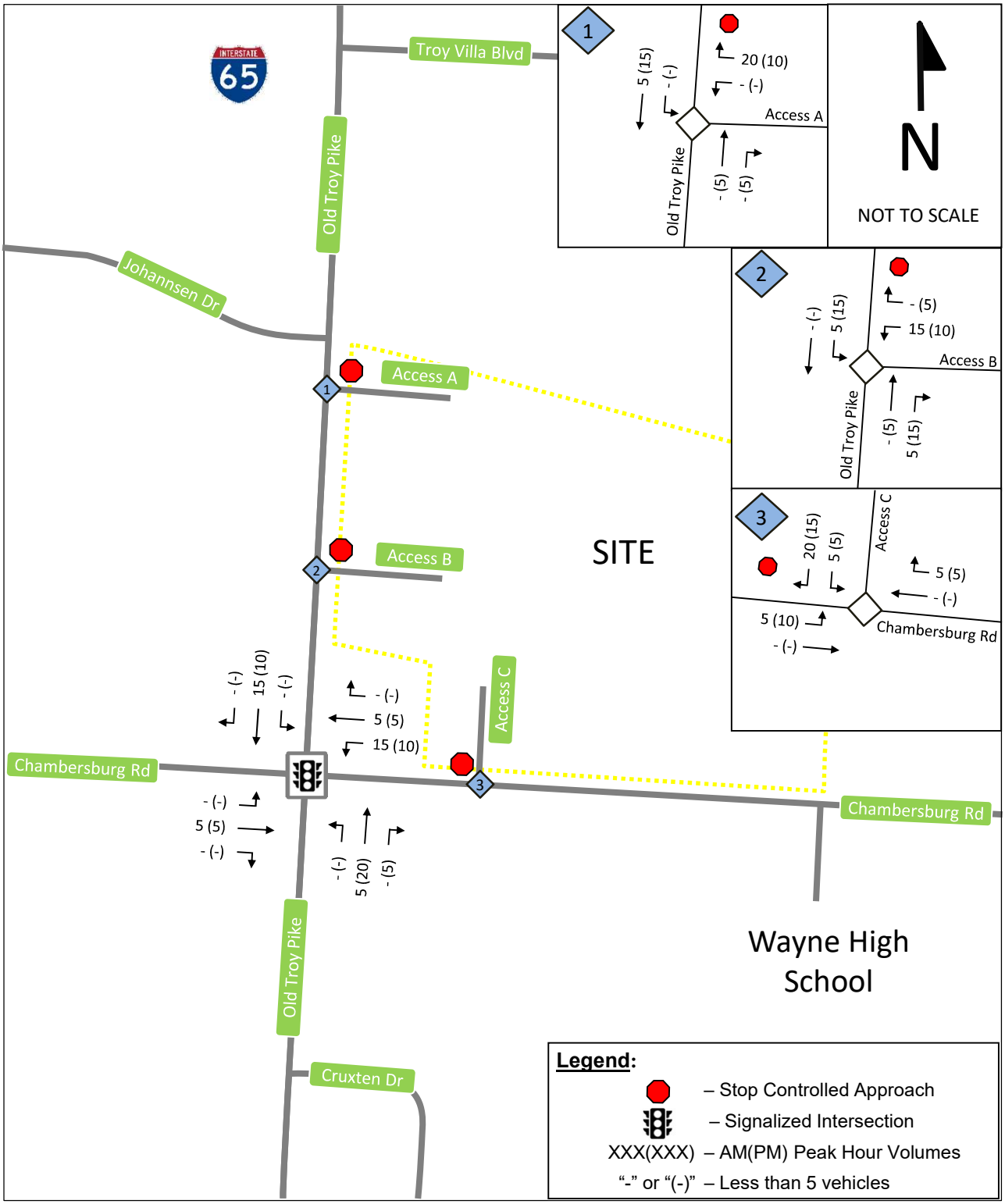
The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as site access locations, characteristics of the street system, the ease with which motorists can travel over various sections of the street system, key origins and destinations, and prevailing traffic volumes/patterns. As such, the directional distribution shown in **Table 5** presents the anticipated directional distribution from which vehicles will travel to and from the site.

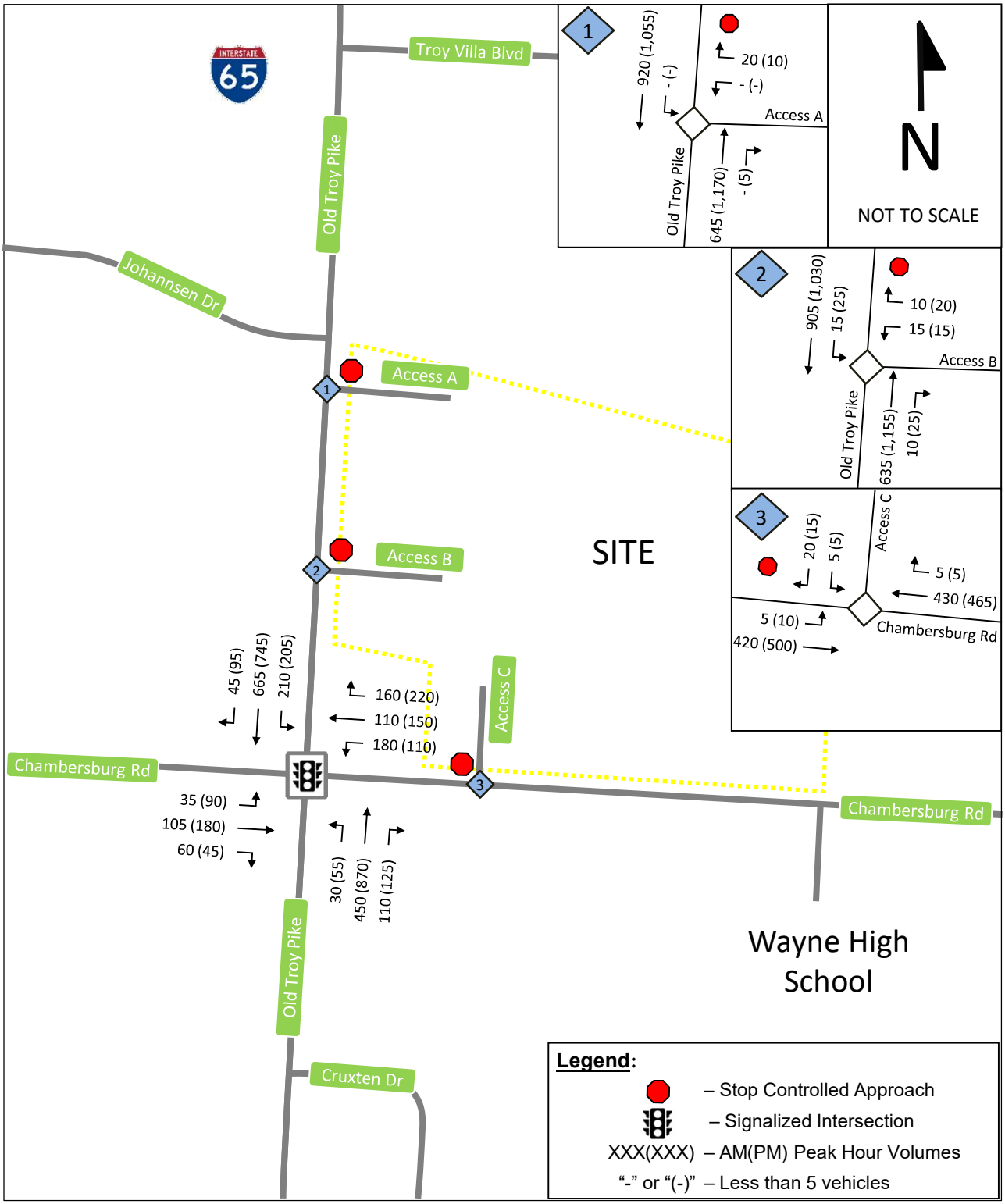
Table 5: Estimated Trip Distribution

Traveling to/from	Estimated Trip Distribution
North via Old Troy Pike	35%
South via Old Troy Pike	45%
East via Chambersburg Road	10%
West via Chambersburg Road	10%
Total	100%

Site Traffic Assignment

The Union at Chambersburg development proposes three full access driveways to serve the site. These are identified as Access A and Access B (the existing northern and southern, respectively, bank access drives) on Old Troy Pike and Access C on Chambersburg Road. Based on the preceding directional distribution assumptions in conjunction with the estimated trip generation, the site trip assignments across the study area network are illustrated on **Figure 5**. The future traffic projections for Year 2023, including this development plan, is shown on **Figure 6**.


INTERSTATE 65
Troy Villa Blvd
Old Troy Pike
Johannsen Dr
Access A
Access B
Access C
SITE
Chambersburg Rd
Chambersburg Rd
Old Troy Pike
Cruxten Dr
Wayne High School
1
2
3
5 (15)
- (-)
20 (10)
- (-)
Access A
Old Troy Pike
- (5)
- (5)
NOT TO SCALE
N
- (-)
5 (15)
- (5)
15 (10)
Access B
Old Troy Pike
- (5)
5 (15)
20 (15)
5 (5)
Access C
5 (5)
- (-)
5 (10)
- (-)
Chambersburg Rd
- (-)
15 (10)
- (-)
- (-)
5 (5)
15 (10)
- (-)
5 (5)
- (-)
- (-)
5 (20)
- (5)
Legend:
– Stop Controlled Approach
– Signalized Intersection
XXX(XXX) – AM(PM) Peak Hour Volumes
"-" or "(-)" – Less than 5 vehicles


INTERSTATE 65
Troy Villa Blvd
Old Troy Pike
Johannsen Dr
Access A
Access B
Access C
SITE
Chambersburg Rd
Chambersburg Rd
Old Troy Pike
Cruxten Dr
Wayne High School
1
920 (1,055)
- (-)
20 (10)
- (-)
Access A
Old Troy Pike
645 (1,170)
- (5)
N
NOT TO SCALE
2
905 (1,030)
15 (25)
10 (20)
15 (15)
Access B
Old Troy Pike
635 (1,155)
10 (25)
3
20 (15)
5 (5)
Access C
5 (5)
430 (465)
5 (10)
420 (500)
Chambersburg Rd
45 (95)
665 (745)
210 (205)
160 (220)
110 (150)
180 (110)
35 (90)
105 (180)
60 (45)
30 (55)
450 (870)
110 (125)
Legend:
– Stop Controlled Approach
– Signalized Intersection
XXX(XXX) – AM(PM) Peak Hour Volumes
"-" or "(-)" – Less than 5 vehicles

ANALYSES

This section of the report provides an overview of the capacity analysis conducted for key intersections in the site vicinity under existing and future traffic conditions, evaluates site access conditions, and highlights recommended improvements to address identified issues.

Capacity Analysis

Per INDOT standards, Synchro capacity software was used to evaluate existing and future operational conditions at the study intersections during the weekday peak hours. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). For the capacity analysis criteria, most review agencies consider acceptable conditions at LOS D or better.

The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify, and categorize the driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 6**.

Table 6: Level of Service Grading Descriptions[1]

Level of Service	Description[1]
A	Minimal control delay: traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay: extensive queuing and high volumes create exceedingly restricted traffic flow.

[1]Highway Capacity Manual, 6th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 7**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

Table 7: Level of Service Grading Criteria[1]

Level of Service	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F[2]	> 50	> 80

[1]Highway Capacity Manual, 6th Edition
[2]All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Synchro software was utilized to evaluate capacity of the study intersections (reported by approach and critical movements) for the weekday morning and evening peak hours. **Table 8** summarizes the capacity analysis results for existing traffic conditions and the future Year 2023 scenario without the proposed development (no-build). **Tables 9** summarizes the capacity analysis for the future Year 2023 scenario with the proposed development (build). Additional capacity analysis details for the study intersections are provided using HCM 6th Edition reports included in the Appendix.

Table 8: Intersection Capacity Analysis for Existing Conditions and Future Year 2023 No-Build Conditions

Intersection	Existing Conditions				Future 2023 **No-Build** Conditions			
	AM Peak		PM Peak		AM Peak		PM Peak	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Old Troy Pike / Chambersburg Rd ★								
Eastbound	63	E	63	E	63	E	64	E
Westbound	59	E[1]	51	D	61	E[1]	52	D[1]
Northbound	44	D	46	D	46	D	49	D
Southbound	34	C	32	C	36	D	33	C
Overall	*45*	*D*	*44*	*D*	*46*	*D*	*46*	*D*

★ – Signalized Intersection
[1] Left-turn movement operates at LOS F.

Table 9: Intersection Capacity Analysis for Future Year 2023 Build Conditions

Intersection	Future (2023) **Build** Conditions			
	AM Peak		PM Peak	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Old Troy Pike / Chambersburg Rd ★				
Eastbound	63	E	64	E
Westbound	64	E[1]	54	D[1]
Northbound	46	D	51	D
Southbound	36	D	34	C
Overall	*47*	*D*	*47*	*D*
Old Troy Pike / Access A △				
Westbound	11	B	15	C
Southbound (Left)	9	A	12	B
Old Troy Pike / Access B △				
Westbound	15	B	22	C
Southbound (Left)	9	A	12	B
Chambersburg Road / Access C △				
Eastbound (Left)	8	A	9	A
Southbound	11	B	11	B

★ – Signalized Intersection
△ – Minor-Leg Stop-Controlled Intersection
[1] Left-turn movement operates at LOS F.

Capacity Analysis Results

Existing Conditions

Under existing conditions, all approaches at the study intersections operate at LOS E or better in both peak periods. The Old Troy Pike approaches are expected to perform at an LOS D or better while the Chambersburg Road approaches are expected to perform at LOS E. The westbound left turn lane operates at an LOS F during the weekday morning peak hour. The 95th percentile queues for the westbound left turn lane and southbound left turn lanes exceed the available turn lane storages in the AM peak hour. The 95th percentile queues for the eastbound, northbound, and southbound left-turn lanes exceed the available turn lane storages in the PM peak hour.

Future Conditions

Under projected future conditions without the Union at Chambersburg multifamily development, traffic conditions for the study intersection of Old Troy Pike and Chambersburg Road are expected to operate at a similar level of service as the existing conditions. The overall intersection delay is expected to increase by1 second in the AM peak hour and 2 second in the PM peak hour, but still operate at an overall LOS D in both peak hours.

Under projected future conditions with the Union at Chambersburg multifamily development, traffic conditions for the study intersection of Old Troy Pike and Chambersburg Road are expected to operate at a similar level of service as the future Year 2023 No-Build condition. The overall

intersection is still expected to operate at an LOS D in both peak hours with additional incremental delay to each approach. The 95th percentile queues for the westbound left-turn lane also exceed the available turn lane storage in both peak hours. With the additional trips leaving Access C, the westbound left-turn lane queue increases by 1.3 vehicles in the AM and 0.9 vehicles in the PM. All other queues increase by less than one vehicle. It should be noted that the 95th percentile queue for the westbound left-turn lane is exceed in the AM peak hour in the existing and future No-Build conditions.

In the future Year 2023 build conditions, all stop-controlled approaches at every site access drive are expected to operate at an LOS C or better.

Queuing Analysis

SimTraffic software was used to analyze the queuing distances in the future Year 2023 Build Conditions to see if the westbound queues on Chambersburg Road and the southbound queues on Old Troy Pike will block the nearest site access locations.

In the AM peak hour, the analysis estimated that the 95th percentile queue on Chambersburg Road westbound approach at Old Troy Pike is 244 feet for the westbound left-turn lane and 204 feet for the westbound through lane. Although the westbound left-turn lane queue exceeds the available storage length, this queue does not block Access C and has a negligible impact on the westbound through lane. The estimated 95th percentile queue on Old Troy Pike for the southbound left turn lane is 202 feet in AM peak hour. The protected southbound left turn lane has a storage length of 130 feet and is blocked 9% of the time during the peak hour since the southbound thru lanes queue is 228 feet. While this southbound queue does not block Access B as there's approximately 380 feet available, an extension of the marked protected left turn lane should be considered to permit more vehicles to stack in the center left turn lane.

During the PM peak hour, the queuing analysis reflected similar results as the AM peak hour on Old Troy Pike. The southbound through lanes have a 95th percentile queue of 283 feet while the southbound left turn lane is 250 feet. The southbound left turn lane is blocked 20% of the time during the PM peak hour. The westbound queues on Chambersburg Road in the PM peak hour are similar to the AM peak hour. The left turn lane's 95th percentile queue is just 180 feet while the through lane is estimated at 218 feet. In the PM peak hour, the westbound left turn lane storage is block just 2% of the time from thru lane queues. There is approximately 100 feet between the end of the westbound queues and the intersection with Access C.

SUMMARY

The proposed multifamily development plan for the Union at Chambersburg includes 216 dwelling units on a 19.5-acre site generally located north of Chambersburg Road and east of Old Troy Pike in Huber Heights, Ohio. Access to the proposed development would be provided via three access drives. Two access drives (Access A & B) are proposed along the east side of Old Troy Pike and an additional access drive (Access C) is planned along the north side of Chambersburg Road.

Based on a comparative analysis of the projected Year 2023 conditions with and without the proposed development, the changes in the average vehicle delay and levels of service are minimal, thus the proposed development is not expected to cause significant impact on area traffic operation. However, the design elements outlined below are recommended to address queuing issues:

- Old Troy Pike / Access A
  - No turn lane improvements are warranted on Old Troy Pike at this intersection.
  - Due to close proximity to the offset intersection with Johannsen Drive, this access is recommended to be limited to right-in/right-out movements only. All left-in and left-out movements from Old Troy Pike can be accommodated at Access B
- Old Troy Pike / Access B
  - No turn lane improvements are warranted on Old Troy Pike at this intersection.
  - The outbound lane on Access B is recommended to provide a single lane with shared left- and right-turn movements.
- Old Troy Pike / Chambersburg Road
  - The southbound left-turn lane is recommended, through re-striping, to be lengthened by 120 feet for a total storage length of 250 feet. This extended turn lane length would address existing queuing issues regardless of the proposed development.
- Chambersburg Road / Access C
  - No turn lane improvements are warranted on Chambersburg Road at this intersection.
  - The outbound lane on Access C is recommended to provide a single lane with shared left- and right-turn movements.

Regardless of the final configuration of the intersection geometrics, several additional items should be taken into consideration when preparing site and roadway improvement plans for the subject development. While vertical sight distance appears to be adequate and unobstructed within the study area, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.

TECHNICAL APPENDIX

Proposed Site Plan

Existing (2018) Count Data

Existing (2018) Capacity Reports

Future (2023) No-Build Capacity Reports

Future (2023) Build Capacity Reports

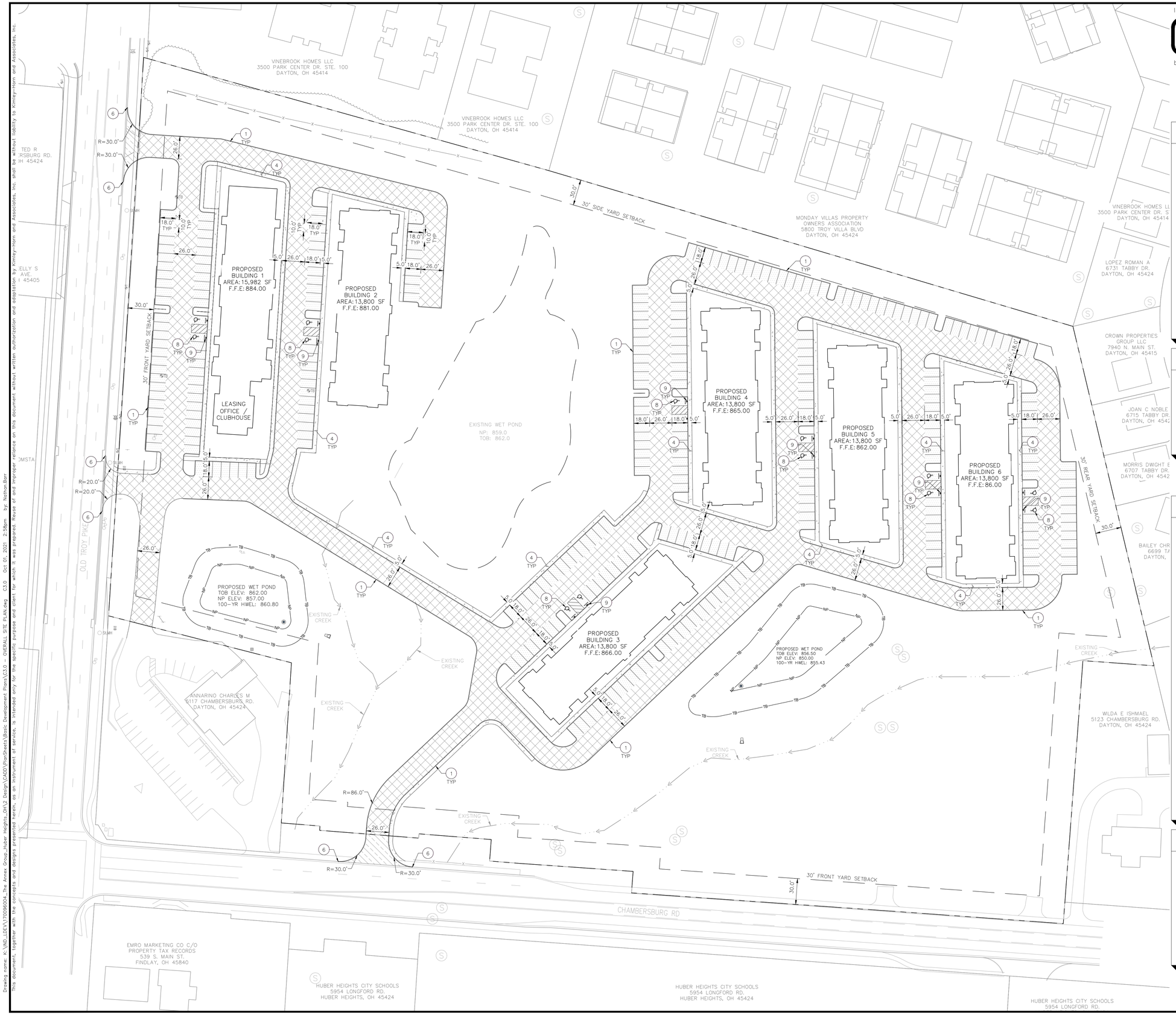
Future (2023) Build Queuing Report from SimTraffic

PROPOSED SITE PLAN

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'



PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	R-4
SITE ACREAGE	=	19.48AC.±
BUILDING AREA	=	84,982 SF
UNITS/BUILDING	=	36 EA
BUILDINGS	=	6 EA
PARKING SPACES (STANDARD) PROVIDED	=	308 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	14 SPACES
TOTAL PARKING SPACES PROVIDED	=	322 SPACES
PARKING TO UNIT RATIO	=	1.49

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. 2' CURB TURNOUT (SEE DETAILS)
23. 3-FT TRANSITION CURB

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
PHONE: 317-688-0580
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: MJT | DRAWN BY: NJB | CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION

GROUP THE ANNEX GROUP

SITE PLAN

UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS

ORIGINAL ISSUE: 10/1/2021

KHA PROJECT NO. 170096004

SHEET NUMBER

C3.0

Drawing name: K:\IND_LDEV\170096004_The Annex Group-Huber Heights_ON\2 Design\CAD\0 Plan Sheets\Basic Development Plans\C3.0 - OVERALL SITE PLAN.dwg C3.0 Oct 01, 2021 2:49pm by Nathan Barr
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EXISTING (2018) COUNT DATA

Provided by the City of Huber Heights from March 22, 2018

Old Troy Pike & Chamberburg Rd.
Specific Hour Data

TEC Engineering, Inc.
Turning Movement Counts
PH: 937-435-8828

Thursday
3/22/2018

	Chambersburg Rd. Eastbound					Chambersburg Rd. Westbound					Old Troy Pike Northbound					Old Troy Pike Southbound					
Start Time	**Left**	**Thru**	**Right**	**Peds**	**App. Total**	**Left**	**Thru**	**Right**	**Peds**	**App. Total**	**Left**	**Thru**	**Right**	**Peds**	**App. Total**	**Left**	**Thru**	**Right**	**Peds**	**App. Total**	**Int. Total**
7:15 AM	8	26	14	1	48	56	23	29	2	108	5	100	29	2	134	56	175	10	0	241	531
7:30 AM	5	30	9	0	44	46	18	43	1	107	10	132	44	0	186	80	174	12	0	266	603
7:45 AM	14	22	20	1	56	34	37	53	0	124	6	104	18	0	128	39	120	12	0	171	479
8:00 AM	5	16	12	0	33	16	20	22	0	58	9	76	9	0	94	20	137	9	0	166	351
Total	32	94	55	2	181	152	98	147	3	397	30	412	100	2	542	195	606	43	0	844	1964
PHF	0.57143	0.78333	0.6875		0.80804	0.67857	0.66216	0.6934		0.8004	0.75	0.7803	0.56818		0.72849	0.60938	0.86571	0.89583		0.79323	0.81426
HV%	6.3%	0.0%	7.3%		3.3%	5.3%	0.0%	4.8%		3.8%	3.3%	3.6%	10.0%		4.8%	0.5%	3.3%	0.0%		2.5%	3.5%
12:00 PM	8	31	8	0	47	22	28	25	0	75	4	102	21	0	127	27	123	10	0	160	409
12:15 PM	4	20	6	0	30	13	24	31	0	68	8	107	20	0	135	28	97	9	0	134	367
12:30 PM	9	25	4	1	38	26	29	53	0	108	8	104	16	1	128	33	125	10	0	168	442
12:45 PM	9	12	7	0	28	15	19	31	0	65	5	107	22	0	134	39	101	10	0	150	377
Total	30	88	25	1	143	76	100	140	0	316	25	420	79	1	524	127	446	39	0	612	1595
PHF	0.83333	0.70968	0.78125		0.76064	0.73077	0.86207	0.66038		0.73148	0.78125	0.98131	0.89773		0.97037	0.8141	0.892	0.975		0.91071	0.90215
HV%	0.0%	1.1%	0.0%		0.7%	5.3%	2.0%	0.7%		2.2%	8.0%	2.9%	3.8%		3.2%	0.0%	2.2%	10.3%		2.3%	2.4%
4:30 PM	19	41	9	0	69	31	34	50	2	115	12	183	25	2	220	48	182	25	1	255	659
4:45 PM	20	36	9	0	65	17	33	39	0	89	9	203	27	0	239	47	194	17	0	258	651
5:00 PM	18	44	10	0	72	24	38	59	1	121	15	193	31	0	239	40	151	18	0	209	641
5:15 PM	26	42	12	0	80	21	32	56	0	109	17	213	30	2	260	55	159	27	0	241	690
Total	83	163	40	0	286	93	137	204	3	434	53	792	113	4	958	190	686	87	1	963	2641
PHF	0.79808	0.92614	0.83333		0.89375	0.75	0.90132	0.86441		0.89669	0.77941	0.92958	0.91129		0.92115	0.86364	0.88402	0.80556		0.93314	0.95688
HV%	0.0%	0.0%	2.5%		0.3%	4.3%	0.0%	0.5%		1.2%	0.0%	1.3%	1.8%		1.3%	0.0%	1.0%	0.0%		0.7%	0.9%
5:30 PM	23	34	9	0	66	25	40	61	1	126	17	197	26	0	240	42	181	10	0	233	665
5:45 PM	22	34	7	0	63	29	30	52	0	111	13	165	37	0	215	68	170	12	0	250	639
6:00 PM	21	27	9	1	57	33	27	43	0	103	15	145	28	0	188	33	153	22	0	208	556
6:15 PM	16	22	12	0	50	17	13	54	0	84	9	145	22	0	176	53	128	21	0	202	512
Total	82	117	37	1	236	104	110	210	1	424	54	652	113	0	819	196	632	65	0	893	2372
PHF	0.8913	0.86029	0.77083		0.89394	0.78788	0.6875	0.86066		0.84127	0.79412	0.82741	0.76351		0.85313	0.72059	0.87293	0.73864		0.893	0.89173
HV%	0.0%	0.0%	0.0%		0.0%	3.8%	0.0%	0.0%		0.9%	0.0%	0.9%	3.5%		1.2%	0.5%	0.8%	0.0%		0.7%	0.8%
Total																					
PHF																					
HV%																					

Grand Total	227	462	157	4	846	425	445	701	7	1571	162	2276	405	7	2843	708	2370	234	1	3312	8572
Approach %	26.8%	54.6%	18.6%	-	-	27.1%	28.3%	44.6%	-	-	5.7%	80.1%	14.2%	-	-	21.4%	71.6%	7.1%	-	-	-
Total %	2.6%	5.4%	1.8%	-	9.9%	5.0%	5.2%	8.2%	-	18.3%	1.9%	26.6%	4.7%	-	33.2%	8.3%	27.6%	2.7%	-	38.6%	-
Lights	225	461	152	-	838	405	443	692	-	1540	159	2233	386	-	2778	706	2328	230	-	3264	8420
Lights %	26.6%	54.5%	18.0%	-	99.1%	25.8%	28.2%	44.0%	-	98.0%	5.6%	78.5%	13.6%	-	97.7%	21.3%	70.3%	6.9%	-	98.6%	98.2%
Other Vehicles	2	1	5	-	8	20	2	9	-	31	3	43	19	-	65	2	42	4	-	48	152
Other Vehicles %	0.2%	0.1%	0.6%	-	0.9%	1.3%	0.1%	0.6%	-	2.0%	0.1%	1.5%	0.7%	-	2.3%	0.1%	1.3%	0.1%	-	1.4%	1.8%
Pedestrians	-	-	-	4	-	-	-	-	7	-	-	-	-	7	-	-	-	-	1	-	-
Pedestrians %	-	-	-	21.1%	-	-	-	-	36.8%	-	-	-	-	36.8%	-	-	-	-	5.3%	-	-

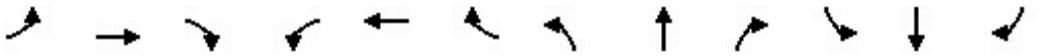
EXISTING (2018) CAPACITY REPORTS

Weekday Morning Peak Hour

Weekday Evening Peak Hour

HCM 6th Signalized Intersection Summary
100: Old Troy Pike & Chambersburg Road

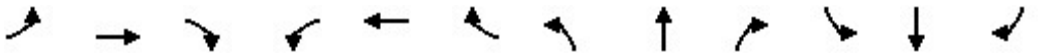
10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	94	55	152	98	147	30	412	100	195	606	43
Future Volume (veh/h)	32	94	55	152	98	147	30	412	100	195	606	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1900	1796	1826	1900	1826	1856	1841	1752	1885	1856	1900
Adj Flow Rate, veh/h	40	116	68	188	121	181	37	509	123	241	748	53
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Percent Heavy Veh, %	6	0	7	5	0	5	3	4	10	1	3	0
Cap, veh/h	294	147	86	212	187	635	548	876	211	730	1333	94
Arrive On Green	0.13	0.13	0.13	0.09	0.10	0.10	0.23	0.31	0.31	0.31	0.40	0.40
Sat Flow, veh/h	1725	1121	657	1739	1900	1533	1767	2794	672	1795	3339	237
Grp Volume(v), veh/h	40	0	184	188	121	181	37	318	314	241	395	406
Grp Sat Flow(s),veh/h/ln	1725	0	1778	1739	1900	1533	1767	1749	1717	1795	1763	1813
Q Serve(g_s), s	0.0	0.0	14.0	10.8	8.6	0.0	0.0	21.3	21.5	0.0	24.3	24.3
Cycle Q Clear(g_c), s	0.0	0.0	14.0	10.8	8.6	0.0	0.0	21.3	21.5	0.0	24.3	24.3
Prop In Lane	1.00		0.37	1.00		1.00	1.00		0.39	1.00		0.13
Lane Grp Cap(c), veh/h	294	0	233	212	187	635	548	548	538	730	704	724
V/C Ratio(X)	0.14	0.00	0.79	0.89	0.65	0.29	0.07	0.58	0.58	0.33	0.56	0.56
Avail Cap(c_a), veh/h	294	0	431	258	542	921	548	548	538	730	704	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.3	0.0	59.0	61.1	60.8	27.5	29.6	40.3	40.4	28.1	32.5	32.6
Incr Delay (d2), s/veh	0.2	0.0	5.9	25.5	3.8	0.2	0.1	4.4	4.6	0.3	3.2	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.3	0.0	10.9	12.7	7.7	7.4	1.5	15.0	14.9	9.7	16.3	16.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.5	0.0	64.9	86.6	64.5	27.7	29.7	44.7	45.0	28.4	35.8	35.7
LnGrp LOS	D	A	E	F	E	C	C	D	D	C	D	D
Approach Vol, veh/h		224			490			669			1042	
Approach Delay, s/veh		62.7			59.4			44.0			34.0	
Approach LOS		E			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	37.2	61.0	18.3	23.4	49.2	49.0	22.9	18.9
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1
Max Green Setting (Gmax), s	12.6	55.9	16.6	33.9	24.6	43.9	10.6	39.9
Max Q Clear Time (g_c+I1), s	2.0	26.3	12.8	16.0	2.0	23.5	2.0	10.6
Green Ext Time (p_c), s	0.0	5.4	0.2	0.9	0.7	3.8	0.0	1.3

Intersection Summary	
HCM 6th Ctrl Delay	44.6
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	83	163	40	93	137	204	53	792	113	190	686	87
Future Volume (veh/h)	83	163	40	93	137	204	53	792	113	190	686	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1856	1841	1900	1885	1900	1885	1870	1900	1885	1900
Adj Flow Rate, veh/h	93	183	45	103	152	227	58	861	123	204	738	94
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	3	4	0	1	0	1	2	0	1	0
Cap, veh/h	227	218	54	137	209	637	576	1143	163	639	1390	177
Arrive On Green	0.09	0.15	0.15	0.05	0.11	0.11	0.22	0.36	0.36	0.29	0.44	0.44
Sat Flow, veh/h	1810	1473	362	1753	1900	1585	1810	3143	449	1810	3195	407
Grp Volume(v), veh/h	93	0	228	103	152	227	58	491	493	204	413	419
Grp Sat Flow(s),veh/h/ln	1810	0	1835	1753	1900	1585	1810	1791	1801	1810	1791	1811
Q Serve(g_s), s	1.2	0.0	16.9	3.9	10.8	0.0	0.0	33.6	33.6	2.6	23.7	23.8
Cycle Q Clear(g_c), s	1.2	0.0	16.9	3.9	10.8	0.0	0.0	33.6	33.6	2.6	23.7	23.8
Prop In Lane	1.00		0.20	1.00		1.00	1.00		0.25	1.00		0.22
Lane Grp Cap(c), veh/h	227	0	271	137	209	637	576	651	655	639	779	788
V/C Ratio(X)	0.41	0.00	0.84	0.75	0.73	0.36	0.10	0.75	0.75	0.32	0.53	0.53
Avail Cap(c_a), veh/h	227	0	457	184	474	858	576	651	655	639	779	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.2	0.0	58.1	64.2	60.3	29.4	26.5	39.0	39.0	33.1	29.1	29.1
Incr Delay (d2), s/veh	1.2	0.0	6.9	11.0	4.8	0.3	0.1	7.9	7.8	0.3	2.6	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.6	0.0	13.1	7.2	9.3	9.2	2.3	22.6	22.7	8.8	16.1	16.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.4	0.0	65.0	75.2	65.1	29.8	26.6	46.9	46.9	33.4	31.6	31.6
LnGrp LOS	E	A	E	E	E	C	C	D	D	C	C	C
Approach Vol, veh/h		321			482			1042			1036	
Approach Delay, s/veh		63.3			50.6			45.8			32.0	
Approach LOS		E			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.9	66.0	12.3	25.8	45.9	56.0	17.6	20.5
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1
Max Green Setting (Gmax), s	12.6	60.9	10.6	34.9	22.6	50.9	10.6	34.9
Max Q Clear Time (g_c+I1), s	2.0	25.8	5.9	18.9	4.6	35.6	3.2	12.8
Green Ext Time (p_c), s	0.1	5.9	0.1	1.1	0.5	5.6	0.1	1.5

Intersection Summary	
HCM 6th Ctrl Delay	43.6
HCM 6th LOS	D

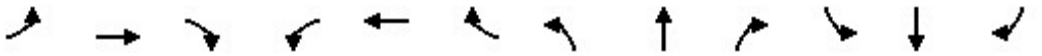
FUTURE (2023) NO-BUILD CAPACITY REPORTS

Weekday Morning Peak Hour

Weekday Evening Peak Hour

HCM 6th Signalized Intersection Summary
100: Old Troy Pike & Chambersburg Road

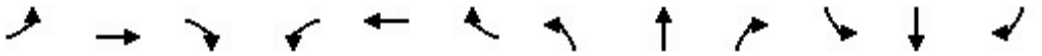
10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	100	60	165	105	160	30	445	110	210	650	45
Future Volume (veh/h)	35	100	60	165	105	160	30	445	110	210	650	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1900	1796	1826	1900	1826	1856	1841	1752	1885	1856	1900
Adj Flow Rate, veh/h	43	123	74	204	130	198	37	549	136	259	802	56
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Percent Heavy Veh, %	6	0	7	5	0	5	3	4	10	1	3	0
Cap, veh/h	307	149	90	227	187	616	511	870	215	690	1335	93
Arrive On Green	0.14	0.13	0.13	0.10	0.10	0.10	0.22	0.31	0.31	0.30	0.40	0.40
Sat Flow, veh/h	1725	1111	669	1739	1900	1533	1767	2776	685	1795	3343	233
Grp Volume(v), veh/h	43	0	197	204	130	198	37	345	340	259	423	435
Grp Sat Flow(s),veh/h/ln	1725	0	1780	1739	1900	1533	1767	1749	1712	1795	1763	1813
Q Serve(g_s), s	0.0	0.0	15.1	12.0	9.3	0.0	0.0	23.6	23.8	2.8	26.5	26.6
Cycle Q Clear(g_c), s	0.0	0.0	15.1	12.0	9.3	0.0	0.0	23.6	23.8	2.8	26.5	26.6
Prop In Lane	1.00		0.38	1.00		1.00	1.00		0.40	1.00		0.13
Lane Grp Cap(c), veh/h	307	0	239	227	187	616	511	548	537	690	704	724
V/C Ratio(X)	0.14	0.00	0.82	0.90	0.70	0.32	0.07	0.63	0.63	0.38	0.60	0.60
Avail Cap(c_a), veh/h	307	0	431	258	542	902	511	548	537	690	704	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	0.0	59.0	60.4	61.1	29.0	32.5	41.1	41.2	31.0	33.2	33.2
Incr Delay (d2), s/veh	0.2	0.0	7.0	28.7	4.6	0.3	0.1	5.4	5.6	0.3	3.8	3.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	0.0	11.6	13.8	8.3	8.2	1.6	16.4	16.2	10.5	17.7	18.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	51.8	0.0	65.9	89.1	65.7	29.3	32.5	46.5	46.7	31.3	37.0	36.9
LnGrp LOS	D	A	E	F	E	C	C	D	D	C	D	D
Approach Vol, veh/h		240			532			722			1117	
Approach Delay, s/veh		63.4			61.1			45.9			35.6	
Approach LOS		E			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.5	61.0	19.6	23.9	47.5	49.0	24.6	18.9
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1
Max Green Setting (Gmax), s	12.6	55.9	16.6	33.9	24.6	43.9	10.6	39.9
Max Q Clear Time (g_c+I1), s	2.0	28.6	14.0	17.1	4.8	25.8	2.0	11.3
Green Ext Time (p_c), s	0.0	5.8	0.1	0.9	0.7	4.0	0.0	1.4

Intersection Summary	
HCM 6th Ctrl Delay	46.2
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	90	175	45	100	145	220	55	850	120	205	735	95
Future Volume (veh/h)	90	175	45	100	145	220	55	850	120	205	735	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1856	1841	1900	1885	1900	1885	1870	1900	1885	1900
Adj Flow Rate, veh/h	101	197	51	111	161	244	60	924	130	220	790	102
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	3	4	0	1	0	1	2	0	1	0
Cap, veh/h	238	231	60	138	218	627	539	1145	161	602	1388	179
Arrive On Green	0.09	0.16	0.16	0.05	0.11	0.11	0.21	0.36	0.36	0.28	0.44	0.44
Sat Flow, veh/h	1810	1455	377	1753	1900	1585	1810	3150	443	1810	3190	412
Grp Volume(v), veh/h	101	0	248	111	161	244	60	525	529	220	444	448
Grp Sat Flow(s),veh/h/ln	1810	0	1832	1753	1900	1585	1810	1791	1803	1810	1791	1811
Q Serve(g_s), s	1.8	0.0	18.4	4.6	11.5	0.0	0.0	37.0	37.0	5.4	26.0	26.0
Cycle Q Clear(g_c), s	1.8	0.0	18.4	4.6	11.5	0.0	0.0	37.0	37.0	5.4	26.0	26.0
Prop In Lane	1.00		0.21	1.00		1.00	1.00		0.25	1.00		0.23
Lane Grp Cap(c), veh/h	238	0	290	138	218	627	539	651	655	602	779	788
V/C Ratio(X)	0.42	0.00	0.85	0.80	0.74	0.39	0.11	0.81	0.81	0.37	0.57	0.57
Avail Cap(c_a), veh/h	238	0	457	184	474	840	539	651	655	602	779	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	57.6	0.0	57.3	64.4	59.9	30.4	29.3	40.1	40.1	35.9	29.7	29.7
Incr Delay (d2), s/veh	1.2	0.0	9.1	17.0	4.8	0.4	0.1	10.3	10.3	0.4	3.0	3.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.0	0.0	14.2	8.0	9.8	10.0	2.5	24.9	25.0	9.7	17.4	17.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.8	0.0	66.4	81.4	64.7	30.8	29.4	50.4	50.4	36.3	32.7	32.7
LnGrp LOS	E	A	E	F	E	C	C	D	D	D	C	C
Approach Vol, veh/h		349			516			1114			1112	
Approach Delay, s/veh		64.2			52.2			49.3			33.4	
Approach LOS		E			D			D			C	

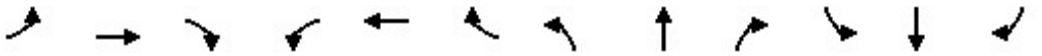
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	34.4	66.0	12.3	27.3	44.4	56.0	18.4	21.2
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1
Max Green Setting (Gmax), s	12.6	60.9	10.6	34.9	22.6	50.9	10.6	34.9
Max Q Clear Time (g_c+I1), s	2.0	28.0	6.6	20.4	7.4	39.0	3.8	13.5
Green Ext Time (p_c), s	0.1	6.4	0.1	1.1	0.5	5.2	0.1	1.7

Intersection Summary	
HCM 6th Ctrl Delay	45.7
HCM 6th LOS	D

FUTURE (2023) BUILD CAPACITY REPORTS

Weekday Morning Peak Hour

Weekday Evening Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	105	60	180	110	160	30	450	110	210	665	45
Future Volume (veh/h)	35	105	60	180	110	160	30	450	110	210	665	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1900	1796	1826	1900	1826	1856	1841	1752	1885	1856	1900
Adj Flow Rate, veh/h	43	130	74	222	136	198	37	556	136	259	821	56
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Percent Heavy Veh, %	6	0	7	5	0	5	3	4	10	1	3	0
Cap, veh/h	324	157	89	244	193	600	482	873	213	664	1337	91
Arrive On Green	0.15	0.14	0.14	0.11	0.10	0.10	0.20	0.31	0.31	0.29	0.40	0.40
Sat Flow, veh/h	1725	1137	647	1739	1900	1534	1767	2784	678	1795	3348	228
Grp Volume(v), veh/h	43	0	204	222	136	198	37	349	343	259	432	445
Grp Sat Flow(s),veh/h/ln	1725	0	1784	1739	1900	1534	1767	1749	1713	1795	1763	1814
Q Serve(g_s), s	0.0	0.0	15.6	13.5	9.7	0.0	0.0	23.9	24.1	3.4	27.3	27.3
Cycle Q Clear(g_c), s	0.0	0.0	15.6	13.5	9.7	0.0	0.0	23.9	24.1	3.4	27.3	27.3
Prop In Lane	1.00		0.36	1.00		1.00	1.00		0.40	1.00		0.13
Lane Grp Cap(c), veh/h	324	0	246	244	193	600	482	548	537	664	704	724
V/C Ratio(X)	0.13	0.00	0.83	0.91	0.71	0.33	0.08	0.64	0.64	0.39	0.61	0.61
Avail Cap(c_a), veh/h	324	0	432	258	542	882	482	548	537	664	704	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.3	0.0	58.7	59.7	60.9	30.0	34.4	41.2	41.3	32.5	33.5	33.5
Incr Delay (d2), s/veh	0.2	0.0	7.0	32.1	4.7	0.3	0.1	5.5	5.7	0.4	4.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	0.0	12.0	15.1	8.5	8.3	1.7	16.6	16.4	10.7	18.1	18.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.5	0.0	65.7	91.9	65.5	30.3	34.5	46.7	47.0	32.8	37.4	37.3
LnGrp LOS	D	A	E	F	E	C	C	D	D	C	D	D
Approach Vol, veh/h		247			556			729			1136	
Approach Delay, s/veh		63.1			63.5			46.2			36.4	
Approach LOS		E			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	33.6	61.0	20.9	24.4	45.6	49.0	26.1	19.3
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1
Max Green Setting (Gmax), s	12.6	55.9	16.6	33.9	24.6	43.9	10.6	39.9
Max Q Clear Time (g_c+I1), s	2.0	29.3	15.5	17.6	5.4	26.1	2.0	11.7
Green Ext Time (p_c), s	0.0	5.9	0.1	1.0	0.7	4.0	0.0	1.4

Intersection Summary	
HCM 6th Ctrl Delay	47.2
HCM 6th LOS	D

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	20	645	1	1	920
Future Vol, veh/h	1	20	645	1	1	920
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	22	701	1	1	1000

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1204	351	0	0	702	0
Stage 1	702	-	-	-	-	-
Stage 2	502	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	177	645	-	-	891	-
Stage 1	453	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	176	645	-	-	891	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	453	-	-	-	-	-
Stage 2	571	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	613	891	-
HCM Lane V/C Ratio	-	-	0.037	0.001	-
HCM Control Delay (s)	-	-	11.1	9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	10	635	10	15	905
Future Vol, veh/h	15	10	635	10	15	905
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	11	690	11	16	984

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1220	351	0	0	701	0
Stage 1	696	-	-	-	-	-
Stage 2	524	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	172	645	-	-	892	-
Stage 1	456	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	165	645	-	-	892	-
Mov Cap-2 Maneuver	300	-	-	-	-	-
Stage 1	456	-	-	-	-	-
Stage 2	537	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	382	892	-
HCM Lane V/C Ratio	-	-	0.071	0.018	-
HCM Control Delay (s)	-	-	15.1	9.1	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

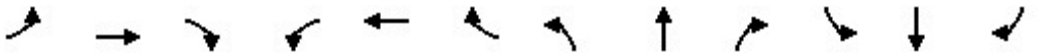
Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	420	430	5	5	20
Future Vol, veh/h	5	420	430	5	5	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	457	467	5	5	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	472	0	-	0	937	236
Stage 1	-	-	-	-	470	-
Stage 2	-	-	-	-	467	-
Critical Hdwy	4.13	-	-	-	6.63	6.93
Critical Hdwy Stg 1	-	-	-	-	5.83	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.219	-	-	-	3.519	3.319
Pot Cap-1 Maneuver	1088	-	-	-	278	766
Stage 1	-	-	-	-	596	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1088	-	-	-	276	766
Mov Cap-2 Maneuver	-	-	-	-	404	-
Stage 1	-	-	-	-	592	-
Stage 2	-	-	-	-	630	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1088	-	-	-	650
HCM Lane V/C Ratio	0.005	-	-	-	0.042
HCM Control Delay (s)	8.3	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	90	180	45	110	150	220	55	870	125	205	745	95
Future Volume (veh/h)	90	180	45	110	150	220	55	870	125	205	745	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1856	1841	1900	1885	1900	1885	1870	1900	1885	1900
Adj Flow Rate, veh/h	101	202	51	122	167	244	60	946	136	220	801	102
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	3	4	0	1	0	1	2	0	1	0
Cap, veh/h	245	236	59	145	224	622	524	1142	164	583	1390	177
Arrive On Green	0.10	0.16	0.16	0.05	0.12	0.12	0.20	0.36	0.36	0.27	0.44	0.44
Sat Flow, veh/h	1810	1464	370	1753	1900	1585	1810	3141	451	1810	3195	407
Grp Volume(v), veh/h	101	0	253	122	167	244	60	539	543	220	449	454
Grp Sat Flow(s),veh/h/ln	1810	0	1833	1753	1900	1585	1810	1791	1801	1810	1791	1811
Q Serve(g_s), s	1.7	0.0	18.8	5.5	11.9	0.0	0.0	38.4	38.4	6.1	26.5	26.5
Cycle Q Clear(g_c), s	1.7	0.0	18.8	5.5	11.9	0.0	0.0	38.4	38.4	6.1	26.5	26.5
Prop In Lane	1.00		0.20	1.00		1.00	1.00		0.25	1.00		0.22
Lane Grp Cap(c), veh/h	245	0	295	145	224	622	524	651	655	583	779	788
V/C Ratio(X)	0.41	0.00	0.86	0.84	0.74	0.39	0.11	0.83	0.83	0.38	0.58	0.58
Avail Cap(c_a), veh/h	245	0	457	184	474	830	524	651	655	583	779	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	57.1	0.0	57.2	64.1	59.7	30.7	30.2	40.6	40.6	37.1	29.8	29.8
Incr Delay (d2), s/veh	1.1	0.0	9.6	23.0	4.9	0.4	0.1	11.6	11.6	0.4	3.1	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.0	0.0	14.5	8.9	10.0	10.0	2.6	25.9	26.0	9.9	17.6	17.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.2	0.0	66.8	87.2	64.5	31.2	30.3	52.2	52.1	37.5	32.9	32.9
LnGrp LOS	E	A	E	F	E	C	C	D	D	D	C	C
Approach Vol, veh/h		354			533			1142			1123	
Approach Delay, s/veh		64.3			54.4			51.0			33.8	
Approach LOS		E			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	33.5	66.0	12.9	27.6	43.5	56.0	18.9	21.6
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1
Max Green Setting (Gmax), s	12.6	60.9	10.6	34.9	22.6	50.9	10.6	34.9
Max Q Clear Time (g_c+I1), s	2.0	28.5	7.5	20.8	8.1	40.4	3.7	13.9
Green Ext Time (p_c), s	0.1	6.5	0.1	1.1	0.5	5.0	0.1	1.7

Intersection Summary	
HCM 6th Ctrl Delay	47.0
HCM 6th LOS	D

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	10	1170	5	1	1055
Future Vol, veh/h	1	10	1170	5	1	1055
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	11	1272	5	1	1147

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1851	639	0	0	1277	0
Stage 1	1275	-	-	-	-	-
Stage 2	576	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	66	419	-	-	540	-
Stage 1	226	-	-	-	-	-
Stage 2	525	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	66	419	-	-	540	-
Mov Cap-2 Maneuver	168	-	-	-	-	-
Stage 1	226	-	-	-	-	-
Stage 2	522	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	369	540	-
HCM Lane V/C Ratio	-	-	0.032	0.002	-
HCM Control Delay (s)	-	-	15.1	11.7	0
HCM Lane LOS	-	-	C	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	20	1155	25	25	1030
Future Vol, veh/h	15	20	1155	25	25	1030
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	22	1255	27	27	1120

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1883	641	0	0	1282	0
Stage 1	1269	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	63	417	-	-	537	-
Stage 1	228	-	-	-	-	-
Stage 2	502	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	55	417	-	-	537	-
Mov Cap-2 Maneuver	159	-	-	-	-	-
Stage 1	228	-	-	-	-	-
Stage 2	435	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	22.3	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	246	537	-
HCM Lane V/C Ratio	-	-	0.155	0.051	-
HCM Control Delay (s)	-	-	22.3	12.1	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.5	0.2	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	500	465	5	5	15
Future Vol, veh/h	10	500	465	5	5	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	543	505	5	5	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	510	0	-	0	1073	255
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	565	-
Critical Hdwy	4.13	-	-	-	6.63	6.93
Critical Hdwy Stg 1	-	-	-	-	5.83	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.219	-	-	-	3.519	3.319
Pot Cap-1 Maneuver	1053	-	-	-	229	745
Stage 1	-	-	-	-	570	-
Stage 2	-	-	-	-	568	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1053	-	-	-	226	745
Mov Cap-2 Maneuver	-	-	-	-	361	-
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	568	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1053	-	-	-	589
HCM Lane V/C Ratio	0.01	-	-	-	0.037
HCM Control Delay (s)	8.5	0	-	-	11.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

FUTURE (2023) BUILD QUEUEING REPORTS FROM SIMTRAFFIC

Weekday Morning Peak Hour

Weekday Evening Peak Hour

Intersection: 100: Old Troy Pike & Chambersburg Road

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	TR	L	T	TR
Maximum Queue (ft)	153	279	266	270	112	135	291	266	221	278	244
Average Queue (ft)	42	129	152	103	50	27	136	103	112	122	110
95th Queue (ft)	110	235	244	204	88	87	246	216	202	228	212
Link Distance (ft)		599		320	320		651	651		373	373
Upstream Blk Time (%)				0						0	
Queuing Penalty (veh)				0						0	
Storage Bay Dist (ft)	60		200			120			130		
Storage Blk Time (%)	4	36	6	1		0	13		9	6	
Queuing Penalty (veh)	6	13	8	1		0	4		33	13	

Intersection: 200: Old Troy Pike & Access A

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	37	16
Average Queue (ft)	16	1
95th Queue (ft)	41	10
Link Distance (ft)	171	466
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 300: Old Troy Pike & Access B

Movement	WB	SB	SB
Directions Served	LR	LT	T
Maximum Queue (ft)	48	100	25
Average Queue (ft)	19	12	1
95th Queue (ft)	45	57	19
Link Distance (ft)	175	336	336
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 400: Chambersburg Road & Access C

Movement	EB	WB	SB
Directions Served	LT	T	LR
Maximum Queue (ft)	23	6	35
Average Queue (ft)	1	0	17
95th Queue (ft)	15	6	42
Link Distance (ft)	320	1276	149
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 80

Intersection: 100: Old Troy Pike & Chambersburg Road

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	TR	L	T	TR
Maximum Queue (ft)	160	401	206	252	160	219	468	435	229	318	287
Average Queue (ft)	90	194	100	126	72	68	271	244	147	167	153
95th Queue (ft)	177	334	180	218	132	184	417	384	240	283	258
Link Distance (ft)		599		320	320		651	651		373	373
Upstream Blk Time (%)										0	0
Queuing Penalty (veh)										0	0
Storage Bay Dist (ft)	60		200			120			130		
Storage Blk Time (%)	16	50	2	2		0	34		20	11	
Queuing Penalty (veh)	38	46	3	2		1	19		76	23	

Intersection: 200: Old Troy Pike & Access A

Movement	WB	SB	SB
Directions Served	LR	LT	T
Maximum Queue (ft)	32	34	19
Average Queue (ft)	10	1	1
95th Queue (ft)	34	22	19
Link Distance (ft)	171	466	466
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 300: Old Troy Pike & Access B

Movement	WB	NB	NB	SB	SB
Directions Served	LR	T	TR	LT	T
Maximum Queue (ft)	92	5	4	250	177
Average Queue (ft)	30	0	0	48	20
95th Queue (ft)	70	5	3	171	108
Link Distance (ft)	175	373	373	336	336
Upstream Blk Time (%)				0	
Queuing Penalty (veh)				0	
Storage Bay Dist (ft)					
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 400: Chambersburg Road & Access C

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	64	39
Average Queue (ft)	6	16
95th Queue (ft)	33	41
Link Distance (ft)	320	149
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 209

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Union at Chambersburg – Planning Commission
Occupancy Address:	Old Troy Pike and Chambersburg Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-215
MCBR ELE:		HHFD Box:	2
REVIEWER:	Susong	DATE:	10/22/2021

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

- **Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.**
- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.**
- **Additional access is required to the residential portion of project. Refer to OFC 503.1.2 and Appendix D106.1. *Corrected. Proposed drawing C3.0, dated 10/1/2021, shows access entries on Chambersburg Road and Old Troy Pike.***
- **Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. *Aerial access for buildings 1,4 and 5 meets the requirements of D105 due to no parking along back sides. Aerial access for buildings 2,3 and 6 slightly exceeds the maximum***

30 feet but will be accepted based on buildings being equipped with fire sprinklers systems. If buildings will not be sprinklered access will need to be adjusted.

- **Multi family residential developments with more than 200 dwelling units shall have two separate and approved fire access roads regardless of whether they are equipped with an approved automatic sprinkler system. OFC Appendix D106.2. *Proposed drawing C3.0, dated 10/1/2021, shows access entries on Chambersburg Road and Old Troy Pike.***
- **The minimum drive width shall be 26 feet with fire hydrants. OFC Appendix D103.1. *Proposed drawing C3.0, dated 10/1/2021, shows roads to be 26 feet in width.***
- **The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. OFC 503.2.4 and Appendix D103.3. *Turn radius shown on proposed drawing C3.0, dated 10/1/2021 appears to comply.***
- **Fire department access roads shall not have dead ends over 150 feet without an approved turnaround. OFC 503.2.5 and Appendix D103.4. *Dead ends over 150 feet have been removed as shown on proposed drawing C3.0, dated 10/1/2021.***
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed. (Building Construction Classification and Square Footage will need to be determined first). *Fire flows have not been provided with this submittal and shall be determined before installation of underground mains.***
- **Fire hydrant spacing shall also meet the requirements of HHCO 1521. *Hydrant spacing exceeds 300 feet, as required in accordance with HHCO 1521.06(c), in areas as shown on proposed drawing C6.0, dated 10/1/2021*.**
- **Buildings provided with fire sprinkler systems will need to have a fire department connection located within 75 feet of a fire hydrant in accordance with Huber Heights Codified Ordinance 1521.01(e). The connection shall be a 4" Storz fitting with a 30-degree turn-down. *Engineer/Architect shall determine if buildings will be required to be sprinklered.***

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: October 15, 2021

Subject: ZC 21-34 Basic Development Plan 6502 Old Troy Pike

Application dated October 4, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: The Annex Group – Applicant
Charles Annarino/Owner

DEVELOPMENT NAME: Union at Chambersburg

ADDRESS/LOCATION: 6502 Old Troy Pike

ZONING/ACREAGE: R-4 / 20

EXISTING LAND USE: Office and vacant

ZONING ADJACENT LAND: A, O-1, R-6, PP

REQUEST: The applicant requests approval for a Basic Development Plan for 20 acres for 216 multi-family units in a Planned Residential Development.

ORIGINAL APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

ATTACHMENTS:

OVERVIEW:

The applicant requests approval of a rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road.

STAFF ANALYSIS AND RECOMMENDATION:

The applicant is looking to develop 20 acres at the northeast corner of Old Troy Pike and Chambersburg Road. The current request is to rezone to PR Planned Residential for construction of 216 multi family units.

The request is for the following:

The City's Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City's public main system and is located on Old Troy Pike and Chambersburg Road. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road shall be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan, including curbs and sidewalks. Two access points are proposed, one on Old Troy Pike and one on Chambersburg Road. The parking code for Multi-family residential is two spaces per dwelling unit. 322 parking spaces are proposed with 14 of those being ADA accessible.

Six buildings are proposed with 36 units in each building. The buildings are all three stories in height. The buildings are proposed to be all siding. Staff recommends that there be a minimum of 25% brick or stone.

The Zoning Code is as follows:

CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT[42]

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

(a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadraminiums and condominiums;

(b) Churches and other places of worship;

(c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;

(d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and

(e) Uses designed solely to serve in a complimentary way the needs of this District above.

1172.02 - Accessory uses.

The following accessory uses are permitted:

(a) Uses customarily incidental to all permitted uses; and

(b) Temporary structures and uses required during construction in this District.

1172.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) *Minimum "PR" Land Area Requirement.*

(1) A minimum of one acre shall be required.

(b) *Dwelling Unit Density—Five Dwelling Units.*

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) *Dwelling Unit Density—Eight Dwelling Units.*

(1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) *Dwelling Unit Density—Twelve Dwelling Units.*

(1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) *Character of Neighborhood.* Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

1172.04 - Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

1171.05 - Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks, and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

(Ord. 2006-O-1655, Passed 9-25-05)

1171.06 - General standards for approval.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees, and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

(k) Shall not involve uses, activities, processes, materials, equipment, and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

(Ord. 93-O-602, Passed 3-22-93)

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

(Ord. 93-O-602, Passed 3-22-93)

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

(Ord. 93-O-602, Passed 3-22-93)

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

Planning Commission Decision Record

WHEREAS, on September 24, 2021, the applicant, The Annex Group, requested approval of a Basic Development Plan for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County, Ohio Records (ZC 21-34); and

WHEREAS, on October 26, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Ms. Vargo moved to recommend approval of the request by the applicant, The Annex Group for a Basic Development Plan for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County, Ohio Records (ZC 21-34) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on September 24, 2021.

2. A minimum of 25% of the surface area of the buildings shall be finished with brick or stone masonry products.

3. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.

4. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

5. Applicant shall implement any recommendations from the Traffic Impact Study dated October, 2021.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Thomas, Mr. Jeffries, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to recommend approval carried 5-0.

_____ _____

Terry Walton, Chair
Planning Commission

Date

being the 70-foot lots and 185 being the 51-foot lots. The seventy foot lots are all located at the exterior of the development. The proposal calls for 101.58 acres of open space, or 59.4% of the development. Staff recommends that a minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

Ms. Vargo asked about 5 ft side setbacks, Mr. Falkowski said yes.

Mr. Jeffries asked about buffering, Mr. Falkowski said development agreement through the City. City to have park land.

Ryan Reed, DDC Management said area donated to the City, public park. Ms. Vargo asked how many phases, Ryan responded 4 phases, mixture in all phases.

Ms. Byrge asked any street lighting and Mr. Falkowski said standard AES lights or individual.

Mr. Hart asked HOA and average price. Ryan Reed said market mid 200s lower 300s and Mr. Falkowski said yes to HOA.

Action

Ms. Thomas moved to approve the request by the applicant, DDC MANAGEMENT, for approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Parcel Numbers P70-04048-0006 and P70-04008-0004, Villages of Westport, of the Montgomery County Ohio records (ZC 21-35) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

6. **BASIC DEVELOPMENT PLAN - The applicant, THE ANNEX GROUP, is requesting approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike for 216 multi-family units in a Planned Residential Development (ZC 21-34).**

Mr. Falkowski stated the applicant requests approval of a rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road.

The applicant is looking to develop 20 acres at the northeast corner of Old Troy Pike and Chambersburg Road. The current request is to rezone to PR Planned Residential for construction of 216 multi-family units.

The City's Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City's public main system and is located on Old Troy Pike and Chambersburg Road. Drainage will be handled through a

public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road shall be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan, including curbs and sidewalks. Two access points are proposed, one on Old Troy Pike and one on Chambersburg Road. The parking code for Multi-family residential is two spaces per dwelling unit. 322 parking spaces are proposed with 14 of those being ADA accessible.

Six buildings are proposed with 36 units in each building. The buildings are all three stories in height. The buildings are proposed to be all siding. Staff recommends that there be a minimum of 25% brick or stone.

Mr. Falkowski said Traffic Impact Study came in over the weekend and did not make it into the packets. One recommendation is the southern access point be a right in right out access point.

Ms. Opp asked about right in right out and parking spaces and Mr. Falkowski said room to add more further away.
Ms. Thomas asked what will divide from the bank. Mr. Falkowski said detention basin and drive.
When it comes back for a Detailed Plan, they will have a landscaping plan as well.
Mr. Jeffries parking will be 10-ft-wide, and Mr. Falkowski said yes.

Tyler Knox said 65 1 bedroom, 106 2 bedroom, and 45 3 bedroom. 1.5 parking ratio – we can look into more parking spaces.

Ms. Byrge asked about handicap and Mr. Falkowski stated 10 ft wide with stripped area. Also asked about elevators and they do not.

Mr. Hart asked normal space size will be narrower and Mr. Falkowski said no 10 ft wide spaces.

Mr. Jeffries hesitant to vote without seeing the traffic impact study. Mr. Falkowski could add condition to Decision Record that they follow any recommendation from the Traffic Impact Study.

Action

Ms. Vargo moved to approve the request by the applicant, THE ANNEX GROUP, for approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County Ohio records (ZC 21-34) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record as amended.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6502 OLD TROY PIKE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 04004 0003 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-34).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-34 and on October 26, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Residential and a Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning to Planned Residential and a Basic Development Plan (Zoning Case 21-34) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on September 24, 2021.
2. A minimum of 25% of the surface area of the buildings shall be finished with brick or stone masonry products.
3. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
4. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
5. Applicant shall implement any recommendation from the Traffic Impact Study dated October 2021.
6. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____day of _____ 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8036 **Pending Business** **C.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

ZC 21-35 - DDC Management - Chambersburg Road - Rezoning/Basic Development Plan

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	11/16/2021 and 12/07/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance To Approve A Rezoning To Planned Residential And A Basic Development Plan For The Property Located At Chambersburg Road And Further Identified As Parcel Numbers P70 04008 0004 And P70 04008 0006 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-35).
(second reading)

Purpose and Background

The applicant, DDC Management, is requesting approval of a Rezoning to Planned Residential (PR) and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision (ZC 21-35).

The current ordinance is pending at the second reading for the December 13, 2021 City Council Meeting. The recommendation of City Staff would be to amend the ordinance at the December 13, 2021 City Council Meeting to replace the ordinance with the amended ordinance prior to the adoption of the ordinance to remove the cut-through street to Sandalview Drive from the approved plans.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Map
Drawings
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance
Ordinance - Amended

City of Huber Heights

1 in = 752 ft

Date : 10/26/2021

N

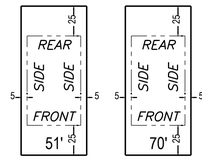
BASIC DEVELOPMENT PLAN
CHAMBERSBURG ROAD SITE
SECTIONS 34, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

NOTES

1. SANITARY TO BE TIED INTO CITY OF HUBER HEIGHTS SYSTEM
2. WATER TO BE INSTALLED AND CONNECTED TO CITY OF HUBER HEIGHTS SYSTEM
3. ELECTRIC TO BE SUPPLIED BY DAYTON POWER AND LIGHT CO.
4. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAT APPROVAL
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
6. CONCRETE WALK TO BE INSTALLED
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF HUBER HEIGHTS STANDARDS AND THE OEPA
8. EXISTING ZONING: R-4B - RESIDENTIAL
9. PROPOSED ZONING: PR - PLANNED RESIDENTIAL
10. PROPOSED RIGHT OF WAY = 16.67 ACRES

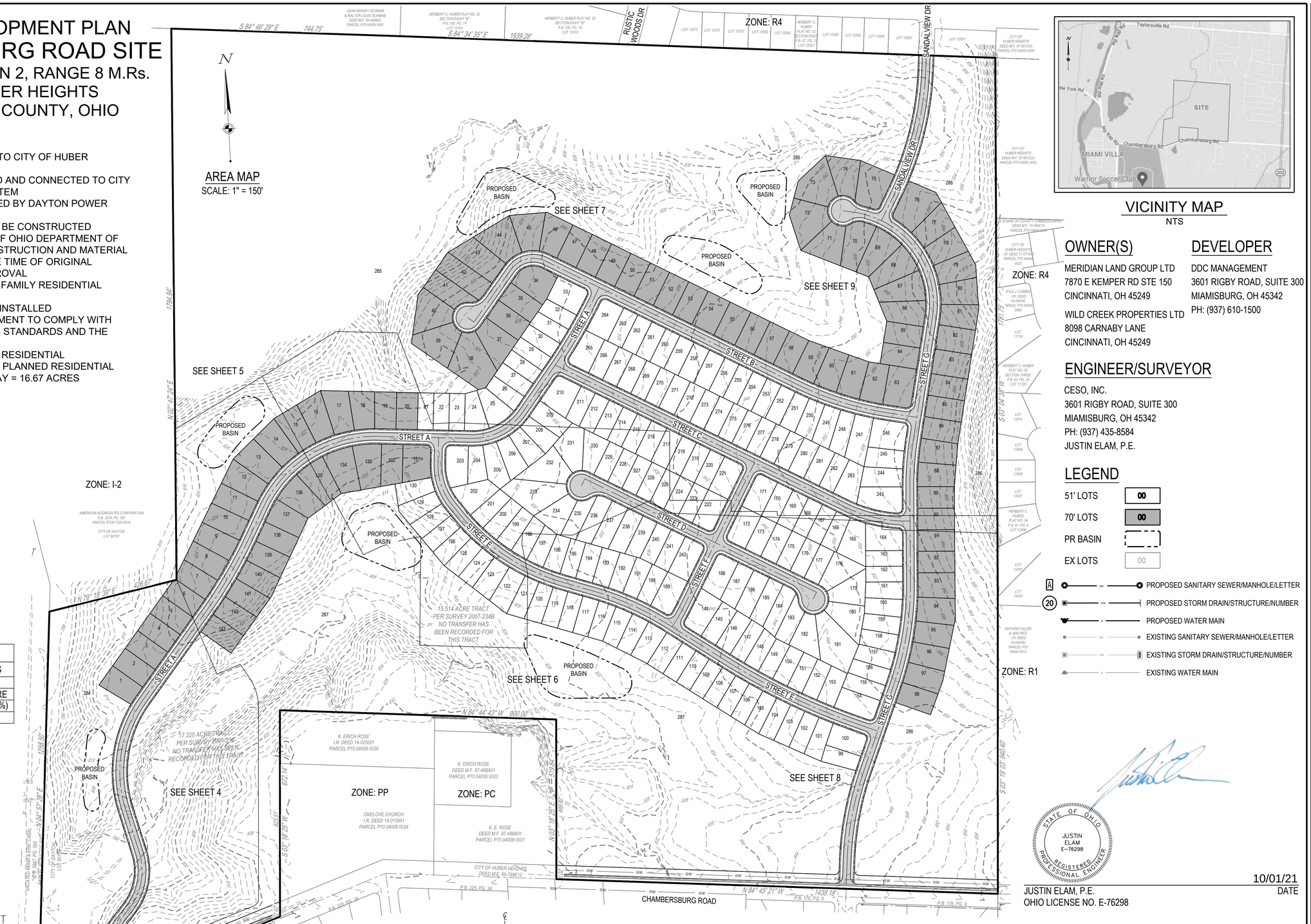
SHEET INDEX	
CIVIL	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	LAYOUT PLAN
5	LAYOUT PLAN
6	LAYOUT PLAN
7	LAYOUT PLAN
8	LAYOUT PLAN
9	LAYOUT PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	PRE DEV DRAINAGE PLAN
13	POST DEV DRAINAGE PLAN

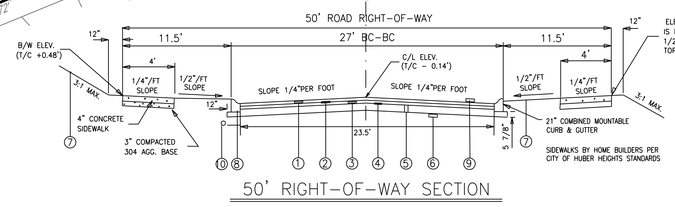
SITE DATA TABLE	
OVERALL ACREAGE	171.00 ACRES
LOT COUNT	283
DENSITY	1.65 UNITS/ACRE
OPEN SPACE	101.58 AC (59.4%)
STREET LENGTH	12,415'



51' x 120' LOT 70' x 120' LOT

TYPICAL SINGLE FAMILY LOT





VICINITY MAP
NTS

OWNER(S)

MERIDIAN LAND GROUP LTD
7870 E KEMPER RD STE 150
CINCINNATI, OH 45249

WILD CREEK PROPERTIES LTD
8098 CARNABY LANE
CINCINNATI, OH 45249

DEVELOPER

DDC MANAGEMENT
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 610-1500

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 435-8584
JUSTIN ELAM, P.E.

LEGEND

51' LOTS 00
70' LOTS 00
PR BASIN
EX LOTS 00
PROPOSED SANITARY SEWER/MANHOLE/LETTER
PROPOSED STORM DRAIN/STRUCTURE/NUMBER
PROPOSED WATER MAIN
EXISTING SANITARY SEWER/MANHOLE/LETTER
EXISTING STORM DRAIN/STRUCTURE/NUMBER
EXISTING WATER MAIN

STATE OF OHIO
JUSTIN ELAM
E-76298
REGISTERED PROFESSIONAL ENGINEER

10/01/21
JUSTIN ELAM, P.E. — DATE
OHIO LICENSE NO. E-76298

1. ITEM 404: ASPHALT CONCRETE (1 1/4"SURFACE COURSE) TO BE APPLIED 12 MONTHS AFTER 301 COURSE IS APPLIED.
2. ITEM 407: RC-70 TACK COAT @ 0.1 GAL./S.Y.
3. ITEM 402: ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE) AT END OF 5 DAYS AFTER 408.
4. ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
5. ITEM 304: AGGREGATE BASE (2-5" COURSES)
6. ITEM 203: SUBGRADE COMPACTION
7. ITEM 659: SEEDING AND MULCHING
8. MOUNTABLE CURB & GUTTER - SEE DETAIL THIS SHEET
9. RECLAMITE SEAL, PER CITY OF HUBER HEIGHTS SPECIFICATIONS
10. 4" PVC SCH 40 SUMP PUMP DRAIN LINE 24" DEPTH (SEE CONSTRUCTION DRAWINGS FOR LOCATIONS)

NOTES:

1. ITEM 404 ASPHALT CONCRETE SHALL NOT BE APPLIED UNTIL ITEM 301 ASPHALT CONCRETE HAS BEEN IN PLACE AT LEAST 12 MONTHS. ANY ITEM 301 DETERIORATION OR SETTLEMENT THAT HAS DEVELOPED DURING THIS PERIOD SHALL BE REMOVED AND REPLACED BEFORE THE ITEM 404 COURSE IS APPLIED.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATION AND/OR AS MODIFIED BY THE CITY OF OF HUBER HEIGHTS
3. ALL TRENCHES WITHIN THE ROADWAY MUST BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL OR CONTROLLED DENSITY FILL.
4. ALL 404 ASPHALT CONCRETE SHALL CONTAIN ALL NEW MATERIALS.
5. GEOTEXTILE FABRICS MAY BE USED FOR SUBBASE STABILIZATION WITH PROPER DOCUMENTATION AND PRIOR CITY APPROVAL.

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD
SITE PRELIMINARY
SPRINGFIELD, OHIO

TITLE SHEET

ISSUE: PRELIMINARY PLAN	
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	1

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

EXISTING CONDITIONS PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	2

AMERICAN AGGREGATES CORPORATION D.B. 2234, PG. 363 PARCEL R72617225.0001
CITY OF DAYTON LOT 80795
VACATED LITTLE'S CREEK CANAL D.B. 2347, PG. 596 PARCEL R72617229.0001
CITY OF DAYTON LOT 80798
N 04° 57' 28" E 1258.50'
CITY OF DAYTON / CITY OF HUBER HEIGHTS
N 84° 44' 32" W 130.77'
ENDICOT ROAD
AMERICAN AGGREGATES CORPORATION D.B. 2234, PG. 363 PARCEL R72617225.0010
CITY OF DAYTON LOT 80797
N 75° 15' 58" E 623.67'
CITY OF DAYTON / CITY OF HUBER HEIGHTS
37.220 ACRE TRACT PER SURVEY 2007-234 NO TRANSFER HAS BEEN RECORDED FOR THIS TRACT
N 02° 47' 24" E 1794.94'
CITY OF DAYTON / CITY OF HUBER HEIGHTS
CHAMBERSBURG ROAD
S 03° 18' 25" W 623.51'
672.14'
LOT 146
LOT 145
LOT 144
LOT 143
LOT 142
LOT 141
LOT 140
EMERALD DOWNS PLACE
LEXINGTON PLACE SECTION SIX P.B. 225, PG. 34
ONELOVE CHURCH I.R. DEED 14-015991 PARCEL P70 04008 0024
K. ERICH ROSE I.R. DEED 14-025021 DEED M.F. 97-488A01 PARCEL P70 04008 0038
K. ERICH ROSE DEED M.F. 97-488A01 PARCEL P70 04008 0023
K. E. ROSE DEED M.F. 97-488A01 PARCEL P70 04008 0031
ROBERT W. MORRIS JR. & MELODY DAWN MORRIS DEED M.F. 89-178B09 PARCEL P70 04008 0034
GARY M. WELLS I.R. DEED 16-068644 PARCEL P70 04008 0035
15.514 ACRE TRACT PER SURVEY 2007-234B NO TRANSFER HAS BEEN RECORDED FOR THIS TRACT
SEE SHEET 3
S 84° 54' 55" E 1530.20'
HERBERT C. HUBER SECTION EIG P.B. 150, PL LOT 124
GRAPHIC SCALE (IN FEET)
100 0 100 200

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SEE SHEET 2

LOT 140

K. ERICH ROSE
DEED M.F. 97-488A01
PARCEL P70 04008 0023

K.E. ROSE
DEED M.F. 97-488A01
PARCEL P70 04008 0031

ROBERT W. MORRIS JR.
& MELODY DAWN MORRIS
DEED M.F. 89-178B09
PARCEL P70 04008 0034

GARY M. WELLS
I.R. DEED 16-068644
PARCEL P70 04008 0035

CLELL S. & CAROLYN S.
JUSTICE
DEED M.F. 98-328B05
PARCEL P70 04008 0029

15.514 ACRE TRACT
PER SURVEY 2007-234B
NO TRANSFER HAS BEEN
RECORDED FOR THIS TRACT

EXISTING
WETLANDS

CHAMBERSBURG ROAD

CHURCHILL DOWNS PLACE

LEXINGTON PLACE
SECTION ONE
P.B. 176, PG. 8

LOT 1
LOT 2
LOT 3
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35

QUAIL RIDGE LAND
& DEVELOPMENT LLC
I.R. DEED 05-091142
PARCEL P70 04004 0009

ANTHONY ALLEN
& JANI RICE
I.R. DEED
16-054280
PARCEL P70
04004 0013

HERBERT C. HUBER
PLAT NO. 54
P.B. 87, PG. 4
LOT 12406

HERBERT C. HUBER
PLAT NO. 52
SECTION THREE
P.B. 83, PG. 34
LOT 11720

KYLE J. CORBIN
I.R. DEED 19-059740
PARCEL P70 04004 0060

CITY OF
HUBER HEIGHTS
I.R. DEED 17-07913
PARCEL P70 04004 0025

BOARD OF COUNTY
COMMISSIONERS
D.D.D M.F. 74-58670
PARCEL P70 04004 001

CITY OF
HUBER HEIGHTS
DEED M.F. 87-651C03
PARCEL P70 04005 0052

CITY OF
HUBER HEIGHTS
DEED M.F. 87-651C03
PARCEL P70 04005 0054

HERBERT C. HUBER
SECTION EIG
P.B. 100, PC
LOT 1351

LOT 12572
LOT 12571
LOT 12570
LOT 12569
LOT 12568
LOT 12567
LOT 12566
LOT 12565
LOT 12564
LOT 12563
LOT 12562
LOT 12561

LOT 12404
LOT 12405
LOT 12407
LOT 12408
LOT 12409
LOT 12410
LOT 11719
LOT 12411
LOT 12412
LOT 11721
LOT 11722
LOT 11718
LOT 11717

SANITARY MH
RIM = 930.18
INV 8"PVC (S & W)=923.13

SANITARY MH
RIM = 799.98
INV 30"RCP (NE & SW)=785.07

SANITARY MH
RIM = 892.73
INV 8"PVC (SE)=
INV 8"CONC (NW)

SANITARY MH
RIM = 856.04
INV 8"CLAY (NW & E)=840.30

SANITARY MH
RIM = 867.37
INV 8"PVC (SE)=853.82
INV 8"CLAY (W)=853.82

SANITARY MH
RIM = 862.14
INV 8"PVC (NW & SE)=856.04

SANITARY MH
RIM = 865.81
INV 8"PVC (N & E)=679.89

SANITARY MH
RIM = 872.21
INV 8"PVC (N & S)=865.41

SANITARY MH
RIM = 872.27
INV 8"PVC (NW & S)=863.77

SANITARY MH
RIM = 867.37
INV 8"PVC (SE)=853.82
INV 8"CLAY (W)=853.82

SANITARY MH
RIM = 862.14
INV 8"PVC (NW & SE)=856.04

S 84° 34' 35" E
1830.28'

N 03° 18' 25" E
519.84'

S 03° 19' 03" W 940.40'

S 03° 04' 38" W
1781.75'

SECTION 34
SECTION 28

SECTION 34
SECTION 35

POSSIBLE ENCROACHMENT
OF UTILITY BOXES

FPIC
IN=1053.4'

FPIC
IN=1054.6'

SANITARY MH
RIM = 892.14
INV 8"PVC (NW & SE)=856.04

SANITARY MH
RIM = 856.34
INV 8"CONC (W & SE)=

SANITARY MH
RIM = 867.37
INV 8"PVC (SE)=853.82
INV 8"CLAY (W)=853.82

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RIM = 892.73
INV 8"PVC (SE)=
INV 8"CONC (NW)

SANITARY MH
RIM = 856.34
INV 8"CONC (W & SE)=

SANITARY MH
RIM = 856.04
INV 8"CLAY (NW & E)=840.30

SANITARY MH
RIM = 867.37
INV 8"PVC (SE)=853.82
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RIM = 862.14
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SANITARY MH
RIM = 872.27
INV 8"PVC (NW & S)=863.77

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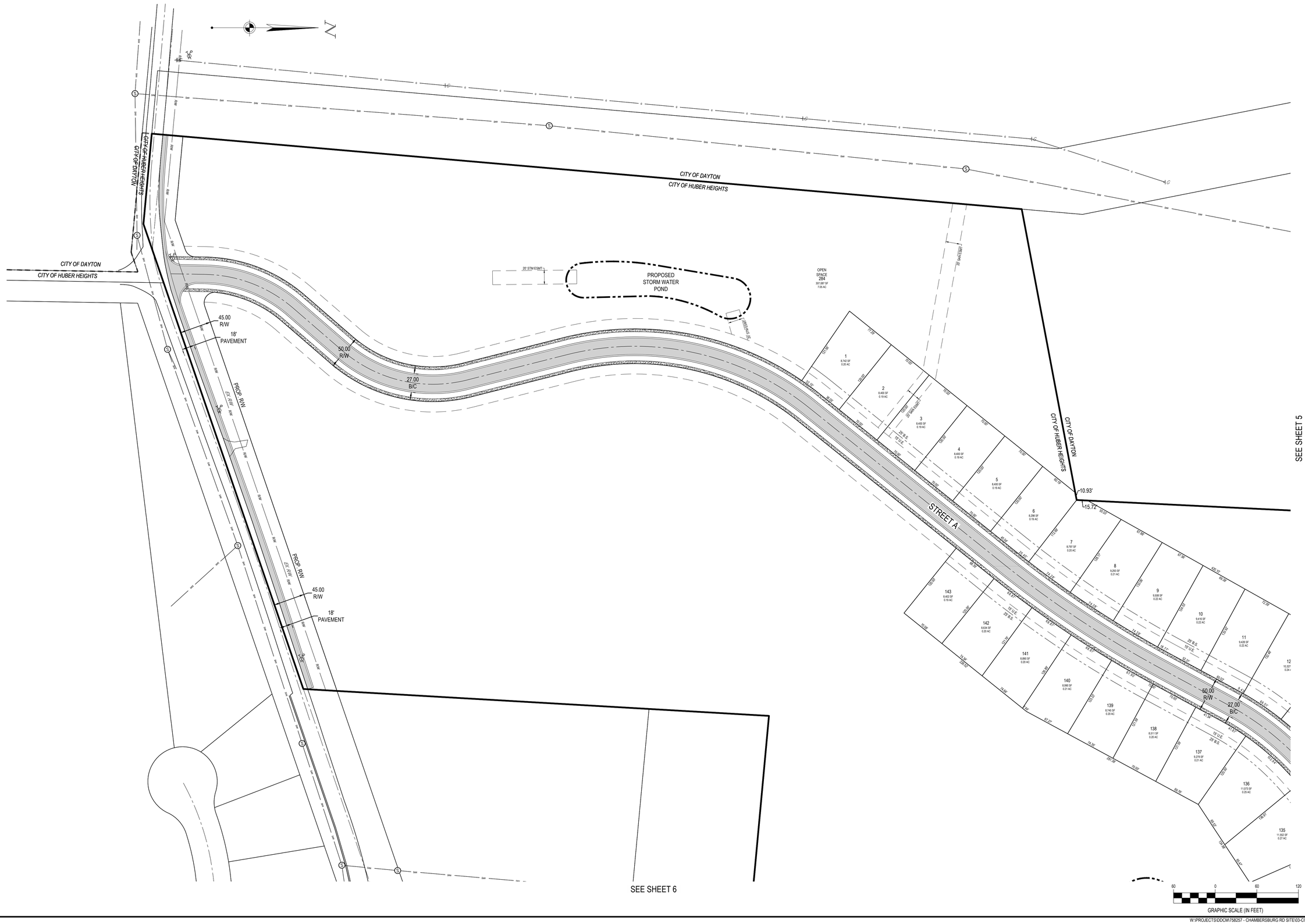

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	4

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SEE SHEET 4

CITY OF DAYTON
CITY OF HUBER HEIGHTS

CITY OF HUBER HEIGHTS
CITY OF DAYTON

PROPOSED
STORM WATER
POND

60.00
R/W

27.00
B/C

STREET A

8
9,293 SF
0.21 AC

9
9,569 SF
0.22 AC

10
9,416 SF
0.22 AC

11
9,428 SF
0.22 AC

12
10,327 SF
0.24 AC

13
10,966 SF
0.25 AC

14
10,921 SF
0.25 AC

15
10,506 SF
0.24 AC

16
11,086 SF
0.25 AC

135
11,502 SF
0.27 AC

136
11,073 SF
0.25 AC

137
9,279 SF
0.21 AC

138
8,811 SF
0.20 AC

139
5,740 SF
0.20 AC

SEE SHEET 7

60 0 60 120
GRAPHIC SCALE (IN FEET)

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	5

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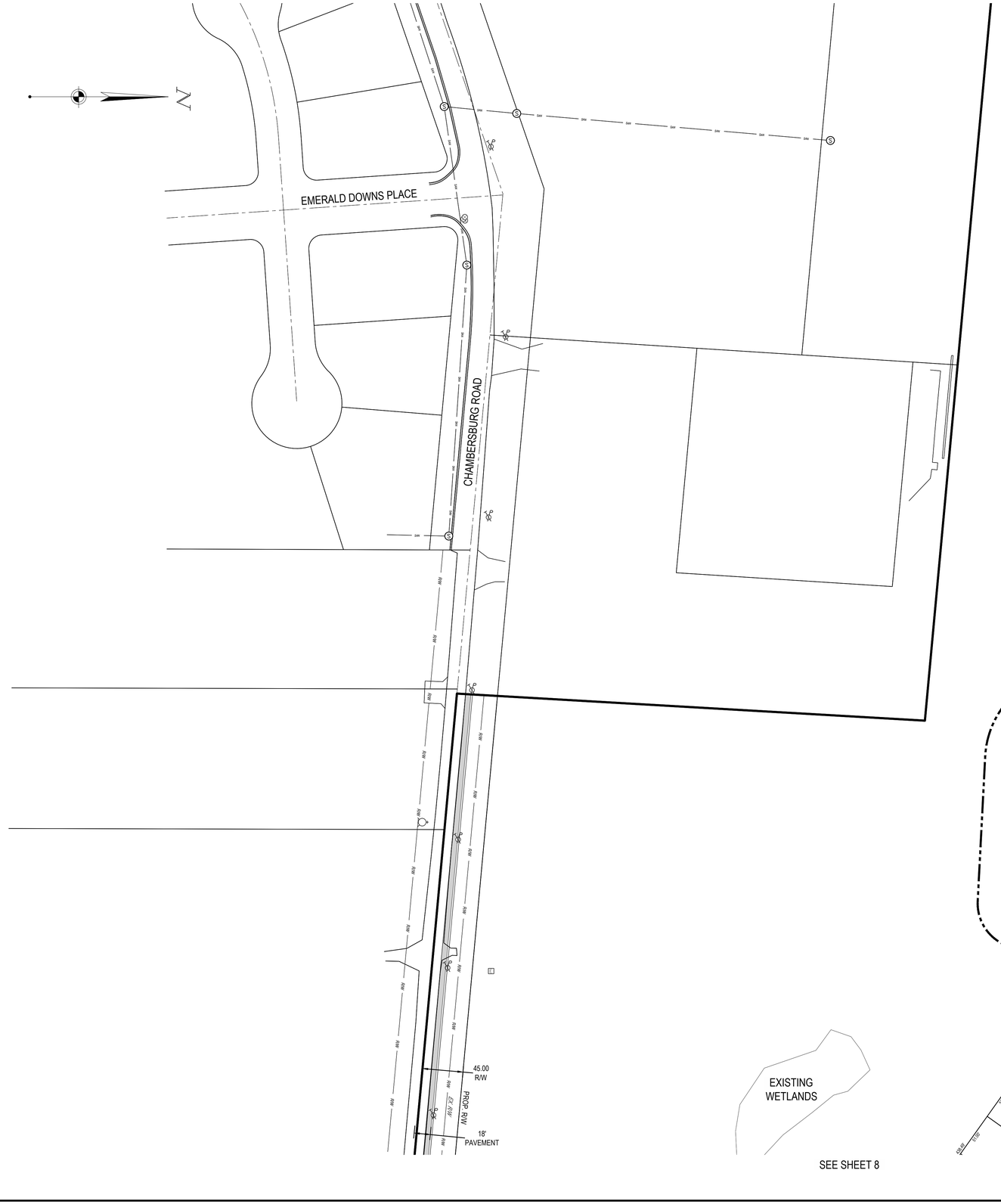
SEE SHEET 4



SEE SHEET 8

SEE SHEET 7

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
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CHECKED:	JEE
SHEET NO.	6

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SEE SHEET 5

SEE SHEET 6

SEE SHEET 9

PROPOSED STORM WATER POND

PROPOSED STORM WATER POND

OPEN SPACE
285
2,133,625 SF
48.98 AC

STREET A

STREET B

STREET C

STREET D

STREET E

50.00 R/W
27.00 B/C

50.00 R/W
38.50 B/C

SECTION 35
SECTION 34

RUSTIC WOODS DRIVE

GRAPHIC SCALE (IN FEET)
60 0 60 120

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	7

W:\PROJECTS\DDCM\758257 - CHAMBERSBURG RD SITE\03-CIVIL\PRELIMINARY\PLAN\758257_PLAN.DWG - 10/1/2021 9:30 AM

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SEE SHEET 6

EXISTING WETLANDS

45.00 R/W

PROP. R/W

18' PAVEMENT

CHAMBERSBURG ROAD

CHURCHHILL DOWNS PL

STOP

STREET E

STREET F

STREET D

STREET B

STREET G

27.00 B/C

50.00 R/W

38.50 B/C

OPEN SPACE 286 541,509 SF 12.43 AC

SECTION 34

SECTION 28

SEE SHEET 9

60 0 60 120

GRAPHIC SCALE (IN FEET)

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE: PRELIMINARY PLAN	
DATE: 10/01/2021	
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	8

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SEE SHEET 8

SEE SHEET 7

STREET D
STREET C
STREET F
STREET B
STREET G
RUSTIC WOODS DRIVE
SANDAL VIEW DRIVE
PROPOSED STORM WATER POND
PROPOSED STORM WATER POND
27.00 B/C
50.00 R/W
38.50 B/C
SECTION 34
SECTION 28
SECTION 35
SECTION 27
GRAPHIC SCALE (IN FEET)
60 0 60 120

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD SITE PRELIMINARY
SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	9

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

UTILITY PLAN

ISSUE: PRELIMINARY PLAN	
DATE: 10/01/2021	
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	10

ENDICOTT ROAD

CHAMBERSBURG ROAD

EMERALD DOWNS PLACE

CITY OF DAYTON
CITY OF HUBER HEIGHTS

SANITARY CONNECTION

STREET A

STREET B

STREET C

STREET D

STREET E

PROPOSED STORM WATER POND

STORM WATER OUTFALL

WATER MAIN

FIRE HYDRANT

SEE SHEET 11

GRAPHIC SCALE (IN FEET)
100 0 100 200

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EMERALD DOWNS PLACE

CHAMBERSBURG ROAD

CHURCHILL DOWNS PLACE

SANDALVIEW DRIVE

SEE SHEET 10

SEE SHEET 11

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

EXISTING WETLANDS

PROPOSED STORM WATER POND

STORM WATER OUTFALL

WATER MAIN

FIRE HYDRANT

WATER CONNECTION

SANITARY MH
RIM = 835.76
INV 8"PVC (N)=823.46
INV 8"PVC (E & SW)= 821.02

SANITARY MH
RIM = 839.96
INV 8"PVC (E & W)=821.84

SANITARY MH
RIM = 836.19
INV 8"PVC (S & W)=823.13

SANITARY MH
RIM = 799.96
INV 30"RCP (NE & SW)=785.07

SITE BM #1
NAIL IN POLE
ELEV = 836.48
(NAVD88)

SITE BM #2
MAG NAIL
ELEV = 850.11
(NAVD88)

SITE BM #3
ARROW BOLT
(3" STICKING
OUT)
ELEV = 856.54
(NAVD88)

SECTION 34
SECTION 28

SOUTHWEST CORNER SECTION 34

SOUTHEAST CORNER SECTION 34

GRAPHIC SCALE (IN FEET)
100 0 100 200

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

UTILITY PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	11

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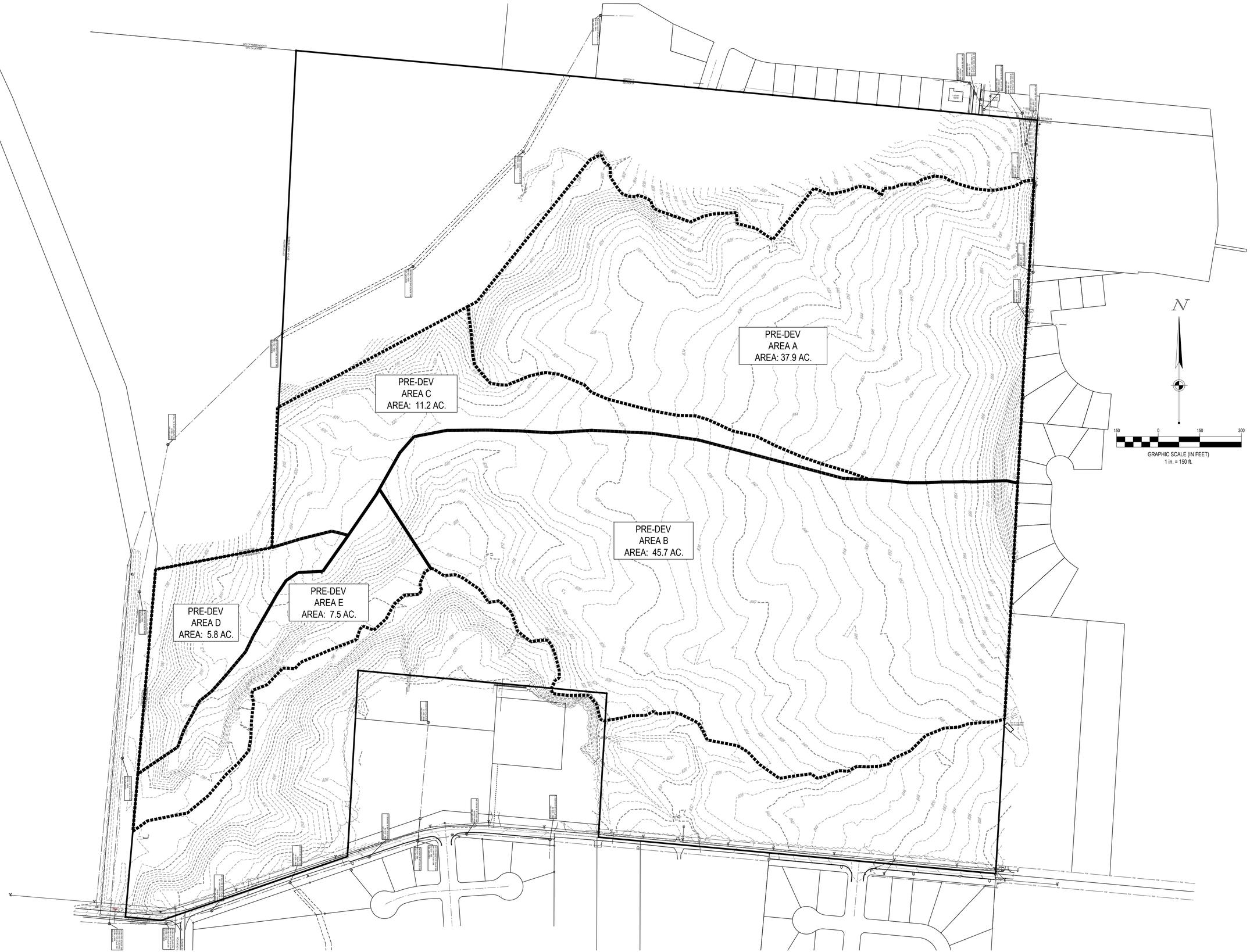

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

PRE DEV DRAINAGE PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	12

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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

POST DEV DRAINAGE PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	13

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Villages of Westport
Occupancy Address:	Chambersburg Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.

MCBR BLD:	N/A	HH P&D:	N/A
MCBR MEC:	N/A	HHFD Plan:	21-214
MCBR ELE:	N/A	HHFD Box:	
REVIEWER:	Susong	DATE:	10/25/2021

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.**
- **Cul-de-sac measurements should be increased to comply with Ohio Fire Code, Appendix D. D103.1.**
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Structure locations are not provided on current drawings so the 400 feet from any opening shall be confirmed during next phase. *Hydrant spacing exceeds 500 feet between the hydrant at Endicott and the next hydrant on Street A and hydrants on Street C. Please confirm locations.***
- **In accordance with Huber Heights Codified Ordinance 1521.06 (b)(1), "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling**

areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains. *Dead ends mains are shown at Endicott.*

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2011 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: October 15, 2021

Subject: ZC 21-35 Basic Development Plan Villages of Westport

Application dated October 1, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: DDC Management – Applicant
Meridian Land Group LTD & Wild Creek Properties LTD/Owner

DEVELOPMENT NAME: Villages of Westport

ADDRESS/LOCATION: Chambersburg Road

ZONING/ACREAGE: / 172.5

EXISTING LAND USE: Vacant

ZONING ADJACENT LAND: PC, PP, R-1, R-4

REQUEST: The applicant requests approval for a Basic Development Plan for 172.5 acres for Villages of Westport, a Planned Residential Development.

ORIGINAL APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

ATTACHMENTS:

OVERVIEW:

The applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision.

STAFF ANALYSIS AND RECOMMENDATION:

The applicant is looking to develop 172.5 acres on the north side of Chambersburg Road. The intent is to build two hundred and eighty-three (283) residential lots. The request is to rezone to Planned Residential for this development.

The Zoning Code is as follows:

CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT[42]

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

(a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadraminiums and condominiums;

(b) Churches and other places of worship;

(c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;

(d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and

(e) Uses designed solely to serve in a complimentary way the needs of this District above.

1172.02 - Accessory uses.

The following accessory uses are permitted:

(a) Uses customarily incidental to all permitted uses; and

(b) Temporary structures and uses required during construction in this District.

1172.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) *Minimum "PR" Land Area Requirement.*

(1) A minimum of one acre shall be required.

(b) *Dwelling Unit Density—Five Dwelling Units.*

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) *Dwelling Unit Density—Eight Dwelling Units.*

(1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side, and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) *Dwelling Unit Density—Twelve Dwelling Units.*

(1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) *Character of Neighborhood.* Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

1172.04 - Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

The request is for the following:

The City's Comprehensive Plan calls for this area to be Single Family Residential with a maximum of 6 units per acre. The proposed density is 1.65 dwelling units per acre.

Sanitary and water will connect into the City's public main system. Water and sanitary are located along the perimeter of the property. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan. All streets will be public with curb and sidewalk on both sides.

Two styles of lot are being proposed. All lots are proposed to have a minimum of 120 feet in depth, twenty five foot front yards, five foot side yards and twenty five foot rear yards. The two styles are fifty one foot minimum width lots and seventy foot minimum width lots. The total lots count is 283 lots, with 98 of them being the 70 foot lots and 185 being the 51 foot lots. The seventy foot lots are all located at the exterior of the development. The proposal calls for 101.58 acres of open space, or 59.4% of the development. Staff recommends that a minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

1171.05 - Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks, and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

(Ord. 2006-O-1655, Passed 9-25-05)

1171.06 - General standards for approval.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees, and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

(k) Shall not involve uses, activities, processes, materials, equipment, and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

(Ord. 93-O-602, Passed 3-22-93)

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

(Ord. 93-O-602, Passed 3-22-93)

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

(Ord. 93-O-602, Passed 3-22-93)

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

Planning Commission Decision Record

WHEREAS, on October 1, 2021, the applicant, DDC Management, requested approval of a Basic Development Plan for property located at Chambersburg Road, Parcel Numbers P70-04008-0006 and P70-04008 0004 of the Montgomery County, Ohio Records (ZC 21-35); and

WHEREAS, on October 26, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Ms. Thomas moved to recommend approval of the request by the applicant, DDC Management for a Basic Development Plan for property located at Chambersburg Road, Parcel Numbers P70-04008-0006 and P70-04008 0004 of the Montgomery County, Ohio Records (ZC 21-35) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. The Basic Development Plan for Village of Westport shall be the plans stamped received by the City of Huber Heights Planning Department on October 1, 2021.

2. The minimum setbacks shall be as follows: 25-foot front yard, 25-foot rear yard, 5-foot side yard.

3. A minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

4. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.

5. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.

6. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

7. A 20' preservation zone shall be placed along the East boundary line.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to recommend approval carried 5-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

Josh Mann - spoke to concerns with
Doesn't want it in the neighborhood

Ms. Vargo asked about complaints against I70 paintball?
How many Police Calls.

Mr. Walton asked if the commission had any other questions for staff. Ms. Vargo said a couple of things came up that she wasn't aware of. Camping wasn't part of the application. Nothing was said about pyrotechnics. I would want input from Fire. Discussion followed on tabling this issue for more information.

Action

Ms. Vargo moved to table the request by the applicant, DARIN SCHMIDT, for approval A Basic Development Plan for 19.1 acres for an Airsoft and paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Mr. Jeffries, and Ms. Vargo. NAYS: Mr. Walton. Motion to table carried 4-1.

5. **BASIC DEVELOPMENT PLAN - The applicant, DDC MANAGEMENT, is requesting approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Villages of Westport, a Planned Residential Development (ZC 21-35).**

Mr. Falkowski stated that the applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision.

The applicant is looking to develop 172.5 acres on the north side of Chambersburg Road. The intent is to build two hundred and eighty-three (283) residential lots. The request is to rezone to Planned Residential for this development.

The City's Comprehensive Plan calls for this area to be Single Family Residential with a maximum of 6 units per acre. The proposed density is 1.65 dwelling units per acre.

Sanitary and water will connect into the City's public main system. Water and sanitary are located along the perimeter of the property. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan. All streets will be public with curb and sidewalk on both sides.

Two styles of lot are being proposed. All lots are proposed to have a minimum of 120 feet in depth, twenty-five-foot front yards, five-foot side yards and twenty-five-foot rear yards. The two styles are fifty-one-foot minimum width lots and seventy- foot minimum width lots. The total lots count is 283 lots, with 98 of them

being the 70-foot lots and 185 being the 51-foot lots. The seventy foot lots are all located at the exterior of the development. The proposal calls for 101.58 acres of open space, or 59.4% of the development. Staff recommends that a minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

Ms. Vargo asked about 5 ft side setbacks, Mr. Falkowski said yes.

Mr. Jeffries asked about buffering, Mr. Falkowski said development agreement through the City. City to have park land.

Ryan Reed, DDC Management said area donated to the City, public park. Ms. Vargo asked how many phases, Ryan responded 4 phases, mixture in all phases.

Ms. Byrge asked any street lighting and Mr. Falkowski said standard AES lights or individual.

Mr. Hart asked HOA and average price. Ryan Reed said market mid 200s lower 300s and Mr. Falkowski said yes to HOA.

Action

Ms. Thomas moved to approve the request by the applicant, DDC MANAGEMENT, for approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Parcel Numbers P70-04048-0006 and P70-04008-0004, Villages of Westport, of the Montgomery County Ohio records (ZC 21-35) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

6. **BASIC DEVELOPMENT PLAN - The applicant, THE ANNEX GROUP, is requesting approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike for 216 multi-family units in a Planned Residential Development (ZC 21-34).**

Mr. Falkowski stated the applicant requests approval of a rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road.

The applicant is looking to develop 20 acres at the northeast corner of Old Troy Pike and Chambersburg Road. The current request is to rezone to PR Planned Residential for construction of 216 multi-family units.

The City's Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City's public main system and is located on Old Troy Pike and Chambersburg Road. Drainage will be handled through a

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBERS P70 04008 0004 AND P70 04008 0006 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-35).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-35 and on October 26, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Residential and a Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning to Planned Residential and a Basic Development Plan (Zoning Case 21-35) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan for Village of Westport shall be the plans stamped received by the City of Huber Heights Planning Department on October 1, 2021.
2. The minimum setbacks shall be as follows: 25-foot front yad, 25-foot rear yard, 5-foot side yard.
3. A minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.
4. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.
5. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
6. Prior to the issuance of a Zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
7. A 20' preservation zone shall be placed along the East boundary line.
8. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action

were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____day of _____ 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBERS P70 04008 0004 AND P70 04008 0006 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-35).

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1. The Basic Development Plan for Village of Westport shall be the plans stamped received by the City of Huber Heights Planning Department on October 1, 2021; provided the cut-through street to Sandalview Drive shall be green space and not an actual improved road and such green space shall be dedicated to the City.
2. The minimum setbacks shall be as follows: 25-foot front yad, 25-foot rear yard, 5-foot side yard.
3. A minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.
4. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.
5. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
6. Prior to the issuance of a Zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
7. A 20' preservation zone shall be placed along the East boundary line.
8. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and

that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____day of _____ 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8037 **Pending Business** **D.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

ZC 21-37 - Megan Prather - 6119 Brandt Pike - Rezoning/Basic and Detailed Development Plans

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	11/16/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance To Approve A Rezoning To Planned Mixed Use And A Combined Basic And Detailed Development Plan For The Property Located At 6119 Brandt Pike And Further Identified As Parcel Number P70 03912 0088 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-37).
(second reading)

Purpose and Background

The applicant, Megan Prather, requests approval of a rezoning to Planned Mixed Use and a Combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown (ZC 21-37).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawings
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance

LEGAL DESCRIPTION

SITUATE IN THE CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO, AND BEING LOCATED IN SECTION 22, TOWN 2, RANGE 8 M.R.S., AND BEING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF DAYTON BRANDT PIKE (SR 201) WITH THE CENTERLINE OF FISHBURG ROAD;

THENCE WITH THE CENTERLINE OF SAID DAYTON BRANDT PIKE, NORTH 17° 38' 40" EAST FOR 320.00 FEET;

THENCE NORTH 72° 21' 20" WEST FOR 45.00 FEET;

THENCE NORTH 72° 21' 20" WEST FOR 155.00 FEET;

THENCE SOUTH 17° 38' 40" WEST FOR 33.76 FEET;

THENCE NORTH 74° 31' 30" WEST FOR 18.92 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED:

THENCE NORTH 74° 31' 30" WEST AT 13.81 FEET PASSING THE NORTHEAST CORNER OF LAND CONVEYED TO UNITED STATES POSTAL SERVICE BY DEED RECORDED IN MICROFICHE NO. 83-555 DO1 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO, IN ALL 213.81 FEET TO THE NORTHWEST CORNER OF SAID UNITED STATES POSTAL SERVICE LAND;

THENCE ON A TANGENT BEARING NORTH 32° 22' 55" EAST FOR 45.25 FEET;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 640.00 FEET FOR AN ARC DISTANCE OF 164.62 FEET (LONG CHORD BEARING NORTH 25° 00' 47.5" EAST FOR 164.17 FEET; CENTRAL ANGLE OF SAID CURVE BEING 14° 44' 15");

THENCE ON A TANGENT BEARING NORTH 17° 38' 40" EAST FOR 26.00 FEET;

THENCE SOUTH 72° 21' 20" EAST FOR 181.09 FEET;

THENCE ON A NEW DIVIDING LINE, SOUTH 17° 38' 40" WEST FOR 224.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.000 ACRES, MORE OR LESS.

PARKING CALCULATIONS

BASED ON BUSINESS USE - 1 SPACE PER 300 SF OF FLOOR AREA.

BUILDING AREA:

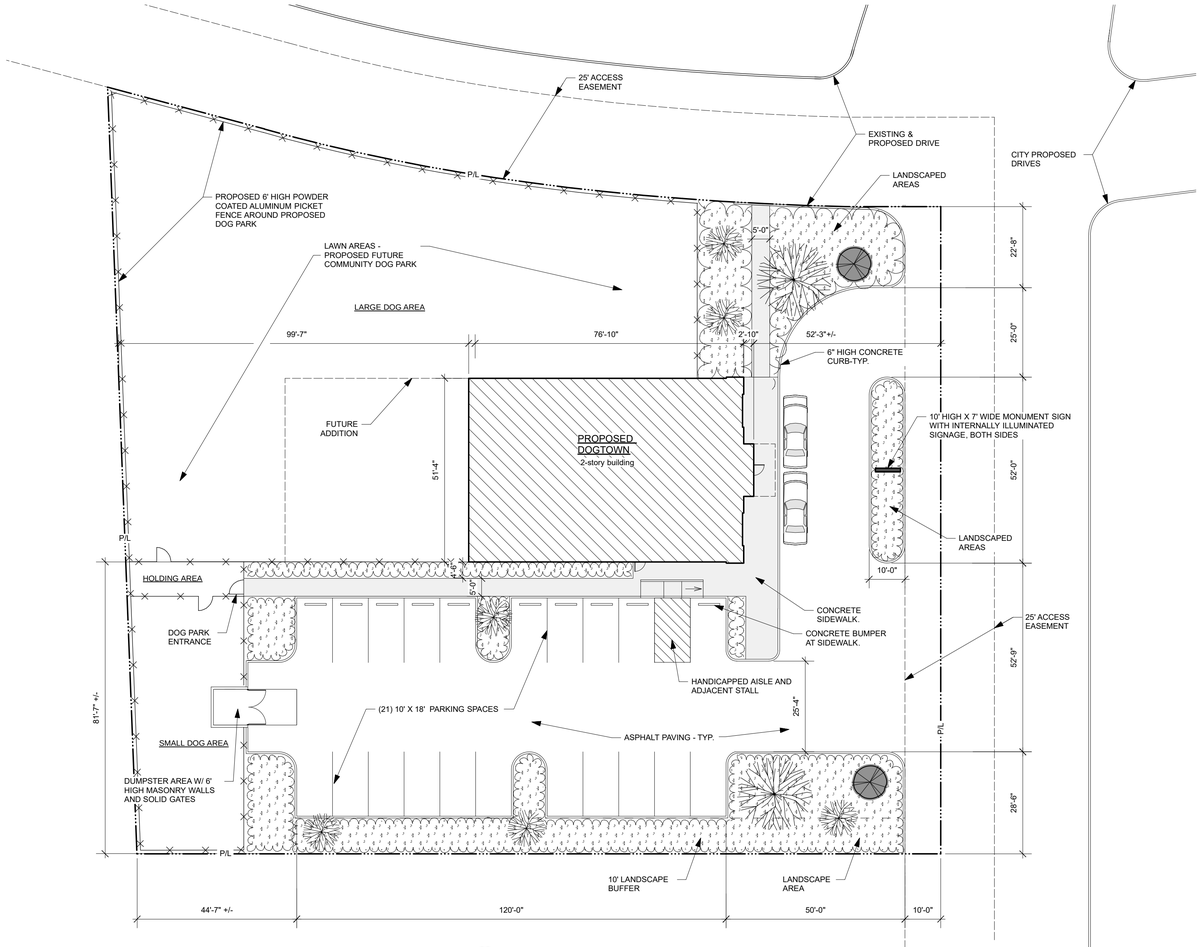
FIRST FLOOR	3,810 SF
SECOND FLOOR	2,880 SF
TOTAL AREA	6,690 SF

PARKING SPACES REQUIRED: 23 SPACES

PER BRANDT PIKE REVITALIZATION OVERLAY DISTRICT REGULATIONS, SECTION 1180.08 E, UP TO 25% OF REQUIRED PARKING CAN BE REPLACED WITH LANDSCAPED AREA. TWO REQUIRED SPACES REPLACED WITH LANDSCAPED ISLANDS.

VINCINITY MAP

NOT TO SCALE



SITE PLAN

1" = 20'-0"

NOTE! DRIVES SHOWN BEYOND SITE BOUNDARIES PER CITY PREPARED SITE DEVELOPMENT PLANS

DRAWING LIST

C1.0	PROPOSED SITE PLAN
C101	EXISTING SITE CONDITIONS PLAN
C102	SITE GRADING & UTILITY PLAN
A4.0	3D MODEL
A4.1	EXTERIOR ELEVATIONS

CITY OF HUBER HEIGHTS PLANNING COMMISSION SUBMITTAL

(SEPTEMBER 17, 2021)

THEODORE L. JOHANSON LICENSE # 8909113
EXPIRES 07/2021

CIVIL:
IDE, INC
9338 Cincinnati Columbus Rd.
West Chester, Ohio 45241

CONSULTANTS

THEODORE L. JOHANSON ARCHITECT

529 McAlpin Avenue Cincinnati, Ohio 45220
513-221-3007 www.tedjohansondesigns.com

PROPOSED HUBER HEIGHTS DOGTOWN

6119 BRANDT PIKE, HUBER HEIGHTS, OH

ISSUE	REVISION
PLAN. COMM. SUBMITTAL - 9/17/21	

PROPOSED SITE PLAN

DRAWN BY: t.johanson
CHECKED BY: TLJ

DATE:
SEPTEMBER 17, 2021

C1.0

GRAPHIC SCALE 1" = 20'
CONTOUR INTERVAL = 1'

NORTH

BEFORE YOU DIG
Call 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
TOLL FREE
TWO WORKING DAYS PLEASE

City of Huber Heights
IR Deed 20-021390
Parcel 1 - 8.849 Acres
P70 03912 0106

City of Huber Heights
IR Deed 21-014001
0.715 Acres - P70 03912 0094

Ohio Suburban Water Company
Deed Book 2387, Page 444
10' Esmt No. 2

15' Water and/or San. Esmt
DB 2387, Pg 444

City of Huber Heights Ohio
IR Deed 20-021390
Parcel 1 - 8.849 Acres - P70 03912 0106

City of Huber Heights
IR Deed 20-076465
1.773 Acres - P70 03912 0092

City of Huber Heights
IR Deed 20-076466
1.4756 Acres P70 03912 0088

RFK Consultants
Pt. Tract 2 - 4.122 Acres
MF 84-0101C03

RFK Consultants, Inc.
Pt. Tract 1 - 10.0 Acres
MF 84-0101C03

United States Postal Service
DMF 83-0555D01
1.888 Acres - P70 03912 0089

(HALEY DUSA 6819)

10' Gas Esmt DB 2005 - Pg 396

15' Strm Swr Esmt
85-408D10

45' Ingress/Egress
Utility Esmt
P.B. 160, Pg. 2

25' Access Esmt I - 86-523B01

25' Access Esmt II - 86-523B01

Ingress/Egress Access Esmt - 85-238A01

15' Wtr Esmt
DMF 87-019A17

BRANDT PIKE

EXISTING BUILDING

EXISTING PAVEMENT

EXISTING FENCE

EX. CURB

EX. FH

STM MH
RIM:960.0

STM MH
RIM:959'

STM MH

MH

CB 2x3

CB

CO

LP

UTIL BOX

DISCONNECT WATER AND REUSE TAP

DISCONNECT SEWER AND REUSE TAP

REMOVE ELEC MTR
PROTECT EX. ELEC
TO REUSE

ELEC MTR

REMOVE GAS MTR
PROTECT EX. GAS
(REUSE)

GM

DEMOLISH SITE PVMT TO LINE
(BY OTHERS)

DEMOLISH SLAB, FOOTING, AND BUILDING SHELL
(BY OTHERS)

PROTECT
EXISTING BUILDING

LOT 2 - 1.000 ACRE

N 17°34'30" E 112.83'

S 17°34'30" W 207.00'

N 72°21'20" W 341.94'

N 13°38'40" E 26.00'

S 72°21'20" E 181.09'

N 72°21'20" W 355.00'

S 72°25'30" E 166.19'

N 74°31'30" W 213.81'

N 74°31'30" W 200.00'

N 32°22'55" E 45.25'

S 17°38'40" W 224.48'

S 17°38'40" W 190.00'

N 72°21'20" W 155.00'

S 17°38'40" W 33.76'

32.73' N74°31'30"W

173.91'

18.92'

15.00'

30.00'

959.5

961.4

961.6

962.2

956.8

953.7

953.5

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C7	640.00'	14°44'15"	164.62'	164.17'	82.77'	N 25°00'47" E
C8	640.00'	03°39'31"	40.87'	40.86'	20.44'	S 25°35'05" W

8338 CINCINNATI COLUMBUS RD
WEST CHESTER, OHIO 45069
Tele: (513) 671-8144
Fax: (513) 671-8150

INFRASTRUCTURE
DEVELOPMENT
ENGINEERING

Designed By:	Drawn By:	Checked By:	Approved By:
T. FOSTER	T. FOSTER	-	-

REVISIONS:

PROPOSED DOGTOWN
HUBER HEIGHTS
6119 BRANDT PIKE
HUBER HEIGHTS, OHIO

EXISTING SITE

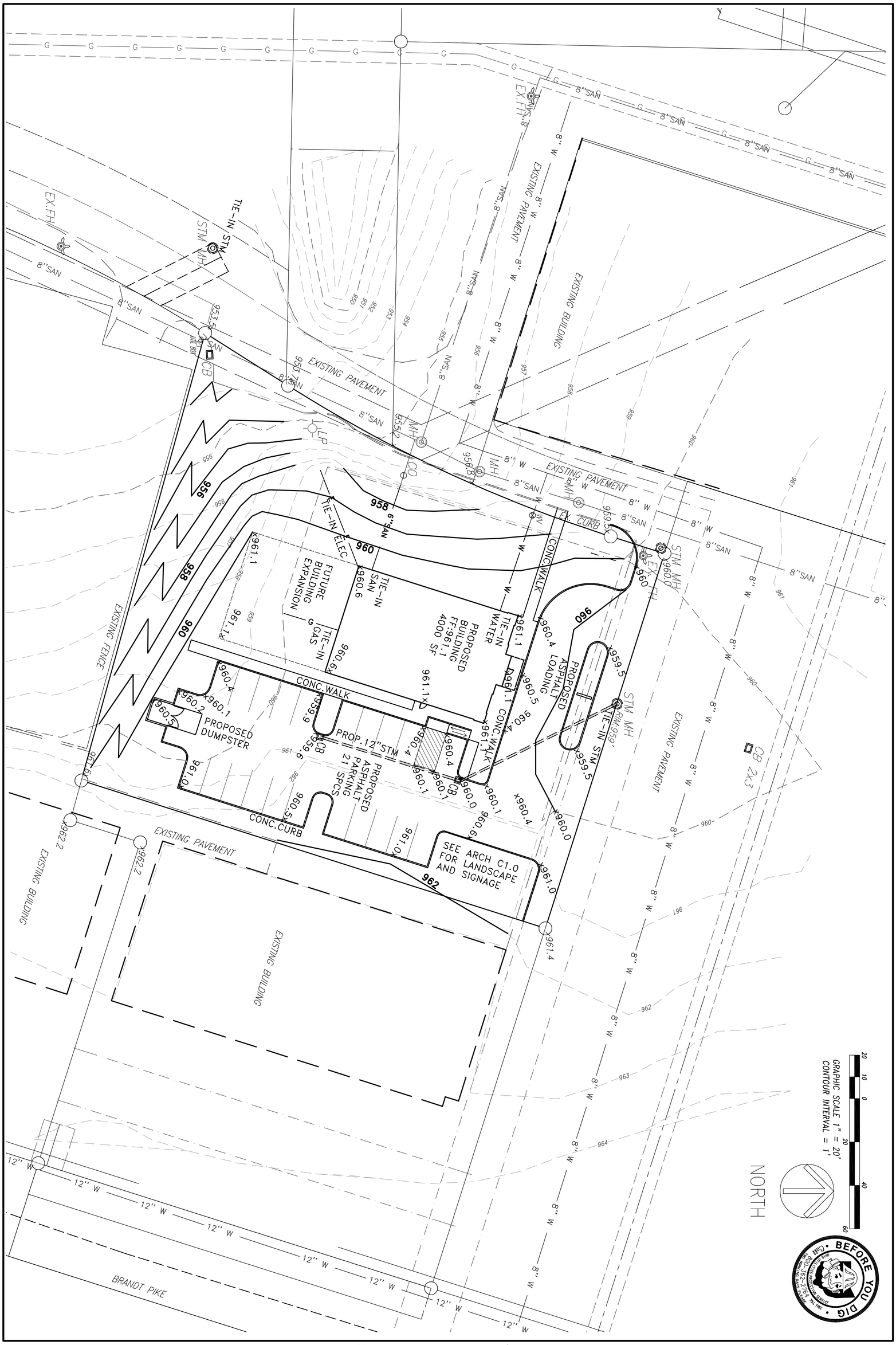
Scale: 1" = 20'

Date: 9/17/21

Sheet 1 of 2

C-101

Project No.
21030A-60



Project No. 21030A-60	C-102 Sheet # of #	Date: 9/17/21	Scale: 1" = 20'	SITE PLAN	REVISIONS:	Designed By: T. FOSTER Drawn By: T. FOSTER Checked By: - Approved By: -

INFRASTRUCTURE DEVELOPMENT ENGINEERING
9338 CINCINNATI COLUMBUS RD
WEST CHESTER, OHIO 45241
Tele: (513) 671-8144
Fax: (513) 671-8150

DRAWING KEYNOTES

1. STUCCO (EXTERIOR INSULATED FINISH SYSTEM)
2. METAL CORNICE
3. FAUX BRICK EIFS OR CULTURED STONE ALTERNATE.
4. INTEGRAL COLOR MASONRY UNITS
5. METAL GUTTER AND DOWNSPOUTS
6. 10' +/- HIGH MONUMENT SIGN WITH FAUX BRICK OR CULTURED STONE FINISH AND STONE CAP.
7. PRE-FABRICATED METAL CANOPY
8. INTERNALLY ILLUMINATED SIGN

3D VIEW
NTS

THEODORE L. JOHANSON LICENSE # 8808113
EXPIRES 12/31/2021

CONSULTANTS

THEODORE L JOHANSON ARCHITECT
529 McAlpin Avenue Cincinnati, Ohio 45220
513-221-3307 www.tedjohansondesigns.com

PROPOSED
HUBER HEIGHTS
DOGTOWN

6119 BRANDT PIKE, HUBER HEIGHTS, OH

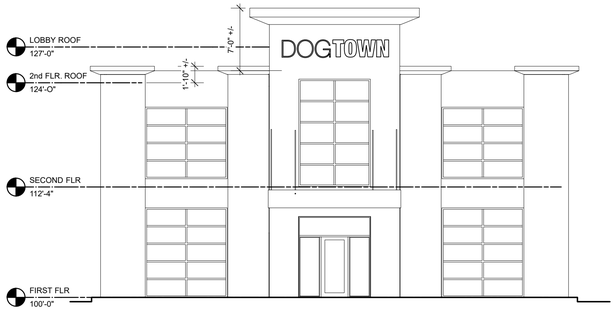
ISSUE	REVISION
PLAN. COMM. SUBMITTAL - 9/17/21	

3D MODEL

DRAWN BY: tjohanson
CHECKED BY: TLJ

DATE:
SEPTEMBER 17, 2021

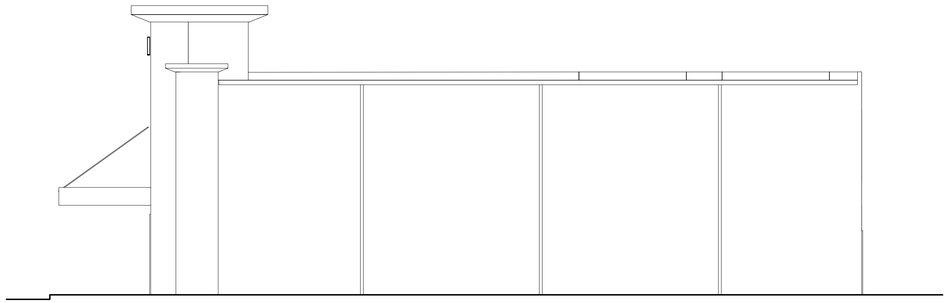
A4.0



NORTH ELEVATION

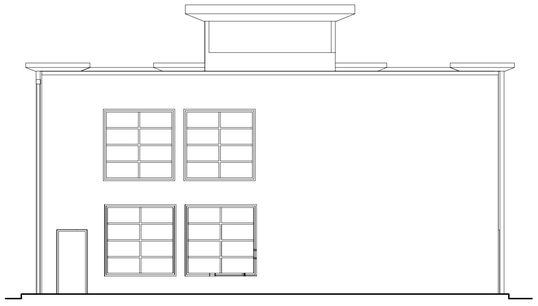
1/8" = 1'-0"

(SEE 3D VIEW FOR MATERIALS - TYP.)



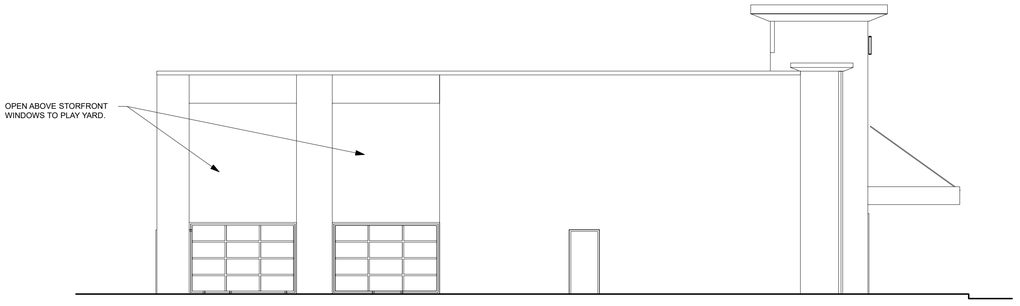
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

THEODORE L. JOHANSON LICENSE # 8808113
EXPIRES 12/31/2021

CONSULTANTS

THEODORE L JOHANSON ARCHITECT

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513-221-3007 www.tedjohansondesigns.com

PROPOSED
HUBER HEIGHTS
DOGTOWN

6119 BRANDT PIKE. HUBER HEIGHTS, OH

ISSUE
REVISION
PLAN. COMM. SUBMITTAL - 9/17/21

EXTERIOR ELEVATIONS

DRAWN BY: t.johanson
CHECKED BY: TLJ

DATE:
SEPTEMBER 17, 2021

A4.1

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Dogtown
Occupancy Address:	6119 Brandt Pike

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-218
MCBR ELE:		HHFD Box:	46
REVIEWER:	Susong	DATE:	10/20/2021

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

- **Approval of site is subject to compliance with the following. Additional requirements for structure may arise during permitting process:**

Requirements: (Site Plan)

- **Proposed driveways are acceptable and appear to meet Ohio Fire Code requirements for turn radius.**
- **Proposed fencing shall not obstruct fire department access to building. Approved gates shall be provided, or fencing moved away from building. Locking devices for gates shall be approved by Huber Heights Fire Division.**
- **If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: October 15, 2021

Subject: ZC 21-37 Basic and Detailed Development Plan Dogtown 6119 Brandt Pike

Application dated September 17, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: Megan Prather – Applicant/Owner

DEVELOPMENT NAME: Dogtown

ADDRESS/LOCATION: 6119 Brandt Pike

ZONING/ACREAGE: B-3 / 1.0 Acre

EXISTING LAND USE:

ZONING ADJACENT LAND:

REQUEST: The applicant requests approval for a Basic and Detailed Development Plan for 1.0 acres for Dogtown.

ORIGINAL APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

ATTACHMENTS:

OVERVIEW:

The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

STAFF ANALYSIS AND RECOMMENDATION:

The request is for the following:

The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

The City's Comprehensive Plan calls for this area to be Mixed Use B Town Center which includes commercial uses.

Sanitary and water will connect into the City's public main system at the edges of the development parcel. Drainage will be handled through a public storm sewer system which flows to an existing detention basin to the southwest. Twenty one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten foot wide spaces which matches the City's Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10 foot high monument sign. Staff recommends the sign be limited to six feet tall and seventy five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy five square feet in area.

The Zoning Code is as follows:

CHAPTER 1179 (PM) PLANNED MIXED USE DISTRICT[1]

[1]Cross reference(s)—PUD General Provisions—See Ch. 1171; Planned Residential District—See Ch. 1172; Planned Office District—See Ch. 1173; Planned Public and Private Buildings and Grounds District—See Ch. 1174; Planned Commercial District—See Ch. 1176.

1179.01 Purpose.

The Planned Mixed-Use District (PM) is established to promote multi-use development where a citizen can work, shop, play, and live within a planned neighborhood. This planning concept allows uses that typically are separated by traditional zoning to be part of an overall multiple use design concept allowing each use to complement another. By permitting residential, commercial, office, and institutional uses in the same district with the proper use of landscaping, buffering, access points, and parking, a PM development can provide a well balanced community for residents, visitors, and employees and provide unique characteristics that traditional land use planning often neglects. The PM also promotes different land uses that may act as transitional zoning between conflicting land use zones.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.02 Permitted uses.

The uses outlined as permitted uses in the (PR) Planned Residential District, (PO) Planned Office District, (PP) Planned Public and Private Buildings and Grounds District, and (PC) Planned Commercial District are principal uses permitted in the (PM) Planned Mixed Use District except as prohibited in this chapter.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.03 Accessory uses.

The uses outlined as accessory uses in the (PR) Planned Residential District, (PO) Planned Office District, (PP) Planned Public and Private Buildings and Grounds District, and (PC) Planned Commercial District are accessory uses permitted in the (PM) Planned Mixed Use District except as prohibited in this chapter.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.04 Special uses.

The following shall be permitted as special uses:

(a) Places of worship.

(b) Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements may have to be reviewed yearly as determined by the Planning Commission.

(c) Service stations and filling stations.

(d) Light manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials, and products.

(e) Commercial printing and publishing.

(f) Technical services and professional offices, including, but not limited to architects, engineers, surveyors, data processing facilities, testing laboratories and technical schools.

(g) Any use the principal function of which is basic research, design and/or pilot or experimental product development or technical training.

(h) Business and industrial service facilities.

(i) Laboratories: experimental, film, testing, research, or engineering.

(j) Computer-communications hardware assembly, testing and operation; development, testing, operation, and maintenance of software; and communications services and facilities that are incidental to the principal use.

(k) Medical, dental, and optical manufacturing.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.05 Prohibited uses.

The following uses are specifically prohibited:

(a) Bingo Establishments and Instant Bingo Facilities;

(b) Kennels, unless as an accessory use to a veterinarian;

(c) Cemeteries;

(d) Airports;

(e) Blacksmith shops;

(f) Machine shops, sheet metal and commercial painting shops;

(g) Lumber yards;

(h) Establishments for display, hire, sale and repair of farm implements, semi-tractors, and semi-trailers;

(i) Truck stops or service stations servicing and/or repairing semis, semi-tractors and semi-trailers;

(j) Parking of semis, semi-tractors and semi-trailers except for the purposes of loading or unloading and located in a designated loading space for a reasonable length of time necessary to load or unload;

(k) Sexually oriented businesses;

(l) Outside storage except for trash containers or recycling containers that are screened as required by this chapter;

(m) Above ground parking garages.

(Case 346; Ord. 2000-O-1159, Passed 1-10-00)

1179.06 Development standards.

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

(a) Minimum Land Area Requirement. A minimum of 20 acres shall be required.

(b) Covenants. The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed-Use District.

(c) Required Mix of Land Uses. A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

(d) Site Planning.

(1) The combination of different uses whether as part of one building or as part of the overall development shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor, or any other annoyances for any uses within the development or neighboring properties.

(2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

(3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

(4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

(5) The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

B. With multiple buildings on a single property, nonresidential buildings or mixed-use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed-use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

(8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

(9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

(10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

(11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

(12) The distribution systems for utilities are required to be underground.

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

(15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.07 Landscaping.

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

(a) Development Landscaping. Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed-use buildings with a 20 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-

existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(b) Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round. Parking areas, accessways or an impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(c) Parking Lot Landscaping. All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, "Parking and Loading".

(d) Street Tree Requirement. All frontage property within a PM development that abuts public rights-of-way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per 40 feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.08 Parking and loading.

The provisions of Chapter 1185, "Parking and Loading" shall apply, except that the off-street loading spaces and docks shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking. Within the PM development, off-street loading areas shall be physically isolated and/or enclosed from residences in or adjacent to the PM Development. In all cases, off-street loading spaces and docks are prohibited in the front and side yards of any property.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1179.09 Planning commission/city council review.

All requirements within this chapter are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan approval if it is determined that such deviation will not adversely affect neighboring properties or the community as a whole. Additionally, any variation of these requirements shall, in no case, change the overall plan and character of the proposed development.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

1171.05 - Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks, and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

(Ord. 2006-O-1655, Passed 9-25-05)

1171.06 - General standards for approval.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees, and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, streetlight wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

(k) Shall not involve uses, activities, processes, materials, equipment, and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

(Ord. 93-O-602, Passed 3-22-93)

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

(Ord. 93-O-602, Passed 3-22-93)

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

(Ord. 93-O-602, Passed 3-22-93)

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

Planning Commission Decision Record

WHEREAS, on September 17, 2021, the applicant, Megan Prather, requested approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike, (ZC 21-37); and

WHEREAS, on October 26, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Mr. Jeffries moved to recommend approval of the request by the applicant, Megan Prather for a Basic and Detailed Development Plan for property located at 6119 Brandt Pike, (ZC 21-37) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. The Basic and Detailed Development Plan for Dogtown shall be the plans stamped received by the City of Huber Heights Planning Department on September 17, 2021.

2. Development ground signage shall have a maximum height of six (6) feet and shall be no larger than 75 square feet in total sign area.

3. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.

4. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.

5. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and

requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Ms. Opp, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to recommend approval carried 5-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
October 26, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:03 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager and Geri Hoskins, Planning & Zoning Administrative Secretary.

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III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

1. **COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, MEGAN PRATHER, is requesting approval of a Combined Basic and Detailed Development Plan for 1.0 acres for property located at 6119 Brandt Pike, for Dogtown (ZC 21-37).**

   Mr. Falkowski stated the request is for the following:

   The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

   The City's Comprehensive Plan calls for this area to be Mixed Use B Town Center which includes commercial uses.

   Sanitary and water will connect into the City's public main system at the edges of the development parcel. Drainage will be handled through a public storm sewer

system which flows to an existing detention basin to the southwest. Twenty-one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten-foot-wide spaces which matches the City's Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six-foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10-foot-high monument sign. Staff recommends the sign be limited to six feet tall and seventy-five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy-five square feet in area.

Timothy Foster said I just wanted to mention, there's not whole lot more I can add to the presentation that Mr. Falkowski gave. All I would mention is that the city recommendations related to the signage height and other things we're okay and can agree to those terms that were put in the resolution.

Action

Ms. Jeffries moved to approve the request by the applicant MEGAN PRATHER, for the approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike (ZC 21-37) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Ms. Opp, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

2. **REZONING - The applicant, DANIEL GREENE, is requesting approval of a Rezoning to Planned Residential for .3445 acres of property located at 4270 Murdock Avenue (ZC 21-40).**

Mr. Falkowski stated that the applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED MIXED USE AND A COMBINED BASIC AND DETAILED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6119 BRANDT PIKE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 03912 0088 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-37).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-37 and on October 26, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Mixed Use and a Basic and Detailed Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning to Planned Mixed Use and a Basic and Detailed Development Plan (Zoning Case 21-37) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic and Detailed Development Plan for Dogtown shall be the plans stamped received by the City of Huber Heights Planning Department on September 17, 2021.
2. Development ground signage shall have a minimum height of six (6) feet and shall be no larger than 75 square feet in total sign area.
3. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.
4. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.
5. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____day of _____ 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8038 **Pending Business** **E.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

ZC 21-40 - Daniel Greene - 4270 Murdock Avenue - Rezoning

Submitted By: Geri Hoskins

Department: Planning **Division:** Planning

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 11/16/2021

Audio-Visual Needs: SmartBoard **Emergency Legislation?:**

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance To Approve A Rezoning From B-1 (Commercial) To PR (Planned Residential District) For The Property Located At 4270 Murdock Avenue And Further Identified As Parcel Number P70 00201 0063 On The Montgomery County Auditor's Tax Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-40).
(second reading)

Purpose and Background

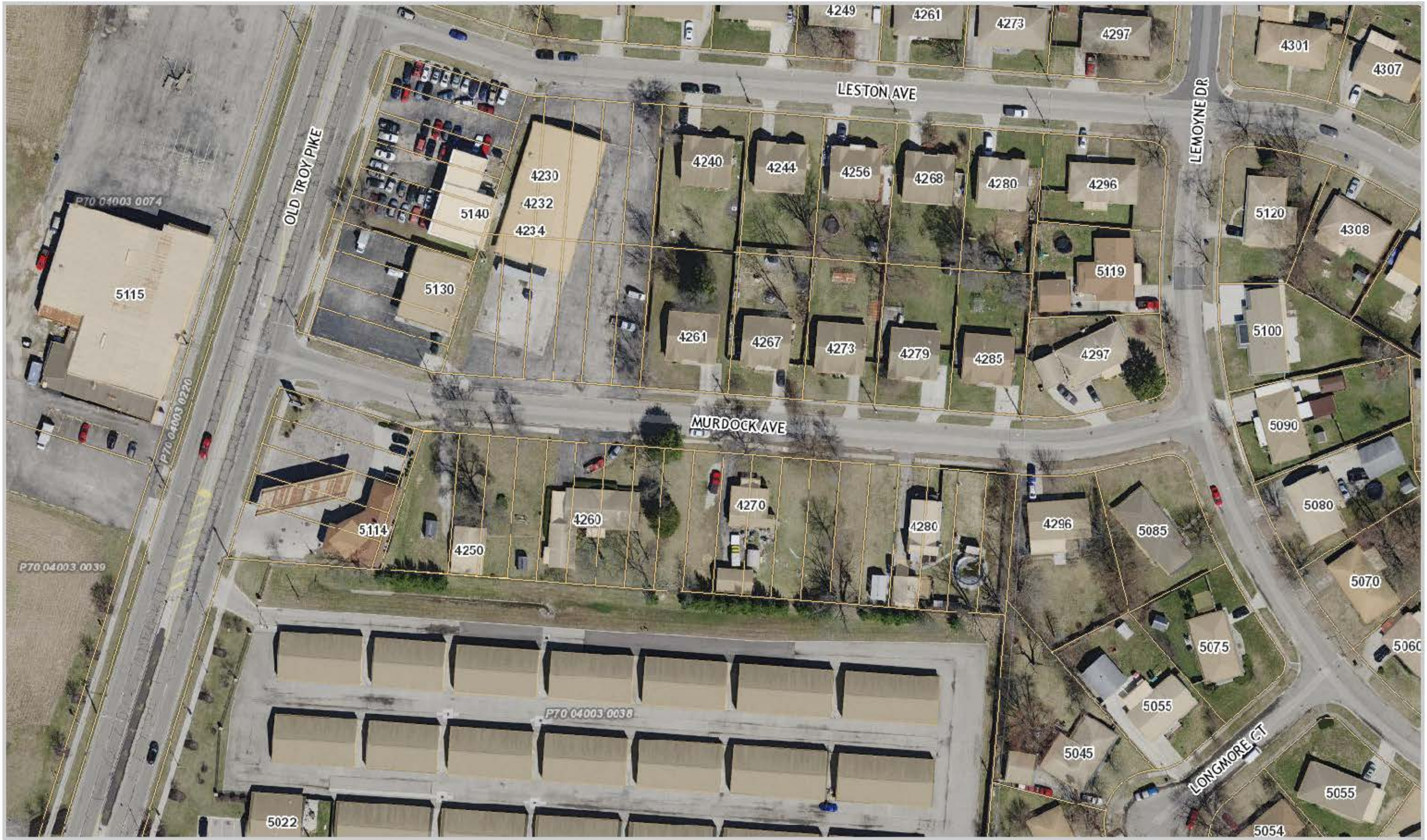
The applicant, Daniel Greene, requests approval of Rezoning from B-1 (Commercial) to Planned Residential District (PR) for 4270 Murdock Avenue (ZC 21-40).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

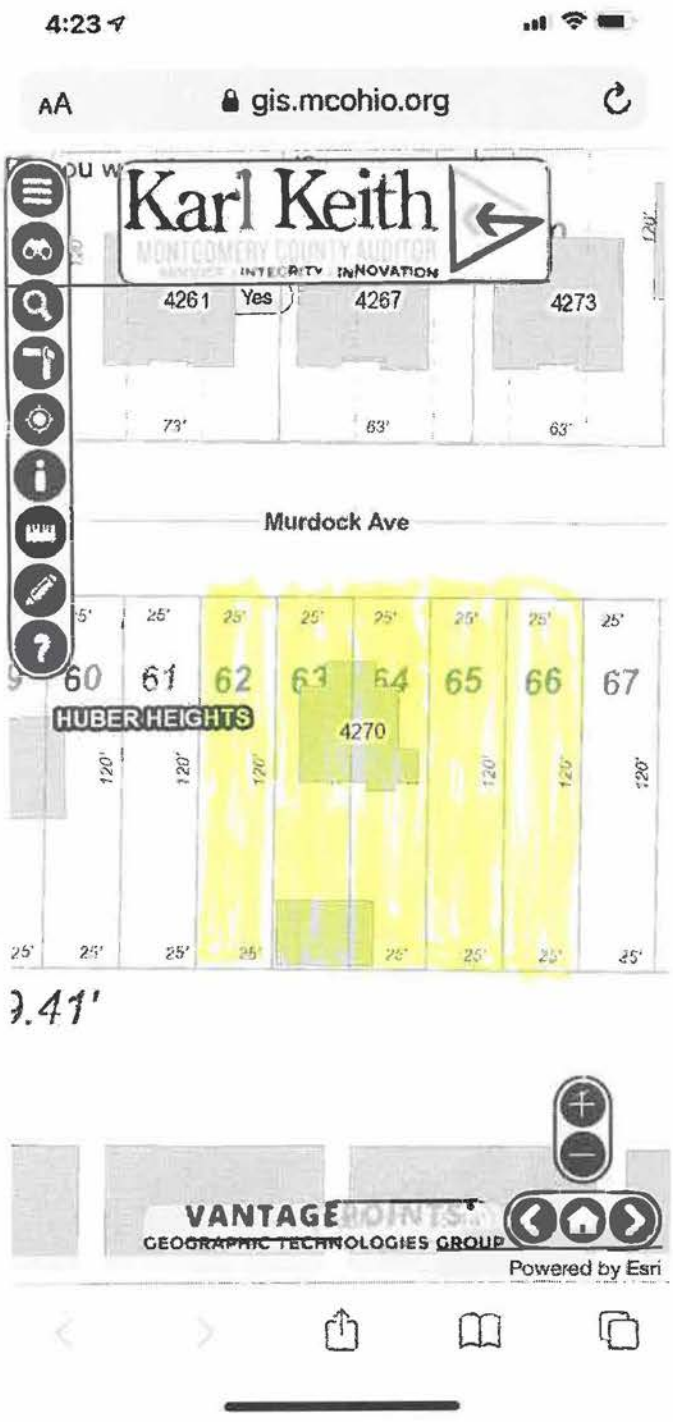
Map
Drawings
Staff Report
Decision Record
Minutes
Ordinance



City of Huber Heights

1 in = 94 ft

Date : 10/26/2021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gis.mcohio.org
Karl Keith
MONTGOMERY COUNTY AUDITOR
INTEGRITY INNOVATION
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Yes
4267
4273
73'
63'
63'
Murdock Ave
60
61
62
63
64
65
66
67
HUBER HEIGHTS
4270
120'
25'
VANTAGE
GEOGRAPHIC TECHNOLOGIES GROUP
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Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: October 15, 2021

Subject: ZC 21-40 (Rezoning from B-1 Commercial to PR Planned Residential) .3445 Acres 4270 Murdock Avenue

Application dated September 9, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: Daniel Greene – Applicant/Owner

DEVELOPMENT NAME: 4270 Murdock Avenue

ADDRESS/LOCATION: 4270 Murdock Avenue

ZONING/ACREAGE: B-1/0.344 acres

EXISTING LAND USE: Residential

ZONING ADJACENT LAND: R-4, B-1, PC

REQUEST: The applicant requests approval of a Rezoning to PR Planned Residential at 4270 Murdock Avenue.

ORIGINAL APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

OVERVIEW:

The applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

STAFF ANALYSIS AND RECOMMENDATION:

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-way was required with this split and rezoning. The surrounding uses at the area of the split are a combination of residential and commercial, so this use fits. No additional improvements are being requested with this application.

CHAPTER 1172 (PR) PLANNED RESIDENTIAL DISTRICT[1]

1172.01 Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

(a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadraminiums and condominiums;

(b) Churches and other places of worship;

(c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;

(d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and

(e) Uses designed solely to serve in a complimentary way the needs of this District above.

(Ord. 89-O-339, Passed 2-6-89)

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[1]Cross reference(s)—General provisions—See Ch. 1171.

1172.02 Accessory uses.

The following accessory uses are permitted:

(a) Uses customarily incidental to all permitted uses; and

(b) Temporary structures and uses required during construction in this District.

(Ord. 89-O-339, Passed 2-6-89; Ord. No. 2019-O-2398, § 1, 10-14-19)

1172.03 Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) Minimum "PR" Land Area Requirement.

(1) A minimum of one acre shall be required.

(b) Dwelling Unit Density—Five Dwelling Units.

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) Dwelling Unit Density—Eight Dwelling Units.

(1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) Dwelling Unit Density—Twelve Dwelling Units.

(1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) Character of Neighborhood. Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five

dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

(Case 378, 6-17-76; Case 235, 7-11-94; Ord. 94-O-711, Passed 7-11-94; Ord. 2006-O-1664, Passed 10-23-06)

1172.04 Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

(Ord. 89-O-339, Passed 2-6-89)

1172.05 Utilities.

The distribution systems for utilities are required to be underground.

(Ord. 89-O-339, Passed 2-6-89)

Planning Commission Decision Record

WHEREAS, on September 9, 2021, the applicant, Daniel Greene, requested approval of a Rezoning from B-1 (Commercial) to PR (Planned Residential) for 0.3445 acres located at 4270 Murdock Avenue (ZC 21-40); and

WHEREAS, on October 26, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Ms. Thomas moved to recommend approval of the request by the applicant, Daniel Greene, for a Rezoning from B-1 (Commercial) to PR (Planned Residential) for 0.3445 acres located at 4270 Murdock Avenue (ZC 21-40) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. No additional improvements to the site are approved with this application.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Thomas, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to recommend approval carried 5-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

system which flows to an existing detention basin to the southwest. Twenty-one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten-foot-wide spaces which matches the City's Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six-foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10-foot-high monument sign. Staff recommends the sign be limited to six feet tall and seventy-five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy-five square feet in area.

Timothy Foster said I just wanted to mention, there's not whole lot more I can add to the presentation that Mr. Falkowski gave. All I would mention is that the city recommendations related to the signage height and other things we're okay and can agree to those terms that were put in the resolution.

Action

Ms. Jeffries moved to approve the request by the applicant MEGAN PRATHER, for the approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike (ZC 21-37) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Ms. Opp, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

2. **REZONING - The applicant, DANIEL GREENE, is requesting approval of a Rezoning to Planned Residential for .3445 acres of property located at 4270 Murdock Avenue (ZC 21-40).**

Mr. Falkowski stated that the applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-

way was required with this split and rezoning. The surrounding uses at the area of the split are a combination of residential and commercial, so this use fits. No additional improvements are being requested with this application.

Ms. Vargo asked will they be able to sell each house individually if the desired? Mr. Falkowski stated there are five lots that will be combined into one, but it is just one house.

Action

Ms. Thomas moved to approve the request by the applicant DANIEL GREEN, for the approval of a Rezoning from B1 Commercial to PR Planned Residential 4.3445 acres located at 4270 Murdock Avenue (ZC 21-40) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

3. **LOT SPLIT - The applicant, DANIEL GREENE, is requesting approval of a Lot Split of .3445 acres (ZC 21-39).**

Mr. Falkowski stated the applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-way is required with this combination. No new improvements are being requested with this application.

Action

Ms. Thomas moved to approve the request by the applicant, DANIEL GREENE, for approval of a Lot Split of .3445 acres at 4270 Murdock Avenue (ZC 21-39) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

4. **BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING FROM B-1 (COMMERCIAL) TO PR (PLANNED RESIDENTIAL DISTRICT) FOR THE PROPERTY LOCATED AT 4270 MURDOCK AVENUE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 00201 0063 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-40).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-40 and on October 26, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Mixed Use and a Basic and Detailed Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning from B1 Commercial to PR Planned Residential District (Zoning Case 21-40) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. No additional improvements to the site are approved with this application.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____day of _____ 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8039 **Pending Business** **F.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

Supplemental Appropriations

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/16/2021 and 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance Authorizing Transfers Between Various Funds Of The City Of Huber Heights, Ohio And Amending Ordinance No. 2020-O-2453 By Making Supplemental Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2021 And Ending December 31, 2021.
(second reading)

Purpose and Background

The supplemental appropriations are for the following purposes:

- $200,000 transfer from Gasoline Tax Fund to Carriage Trails Infrastructure Fund for Windbrooke Sect. 3-2 infrastructure.
- $100,000 for the Jonetta Street pump station and sanitary sewer extension.
- $38,580 advance from Gasoline Tax Fund for new debt service payment.
- $20,093.47 transfer for issuance costs with new debt service (RMC and Vet Mem).
- $3,061,807.48 transfer from Shuttered Venue Operators Grant Fund to Parks & Rec Fund for reimbursement of Rose Music Center operational expenses in 2020 and 2021.
- $2,708,246.56 transfer from Shuttered Venue Operators Grant Fund to 4 Funds for reimbursement of Rose Music Center debt service in 2020 and 2021.
- $24,950 for property demolitions and brush/overgrowth removal.
- $24,000 additional for the Comprehensive Development Plan (original budget was $96,000).
- $5,000 for art student scholarships (matched by T-Mobile donation).
- $161,486 to cover the differences in Aquatic Center revenues and expenses.
- $10,485 to cover Aquatic Center marketing expenses.
- $26,830 reduced Music Center personnel expenses.
- $62,356 reduced Music Center operations expenses.
- $69,853.59 for LED boards at Rose Music Center (final payment).
- $20,093.47 transfer for issuance costs with new debt service (RMC and Vet Mem).
- $16,080 for return of fire insurance deposit (matched by the deposit).
- $21,400 for personnel changes in four funds.

This ordinance had a first reading at the November 22, 2021 City Council Meeting. After the first reading, there were a number of amendments proposed by City Staff to the Ordinance that were reviewed at the December 7, 2021 Council Work Session. At the second reading of the ordinance at the December 13, 2021 City Council Meeting, the ordinance will need to be

amended with the amended ordinance prior to the adoption of the ordinance.

Fiscal Impact

Source of Funds:	Various Funds
Cost:	$650,318.59
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Ordinance
Ordinance - Amended

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AUTHORIZING ADVANCES AND TRANSFERS BETWEEN VAROUS FUNDS OF THE CITY OF HUBER HEIGHTS, OHIO AND AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made for appropriations of funds for various 2021 operating and project funding.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Authorization is hereby given to advance and transfer certain monies up to amounts not exceeding those shown and for the purposes cited in Exhibit A, and such authorization applies to any and all such advances and transfers necessary and effected after January 1, 2021.

Section 2. Ordinance No. 2020-O-2453 is hereby amended as shown in Exhibit B of this Ordinance.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

EXHIBIT A

Advance:

Amount	*Fund From*	*Fund To*	*Purpose*
$38,580.00	203 Gasoline Tax	305 S.A. Bond Ret	SIB loan debt service payment

Transfer:

Amount	*Fund From*	*Fund To*	*Purpose*
$200,000.00	203 Gasoline Tax	454 Carr. Trails	Roads for Windbrooke Sect 3-2
$20,093.47	240 Mont County TIF	406 Capital Imp	Debt service for RMC and Vet Mem
$3,061,807.48	292 Shuttered Venue Grant	218 Parks & Rec	Reimb Music Center expenses
$2,305,891.56	292 Shuttered Venue Grant	240 Mont Cty TIF	Reimb Music Center debt expenses
$276,300.00	292 Shuttered Venue Grant	245 Miami West TIF	Reimb Music Center debt expenses
$123,000.00	292 Shuttered Venue Grant	247 Mont South TIF	Reimb Music Center debt expenses
$3,055.00	292 Shuttered Venue Grant	308 G.O. Bond Ret	Reimb Music Center debt expenses
$100,000.00	551 Sewer	552 Sewer Capital	Jonetta St pump station, sewer ext

EXHIBIT B

AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

1) Section 1 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 101 General Fund, as follows:

   a. Subsection d) Planning & Development, Operations and Capital of $48,950.00

   b. Subsection f) Community Services, Operations and Capital of $5,000.00

   c. Subsection i) Council, Personnel of $1,700.00.

2) Section 2 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 202 Motor Vehicle Fund, as follows:

   a. Subsection a) Streets, Personnel of $5,000.00.

3) Section 3 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 203 Gasoline Tax Fund, as follows:

   a. Subsection c) Non-Departmental, Transfers of $200,000.00 and Advances of $38,580.00.

4) Section 12 of Ordinance No. 2020-O-2453 is hereby amended to reflect changes in the appropriations of the 218 Parks & Recreation Fund, as follows:

   a. Subsection c) Aquatic Center, Operations and Capital increase of $171,971.00

   b. Subsection d) Music Center, Personnel decrease of $26,830.00 and Operations and Capital increase of $69,853.59 and decrease of $62,356.00.

5) Section 17 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 240 Montgomery County TIF Fund, as follows:

   a. Subsection b) Non-Departmental, Transfers of $20,093.47.

6) Section 50 of Ordinance No. 2020-O-2453 is hereby added to reflect an increase in the appropriations of the 292 Shuttered Venue Operators Grant Fund, as follows:

   a. Subsection b) Non-Departmental, Transfers of $5,770,054.04.

7) Section 27 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 406 Capital Improvements Fund, as follows:

   a. Subsection a) Dispatch, Personnel of $13,700.00.

8) Section 36 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 454 Carriage Trails Infrastructure Fund, as follows:

   a. Subsection a) Capital, Operations and Capital of $200,000.00.

9) Section 41 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 551 Sewer Fund, as follows:

   a. Subsection e) Non-Departmental, Transfers of $100,000.00.

10) Section 44 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 552 Sewer Acquisition/Capital Fund, Operations and Capital of $100,000.00.

11) Section 43 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 571 Storm Water Management Fund, as follows:

   a. Subsection c) Management, Personnel of $1,000.00.

12) Section 42 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 723 Fire Insurance Fund, Operations and Capital of $16,080.00.

General Fund	$55,650.00
Motor Vehicle Fund	$5,000.00
Gasoline Tax Fund	$238,580.00
Parks & Recreation Fund	$152,638.59

Montgomery County TIF Fund	$20,093.47
Shuttered Venue Operators Grant Fund	$5,770,054.04
Capital Improvements Fund	$13,700.00
Carriage Trails Infrastructure Fund	$200,000.00
Sewer Fund	$100,000.00
Sewer Acquisition/Capital Fund	$100,000.00
Storm Water Management Fund	$1,000.00
Fire Insurance Fund	$16,080.00

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AUTHORIZING ADVANCES AND TRANSFERS BETWEEN VAROUS FUNDS OF THE CITY OF HUBER HEIGHTS, OHIO AND AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made for appropriations of funds for various 2021 operating and project funding.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Authorization is hereby given to advance and transfer certain monies up to amounts not exceeding those shown and for the purposes cited in Exhibit A, and such authorization applies to any and all such advances and transfers necessary and effected after January 1, 2021.

Section 2. Ordinance No. 2020-O-2453 is hereby amended as shown in Exhibit B of this Ordinance.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

EXHIBIT A

Advance:

Amount	*Fund From*	*Fund To*	*Purpose*
$38,580.00	203 Gasoline Tax	305 S.A. Bond Ret	SIB loan debt service payment

Transfer:

Amount	*Fund From*	*Fund To*	*Purpose*
$200,000.00	203 Gasoline Tax	454 Carr. Trails	Roads for Windbrooke Sect 3-2
$20,093.47	240 Mont County TIF	406 Capital Imp	Debt service for RMC and Vet Mem
$3,061,807.48	292 Shuttered Venue Grant	218 Parks & Rec	Reimb Music Center expenses
$2,305,891.56	292 Shuttered Venue Grant	240 Mont Cty TIF	Reimb Music Center debt expenses
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$3,055.00	292 Shuttered Venue Grant	308 G.O. Bond Ret	Reimb Music Center debt expenses
$100,000.00	551 Sewer	552 Sewer Capital	Jonetta St pump station, sewer ext

EXHIBIT B

AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

1) Section 1 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 101 General Fund, as follows:

   a. Subsection d) Planning & Development, Operations and Capital of $48,950.00

   b. Subsection f) Community Services, Operations and Capital of $5,000.00

   c. Subsection i) Council, Personnel of $1,700.00.

2) Section 2 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 202 Motor Vehicle Fund, as follows:

   a. Subsection a) Streets, Personnel of $5,000.00.

3) Section 3 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 203 Gasoline Tax Fund, as follows:

   a. Subsection c) Non-Departmental, Transfers of $200,000.00 and Advances of $38,580.00.

4) Section 12 of Ordinance No. 2020-O-2453 is hereby amended to reflect changes in the appropriations of the 218 Parks & Recreation Fund, as follows:

   a. Subsection c) Aquatic Center, Operations and Capital increase of $171,971.00

   b. Subsection d) Music Center, Personnel decrease of $26,830.00 and Operations and Capital increase of $69,853.59 and decrease of $62,356.00.

5) Section 17 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 240 Montgomery County TIF Fund, as follows:

   a. Subsection b) Non-Departmental, Transfers of $20,093.47.

6) Section 50 of Ordinance No. 2020-O-2453 is hereby added to reflect an increase in the appropriations of the 292 Shuttered Venue Operators Grant Fund, as follows:

   a. Subsection b) Non-Departmental, Transfers of $5,770,054.04.

7) Section 27 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 406 Capital Improvements Fund, as follows:

   a. Subsection a) Dispatch, Personnel of $13,700.00.

8) Section 36 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 454 Carriage Trails Infrastructure Fund, as follows:

   a. Subsection a) Capital, Operations and Capital of $200,000.00.

9) Section 41 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 551 Sewer Fund, as follows:

   a. Subsection e) Non-Departmental, Transfers of $100,000.00.

10) Section 44 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 552 Sewer Acquisition/Capital Fund, Operations and Capital of $100,000.00.

11) Section 43 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 571 Storm Water Management Fund, as follows:

   a. Subsection c) Management, Personnel of $1,000.00.

12) Section 42 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 723 Fire Insurance Fund, Operations and Capital of $16,080.00.

General Fund	$55,650.00
Motor Vehicle Fund	$5,000.00
Gasoline Tax Fund	$238,580.00
Parks & Recreation Fund	$152,638.59

Montgomery County TIF Fund	$20,093.47
Shuttered Venue Operators Grant Fund	$5,770,054.04
Capital Improvements Fund	$13,700.00
Carriage Trails Infrastructure Fund	$200,000.00
Sewer Fund	$100,000.00
Sewer Acquisition/Capital Fund	$100,000.00
Storm Water Management Fund	$1,000.00
Fire Insurance Fund	$16,080.00

AI-8040 **Pending Business** **G.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

2022 Annual Legislation - Various Departments/Divisions - Various Vendors

Submitted By: Jamie Frey

Department: City Manager

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 11/16/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Authorizing The City Manager To Enter Into Necessary Agreements And Make Necessary Purchases Of Goods And Services With Certain Vendors And Suppliers For The Purchase, Maintenance And Service Of Equipment, Professional Services, And Miscellaneous Operating Expenses By Various Departments And Divisions Of The City Of Huber Heights For Fiscal Year 2022 And Waiving The Competitive Bidding Requirements.
(second reading)

Purpose and Background

The continuous operation of various departments and divisions of the City rely on the purchase, maintenance and service of certain equipment and various departments and divisions of the City require certain professional services and miscellaneous operating expenses in order to perform necessary functions for the business of the City. All costs associated with the listed purchases and services are included in the operational budget for the respective departments and divisions for FY 2022. These purchases and services are needed effective January 1, 2022, in order to perform the day to day routine operations of various departments and divisions of the City.

The Fire Division and the Finance Department have requested that the costs for Change Healthcare for EMS billing be increased in the resolution from $90,000 to $120,000. This amendment to the resolution will need to be approved by the City Council prior to the adoption of the resolution at the second reading at the December 13, 2021 City Council Meeting.

Fiscal Impact

Source of Funds:	Various Funds
Cost:	$2,663,500
Recurring Cost? (Yes/No):	Yes
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Resolution
Resolution - Amended

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO NECESSARY AGREEMENTS AND MAKE NECESSARY PURCHASES OF GOODS AND SERVICES WITH CERTAIN VENDORS AND SUPPLIERS FOR THE PURCHASE, MAINTENANCE AND SERVICE OF EQUIPMENT, PROFESSIONAL SERVICES, AND MISCELLANEOUS OPERATING EXPENSES BY VARIOUS DEPARTMENTS AND DIVISIONS OF THE CITY OF HUBER HEIGHTS FOR FISCAL YEAR 2022 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, the continuous operation of various departments and divisions of the City rely on the purchase, maintenance and service of certain equipment; and

WHEREAS, various departments and divisions of the City require certain professional services and miscellaneous operating expenses in order to perform necessary functions for the business of the City; and

WHEREAS, all costs associated with the listed purchases and services are included in the operational budget for the respective departments and divisions for Fiscal Year 2022; and

WHEREAS, these purchases and services are needed effective January 1, 2022 in order to perform the day to day routine operations of various departments and divisions of the City; and

WHEREAS, Chapter 171.12 allows Council to waive the competitive bidding procedures herein or approve alternate procedures whenever it deems it to be in the best interest of the City to do so.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to enter into agreements and make necessary expenditures of funds with identified vendors and suppliers for the purchase, maintenance and service of equipment, professional services, and miscellaneous operating expenses by various departments and divisions of the City effective January 1, 2022, as follows:

a. Columbia Building Company for professional office space leasing at a cost not to exceed $57,000
b. Plattenburg & Associates for professional financial audit services at a cost not to exceed $65,000
c. Squire, Patton, Boggs, LLC for professional financial legal and bond counsel services at a cost not to exceed $200,000
d. GTGis for GIS mapping maintenance and services for multiple divisions at a cost not to exceed $65,000
e. Bradley Payne Advisors, LLC, for City debt services at a cost not to exceed $175,000
f. Change Healthcare for EMS billing at a cost not to exceed $90,000
g. Phoenix Fire Safety Outfitters for Fire Division personnel protective clothing at a cost not to exceed $50,000
h. City of Dayton (Fire Department Garage) for maintenance and service of Fire apparatus at a cost not to exceed $40,000
i. Bound Tree Medical for EMS and pharmaceutical supplies at a cost not to exceed $30,000
j. Gall's Uniforms for general Fire Division personnel uniform purchases at a cost not to exceed $20,000
k. City of Riverside for prisoner transportation services at a cost not to exceed $42,000
l. A. E. David Company for the purchase of uniforms for the Police Division at a cost not to exceed $48,500
m. K. E. Rose for vehicle maintenance, parts and equipment for Police Division vehicles at a cost not to exceed $100,000

n. Montgomery County, Ohio, for prisoner housing, processing, medical testing, radio lease and maintenance and court parking at a cost not to exceed $100,000
o. Agile Networks for connectivity switch maintenance for phones and radios for the Police Division at a cost not to exceed $32,000
p. State of Ohio for Police LEADS, OVI tests and OPOTA training at a cost not to exceed $100,000
q. P&R Communications for police radio maintenance at a cost not to exceed $150,000
r. Civica CMI for financial and public safety applications at a cost not to exceed $125,000
s. ESO for Fire and EMS Software Maintenance at a cost not to exceed $36,000
t. Locution for automated Fire/EMS dispatching at a cost not to exceed $28,000
u. Motorola for dispatch console maintenance at a cost not to exceed $60,000
v. US Bank Equipment Finance for City-wide copier lease and maintenance at a cost not to exceed $45,000
w. Pickrel, Schaeffer & Ebeling for legal services at a cost not to exceed $250,000
x. Ryan L. Brunk for prosecution services in Montgomery County at a cost not to exceed $90,000
y. CDW-G for state-term contract computer and electronic equipment at a cost not to exceed $80,000
z. Newegg for computer and electronic equipment at a cost not to exceed $40,000
aa. Amazon for computer and electronic equipment at a cost not to exceed $40,000
bb. IT Savvy for computer and electronic equipment at a cost not to exceed $40,000
cc. MNJ Technologies for computer and electronic equipment not to exceed $40,000
dd. Stryker for cardiac monitor, cot and AED maintenance at a cost not to exceed $33,000
ee. Lakeshore IT Solutions at a cost not to exceed $40,000
ff. Enterprise Fleet Management at a cost not to exceed $322,000

Section 2. Consistent with the provisions of the City Charter and the Huber Heights Codified Ordinances, the competitive bidding requirements are hereby waived.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO NECESSARY AGREEMENTS AND MAKE NECESSARY PURCHASES OF GOODS AND SERVICES WITH CERTAIN VENDORS AND SUPPLIERS FOR THE PURCHASE, MAINTENANCE AND SERVICE OF EQUIPMENT, PROFESSIONAL SERVICES, AND MISCELLANEOUS OPERATING EXPENSES BY VARIOUS DEPARTMENTS AND DIVISIONS OF THE CITY OF HUBER HEIGHTS FOR FISCAL YEAR 2022 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

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Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8033 **Pending Business** **H.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

2022 City Budget

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 11/01/2021 and 11/16/2021 and 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance For Making Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2022 And Ending December 31, 2022.
(third reading)

Purpose and Background

The current revised draft of the 2022 City Budget is included. The 2022 Budget for the General Fund and Fire Fund are balanced. The Police Fund, Parks & Recreation Fund and Local Street Operating Fund are structurally balanced (current carryover fund balances cover any excess spending in 2022). The current revised draft of the 2022 City Budget totals $104,164,682 for all funds. The 2022 General Fund Budget totals $13,233,500.

The current revised draft of the 2022 City Budget is an increase of $4,857,885 in expenses and an increase of $2,274,371 in revenues (All SVOG revenues received in 2021 and early receipt of Rose Music Center 2022 sponsorship, removed from 2022 Budget). The largest change is an increase of $3,100,000 for additional water system improvements, including an infrastructure study. A reduction was made to the debt payments for notes that just settled this month of $242,800. A transfer of $107,000 was added to move the grant funds for a demolition at the Marian Meadows property. An addition of $144,500 is now included for capital improvements at the Senior Center, Kroger Aquatic Center and Rose Music Center. An increase of $40,000 was added as a more appropriate estimate for legal expenses. Revenue increases were added related to grant revenues for the demolition and the Fire Division power cots.

The proposed 2022 City Budget ordinance is attached as well as the 2022 Expenditure Budget summary and history of expenses for each fund. Also attached are the detailed revenue estimates for 2021 and 2022 in addition to actual revenues for previous years for each fund.

The current 2022 City Budget ordinance is pending at the third reading for the December 13, 2021 City Council Meeting. The recommendation of City Staff would be to amend the ordinance at the December 13, 2021 City Council Meeting to replace the ordinance with the amended ordinance prior to the adoption of the ordinance.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

There is no fiscal impact on the current budget since this is the proposed 2022 Budget.

Attachments

2022 Revenue Budget Estimates
2022 Expense Budget Summary
Ordinance
Ordinance - Amended

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	GENERAL FUND								
101.000.4100	CITY INCOME TAX	$6,613,276	$6,501,639	$7,178,812	$7,075,647	$7,627,593	$7,794,532	166,939	2.19%
101.000.4201	REAL PROPERTY TAX	$783,178	$796,572	$834,841	$830,077	$926,410	$1,081,304	154,894	16.72%
101.000.4202	TANGIBLE PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
101.000.4203	PUBLIC UTILITY PROPERTY TAX	$21,935	$21,935	$23,238	$24,977	$25,000	$25,500	500	2.00%
101.000.4204	TRAILER TAX	$0	$0	$0	$0	$0	$0	-	---
101.000.4209	PAYMENT IN LIEU OF TAXES	$0	$0	$0	$0	$0	$0	-	---
101.000.4211	HOTEL/MOTEL TAX	$184,107	$177,427	$223,628	$120,009	$109,096	$175,000	65,904	60.41%
101.000.4240	CRA SERVICE PAYMENT - WATERSTONE	$0	$0	$51,617	$187,666	$187,666	$187,666	-	0.00%
101.000.4241	CRA SERVICE PAYMENT - DANBURY	$0	$0	$0	$84,036	$136,220	$136,220	-	0.00%
101.000.4242	CRA SERVICE PAYMENT - PARKVIEW	$0	$0	$0	$0	$0	$0	-	---
101.000.4243	CRA SERVICE PAYMENT - REDWOOD	$0	$0	$0	$0	$0	$0	-	---
	CRA SERVICE PAYMENT - DANBURY II	$0	$0	$0	$0	$0	$0	-	---
101.000.4301	LOCAL GOVERNMENT-STATE	$10,378	$0	$66,914	$147,108	$168,000	$168,000	-	0.00%
101.000.4305	HOMESTEAD (ROLLBACK)	$121,413	$125,153	$125,195	$124,904	$118,935	$118,659	(276)	-0.23%
101.000.4306	10M EXEMPT TAX	$0	$0	$0	$0	$0	$0	-	---
101.000.4307	UTILITY DEREG REIMBURSEMENT	$0	$0	$0	$0	$0	$0	-	---
101.000.4308	LIQUOR PERMITS	$35,314	$39,456	$38,581	$7,505	$38,000	$25,000	(13,000)	-34.21%
101.000.4309	OTHER LICENSE/FEES	$0	$600	$0	$150	$500	$500	-	0.00%
101.000.4311	LOCAL GOVERNMENT-COUNTY	$423,133	$440,284	$458,360	$457,956	$408,229	$475,000	66,771	16.36%
101.000.4314	CIGARETTE TAX	$1,237	$1,291	$1,304	$487	$1,300	$1,300	-	0.00%
101.000.4315	ESTATE TAX	$76	$10	$17	$0	$0	$0	-	---
101.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
101.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
101.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
101.000.4325	RZEDB INTEREST REBATE	$130,978	$124,997	$118,879	$112,598	$110,000	$100,000	(10,000)	-9.09%
101.000.4326	LOCAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
101.000.4327	MONT. COUNTY LAND BANK GRANT	$0	$0	$0	$0	$0	$0	-	---
101.000.4401	WEED ASSESSMENTS	$51,141	$44,286	$21,335	$43,693	$40,000	$25,000	(15,000)	-37.50%
101.000.4402	PROPERTY MAINTENANCE ASSESSMENTS	$2,136	$0	$0	$1,594	$1,200	$1,200	-	0.00%
101.000.4491	OTHER ASSESSMENTS	$32,875	$29,101	$16,787	$11,224	$20,000	$15,000	(5,000)	-25.00%
101.000.4501	DISPATCH FEES	$361,864	$370,900	$381,192	$389,665	$399,714	$409,707	9,993	2.50%
101.000.4502	EMS FEES	$1,276,339	$1,239,273	$1,369,122	$1,366,027	$1,400,000	$1,400,000	-	0.00%
101.000.4503	C & DD TIPPING FEE	$0	$0	$0	$0	$0	$0	-	---
101.000.4504	FIRE INSPECTION PERMITS	$150	$125	$25	$25	$200	$200	-	0.00%
101.000.4505	FALSE ALARM FEES	$5,950	$9,275	$0	$0	$0	$0	-	---
101.000.4506	CPR CLASS FEES	$2,952	$2,287	$2,125	$673	$2,000	$2,000	-	0.00%
101.000.4508	NEIGHBORHOOD WATCH SIGN FEE	$0	$35	$0	$0	$35	$35	-	0.00%
101.000.4509	CIVIL WEDDING FEES	$1,300	$1,550	$1,500	$900	$1,500	$1,000	(500)	-33.33%
101.000.4513	RENTAL FEES	$32,360	$41,912	$30,166	$29,106	$29,106	$29,106	-	0.00%
101.000.4590	CONTRACT INSPECTION FEES	$69,092	$9,899	$13,957	$5,586	$15,000	$7,000	(8,000)	-53.33%
101.000.4601	ORDINANCE FINES	$38,939	$37,779	$36,997	$29,142	$37,000	$37,000	-	0.00%
101.000.4611	CABLE FRANCHISE FEES	$447,306	$464,617	$468,961	$479,960	$480,000	$480,000	-	0.00%
101.000.4612	DOG LICENSES	$8,146	$7,263	$7,660	$9,233	$8,500	$8,500	-	0.00%
101.000.4621	ZONING FEES	$90,279	$95,121	$99,745	$69,229	$85,000	$85,000	-	0.00%
101.000.4622	GRADING PERMITS	$5,709	$4,267	$6,837	$1,646	$5,000	$2,500	(2,500)	-50.00%
101.000.4701	INTEREST INCOME	$359,777	$481,583	$711,702	$533,679	$444,550	$311,185	(133,365)	-30.00%
101.000.4820	CITY ANNIVERSARY ITEMS	$0	$0	$0	$0	$0	$0	-	---
101.000.4830	COMMISSIONS	$0	$0	$0	$0	$0	$0	-	---
101.000.4880	LAND REUTILIZATION	$0	$0	$0	$0	$0	$0	-	---
101.000.4881	HUMANITARIAN RELIEF FUND	$0	$0	$7,180	$0	$0	$0	-	---
101.000.4882	MILITARY HONOR BANNER PROGRAM	$0	$0	$1,320	$1,980	$2,000	$2,500	500	25.00%
101.000.4883	VETERANS MEMORIAL PROJECT	$0	$0	$8,272	$0	$0	$5,000	5,000	---

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ Incr / (decr) 2022-2021	% Incr / (decr) 2022-2021
101.000.4890	AUCTION PROCEEDS (moved to 4909 and 4910)	$26,268	$38,610	$14,754	$0	$0	$0	-	---
101.000.4891	REFUNDS	$113,526	$79,572	$37,788	$882,232	$25,000	$25,000	-	0.00%
101.000.4892	REIMBURSEMENTS	$1,913	$2,829	$2,503	$3,218	$3,000	$3,000	-	0.00%
101.000.4893	DONATIONS	$5,750	$11,002	$5,000	$0	$10,000	$5,000	(5,000)	-50.00%
101.000.4894	COURT REIMBURSEMENTS	$59,498	$83,404	$44,266	$84,000	$85,680	$85,680	-	0.00%
101.000.4898	UNCLAIMED MONEY	$1,206	$298	$655	$0	$1,000	$500	(500)	-50.00%
101.000.4899	MISCELLANEOUS REVENUE	$1,386	$3,120	$2,112	$1,397	$2,000	$2,000	-	0.00%
101.000.4906	LEASE PROCEEDS	$0	$0	$0	$2,038,012	$0	$0	-	---
101.000.4909	SALE OF FIXED ASSETS - CAPITAL	$0	$1,265,943	$0	$8,030	$20,000	$20,000	-	0.00%
101.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	$0	$0	$0	$376	$5,000	$5,000	-	0.00%
101.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$1,706	$0	$0	-	---
101.000.4913	OP TRANS FROM DEBT SERVICE	$0	$0	$0	$0	$0	$0	-	---
101.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
101.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$43,253	$0	$0	$0	$0	$0	-	---
101.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
101.000.4922	ADVANCES FROM SPECIAL REVENUE	$519,320	$250,000	$0	$0	$0	$17,000	17,000	---
101.000.4923	ADVANCES FROM DEBT SERVICE	$0	$0	$0	$0	$0	$0	-	---
101.000.4924	ADVANCES FROM CAPITAL PROJECTS	$50,000	$0	$153,750	$2,633,250	$0	$20,000	20,000	---
101.000.4925	ADVANCES FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
101.000.4926	ADVANCES FROM INTERNAL SERVICE	$0	$0	$0	$0	$0	$0	-	---
101.000.4927	ADVANCES FROM TRUSTS	$0	$0	$0	$0	$0	$0	-	---
101.000.4928	ADVANCES FROM AGENCY	$0	$0	$0	$0	$0	$0	-	---
101.330.4513	RENTAL FEES	$3,000	$25	$1,655	$0	$3,000	$3,000	-	0.00%
101.330.4514	FARMERS MARKET FEES	$0	$0	$0	$2,230	$4,000	$5,500	1,500	37.50%
101.330.4893	DONATIONS	$3,400	$900	$2,350	$3,500	$3,500	$6,000	2,500	71.43%
101.700.4911	OP TRANS FROM GENERAL FUND - TRANS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 101		**$11,939,859**	**$12,804,338**	**$12,571,104**	**$17,804,433**	**$12,989,934**	**$13,308,294**	318,360	**2.45%**
	MOTOR VEHICLE								
202.000.4313	VEHICLE LICENSE TAX	$262,776	$276,805	$279,898	$301,358	$293,893	$332,247	38,354	13.05%
202.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
202.000.4701	INTEREST INCOME	$2,239	$3,517	$5,490	$4,891	$3,200	$2,400	(800)	-25.00%
202.000.4891	REFUNDS	$921	$1,197	$1,516	$3,000	$1,000	$1,000	-	0.00%
202.000.4892	REIMBURSEMENTS	$162	$161	$738	$429	$150	$150	-	0.00%
202.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
202.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
202.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 202		**$266,097**	**$281,680**	**$287,642**	**$309,678**	**$298,243**	**$335,797**	37,554	**12.59%**
	GASOLINE TAX								
203.000.4302	GASOLINE TAX	$829,671	$1,304,359	$1,615,490	$2,011,747	$2,100,000	$2,260,198	160,198	7.63%
203.000.4303	MUNICIPAL CENTS PER GALLON	$438,103	$0	$0	$0	$0	$0	-	---
203.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
203.000.4322	STATE GRANTS	$0	$0	$0	$40,000	$40,000	$0	(40,000)	-100.00%
203.000.4411	SIDEWALK ASSESSMENTS	$243	$494	$364	$475	$365	$365	-	0.00%
203.000.4421	STREET ASSESSMENTS	$1,708	$3,131	$2,398	$3,025	$2,400	$2,400	-	0.00%
203.000.4701	INTEREST INCOME	$17,051	$19,938	$23,506	$27,247	$16,455	$7,800	(8,655)	-52.60%
203.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
203.000.4891	REFUNDS	$2,572	$3,306	$4,215	$8,480	$3,500	$3,500	-	0.00%
203.000.4892	REIMBURSEMENTS	$394	$872	$2,169	$599	$500	$500	-	0.00%
203.000.4899	MISCELLANEOUS REVENUE	$3,498	$4,553	$1,329	$1,442	$2,000	$2,000	-	0.00%
203.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
203.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
203.000.4912	OP TRANS FROM SPECIAL REVENUE - TR	$0	$0	$0	$317	$317	$0	(317)	-100.00%
203.000.4924	ADVANCES FROM CAPITAL PROJECTS	$1,186,832	$748,973	$1,039,144	$848,851	$616,000	$526,832	(89,168)	-14.48%

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ Incr / (decr) 2022-2021	% Incr / (decr) 2022-2021
TOTAL FUND 203		**$2,480,072**	**$2,085,627**	**$2,688,614**	**$2,942,182**	**$2,781,537**	**$2,803,595**	22,058	**0.79%**
	LIGHTING DISTRICT								
207.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
207.000.4431	LIGHTING ASSESSMENTS	$321,097	$329,941	$330,039	$329,447	$330,000	$330,000	-	0.00%
207.000.4891	REFUNDS	$114	$140	$123	$315	$100	$100	-	0.00%
207.000.4892	REIMBURSEMENTS	$8	$6	$24	$11	$8	$8	-	0.00%
TOTAL FUND 207		**$321,219**	**$330,088**	**$330,187**	**$329,772**	**$330,108**	**$330,108**	-	**0.00%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% Incr / (decr) 2022-2021
	POLICE								
209.000.4100	CITY INCOME TAX	$5,602,433	$5,512,632	$6,084,083	$6,000,671	$6,485,221	$6,610,339	125,118	1.93%
209.000.4201	REAL PROPERTY TAX	$939,381	$931,327	$979,061	$963,422	$1,095,003	$1,120,787	25,784	2.35%
209.000.4202	TANGIBLE PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
209.000.4203	PUBLIC UTILITY PROPERTY TAX	$80,793	$80,531	$85,441	$91,852	$92,000	$94,000	2,000	2.17%
209.000.4204	TRAILER TAX	$0	$0	$0	$0	$0	$0	-	---
209.000.4305	HOMESTEAD (ROLLBACK)	$143,124	$140,507	$140,516	$139,516	$133,490	$138,500	5,010	3.75%
209.000.4306	10M EXEMPT TAX	$0	$0	$0	$0	$0	$0	-	---
209.000.4307	UTILITY DEREG REIMBURSEMENT	$0	$0	$0	$0	$0	$0	-	---
209.000.4321	FEDERAL GRANTS	$3,680	$0	$2,833	$6,722	$3,000	$3,000	-	0.00%
209.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
209.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
209.000.4324	PRIVATE GRANTS	$500	$0	$0	$0	$0	$0	-	---
209.000.4512	ACTIVITY FEES	$0	$0	$0	$0	$0	$0	-	---
209.000.4599	OTHER CHARGES FOR SERVICES	$0	$0	$0	$0	$0	$0	-	---
209.000.4701	INTEREST INCOME	$0	$196	$141	$98	$100	$100	-	0.00%
209.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
209.000.4891	REFUNDS	$60,654	$70,563	$88,391	$147,983	$50,000	$50,000	-	0.00%
209.000.4892	REIMBURSEMENTS	$42,352	$35,498	$123,483	$153,066	$90,000	$90,000	-	0.00%
209.000.4893	DONATIONS	$1,400	$0	$0	$0	$0	$0	-	---
209.000.4895	SECURITY REIMBURSEMENTS	$6,224	$8,875	$3,747	$6,884	$5,000	$5,000	-	0.00%
209.000.4899	MISCELLANEOUS REVENUE	$561	$424	$378	$256	$400	$400	-	0.00%
209.000.4906	LEASE PROCEEDS	$0	$172,435	$0	$0	$0	$0	-	---
209.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
209.000.4911	OP TRANS FROM GENERAL FUND	$400,000	$800,000	$500,000	$700,000	$919,000	$769,000	(150,000)	-16.32%
209.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$627,605	$0	$0	-	---
209.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 209		**$7,281,101**	**$7,752,987**	**$8,008,073**	**$8,838,074**	**$8,873,214**	**$8,881,126**	7,912	**0.09%**
	FIRE								
210.000.4100	CITY INCOME TAX	$2,119,831	$2,087,724	$2,301,837	$2,272,802	$2,451,615	$2,503,718	52,103	2.13%
210.000.4201	REAL PROPERTY TAX	$790,246	$794,388	$834,433	$821,414	$927,940	$949,695	21,755	2.34%
210.000.4202	TANGIBLE PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
210.000.4203	PUBLIC UTILITY PROPERTY TAX	$63,018	$62,814	$66,644	$71,644	$71,650	$73,500	1,850	2.58%
210.000.4204	TRAILER TAX	$0	$0	$0	$0	$0	$0	-	---
210.000.4305	HOMESTEAD (ROLLBACK)	$122,882	$120,589	$120,597	$119,738	$114,567	$119,500	4,933	4.31%
210.000.4306	10M EXEMPT TAX	$0	$0	$0	$0	$0	$0	-	---
210.000.4307	UTILITY DEREG REIMBURSEMENT	$0	$0	$0	$0	$0	$0	-	---
210.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
210.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
210.000.4324	PRIVATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
210.000.4330	COVID-19	$0	$0	$0	$34,322	$0	$0	-	---
210.000.4513	RENTAL FEES	$1,644	$1,644	$1,644	$1,644	$1,644	$1,644	-	0.00%
210.000.4701	INTEREST INCOME	$0	$27	$54	$37	$37	$37	-	0.00%
210.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
210.000.4891	REFUNDS	$50,815	$62,909	$69,496	$138,496	$60,000	$60,000	-	0.00%
210.000.4892	REIMBURSEMENTS	$6,791	$4,815	$3,404	$6,567	$5,000	$5,000	-	0.00%
210.000.4893	DONATIONS	$27,550	$0	$1,750	$3,850	$5,000	$5,000	-	0.00%
210.000.4895	SECURITY REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
210.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
210.000.4906	LEASE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
210.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
210.000.4911	OP TRANS FROM GENERAL FUND	$3,900,000	$4,069,882	$3,800,000	$4,550,000	$3,636,112	$4,950,000	1,313,888	36.13%
210.000.4912	OP TRANS FROM SPECIAL REVENUE	$34,936	$41,289	$17,245	$1,458,404	$0	$0	-	---

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
210.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
210.000.4924	ADVANCES FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 210		**$7,117,712**	**$7,246,081**	**$7,217,103**	**$9,478,918**	**$7,273,565**	**$8,668,094**	1,394,530	**19.17%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	DRUG ENFORCEMENT								
211.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
211.000.4601	ORDINANCE FINES	$0	$0	$0	$0	$0	$0	-	---
211.000.4602	FEDERAL FORFEITURES	$0	$0	$0	$0	$0	$0	-	---
211.000.4603	STATE FORFEITURES	$0	$0	$0	$0	$0	$0	-	---
211.000.4604	DRUG FINES	$2,573	$780	$1,109	$2,033	$2,000	$1,500	(500)	-25.00%
211.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
211.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 211		**$2,573**	**$780**	**$1,109**	**$2,033**	**$2,000**	**$1,500**	(500)	**-25.00%**
	LAW ENFORCEMENT								
212.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
212.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
212.000.4601	ORDINANCE FINES	$1,903	$1,053	$1,138	$3,235	$1,000	$3,000	2,000	200.00%
212.000.4602	FEDERAL FORFEITURES	$0	$0	$0	$0	$0	$0	-	---
212.000.4603	STATE FORFEITURES	$32,546	$560	$14,438	$67,020	$5,000	$15,000	10,000	200.00%
212.000.4605	PARKING FINES	$525	$495	$2,815	$1,140	$500	$1,100	600	120.00%
212.000.4890	AUCTION PROCEEDS	$2,033	$11,706	$1,182	$0	$0	$0	-	---
212.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
212.000.4892	REIMBURSEMENTS	$916	$2,251	$245	$39	$1,000	$1,000	-	0.00%
212.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
212.000.4899	MISCELLANEOUS REVENUE	$105	$35	$140	$0	$100	$100	-	0.00%
212.000.4909	SALE OF FIXED ASSETS - CAPITAL	$0	$0	$0	$0	$0	$0	-	---
212.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	$0	$0	$0	$220	$2,000	$2,000	-	0.00%
TOTAL FUND 212		**$38,028**	**$16,100**	**$19,958**	**$71,653**	**$9,600**	**$22,200**	12,600	**131.25%**
	STATE HIGHWAY MAINTENANCE								
214.000.4302	GASOLINE TAX	$67,271	$105,759	$130,986	$163,115	$170,400	$183,259	12,859	7.55%
214.000.4303	MUNICIPAL CENTS PER GALLON	$35,522	$0	$0	$0	$0	$0	-	---
214.000.4313	VEHICLE LICENSE TAX	$21,306	$22,444	$22,694	$24,434	$24,000	$26,939	2,939	12.25%
214.000.4411	SIDEWALK ASSESSMENTS	$479	$479	$484	$479	$480	$485	5	1.04%
214.000.4421	STREET ASSESSMENTS	$3,060	$3,060	$3,063	$3,060	$3,060	$3,127	67	2.19%
214.000.4701	INTEREST INCOME	$2,083	$2,893	$2,797	$2,412	$1,700	$780	(920)	-54.12%
214.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
214.000.4906	LEASE PROCEEDS	$0	$0	$0	$961,988	$0	$0	-	---
214.000.4924	ADVANCES FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 214		**$129,721**	**$134,634**	**$160,023**	**$1,155,488**	**$199,640**	**$214,590**	14,950	**7.49%**
	COUNTY PERMISSIVE TAX								
216.000.4313	VEHICLE LICENSE TAX	$92,561	$92,694	$92,573	$91,285	$94,000	$101,491	7,491	7.97%
216.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
216.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 216		**$92,561**	**$92,694**	**$92,573**	**$91,285**	**$94,000**	**$101,491**	7,491	**7.97%**
	CITY PERMISSIVE TAX								
217.000.4313	VEHICLE LICENSE TAX	$224,157	$245,997	$255,091	$262,720	$260,000	$300,132	40,132	15.44%
TOTAL FUND 217		**$224,157**	**$245,997**	**$255,091**	**$262,720**	**$260,000**	**$300,132**	40,132	**15.44%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	PARK & RECREATION								
218.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	37,500	---
218.000.4323	COUNTY GRANTS	$9,766	$0	$24,974	$0	$0	$107,000	107,000	---
218.000.4324	PRIVATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
218.000.4510	POOL ADMISSIONS	$0	$0	$0	$0	$0	$0	-	---
218.000.4511	POOL CONCESSIONS	$0	$0	$0	$0	$0	$0	-	---
218.000.4512	ACTIVITY FEES	$0	$0	$0	$0	$0	$0	-	---
218.000.4513	RENTAL FEES	$11,475	$12,363	$2,400	$15,391	$14,400	$14,400	-	0.00%
218.000.4800	ARTS COMMITTEE	$0	$0	$0	$0	$0	$0	-	---
218.000.4802	COMMUNITY THEATER	$0	$0	$0	$0	$0	$0	-	---
218.000.4804	SENIOR CITIZENS CENTER	$0	$0	$0	$0	$0	$0	-	---
218.000.4808	MISCELLANEOUS POOL REVENUE	$0	$0	$0	$0	$0	$0	-	---
218.000.4809	MISCELLANEOUS P&R REVENUE	$0	$0	$0	$0	$0	$0	-	---
218.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
218.000.4891	REFUNDS	$2,567	$1,444	$2,088	$3,805	$2,000	$2,000	-	0.00%
218.000.4892	REIMBURSEMENTS	$100	$406	$185	$363	$200	$200	-	0.00%
218.000.4893	DONATIONS	$0	$0	$4,710	$0	$0	$0	-	---
218.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
218.000.4906	LEASE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
218.000.4909	SALE OF FIXED ASSETS	$5,000	$0	$0	$0	$0	$0	-	---
218.000.4911	OP TRANS FROM GENERAL FUND	$472,881	$800,000	$500,000	$490,359	$270,000	$0	(270,000)	-100.00%
218.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$51,160	$0		-	---
218.000.4913	OP TRANS FROM DEBT SERVICE	$0	$0	$0	$0	$0	$0	-	---
218.000.4914	OP TRANS FROM CAPITAL PROJECTS	$2,325	$0	$0	$0	$0	$0	-	---
218.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
218.213.4513	RENTAL FEES - TOM CLOUD PARK	$0	$0	$0	$0	$0	$0	-	---
218.216.4893	DONATIONS - PARKS & RECREATION	$0	$0	$0	$0	$0	$0	-	---
218.218.4830	COMMISSIONS - RECREATION FACILITY	$0	$0	$0	$0	$0	$0	-	---
218.218.4840	MARKETING REVENUE - REC. FAC.	$37,500	$40,000	$38,500	$35,000	$40,000	$40,000	-	0.00%
218.218.4891	REFUNDS - START UP DEPOSIT FROM Y	$0	$0	$0	$0	$0	$0	-	---
218.218.4892	REIMBURSEMENTS	$0	$42	$0	$0	$0	$0	-	---
218.218.4893	DONATIONS - RECREATION FACILITY	$0	$0	$0	$0	$0	$0	-	---
218.218.4899	MISCELLANEOUS REVENUE - REC. FAC.	$0	$0	$0	$0	$0	$0	-	---
218.218.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
218.218.4915	OP TRANS FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
218.218.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
218.219.4840	MUSIC CENTER MARKETING REVENUE	$200,000	$200,000	$200,000	$200,000	$200,000	$0	(200,000)	-100.00%
218.219.4891	MUSIC CENTER REFUNDS	$0	$2,203	$2,401	$1,243	$2,000	$2,000	-	0.00%
218.219.4892	MUSIC CENTER REIMBURSEMENTS	$0	$195	-$752	-$1,121	$0	$0	-	---
218.219.4899	MUSIC CENTER MISCELLANEOUS REVENUE	$757,936	$777,837	$1,183,933	$48,134	$550,000	$800,000	250,000	45.45%
TOTAL FUND 218		**$1,499,551**	**$1,834,490**	**$1,958,439**	**$844,333**	**$1,078,600**	**$965,600**	(113,000)	**-10.48%**
	Nature Works Grant								
219.000.4322	STATE GRANTS	$19,320	$0	$0	$0	$0	$0	-	---
219.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
219.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
219.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 219		**$19,320**	**$0**	**$0**	**$0**	**$0**	**$0**	-	---
	COMMUNITY DEVELOPMENT BLOCK GR								
222.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
222.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
222.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$17,000	$124,000	107,000	629.41%
222.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
222.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
222.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 222		**$0**	**$0**	**$0**	**$0**	**$17,000**	**$124,000**	107,000	**629.41%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	LOCAL STREET OPERATING								
226.000.4100	CITY INCOME TAX	$2,047,225	$2,013,484	$2,223,323	$2,191,596	$2,375,442	$2,414,262	38,820	1.63%
226.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
226.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
226.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
226.000.4503	C & DD TIPPING FEE	$524	$694	$636	$805	$800	$800	-	0.00%
226.000.4701	INTEREST INCOME	$0	$26	$51	$36	$20	$20	-	0.00%
226.000.4890	AUCTION PROCEEDS	$16,167	$0	$10,250	$0	$0	$0	-	---
226.000.4891	REFUNDS	$12,885	$14,483	$18,157	$34,503	$11,500	$11,500	-	0.00%
226.000.4892	REIMBURSEMENTS	$1,506	$3,828	$11,588	$3,153	$1,500	$1,500	-	0.00%
226.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
226.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$660	$0	$0	-	---
226.000.4906	LEASE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
226.000.4909	SALE OF FIXED ASSETS - CAPITAL	$0	$0	$0	$7,606	$15,000	$15,000	-	0.00%
226.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	$0	$0	$0	$0	$0	$0	-	---
226.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
226.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
226.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
226.000.4924	ADVANCES FROM CAPITAL FUND	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 226		**$2,078,307**	**$2,032,516**	**$2,264,006**	**$2,238,359**	**$2,404,262**	**$2,443,082**	38,820	**1.61%**
228.000.4321		$0	$0	$0	$0	$0	$0	-	---
228.000.4322		$0	$0	$0	$0	$0	$0	-	---
228.000.4323		$0	$0	$0	$0	$0	$0	-	---
228.000.4911		$0	$0	$0	$0	$0	$0	-	---
228.000.4921		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 228		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	---
236.000.4323		$0	$0	$0	$0	$0	$0	-	---
236.000.4912		$0	$0	$0	$0	$0	$0	-	---
236.000.4921		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 236		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	---
237.000.4323		$0	$0	$0	$0	$0	$0	-	---
237.000.4892		$0	$0	$0	$0	$0	$0	-	---
237.000.4921		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 237		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	---
	BYRNE MEMORIAL GRANT								
238.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
238.000.4701	INTEREST INCOME	$4	$0	$1	$0	$0	$0	-	---
238.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
238.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 238		**$4**	**$0**	**$1**	**$0**	**$0**	**$0**	-	---
	Highway Safety Grant (Not-used)								
239.000.4321		$0	$0	$0	$0	$0	$0	-	---
239.000.4921		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 239		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	---

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	Mont Co TIF MPITIE Fund								
240.000.4201	REAL PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
240.000.4220	PILT MONT CTY TIF	$2,512,436	$1,428,294	$1,845,413	$1,872,542	$1,845,413	$2,005,167	159,754	8.66%
240.000.4305	HOMESTEAD (ROLLBACK)	$112	$154	$151	$151	$0	$0	-	---
240.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
240.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
240.000.4922	ADVANCES FROM SPECIAL REVENUE	$421,000	$146,000	$145,450	$145,425	$145,425	$145,425	-	0.00%
240.000.4924	ADVANCES FROM CAPITAL PROJECTS	$534,854	$0	$0	$0	$0	$0	-	---
TOTAL FUND 240		**$3,468,401**	**$1,574,448**	**$1,991,015**	**$2,018,117**	**$1,990,838**	**$2,150,592**	159,754	**8.02%**
	FIREFIGHTERS ASSISTANCE GRANT								
241.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
241.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
241.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
241.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
241.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
241.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
241.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 241		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	LAW ENFORCEMENT ASSISTANCE								
242.000.4322	STATE GRANTS	$10,560	$16,400	$0	$0	$0	$0	-	---
242.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 242		**$10,560**	**$16,400**	**$0**	**$0**	**$0**	**$0**	-	**---**
	MIAMI CO. TIF - Non-DEC								
243.000.4225	MIAMI CO. TIF, SECT 1, A29	$0	$0	$0	$0	$0	$8,803	8,803	---
243.000.4226	MIAMI CO. TIF, SECT 2, P48	$666,221	$21,112	$141,024	$495,258	$501,684	$705,467	203,783	40.62%
243.000.4227	MIAMI CO. TIF, SECT 3,	$0	$0	$0	$0	$0	$0	-	---
243.000.4305	HOMESTEAD (ROLLBACK)	$81,159	$105,832	$120,188	$155,272	$155,272	$186,909	31,637	20.38%
243.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
243.000.4922	ADVANCES FROM SPECIAL REVENUE	$1,448,042	$0	$0	$141,500	$135,149	$139,814	4,665	3.45%
243.000.4925	ADVANCES FROM ENTERPRISE	$1,555,719	$0	$0	$141,500	$135,149	$0	(135,149)	-100.00%
TOTAL FUND 243		**$3,751,142**	**$126,944**	**$261,212**	**$933,529**	**$927,254**	**$1,040,993**	113,739	**12.27%**
	MIAMI CO. TIF - DEC Only								
244.000.4225	MIAMI CO. TIF, SECT 1, A29	$0	$0	$0	$0	$0	$0	-	---
244.000.4226	MIAMI CO. TIF, SECT 2, P48	$0	$901,693	$928,320	$932,354	$925,928	$925,928	-	0.00%
244.000.4227	MIAMI CO. TIF, SECT 3,	$0	$0	$0	$0	$0	$0	-	---
244.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$0	$0	-	---
244.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
244.000.4922	ADVANCES FROM SPECIAL REVENUE	$313,203	$0	$0	$0	$0	$0	-	---
244.000.4925	ADVANCES FROM ENTERPRISE	$600,333	$0	$0	$0	$0	$0	-	---
TOTAL FUND 244		**$913,536**	**$901,693**	**$928,320**	**$932,354**	**$925,928**	**$925,928**	-	**0.00%**
	MIAMI CO. WEST TIF (TRIMBLE)								
245.000.4228	PILT MIAMI COUNTY WEST TIF	$132,164	$139,839	$139,210	$140,460	$140,460	$139,210	(1,250)	-0.89%
245.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$0	$0	-	---
245.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
245.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
245.000.4925	ADVANCES FROM ENTERPRISE	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 245		**$132,164**	**$139,839**	**$139,210**	**$140,460**	**$140,460**	**$139,210**	(1,250)	**-0.89%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	MONT. CO. CENTRAL TIF (FAMILY DOLLAR)								
246.000.4221	PILT MONT. COUNTY CENTRAL TIF	$0	$0	$0	$10,953	$10,000	$11,611	1,611	16.11%
246.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$0	$0	-	---
246.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
246.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
246.000.4925	ADVANCES FROM ENTERPRISE	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 246		**$0**	**$0**	**$0**	**$10,953**	**$10,000**	**$11,611**	1,611	**16.11%**
	MONT. CO. SOUTH TIF (ALCORE)								
247.000.4222	PILT MONT. COUNTY SOUTH TIF	$0	$564,734	$155,895	$153,598	$153,600	$147,831	(5,769)	-3.76%
247.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$0	$0	-	---
247.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
247.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
247.000.4925	ADVANCES FROM ENTERPRISE	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 247		**$0**	**$564,734**	**$155,895**	**$153,598**	**$153,600**	**$147,831**	(5,769)	**-3.76%**
	MIAMI CO. NORTH FIREHOUSE TIF								
248.000.4229	PILT MIAMI COUNTY NORTH FIRE TIF	$6,052	$61,233	$61,156	$60,130	$60,130	$60,130	-	0.00%
248.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$0	$0	-	---
248.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
248.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
248.000.4925	ADVANCES FROM ENTERPRISE	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 248		**$6,052**	**$61,233**	**$61,156**	**$60,130**	**$60,130**	**$60,130**	-	**0.00%**
	MONT. CO. LEXINGTON PLACE TIF								
249.000.4223	PILT MONT. CO. LEXINGTON PLACE TIF	$0	$0	$0	$0	$215,991	$230,000	14,009	6.49%
249.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$21,838	$22,000	162	0.74%
		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 249		**$0**	**$0**	**$0**	**$0**	**$237,829**	**$252,000**	14,171	**5.96%**
	ENTERPRISE ZONE ADMIN								
250.000.4629	ADMINISTRATIVE FEES	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 250		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	FEDERAL GRANTS FEMA								
251.000.4321	FEDERAL GRANTS FEMA	$34,936	$41,289	$17,245	$44,911	$0	$0	-	---
TOTAL FUND 251		**$34,936**	**$41,289**	**$17,245**	**$44,911**	**$0**	**$0**	-	**---**
	CORONAVIRUS RELIEF								
290.000.4321	FEDERAL GRANTS	$0	$0	$0	$2,233,905	$0	$0	-	---
290.000.4701	INTEREST INCOME	$0	$0	$0	$102	$0	$0	-	---
TOTAL FUND 290		**$0**	**$0**	**$0**	**$2,234,007**	**$0**	**$0**	-	**---**
	AMERICAN RESCUE PLAN ACT								
291.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$1,998,336	$1,998,336	0	0.00%
		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 291		**$0**	**$0**	**$0**	**$0**	**$1,998,336**	**$1,998,336**	0	**0.00%**
	SHUTTERED VENUE OPERATORS GRANT								
292.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$5,770,054	$0	(5,770,054)	-100.00%
		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 292		**$0**	**$0**	**$0**	**$0**	**$5,770,054**	**$0**	(5,770,054)	**-100.00%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ Incr / (decr) 2022-2021	% Incr / (decr) 2022-2021
	SPECIAL ASSESSMENT BOND RETIRE								
305.000.4411	SIDEWALK ASSESSMENTS	$568	$568	$568	$568	$568	$568	-	0.00%
305.000.4421	STREET ASSESSMENTS	$631,493	$701,967	$736,712	$789,075	$788,000	$940,000	152,000	19.29%
305.000.4441	WATER & SEWER ASSESSMENTS	$31,406	$12,103	$20,157	$18,867	$16,500	$18,000	1,500	9.09%
305.000.4522	TAP-IN FEES	$0	$0	$0	$0	$0	$0	-	---
305.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
305.000.4891	REFUNDS	$0	$2,290	$0	$0	$0	$0	-	---
305.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
305.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
305.000.4901	GO BOND PROCEEDS	$5,495,000	$0	$0	$0	$0	$0	-	---
305.000.4902	REVENUE BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
305.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
305.000.4904	ACCRUED INTEREST	$0	$0	$0	$0	$0	$0	-	---
305.000.4905	PREMIUM OF BOND SALES	$827,308	$0	$0	$0	$0	$0	-	---
305.000.4907	CAPITALIZED INTEREST	$0	$0	$0	$0	$0	$0	-	---
305.000.4908	LOAN PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
305.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
305.000.4912	OP TRANS FROM SPECIAL REVENUE	$584,700	$277,100	$292,000	$252,540	$202,000	$91,000	(111,000)	-54.95%
305.000.4913	OP TRANS FROM DEBT SERVICE	$0	$0	$0	$0	$0	$0	-	---
305.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
305.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$28,000	$28,000	$26,000	$10,000	$18,800	$0	(18,800)	-100.00%
305.000.4916	OP TRANS FROM INTERNAL SERVICE	$0	$0	$0	$0	$0	$0	-	---
305.000.4917	OP TRANS FROM TRUSTS	$0	$0	$0	$0	$0	$0	-	---
305.000.4918	OP TRANS FROM AGENCY	$0	$0	$0	$0	$0	$0	-	---
305.000.4922	ADVANCE FROM SPECIAL REVENUE	$0	$158,200	$147,600	$141,805	$206,350	$249,460	43,110	20.89%
305.000.4925	ADVANCE FROM ENTERPRISE	$0	$158,300	$147,600	$145,800	$148,350	$109,470	(38,880)	-26.21%
TOTAL FUND 305		**$7,598,475**	**$1,338,528**	**$1,370,637**	**$1,358,655**	**$1,380,568**	**$1,408,498**	27,930	**2.02%**
	GENERAL OBLIGATION BOND RETIRE								
308.000.4201	REAL PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
308.000.4202	TANGIBLE PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
308.000.4203	PUBLIC UTILITY PROPERTY TAX	$0	$0	$0	$0	$0	$0	-	---
308.000.4204	TRAILER TAX	$0	$0	$0	$0	$0	$0	-	---
308.000.4305	HOMESTEAD (ROLLBACK)	$0	$0	$0	$0	$0	$0	-	---
308.000.4306	10M EXEMPT TAX	$0	$0	$0	$0	$0	$0	-	---
308.000.4421	STREET ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
308.000.4513	RENTAL FEES	$135,936	$107,616	$135,936	$0	$0	$0	-	---
308.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
308.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
308.000.4891	REFUNDS	$0	$960	$0	$0	$0	$0	-	---
308.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
308.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
308.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
308.000.4901	GO BOND PROCEEDS	$1,715,000	$0	$0	$0	$0	$0	-	---
308.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
308.000.4904	ACCRUED INTEREST	$0	$0	$0	$0	$0	$0	-	---
308.000.4905	PREMIUM OF BOND SALES	$300,581	$0	$0	$1,891	$0	$0	-	---
308.000.4907	CAPITALIZED INTEREST	$0	$0	$0	$0	$0	$0	-	---
308.000.4911	OP TRANS FROM GENERAL FUND	$28,000	$32,000	$0	$51,000	$271,702	$323,887	52,185	19.21%
308.000.4912	OP TRANS FROM SPECIAL REVENUE	$1,626,320	$2,364,275	$2,237,195	$2,329,500	$2,296,898	$2,469,264	172,366	7.50%
308.000.4913	OP TRANS FROM DEBT SERVICE	$0	$0	$0	$0	$0	$0	-	---
308.000.4914	OP TRANS FROM CAPITAL PROJECTS	$172,000	$172,644	$0	$0	$0	$0	-	---
308.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$78,500	$75,000	$67,000	$78,000	$74,000	$73,000	(1,000)	-1.35%
TOTAL FUND 308		**$4,056,337**	**$2,752,495**	**$2,440,131**	**$2,460,391**	**$2,642,600**	**$2,866,151**	223,551	**8.46%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	CAPITAL IMPROVEMENTS								
406.000.4213	9-1-1 WIRELESS FEES	$186,923	$199,392	$243,054	$204,502	$180,000	$180,000	-	0.00%
406.000.4312	PERMISSIVE TAX-COUNTY	$564,179	$180,000	$98,125	$0	$0	$0	-	---
406.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
406.000.4322	STATE GRANTS	$489,378	$340,606	$611,047	$53,138	$0	$0	-	---
406.000.4323	COUNTY GRANTS	$50,000	$82,564	$0	$0	$0	$0	-	---
406.000.4411	SIDEWALK ASSESSMENTS	$144,606	$132,187	$130,000	$121,327	$130,000	$130,000	-	0.00%
406.000.4421	STREET ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
406.000.4441	WATER & SEWER ASSESSMENTS	$12,392	$10,176	$10,176	$10,204	$10,176	$10,176	-	0.00%
406.000.4513	RENTAL FEES	$0	$0	$0	$0	$0	$0	-	---
406.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
406.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
406.000.4891	REFUNDS	$226	$277	$0	$2,535	$0	$0	-	---
406.000.4892	REIMBURSEMENTS	$120	$12,494	$0	$78	$0	$0	-	---
406.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
406.000.4899	MISCELLANEOUS REVENUE	$0	$0	$75,000	$0	$75,000	$75,000	-	0.00%
406.000.4901	GO BOND PROCEEDS	$9,843,916	$0	$0	$0	$7,655,000	$0	(7,655,000)	-100.00%
406.000.4903	NOTE PROCEEDS	$8,000,000	$7,900,000	$0	$0	$1,500,000	$0	(1,500,000)	-100.00%
406.000.4905	PREMIUM OF BOND SALES	$249,340	$0	$0	$0	$0	$0	-	---
406.000.4906	LEASE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
406.000.4907	CAPITALIZED INTEREST	$0	$0	$0	$0	$0	$0	-	---
406.000.4908	SIB LOAN PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
406.000.4909	SALE OF FIXED ASSETS	$595,581	$0	$0	$0	$0	$0	-	---
406.000.4911	OP TRANS FROM GENERAL FUND	$45,590	$45,590	$45,590	$45,590	$45,590	$45,590	-	0.00%
406.000.4912	OP TRANS FROM SPECIAL REVENUE	$1,196,405	$1,470,210	$1,178,265	$1,314,910	$968,040	$791,785	(176,255)	-18.21%
406.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
406.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$0	$421,493	$361,655	$0	$0	$0	-	---
406.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$1,000,000	$0	$0	-	---
406.000.4922	ADVANCES FROM SPECIAL REVENUE	$75,466	$563,507	$0	$116,000	$0	$0	-	---
406.000.4924	ADVANCES FROM CAPITAL PROJECTS	$0	$332	$0	$0	$0	$0	-	---
TOTAL FUND 406		**$21,454,121**	**$11,358,827**	**$2,752,912**	**$2,868,284**	**$10,563,806**	**$1,232,551**	(9,331,255)	**-88.33%**
	TED - TRANSFORMATIVE ECONOMIC DEVELOPMENT								
410.000.4513	RENTAL FEES	$0	$0	$0	$67,242	$0	$200,000	200,000	---
410.000.4892	REIMBURSEMENTS	$0	$0	$0	$128,656	$0	$0	-	---
410.000.4903	NOTE PROCEEDS	$0	$0	$3,750,000	$11,555,000	$11,974,500	$11,974,500	-	0.00%
410.000.4905	PREMIUM OF BOND SALES	$0	$0	$0	$31,172	$0	$0	-	---
410.000.4909	SALE OF FIXED ASSETS	$0	$0	$189,383	$300,000	$0	$3,753,000	3,753,000	---
410.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$1,265,943	$0	$0	$0	-	---
410.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$107,000	107,000	---
410.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$2,602,000	$0	$0	-	---
		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 410		**$0**	**$0**	**$5,205,326**	**$14,684,069**	**$11,974,500**	**$16,034,500**	4,060,000	**33.91%**
419.000.4312		$0	$0	$0	$0	$0	$0	-	---
419.000.4911		$0	$0	$0	$0	$0	$0	-	---
419.000.4914		$0	$0	$0	$0	$0	$0	-	---
419.000.4921		$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 419		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	---
	ISSUE 2								
421.000.4312	PERMISSIVE TAX-COUNTY	$0	$0	$0	$0	$0	$0	-	---
421.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
421.000.4322	STATE GRANTS	$0	$199,903	$0	$0	$250,000	$0	(250,000)	-100.00%
421.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
421.000.4411	SIDEWALK ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
421.000.4421	STREET ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
421.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
421.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
421.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
421.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
421.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
421.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
421.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
421.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
421.000.4908	LOAN PROCEEDS	$0	$0	$0	$0	$250,000	$0	(250,000)	-100.00%
421.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
421.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$400,000	$0	$0	-	---
421.000.4914	OP TRANS FROM CAPITAL PROJECTS	$28,163	$0	$0	$0	$0	$0	-	---
421.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$146,934	$0	$0	$0	$0	$0	-	---
421.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
421.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$0	$500,000	$0	$0	-	---
421.000.4924	ADVANCES FROM CAPITAL PROJECTS	$199,903	$0	$0	$0	$0	$0	-	---
TOTAL FUND 421		**$375,000**	**$199,903**	**$0**	**$900,000**	**$500,000**	**$0**	(500,000)	**-100.00%**
	ED/GE CAPITAL IMPROVEMENT								
427.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
427.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
427.000.4323	COUNTY GRANTS	$0	$0	$153,750	$31,250	$20,000	$20,000	-	0.00%
427.000.4421	STREET ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
427.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
427.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
427.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
427.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
427.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
427.000.4905	PREMIUM OF BOND SALES	$0	$0	$0	$0	$0	$0	-	---
427.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
427.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
427.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
427.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
427.000.4921	ADVANCES FROM GENERAL FUND	$125,000	$80,000	$0	$0	$0	$0	-	---
TOTAL FUND 427		**$125,000**	**$80,000**	**$153,750**	**$31,250**	**$20,000**	**$20,000**	-	**0.00%**
	FIRE CAPITAL/EQUIPMENT								
431.000.4100	CITY INCOME TAX	$370,786	$364,388	$402,740	$396,589	$428,084	$436,882	8,798	2.06%
431.000.4101	CITY INCOME TAX - FIRE STATION	$0	$0	$0	$0	$0	$0	-	---
431.000.4322	STATE GRANTS	$8,444	$0	$0	$3,448	$0	$0	-	---
431.000.4701	INTEREST INCOME	$0	$5	$9	$6	$6	$6	-	0.00%
431.000.4891	REFUNDS	$0	$4	$0	$0	$0	$0	-	0.00%
431.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
431.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
431.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
431.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
431.000.4905	PREMIUM OF BOND SALES	$0	$0	$0	$0	$0	$0	-	---
431.000.4906	LEASE PROCEEDS	$489,500	$0	$0	$0	$265,000	$265,000	-	0.00%
431.000.4909	SALE OF FIXED ASSETS	$1,310	$0	$4,500	$0	$0	$0	-	---
431.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$60,000	$60,000	$65,900	$59,550	(6,350)	-9.64%
431.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$15,386	15,386	---
431.000.4922	ADVANCES FROM SPECIAL REVENUE	$25,000	$0	$0	$0	$0	$0	-	---
431.000.4924	ADVANCES FROM CAPITAL PROJECTS	$431,178	$16,141	$216,846	$0	$0	$0	-	---

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
TOTAL FUND 431		**$1,326,219**	**$380,537**	**$684,095**	**$460,043**	**$758,990**	**$776,824**	17,834	**2.35%**
	LOCAL STREET CAPITAL IMPROVEME								
433.000.4100	CITY INCOME TAX	$1,637,807	$1,610,805	$1,778,698	$1,753,316	$1,887,390	$1,931,453	44,063	2.33%
433.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
433.000.4323	COUNTY GRANTS	$0	$0	$70,000	$0	$0	$0	-	---
433.000.4701	INTEREST INCOME	$0	$20	$41	$29	$25	$25	-	0.00%
433.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
433.000.4891	REFUNDS	$0	$7	$4,507	$0	$0	$0	-	---
433.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
433.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
433.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
433.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
433.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
433.000.4924	ADVANCES FROM CAPITAL PROJECTS	$0	$199,903	$0	$0	$0	$0	-	---
TOTAL FUND 433		**$1,637,807**	**$1,810,735**	**$1,853,246**	**$1,753,344**	**$1,887,415**	**$1,931,478**	44,063	**2.33%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	FEDERAL EQUITY SHARING								
434.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
434.000.4602	FEDERAL FORFEITURES	$11,341	$16,074	$73,588	$25,059	$20,000	$20,000	-	0.00%
434.000.4701	INTEREST INCOME	$959	$597	$1,485	$1,537	$800	$800	-	0.00%
434.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 434		**$12,300**	**$16,671**	**$75,073**	**$26,596**	**$20,800**	**$20,800**	-	**0.00%**
	LOCAL LAW ENF BLK GRANT								
435.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
435.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
435.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
435.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
435.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 435		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	ASSISTANCE TO FF GRANT								
436.000.4321	FEDERAL GRANTS	$431,819	$0	$216,846	$0	$0	$15,386	15,386	---
436.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
436.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$21,684	$0	$0	$0	$0	-	---
436.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
436.000.4924	ADVANCES FROM CAPITAL PROJECTS	$0	$216,846	$0	$0	$0	$0	-	---
TOTAL FUND 436		**$431,819**	**$238,530**	**$216,846**	**$0**	**$0**	**$15,386**	15,386	**---**
	ENERGY CONSERV GRANT								
437.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
437.000.4701	INTEREST INCOME	$20	$25	$36	$26	$20	$20	-	0.00%
437.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 437		**$20**	**$25**	**$36**	**$26**	**$20**	**$20**	-	**0.00%**
	PAE ACQUISITION								
450.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
450.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
450.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 450		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	CARRIAGE TRAILS INFRASTRUCTURE								
454.000.4701	INTEREST INCOME	$9	$9	$21	$7	$10	$10	-	0.00%
454.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
454.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
454.000.4901	GO BOND PROCEEDS	$10,162,017	$0	$0	$0	$0	$0	-	---
454.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
454.000.4905	PREMIUM OF BOND SALES	$305,538	$0	$0	$0	$0	$0	-	---
454.000.4908	SIB LOAN PROCEEDS	$0	$0	$1,039,144	$693,851	$717,185	$500,000	(217,185)	-30.28%
454.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
454.000.4912	OP TRANSFER FROM SPECIAL REVENUE	$2,257,270	$0	$0	$0	$0	$0	-	---
454.000.4913	OP TRANSFER FROM DEBT SERVICE	$27,948	$0	$0	$0	$0	$0	-	---
454.000.4922	ADVANCES FROM SPECIAL REVENUE	$0	$0	$2,381,000	$640,000	$0	$0	-	---
454.000.4925	ADVANCES FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 454		**$12,752,781**	**$9**	**$3,420,165**	**$1,333,858**	**$717,195**	**$500,010**	(217,185)	**-30.28%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	WATER FUND								
501.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
501.000.4441	WATER & SEWER ASSESSMENTS	$5,160	$3,337	$2,009	$7,475	$3,337	$2,700	(637)	-19.09%
501.000.4513	RENTAL FEES	$5,915	$5,895	$5,265	$3,721	$5,915	$5,915	-	0.00%
501.000.4520	WATER CHARGES	$4,369,613	$4,441,432	$5,244,777	$6,027,331	$6,208,151	$6,447,314	239,163	3.85%
501.000.4522	TAP-IN FEES	$142,650	$170,400	$166,500	$183,400	$150,000	$180,000	30,000	20.00%
501.000.4523	CONTRIBUTIONS IN CAPITAL	$0	$0	$0	$0	$0	$0	-	---
501.000.4590	CONTRACT INSPECTION FEES	$96,100	$47,159	$74,892	$37,610	$45,000	$35,000	(10,000)	-22.22%
501.000.4599	OTHER CHARGES FOR SERVICES	$88,503	$95,936	$103,904	$77,964	$90,000	$75,000	(15,000)	-16.67%
501.000.4701	INTEREST INCOME	$46,661	$68,195	$71,472	$60,341	$40,000	$30,000	(10,000)	-25.00%
501.000.4890	AUCTION PROCEEDS	$0	$0	$77	$0	$0	$0	-	---
501.000.4891	REFUNDS	$22,505	-$20,022	-$2,991	$35,618	$8,000	$8,000	-	0.00%
501.000.4892	REIMBURSEMENTS	$7,554	$11,773	$26,802	$3,128	$8,000	$8,000	-	0.00%
501.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
501.000.4899	MISCELLANEOUS REVENUE	$0	$0	$261	$0	$200	$200	-	0.00%
501.000.4908	LOAN PROCEEDS	$0	$2,255,292	$7,442,653	$5,242,291	$1,500,000	$2,450,000	950,000	63.33%
501.000.4909	SALE OF FIXED ASSETS - CAPITAL	$0	$0	$122,460	$82,609	$0	$0	-	---
501.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	$0	$0	$0	$0	$0	$0	-	---
501.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
501.000.4924	ADVANCES FROM CAPITAL PROJECTS	$844,842	$0	$0	$0	$0	$0	-	---
501.000.4925	ADVANCES FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 501		**$5,629,503**	**$7,079,396**	**$13,258,080**	**$11,761,487**	**$8,058,603**	**$9,242,129**	1,183,526	**14.69%**
	WATER CONSTRUCTION FUND								
502.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
502.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
502.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
502.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
502.000.4902	REVENUE BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
502.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
502.000.4905	PREMIUM OF BOND SALES	$0	$0	$0	$0	$0	$0	-	---
502.000.4907	CAPITALIZED INTEREST	$0	$0	$0	$0	$0	$0	-	---
502.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
502.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
502.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 502		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	WATER R & I FUND								
503.000.4322	STATE GRANTS	$0	$0	$0	$0	$0	$0	-	---
503.000.4701	INTEREST INCOME	$4,293	$6,413	$9,077	$6,711	$5,500	$5,500	-	0.00%
503.000.4892	REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	-	---
503.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
503.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$72,000	$72,000	$72,000	$72,000	$72,000	$0	(72,000)	-100.00%
TOTAL FUND 503		**$76,293**	**$78,413**	**$81,077**	**$78,711**	**$77,500**	**$5,500**	(72,000)	**-92.90%**
	WATER UTILITY RESERVE								
504.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
504.000.4322	STATE GRANTS	$0	$0	$0	$250,000	$0	$200,000	200,000	---
504.000.4441	WATER & SEWER ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
504.000.4701	INTEREST INCOME	$27,488	$30,801	$51,110	$27,338	$28,000	$18,000	(10,000)	-35.71%
504.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
504.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
504.000.4909	SALE OF FIXED ASSETS	$0	$0	$0	$0	$0	$0	-	---
504.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
504.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$3,876,672	3,876,672	---
504.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$54,000	$2,894,272	$7,614,189	$5,103,733	$1,070,000	$4,642,167	3,572,167	333.85%

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
504.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
504.000.4925	ADVANCES FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 504		**$81,488**	**$2,925,073**	**$7,665,300**	**$5,381,071**	**$1,098,000**	**$8,736,839**	7,638,839	**695.70%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	WATER BOND SERVICE								
505.000.4701	INTEREST INCOME	$437	$1,950	$2,816	$429	$1,700	$1,700	-	0.00%
505.000.4891	REFUNDS	$0	$0	$0	$0	$0	$0	-	---
505.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
505.000.4902	REVENUE BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
505.000.4904	ACCRUED INTEREST	$0	$0	$0	$0	$0	$0	-	---
505.000.4905	PREMIUM OF BOND SALES	$0	$0	$0	$0	$0	$0	-	---
505.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
505.000.4913	OP TRANS FROM DEBT SERVICE	$0	$0	$0	$0	$0	$0	-	---
505.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$1,762,902	$1,751,074	$1,750,598	$1,782,953	$1,959,408	$1,315,000	(644,408)	-32.89%
TOTAL FUND 505		**$1,763,339**	**$1,753,024**	**$1,753,414**	**$1,783,382**	**$1,961,108**	**$1,316,700**	(644,408)	**-32.86%**
	WATER BOND RESERVE								
506.000.4701	INTEREST INCOME	$561	$3,074	$4,743	$945	$900	$900	-	0.00%
506.000.4901	GO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 506		**$561**	**$3,074**	**$4,743**	**$945**	**$900**	**$900**	-	**0.00%**
	SEWER FUND								
551.000.4441	WATER & SEWER ASSESSMENTS	$19,939	$34,228	$33,310	$33,376	$34,000	$35,000	1,000	2.94%
551.000.4521	SEWER CHARGES	$3,861,273	$3,933,379	$4,083,975	$4,074,076	$4,100,000	$3,985,000	(115,000)	-2.80%
551.000.4522	TAP-IN FEES	$82,300	$99,650	$100,350	$109,750	$90,000	$115,000	25,000	27.78%
551.000.4523	CONTRIBUTIONS IN CAPITAL	$0	$0	$0	$0	$0	$0	-	---
551.000.4590	CONTRACT INSPECTION FEES	$77,447	$48,239	$72,354	$45,022	$50,000	$40,000	(10,000)	-20.00%
551.000.4599	OTHER CHARGES FOR SERVICES	($7,300)	($6,841)	($14,444)	($13,029)	$0	$0	-	---
551.000.4701	INTEREST INCOME	$80,040	$123,405	$161,808	$176,238	$105,000	$75,000	(30,000)	-28.57%
551.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
551.000.4891	REFUNDS	$8,546	$4,548	$6,179	$10,256	$5,000	$5,000	-	0.00%
551.000.4892	REIMBURSEMENTS/ I & I FUNDS FROM TCA	$6,639	$4,351	$9,472	$5,814	$3,500	$3,500	-	0.00%
551.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
551.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
551.000.4909	SALE OF FIXED ASSETS - CAPITAL	$0	$0	$0	$0	$0	$0	-	---
551.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	$0	$0	$0	$0	$0	$0	-	---
551.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
551.000.4924	ADVANCES FROM CAPITAL PROJECTS	$803,955	$0	$0	$0	$0	$0	-	---
TOTAL FUND 551		**$4,932,838**	**$4,240,960**	**$4,453,004**	**$4,441,502**	**$4,387,500**	**$4,258,500**	(129,000)	**-2.94%**
	SEWER ACQ/CAPITAL								
552.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
552.000.4701	INTEREST INCOME	$5,616	$7,098	$17,203	$5,771	$10,000	$5,000	(5,000)	-50.00%
552.000.4892	REIMBURSEMENTS/ I & I FUNDS FROM TCA	$0	$0	$0	$0	$0	$0	-	---
552.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
552.000.4903	NOTE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
552.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
552.000.4915	OP TRANS FROM ENTERPRISE FUNDS	$0	$282,500	$959,000	$644,834	$150,834	$4,382,167	4,231,333	2805.29%
552.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
552.000.4925	ADVANCES FROM ENTERPRISE FUNDS	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 552		**$5,616**	**$289,598**	**$976,203**	**$650,605**	**$160,834**	**$4,387,167**	4,226,333	**2627.76%**

ESTIMATED REVENUE BUDGET WORKSHEET
CITY OF HUBER HEIGHTS

		2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
	STORM WATER MANAGEMENT								
571.000.4323	COUNTY GRANTS	$0	$0	$0	$0	$0	$0	-	---
571.000.4442	COUNTY STORM WATER ASSESSMENTS	$3,861	$3,823	$2,094	$3,643	$3,000	$3,000	-	0.00%
571.000.4491	OTHER ASSESSMENTS	$0	$0	$0	$0	$0	$0	-	---
571.000.4530	STORMWATER CHARGES	$581,743	$593,006	$600,610	$599,201	$615,000	$615,000	-	0.00%
571.000.4590	CONTRACT INSPECTION FEES	$85,652	$51,298	$48,124	$48,729	$50,000	$35,000	(15,000)	-30.00%
571.000.4701	INTEREST INCOME	$0	$0	$0	$0	$0	$0	-	---
571.000.4890	AUCTION PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
571.000.4891	REFUNDS	$2,870	$2,815	$3,198	$5,955	$2,500	$2,500	-	0.00%
571.000.4892	REIMBURSEMENTS	$2,510	$4,530	$4,552	$2,476	$2,000	$2,000	-	0.00%
571.000.4906	LEASE PROCEEDS	$0	$0	$0	$0	$0	$0	-	---
571.000.4909	SALE OF CAPITAL ASSETS - CAPITAL	$0	$0	$0	$0	$0	$0	-	---
571.000.4910	SALE OF CAPITAL ASSETS - NON-CAPITAL	$0	$0	$0	$0	$0	$0	-	---
571.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
571.000.4912	OP TRANS FROM SPECIAL REVENUE	$0	$0	$0	$0	$0	$0	-	---
571.000.4914	OP TRANS FROM CAPITAL PROJECTS	$0	$0	$0	$0	$0	$0	-	---
571.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
571.000.4924	ADVANCES FROM CAPITAL PROJECTS	$545,432	$0	$0	$0	$0	$0	-	---
TOTAL FUND 571		**$1,222,068**	**$655,472**	**$658,578**	**$660,005**	**$672,500**	**$657,500**	(15,000)	**-2.23%**
	RECREATION ACTIVITY CENTER								
590.000.4830	COMMISSIONS	$0	$0	$0	$0	$0	$0	-	---
590.000.4840	MARKETING REVENUE	$0	$0	$0	$0	$0	$0	-	---
590.000.4893	DONATIONS	$0	$0	$0	$0	$0	$0	-	---
590.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
590.000.4911	OP TRANS FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
590.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 590		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	FIRE INSURANCE								
723.000.4896	ESCROW/DEPOSITS	$24,010	$0	$44,000	$0	$0	$0	-	---
TOTAL FUND 723		**$24,010**	**$0**	**$44,000**	**$0**	**$0**	**$0**	-	**---**
	UNCLAIMED MONEY								
732.000.4898	UNCLAIMED MONEY	$492	$3,434	$2,378	$0	$0	$0	-	---
732.000.4917	OP TRANS FROM TRUSTS	$11,247	$0	$0	$0	$0	$0	-	---
TOTAL FUND 732		**$11,739.07**	**$3,434.32**	**$2,378.40**	**$0.00**	**$0.00**	**$0.00**	-	**---**
	PRC-DC AGENCY								
801.000.4321	FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	-	---
801.000.4899	MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	-	---
801.000.4921	ADVANCES FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	-	---
TOTAL FUND 801		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	-	**---**
	CASH SURETY								
802.000.4896	ESCROW/DEPOSITS	$145,400	$299,000	$306,500	$130,500	$225,000	$225,000	-	0.00%
TOTAL FUND 802		**$145,400**	**$299,000**	**$306,500**	**$130,500**	**$225,000**	**$225,000**	-	**0.00%**
TOTAL ALL FUNDS		**$105,469,809**	**$73,788,296**	**$86,783,471**	**$101,661,713**	**$95,933,971**	**$98,862,694**	**2,928,724**	**3.05%**
		$105,472,809.00	$73,788,321.00	$86,785,126.00	$82,452,925.00	$84,743,229.00	$96,588,323.00	11,845,094	
		$3,000.41	$25.30	$1,655.37	($19,208,788.34)	($11,190,741.57)	($2,274,371.26)	(8,916,370)	

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CITY OF HUBER HEIGHTS
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	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ORIGINAL BUDGET	2021 REVISED BUDGET 10/31/2021	2021 EXPENDED 10/31/2021	2022 CITY MGR'S REQUEST	%Chg Revised
GENERAL FUND (101)	9,826,164	10,020,105	11,098,155	11,952,959	16,804,881	11,601,153	13,714,861	8,720,100	13,233,500	(3.51)
MOTOR VEHICLE (202)	198,299	226,380	246,138	247,780	253,997	282,317	283,556	197,342	286,419	1.01
GASOLINE TAX (203)	1,300,782	2,206,697	1,948,519	3,734,254	3,476,026	1,978,881	1,982,184	1,278,906	2,416,046	21.89
LIGHTING DISTRICT (207)	314,330	379,408	311,300	318,386	317,210	363,300	430,159	347,355	389,900	(9.36)
POLICE (209)	7,455,179	7,486,158	7,964,539	8,191,865	8,232,879	8,831,243	8,844,143	6,908,461	9,059,140	2.43
FIRE (210)	6,997,877	7,153,906	7,502,904	7,642,510	7,658,111	8,709,350	8,786,501	6,479,078	8,665,350	(1.38)
DRUG ENFORCEMENT (211)	0	3,785	0	9,232	0	3,127	3,127	2,001	4,608	47.36
LAW ENFORCEMENT (212)	21,591	14,344	44,399	10,147	19,686	84,682	84,682	53,657	53,921	(36.33)
STATE HIGHWAY MAINTENANCE (214)	183,302	158,100	30,971	329,806	1,195,228	219,550	219,550	31,932	120,750	(45.00)
COUNTY PERMISSIVE TAX (216)	138,000	124,000	85,100	79,000	70,000	72,000	72,000	0	0	(100.00)
CITY PERMISSIVE TAX (217)	245,000	217,982	192,000	195,000	199,145	130,000	130,000	0	91,000	(30.00)
PARKS & RECREATION (218)	1,154,670	1,734,688	1,710,925	1,417,261	1,765,446	1,429,229	3,207,511	2,394,762	2,068,429	(35.51)
NATUREWORKS (219)	25,760	19,320	0	0	0	0	0	0	0	--
COMMUNITY DEVELOPMENT BLOCK GRANT (222)	13,001	0	0	0	0	17,000	176,500	0	124,000	(29.75)
LOCAL STREET OPERATING (226)	2,021,614	2,104,926	2,393,302	2,140,456	1,916,077	2,248,156	2,279,925	1,646,028	2,901,536	27.26
BYRNE MEMORIAL GRANT (238)	0	685	0	0	0	35	35	0	36	2.86
MONTGOMERY COUNTY TIF (240)	865,319	2,857,733	1,982,562	1,491,079	1,920,802	2,198,930	2,713,305	1,955,379	2,196,875	(19.03)
FIREFIGHTERS ASSISTANCE GRANT (241)	0	0	0	0	0	0	0	0	0	--
LAW ENFORCEMENT ASSISTANCE GRANT (242)	3,617	1,201	20,273	6,383	0	1,270	1,270	1,106	164	(87.09)
MIAMI COUNTY TIF (243)	820,385	3,013,678	1,111,580	950,235	904,890	669,370	669,370	19,039	539,362	(19.42)
MIAMI COUNTY TIF DEC (244)	762,256	913,536	901,693	928,320	932,354	925,928	925,928	0	924,202	(0.19)
MIAMI COUNTY WEST TIF (245)	1,815	156,764	276,880	71,868	131,978	148,300	148,300	1,452	139,500	(5.93)
MONTGOMERY COUNTY CENTRAL TIF (246)	0	0	0	0	122	0	10,000	9,583	50,000	400.00
MONTGOMERY COUNTY SOUTH TIF (247)	0	0	119,728	496,371	147,036	45,000	45,000	32,047	119,000	164.44
MIAMI COUNTY NORTH FIREHOUSE TIF (248)	0	81	823	60,821	60,847	66,900	66,900	622	60,550	(9.49)
MONTGOMERY COUNTY LEXINGTON PLACE TIF (249)	0	0	0	0	0	0	162,410	2,410	204,000	25.61
ENTERPRISE ZONE (250)	0	0	0	0	0	0	0	0	0	--
FEMA (251)	0	34,936	41,289	17,245	44,911	0	75,043	75,043	0	(100.00)
CORONAVIRUS RELIEF (290)	0	0	0	0	2,234,007	0	0	0	0	--
AMERICAN RESCUE PLAN ACT (291)	0	0	0	0	0	0	175,000	0	3,876,672	2115.24
SHUTTERED VENUE OPERATING GRANT (292)	0	0	0	0	0	0	0	0	0	--
SPECIAL ASSESSMENT BOND (305)	1,252,425	1,339,575	7,596,606	1,308,564	1,255,814	1,348,400	1,348,400	278,237	1,252,400	(7.12)
GENERAL OBLIGATION BOND (308)	1,804,689	2,060,136	4,662,855	2,488,615	2,477,227	2,466,500	9,856,325	712,574	2,866,000	(70.92)
CAPITAL IMPROVEMENTS (406)	19,283,123	21,658,979	11,018,370	2,930,329	3,103,141	10,311,947	10,288,032	9,543,118	1,526,460	(85.16)
TRANSFORMATIVE ECON. DEV. (410)	0	0	0	3,948,784	14,948,155	11,988,325	12,358,325	4,151,631	12,084,000	(2.22)
ISSUE 2 (421)	1,237,105	399,227	199,903	0	900,333	500,000	500,000	250,000	0	0.00
CAPITAL EQUIPMENT (424)	0	0	0	0	0	0	0	0	0	--
ED/GE CAPITAL IMPROVEMENT (427)	260,000	50,000	80,000	228,750	31,250	20,000	20,000	0	20,000	0.00
FIRE CAPITAL/EQUIPMENT (431)	1,425,127	938,660	865,769	431,006	958,941	735,425	1,161,871	893,528	2,039,100	75.50
LOCAL STREET CAPITAL IMPROVEMENT (433)	1,945,417	1,832,833	1,649,468	1,671,153	1,581,870	1,582,445	1,582,445	1,564,616	1,582,000	(0.03)
FEDERAL EQUITY SHARING PROGRAM (434)	60,712	67,589	27,007	9,913	18,094	97,844	97,844	71,251	52,908	(45.93)

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	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ORIGINAL BUDGET	2021 REVISED BUDGET 10/31/2021	2021 EXPENDED 10/31/2021	2022 CITY MGR'S REQUEST	%Chg Revised
LOCAL LAW ENFORCEMENT BLOCK GRANT (435)	0	0	0	0	0	0	0	0	0	--
FIREFIGHTERS ASSISTANCE GRANT (436)	489,859	431,178	255,002	216,846	0	0	220,928	205,543	15,386	(93.04)
ENERGY CONSERVATION GRANT (437)	0	0	0	0	0	1,802	1,802	0	1,809	0.39
PUBLIC ACCESS EASEMENT ACQUISITION (450)	0	0	0	0	0	0	0	0	0	--
CARRIAGE TRAILS INFRASTRUCTURE (454)	10,153,735	13,565,755	0	3,420,144	1,333,851	0	648,006	38,004	526,832	(18.70)
WATER FUND (501)	5,307,626	5,353,896	7,795,303	12,734,499	10,480,355	7,723,769	8,720,641	6,569,726	11,076,376	27.01
WATER CONSTRUCTION FUND (502)	85,081	0	0	0	0	0	0	0	0	--
WATER R & I FUND (503)	22,571	15,833	12,500	18,098	19,809	65,834	65,834	61,967	534,900	712.50
WATER UTILITY RESERVE (504)	124,710	1,496,549	3,483,051	12,507,621	139,984	1,070,000	1,505,000	1,162,941	7,642,167	407.79
WATER BOND SERVICE (505)	1,761,628	1,769,123	1,761,085	1,772,798	1,793,878	1,809,800	14,723,800	244,704	1,210,400	(91.78)
WATER BOND RESERVE (506)	0	0	0	0	0	0	0	0	0	--
SEWER FUND (551)	4,090,845	3,936,271	3,192,885	3,877,243	3,761,232	3,604,648	4,691,232	3,511,913	8,861,292	88.89
SEWER ACQUISITION (552)	34,656	290,507	386,366	911,125	688,631	150,834	430,834	96,966	4,382,167	917.14
STORM WATER MANAGEMENT (571)	824,517	1,229,405	759,272	749,211	554,015	660,094	680,199	457,443	718,991	5.70
RECREATION ACTIVITY CENTER (590)	0	0	0	0	0	0	0	0	0	--
FIRE INSURANCE (723)	9,481	32,106	0	0	44,000	3,151	3,151	0	3,151	0.00
UNCLAIMED MONIES (732)	184	1,206	1,833	655	0	18,382	18,382	0	18,383	0.01
PRC-DC AGENCY (801)	0	0	0	0	0	0	0	0	0	--
CASH SURETY (802)	213,000	154,899	232,500	344,000	131,556	225,000	225,000	114,900	225,000	0.00
TOTALS:	**82,735,451**	**95,452,140**	**81,962,854**	**89,860,330**	**92,507,767**	**84,409,921**	**114,355,312**	**60,085,366**	**104,164,682**	(8.91)

CITY OF HUBER HEIGHTS

STATE OF OHIO

ORDINANCE NO. 2021-O-

FOR MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.

BE IT ORDAINED by the City Council of the City of Huber Heights, Ohio:

That to provide for the current expenses and other expenditures of the City of Huber Heights for the fiscal year ending December 31, 2022, the following sums be and are hereby appropriated from the monies in the Treasury of the City of Huber Heights and from the sum certified by the County Auditor to be received from taxation and from other sources.

Section 1. That there be appropriated from the 101 - General Fund:

a)	**Dispatch:**	
	Personnel	1,242,600
	Operations and Capital	84,995
	TOTAL	1,327,595
b)	**Lighting:**	
	Operations and Capital	43,000
	TOTAL	43,000
c)	**Economic Development:**	
	Personnel	231,100
	Operations and Capital	311,850
	TOTAL	542,950
d)	**Planning & Development:**	
	Personnel	491,700
	Operations and Capital	158,400
	TOTAL	650,100
e)	**Engineering:**	
	Personnel	0
	Operations and Capital	0
	TOTAL	0
f)	**Community Services:**	
	Personnel	0
	Operations and Capital	52,500
	TOTAL	52,500
g)	**Central Services:**	
	Personnel	0
	Operations and Capital	568,983
	TOTAL	568,983
h)	**Mayor:**	
	Personnel	14,200
	Operations and Capital	22,000
	TOTAL	36,200

Section 1 (con'td). That there be appropriated from the 101 - General Fund

i)	**Council:**	
	Personnel	326,000
	Operations and Capital	97,500
	TOTAL	423,500
j)	**Management:**	
	Personnel	182,700
	Operations and Capital	38,770
	TOTAL	221,470
k)	**Accounting:**	
	Personnel	336,300
	Operations and Capital	183,625
	TOTAL	519,925
l)	**Taxation:**	
	Personnel	656,000
	Operations and Capital	185,355
	TOTAL	841,355
m)	**Legal:**	
	Operations and Capital	345,000
	TOTAL	345,000
n)	**Information Technology:**	
	Personnel	158,900
	Operations and Capital	278,580
	TOTAL	437,480
o)	**Human Resources:**	
	Personnel	247,800
	Operations and Capital	375,500
	TOTAL	623,300
p)	**Buildings and Grounds**	
	Personnel	64,300
	Operations and Capital	132,000
	TOTAL	196,300
q)	**Court:**	
	Personnel	43,800
	Operations and Capital	24,265
	TOTAL	68,065
r)	**Non-Departmental**	
	Debt Service	196,000
	Transfers	6,088,477
	Advances	0
	TOTAL	6,284,477
GENERAL FUND TOTAL		**13,182,200**

Section 2. That there be appropriated from the 202 - Motor Vehicle Fund:

a)	**Streets**	
	Personnel	191,000
	Operations and Capital	62,579
	TOTAL	253,579
b)	**Non-Departmental**	
	Debt Service	0
	Transfers	0
	Advances	32,840
	TOTAL	32,840
	MOTOR VEHICLE FUND TOTAL	**286,419**

Section 3. That there be appropriated from the 203 - Gasoline Tax Fund:

a)	**Engineering**	
	Operations and Capital	65,000
	TOTAL	65,000
b)	**Streets**	
	Personnel	531,400
	Operations and Capital	1,074,407
	TOTAL	1,605,807
c)	**Non-Departmental**	
	Debt	13,000
	Transfers	320,000
	Advances	425,239
	TOTAL	758,239
	GASOLINE TAX FUND TOTAL	**2,429,046**

Section 4. That there be appropriated from the 207 - Lighting District Fund:

Personnel	41,900
Operations and Capital	348,000
LIGHTING DISTRICT FUND TOTAL	**389,900**

Section 5. That there be appropriated from the 209 –Police Fund:

a)	**Police**	
	Personnel	8,030,400
	Operations and Capital	754,620
	TOTAL	8,785,020
b)	**Management**	
	Personnel	22,100
	Operations and Capital	0
	TOTAL	22,100
c)	**Non-Departmental**	
	Debt Service	217,100
	Transfers	34,920
	Advances	0
	TOTAL	252,020
POLICE FUND TOTAL		**9,059,140**

Section 6. That there be appropriated from the 210 - Fire Fund:

a)	**Fire**	
	Personnel	7,908,100
	Operations and Capital	729,990
	TOTAL	8,638,090
b)	**Management**	
	Personnel	22,100
	Operations and Capital	0
	TOTAL	22,100
c)	**Non-Departmental**	
	Debt Service	0
	Transfers	7,760
	Advances	0
	TOTAL	7,760
FIRE FUND TOTAL		**8,667,950**

Section 7. That there be appropriated from the 211 - Drug Enforcement Fund:

Operations and Capital	4,558
DRUG ENFORCEMENT FUND TOTAL	**4,558**

Section 8. That there be appropriated from the 212 - Law Enforcement Fund:

Operations and Capital	50,749
LAW ENFORCEMENT FUND TOTAL	**50,749**

Section 9. That there be appropriated from the 214 - State Highway Maintenance Fund:

a)	Operations and Capital	44,750
	TOTAL	44,750
b)	**Non-Departmental**	
	Debt Service	76,000
	Transfers	0
	Advance	0
	TOTAL	76,000
	STATE HIGHWAY MNT FUND TOTAL	**120,750**

Section 10. That there be appropriated from the 216 - County Permissive Fund:

Transfers	0
Advances	0
COUNTY PERMISSIVE FUND TOTAL	**0**

Section 11. That there be appropriated from the 217 - City Permissive Fund:

Transfers	91,000
Advances	0
CITY PERMISSIVE FUND TOTAL	**91,000**

Section 12. That there be appropriated from the 218 - Parks & Recreation Fund:

a)	**Senior Center:**	
	Personnel	32,100
	Operations and Capital	27,440
	TOTAL	59,540
b)	**Park & Recreation:**	
	Personnel	278,000
	Operations and Capital	920,159
	TOTAL	1,198,159
c)	**Aquatic Center:**	
	Operations and Capital	132,380
	TOTAL	132,380
d)	**Music Center:**	
	Personnel	34,000
	Operations and Capital	384,850
	TOTAL	418,850
e)	**Non-Departmental**	
	Advances	0
	TOTAL	0
	PARKS & RECREATION FUND TOTAL	**1,808,929**

Section 13. That there be appropriated from the 219 - NatureWorks Grant Fund:

Operations and Capital	0
Advances:	0
NATUREWORKS GRANT FUND TOTAL	**0**

Section 14. That there be appropriated from the 222 – CDBG Fund:

Operations and Capital	0
Advances:	17,000
CDBG FUND TOTAL	**17,000**

Section 15. That there be appropriated from the 226 - Local Street Operating Fund:

a)	**Streets**	
	Personnel	1,399,500
	Operations and Capital	845,886
	TOTAL	2,245,386
b)	**Police**	
	Personnel	0
	TOTAL	0
c)	**Engineering:**	
	Personnel	121,100
	TOTAL	121,100
d)	**Management:**	
	Personnel	76,700
	TOTAL	76,700
e)	**Finance:**	
	Personnel	44,200
	Operations and Capital	20,300
	TOTAL	64,500
f)	**Tax:**	
	Personnel	190,800
	TOTAL	190,800
g)	**Information Technology:**	
	Personnel	27,700
	TOTAL	27,700
h)	**Non-Departmental**	
	Debt Service	90,000
	Transfers	8,730
	Advances	76,620
	TOTAL	175,350
LOCAL STREET OPER. FUND TOTAL		**2,901,536**

Section 16. That there be appropriated from the 238 - Byrne Memorial Grant Fund:

Operations and Capital	36
BYRNE MEM. GRANT FUND TOTAL	**36**

Section 17. That there be appropriated from the 240 – Montgomery County TIF Fund:

a) **Finance:**

	Operations and Capital	1,010,000
	TOTAL	1,010,000
b)	**Non-Departmental**	
	Debt Service:	0
	Transfers:	1,186,875
	Advances:	0
	TOTAL	1,186,875
MONTGOMERY CO. TIF FUND TOTAL		**2,196,875**

Section 18. That there be appropriated from the 242 - Law Enforcement Assistance Grant Fund:

Operations and Capital	163
LAW ENF. ASST. GRANT FUND TOTAL	**163**

Section 19. That there be appropriated from the 243 – Miami County TIF Fund:

a)	**Finance:**	
	Operations and Capital	23,300
	TOTAL	23,300
b)	**Non-Departmental**	
	Transfers:	516,062
	Advances:	0
	TOTAL	516,062
MIAMI CO. TIF FUND TOTAL		**539,362**

Section 20. That there be appropriated from the 244 – Miami County TIF (DEC) Fund:

a)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers:	924,202
	Advances:	0
	TOTAL	924,202
MIAMI CO. TIF (DEC) FUND TOTAL		**924,202**

Section 21. That there be appropriated from the 245 – Miami County West TIF Fund:

a)	**Finance:**	
	Operations and Capital	2,000
	TOTAL	2,000
b)	**Non-Departmental**	
	Transfers:	137,500
	Advances:	0
	TOTAL	137,500
	MIAMI CO. WEST TIF FUND TOTAL	**139,500**

Section 22. That there be appropriated from the 246 – Montgomery County Central TIF Fund:

a)	**Finance:**	
	Operations and Capital	10,000
	TOTAL	10,000
b)	**Non-Departmental**	
	Transfers:	40,000
	Advances:	0
	TOTAL	40,000
	MONT CO. CENTRAL TIF FUND TOTAL	**50,000**

Section 23. That there be appropriated from the 247 – Montgomery County South TIF Fund:

a)	**Finance:**	
	Operations and Capital	34,000
	TOTAL	34,000
b)	**Non-Departmental**	
	Transfers:	85,000
	Advances:	0
	TOTAL	85,000
	MONT CO. SOUTH TIF FUND TOTAL	**119,000**

Section 24. That there be appropriated from the 248 – Miami County North Firehouse TIF Fund:

a)	**Finance:**	
	Operations and Capital	1,000
	TOTAL	1,000
b)	**Non-Departmental**	
	Transfers:	59,550
	Advances:	0
	TOTAL	59,550
	MIAMI CO. NORTH TIF FUND TOTAL	**60,550**

Section 25. That there be appropriated from the 249 – Montgomery County Lexington Place TIF Fund:

a)	**Finance:**	
	Operations and Capital	204,000
	TOTAL	204,000
b)	**Non-Departmental**	
	Transfers:	0
	Advances:	0
	TOTAL	0
	MONT CO. LEX. PL TIF FUND TOTAL	**204,000**

Section 26. That there be appropriated from the 291 – American Rescue Plan Act Fund:

a)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers:	3,821,672
	Advances:	0
	TOTAL	3,821,672
	ARPA FUND TOTAL	**3,821,672**

Section 27. That there be appropriated from the 292 – Shuttered Venue Operating Grant Fund:

a)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers:	1,925,200
	Advances:	0
	TOTAL	1,925,200
	SVOG FUND TOTAL	**1,925,200**

Section 28. That there be appropriated from the 305 - Special Assessment Bond Retirement Fund:

a)	**Finance:**	
	Operations and Capital	70,000
	TOTAL	70,000
b)	**Non-Departmental**	
	Debt Service	1,184,300
	TOTAL	1,184,300
	S.A. BOND RETIREMT FUND TOTAL	**1,254,300**

Section 29. That there be appropriated from the 308 - Bond Retirement Fund:

a)	**Finance:**	
	Operations and Capital	1,000
	TOTAL	1,000
b)	**Non-Departmental**	
	Debt Service	2,865,000
	TOTAL	2,865,000
	G.O. BOND RETIREMT FUND TOTAL	**2,866,000**

Section 30. That there be appropriated from the 406 - Capital Improvement Fund:

a)	**Dispatch**	
	Personnel	236,700
	TOTAL	236,700
b)	**Finance:**	
	Personnel	42,000
	TOTAL	42,000
c)	**Capital**	
	Operations and Capital	837,000
	TOTAL	837,000
d)	**Non-Departmental**	
	Debt Service	518,360
	Transfers	0
	Advances	0
	TOTAL	518,360
	CAPITAL IMPROVEMENT FUND TOTAL	**1,634,060**

Section 31. That there be appropriated from the 410 - Transformative Economic Development Fund:

a)	**Economic Development:**	
	Operations and Capital	176,500
	TOTAL	176,500
b)	**Non-Departmental**	
	Debt	12,150,300
	Transfers	0
	TOTAL	12,150,300
	T.E.D. FUND TOTAL	**12,326,800**

Section 32. That there be appropriated from the 421 - Issue 2 Fund:

a)	**Capital**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers	0
	Advances	0
	TOTAL	0
	ISSUE 2 FUND TOTAL	**0**

Section 33. That there be appropriated from the 427 - ED/GE Capital Improvement Fund:

a)	**Capital**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers	0
	Advances	20,000
	TOTAL	20,000
	ED/GE CAPITAL IMPR. FUND TOTAL	**20,000**

Section 34. That there be appropriated from the 431 - Fire Capital/Equipment Fund:

a)	**Fire:**	
	Operations and Capital	1,601,000
	TOTAL	1,601,000
b)	**Finance:**	
	Operations and Capital	3,700
	TOTAL	3,700
c)	**Non-Departmental**	
	Debt Service	434,400
	Transfers	0
	TOTAL	434,400
	FIRE CAPITAL/EQUIP. FUND TOTAL	**2,039,100**

Section 35. That there be appropriated from the 433 - Local Street Capital Fund:

a)	**Street Capital:**	
	Operations and Capital	1,565,000
	TOTAL	1,565,000
b)	**Finance:**	
	Operations and Capital	17,000
	TOTAL	17,000
c)	**Non-Departmental**	
	Advances	0
	TOTAL	0
	LOCAL STREET CAPITAL FUND TOTAL	**1,582,000**

Section 36. That there be appropriated from the 434 - Federal Equity Sharing Program Fund:

Operations and Capital	44,183
FEDERAL EQUITY FUND TOTAL	**44,183**

Section 37. That there be appropriated from the 436 - Firefighter's Assistance Grant Fund:

a)	**Fire:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Advances	0
	TOTAL	0
FF ASST. GRANT FUND TOTAL		**0**

Section 38. That there be appropriated from the 437 - Energy Conservation Grant Fund:

Operations and Capital	1,808
ENERGY CONS. GRANT FUND TOTAL	**1,808**

Section 39. That there be appropriated from the 454 - Carriage Trails Infrastructure Fund:

a)	**Capital**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Debt Service	0
	Advances	0
	TOTAL	0
CARRIAGE TRAILS INFR. FUND TOTAL		**0**

Section 40. That there be appropriated from the 501 - Water Fund:

a)	**Engineering:**	
	Personnel	219,800
	Operations and Capital	3,552,088
	TOTAL	3,771,888
b)	**Fire:**	
	Personnel	30,500
	TOTAL	30,500
c)	**Management:**	
	Personnel	197,400
	TOTAL	197,400
d)	**Finance:**	
	Personnel	155,300
	Operations and Capital	27,471
	TOTAL	182,771
e)	**Information Technology:**	
	Personnel	66,100
	TOTAL	66,100
f)	**Non-Departmental**	
	Debt Service	1,307,700
	Transfers	2,909,000
	Advances	21,900
	TOTAL	4,238,600
WATER FUND TOTAL		**8,487,259**

Section 41. That there be appropriated from the 503 - Renewal & Improvement Fund:

Operations and Capital	72,167
WATER R&I FUND TOTAL	**72,167**

Section 42. That there be appropriated from the 504 - Water Utility Reserve Fund:

a)	**Capital**	
	Operations and Capital	4,570,000
	TOTAL	4,570,000
b)	**Non-Departmental**	
	Debt Service	0
	Advances	0
	TOTAL	0
WATER UTILITY RES. FUND TOTAL		**4,570,000**

Section 43. That there be appropriated from the 505 - Water Bond Service Fund:

a)	**Capital**	
	Operations and Capital	5,000
	TOTAL	5,000
b)	**Non-Departmental**	
	Debt Service	1,205,400
	Transfers	0
	TOTAL	1,205,400
	WATER BOND SERVICE FUND TOTAL	**1,210,400**

Section 44. That there be appropriated from the 551 - Sewer Fund:

a)	**Engineering:**	
	Personnel	219,800
	Operations and Capital	3,670,895
	TOTAL	3,890,695
b)	**Management:**	
	Personnel	197,400
	TOTAL	197,400
c)	**Finance:**	
	Personnel	155,300
	Operations and Capital	21,000
	TOTAL	176,300
d)	**Information Technology:**	
	Personnel	66,100
	TOTAL	66,100
e)	**Non-Departmental**	
	Debt Service	20,900
	Transfers	4,455,167
	Advances	54,730
	TOTAL	4,530,797
	SEWER FUND TOTAL	**8,861,292**

Section 45. That there be appropriated from the 552 - Sewer Acquisition/Capital Fund:

Operations and Capital	4,382,167
SEWER ACQ./CAPITAL FUND TOTAL	**4,382,167**

Section 46. That there be appropriated from the 571 - Storm Water Management Fund:

a)	**Engineering:**	
	Personnel	63,600
	Operations and Capital	0
	TOTAL	63,600
b)	**Streets:**	
	Personnel	269,700
	Operations and Capital	124,450
	TOTAL	394,150
c)	**Management:**	
	Personnel	51,500
	TOTAL	51,500
d)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
e)	**Capital:**	
	Operations and Capital	176,901
	TOTAL	176,901
f)	**Non-Departmental:**	
	Transfers	0
	Advances	32,840
	TOTAL	32,840
	STORM WATER FUND TOTAL	**718,991**

Section 47. That there be appropriated from the 723 - Fire Insurance Fund:

a)	**Capital**	
	Operations and Capital	3,151
	TOTAL	3,151
b)	**Non-Departmental**	
	Transfers	0
	Advances	0
	TOTAL	0
	FIRE INSURANCE FUND TOTAL	**3,151**

Section 48. That there be appropriated from the 732 - Unclaimed Money Fund:

Operations and Capital	18,382
UNCLAIMED MONEY FUND TOTAL	**18,382**

Section 49. That there be appropriated from the 802 - Cash Surety Fund:

Operations and Capital	225,000
CASH SURETY FUND TOTAL	**225,000**

The Total of All Appropriations Shall Be:	**99,306,797**

Section 50. The Director of Finance shall have authority to move money from one line item to another within the General or within any other fund upon written direction from the City Manager, and without need of additional legislation.

Section 51. The Director of Finance is hereby authorized to draw checks on the City Treasury for payment from any of the foregoing appropriations upon receiving certificates and invoices therefore, approved by authorized officers of the City; provided that no checks shall be drawn or paid for salaries, wages, or other payments except as shall be authorized in accordance with law or ordinance.

Section 52. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 53. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____Yeas; _____Nays.

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

CITY OF HUBER HEIGHTS

STATE OF OHIO

ORDINANCE NO. 2021-O-

FOR MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2022, AND ENDING DECEMBER 31, 2022.

BE IT ORDAINED by the City Council of the City of Huber Heights, Ohio:

That to provide for the current expenses and other expenditures of the City of Huber Heights for the fiscal year ending December 31, 2022, the following sums be and are hereby appropriated from the monies in the Treasury of the City of Huber Heights and from the sum certified by the County Auditor to be received from taxation and from other sources.

Section 1. That there be appropriated from the 101 - General Fund:

a)	**Dispatch:**	
	Personnel	1,243,800
	Operations and Capital	84,995
	TOTAL	1,328,795
b)	**Lighting:**	
	Operations and Capital	43,000
	TOTAL	43,000
c)	**Economic Development:**	
	Personnel	231,100
	Operations and Capital	311,850
	TOTAL	542,950
d)	**Planning & Development:**	
	Personnel	491,700
	Operations and Capital	158,400
	TOTAL	650,100
e)	**Engineering:**	
	Personnel	0
	Operations and Capital	0
	TOTAL	0
f)	**Community Services:**	
	Personnel	0
	Operations and Capital	52,500
	TOTAL	52,500
g)	**Central Services:**	
	Personnel	0
	Operations and Capital	568,983
	TOTAL	568,983
h)	**Mayor:**	
	Personnel	14,200
	Operations and Capital	22,000
	TOTAL	36,200

Section 1 (con'td). That there be appropriated from the 101 - General Fund

i)	**Council:**	
	Personnel	326,000
	Operations and Capital	97,500
	TOTAL	423,500
j)	**Management:**	
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	Operations and Capital	38,770
	TOTAL	221,470
k)	**Accounting:**	
	Personnel	336,300
	Operations and Capital	183,625
	TOTAL	519,925
l)	**Taxation:**	
	Personnel	656,000
	Operations and Capital	185,355
	TOTAL	841,355
m)	**Legal:**	
	Operations and Capital	385,000
	TOTAL	385,000
n)	**Information Technology:**	
	Personnel	158,900
	Operations and Capital	278,580
	TOTAL	437,480
o)	**Human Resources:**	
	Personnel	257,900
	Operations and Capital	375,500
	TOTAL	633,400
p)	**Buildings and Grounds**	
	Personnel	64,300
	Operations and Capital	132,000
	TOTAL	196,300
q)	**Court:**	
	Personnel	43,800
	Operations and Capital	24,265
	TOTAL	68,065
r)	**Non-Departmental**	
	Debt Service	196,000
	Transfers	6,088,477
	Advances	0
	TOTAL	6,284,477
GENERAL FUND TOTAL		**13,233,500**

Section 2. That there be appropriated from the 202 - Motor Vehicle Fund:

a)	**Streets**	
	Personnel	191,000
	Operations and Capital	62,579
	TOTAL	253,579
b)	**Non-Departmental**	
	Debt Service	0
	Transfers	0
	Advances	32,840
	TOTAL	32,840
	MOTOR VEHICLE FUND TOTAL	**286,419**

Section 3. That there be appropriated from the 203 - Gasoline Tax Fund:

a)	**Engineering**	
	Operations and Capital	65,000
	TOTAL	65,000
b)	**Streets**	
	Personnel	531,400
	Operations and Capital	1,074,407
	TOTAL	1,605,807
c)	**Non-Departmental**	
	Debt	0
	Transfers	320,000
	Advances	425,239
	TOTAL	745,239
	GASOLINE TAX FUND TOTAL	**2,416,046**

Section 4. That there be appropriated from the 207 - Lighting District Fund:

Personnel	41,900
Operations and Capital	348,000
LIGHTING DISTRICT FUND TOTAL	**389,900**

Section 5. That there be appropriated from the 209 –Police Fund:

a)	**Police**	
	Personnel	8,030,400
	Operations and Capital	754,620
	TOTAL	8,785,020
b)	**Management**	
	Personnel	22,100
	Operations and Capital	0
	TOTAL	22,100

Section 5 (con'td). That there be appropriated from the 209 - Police Fund

c)	**Non-Departmental**	
	Debt Service	217,100
	Transfers	34,920
	Advances	0
	TOTAL	252,020
POLICE FUND TOTAL		**9,059,140**

Section 6. That there be appropriated from the 210 - Fire Fund:

a)	**Fire**	
	Personnel	7,905,500
	Operations and Capital	729,990
	TOTAL	8,635,490
b)	**Management**	
	Personnel	22,100
	Operations and Capital	0
	TOTAL	22,100
c)	**Non-Departmental**	
	Debt Service	0
	Transfers	7,760
	Advances	0
	TOTAL	7,760
FIRE FUND TOTAL		**8,665,350**

Section 7. That there be appropriated from the 211 - Drug Enforcement Fund:

Operations and Capital	4,608
DRUG ENFORCEMENT FUND TOTAL	**4,608**

Section 8. That there be appropriated from the 212 - Law Enforcement Fund:

Operations and Capital	53,921
LAW ENFORCEMENT FUND TOTAL	**53,921**

Section 9. That there be appropriated from the 214 - State Highway Maintenance Fund:

a)	Operations and Capital	44,750
	TOTAL	44,750

Section 9 (con'td). That there be appropriated from the 214 - State Highway Maintenance Fund

b)	**Non-Departmental**	
	Debt Service	76,000
	Transfers	0
	Advance	0
	TOTAL	76,000
STATE HIGHWAY MNT FUND TOTAL		**120,750**

Section 10. That there be appropriated from the 216 - County Permissive Fund:

Transfers	0
Advances	0
COUNTY PERMISSIVE FUND TOTAL	**0**

Section 11. That there be appropriated from the 217 - City Permissive Fund:

Transfers	91,000
Advances	0
CITY PERMISSIVE FUND TOTAL	**91,000**

Section 12. That there be appropriated from the 218 - Parks & Recreation Fund:

a)	**Senior Center:**	
	Personnel	32,100
	Operations and Capital	77,440
	TOTAL	109,540
b)	**Park & Recreation:**	
	Personnel	278,000
	Operations and Capital	935,159
	TOTAL	1,213,159
c)	**Aquatic Center:**	
	Operations and Capital	291,880
	TOTAL	291,880
d)	**Music Center:**	
	Personnel	34,000
	Operations and Capital	419,850
	TOTAL	453,850
e)	**Non-Departmental**	
	Advances	0
	TOTAL	0
PARKS & RECREATION FUND TOTAL		**2,068,429**

Section 13. That there be appropriated from the 219 - NatureWorks Grant Fund:

Operations and Capital	0
Advances:	0
NATUREWORKS GRANT FUND TOTAL	**0**

Section 14. That there be appropriated from the 222 – CDBG Fund:

Operations and Capital	0

Transfers	107,000
Advances	17,000
CDBG FUND TOTAL	**124,000**

Section 15. That there be appropriated from the 226 - Local Street Operating Fund:

a)	**Streets**	
	Personnel	1,399,500
	Operations and Capital	845,886
	TOTAL	2,245,386
b)	**Police**	
	Personnel	0
	TOTAL	0
c)	**Engineering:**	
	Personnel	121,100
	TOTAL	121,100
d)	**Management:**	
	Personnel	76,700
	TOTAL	76,700
e)	**Finance:**	
	Personnel	44,200
	Operations and Capital	20,300
	TOTAL	64,500
f)	**Tax:**	
	Personnel	190,800
	TOTAL	190,800
g)	**Information Technology:**	
	Personnel	27,700
	TOTAL	27,700
h)	**Non-Departmental**	
	Debt Service	90,000
	Transfers	8,730
	Advances	76,620
	TOTAL	175,350
LOCAL STREET OPER. FUND TOTAL		**2,901,536**

Section 16. That there be appropriated from the 238 - Byrne Memorial Grant Fund:

Operations and Capital	36
BYRNE MEM. GRANT FUND TOTAL	**36**

Section 17. That there be appropriated from the 240 – Montgomery County TIF Fund:

a)	**Finance:**	
	Operations and Capital	1,010,000
	TOTAL	1,010,000

Section 17 (con'td). That there be appropriated from the 240 - Montgomery County TIF Fund

b)	**Non-Departmental**	
	Debt Service:	0
	Transfers:	1,186,875
	Advances:	0
	TOTAL	1,186,875
MONTGOMERY CO. TIF FUND TOTAL		**2,196,875**

Section 18. That there be appropriated from the 242 - Law Enforcement Assistance Grant Fund:

Operations and Capital	164
LAW ENF. ASST. GRANT FUND TOTAL	**164**

Section 19. That there be appropriated from the 243 – Miami County TIF Fund:

a)	**Finance:**	
	Operations and Capital	23,300
	TOTAL	23,300
b)	**Non-Departmental**	
	Transfers:	516,062
	Advances:	0
	TOTAL	516,062
MIAMI CO. TIF FUND TOTAL		**539,362**

Section 20. That there be appropriated from the 244 – Miami County TIF (DEC) Fund:

a)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers:	924,202
	Advances:	0
	TOTAL	924,202
MIAMI CO. TIF (DEC) FUND TOTAL		**924,202**

Section 21. That there be appropriated from the 245 – Miami County West TIF Fund:

a)	**Finance:**	
	Operations and Capital	2,000
	TOTAL	2,000
b)	**Non-Departmental**	
	Transfers:	137,500
	Advances:	0
	TOTAL	137,500
MIAMI CO. WEST TIF FUND TOTAL		**139,500**

Section 22. That there be appropriated from the 246 – Montgomery County Central TIF Fund:

a) **Finance:**

	Operations and Capital	10,000
	TOTAL	10,000
b)	**Non-Departmental**	
	Transfers:	40,000
	Advances:	0
	TOTAL	40,000
	MONT CO. CENTRAL TIF FUND TOTAL	**50,000**

Section 23. That there be appropriated from the 247 – Montgomery County South TIF Fund:

a)	**Finance:**	
	Operations and Capital	34,000
	TOTAL	34,000
b)	**Non-Departmental**	
	Transfers:	85,000
	Advances:	0
	TOTAL	85,000
	MONT CO. SOUTH TIF FUND TOTAL	**119,000**

Section 24. That there be appropriated from the 248 – Miami County North Firehouse TIF Fund:

a)	**Finance:**	
	Operations and Capital	1,000
	TOTAL	1,000
b)	**Non-Departmental**	
	Transfers:	59,550
	Advances:	0
	TOTAL	59,550
	MIAMI CO. NORTH TIF FUND TOTAL	**60,550**

Section 25. That there be appropriated from the 249 – Montgomery County Lexington Place TIF Fund:

a)	**Finance:**	
	Operations and Capital	204,000
	TOTAL	204,000
b)	**Non-Departmental**	
	Transfers:	0
	Advances:	0
	TOTAL	0
	MONT CO. LEX. PL TIF FUND TOTAL	**204,000**

Section 26. That there be appropriated from the 291 – American Rescue Plan Act Fund:

a)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers:	3,876,672
	Advances:	0
	TOTAL	3,876,672
	ARPA FUND TOTAL	**3,876,672**

Section 27. That there be appropriated from the 292 – Shuttered Venue Operating Grant Fund:

a)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers:	0
	Advances:	0
	TOTAL	0
	SVOG FUND TOTAL	**0**

Section 28. That there be appropriated from the 305 - Special Assessment Bond Retirement Fund:

a)	**Finance:**	
	Operations and Capital	70,000
	TOTAL	70,000
b)	**Non-Departmental**	
	Debt Service	1,182,400
	TOTAL	1,182,400
	S.A. BOND RETIREMT FUND TOTAL	**1,252,400**

Section 29. That there be appropriated from the 308 - Bond Retirement Fund:

a)	**Finance:**	
	Operations and Capital	1,000
	TOTAL	1,000
b)	**Non-Departmental**	
	Debt Service	2,865,000
	TOTAL	2,865,000
	G.O. BOND RETIREMT FUND TOTAL	**2,866,000**

Section 30. That there be appropriated from the 406 - Capital Improvement Fund:

a)	**Dispatch**	
	Personnel	237,000
	TOTAL	237,000

Section 30 (con'td). That there be appropriated from the 406 - Capital Improvement Fund

b)	**Finance:**	
	Personnel	42,000
	TOTAL	42,000
c)	**Capital**	
	Operations and Capital	729,100
	TOTAL	729,100
d)	**Non-Departmental**	
	Debt Service	518,360
	Transfers	0
	Advances	0
	TOTAL	518,360
	CAPITAL IMPROVEMENT FUND TOTAL	**1,526,460**

Section 31. That there be appropriated from the 410 - Transformative Economic Development Fund:

a)	**Economic Development:**	
	Operations and Capital	176,500
	TOTAL	176,500
b)	**Non-Departmental**	
	Debt	11,907,500
	Transfers	0
	TOTAL	11,907,500
	T.E.D. FUND TOTAL	**12,084,000**

Section 32. That there be appropriated from the 421 - Issue 2 Fund:

a)	**Capital**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers	0
	Advances	0
	TOTAL	0
	ISSUE 2 FUND TOTAL	**0**

Section 33. That there be appropriated from the 427 - ED/GE Capital Improvement Fund:

a)	**Capital**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers	0
	Advances	20,000
	TOTAL	20,000
	ED/GE CAPITAL IMPR. FUND TOTAL	**20,000**

Section 34. That there be appropriated from the 431 - Fire Capital/Equipment Fund:

a)	**Fire:**	
	Operations and Capital	1,601,000
	TOTAL	1,601,000
b)	**Finance:**	
	Operations and Capital	3,700
	TOTAL	3,700
c)	**Non-Departmental**	
	Debt Service	434,400
	Transfers	0
	TOTAL	434,400
	FIRE CAPITAL/EQUIP. FUND TOTAL	**2,039,100**

Section 35. That there be appropriated from the 433 - Local Street Capital Fund:

a)	**Street Capital:**	
	Operations and Capital	1,565,000
	TOTAL	1,565,000
b)	**Finance:**	
	Operations and Capital	17,000
	TOTAL	17,000
c)	**Non-Departmental**	
	Advances	0
	TOTAL	0
	LOCAL STREET CAPITAL FUND TOTAL	**1,582,000**

Section 36. That there be appropriated from the 434 - Federal Equity Sharing Program Fund:

	Operations and Capital	52,908
	FEDERAL EQUITY FUND TOTAL	**52,908**

Section 37. That there be appropriated from the 436 - Firefighter's Assistance Grant Fund:

a)	**Fire:**	
	Operations and Capital	0
	TOTAL	0
b)	**Non-Departmental**	
	Transfers	15,386
	Advances	0
	TOTAL	15,386
	FF ASST. GRANT FUND TOTAL	**15,386**

Section 38. That there be appropriated from the 437 - Energy Conservation Grant Fund:

	Operations and Capital	1,809
	ENERGY CONS. GRANT FUND TOTAL	**1,809**

Section 39. That there be appropriated from the 454 - Carriage Trails Infrastructure Fund:

a)	**Capital**	
	Operations and Capital	0
	TOTAL	0

b)	**Non-Departmental**	
	Debt Service	0
	Advances	526,832
	TOTAL	526,832
CARRIAGE TRAILS INFR. FUND TOTAL		**526,832**

Section 40. That there be appropriated from the 501 - Water Fund:

a)	**Engineering:**	
	Personnel	219,800
	Operations and Capital	3,652,088
	TOTAL	3,871,888
b)	**Fire:**	
	Personnel	30,500
	TOTAL	30,500
c)	**Management:**	
	Personnel	197,400
	TOTAL	197,400
d)	**Finance:**	
	Personnel	155,300
	Operations and Capital	27,471
	TOTAL	182,771
e)	**Information Technology:**	
	Personnel	66,100
	TOTAL	66,100
f)	**Non-Departmental**	
	Debt Service	1,283,550
	Transfers	5,422,267
	Advances	21,900
	TOTAL	6,727,717
WATER FUND TOTAL		**11,076,376**

Section 41. That there be appropriated from the 503 - Renewal & Improvement Fund:

Operations and Capital	534,900
WATER R&I FUND TOTAL	**534,900**

Section 42. That there be appropriated from the 504 - Water Utility Reserve Fund:

a)	**Capital**	
	Operations and Capital	7,642,167
	TOTAL	7,642,167

Section 42 (con'td). That there be appropriated from the 504 - Water Utility Reserve Fund

b)	**Non-Departmental**	
	Debt Service	0
	Advances	0
	TOTAL	0
WATER UTILITY RES. FUND TOTAL		**7,642,167**

Section 43. That there be appropriated from the 505 - Water Bond Service Fund:

a)	**Capital**	
	Operations and Capital	5,000
	TOTAL	5,000
b)	**Non-Departmental**	
	Debt Service	1,205,400
	Transfers	0
	TOTAL	1,205,400
WATER BOND SERVICE FUND TOTAL		**1,210,400**

Section 44. That there be appropriated from the 551 - Sewer Fund:

a)	**Engineering:**	
	Personnel	219,800
	Operations and Capital	3,670,895
	TOTAL	3,890,695
b)	**Management:**	
	Personnel	197,400
	TOTAL	197,400
c)	**Finance:**	
	Personnel	155,300
	Operations and Capital	21,000
	TOTAL	176,300
d)	**Information Technology:**	
	Personnel	66,100
	TOTAL	66,100
e)	**Non-Departmental**	
	Debt Service	20,900
	Transfers	4,455,167
	Advances	54,730
	TOTAL	4,530,797
SEWER FUND TOTAL		**8,861,292**

Section 45. That there be appropriated from the 552 - Sewer Acquisition/Capital Fund:

Operations and Capital	4,382,167
SEWER ACQ./CAPITAL FUND TOTAL	**4,382,167**

Section 46. That there be appropriated from the 571 - Storm Water Management Fund:

a)	**Engineering:**	
	Personnel	63,600
	Operations and Capital	0
	TOTAL	63,600
b)	**Streets:**	
	Personnel	269,700
	Operations and Capital	124,450
	TOTAL	394,150
c)	**Management:**	
	Personnel	51,500
	TOTAL	51,500
d)	**Finance:**	
	Operations and Capital	0
	TOTAL	0
e)	**Capital:**	
	Operations and Capital	176,901
	TOTAL	176,901
f)	**Non-Departmental:**	
	Transfers	0
	Advances	32,840
	TOTAL	32,840
	STORM WATER FUND TOTAL	**718,991**

Section 47. That there be appropriated from the 723 - Fire Insurance Fund:

a)	**Capital**	
	Operations and Capital	3,151
	TOTAL	3,151
b)	**Non-Departmental**	
	Transfers	0
	Advances	0
	TOTAL	0
	FIRE INSURANCE FUND TOTAL	**3,151**

Section 48. That there be appropriated from the 732 - Unclaimed Money Fund:

Operations and Capital	18,383
UNCLAIMED MONEY FUND TOTAL	**18,383**

Section 49. That there be appropriated from the 802 - Cash Surety Fund:

Operations and Capital	225,000
CASH SURETY FUND TOTAL	**225,000**

The Total of All Appropriations Shall Be:	**104,164,682**

Section 50. The Director of Finance shall have authority to move money from one line item to another within the General or within any other fund upon written direction from the City Manager, and without need of additional legislation.

Section 51. The Director of Finance is hereby authorized to draw checks on the City Treasury for payment from any of the foregoing appropriations upon receiving certificates and invoices therefore, approved by authorized officers of the City; provided that no checks shall be drawn or paid for salaries, wages, or other payments except as shall be authorized in accordance with law or ordinance.

Section 52. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 53. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____Yeas; _____Nays.

Effective Date:

AUTHENTICATION:

_____ _____

Clerk of Council Mayor

_____ _____

Date Date

AI-8072 **New Business A.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Board of Zoning Appeals Reappointment - E. Newby

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Motion To Reappoint Eva Newby To The Board Of Zoning Appeals For A Term Ending January 31, 2027.

Purpose and Background

City Staff recommend the reappointment of Eva Newby to the Board of Zoning Appeals for a term ending January 31, 2027. The current term expires on January 31, 2022.

An updated background check was completed for Ms. Newby by Human Resources.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8073 **New Business B.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Planning Commission Reappointment - C. Thomas

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Motion To Reappoint Cheryl Thomas To The Planning Commission For A Term Ending January 31, 2027.

Purpose and Background

City Staff recommend the reappointment of Cheryl Thomas to the Planning Commission for a term ending January 31, 2027. The current term expires on January 31, 2022.

An updated background check was completed for Ms. Thomas by Human Resources.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8074 **New Business C.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Tax Review Board Reappointment - D. Steck

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Motion To Reappoint Diana Steck To The Tax Review Board For A Term Ending December 31, 2023.

Purpose and Background

City Staff recommend the reappointment of Diana Steck to the Tax Review Board for a term ending December 31, 2023. The current term expires on December 31, 2021.

An updated background check was completed for Ms. Steck with Human Resources.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8075 **New Business D.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

2022 MVRPC Appointments

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Motion To Designate Nancy Byrge As The City Representative And Don Webb As The Alternate City Representative To The Miami Valley Regional Planning Commission (MVRPC) And To Designate Russ Bergman As The City Representative And Bryan Chodkowski As The Alternate City Representative To The Miami Valley Regional Planning Commission (MVRPC) Technical Advisory Committee For 2022.

Purpose and Background

Each year, City Council must make appointments for City representatives to the Miami Valley Regional Planning Commission (MVRPC). City Council appoints one representative and one alternate representative from members of Council to the MVRPC. City Council also appoints City Engineer Russ Bergman as a representative and another City Staff as an alternate representative to the MVRPC TEC Advisory Committee.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8084 **New Business E.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

2022 First Suburbs Consortium

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Motion To Designate Anita Kitchen As A City Representative And Richard Shaw As The Alternate City Representative To The First Tier Suburbs Consortium For 2022.

Purpose and Background

Each year, City Council must make appointments for City representatives to the First Suburbs Consortium. City Council appoints two representatives and one alternate representative from the members of Council to the First Suburbs Consortium. There is still one vacancy for a City representative to the First Suburbs Consortium.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8077 **New Business F.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Liquor Permits - Speedway, LLC - Various Locations

Submitted By: Anthony Rodgers

Department: City Council

Type of Liquor Permit: Other

Motion/Ordinance/ Resolution No.:

Agenda Item Description

A Motion To Direct The Clerk Of Council To Respond To The Ohio Division Of Liquor Control With No Objections In Reference To The Applications For Change Of LLC Membership Interests For Speedway, LLC Locations At 6000 Brandt Pike, 6385 Chambersburg Road, 6498 Old Troy Pike, And 8134 Old Troy Pike In Huber Heights, Ohio 45424.

Review and Comments - Police Division

The Police Division has no objections to the Applications For Change Of LLC Membership Interests.

Review and Comments - Fire Division

The Fire Division has no objections to the Applications For Change Of LLC Membership Interests.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Liquor Permits

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189941350 PERMIT NUMBER	STCK TYPE	SPEEDWAY LLC DBA SPEEDWAY 9903 6000 BRANDT PK HUBER HEIGHTS OHIO 45424
ISSUE DATE		
05 17 2021 FILING DATE		
C1 C2 PERMIT CLASSES		
57 TAX DISTRICT / 083 / A / F26784 RECEIPT NO.		

FROM 11/23/2021

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT / RECEIPT NO.		

MAILED 11/23/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 12/27/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES A STCK 8418994-1350
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐
DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)
☐ Clerk of City Council
☐ Township Fiscal Officer

CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424

DLC 4052

REV. 03/09

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
http://www.com.ohio.gov/liqr

APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS

PROCESSING FEE $100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name	Permit Premises Address
Speedway LLC	Every Location in Ohio
Liquor Permit Number(s) / Federal Tax ID Number: 31-1331430	

Email Address: licensing@speedway.com

Attorney's Name, Address and Telephone Number (If represented):

Richard Blau c/o GrayRobinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602, 813-273-5000

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PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carma Eckard Duffy	SSN: 178-78-3792	Treasurer	☒ Managing Member ☐ Voting interest ____% ☐ Membership interest ____%	11-6-1974
2)			☐ Managing Member ☐ Voting interest ____% ☐ Membership interest ____%	
3)			☐ Managing Member ☐ Voting interest ____% ☐ Membership interest ____%	
4)			☐ Managing Member ☐ Voting interest ____% ☐ Membership interest ____%	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

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NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189941410 PERMIT NUMBER	STCK TYPE	SPEEDWAY LLC DBA SPEEDWAY 1131 6385 CHAMBERSBURG RD HUBER HGTS OHIO 45424
ISSUE DATE		
05 17 2021 FILING DATE		
C1 C2 D6 PERMIT CLASSES		
57 TAX DISTRICT / 083 / A / F26785 RECEIPT NO.		

FROM 11/23/2021

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT /	/ RECEIPT NO.	

MAILED 11/23/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 12/27/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES A STCK 8418994-1410
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

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APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE $100.00
CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

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Permit Holder Name:
Speedway LLC

Permit Premises Address:
Every Location in Ohio

Liquor Permit Number(s):

Federal Tax ID Number:
31-1551430

Email Address: licensing@speedway.com

Attorney's Name, Address and Telephone Number (If represented):
Richard Blau c/o GrayRobinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602, 813-273-5000

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Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

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6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189941445 PERMIT NUMBER	STCK TYPE	SPEEDWAY LLC DBA SPEEDWAY 5081 6498 OLD TROY PIKE HUBER HGTS OHIO 45424
ISSUE DATE		
05 17 2021 FILING DATE		
C2 C2X PERMIT CLASSES		
57 TAX DISTRICT / 083 / A / F26783 RECEIPT NO.		

FROM 11/23/2021

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT /	/ RECEIPT NO.	

MAILED 11/23/2021

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(TRANSACTION & NUMBER)

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APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS

PROCESSING FEE $100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

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Liquor Permit Number(s):	Federal Tax ID Number:
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Email Address: licensing@speedway.com

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(614)644-2360 FAX(614)644-3166

TO

84189941510 PERMIT NUMBER / STCK TYPE	SPEEDWAY LLC DBA SPEEDWAY 8241 8134 OLD TROY PIKE HUBER HGTS OHIO 45424
ISSUE DATE: 05 17 2021 FILING DATE	
PERMIT CLASSES: C1 C2	
TAX DISTRICT: 57 083 A / RECEIPT NO.: F26782	

FROM 11/23/2021

PERMIT NUMBER / TYPE	
ISSUE DATE	
FILING DATE	
PERMIT CLASSES	
TAX DISTRICT / RECEIPT NO.	

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AI-8079 **New Business G.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Interim City Manager Appointment

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Approving An Agreement With Bryan Chodkowski Regarding The Position Of Interim City Manager Of The City Of Huber Heights.
(first reading)

Purpose and Background

This agenda item is for the City Council to discuss and consider the appointment of Bryan Chodkowski as Interim City Manager.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

APPROVING AN AGREEMENT WITH BRYAN CHODKOWSKI REGARDING THE POSITION OF INTERIM CITY MANAGER OF THE CITY OF HUBER HEIGHTS.

WHEREAS, the City Council desires to appoint Bryan Chodkowski as Interim City Manager of the City of Huber Heights; and

WHEREAS, the City and Bryan Chodkowski desire to set forth their mutual agreement as to the appointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. Bryan Chodkowski is hereby appointed as Interim City Manager of the City of Huber Heights.

Section 2. The Mayor is hereby authorized and directed to enter into an agreement with Bryan Chodkowski regarding the position of Interim City Manager substantially upon the terms set forth in the agreement attached hereto as Exhibit A.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

EXHIBIT A

INTERIM CITY MANAGER AGREEMENT

This Agreement is made by and between the City of Huber Heights, Ohio (City) and Bryan Chodkowski (Chodkowski) this 14th day of December 2021.

WHEREAS, in Resolution No. 2021-R-_____, Chodkowski was appointed Interim City Manager of the City of Huber Heights; and

WHEREAS, the City and Chodkowski desire to set forth their mutual agreement as to the appointment.

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

1. Chodkowski, currently the Assistant City Manager, shall also serve in the capacity as Interim City Manager of the City of Huber Heights to perform all of the duties and responsibilities of the Office of City Manager. The appointment to Interim City Manager is temporary and on an at will basis. Chodkowski shall serve at the pleasure of City Council and may be terminated as Interim City Manager at any time, for any reason, or no reason whatsoever. Should Chodkowski cease being Interim City Manager for any reason, he will continue in his position as Assistant City Manager under the terms and conditions existing prior to his assignment as Interim City Manager in accordance with the provisions of the City Charter and the most current version of the City of Huber Heights Employee Manual. Should Chodkowski decide to resign his appointment as Interim City Manager, he shall provide the City thirty (30) days notice in advance of the effective date of said resignation. Chodkowski's resignation from the appointed position of Interim City Manager shall not constitute, nor be construed as, his resignation from his position as Assistant City Manager.

2. For compensation during the time Chodkowski is serving as Interim City Manager/Assistant City Manager, his salary shall be One Hundred Seventy-Five Thousand Dollars per year payable in installments at the same time as employees of the City are paid. The pay increase shall be retroactive to November 18, 2021.

3. Chodkowski shall maintain all benefits for which he is currently entitled to as Assistant City Manager. In accordance with this section of the agreement, the City shall not unreasonably deny or withhold approval for Chodkowski's participation in the City's Educational Assistance benefit as outline within the most current version of the City of Huber Heights Employee Manual.

4. Chodkowski will support the Constitution of the United States, the Constitution of the State of Ohio, the Charter and all ordinances of the City of Huber Heights Ohio and will at all times faithfully, honestly and impartially discharge the duties of the office of Interim City Manager to the best of his abilities.

5. This Agreement sets forth and establishes the entire understanding between the City and Chodkowski relating to the appointment of Chodkowski as Interim City Manager. Any prior discussions or representations by or between the parties are rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this Agreement during the term of the Agreement. Such amendments shall be incorporated and made part of the Agreement.

6. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Chodkowski. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

Bryan Chodkowski	Mayor Jeff Gore

AI-8078 **New Business H.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

Ordinance Review Commission Recommendations - City Code Amendments - Part One - Administrative Code

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance Amending Certain Sections Of Part One, Administrative Code, Of The City Code Of Huber Heights.
(first reading)

Purpose and Background

This agenda item is to review and approve the recommendations for amendments to Part One - Administrative Code of the City Code made by the Ordinance Review Commission as outlined in the attached ordinance.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

ORC Worksheet - Part One - Administrative Code

Ordinance

CITY OF HUBER HEIGHTS
ORDINANCE REVIEW COMMISSION
PART ONE - ADMINISTRATIVE CODE - WORKSHEET

Legislation/ Code Section	Date of Review/ Action	Action Taken	Notes
101.02 General Definitions	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review general definitions to ensure the definitions are current with Ohio Revised Code. Law Director to determine if statement needs to be added regarding automatic updates as definitions are changed in the Ohio Revised Code. Law Director to determine if definition for "officer" should be added. Law Director reviewed section and made suggestions for changes to several definitions which were approved as a recommendation for update by the ORC at the 12/16/20 meeting. Law Director determined that a statement regarding automatic updates as definitions are changed in the Ohio Revised Code was not needed. Law Director determined a definition for "officer" was not needed. ORC concurred with these determinations at 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
101.03 Rules of Construction	11/18/20	☐ Repeal ☐ Rescind ☐ Amend/Revise ☐ Add ☐ Needs Law Director Review X No Further Action Needed	Law Director to review section for changes. Law Director reviewed section for changes and determined that no changes were needed for this section. Status: NO FURTHER ACTION NEEDED ON THIS ITEM
101.99 General Penalty	11/18/20	☐ Repeal ☐ Rescind ☐ Amend/Revise ☐ Add ☐ Needs Law Director Review X No Further Action Needed	Law Director to review last sentence of the section to determine if what constitutes a "day" needs to be defined. Law Director reviewed section for changes and determined that no changes were needed for this section. Status: NO FURTHER ACTION NEEDED ON THIS ITEM
103 City Flag	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise X Add ☐ Needs Law Director Review	Clerk of Council had planned to add City flag legislation to City Code for codification by Municode. There was never any legislation adopting the City flag; only a motion passed by City Council. ORC concurred with adding it to the City Code at 01/20/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
105 Wards	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	The entire chapter needs to be rewritten and revised after receipt of 2020 U.S. Census data. City Council to determine process for the ward redrawing/redistricting. Status: NO FURTHER ACTION NEEDED ON THIS ITEM/CITY COUNCIL WILL REVISE CITY WARDS BASED ON 2020 U.S. CENSUS DATA

107.01 Dates – Primary Elections	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review section to determine if clarification is needed that the City's primary elections are held on the same date established for conducting primary elections in the State of Ohio. Law Director reviewed section and made suggestions for changes to language in section which were approved as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
109 State of Emergency	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	The entire chapter needs to be reviewed to ensure that it is adequate and appropriate for the current times. In 109.01 – the number of people that constitute an emergency needs reviewed. In 109.02 – the "designee" language needs reviewed. In 109.03 – the list of powers needs reviewed. In 109.04 – the penalty needs reviewed. Law Director reviewed sections for changes and made suggestions for changes. The ORC approved suggestions for changes in Sections 109.01, 109.02, 109.04, and 109.05 as a recommendation for update by the ORC at the 12/16/20 meeting. The ORC did not approve suggestions for changes in Section 109.03 at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
109.07 Control of Public Utilities	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review section to determine if control of public utilities should be limited to the Mayor or if some other hierarchy should be established for the purposes of this section. Law Director reviewed Section 109.07 for changes and made suggestions for changes. The ORC approved suggestions for changes in Sections 109.07 as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
125.02 Assistant Clerk of Council	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Clerk of Council to rewrite section to change references to Assistant Clerk of Council to Deputy Clerk of Council and to change "a hourly" to "an hourly". The ORC approved suggestions for changes in Sections 125.02 as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
125.03 Information – Public Reports	11/18/20	☐ Repeal ☐ Rescind ☐ Amend/Revise ☐ Add ☐ Needs Law Director Review X No Further Action Needed	Law Director to review section to determine appropriateness of "may" or "shall" and clarifying the purpose of this section and the types of information to be provided. Law Director reviewed Section 125.03 and recommended against making any changes to section. ORC requested more background information and history at 12/16/20 and 01/20/21 meetings. No information was found in search. The ORC recommended making no changes to Section 125.03 at the 2/17/21 meeting. Status: NO FURTHER ACTION NEEDED ON THIS ITEM
131.03 Computer	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review section for changes. Law Director reviewed Section 131.03 for changes and made suggestions for changes. The ORC approved suggestions for changes in Sections 131.03 as a

Programming			recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
All Sections/ 131.06 Fees	11/18/20	☐ **Repeal** ☐ **Rescind** X **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Law Director to review all sections as to use of the term "designee" as in 131.06. and to determine if "designee" should be defined in definitions. Law Director reviewed use of term "designee" throughout the City Code. The ORC approved suggestion for adding proposed definition for "designee' to the definitions section of the City Code as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
131.09 Mailbox Replacement	11/18/20	☐ **Repeal** ☐ **Rescind** X **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Clerk of Council to consult with City Staff to determine if any updates are needed to policy. Multiple requests to City Staff have been made for clarification with no response. Public Works Manager provided feedback on policy. The ORC approved suggestions for increasing the reimbursement amount to $35 and to adding an additional statement to the certification on the form at the 2/17/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
141.01 Bonds	11/18/20	☐ **Repeal** ☐ **Rescind** X **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Clerk of Council to consult with City Staff to determine if any updates are needed to amount of bonds. Finance Director recommended rewriting section with information from Human Resources Director using City's umbrella insurance policy for bonds. The ORC approved rewrite of the section as recommended at the 01/20/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
141.07 Deferred Compensation	11/18/20	☐ **Repeal** ☐ **Rescind** X **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Law Director to review section for changes. Law Director reviewed Section 141.07 for changes. The ORC approved suggestion for adding proposed language from Law Director as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
145.04 Thoroughfare Plan	11/18/20	☐ **Repeal** ☐ **Rescind** ☐ **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review** X **No Further Action Needed**	Clerk of Council to consult with City Staff to determine if any updates are needed to the Thoroughfare Plan. The City Engineer reviewed this section and determined no changes were needed for this section. The ORC determined that no changes were needed for this section at the 01/20/21 meeting. Status: NO FURTHER ACTION NEEDED ON THIS ITEM
149 Parks and Recreation	11/18/20	☐ **Repeal** ☐ **Rescind** X **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Clerk of Council to rewrite section to change terms for the Parks and Recreation Board from four years to three years. The ORC approved suggestions for changes in Sections 149 as a recommendation for update by the ORC at the 12/16/20 meeting.

Board			Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
155.03 Public Records Commission	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Clerk of Council to rewrite section to change "outline" to "outlined". The ORC approved suggestions for changes in Sections 155.03 as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
163 Arts and Beautification Commission	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Clerk of Council to rewrite section to change terms the Arts and Beautification Commission from four years to three years and to change requirement that 2/3 of members have to be residents of the City to all members have to be residents of the City. The ORC approved suggestions for changes in Sections 163 as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
166 Board of Tax Appeals	11/18/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Clerk of Council to rewrite section to change name to Board of Tax Review and to add other information regarding the Board of Tax Review as needed. The ORC approved suggestions for changes in Sections 166 as a recommendation for update by the ORC at the 12/16/20 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
All Sections Boards and Commissions	12/16/20	☐ Repeal ☐ Rescind ☐ Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review all section dealing with City boards and commissions to determine if provisions ensuring compliance with the Board and Commission Handbook and the Open Meetings Act (including committees/subcommittees) should be included in the City Code and in the enabling legislation creating the boards/commissions. The ORC approved a recommendation that compliance with the Board and Commission Handbook and the Open Meetings Act should be incorporated as a requirement for City boards/commissions in the legislation approving an updated Board and Commission Handbook at the 01/20/21 meeting. Status: INCORPORATING INTO ORC RECOMMENDATIONS
171 Bidding and Purchasing	12/16/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review all sections to determine basis for requiring an estimated cost in advance of a competitively bid project to assess whether this provision could be amended. The ORC approved recommendations for changes in Sections 171 for update at the 01/20/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
171.03 (b) Advertising	12/16/20	☐ Repeal ☐ Rescind X Amend/Revise ☐ Add ☐ Needs Law Director Review	Law Director to review Section 171.03(b) to determine if any changes should be made to advertising requirements or methods of advertising (i.e., online methods). The ORC approved recommendations for changes in Sections 171.03(b) for update at the 01/20/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
171.08	12/16/20	☐ Repeal ☐ Rescind ☐ Amend/Revise	Law Director to review Section 171.08 to determine if changes are needed to address and formalize

Inspection		☐ **Add** ☐ **Needs Law Director Review** **X No Further Action Needed**	the steps to be taken if something is not in conformity with a contract or specifications so everyone is operating under the same set of rules. Law Director reviewed section for changes and the ORC determined that no changes were needed for this section at the 01/20/21 meeting. Status: NO FURTHER ACTION NEEDED ON THIS ITEM
171.09 Cooperative Purchases	12/16/20	☐ **Repeal** ☐ **Rescind** **X Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Clerk of Council to correct typographical error in first sentence by removing "another". City Staff to review list of cooperative purchasing programs for changes or updates. Finance Director reviewed section for changes and the ORC determined that no changes other than correcting the typographical error were needed for this section at the 01/20/21 meeting Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
175.03 Deferments/ Waivers	12/16/20	☐ **Repeal** ☐ **Rescind** ☐ **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review** **X No Further Action Needed**	Law Director to review Section 175.03 to determine if the 15-day period for a property owner to apply for a deferment or waiver of an assessment is in the notices sent to residents to make them aware of the right to petition Council or the City and to determine how residents know when the 15-day period has started. Law Director reviewed section and did not recommend any changes. The ORC requested information from City Staff regarding the frequency of applications for deferment/waiver and for a copy of the referenced Exhibit A/application form. City Staff provided the ORC with the statistics on the frequency of applications for deferment/waiver. City Staff are still trying to locate a copy of the referenced Exhibit A/application form. The ORC determined that no changes were needed for this section at the 03/17/21 meeting. Status: NO FURTHER ACTION NEEDED ON THIS ITEM
175.06 Alternate Assessment Procedures	12/16/20	☐ **Repeal** ☐ **Rescind** **X Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Clerk of Council to correct typographical errors identified in Section 175.06 by the Law Director and the ORC. Law Director to review Section 175.04 as it compares to Section 175.06 (see minutes) for any changes. City Staff to review application process and materials. Finance Director reviewed section and did not recommend any further changes. City Engineer to review Section for any changes needed. City Engineer reviewed section for changes and the ORC determined that no changes other than correcting the typographical errors were needed for this section at the 03/17/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE
177.01 Applicant Obligation For Extra	12/16/20	☐ **Repeal** ☐ **Rescind** ☐ **Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review** **X No Further Action Needed**	Law Director and City Staff to review Section 177.01 for any changes and to determine if extra costs are being passed on to the applicant. Law Director and City Staff reviewed section for changes and the ORC determined that no changes were needed for this section at the 01/20/21 meeting. Status: NO FURTHER ACTION NEEDED ON THIS ITEM

Expenses			
179 Funds	12/16/20	☐ **Repeal** ☐ **Rescind** **X Amend/Revise** ☐ **Add** ☐ **Needs Law Director Review**	Law Director and City Staff to review Chapter 179 for any changes and to determine if the list and titles of the funds are complete, the order of the listed funds is appropriate or can be changed, and the consistency of the titles/numbers by fund (see minutes). Law Director and Finance Director reviewed section and the Finance Director did recommend changes to this section. The ORC approved recommendations for changes in Sections 179 for update at the 01/20/21 meeting. The ORC asked if the Finance Director could add the fund numbers and better organize this section. The ORC approved recommendations for adding the fund numbers to better organize Section 179 at the 03/17/21 meeting. Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ONE

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AMENDING CERTAIN SECTIONS OF PART ONE, ADMINISTRATIVE CODE, OF THE CITY CODE OF HUBER HEIGHTS.

WHEREAS, the citizens of Huber Heights require City codified ordinances that are current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, as part of the Ordinance Review Commission process, the Ordinance Review Commission has identified provisions within the Administrative Code that require updating or other changes; and

WHEREAS, the City Council has determined that revisions in Chapters 101, 103, 107, 109, 125, 131, 141, 149, 155, 163, 166, 171, 175, and 179 are necessary to enhance the effective and efficient delivery of municipal services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Part One, Administrative Code, Chapter 101– City Code, Section 101.02 – General Definitions is hereby amended to read as follows:

101.02 – General definitions.

As used in the City Code, unless another definition is provided or the context otherwise requires:

And may be read "or", and *or* may be read "and", if the sense requires it. (ORC 1.02(F))

Another when used to designate the owner of property which is the subject of an offense, includes not only natural persons but also every other owner of property. (ORC 1.02(B))

Bond includes an undertaking and *undertaking* includes a bond. (ORC 1.02(D), (E))

Council means the legislative authority of the Municipality. (ORC 701.01(F))

County means Montgomery County~~,~~ or Miami County~~, or Greene County~~ and means the county where that part of the City is situated.

Day or *days* means calendar day or days unless specifed otherwise.

Designee means a City official authorized to undertake certain acts.

Internet means the international computer network of both federal and nonfederal interoperable packet switched data networks, including the graphical subnetwork known as the world wide web. (ORC 1.59(K))

Keeper or *proprietor* includes all persons, whether acting by themselves or as a servant, agent or employee.

Land or *real estate* includes rights and easements of an incorporeal nature. (ORC 701.01(~~F~~E))

Municipality or *City* means the City of Huber Heights, Ohio.

Oath includes affirmation and *swear* includes affirm. (ORC 1.59(B))

Owner, when applied to property, includes any part owner, joint owner or tenant in common of the whole or part of such property. ~~(ORC 1.59(C))~~

Person includes an individual, corporation, limited liability company, business trust, estate, trust, partnership and association. (ORC 1.59(C)

Premises, as applied to property, includes land and buildings.

Property means real and personal property. (ORC 1.59(E))

(1) *Personal property* includes all property except real.

(2) *Real property* includes lands, tenements and hereditaments.

Public authority includes boards of education; the Municipal, County, State or Federal government, its officers or an agency thereof; or any duly authorized public official.

Public place includes any street, sidewalk, park, cemetery, school yard, body of water or watercourse, public conveyance, or any other place for the sale of merchandise, public accommodation or amusement.

Registered mail includes certified mail and *certified mail* includes registered mail. (ORC 1.02(G))

Rule includes regulation. (ORC 1.59(F))

Sidewalk shall have the same definition as contained in Section 301.37 of the Huber Heights Codified Ordinances.

This State or *the State* means the State of Ohio. (ORC 1.59(G))

Street includes alleys, avenues, boulevards, lanes, roads, highways, viaducts and all other public thoroughfares within the Municipality.

Tenant or *occupant*, as applied to premises, includes any person holding a written or oral lease, or who actually occupies the whole or any part of such premises, alone or with others.

Whoever includes all persons, natural and artificial; partners; principals, agents and employees; and all officials, public or private. (ORC 1.02(A))

Written or *in writing* includes any representation of words, letters, symbols or figures. This provision does not affect any law relating to signatures. (ORC 1.59(J))

Section 2. Part One, Administrative Code, Chapter 103 – Official Standards is hereby amended to add Section 103.05 – Official Flag Adopted to read as follows:

103.01 – Official flag adopted.

The rendering, as depicted herein, shall be the official flag for the City of Huber Heights.

Section 3. Part One, Administrative Code, Chapter 107 – Primary Election Procedures, Section 107.01 – Dates For Holding Nonpartisan Primary Elections is hereby amended to read as follows:

107.01 – Dates for holding nonpartisan primary elections.

Nonpartisan primary elections shall be held for the nomination of candidates for the offices of Mayor and Councilmember on the same date established for conducting primary elections by the County Board of Elections and in the same calendar year in which election of appropriate City officers occurs.

Section 4. Part One, Administrative Code, Chapter 109 – State Of Emergency is hereby amended to read as follows:

109.01 – Occasions originating state of emergency.

A state of emergency shall be limited to those occasions when any of the following occurs:

(a) ~~When a group of three or more people act together with the intent to commit a felony or to commit violence on persons or property.~~ When there is a tumult, riot, mob or body of people acting together with intent to commit a felony or to do or offer violence to person or property or by force and violence to break or resist the law or in the event of a disaster affecting life and property and which substantially impairs the functioning of the City government and its ability to protect the lives and property of the people.

(b) A ~~man-made or~~ natural or other disaster occurs which substantially damages persons or property and which substantially impairs the functioning of the City government in the exercise of its police powers.

(Ord. 81-O-42, Passed 11-9-81)

109.02 – Municipal officers authorized to declare state of emergency.

A state of emergency may be declared by any of the following municipal officers when applicable under Section 109.01, and when all of the municipal officers above such officer on the following list are unable to act:

(a) The Mayor.
(b) The City Manager~~,~~ or ~~his/her designee.~~ authorized Acting City Manager.
(c) The Fire Chief.
(d) The Chief of Police.

(Ord. 2011-O-1886, Passed 5-23-11)

109.03 – Exercise of powers when emergency declared.

Once a municipal officer declares a state of emergency within an area, he may:

(a) Establish a curfew.
(b) Prohibit the sale of intoxicating beverages and firearms.
(c) Restrict the assemblage of three or more persons.
(d) Restrict the movement of persons or property into or out of the area.

(Ord. 81-O-42, Passed 11-9-81)

109.04 – Penalty for violating emergency orders.

No person shall violate any emergency order established by a municipal officer under Section 109.03. Whoever violates any such order shall be guilty of violating an emergency order ~~and shall be fined not more than $100.00.~~ and such violations shall have the same penalty as a minor misdemeanor. A separate offense shall be deemed committed each day during or on which a violation continues or occurs.

(Ord. 81-O-42, Passed 11-9-81)

109.05 – Council affirmation of state of emergency and orders.

Any municipal officer who establishes a state of emergency shall immediately notify the presiding officer of Council. Such officer shall call an emergency meeting of Council within 24 hours. The state of emergency shall be affirmed by a three-fourths vote of all the members of Council or the state of emergency is void. Emergency orders issued under Section 109.03 and/or 109.07 shall also be affirmed by a three-fourths vote of all the members of Council at such meeting.

(Ord. 81-O-42, Passed 11-9-81)

109.06 – Dissolution or voidance of state of emergency.

A state of emergency may be dissolved by the municipal officer who established such state of emergency, or by a simple majority of Council. A state of emergency shall be void unless affirmed by Council as set forth in Section 109.05 within 72 hours of the establishment of such state of emergency.

(Ord. 81-O-42, Passed 11-9-81)

109.07 – Control of public utilities.

The ~~Mayor~~ person authorized to declare an emergency as set forth in Section 109.02 may issue emergency orders during a state of emergency established under Sections 109.01 and 109.02 for the regulation and control of all public utilities during such state of emergency. Such emergency orders shall be confirmed as required under Section 109.05 and shall dissolve if not so confirmed as set forth in Section 109.06.

(Ord. 82-O-65, Passed 5-3-82)

Section 5. Part One, Administrative Code, Chapter 107 – Primary Election Procedures, Section 107.01 – Dates For Holding Nonpartisan Primary Elections is hereby amended to read as follows:

CHAPTER 125 – CLERK OF COUNCIL/~~ASSISTANT~~ DEPUTY CLERK OF COUNCIL

125.01 – Functions and duties of clerk of council.

The duties of the Clerk of Council shall be performed by a person hired as Clerk of Council. The duties and requirements of the position shall be as set out in a job description approved by the Mayor and the City Council. The Clerk of Council shall be under the day-to-day supervision of the Mayor. The Mayor and the City Council shall jointly evaluate the performance of the person filling this position annually as it deems appropriate. The person filling this position shall be hired, and serve at the will of Council.

The Clerk of Council position shall be a full-time salaried exempt position and shall be performed in compliance with the administration's Personnel Manual except for the provisions of such manual in contradiction to the duties required of the Clerk of Council in fulfilling the position described in this chapter. The Mayor shall approve and authorize all administrative approvals and authorizations required in the normal course of performance of this position. As a salaried position, the employee in this position will not be entitled to overtime pay or compensatory time off.

(Ord. 2011-O-1875, Passed 4-11-11)

125.02 – ~~Assistant~~ Deputy clerk of council.

The duties of the ~~Assistant~~ Deputy Clerk of Council shall be performed by a person hired as ~~Assistant~~ Deputy Clerk of Council. The duties and requirements of the position shall be as set out in a job description approved by the Mayor and the City Council. The ~~Assistant~~ Deputy Clerk of Council shall be under the day-to-day supervision of the Clerk of Council. The Clerk of Council shall evaluate the performance of the person filling this position annually as ~~it~~ deem~~s~~ed appropriate. The person filling this position shall be hired, and serve at the will of Council.

The ~~Assistant~~ Deputy Clerk of Council position shall be a full-time non-exempt position and shall be performed in compliance with the administration's Personnel Manual except for the provisions of such manual in contradiction to the duties required of the ~~Assistant~~ Deputy Clerk of Council in fulfilling the position described in this chapter. The Clerk of Council shall approve and authorize all administrative approvals and authorizations required in the normal course of performance of this position. As an hourly position, the employee in this position will be entitled to overtime pay or compensatory time off.

(Ord. 2011-O-1875. Passed 4-11-11)

Section 6. Part One, Administrative Code, Chapter 131 – City Manager, Section 131.03 – Ownership Of City Developed Computer Programming is hereby amended to read as follows:

131.03 – Ownership of city developed ~~computer programming.~~ intellectual property.

(a) All City employees are hereby notified that any intellectual property including but not limited to computer programming (software) developed exclusively by City employees, during the employee's standard work hours, through the utilization of City-owned equipment and facilities, and paid for by the City shall be the property of this City.

(b) The City Manager is hereby directed to take all appropriate and necessary actions and measures to protect the City's interests in any such ~~computer programming.~~ intellectual property.

(c) The violation of any provision of this section shall be prosecuted by the City in accordance with applicable statutes or ordinances.

(Res. 85-R-321, Passed 2-4-85)

Section 7. Part One, Administrative Code, Chapter 141 – Employment Provisions, Section 141.01 – Bonds For Officers And Employees is hereby amended to read as follows:

141.01 – Bonds for officers and employees.

All municipal officers and employees shall be bonded under the City's umbrella liability insurance policy. ~~in the amount of $5,000.00, with the following exceptions:~~

~~Position~~	~~Amount~~
~~Director of Finance~~	~~$200,000.00~~
~~Finance Assistant~~	~~50,000.00~~
~~Account Clerk~~	~~50,000.00~~
~~All Dispatchers~~	~~Additional $3,000.00 court bond~~

~~(Res. 90-R-868, Passed 9-10-90)~~

Section 8. Part One, Administrative Code, Chapter 141 – Employment Provisions, Section 141.07 – Deferred Compensation is hereby amended to read as follows:

141.07 – Ohio Public Employees Deferred Compensation Board; plan adoption.

~~(a) *Preamble.*~~

~~(b) The City of Huber Heights hereby adopts a Plan under the Program, and shall properly contract with any "eligible employee" who desires to participate in the Plan. The City's Plan shall be the uniform Plan as promulgated by and as amended from time to time by the Board.~~

~~(c) The Board is hereby authorized to administer the Plan under the Program, and to do all things necessary or proper for the administration of the Plan, consistent with the enabling statutes and all the rules and regulations promulgated by the Board, whether by the Ohio Administrative Code or otherwise, and consistent with the Program Adoption Agreement executed by the City of Huber Heights.~~

~~(d) The City Manager is hereby authorized and directed by Council to execute the Program Adoption Agreement.~~

~~(e) Consistent with the Program Adoption Agreement and the rules and regulations promulgated by the Board, the proper officials, officers, employees and agents of the City of Huber Heights are authorized to provide the Board with any information they may properly require for the administration of the Plan under the Program.~~

(a) Pursuant to Ohio R.C. 148, the Ohio Public Employee Deferred Compensation Board has adopted a Deferred Compensation Program pursuant to which the City of Huber Heights shall contract with any "eligible employee" who desires to participate in the Plan. The Plan is promulgated by and as amended from time to time by the Ohio Public Employees Deferred
Compensation Board.

(b) The Ohio Public Employees Deferred Compensation Board is authorized to administer the Plan under the Program, and to do all things necessary or proper for the administration of the Plan, consistent with the enabling statutes and all the rules and regulations promulgated by the Board.

(c) Consistent with Ohio R.C. 148 and the rules and regulations promulgated by the Board, the proper officials, officers, employees and agents of the City of Huber Heights are authorized to provide the Board with any information they may properly require for the administration of the Plan under the Program.

Section 9. Part One, Administrative Code, Chapter 149 – Board Of Parks And Recreation, Section 149.01 – Terms Of Office And Membership is hereby amended to read as follows:

149.01 – Terms of office and membership.

Members of the Board of Parks and Recreation shall consist of five or more members appointed by Council for staggered ~~four~~ three-year terms commencing April 1, 1989.

(Ord. 2011-O-1898, Passed 8-8-11)

Section 10. Part One, Administrative Code, Chapter 155 – Public Records Commission, Section 155.03 – Rules, Powers And Duties is hereby amended to read as follows:

155.03 – Rules, powers and duties.

The functions of the Public Records Commission shall be to provide rules for retention and disposal of City records and to review applications for one-time records disposal and schedules of records retention and disposition submitted by City departments, divisions and/or offices and such other functions as may be provided by law. Records may be disposed of by the Commission pursuant to the procedures outlined in Ohio R.C. 149.39 or as otherwise provide by law.

(Ord. 2011-O-1876, Passed 4-11-11)

Section 11. Part One, Administrative Code, Chapter 163 – Arts and Beautification Commission, Section 163.01 – Creation, Members And Terms is hereby amended to read as follows:

163.01 – Creation, members and terms.

There is hereby established in and for the City a Commission to be known as the Huber Heights Arts and Beautification Commission, which shall consist of nine members appointed by Council, two-third of whom shall be residents of the City at the time of the appointment. Such members shall be appointed for staggered four three-year terms.

(Ord. 2011-O-1893, Passed 6-13-11)

Section 12. Part One, Administrative Code, Chapter 166 – Board Of Adjudication; Board Of Tax Appeals is hereby amended to read as follows:

CHAPTER 166 – TAX REVIEW BOARD OF ADJUDICATION; BOARD OF TAX APPEALS

166.01 – Creation, members and terms.

(A) Pursuant to Ohio R.C. 718.11 – Local Board Of Tax Review, there is hereby established in and for the City of Huber Heights a Board known as the Tax Review Board which shall consist of three members. Two members shall be appointed by the Huber Heights City Council, but such appointees may not be employees, elected officials, or contractors with the municipal corporation at any time during their term or in the five years immediately preceding the date of appointment. One member shall be appointed by the City Manager, but this member may be an employee of the municipal corporation but may not be the Director of Finance or equivalent officer, or the Tax Administrator or other similar official or an employee directly involved in municipal tax matters, or any direct subordinate thereof.

(B) The term for members of the Tax Review Board appointed by the Huber Heights City Council shall be two years. There is no limit on the number of terms that a member may serve if the member is reappointed by the Huber Heights City Council. The member appointed by the City Manager shall serve at the discretion of the City Manager.

166.02 – Meetings and procedural rules; Powers and duties.

(A) Whenever the Tax Administrator issues an assessment regarding an underpayment of municipal income tax or denies a refund claim, the Tax Administrator shall notify the taxpayer in writing at the same time of the taxpayer's right to appeal the assessment or denial, the manner in which the taxpayer may appeal the assessment or denial, and the address to which the appeal should be directed.

(B) Any person who has been issued an assessment may appeal the assessment to the Tax Review Board by filing a request with the Tax Review Board. The request shall be in

writing, shall specify the reason or reasons why the assessment should be deemed incorrect or unlawful, and shall be filed within sixty (60) days after the taxpayer receives the assessment.

(C) The Tax Review Board shall schedule a hearing to be held within sixty (60) days after receiving an appeal of an assessment unless the taxpayer requests additional time to prepare or waives a hearing. If the taxpayer does not waive the hearing, the taxpayer may appear before the Tax Review Board and may be represented by an attorney at law, certified public accountant, or other representative. The Tax Review Board may allow a hearing to be continued as jointly agreed to by the parties. In such a case, the hearing must be completed within one hundred twenty days (120) after the first day of the hearing unless the parties agree otherwise.

(D) The Tax Review Board may affirm, reverse, or modify the Tax Administrator's assessment or any part of that assessment. The Tax Review Board shall issue a final determination on the appeal within ninety (90) days after the Tax Review Board's final hearing on the appeal and send a copy of its final determination by ordinary mail to all of the parties to the appeal within fifteen (15) days after issuing the final determination. The taxpayer or the Tax Administrator may appeal the board's final determination as provided in Ohio R.C. 5717.011.

(E) The Tax Review Board shall adopt rules governing its procedures and shall keep a record of its transactions. Such records are not public records available for inspection under Ohio R.C. 149.43. Hearings requested by a taxpayer before the Tax Review Board are not meetings of a public body subject to Ohio R.C. 121.22.

Section 13. Part One, Administrative Code, Chapter 171 – Bidding And Purchasing, Section 171.03 – Formal Competitive Procurement Procedure is hereby amended to read as follows:

171.03 – Formal competitive procurement procedure.

(a) Whenever it is determined that formal competitive procurement is necessary because of the dollar amount involved, the Purchasing Agent shall prepare or cause to be prepared specifications for the goods or services required and an estimated cost figure. The Purchasing Agent shall determine the method of obtaining competitive responses which best serves the City, including but not limited to, sealed competitive bids, competitive proposals or two-step competitive proposals.

(1) If the contract cost is estimated to be at least $25,000.00 but less than $75,000.00, Council shall then, by ordinance or resolution, authorize and direct the Purchasing Agent to advertise and receive responses, and to determine the lowest and best response. If the lowest and best response is within the set cost ceiling established in Council legislation, the Purchasing Agent is then authorized to secure an approved Purchase Order from the Finance Director and enter into a contract for such articles and services.

(2) If the contract price is estimated to be $75,000.00 or more, Council shall then, by ordinance or resolution, authorize and direct the Purchasing Agent to advertise and receive responses. The Purchasing Agent shall then submit the recommended lowest and best response to Council in an ordinance or resolution for approval. Upon approval by Council, the Purchasing Agent may then secure an approved Purchase Order from the Finance Director and enter into a contract for such articles or services.

(b) Upon authorization to receive formal competitive responses, the Purchasing Agent shall advertise the requirements of the City ~~once each week for two consecutive weeks in a newspaper of general circulation in the City, and, if appropriate, in professional or trade magazines for the purpose, inviting suppliers to tender responses in writing for the furnishing of such requirements.~~ on the City of Huber Heights' official website. Such advertisement shall be published sufficiently in advance of the deadline for submission of proposals to allow offerors an adequate opportunity to submit a proposal given the nature and size of the project. In no case shall the advertisement be made less than seven (7) days in advance of the deadline for submission of proposals. The City may also distribute and publish the

advertisement in newspapers, professional and trade publications, social media, and any other appropriate publications. The City may also contact potential offerors directly.

(c) When required by the Purchasing Agent, responses must be accompanied by a bid bond, the amount of which shall be determined by the Purchasing Agent.

(d) The provisions of Ohio R.C. 153.12 shall not be applicable to public contracts bid pursuant to Chapter 171.

(Res. 97-R-2060, Passed 8-25-97; Ord. 2011-O-1869, Passed 3-14-11)

Section 14. Part One, Administrative Code, Chapter 171 – Bidding And Purchasing, Section 171.09 – Cooperative Purchases is hereby amended to read as follows:

171.09 – Cooperative purchases.

Formal bidding is not required for any purchases through the Ohio Cooperative Purchasing Act, the Southwest Ohio Purchasers for Government Program, the Ohio Department of Transportation (ODOT) Cooperative Purchasing Program, the Miami Valley Fire/EMS Alliance Program, or any other cooperative purchasing programs offered or sponsored by any other ~~another~~ political subdivision, regional council of government, public agency, the State, or the federal government, or as a third-party beneficiary under a state or federal procurement contract. The Purchasing Agent is authorized to modify the procedures set out in this chapter, except as to authorization to purchase, as reasonably necessary to participate in these cooperative purchasing programs and to enter into such agreements as are necessary to participate in these programs.

(Ord. 2011-O-1869, Passed 3-14-11)

Section 15. Part One, Administrative Code, Chapter 175 – Special Assessment Policy, Section 175.06(a) – Alternate Assessment Procedures - Eligibility is hereby amended to read as follows:

175.06 – Alternate assessment procedures.

(a) *Eligibility.*

(1) If the City imposed a special district utility connection charge on a property, the property is eligible for alternate assessment.

(2) If the property owner signed an installment loan agreement with the City to finance utility improvements, the property is eligible for alternate assessment and the property owner may apply for such for the remaining term, or a lesser period of time.

(3) If the property (i) is not connected to City water or is not connected to City sanitary sewer; (ii), has never been assessed for the cost of a water or wastewater public improvement; (iii) is not in a special district; (iv) the connection fee is estimated to cost more than $5,000.00; and (v) the property owner is claiming that the cost would result in a financial hardship based on the grounds set forth in Exhibit A Section (I)(A) of Chapter 175 of the Huber Heights Code, the property may be eligible for alternate assessment.

(4) If the City imposed a special assessment for water or wastewater improvements on a property and the property owner was granted a waiver or deferment, the property may be eligible for alternate assessment.

Section 16. Part One, Administrative Code, Chapter 179 – Funds is hereby amended to read as follows:

CHAPTER 179 – FUNDS

179.01 – Funds.

(a) There is established in the City of Huber Heights the following funds:

Fund Number/Fund Name

101 - General Fund
202 - Motor Vehicle Fund
203 - Gasoline Tax Fund
207 - Lighting District Fund
209 - Police Fund
210 - Fire Fund
211- Drug Enforcement Fund
212 - Law Enforcement Fund
214 - State Highway Maintenance Fund
216 - County Permissive Tax Fund
217 - City Permissive Tax Fund
218 - Park and Recreation Fund
219 - NatureWorks Grant Fund
222 - Community Development Block Grant Fund
226 - Local Street Operating Fund
238 - Byrne Memorial Grant Fund
240 - Montgomery County TIF MPITIE Fund
~~Firefighters Assistance Grant Fund~~
242 - Law Enforcement Assistance Grant Fund
243 - Miami County TIF Fund
244 - Miami County TIF (DEC) Fund
245 - Miami County West TIF Fund
246 - Montgomery County Central TIF Fund
247 - Montgomery County South TIF Fund
248 - Miami County North ~~Firehouse~~ TIF Fund
249 - Lexington Place TIF Fund
251 - FEMA Fund
290 - Coronavirus Relief Fund
291 - American Rescue Plan Act Fund
292 - Shuttered Venue Operators Grant Fund
305 - Special Assessment Bond Retirement Fund
308 - General Obligation Bond Retirement Fund
406 - Capital Improvements Fund
410 - Transformative Economic Development Fund
421 - Issue 2 Fund
427 - ED/GE Capital Improvement Fund
431 - Fire Capital/Equipment Fund
433 - Local Street Capital Improvement Fund
434 - Federal Equity Sharing Program Fund
436 - Assistance to Firefighters Grant Fund
437 - Energy Conservation Grant Fund
454 - Carriage Trails Infrastructure Fund
501 - Water Fund

502 - Water Construction Fund

503 - Water R & I Fund

504 - Water Utility Reserve Fund

505 - Water Bond Service Fund

506 - Water Bond Reserve Fund

551 - Sewer Fund

552 - Sewer Acquisition/Capital Fund

571 - Storm Water Management Fund

723 - Fire Insurance Fund

732 - Unclaimed Money Fund

802 - Cash Surety Fund

(b) City Council may establish additional funds from time to time. Upon the creation of such new fund, the Director of Finance shall notify the State Auditor of the creation of such fund.

(Ord. 2011-O-1913, Passed 9-26-11; Ord. No. 2019-O-2380, § 1, 6-24-19)

179.02 – 433 – Local Street Capital Improvement Fund.

(a) There is hereby established a Local Street Capital Improvement Fund within the financial structure of the City.

(b) The Director of Finance is hereby directed to notify the State Auditor of the creation of this Fund as required by State statute.

(c) The Local Street Capital Improvement Fund shall be used to pay the costs associated with any local street improvement performed by the City, or the City's contractors, including but not limited to patch and repair jobs, overlay projects, curb and catch basin repair, slurry seal project, crack seal projects, reconstruction, storm sewer repair, berm placement and repair, base and drainage repair and other associated projects.

(d) "Local streets" shall include all streets and roads in the City with the exception of those streets and roads designated as State or Federal highways.

(Ord. 2011-O-1913, Passed 9-26-11)

179.03 – 212 – Law Enforcement Fund.

(a) There is hereby created a Law Enforcement Fund, pursuant to Ohio R.C. 2981.13 into which shall be deposited the proceeds from the sale of forfeited property and contraband and/or money seized as contraband during law enforcement activities.

(b) Moneys deposited in the Law Enforcement Fund shall be disbursed and used for any of the following purposes, and no other purposes:

(1) To pay the costs of protracted or complex investigations or prosecutions.

(2) To provide reasonable technical training or expertise.

(3) To provide matching funds to obtain Federal grants to aid law enforcement activities.

(4) To provide funds for such other law enforcement purposes that Council determines to be appropriate.

(c) Moneys deposited in or credited to the Law Enforcement Fund shall not be used to meet the operating costs of the City that are unrelated to law enforcement.

(Ord. 2011-O-1913, Passed 9-26-11; Ord. No. 2019-O-2380, § 2, 6-24-19)

179.04 – 211 – Drug ~~Law~~ Enforcement Fund.

(a) A Drug ~~Law~~ Enforcement Fund is hereby created pursuant to Ohio R.C. 2925.03. There shall be deposited into this Fund all drug offense fines and bond forfeitures

from drug related offenses in which the Police Department was primarily responsible for the arrest and conviction of the offender.

(b) Money deposited in the Drug ~~Law~~ Enforcement Fund shall be disbursed and used only to subsidize the City's drug law enforcement efforts.

(Ord. 2011-O-1913, Passed 9-26-11)

179.05 – 723 – Fire Insurance ~~Trust~~ Fund.

(a) There is hereby created a Fire Insurance ~~Trust~~ Fund which shall be maintained separately from all other City Funds and as a Trust Fund for the purposes hereinafter enumerated. For the purposes specified in Ohio R.C. 3929.86, the Director of Finance shall be the officer to administer this Fire Insurance ~~Trust~~ Fund.

(b) In the event of any loss by fire within the City occurring after the effective date of this section when the amount of such loss agreed to between the named insured or insureds and the company or companies insuring such loss equals or exceeds 60 percent of the aggregate limits of liability on all fire policies covering the building or structure insured, the insurance company or companies in accordance with Ohio R.C. 715.26(F) shall transfer from the insurance proceeds to the Director of Finance of this City $2,000.00 for each $15,000.00 (and for each fraction of that amount) of a claim. In the event such a fire and such a loss occurs, and if at the time of a proof of loss agreed to between the named insured or insureds and the insurance company or companies, the named insured or insureds and the insurance company or companies have submitted a contractor's signed estimate of the costs of removing, repairing or securing the building or other structure, the insurance company or companies shall transfer from the insurance proceeds to the Finance Director the amount specified in the estimate.

Such transfer of proceeds shall be on a pro rata basis by all companies insuring the building or other structure.

(c) Upon receipt of proceeds by the City as authorized by this section and Ohio R.C. 3929.86, the Director of Finance shall place the proceeds in the Fire Insurance ~~Trust~~ Fund to be used solely as security against the total cost of removing, repairing, or securing incurred by the City pursuant to Ohio R.C. 715.261.

When transferring the funds as required by this section an insurance company shall provide the Director of Finance with the name and address of the named insured or insureds, whereupon the Director of Finance or his designee shall contact the named insured or insureds, certify that the proceeds have been received by the City and notify them that the Fund will be paid to the named insured or insureds after the following procedures have been followed:

(1) The removing, repairing or securing of the building or other structure shall have been completed and the required proof thereof received by the Director of Finance;

(2) If the City has incurred any costs for removing, repairing or securing the building or other structure, such costs shall be paid from the funds (or, if already paid by the City, the City shall be reimbursed for such payments) before the remaining money, if any, is transferred to the named insured or insureds.

(3) Nothing in this section shall be construed to limit the ability of the City to recover any deficiency under Ohio R.C. 715.261. Further, nothing in this section shall be construed to prohibit the City and the named insured or insureds from entering into an agreement that permits the transfer of funds to named insured or insureds if some other reasonable disposition of the damaged property has been negotiated.

(d) In accordance with the provisions of Ohio R.C. 3929.86, the Clerk of Council is hereby directed to file a certified copy of this section with the Superintendent of Insurance of the State of Ohio.

The named insured or insureds may submit a contractor's signed estimate of the costs of removing, repairing or securing the building or other structure after the transfer, and the Director of Finance shall return the amount of the fund in excess of the estimate

to the named insured or insureds, or to such other party as directed by the named insured or insureds, provided that the City has not commenced to remove, repair or secure the building or other structure.

(Ord. 2011-O-1913, Passed 9-26-11; Ord. No. 2020-O-2417, § 1, passed 2-10-20, eff. 3-11-20)

179.06 – 802 – Cash Surety Fund.

(a) There is hereby created and established the 802 – Cash Surety Fund which shall be maintained separately from all other City funds for the purposes hereinafter enumerated.

(b) Except as otherwise provided by law, in all cases where a cash surety is deposited with the City for such purposes as guaranteeing performance or compliance with specific City ordinances, or as surety to ensure compliance with specific City ordinances, such monies shall be deposited in the 802 – Cash Surety Fund and shall thereafter be held in such fund until their release is authorized by the City Manager in accordance with subsection (e) hereof.

(c) Upon receipt of a cash surety, the Director of Finance shall place the surety in the 802 – Cash Surety Fund to be used solely as authorized by City ordinances requiring such performance surety.

(d) In no event will the City accept a cash surety in excess of $20,000.00.

(e) Monies deposited to the 802 – Cash Surety Fund shall be released in accordance with the City ordinance(s) or agreement entered into with the City requiring such performance surety, but in no event will a surety be released in an amount less than the amount of the original deposit net of costs reimbursed to or used by the City to ensure compliance as set forth in subsection (b) hereof.

(f) For purposes of this section, "cash surety" is defined as United States dollar-denominated surety conveyed by cash, cashier's check or certified check payable to the City of Huber Heights, or electronic funds transfer to a bank account owned by the City of Huber Heights.

(g) Interest earned on cash balances in the 802 – Cash Surety Fund shall accrue to the benefit of the City's General Fund.

(Ord. 2011-O-1912, Passed 9-26-11)

~~**179.07 – 590 – Recreation Activity Center Fund.**~~

~~**There is hereby created and established the 590 – Recreation Activity Center Fund which shall be maintained separately from all other City funds to account for the revenues and expenditures specific to the operation of the Recreation Activity Center.**~~

~~**(Ord. 2011-O-1923, Passed 11-28-11; Ord. 2012-O-1933, Passed 2-9-12)**~~

Section 17. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 18. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council	Mayor
Date	Date

AI-8076		**New Business**	**I.**
City Council Meeting			**City Council**
Meeting Date:	12/13/2021		
Ward Redistricting			
Submitted By:	Anthony Rodgers		
Department:	City Council		
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	09/07/2021 and 11/01/2021 and 11/10/2021 and 12/07/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	Yes
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

An Ordinance Amending Certain Provision Of Part One – Administrative Code, Title One – General Provisions, Chapter 105 – Wards, Section 105.01 – Redivision Into Six Wards, Of The Huber Heights Codified Ordinances, And Declaring An Emergency.
(first reading)

Purpose and Background

Every ten years upon receipt of the U.S. Census decennial census results, the City undertakes a process to evaluate potential changes to ward boundaries. The City has received the data from the 2020 U.S. Census. Under Ohio Revised Code Section 731.06, the City will need to look at potentially changing some ward boundaries. As set forth in the statute (see below), the process is to take place after October 1, 2021, but prior to January 1, 2022.

The City has now received the 2020 U.S. Census drill down data for Huber Heights which will enable City Staff and City Council to initiate planning for ward redistricting/boundary changes (see attached).

Section 731.06 | Division of city into wards.
Ohio Revised Code/Title 7 Municipal Corporations/Chapter 731 Organization

(A) The legislative authority of a city shall subdivide the city into wards, equal in number to the members of the legislative authority to be elected from wards, within ninety days after:

(1) The first day of October of the year following the decennial census year;

(2) The approval of the adoption, change, or abandonment of an alternative plan for the composition of the legislative authority of the city under division (B) or (C) of section 731.01 of the Revised Code, if the number of wards is changed;

(3) The annexation of territory containing, according to the last federal census or a census authorized by the legislative authority, such population as will entitle the city to an additional member of the legislative authority under division (A) of section 731.01 of the Revised Code.

(B) If the legislative authority fails to make such subdivision within the time required, it shall be made by the director of public service.

(C) In order to provide substantially equal population in each of the wards, the legislative authority may redivide the city into wards at any time.

(D) All wards shall be bounded, as far as practicable, by county lines, streets, alleys, lot lines, avenues, public grounds, canals, watercourses, municipal corporation lines, center lines of platted streets, or railroads, and shall be composed of adjacent and compact territory, and substantially equal in population.

(E) The legislative authority may authorize and provide for conducting a census of the population of the city at any time in order to carry out the powers granted by this section.

(F) Action of the legislative authority to divide the city into wards shall be taken by ordinance and shall be effective for the first municipal primary election occurring at least one hundred fifty days after the passage of the ordinance.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Ordinance
Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AMENDING CERTAIN PROVISION OF PART ONE – ADMINISTRATIVE CODE, TITLE ONE – GENERAL PROVISIONS, CHAPTER 105 – WARDS, SECTION 105.01 – REDIVISION INTO SIX WARDS, OF THE HUBER HEIGHTS CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

WHEREAS, the Huber Heights City Charter provides for elections by wards/districts; and

WHEREAS, Ohio Revised Code Section 731.06 requires City Council to subdivide the City into wards, equal in number to the members of the legislative authority to be elected from wards within a given time following the decennial census year;

WHEREAS based on the 2020 decennial census, City Council has redrawn the boundaries of the City's wards; and

WHEREAS, Section 105.01 of the Codified Ordinances of Huber Heights needs to be amended to provide for the new ward boundaries.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Part One, Administrative Code, Title One, General Provisions, Chapter 105 – Wards, Section 105.01 – Redivision Into Six Wards is hereby amended to read as follows:

105.01 – Redivision into six wards.

(a) The redivision of the City into six (6) wards is hereby approved, to be approximately equal in population based on the 20~~1~~2~~0~~0 United States Census, and to be designated Wards 1, 2, 3, 4, 5 and 6.

(b) The boundaries of the wards shall be as described herein.

(c) The redivision of the wards shall become effective for the first primary election to be held in 20~~1~~2~~1~~1.

(d) The redivision of the wards shall have no effect on the members of Council who were duly elected prior to the redivision of the wards, until the terms of office, as set forth in the Charter or otherwise by law, shall be completed.

(e) Wards shall be described as follows:

Ward 1.

Situated in the City of Huber Heights, Counties of Miami and Montgomery, State of Ohio ~~and being part of Sections 27, 28, 29, 30, 33, 34, 35 and 36, Town 2, Range 8 and Section 4, Town 1, Range 8 and Sections 26 and 35, Town 3, Range 6E and Sections 25 and 31, Town 2, Range 9~~ and being further bounded and described as follows:

Beginning at a point at the intersection at the centerline of State Route 202 and the south corporation line of the City of Huber Heights;

Thence, westerly with the south corporation line crossing the Great Miami River to a point in the west corporation line;

Thence northerly and westerly along several courses following the Great Miami River to a point at the west corporation line of the City of Huber Heights;

Thence, northerly along the west corporation line to a point in the north line of Fishburg Road;

Thence, easterly with the north line of Fishburg Road to a point in the west line of Endicott Road;

Thence, northerly with the west line of Endicott Road to a point in the south line of Chambersburg Road;

Thence, westerly along the south line of Chambersburg Road to a point in the east line of the Miami Erie Canal;

Thence, northerly along the east line of the Miami Erie Canal approximately 1,327 feet to an angle point;

Thence, northeasterly along the west line of a ~~79.12~~ 75.473 acre parcel approximately ~~508~~ 426.61 feet to an angle point;

Thence, northerly continuing along the west line of a ~~79.12~~ 75.473 acre parcel to the south line of a ~~105~~ 62.068 acre parcel;

Thence, westerly along the south line of said ~~105~~ 62.068 acre parcel across the Miami Erie Canal to a point in the centerline of the Great Miami River;

Thence, southerly along various courses in the Great Miami River to a point approximately 200 feet west of the intersection of Cheyenne Avenue and West Shore Drive in the Miami Villa Plat;

Thence, easterly to a point in the west line of the Miami Villa Plat;

Thence, northerly to a point in the north line of the Miami Villa Plat;

Thence, easterly with the north line of the Miami Villa Plat and the easterly extension thereof to a point at the northeast corner of a 2.002 acre parcel;

Thence, southerly along the east line of said 2.002 acre parcel to the north line of Chambersburg Road;

Thence, easterly along the north line of Chambersburg Road approximately 30 feet to the east line extended of Rip Rap Road;

Thence, southerly with the east line of Rip Rap Road to the south line extended of the Miami Villa Plat;

Thence, westerly with the south line of the Miami Villa Plat along several courses to the centerline of the Great Miami River;

Thence, northerly with the centerline of the Great Miami River to a point approximately 200 feet west of the intersection of Navajo Avenue and Shore Drive in the Miami Villa Plat;

Thence, westerly to a point in the east line of the Baltimore and Ohio Railroad;

Thence, northerly with the east line of the Baltimore and Ohio Railroad to a point in the south line of Little York Road;

Thence, easterly along the south line of Little York Road to a point in the west line extended of Anglers Lane;

Thence, northerly along the west line of Anglers Lane to a point at the northwest corner of a ~~5.552~~ 4.685 acre parcel;

Thence, easterly with the north line of said ~~5.552~~ 4.685 acre parcel to a point in the centerline of the Great Miami River;

Thence, northerly with the centerline of the Great Miami River along several courses to the Miami-Montgomery County Line;

Thence, easterly with the Miami-Montgomery County Line to a point in the southwest corner of the 107 acre Tri-Cities North Regional Wastewater Authority tract;

Thence, northerly along the west line of the said Tri-Cities North Regional Wastewater Authority tract to a point at the northwest corner of said 107 acre tract;

Thence, easterly with the north line of the said 107 acre tract to a point in the west line of Inlot 1197 being a 1.158 acre parcel (Parcel P48 00271)~~Futura Parkway~~;

Thence, northerly along the west line of ~~Futura Parkway~~ said parcel to the northwest corner of said parcel also known as the southeast corner of the Catlow Commercial Park;

Thence, westerly with the south line of the said Catlow Commercial Park along several courses to a point in the centerline of State Route 40;

Thence, northerly and easterly with the centerline of State Route 40 to the northeast corner of said Catlow Commercial Park;

Thence, southerly along the east line of said Catlow Commercial Park to a point in the north line of said 107 acre tract;

Thence, easterly with the north line of the said 107 acre tract to a point in the centerline of Wildcat Road;

Thence, southerly with the centerline of Wildcat Road to a point at the Miami-Montgomery County ~~l~~Line;

Thence, easterly with the Miami-Montgomery County line to the southwest corner of a ~~14.671~~ 13.753 acre ~~LaserPlane Corporation~~ Trimble Navigation Ltd. parcel located on the north side of the County Line;

Thence, northerly with the west line of the said ~~14.671~~ 13.753 acre parcel to a point at the southwest corner of Lot 33 in the Wiley Industrial Park;

Thence, easterly across the south lines of said Lot 33 and Lot 34 in the Wiley Industrial Park to a point in the southeast corner of Lot 34;

Thence, northerly along the east line of Lot 34 to a point in the south line of Gibson Drive;

Thence, easterly along the south line of Gibson Drive to a point at the centerline of Old Troy Pike;

Thence, continuing easterly along the centerline of Parktowne Boulevard to a point in the west line of Old Park Drive;

Thence, southerly along Old Park Drive to the centerline of County Park Drive;

Thence, easterly along Country Park Drive to the centerline of Summerset Drive;

Thence, southerly along the centerline of Summerset Drive veering east to the centerline of Gardengate Drive;

Thence, southerly along Gardengate Drive to across the Miami-Montgomery County Line to the centerline of Pinegate Way;

Thence, westerly along Pinegate veering south along said centerline of Pinegate Way to Charlesgate Road;

Thence, westerly along the centerline of Charlesgate to the centerline of Old Troy Pike;

Thence, southerly along the centerline of Old Troy Pike ~~across the Miami-Montgomery County Line~~ to the south corporation line of the City of Huber Heights and the place of beginning.

Ward 2.

Situated in the City of Huber Heights, Count~~y~~ies of Miami and Montgomery, State of Ohio ~~and being part of Sections 17, 18, 23, 24, 29 and 30, Town 2, Range 8 M.R.S.~~ and being further bounded and described as follows:

Beginning at the intersection of the Miami-Montgomery County Line and the extended centerline of Brandt Pike (State Route 201);

Thence, westerly along the County Line to a point in the centerline of Trowbridge Way;

Thence, southerly with the centerline of Trowbridge Way along several courses to a point at the intersection of Deer Meadows Drive and Trowbridge Way;

Thence, easterly with the centerline of Deer Meadows Drive along several courses to a point at the intersection of Deer Plains Way and Deer Meadows Drive;

Thence, southerly with the centerline of Deer Plains Way along several courses to a point at the intersection of Charlesgate Road and Deer Plains Way;

Thence, westerly with the centerline of Charlesgate Road along several courses to a point at the intersection of Deer Chase Drive and Charlesgate Road;

Thence, southerly with the centerline of Deer Chase Drive along several courses to a point at the intersection of Shull Road and Deer Chase Drive;

~~Thence, easterly with the centerline of Shull Road along several courses to a point at the intersection of Brandt Pike and Shull Road;~~

~~Thence, southerly with the centerline of Brandt Pike along several courses to a point in the centerline of Interstate 70;~~

~~Thence, westerly along the centerline of Interstate 70 to the center line extended of Selwood Circle;~~

~~Thence, southerly with the centerline extended of Selwood Circle to a point at the centerline of Serpentine Drive;~~

~~Thence, westerly and southerly along the centerline of Serpentine Drive to a point at the intersection of Stonehurst Drive and Serpentine Drive;~~

~~Thence, westerly along the centerline of Stonehurst Drive to a point at the intersection of Berchman Drive and Stonehurst Drive;~~

~~Thence, southerly and westerly along the centerline of Berchman Drive and Blackshear Drive to a point at the intersection of Pagent Lane and Blackshear Drive;~~

~~Thence, northwesterly along the centerline of Pagent Lane to west line extended of a .276 acre parcel located at the northwest corner of Herbert C. Huber Plat No. 40, Section 1;~~

~~Thence, northerly along said west line extended of a .276 acre parcel to a point in the centerline of Interstate 70;~~

Thence, westerly along the centerline of Shull Road to a point at the centerline of Trowbridge Way;

Thence, southerly along the centerline of Trowbridge Way to a point in the centerline of Rolling Glen Drive;

Thence, northerly along the centerline of Rolling Glen Drive to a point in the centerline of Schoolgate Drive;

Thence, westerly on Schoolgate Drive along several courses to a point in the intersection of Schoolgate Drive and the centerline of Green Knolls Drive;

Thence, westerly along the centerline of Green Knolls Drive to a point in the centerline of Eagle Pass Drive;

Thence, northly on Eagle Pass Drive to the centerline of Shull Road;

Thence, westerly along centerline of Shull Road

~~Thence, westerly along the centerline of Interstate 70~~ to a point at the centerline of Old Troy Pike (State Route 202);

Thence, northerly along the centerline of Old Troy Pike to a point at the north right-of-way line ~~extended of Carriage Trails Parkway~~ of Charlesgate Road;

Thence, east along the centerline of Charlesgate Road to the centerline of Pinegate Way;

Thence, north along several courses veering east on the centerline of Pinegate Way to the centerline of Gardengate Drive;

Thence, north along the centerline of Gardengate Drive to the centerline of Summerset Drive;

Thence, westerly and veering northernly along Summerset Drive to the centerline of County Park Drive;

Thence, west along the centerline of County Park Drive to the centerline of Old Park Drive;

Thence, north along the centerline of Old Park Drive to the center line of Parktowne Boulevard;

Thence, west along the centerline of Parktowne Boulevard to a point at the centerline of Old Troy Pike (State Route 202);

Thence, northerly along the centerline of Old Troy Pike to a point at the north right-of-way line of Carriage Trails Parkway;

Thence, easterly along the north right of way line of Carriage Trails Parkway to the west line extended of Miami County Inlot 352;

Thence, northerly along said west line extended to a northwest corner of Miami County Inlot 352;

Thence, easterly along said north line to the southwest corner of Miami County Inlot 1617 Carriage Trails #17~~163~~;

Thence, northerly along the west line of said Miami County Inlot 1617 Carriage Trails #17 ~~Inlot 163~~ and continuing northerly to the northwest corner of Miami County Inlot 1607 Carriage Trails #15 (Parcel P48 001651)~~said Inlot 163~~;

Thence, easterly along the north line of said Miami County Inlot 1607 Carriage Trails #15 (Parcel P48 001651)~~Inlot 163~~ to the southwest corner of a 6.21~~5~~ acre parcel (Parcel A29 000705);

Thence, northerly along the west line of said 6.21~~5~~ acre parcel to the centerline of U.S. Route 40;

Thence, easterly along the said centerline of U.S. Route 40 to the northeast corner of a 0.30 acre parcel;

Thence, southerly along the east line of said 0.30 acre parcel to a point in the north line of Inlot 1480 Windbrooke Section #2 (Parcel A29 003400); (Parcel A29 004000)~~a 10.1 acre parcel~~;

Thence, easterly several courses along the north line of the following Parcels A29 003400; A29 003600; A29 003700; A29 003800; and A29 003900 to the north east corner of Parcel A29 003900

Thence, south along the east line of parcel A29 003900 to the north property line of Parcel A29 004000;

Thence, easterly along the north property line of Parcels A29 004000; A29 004100 and A29 004200 to the centerline of Senna Street~~said 10.1 acre parcel along several courses to a point in the west line of Westfield Drive~~;

Thence, northerly along the west line of said ~~Westfield Drive~~Senna Street to a point in the centerline of U.S. Route 40;

Thence, easterly along the centerline of said U.S. Route 40 to ~~a~~ the northeast corner of ~~a~~ Inlot 1609;

Thence, southerly along said lot approximately 67 feet to the northern line of the City water tank parcel (Parcel P48 250160)~~ 23.7 acre parcel~~;

Thence, continuing east along the north property line of said City water tank parcel (Parcel P48 250160) to the eastern property line of said parcel;

~~Thence, southerly along an east line of said 23.7 acre parcel sixty six feet to a point;~~

~~Thence, easterly along the north line of said 23.7 acre parcel to the northeast corner of said 23.7 acre parcel;~~

Thence, southerly~~ along the east line of said 23.7 acre parcel to a point in the north line of Miami County Inlot 352~~to the southwest corner of Miami County Bethel Township Parcel A01 011510;

Thence, easterly along said south~~north~~ line to a point in the west line of a ~~25~~39 acre parcel (Parcel A01 012300) and the northeast corner of Parcel P48 002801;

Thence, southerly along the west line of said ~~25~~39 acre parcel to the southwest property corner of said ~~25 acre~~ parcel;

Thence, east to the extended centerline of Tussock Drive;

Thence, southernly to the centerline of Arrowwood Street;

Thence, westerly along the centerline of Arrowood Street to a point on the centerline of Buttonbush Street;

Thence, south several courses along the centerline of Buttonbush Street to a point in the centerline of Lakeside Street;

Thence, south along the centerline of Lakewood Street to the north right of way line of

~~Thence, easterly along the south line of said 25 acre parcel to the southeast corner of a 95 acre parcel;~~

~~Thence, southerly along the west line of a 25 acre parcel to a point in the north line of~~ Carriage Trails Parkway;

Thence, easterly along the north line of said Carriage Trails Parkway and its extension to ~~the northwest corner of a 0.3 acre parcel~~a point in the centerline of Forestedge Street;

Thence, south along the centerline of Forestedge Street to a point in the centerline of Sunset Maple Drive;

Thence, easterly along the centerline of Sunset Maple Drive to a point in the centerline of Willow Oak Drive;

Thence, south along the centerline of Willow Oak Drive to a point in the centerline of Red Buckeye Drive;

Thence, easterly along the centerline of Willow Oak Drive to a point in the centerline of Elderberry Drive;

Thence, south along Elderberry Drive to a point in the centerline of Red Cedar Drive;

Thence, easterly veering north along Red Cedar Drive several courses to a point in the centerline of Spirea Court;

Thence, east on Spirea Court to a point in the centerline of Viburnum Court;

Thence, north along the centerline of Viburnum Court to a point in the centerline of Persimmon Way to an access drive to Red Buckeye Drive;

Thence, north along Red Buckeye Drive to the south right of way line of Carriage Trails Parkway to the centerline of Brandt Pike (State Route 201);

~~Thence, southeasterly along the southwest line of said 0.3 acre parcel to a point in the centerline extended of Brandt Pike (State Route 201);~~

Thence, southerly along said centerline extended to the intersection of the Miami-Montgomery County Line and the centerline of Brandt Pike (State Route 201) and the place of beginning.

Ward 3.

Situated in the City of Huber Heights, County of Montgomery, State of Ohio ~~and being part of Sections 17, 22 and 23, Town 2, Range 8 M.R.S.~~ and being further bounded and described as follows:

Beginning in the intersection of the centerline of Shull Road and the centerline of Old Troy Pike (State Route 202);

Thence, easterly along Shull Road to the centerline of Eagle Pass Drive;

Thence, south along Eagle Pass Drive to a point in the centerline of Green Knolls Drive;

Thence, easterly several courses, to Schoolgate Drive;

Thence, easterly along the centerline of Schoolgate Drive to the centerline of Rolling Glen Drive;

Thence, southeasterly along the centerline of Rolling Glen Drive to the centerline of Trowbridge Way;

Thence, north several courses along the centerline of Trowbridge Way to a point in the intersection of the centerline of Trowbridge Way and Shull Road;

Thence, easterly on Shull Road to a point in the centerline of Brandt Pike (State Route 201);

Thence, southerly along the centerline of Brandt Pike (State Route 201) including several courses to the centerline midpoint of Interstate 70 and Brandt Pike (State Route 201);

Thence, westerly along the centerline of Interstate 70 to the extended centerline of Selwood Circle and Interstate 70;

Thence, south along the extended centerline of Selwood Circle to the centerline of Serpentine Drive;

Thence, northwesterly along the centerline of Serpentine Drive to a point in the centerline of Stonehurst Drive;

Thence, westerly along Stonehurst Drive to the centerline of Stonecrest Drive;

Thence, south on Stonecrest Drive to the centerline of Summerdale Drive;

Thence, southwesterly on Summerdale Drive to the center point of Sesame Street;

Thence, south on Sesame Street to the centerline of Taylorsville Road;

Thence, west on Taylorsville Road to the centerline of Greydale Drive;

Thence, south on Greydale Drive to centerline of Highbury Road;

Thence, northwesterly on Highbury Road to the centerline of Larcomb Drive;

Thence, southwesterly on Larcomb Drive to the centerline of Montague Street;

Thence, south on Montague Street to the centerline of Leawood Drive;

Thence, west on Leawood Drive to the centerline of Klyemore Drive;

Thence, south on Klyemore Drive to the centerline of Kingsbury Drive;

Thence, west on Kingsbury Drive to the centerline of Kismet Place;

Thence, south on Kismet Place to the centerline of Montague Road;

Thence, south on Montague Road to the centerline of Longford Road;

Thence, west on Longford Road various courses to the centerline of Old Troy Pike (State Route 202);

Thence, north along the centerline of Old Troy Pike (State Route 202) to the centerline of Shull Road being the place of beginning.

~~Beginning at the intersection of the centerline of Interstate 70 and the centerline of Old Troy Pike (State Route 202);~~

~~Thence, easterly along the centerline of Interstate 70 to the west line extended of a .276 acre parcel located at the northwest corner of Herbert C. Huber Plat No. 40, Section 1;~~

~~Thence, southerly along said west line of the said .276 acre parcel to the centerline of Pagent Lane;~~

~~Thence, southeasterly along the centerline of Pagent Lane to the centerline of Blackshear Drive and Pagent Lane;~~

~~Thence, southerly and easterly along the centerline of Blackshear Drive and Berchman Drive to a point at the intersection of Stonehurst Drive and Berchman Drive;~~

~~Thence, easterly along the centerline of Stonehurst Drive to the intersection of Stonecrest Drive and Stonehurst Drive;~~

~~Thence, southerly along the centerline of Stonecrest Drive to the intersection of Shellcross Drive and Stonecrest Drive;~~

~~Thence, westerly and southerly along the centerline of Shellcross Drive to the intersection of Shalamar Drive and Shellcross Drive;~~
~~Thence, southerly along the centerline of Shalamar Drive to the intersection of Summerdale Drive and Shalamar Drive;~~
~~Thence, westerly along the centerline of Summerdale Drive to the intersection of Sebring Drive and Summerdale Drive;~~
~~Thence, southerly along the centerline of Sebring Drive to the centerline of Taylorsville Road;~~
~~Thence, easterly with the centerline of Taylorsville Road to the centerline of San Fernando Road;~~
~~Thence, southerly with the centerline of San Fernando Road to the centerline of San Juan Court;~~
~~Thence, easterly with the centerline of San Juan Court to the centerline of Brandt Pike;~~
~~Thence, southerly with the centerline of Brandt Pike to the centerline of Highbury Road;~~
~~Thence, westerly with the centerline of Highbury Road along several courses to the centerline of Grovehill Drive;~~
~~Thence, southwesterly with the centerline of Grovehill Drive to the centerline of Citadel Drive;~~
~~Thence, southerly with the centerline of Citadel Drive to the centerline of Longford Road;~~
~~Thence, westerly with the centerline of Longford Road along several courses to the centerline of Old Troy Pike (State Route 202);~~
~~Thence, northerly with the centerline of Old Troy Pike to the centerline of Interstate 70 and the place of beginning.~~

Ward 4.

Situated in the City of Huber Heights, County of Montgomery, State of Ohio ~~and being part of Sections 16, 17, 22, 23, 28 and 29, Town 2, Range 8 M.R.S.~~ and being further bounded and described as follows:

Beginning at the intersection of the centerline of Old Troy Pike and the centerline of Longford Road;

Thence, easterly with the centerline of Longford Road along several courses to the centerline of Montague Road~~Citadel Drive~~;

Thence, northeasterly with the centerline of Montague Road~~Citadel Drive~~ to the centerline of Kismet Place~~Grovehill Drive~~;

Thence, northeasterly with the centerline of Kismet Place~~Grovehill Drive~~ to the centerline of Kingsbury Drive~~Highbury Road~~;

Thence, easterly with the centerline of Kingsbury Drive~~Highbury Road along several courses~~ to the centerline of Klyemore Drive~~Brandt Pike (State Route 201)~~;

Thence, north along the centerline of Klyemore Drive to a point in the centerline of Leawood Drive;

Thence, easterly on Leawood Drive to the centerline of Montague Road;

Thence, north on Montague Road to a point in the centerline of Larcomb Drive;

Thence, easterly on Larcomb Drive east veering north to Highbury Road;

Thence, southeasterly on the centerline of Highbury Road to the point in the centerline of Greydale Drive;

Thence, north along the centerline of Greydale Drive to centerline of Taylorsville Road;

Thence, easterly along the centerline of Taylorsville Road to a point in the centerline of San Fernando Road;

Thence, south along the centerline of San Fernando Road to a point in the centerline of San Juan Court;

Thence, east along the centerline of San Juan Court to the centerline of Brandt Pike (State Route 201);

Thence, southerly along the centerline of Brandt Pike to the centerline of Fishburg Road;

Thence, westerly along the centerline of Fishburg Road ~~to the centerline of Harshmanville Road;~~

~~Thence, southerly along the centerline of Harshmanville Road to the centerline of Sabra Avenue;~~

~~Thence, westerly along the centerline of Sabra Avenue to the centerline of Tomberg Street;~~

~~Thence, northerly along the centerline of Tomberg Street to the centerline of Fishburg Road;~~

~~Thence, westerly along the centerline of Fishburg Road~~ to the centerline of Old Troy Pike (State Route 202);

Thence, northerly along the centerline of Old Troy Pike (State Route 202) to the intersection of Longford Road and the place of beginning.

Ward 5.

Situated in the City of Huber Heights, County of Montgomery, State of Ohio ~~and being part of Sections 16, 20, 21, 22, 27 and 28, Town 2, Range 8 M.R.S.~~ and further bounded and described as follows:

Beginning at the intersection of the centerline of Old Troy Pike (State Route 202) and the centerline of Fishburg Road;

Thence, easterly along the centerline of Fishburg Road ~~to a point in the centerline of Tomberg Street;~~

~~Thence, southerly along the centerline of Tomberg Street to a point in the centerline of Sabra Avenue;~~

~~Thence, easterly along the centerline of Sabra Avenue to a point in the centerline of Harshmanville Road;~~

~~Thence, northerly along the centerline of Harshmanville Road to a point in the centerline of Fishburg Road;~~

~~Thence, easterly along the centerline of Fishburg Road~~ to a point in the centerline of Bavaria Place~~Rosebury Drive~~;

Thence, southerly along the centerline of Bavaria Place~~Rosebury Drive~~ to a point at the centerline of Botkins Road~~Rousseau Drive~~;

Thence, ~~easterly~~westerly and southerly along the centerline of Botkins Road~~Rousseau Drive~~ to a point at the centerline of Barnard Drive~~Rye Drive~~;

Thence, easterly along the centerline of Barnard Drive~~Rye Drive~~ to a point at the centerline of Shady Oak Street~~Rosalie Road~~;

Thence, ~~northerly~~southerly along the centerline of Shady Oak Street~~Rosalie Road~~ to a point at the centerline of Broomall Street~~Raymond Court~~;

~~Thence, easterly along the centerline of Raymond Court and its extension to a point at the centerline of Brandt Pike;~~

Thence, southerly along the centerline of Broomall Street~~Brandt Pike~~ to a point at the centerline of Powell Road;

Thence, easterly along the centerline of Powell Road to a point at the centerline of Bellefontaine Road;

Thence, northeasterly along the centerline of Bellefontaine Road to the northeast corner of the Dix Plat;

Thence, southerly, easterly and southerly along several courses in the Dix Plat to the north line of the Pheasant Hill Plat, Section 3;

Thence, westerly along the north line of the Pheasant Hill Plat and the south line of the Dix Plat to a point ~~to a point~~ in the east City limits;

Thence, southerly along the Wayne Apartments Plat and the southerly extension thereof to the northeast corner of a 26.341 acre Globe Products parcel;

Thence, easterly along the north line of the said 26.341 acre parcel to the northeast corner of said parcel;

Thence, southerly with the east line of said Globe Products parcel to the south line of Kitridge Road;

Thence, westerly along the south line of Kitridge Road to the east line of Brandt Pike (State Route 201);

Thence, continuing southerly along the east line of Brandt Pike (State Route 201) to a point in the south line extended of the 88.857 acre Thomas Cloud Park tract;

Thence, westerly with the south line of the said Thomas Cloud Park tract to a point in the north line of Needmore Road and the southwest corner of a point 2.54 acre tract;

Thence, northerly and westerly along several courses to the east line of Northern Circle;

Thence, northerly along the east line of Northern Circle to the southwest corner of a .45 acre tract;

Thence, easterly, northerly and westerly around .45 acre tract to the east line of Northern Circle;

Thence, northerly along the east line of Northern Circle and the west line of the said 88.857 acre Thomas Cloud Park tract and the northern extension thereof to the south line of the Herbert C. Huber Plat No. 30, Section 2;

Thence, westerly along the said south line of the Herbert C. Huber Plat No. 30, Section 2 and Herbert C. Huber No. 30, Section 1 and a 4.43 acre parcel to the centerline of Old Troy Pike (State Route 202);

Thence, northerly with the centerline of Old Troy Pike (State Route 202) along several courses to the centerline of Fishburg Road and the place of beginning.

Ward 6.

Situated in the City of Huber Heights, Count~~y~~ies of Miami and Montgomery, State of Ohio ~~and being part of Sections 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 22 and 23~~ and being further bounded and described as follows:

Beginning at the intersection of the Miami-Montgomery County Line and the Montgomery-Clark County Line in the northeast corner of the City of Huber Heights;

Thence, southerly with the Montgomery-Clark County Line and the Montgomery-Greene County Line to a point in the northeast corner of existing Wayne Township and the centerline of the Mad River;

Thence, southerly along the centerline of the Mad River to the Montgomery-Greene County Line;

Thence, westerly with the Montgomery-Greene County Line and the westerly extension thereof said line being the south line of Fishburg Road to a point at the northeast corner of Lot 14 the Wigger Plat;

Thence, southerly along the east side of Lot 14 to the southeast corner of said Lot 14;

Thence, westerly along the south side of the said Wigger Plat to a point at the centerline of Bellefontaine Road;

Thence, southwesterly along the centerline of Bellefontaine Road to a point at the centerline of Powell Road;

Thence, easterly along the centerline of Powell Road to a point at the centerline of Broomall Street~~Brandt Pike~~;

Thence, northerly along the centerline of Broomall Street~~Brandt Pike~~ to a point ~~at~~in the centerline of Shady Oak Street~~extension of Raymond Court~~;

Thence, east and veering north along the centerline of Shady Oak Street to a point in the centerline of Barnard Drive;

Thence, westerly along Barnard Drive to a point in the centerline of Beecham Drive;

Thence, northerly along the centerline of Beechman Drive to the centerline of Botkins Road;

Thence, northerly along the centerline of Botkins Road to a point in the centerline of Bavaria Place;

Thence, northwesterly along the centerline of Bavaria Place to the centerline of Fishburg Road;

Thence, west on the centerline of Fishburg Road to the centerline of Brandt Pike (State Route 201);

~~Thence, westerly along the centerline extension of Raymond Court to the centerline of Rosalie Road;~~

~~Thence, southwesterly along the centerline of Rosalie Road to the centerline of Rye Drive;~~

~~Thence, westerly with the centerline of Rye Drive to the centerline of Rousseau Drive;~~

~~Thence, northerly and westerly along the centerline of Rousseau Drive to the centerline of Rosebury Drive;~~

~~Thence, northerly along the centerline of Rosebury Drive to the centerline of Fishburg Road;~~

~~Thence, easterly with the centerline of Fishburg Road to the centerline of Brandt Pike (State Route 201);~~

Thence, northerly along the centerline of Brandt Pike including several courses to a point at the intersection of San Juan Court;

Thence, westerly along the centerline of San Juan Court to the centerline of San Fernando Road;

Thence, northerly along the centerline of San Fernando Road to the centerline of Taylorsville Road;

Thence, westerly along the centerline of Taylorsville Road to the centerline of Sesame Street~~Sebring Drive~~;

Thence, northerly along the centerline of Sesame Street~~Sebring Drive~~ to the centerline of Summerdale Drive;

Thence, easterly along the centerline of Summerdale Drive to the centerline of Shalamar Drive;

Thence, northerly along the centerline of Shalamar Drive to the centerline of ~~Shellcross Drive;~~

~~Thence, easterly and northerly along the centerline of Shellcross Drive to the centerline of~~ Stonecrest Drive;

Thence, northerly along the centerline of Stonecrest Drive to the centerline of Stonehurst Drive;

Thence, easterly along the centerline of Stonehurst Drive along several courses to the centerline of Serpentine Drive;

Thence, northerly and easterly along the centerline of Serpentine Drive along several courses to the centerline of Selwood Circle;

Thence, northerly along the centerline of Selwood Circle and its extension to the centerline of Interstate 70;

Thence, easterly along the centerline of Interstate 70 to the centerline of Brandt Pike (State Route 201);

Thence, northerly along the centerline of Brandt Pike (State Route 201) including several courses to the centerline of Shull Road;

Thence, westerly along the centerline of Shull Road including several courses to the centerline of Deer Chase Drive;

Thence, northerly along the centerline of Deer Chase Drive including several courses to the centerline of Charlesgate Road;

Thence, easterly along the centerline of Charlesgate Road to the centerline of Deer Plains Way;

Thence, northerly along the centerline of Deer Plains Way to the centerline of Deer Meadows Drive;

Thence, westerly and northerly along the centerline of Deer Meadows Drive to the centerline of Trowbridge Way;

Thence, northeasterly along the centerline of Trowbridge Way along several courses to the Miami-Montgomery County Line;

Thence, easterly along the Miami-Montgomery County Line to the extended right of way of the centerline of Elderberry Drive;

Thence, north along the centerline of Elderberry Drive to a point in the centerline of Red Buckeye Drive;

Thence, westerly along the centerline of Red Buckeye Drive to a point on the centerline of Sunset Maple Drive;

Thence, westerly along the centerline of Sunset Maple Drive to a point in the centerline of Forestedge Street;

Thence, north along the centerline of Forestedge Street to the north line of said Carriage Trails Parkway and its extension;

Thence, southeasterly along the centerline of Carriage Trails Parkway to the centerline of Lakeside Street;

Thence, northerly on Lakeside Street to the centerline of Buttonbush Street;

Thence, east veering north along several courses on Buttonbush Street to the centerline of Arrowwood Street;

Thence, east to the centerline of Tussock Drive;

Thence, north, along the extended centerline of Tussock Drive to the southern boundary of a 39 acre parcel (Parcel A01 012300) and north west corner of Parcel P48 002857;

Thence, easterly along the northern property line of Parcel P48 002857 to its northeast corner;

Thence, south along the east boundary of Parcel P48 002857 to the northern line of Parcel P48 000412;

Thence, east along the northern border of Parcel P48 002857 continuing east along the northern boundary of Parcel P48 009332;

Thence, south along the eastern boundary of Parcel P48 009332 to the southeast corner of said parcel;
Thence, west along the south line of said parcel to the southwest corner of said parcel;
Thence, southerly along the eastern boundary of Parcel P48 000412; to the northern right of way of Carriage Trails Parkway and the west right of way of Brandt Pike (State Route 201);
Thence, east to the centerline of Brandt Pike (State Route 201);
Thence, south to the Miami-Montgomery County Line;
Thence, easterly along the Miami-Montgomery County Line to a point in the Miami-Clark County Line and the place of beginning.

Section 2. The City Council also approves and adopts the official ward map of Huber Heights attached hereto in Exhibit A.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that it is necessary to submit the ward redivisions to the Boards of Election at the earliest possible time and to meet the deadlines established in the Ohio Revised Code; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the _____ day of _____, 2021;
_____ Yeas; _____ Nays.

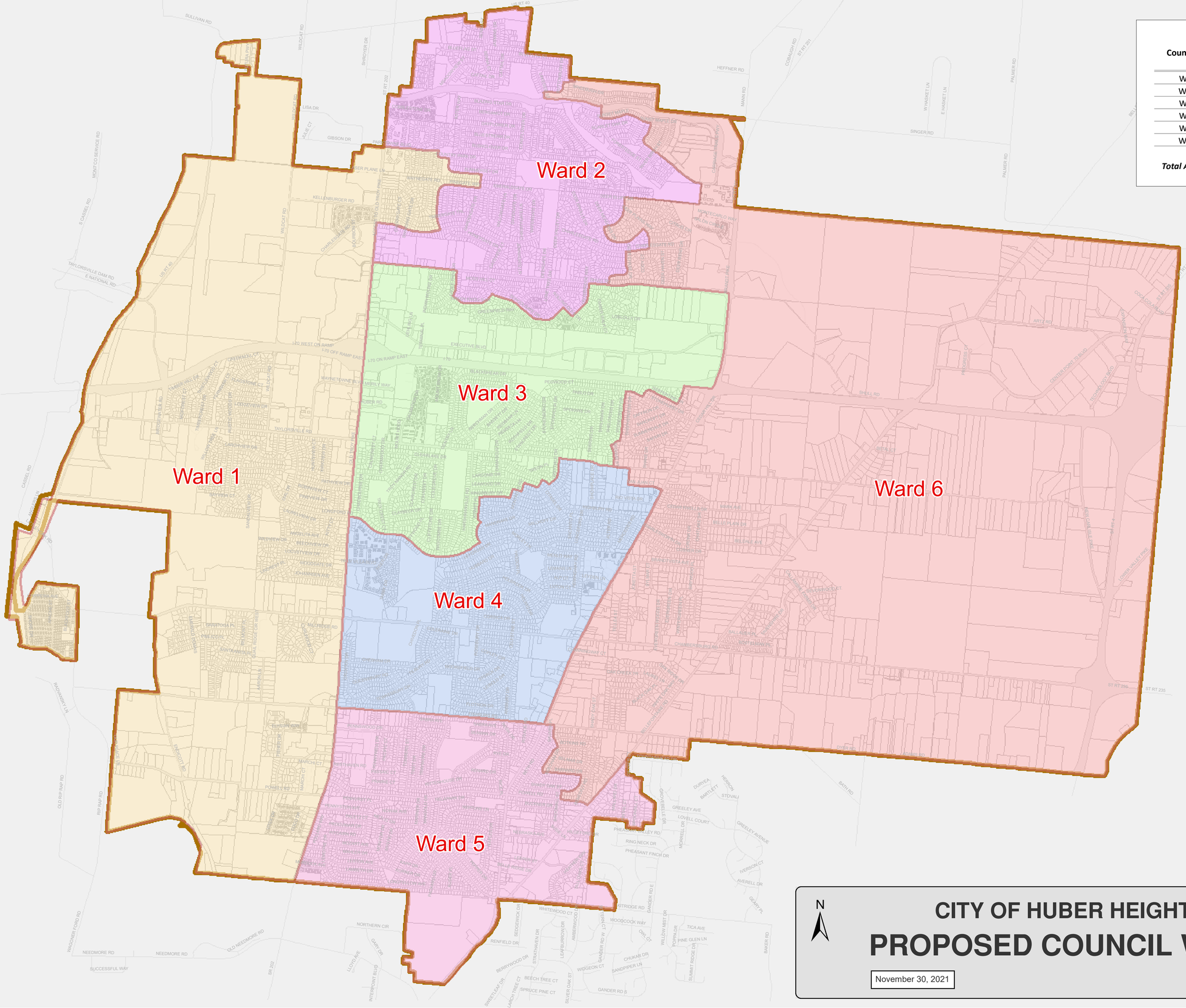
Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

EXHIBIT A

Council Ward	Approximate Population in Proposed Ward per 2020 Census
Ward 1	7285
Ward 2	7270
Ward 3	7273
Ward 4	7196
Ward 5	7214
Ward 6	7201
Total All Wards	***43439***



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CITY OF HUBER HEIGHTS
PROPOSED COUNCIL WARDS 2021

November 30, 2021

HUBER HEIGHTS
Come Grow With Us!

AI-8000 **New Business J.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

ZC 21-42 - Parveen Wadhwa - Rezoning/Basic Development Plan - 6025 Taylorsville Road - Public Hearing

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	12/07/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Public Hearing Scheduled For December 13, 2021 By The Huber Heights City Council For Zoning Case 21-42. The Applicant Is Parveen Wadhwa. The Applicant Is Requesting Approval Of A Rezoning From R-4 (Residence) To PC (Planned Commercial) And A Basic Development Plan For Property Located At 6025 Taylorsville Road Further Identified As Parcel Number P70 04005 0006 On The Montgomery County Auditor's Map.

Purpose and Background

The applicant, Parveen Wadhwa, is requesting approval of a Rezoning from R-4 (Residence) to PC (Planned Commercial) and a Basic Development Plan for 1.46 acres at property located at 6025 Taylorsville Road (ZC 21-42).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-7997 **New Business K.**

City Council Meeting **City Council**

Meeting Date: 12/13/2021

ZC 21-43 - Major Change/Basic and Detailed Development Plan - Larkspur - 7650 Waynetowne Boulevard - Public Hearing

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	12/07/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Public Hearing Scheduled For December 13, 2021 By The Huber Heights City Council For Zoning Case 21-43. The Applicant Is Larkspur. The Applicant Is Requesting Approval Of A Major Change To The Basic And Detailed Development Plans In A PC (Planned Commercial) District For 7.234 Acres Of Property Located At 7650 Waynetowne Boulevard And Further Described As Parcel Number P70 04005 0100 On The Montgomery County Auditor's Map.

Purpose and Background

The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plans for 7.234 acres of property located at 7650 Waynetowne Boulevard (ZC 21-43).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8071 **New Business** **L.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

ZC 21-42 - Parveen Wadhwa - 6025 Taylorsville Road - Rezoning/Basic Development Plan

Submitted By: Geri Hoskins

Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	12/07/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance To Approve A Rezoning And Basic Development Plan For The Property Located At 6025 Taylorsville Road And Further Identified As Parcel Number P70 04005 0006 On The Montgomery County Auditor's Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-42).
(first reading)

Purpose and Background

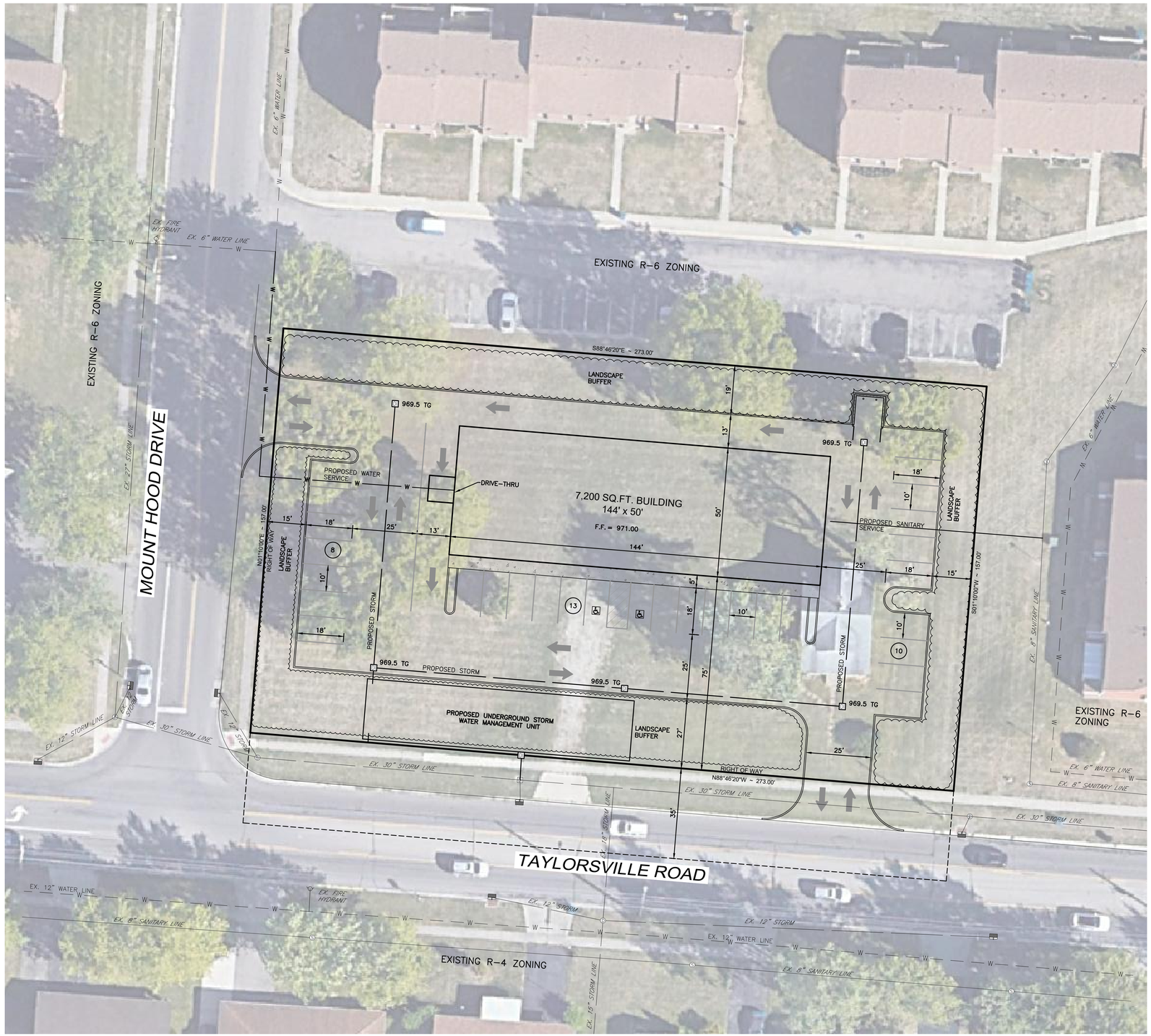
The applicant, Parveen Wadhwa, is requesting approval of a Rezoning to Planned Commercial and a Basic Development Plan for 1.46 acres at 6025 Taylorsville Road for a convenience store and laundromat. (Zoning Case 21-42).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawings
Elevations
Traffic Study
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance



EXISTING ZONING: R-4 RESIDENTIAL
PROPOSED ZONING: PLANNED COMMERCIAL PUD
PROPOSED USE: CONVENIENCE STORE AND LAUNDRY MAT

PROPOSED ZONING REQUIREMENTS

Setbacks:
- Front: 75' building and 25' parking setback when across the street from an 'R' district.
- Side: 50' building setback when adjoining an 'R' district. 15' landscape buffer
- Rear: 32' building with 19' landscaped buffer

Parking:
- 1 space per 200 sq. ft. for first 2,000 sq. ft. then 1 space for every 250 sq. ft
- Required: 31 spaces / 2 handicap spaces
- Provided: 31 spaces / 2 handicap spaces

Screening:
- 6' tall screening required along side and rear yards abutting a residential district

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

N

Know what's below. Call before you dig.

- PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Item	Description	Date

BASIC DEVELOPMENT PLAN FOR TAYLORSVILLE ROAD COMMERCIAL SITE

6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

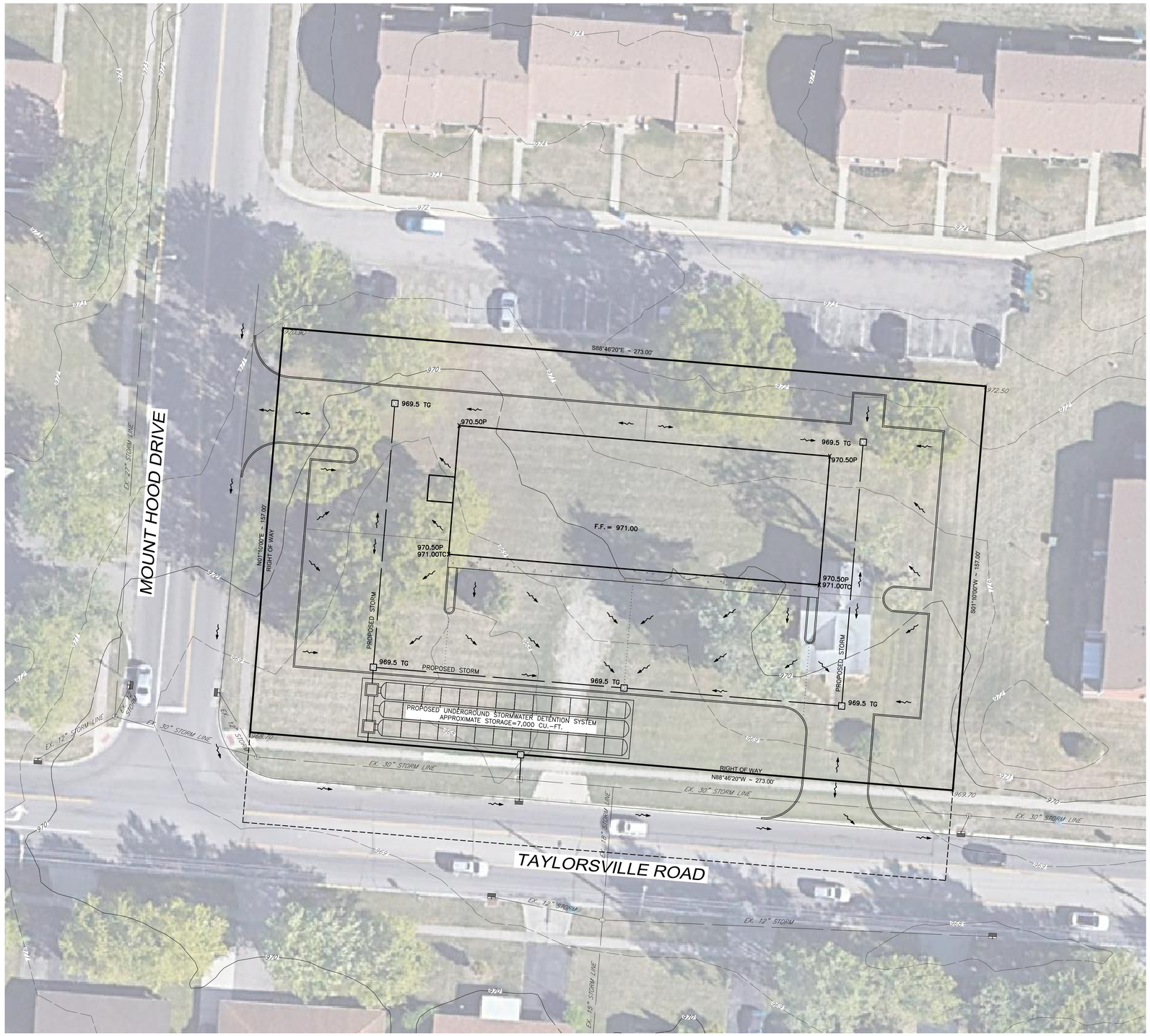
BURKHARDT
ENGINEERS • SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-386-8999 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: HB	Proj: 21-285
Draw: HB	Dwg: 21.285.dwg
Check: KZ	Tab: C2.0-SP
Scale: 1" = 20'	

Date: 10.14.2021

Sheet: BASIC DEVELOPMENT PLAN

Sheet No.: C-2.0



EXISTING CONDITIONS

The existing site is partially developed with a house at the southeast corner of the lot and a gravel drive near the center of the lot. There are no existing detention areas on the site. The site drains overland from northwest to southeast toward Taylorsville Road and into inlets that discharge into the City of Huber Heights storm sewer system at the south edge of the site.

PROPOSED CONDITIONS

The proposed improvements will include removing the existing house and constructing a new 7,200 square foot building with a drive through and associated parking lot in the center of the site. An underground detention basin will be constructed on the south side of the new parking lot. Runoff from the new parking lot will be collected by inlets within the parking lot that lead to the underground detention basin. The underground detention basin will connect to City of Huber Heights storm sewer system on the south side of the site.

On-Site Soils:
-MsA - Milton Silt Loam, 0 to 2 % slopes, Hydrologic Soil Group C (52% of site)
-MsB - Milton Silt Loam, 2 to 6 % slopes, Hydrologic Soil Group C (48% of site)

24-hour Storm Event
Huber Heights, Ohio Rainfall Depths:
1 year - 2.26"
2 year - 2.71"
5 year - 3.32"
10 year - 3.79"
25 year - 4.44"
50 year - 4.95"
100 year - 5.47"

STORMWATER MANAGEMENT

Reference Materials and Methodology for Calculations:
USDA - Urban Hydrology for Small Watersheds - Technical Release 55
USDA - Web Soil Survey
City of Huber Heights Stormwater Regulations
Ohio EPA Permit No 0OHC000005
ODNR Rainwater and Land Development Manual
NOAA Altas 14, Volume 2, Version 3

Runoff Control Requirements:
Provide detention as necessary to reduce post-construction runoff rates to pre-development rates in accordance with the Critical Storm Method.

Critical Storm Method Calculations
Pre-Development Conditions
Area = 1.19 acres
Composite CN = 76
1.01 acres of Open Space in Good Condition (CN=74)
0.15 acres of Open Space in Poor Condition (CN=86)
0.03 acres of Pavement/Building (CN=98)
Tc = 3.5 minutes
Post-Development Conditions
Area = 1.19 acres
Composite CN = 84
0.67 acres of Pavement/Building (CN=98)
0.52 acres of Open Space in Good Condition (CN=74)
Tc = 2.4 minutes
Pre-developed 1 year storm runoff volume = 2,393 cu-ft
Post-developed 1 year storm runoff volume = 3,779 cu-ft
58% increase in runoff volume
Critical Storm = 10 year

GRADING LEGEND

P	PAVEMENT
HP	HIGH POINT
TC	TOP-OF-CURB
TG	TOP-OF-GRATE
~~	FLOW DIRECTION
+000.00	PROP. SPOT ELEVATION
+000.00	EXIST. SPOT ELEVATION

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

N

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

- PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Item	Description	Date

BASIC DEVELOPMENT PLAN FOR TAYLORSVILLE ROAD COMMERCIAL SITE

6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

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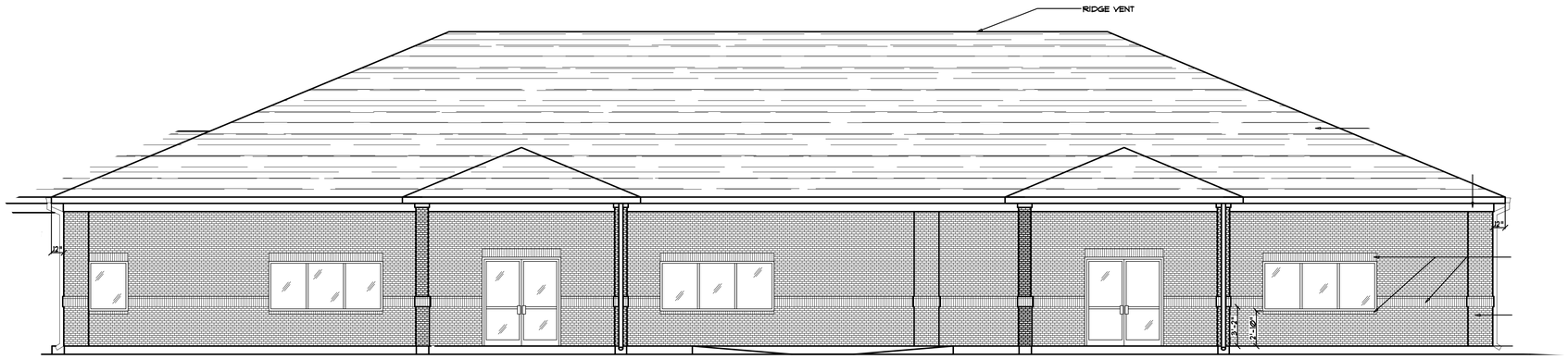
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: HB	Proj: 21-285
Draw: HB	Dwg: 21.285.dwg
Check: KZ	Tab: C3.0-STM/GP
Scale: 1" = 20'	

Date: 10.14.2021

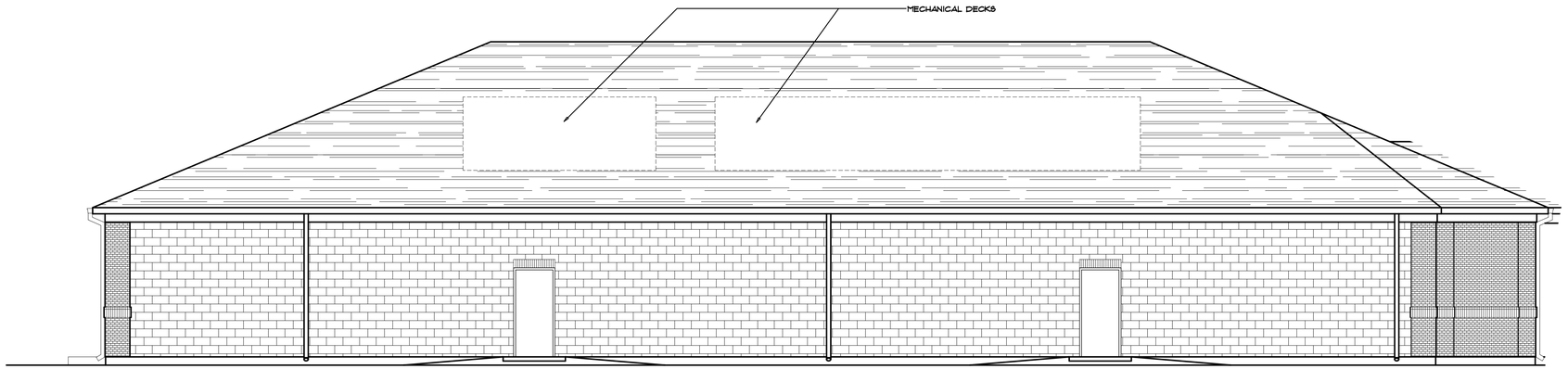
Sheet: PRELIMINARY STORM WATER MANAGMENT AND GRADING PLAN

Sheet No.: C-3.0



FRONT ELEVATION

SCALE: 3/16" = 1'-0" (FRONT) 1 / A3



REAR ELEVATION

SCALE: 3/16" = 1'-0" (REAR) 3 / A3

D.A.E. Designs

DATE: 4/9/2021
SCALE: SHOWN
DRAWN BY: KFD
CHECKED BY: DAE

EXTERIOR ELEVATIONS

REVISIONS:

STATE OF OHIO
DAVID A EATON
6824
REGISTERED
ARCHITECT
DAVID A. EATON
ARCHITECT
EXP. DATE: 12/31/2021

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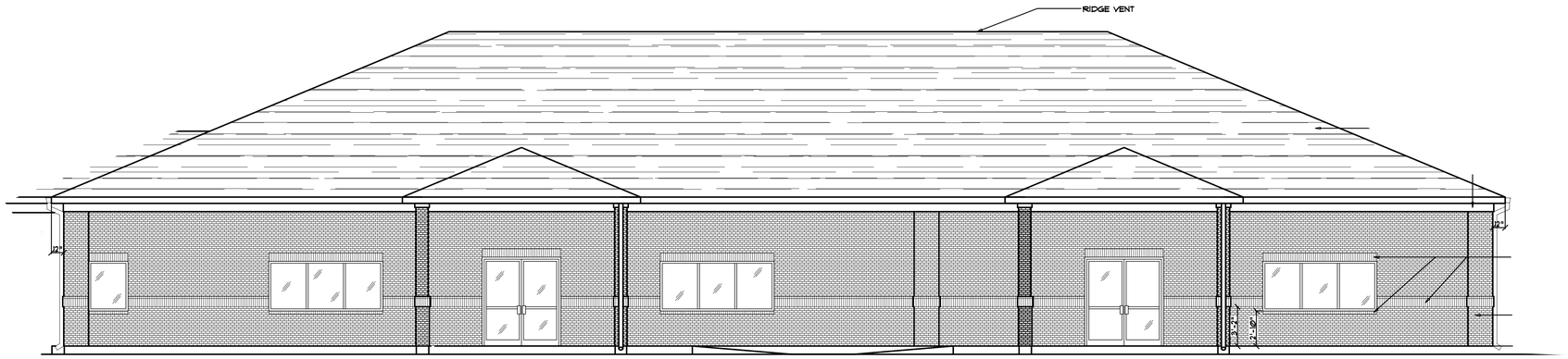
D.A.E. Designs
LIBERTY TOWER
120 W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 299-3213

A-3



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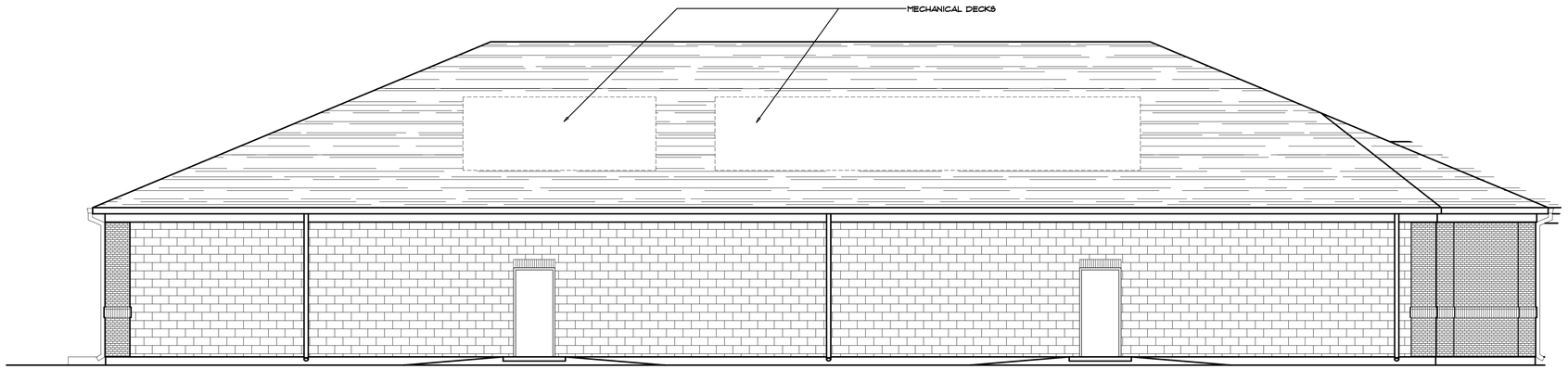

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A-3

October 14, 2021

City of Huber Heights
Planning and Zoning Department
6131 Taylorsville Road
Huber Heights, Ohio 45424

RE: Rezoning and Development Application Traffic Study
6025 Taylorsville Road, Huber Heights, OH 45424, Parcel ID#P700 4005 0006

Dear Planning Commission:
Attached please find contract for the required traffic study.

Due to Covid restrictions many providers were 60-90 days out to start the survey. Choice One Engineering will be able to provide and complete the survey by the end of October, 2021 prior to the November 9th, 2021 meeting date.

As soon as provided to us, we will submit to the City of Huber Heights.

Respectfully,

Parveen Wadhwa
Developer
2946 Idaho Falls Drive
Beavercreek, OH 45431

ChoiceOne Engineering

Date
October 12, 2021

Attention
Parveen Wadhwa

Address
2946 Idaho Falls Drive
Beavercreek, Ohio 45431

Subject
Agreement for Professional Services
Taylorsville Road Commercial Development TIS
MOT-HHE-2111

Dear Mr. Wadhwa:

Choice One Engineering Corporation appreciates the opportunity to provide services for the Taylorsville Road Commercial Development TIS.

This Agreement is by and between HRI Commercial, hereinafter referred to as Client, and Choice One Engineering Corporation, hereinafter referred to as Choice One. If everything is acceptable, please execute two originals, keeping one for your files and returning one to Choice One. Choice One will not start work on this Project until the Agreement is signed and received in our office.

This Agreement is subject to the provisions of the following which are attached to and made a part of this Agreement: Scope of Services, Compensation, and Schedule, consisting of three pages and Choice One Engineering Corporation Standard Terms & Conditions consisting of three pages.

Authorization by the Client to proceed, whether oral or written, constitutes acceptance of the terms and conditions of this Agreement, without modification, addition, or deletion. Client and Choice One each bind itself and its partners, successors, executors, administrators of this executed Agreement.

Parveen Wadhwa

Authorized Signature

10/12/2021
Date

Choice One Engineering Corporation

Michael K. Goettemoeller, Project Manager

10/11/2021
Date

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

S. Ohio/N. Kentucky
8[illegible] Glendale Milford Rd, Suite 1
Loveland, OH 45140
[illegible] Phone

www.CHOICEONEENGINEERING.com

Scope of Services

Project Snapshot

Choice One intends to prepare a traffic impact study for the proposed commercial development and submit it to the City of Huber Heights.

Project Services

1. **Traffic Impact Study**
    a. This study will be in accordance with ODOT's State Highway Access Management Manual (SHAMM).
    b. The purpose of the study is to determine the necessary roadway improvements to the surrounding roadway network.
    c. Perform turning movement traffic counts at the following intersections from 6:00– 7:00 PM to determine the existing traffic volumes.
        i. Taylorsville Road & Mount Hood
    d. The traffic counts will be conducted on a Tuesday, Wednesday, or Thursday.
    e. The study will evaluate the proposed access points for the site.
    f. The traffic scenario years that will be analyzed are:
        i. Opening Year No-Build Traffic Scenario (2022)
        ii. Opening Year Build Traffic Scenario (2022)
        iii. 10-year Design Year No-Build Traffic Scenario (2032)
        iv. 10-year Design Year Build Traffic Scenario (2032)
    g. A growth rate will be obtained from the Miami Valley Regional Planning Commission's (MVRPC) regional travel demand model.
        i. The growth rate will be applied at a simple linear rate with respect to count.
    h. Prepare Trip Generation, Distribution & Assignment
        i. Prepare trip generation for the proposed development using the Institute of Transportation Engineers Trip Generation Manual, 10th edition.
        ii. Peak hour directional distributions to/from the site shall be based upon the existing counts at the adjacent intersection. The assignment of traffic to the proposed access roadways shall consider the planned footprint of the development. Based on the directional distribution, the generated traffic volumes shall be assigned to the adjacent street network.
    i. Prepare capacity analyses of the intersections based on study years.
        i. Intersection capacity analysis will be performed using Synchro 10.
    j. Provide turn lane warrant analyses for the studied intersections for the study years.
        i. Turn lane analysis will be performed using the procedures set forth in the Ohio Department of Transportation Location and Design Manual: Volume 1 Roadway Design, Figure 401-9E.
    k. Prepare Signal Warrant Analysis
    l. Provide recommendations for roadway improvements.
    m. The final engineering design of any recommended improvements are not included in this agreement and will be under a separate scope and fee.
    n. Submit the Traffic Impact Study to Huber Heights for review and approval.
    o. One (1) meeting is included in this scope and fee. Additional meetings will be charged on an hourly basis according to our current Standard Hourly Rate Schedule.
    p. This agreement is based upon the concept attached. If there are changes to the concept which impact the analysis, will be at an additional fee.

Additional Services

We have the skill, experience, and knowledge to provide additional services as listed below. Additional services will be approved by the Client prior to commencement and will be performed on an hourly basis according to our current Standard Hourly Rate Schedule or a mutually negotiated lump sum fee.

1. Construction Plans
2. Storm Sewer Design
3. Sanitary Sewer Design
4. Waterline Design
5. Traffic Signal Design
6. Traffic Impact Studies
7. Traffic Data Collection
8. Detailed Maintenance of Traffic Plans
9. Topographic Survey
10. Boundary Survey
11. Off-Site Utility Extension
12. Construction Layout Staking
13. Easement and Right-of-Way Plats or Descriptions
14. Construction Bidding Procedures
15. Record Drawings
16. Construction Observation
17. Certification of Grading Plan
18. Construction Administration
19. Individual Lot Layout, Drainage, and Design
20. Ohio Environmental Protection Agency (OEPA) Permits and Submittals
21. Ohio Department of Transportation (ODOT) Permits and Submittals
22. Wetland Evaluation and Determination
23. Geotechnical Services

Client Responsibilities

- Provide timely decisions to keep design work on schedule.

Compensation & Schedule

Compensation

Lump Sum Fee Schedule	
Traffic Impact Study	$6,200.00
Total	**$6,200.00**

Schedule

Choice One will work with the client to determine the project schedule after receipt of an executed agreement.

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Laundry/Mini Mart
Occupancy Address:	6025 Taylorsville Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-221
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	11/4/2021

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements: (Site Plan)

- **Proposed driveways are acceptable and appear to meet Ohio Fire Code requirements for turn radius.**
- **If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

Memorandum

Staff Report for Meeting of November 09, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: November 4, 2021

Subject: ZC 21-42 (Rezoning of a total of 1.46 acres to PC-Planned Commercial and approval of a Basic Development Plan)

Application dated October 14, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: Parveen Wadhwa – Applicant
Carolyn Farmer - Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: 6025 Taylorsville Road

ZONING/ACREAGE: R-4 / 1.46 acres

EXISTING LAND USE: Residential

ZONING ADJACENT LAND:

REQUEST: The applicant requests approval of a Rezoning and Basic Development Plan for 1.46 acres at 6025 Taylorsville Road

PREVIOUS APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Rezoning and Basic Development Plan for the property at 6025 Taylorsville Road to Planned Commercial for a convenience store and laundromat.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The above-described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

The City's 2011 Comprehensive Plan Update shows this area as Mixed Density Residential, which allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas. This use would be a complement to mixed density residential as a neighborhood commercial space.

Site

The site currently has one residential building. The proposal is to raze the building and build a new 7200 s.f. building.

Parking will be provided following Chapter 1185 of the City's Zoning Code and is called out to be 10 foot by 18-foot spaces.

Storm water will be handled through storm sewers flowing into a proposed underground storm water management unit. This will follow all City drainage regulations.

Water and Sanitary will connect to existing public systems.

A traffic analysis was completed by the applicant and no major roadway improvements are recommended.

Buildings

The City Code for buildings are as follows:

1181.24 COMMERCIAL BUILDING DESIGN STANDARDS.

(a) Applicability: The Commercial Building Design Standards shall apply to all newly constructed or reconstructed/remodeled non-residential structures located in the O-1, B-1, B-2, and B-3 zoning districts.

(1) Exceptions: The requirements of this section shall not apply to:

A. Existing structures as of the adoption of this Section shall be exempt from these commercial building design standards unless an exempted structure is expanded by 10% or more of its original size.

B. Deviation from the design standards contained in this Section may only be approved through the Planned Unit Development Approval Process.

(b) Design Standards.

(1) Building materials.

A. All exterior walls, including parking structures, garages, and accessory structures shall be 100% masonry materials.

B. Masonry coverage calculation does not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.

C. Masonry Materials shall be defined as:

1. Hard fired brick: Shall be kiln fired clay or slate material and can include concrete brick if it is to the same American Society for Testing and Materials (ASTM) standard for construction as typical hard fired clay brick. Unfired or under-fired clay, sand or shale brick shall be prohibited.

2. Stone: Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material. Cast or manufactured stone product may be approved, provided that such product yields a highly textured, stone-like appearance.

3. Decorative concrete block: Shall be highly textured finish such as split-faced, indented, hammered, fluted, ribbed, or similar architectural finish. Coloration shall be integral to the masonry material and shall not be painted on.

4. Concrete pre-cast or tilt wall panel: Shall be of an architectural finish that is equal to or exceeds the appearance and texture of face brick or stone. Coloration shall be integral to the masonry material and shall not be painted on.

5. Stucco: An exterior plaster made from a mixture of cement, sand, lime, and water spread over metal screening or chicken wire or lath.

6. Exterior Insulated Finish System (EIFS): A synthetic stucco cladding system that typically consists of these main components:

a. Panels of expanded polystyrene foam insulation installed with adhesive or mechanically fastened to the substrate, usually plywood or oriented strand board;

b. A base coat over the foam insulation panels,

c. A glass fiber reinforcing mesh laid over the polystyrene insulation panels and fully imbedded in the base coat; and

d. A finishing coat over the base coat and the reinforcing mesh.

7. Other: The Director of the Planning and Development Department, or his/her designee, may approve the use of other materials not specifically mentioned herein if it is determined that said materials exhibit comparable characteristics as those materials already approved herein.

(2) Roofing design and materials.

A. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.

B. Gable roofs, if provided, shall have a minimum pitch of 6/12.

C. Pitch roofs, if provided, shall have a minimum pitch of 9/12.

D. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys, are encouraged.

E. Flat roofs shall require parapet screening in accordance with Section 1181.18.

F. Parapet shall require cornice detailing or similar design.

(3) Prohibited Materials. The following materials shall be prohibited as primary cladding or roofing materials:

A. Aluminum or vinyl siding or cladding.

B. Galvanized steel or other metal.

C. Wood or plastic siding.

D. Cementitious fiberboard.

E. Unfinished concrete block.

F. Exposed aggregate.

G. Wood roof shingles.

H. Reflective glass.

(4) Architectural design features.

A. All non-residential buildings shall be architecturally finished on all sides with the same materials and detailing (e.g. tiles, moldings, cornices, wainscoting, etc.)

B. Structures 20,000 square feet or less shall require a minimum of two distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

C. Structures over 20,000 square feet shall require a minimum of three distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

D. Secondary materials must cover a minimum of ten percent (10%) of the building façade on all sides.

E. No blank walls shall front along any public right-of-way.

F. All non-residential buildings shall be designed to include no less than four of the architectural design features listed as follows. Buildings over 20,000 square feet must include a minimum of six of the architectural design features listed as follows.

1. Canopies, awnings, arcades, covered walkways, or porticos.

2. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals or projecting ribs used to express architectural or structural bays.

3. Varies roof heights for pitched, peaked, sloped or flat roof styles.

4. Articulated cornice line.

5. Arches.

6. Display windows, faux windows, or decorative windows.

7. Architectural details (such as tile work and molding) or accent materials integrated into the building façade.

8. Integrated planted or wing walls that incorporate landscaping and sitting areas or outdoor patios.

9. Integrated water features.

10. Other architectural features approved by the Planning and development Director or his/her designee.

The Proposed Architectural Styling is as follows:

Commercial Buildings:

- The proposal calls for an all masonry building with a sloped roof.

Landscaping

The applicant proposes a landscape buffer on all sides of the project.

Lighting

Proposed lighting shall follow Section 1181.21 of the City Zoning Code:

Signage

Signage will follow Section 1189 of the City's Zoning Code.

Planning Commission Decision Record

WHEREAS, on October 14, 2021, the applicant, Parveen Wadhwa, requested approval of a Rezoning from R-4 Residence to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road, further identified as Parcel Number P70 04005 0006 of the Montgomery County, Ohio Recorder's Office (Zoning Case 21-42), and;

WHEREAS, on November 09, 2021 the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Ms. Thomas moved to recommend approval of the application by Parveen Wadhwa, requested approval of a Rezoning from R-4 Residence to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road, further identified as Parcel Number P70 04005 0006 of the Montgomery County, Ohio Recorder's Office (Zoning Case 21-42), in accordance with the recommendation of Staff's Memorandum dated November 4, 2021 with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on October 14, 2021 unless specifically modified below.

2. Only the requested uses of a convenience store and laundry are permitted within the PC – Planned Commercial District as described in Chapter 1179 of the City's Zoning Code.

3. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Mr. Jeffries, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to recommend approval 5-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
November 9, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

1. **BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).**

Mr. Falkowski stated we received word this afternoon that the applicant is requesting to pull this item off of the Agenda and withdraw their current application.

Action

Ms. Vargo moved to table the request by the applicant DARIN SCHMIDT, for the approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to table carried 5-0.

VII. New Business

1. **REZONING - The applicant, Parveen Wadhwa, is requesting approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42).**

   Mr. Falkowski stated that the applicant requests approval of a Rezoning and Basic Development Plan for the property at 6025 Taylorsville Road to Planned Commercial for a convenience store and laundromat.

   The above-described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

   The City's 2011 Comprehensive Plan Update shows this area as Mixed Density Residential, which allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas. This use would be a complement to mixed density residential as a neighborhood commercial space.

   The site currently has one residential building. The proposal is to raze the building and build a new 7200 s.f. building.

   Parking will be provided following Chapter 1185 of the City's Zoning Code and is called out to be 10 foot by 18-foot spaces.

   Storm water will be handled through storm sewers flowing into a proposed underground storm water management unit. This will follow all City drainage regulations.

   Water and Sanitary will connect to existing public systems.

   Traffic analysis was completed by the applicant and no major roadway improvements are recommended.
   The proposal calls for an all masonry building with a sloped roof.
   The applicant proposes a landscape buffer on all sides of the project.
   Proposed lighting shall follow Section 1181.21 of the City Zoning Code:
   Signage will follow Section 1189 of the City's Zoning Code.
   Recommendation to City Council.

   Mr. Jeffries asked if this changed to a different use, would come back Mr. Falkowski said only requested uses.

   Mr. Op asked about the drive thru and Mr. Falkowski said drive up window on west side.

   Patricia Buzza is against the rezoning issues were increased traffic, amount of children in the apartments, extremely dangerous, property values, please don't zone Commercial.

Adam Gill discussed the traffic study, met acceptable capacity levels.
Ms. Vargo asked hours of operation, he couldn't answer that.
Parveen Wadhwa said hours will be 7am to 11pm., convenient to neighborhood
Mr. Opp asked hours of laundry and Mr. Wadhwa said 8 to something.
Mr. Jeffries asked currently zoned, and Mr. Falkowski said R4 the whole thing.
Ms. Vargo asked how much laundry and how much convenience store. Mr. Wadhwa said 60 – 40%.

Action

Ms. Thomas moved to approve the request by the applicant PARVEEN WADHWA for approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42) in accordance with the recommendation of Staff's Memorandum dated November 4, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

This now goes to City Council.

2. **MINOR CHANGE - The applicant, MS Consultants, Inc., is requesting approval of a Minor Change for addition of new coolers, freezer, and dry storage room at property located at 5611 Merily Way (ZC 21-44).**

Mr. Falkowski stated that the applicant requests approval of a Minor Change for Addition of New coolers, freezer, and dry storage at rear of building.

The applicant wishes to place an addition to the rear of the building for coolers, freezers, and storage. There is no plan to expand any of the dining areas, so there are no increased parking requirements, but their plan is to remove eight spaces where the expansion is located. The restaurant expanded the parking lot above the required amount several years ago, so the decrease does not go below that standard code. The plan for the exterior of the building is to match the materials and colors of the existing stone, brick, and roofing.

Sean French talked about operational impact issue, hold more inventory, mimic landscaping, replace sidewalk, stain paint to match.

Action

Ms. Thomas moved to approve the request by the applicant, MS CONSULTSANTS, INC., for approval of a Minor change (ZC 21-44) in accordance with the recommendation of Staff's Memorandum dated November 4, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next step is to submit for the zoning certificate.

3. **MAJOR CHANGE - The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 7.234 acres for property located at 7650 Waynetowne Boulevard (ZC 21-43).**

Mr. Falkowski stated that the applicant requests approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for a Storage Facility.

The proposal before Planning Commission calls for redevelopment of the property at 7650 Waynetowne Boulevard, currently occupied by Danbarry Cinema, to Larkspur for an Indoor Storage Facility.

The site in question is the one that currently is occupied by a commercial structure. The applicant received approval of a Detailed Development Plan that would allow for the razing of the existing building and placing five new storage buildings with leasable space in Phase I. The current request is to build one large building in place of the previously approved five individual buildings.

The buildings are made up of pre-engineered metal, EIFS and brick. The building face that fronts along Waynetowne Boulevard are requested to be pre-engineering metal with brick at the water table. The previous approved buildings had all masonry materials along the face that fronts along Waynetowne Boulevard. Each unit will have roll up doors. The main office will have a glass storefront. The dumpster enclosure will be masonry with gates at the front.

The proposal calls for one curb cut to access the facility off of Waynetowne Boulevard. The current two curb cuts will be removed, and a new curb cut installed. The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. Paved drive aisles access each building with no dead-end drives. Fencing is proposed at the perimeter of the site with fencing abutting public right of way being a decorative metal fencing and coated chain ling for the remainder of the fencing which meets the approved PUD conditions. The exterior aisles are 30 feet and 25 feet to allow for emergency vehicle turning movements.

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through the existing detention basin onsite. The existing detention basin is being upgraded to meet current water quality and quantity detention requirements. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

The ground sign shall have a maximum height of six feet from ground level, a maximum area of seventy-five square feet and base materials shall match the fronts of the buildings.

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs, and grasses. The Landscaping Plan complies with the City Standards.

Mr. Jeffries asked about masonry materials along Waynetowne. Discussion on being more visible than before. Adding brick to the water table on north side.

David Bernstein spoke about functional and visible enhancement. Ms. Vargo asked about temperature controlled, Mr. Bernstein answered yes.

Action

Ms. Vargo moved to approve the request by the applicant, LARKSPUR, for an approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for property located at 7650 Waynetowne Boulevard further identified as Parcel P70 04005 0100 on the Montgomery County Auditor's tax map (ZC 21-43) and the Planning Commission Decision Record amended attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next step is to go to City Council.

VIII. Additional Business

1. Pre-Application Conference – Residential Development – 22-acre Storck Property, Bellefontaine Road.
   Bob Krohngold discussed a potential project of 22 acres on east side of Bellefontaine across from The Oaks Development. It is for a residential development. Paired patio homes, will need a lift station to get sewer out, affordable, start building next year. Wembley and Hudson, controlled by HOA. Jennifer Gonzolaz talked about layout, size, market.

   All Planning Commissioners liked the product.

2. Mr. Falkowski talked about Union at Chambersburg Traffic Impact Study. Recommended the northern access point. Exiting access point that the bank uses now, the proposal and recommendation is that is full access, redone and widened. Northern access point recommending right in right out access point. Left hand turn lane on Old Troy Pike be extended to have more stacking.

IX. Approval of the Minutes

Without objection, the minutes of the October 26, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated next meeting is December 14, Major Change at 5840 Old Troy Pike for a proposed used car lot. Approval of next year meeting schedule.

Mr. Falkowski also stated this is his last Planning Commission meeting, Mr. Foster will be at next meeting.

XI. Upcoming Meetings

December 14, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:35 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING AND BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6025 TAYLORSVILLE ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 04005 0006 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-42).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-42 and on November 9, 2021, recommended approval by a vote of 5-0 of the Rezoning and Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning and Basic Development Plan (Zoning Case 21-42) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on October 14, 2021 unless specifically modified below.
2. Only requested uses of a convenience store and laundry are permitted within the PC – Planned Commercial District as described in Chapter 1179 of the City's Zoning Code.
3. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8083 **New Business** **M.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

ZC 21-43 - Larkspur - 7650 Waynetowne Boulevard - Major Change/Basic and Detailed Development Plans

Submitted By: Geri Hoskins

Department: Planning

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: SmartBoard **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance To Approve A Major Change To The Basic And Detailed Development Plans For The Property Located At 7650 Waynetowne Boulevard And Further Identified As Parcel Number P70 04005 0100 On The Montgomery County Auditor's Map And Accepting The Recommendation Of The Planning Commission (Zoning Case 21-43).
(first reading)

Purpose and Background

The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plans for 7.234 acres for property located at 7650 Waynetowne Boulevard for a storage facility (ZC 21-43).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

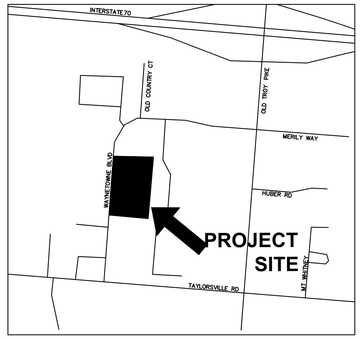
Attachments

Drawings
Pictures
Drainage Report
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance

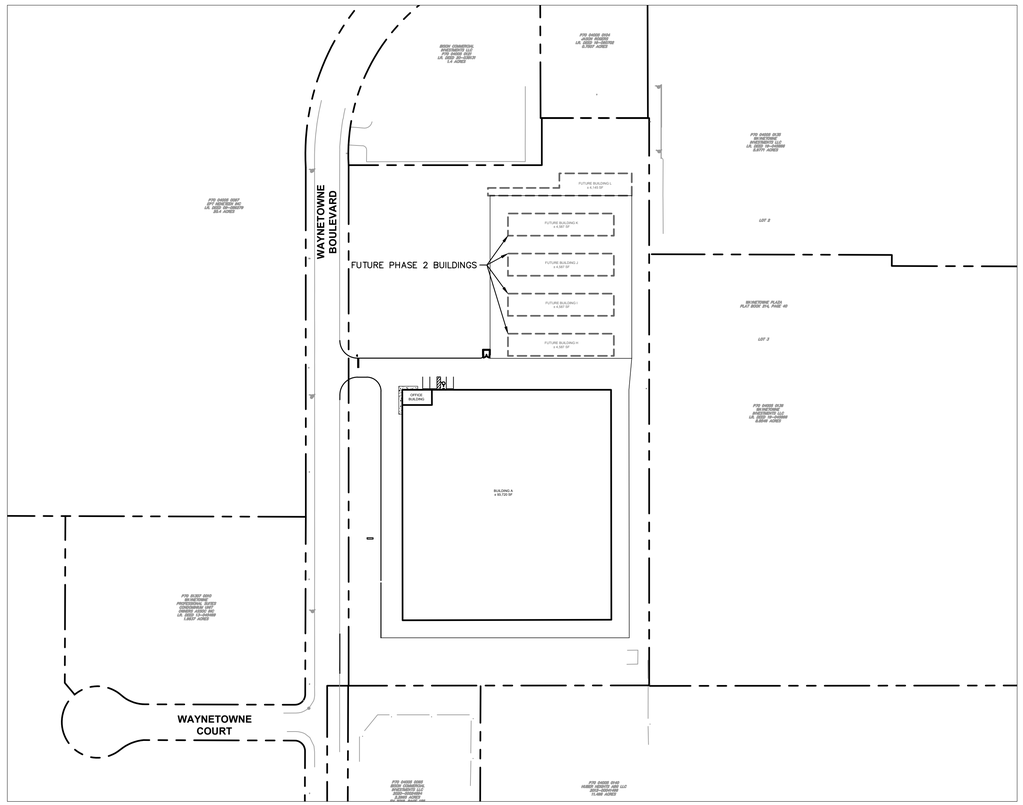
DETAILED DEVELOPMENT PLANS

LARKSPUR HUBER HEIGHTS

7650 WAYNETOWNE BOULEVARD
HUBER HEIGHTS, OH 45424



VICINITY MAP
N.T.S.



INDEX MAP
SCALE: 1"=100'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	FIRE TRUCK ROUTE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C5.1	GRADING PLAN
C5.2	BASIN DETAIL SHEET
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
PH1.0	PHOTOMETRIC PLAN

PROJECT TEAM

DEVELOPER
LARKSPUR ACQUISITIONS, LLC
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(786) 540-4130
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ARCHITECT
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EMAIL: AFLYNN@MCMILLANPAZDANSMITH.COM
CONTACT: ADAM FLYNN

SURVEYOR
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
TEL: (937) 829-1655
EMAIL: SCHOONOVER@CESOINC.COM
CONTACT: DAVID SCHOONOVER

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2400 CORPORATE EXCHANGE DR, SUITE 120
COLUMBUS, OH 43231
TEL: (614) 454-6697
EMAIL: DERIK.LEARY@KIMLEY-HORN.COM
CONTACT: DERIK LEARY

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
2400 CORPORATE EXCHANGE DR, SUITE 120
COLUMBUS, OH 43231
TEL: (630) 487-3450
EMAIL: AMANDA.FOLTA@KIMLEY-HORN.COM
CONTACT: AMANDA FOLTA

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY, NAVD88)

SBM A: CHISELED SQUARE ON LIGHT POLE
ELEVATION = 922.83

PROFESSIONAL ENGINEER'S CERTIFICATION

I, DERIK LEARY, A LICENSED PROFESSIONAL ENGINEER OF OHIO HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF LARKSPUR BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 12TH DAY OF OCTOBER, A.D., 2021.

STATE OF OHIO
DERIK D. LEARY
E-84090
REGISTERED PROFESSIONAL ENGINEER

OHIO LICENSED PROFESSIONAL ENGINEER E-84090
MY LICENSE EXPIRES ON DECEMBER 31, 2021

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

7965 N. HIGH ST., SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-454-6939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

TITLE SHEET

DETAILED DEVELOPMENT PLANS
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
KHA PROJECT NO. 190081001
SHEET NUMBER
C0.0

Drawing name: K:\CIB_LIEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\TITLE SHEET.dwg Layout1 Oct 14, 2021 8:05am by Matt.Shiflett
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY

7650 WAYNETOWNE BOULEVARD
SECTION 29, TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY OHIO

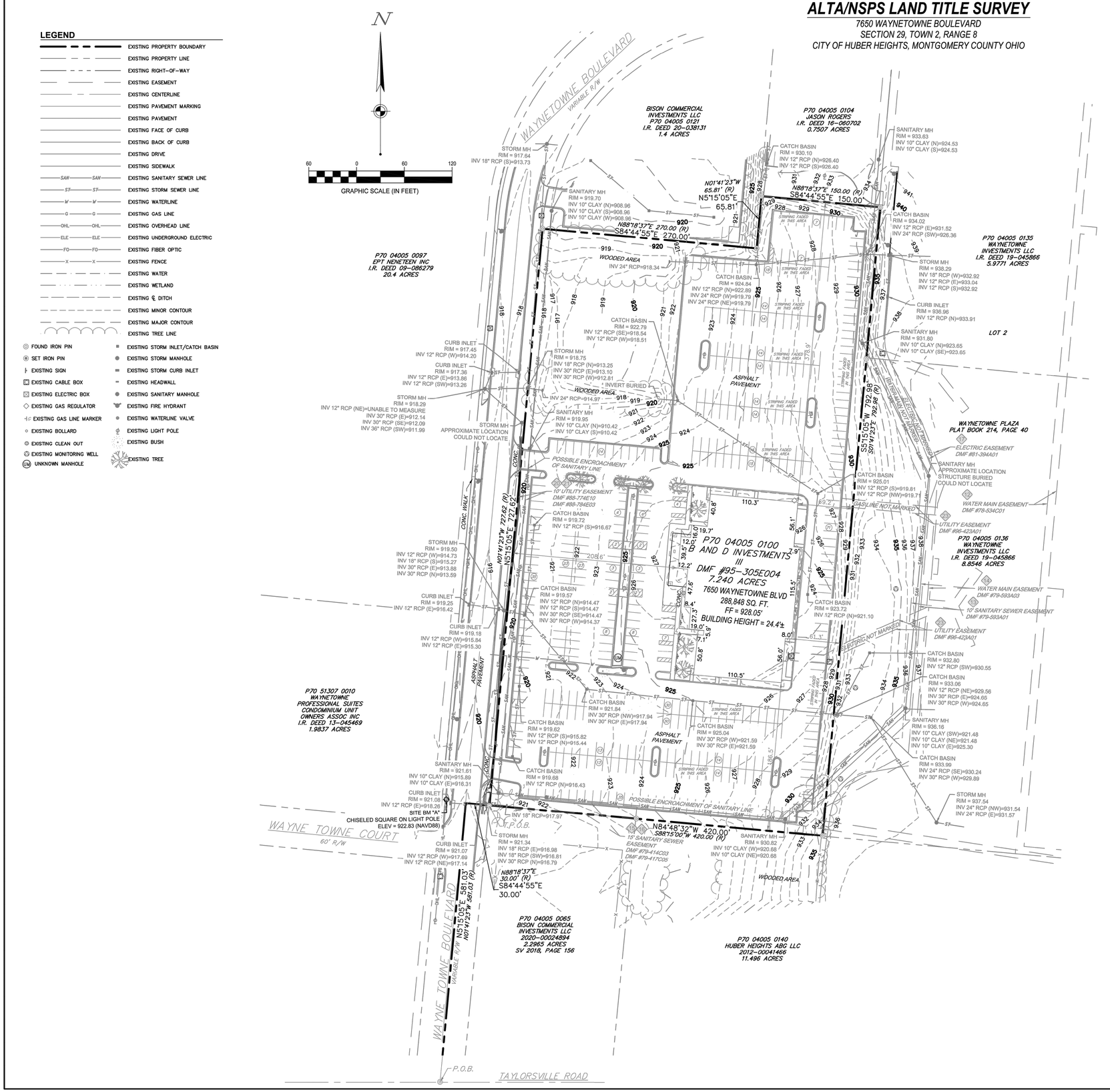


EXHIBIT "A" LEGAL DESCRIPTION

FROM TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

SITUATED IN SECTION 29, TOWN 2, RANGE 8, CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO AND BEING PART OF THE LAND CONVEYED TO WAYNETOWNE ASSOCIATES IN DEED MICROFICHE NUMBER 88-0744E04 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND BEING A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE CENTERLINE INTERSECTION OF WAYNETOWNE BOULEVARD AND TAYLORSVILLE ROAD;
THENCE WITH THE CENTERLINE OF SAID WAYNETOWNE BOULEVARD NORTH 01 DEG. 41' 23" WEST FOR A DISTANCE OF 581.03 FEET TO A POINT;
THENCE NORTH 88° 18' 37" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF SAID WAYNETOWNE BOULEVARD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE HUBER HEIGHTS CIRCUIT COURTS INC. IN DEED MICROFICHE NUMBER 79-522 D04 OF SAID MONTGOMERY COUNTY DEED RECORDS, AND ALSO BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE WITH THE RIGHT-OF-WAY LINE OF SAID WAYNETOWNE BOULEVARD NORTH 01° 41' 23" WEST FOR A DISTANCE OF 727.62 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO EARL SIMONE IN DEED MICROFICHE NUMBER 95-R6E09 OF SAID MONTGOMERY COUNTY DEED RECORDS;
THENCE WITH THE SOUTH LINE OF SAID SIMONE TRACT, NORTH 88° 18' 37" EAST OR A DISTANCE OF 270.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SIMONE TRACT;
THENCE WITH THE EAST LINE OF SAID SIMONE TRACT NORTH 01° DEG. 41' 23" WEST FOR A DISTANCE OF 65.81 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WAYNETOWNE CAR WASH IN DEED MICROFICHE NUMBER 93-0723B03 OF SAID MONTGOMERY COUNTY RECORDS;
THENCE WITH THE SOUTH LINE OF SAID WAYNETOWNE CAR WASH TRACT, NORTH 88° 18' 37" EAST FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF SAID WAYNETOWNE ASSOCIATES TRACT;
THENCE WITH THE EAST LINE OF SAID WAYNETOWNE ASSOCIATES TRACT, SOUTH 01° 41' 23" EAST FOR A DISTANCE OF 792.98 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO S.S. LITT IN DEED MICROFICHE NUMBER 76-644 D09 OF SAID MONTGOMERY COUNTY DEED RECORDS;
THENCE WITH THE NORTH LINE OF SAID LITT TRACT, SOUTH 88° 15' 00" WEST FOR A DISTANCE OF 420.00 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION.

CONTAINING 7.2400 ACRES, BE IT THE SAME, MORE OR LESS, SUBJECT TO ALL LEGAL CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL NO. P70-04005-0100

SCHEDULE BII ITEMS:

ITEMS 1-11 AND 24 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

12. *EASEMENT DEED FOR WATER MAIN TO OHIO SUBURBAN WATER CO., FILED FOR RECORD SEPTEMBER 25, 1978, IN DMF 78-534C01, OF THE MONTGOMERY COUNTY RECORDS.*
EASEMENTS ARE NOT ON SUBJECT PARCEL BUT ARE SHOWN HEREON
13. *EASEMENT DEED FOR SANITARY SEWER TO OHIO SUBURBAN WATER CO., FILED FOR RECORD SEPTEMBER 25, 1978, IN DMF 78-534 C04, OF THE MONTGOMERY COUNTY RECORDS. CORRECTIVE EASEMENT DEED FILED FOR RECORD NOVEMBER 5, 1979, IN DMF 79-593 A01 OF THE MONTGOMERY COUNTY,OHIO RECORDS. RELEASE OF EASEMENTS FILED FOR RECORD DECEMBER 10, 1979, IN DMF 79-754 E12, OF THE MONTGOMERY COUNTYRECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
14. *EASEMENT DEED FOR WATER MAIN TO OHIO SUBURBAN WATER CO., FILED FOR RECORD SEPTEMBER 25, 1978, IN DMF 78-534C06 OF THE MONTGOMERY COUNTY, OHIO RECORDS. CORRECTIVE EASEMENT DEED FILED FOR RECORD NOVEMBER 5, 1979, IN DMF 79-593 A03 OF THE MONTGOMERY COUNTY, OHIO RECORDS. RELEASE OF EASEMENTS FILED FOR RECORD DECEMBER 10, 1979, IN DMF 79-754 E12, OF THE MONTGOMERY COUNTY RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
15. *SANITARY SEWER EASEMENT GRANTED TO THOMAS W. KENDALL, TRUSTEE, FILED FOR RECORD AUGUST 7, 1979, IN DMF 79-414C03 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
16. *EASEMENT AGREEMENT BY AND BETWEEN WAYNETOWNE ASSOCIATES AND THOMAS W. KENDELL, TRUSTEE, FILED FOR RECORDAUGUST 8, 1979, IN DMF 79-417 C05, OF THE MONTGOMERY COUNTY RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
17. *RIGHT OF WAY AND EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY TO THE DAYTON POWER AND LIGHT COMPANY, FILED FOR RECORD SEPTEMBER 8, 1981, IN DMF# 81-394 A01 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
18. *EASEMENT DEED FOR A WATER MAIN GRANTED TO THE OHIO SUBURBAN WATER CO., FILED FOR RECORD JANUARY 28, 1983, IN DMF 83-040 D02 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE NOT ON SUBJECT PARCEL AND NOT SHOWN HEREON
19. *EASEMENT DEED FOR A SANITARY SEWER GRANTED TO THE OHIO SUBURBAN WATER CO., FILED FOR RECORD JANUARY 28, 1983, IN DMF 83-040 D03 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE NOT ON SUBJECT PARCEL AND NOT SHOWN HEREON
20. *RIGHT OF WAY AND EASEMENT FOR GAS, ELECTRIC AND/OR UTILITY LINES FOR FACILITIES GRANTED TO THE DAYTON POWER AND LIGHT COMPANY, FILED FOR RECORD DECEMBER 22, 1988, IN DMF 88-774 E10 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
21. *EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS GRANTED TO THE OHIO BELL TELEPHONE COMPANY, FILED FOR RECORD DECEMBER 27, 1988, IN DMF 88-784 E03 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
22. *AGREEMENT CONCERNING DETENTION BY AND BETWEEN NATIONAL AMUSEMENTS, INC. AND WAYNETOWNE ASSOCIATES, FILEDFOR RECORD MARCH 17, 1989, IN DMF 89-140 D12 OF THE MONTGOMERY COUNTY, OHIO RECORDS.*
EASEMENTS ARE NOT ON SUBJECT PARCEL AND NOT SHOWN HEREON
23. *RIGHT OF WAY AND EASEMENT FOR UTILITY LINES OR FACILITIES GRANTED TO THE DAYTON POWER AND LIGHT COMPANY, FILED FOR RECORD JUNE 25, 1996, IN DEED MICROFICHE 96-423 A01 OF THE MONTGOMERY COUNTY, OHIO DEED RECORDS.*
EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON

SURVEYORS NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER GLW2000957 WITH AN EFFECTIVE DATE OF AUGUST 13, 2020 AT 8:59 AM.

ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MONTGOMERY COUNTY RECORDERS OFFICE LOCATED IN DAYTON, OHIO.

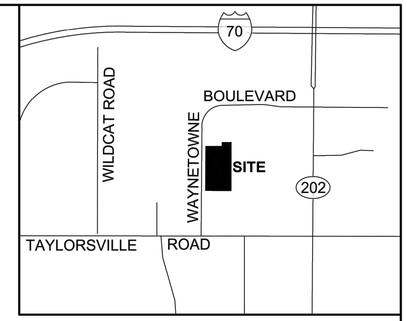
OCCUPATION IN GENERAL MATCHED THE SURVEY

MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE

THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEYS AS SET FORTH BY O.A.C. 4733-37.

HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE O.D.O.T. V.R.S. NETWORK. COORDINATES TAKEN TO GROUND AT LATITUDE N39°51'59.08948", LONGITUDE W84°08'31.89705", PROJECT HEIGHT 812.013' GROUND SCALE FACTOR 1.00006758962137.



VICINITY MAP:

NOT TO SCALE

TABLE A ITEMS

1. MONUMENTS FOUND OR SET AS SHOWN.

2. ADDRESSES ARE AS SHOWN HEREON.

3. BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39113C0157E, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2005.

4. GROSS LAND AREA AS SHOWN.

5. VERTICAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE O.D.O.T. V.R.S. NETWORK.

6(b). A ZONING REPORT NOT PROVIDED BY THE INSURER

7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.

7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL AS SHOWN.

7(c). MEASURED HEIGHT OF BUILDINGS AS SHOWN.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN.

9. STRIPING OF PARKING SPACES AS SHOWN. 499 REGULAR; 11 ADA.

10(a). NO DIVISIONS OR PARTY DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.

11. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OUPS UTILITY LOCATE ORDER A021603359-00A & B021601925-00B

13. NAMES OF ADJOINERS AS SHOWN.

14. THE CLOSEST INTERSECTION IS APPROXIMATELY 600 FEET SOUTH TO TAYLORSVILLE ROAD.

16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.

18. A FIELD DELINEATION OF WETLANDS SURVEY WAS NOT CONDUCTED AT THE TIME OF SURVEY.

19. PLOTTABLE OFFSITE EASEMENTS PROVIDED AS SHOWN.

20. PROFESSIONAL LIABILITY INSURANCE AVAILABLE ON REQUEST.

SURVEYORS CERTIFICATION

TO: LARKSPUR ACQUISITIONS, LLC, B&D INVESTMENTS, III, LTD, AN OHIO LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2020.

MICHAEL J WILSON, P.S. *DATE*
STATE PROFESSIONAL SURVEYOR #8281

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

B & D INVESTMENTS, III, LTD.

7650 WAYNETOWNE BLVD.
HUBER HEIGHTS

SECTION 29, TOWN 2, RANGE 8
MONTGOMERY COUNTY, OHIO

SCALE: 1" = 60'

DATE: 8/25/2020

DESIGN: N/A
DRAWN: DAS
CHECKED: JKH

CESO
WWW.CESOINC.COM

JOB NO.: 758210

SHEET NO.: 1 OF 1

W:\PROJECTS\KIMLEY HORN\758210-01-HUBER HEIGHTS ALTA\04-SURVEY\DWG\758210 ALTA.DWG - 8/25/2020 4:23 PM

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   CESO, INC.
   3601 RIGBY ROAD, SUITE 300
   MIAMISBURG, OHIO 45342
   TEL: (937) 829-1655
   EMAIL: SCHOONOVER@CESOINC.COM
   CONTACT: DAVID SCHOONOVER

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
2. ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
3. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
4. ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE" LETTERING AND FISH IMAGE.
5. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
6. ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
7. CHANNEL BOTTOMS OF ALL MANHOLES.
8. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
9. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED OR PRECAST CURB IS NOT PERMITTED.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
11. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5% MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
12. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
13. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES – PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
14. ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
15. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
16. ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
17. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN. CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
18. ALL SURVEY MUST BE PERFORMED BY THE STATE OF OHIO LICENSED SURVEYOR.

SANITARY NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
4. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAYSHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
9. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
10. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENTHOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

WATER NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C- 151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
3. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A L' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A- 423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

EARTHWORK NOTES

1. GENERAL
   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.
   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.
   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
2. TOPSOIL EXCAVATION INCLUDES:
   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.
   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.
3. EARTH EXCAVATION INCLUDES:
   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.
   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.
5. MISCELLANEOUS. THE CONTRACTOR SHALL:
   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
   5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
6. TESTING AND FINAL ACCEPTANCE
   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)
   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL
   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE = 93%; SUBBASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM DENSITY, PER OHIO DEPARTMENT OF TRANSPORTATION (ODOT) HIGHWAY STANDARDS.
   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE CITY OF HUBER HEIGHTS CODE.
2. SUBGRADE PREPARATION
   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      2.2.1. SCARIFY, DISC, AND AERATE.
      2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      2.2.4. USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
   2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
   2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.
3. CONCRETE WORK
   3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
   3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES
   3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE OHIO ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
   3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
   3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
   3.6. CONCRETE CURING AND PROTECTION SHALL BE PER ODOT STANDARDS. TWO (2) COATS OF ODOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
   3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
4. FLEXIBLE PAVEMENT
   4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, ODOT TYPE 304, BITUMINOUS CONCRETE BINDER COURSE, ODOT 448 TYPE 2; AND BITUMINOUS CONCRETE SURFACE COURSE, ODOT 448 TYPE 1, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
   4.2. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER ODOT STANDARDS.
   4.3. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.
5. TESTING AND FINAL ACCEPTANCE.
   5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER.
   5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF HUBER HEIGHTS, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
   5.3. WHEN REQUIRED BY THE CITY OF HUBER HEIGHTS, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY ODOT STANDARDS.
   5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF HUBER HEIGHTS CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARDS.
2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH ODOT STANDARDS.
5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC.
6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH ODOT STANDARDS.
7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.
8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MONTGOMERY COUNTY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE ODOT SPECS FOR PIPE CLASS
3" - 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	CORRU

Drawing name: K:\CLB_LDEV\190081001-Larkspur_Huberheights_SW\2 Design\CAD\PlanSheets\Final Plans\DEMOLITION PLAN.dwg Layout1 Oct 14, 2021 8:08am by: MattShiflett
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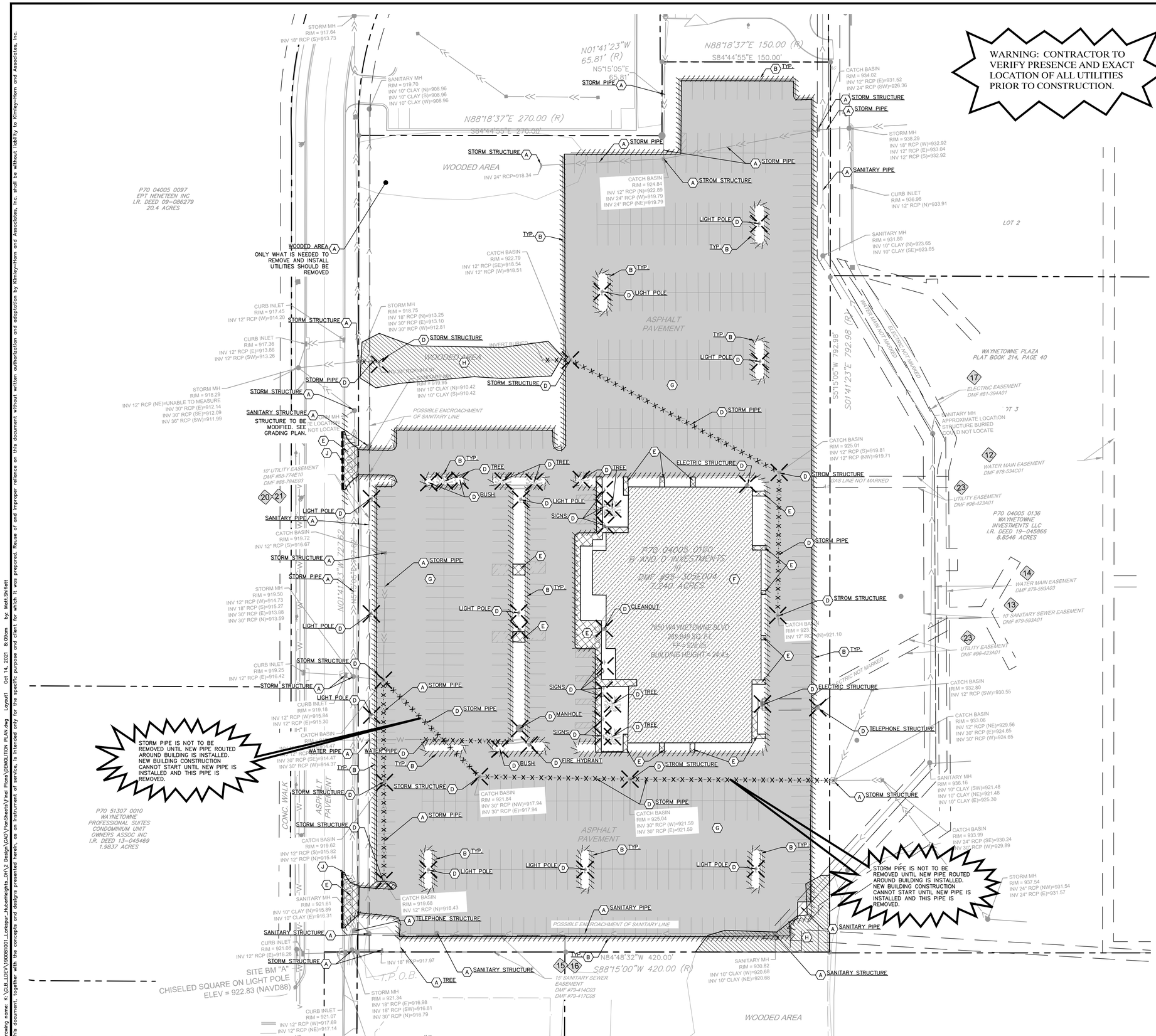

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR TO CONTACT UTILITY COMPANIES TO TURN OFF ALL SERVICES AS SOON AS PROJECT IS AWARDED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING ODOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "811" (1-800-362-2764) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE GEOTECHNICAL APPROVED CRUSHED LIMESTONE. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	CURB REMOVAL
C	UTILITY REMOVAL
D	ITEM TO BE REMOVED
E	CONCRETE REMOVAL
F	BUILDING REMOVAL
G	ASPHALT REMOVAL
H	LANDSCAPE REMOVAL
I	SAWCUT LINE
J	ITEM TO BE RELOCATED

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SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

DEMOLITION PLAN

DETAILED DEVELOPMENT PLANS

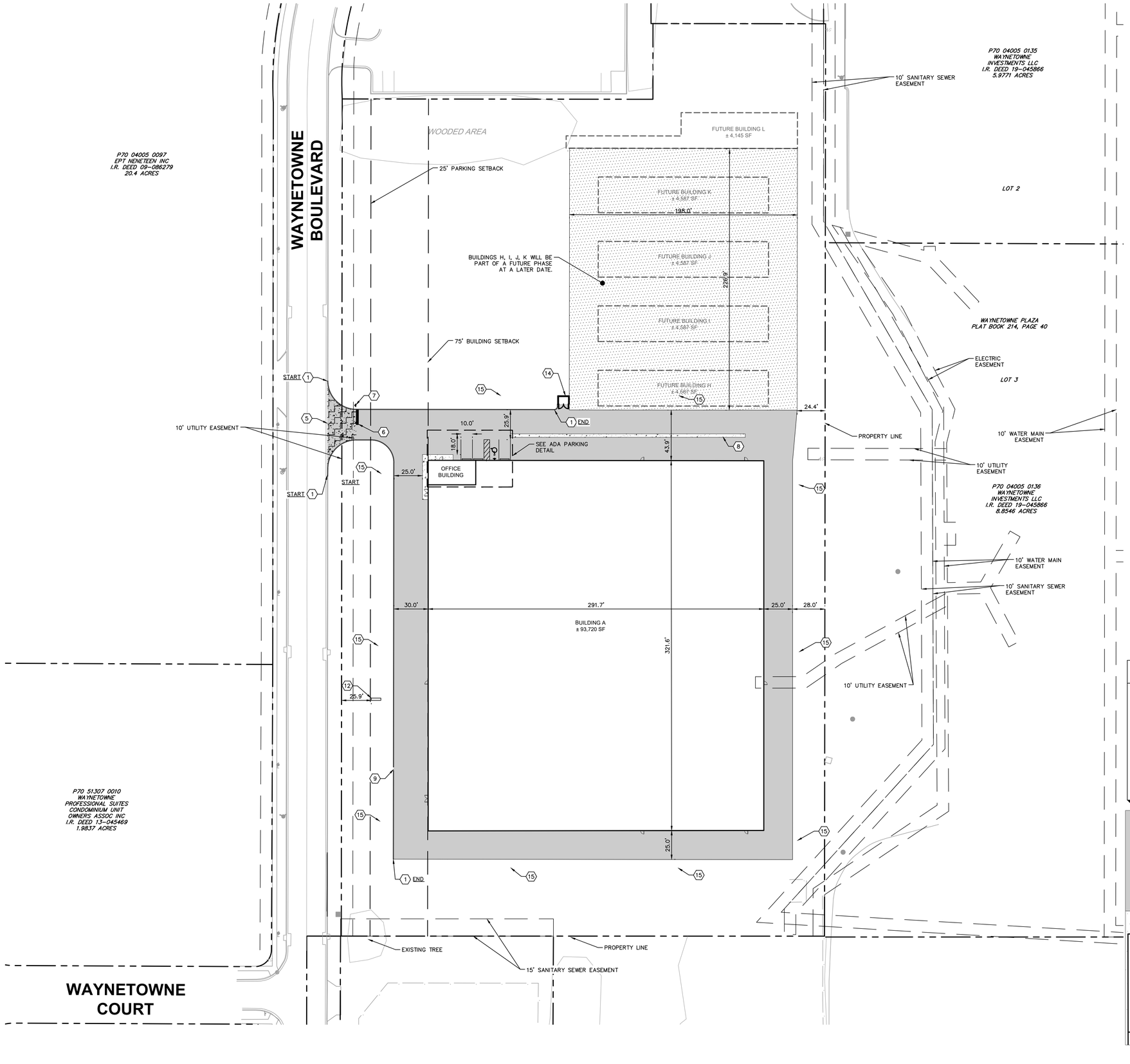
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

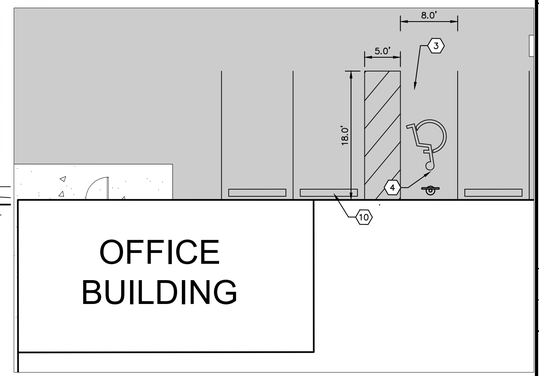
ORIGINAL ISSUE: 10/12/2021

KHA PROJECT NO. 190081001

SHEET NUMBER

C2.0





ADA PARKING DETAIL
1" = 10'

GRAPHIC SCALE IN FEET
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PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL – 6" ODOT 304 BASE COURSE — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE — SEE SHEET C7.1 FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

KEY NOTES

1. BARRIER CURB, TYP. (SEE DETAILS SHEET C7.0)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS SHEET C7.0)
3. ACCESSIBLE PAVEMENT MARKINGS (SEE DETAILS SHEET C7.0)
4. ACCESSIBLE PARKING SIGN, TYP. (SEE DETAILS SHEET C7.0)
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. 24" WIDE STOP BAR, TYP. (SEE DETAILS SHEET C7.0)
7. STOP SIGN, TYP. (SEE DETAILS SHEET C7.0)
8. 24" CONCRETE VALLEY GUTTER (SEE DETAILS SHEET C7.0)
9. 3' CURB CUT (SEE DETAILS SHEET C7.0)
10. CONCRETE WHEEL STOP (SEE DETAILS SHEET C7.0)
11. N/A
12. GROUND SIGN (SEE SIGNAGE PLAN, BY OTHERS)
13. N/A
14. TRASH ENCLOSURE (SEE ARCHITECT PLANS FOR DETAIL)
15. LIGHT POLE AND BASE, TYP. (SEE PHOTOMETRIC PLAN)
16. COMBINED BARRIER CURB AND GUTTER (SEE DETAILS SHEET C7.2)

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

LOCATION:	7650 WAYNETOWNE BLVD
JURISDICTION:	CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
TOTAL SITE AREA:	±7.234 ACRES
PARKING CALCULATIONS	
PARKING REQUIRED:	1 SPACE PER EMPLOYEE = 4 SPACES
PARKING PROVIDED:	4 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE

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Larkspur Properties
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SITE PLAN

DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
KHA PROJECT NO. 190081001
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Drawing name: K:\CLB_LDEV\190081001 Larkspur_HuberHeights_SW\2 Design\CAD\PlanSheets\Final Plans\SITE PLAN.dwg SITE PLAN Oct 14, 2021 8:09am by: MattSkiffett
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Drawing name: K:\CLB_LDEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\SITE PLAN.dwg TRUCK ROUTE PLAN Oct 14, 2021 8:09am by: MattShiflett
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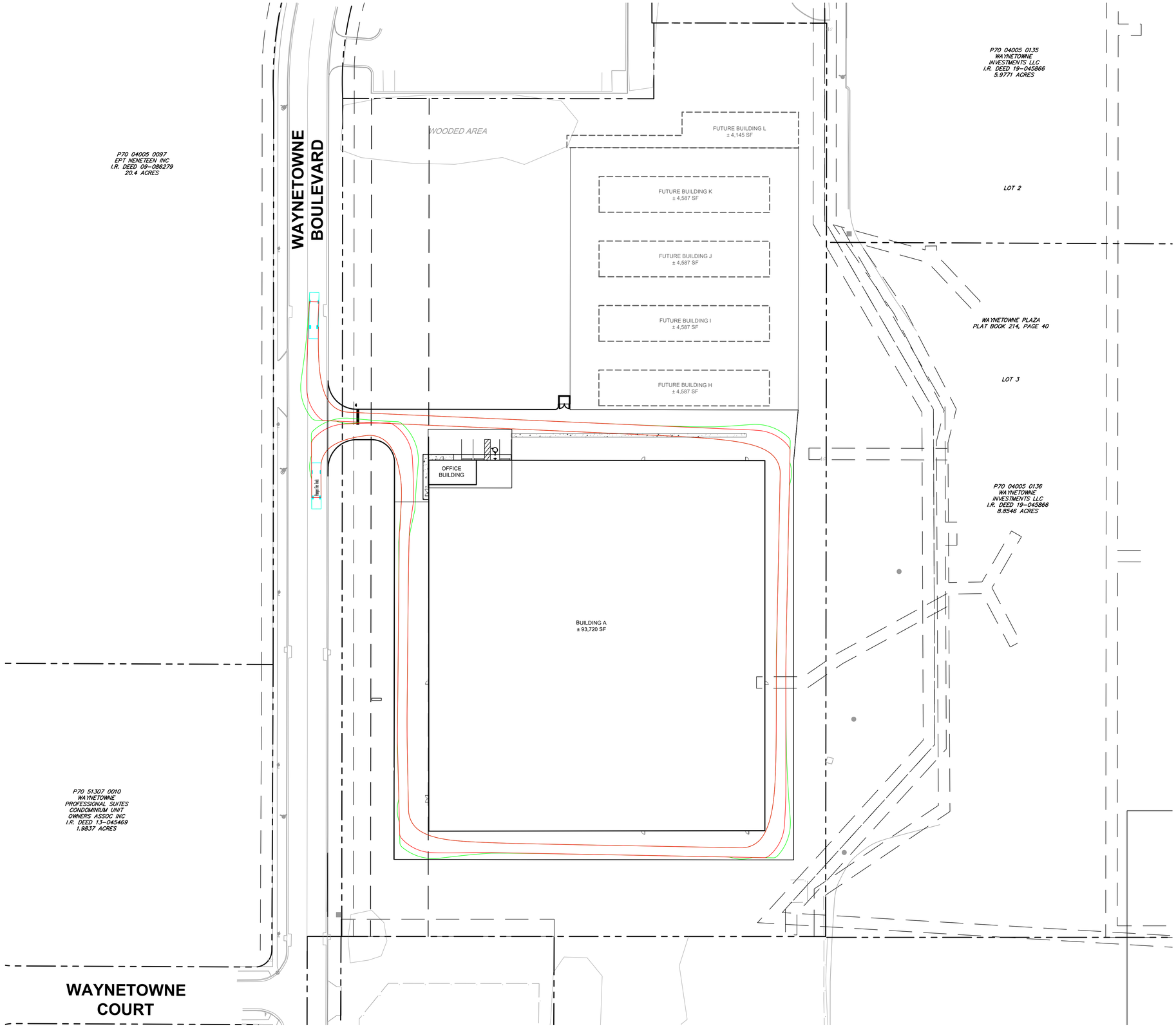

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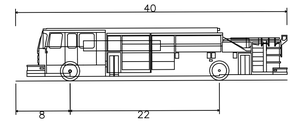

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK DETAIL
N.T.S.

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FIRE TRUCK ROUTE PLAN

DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
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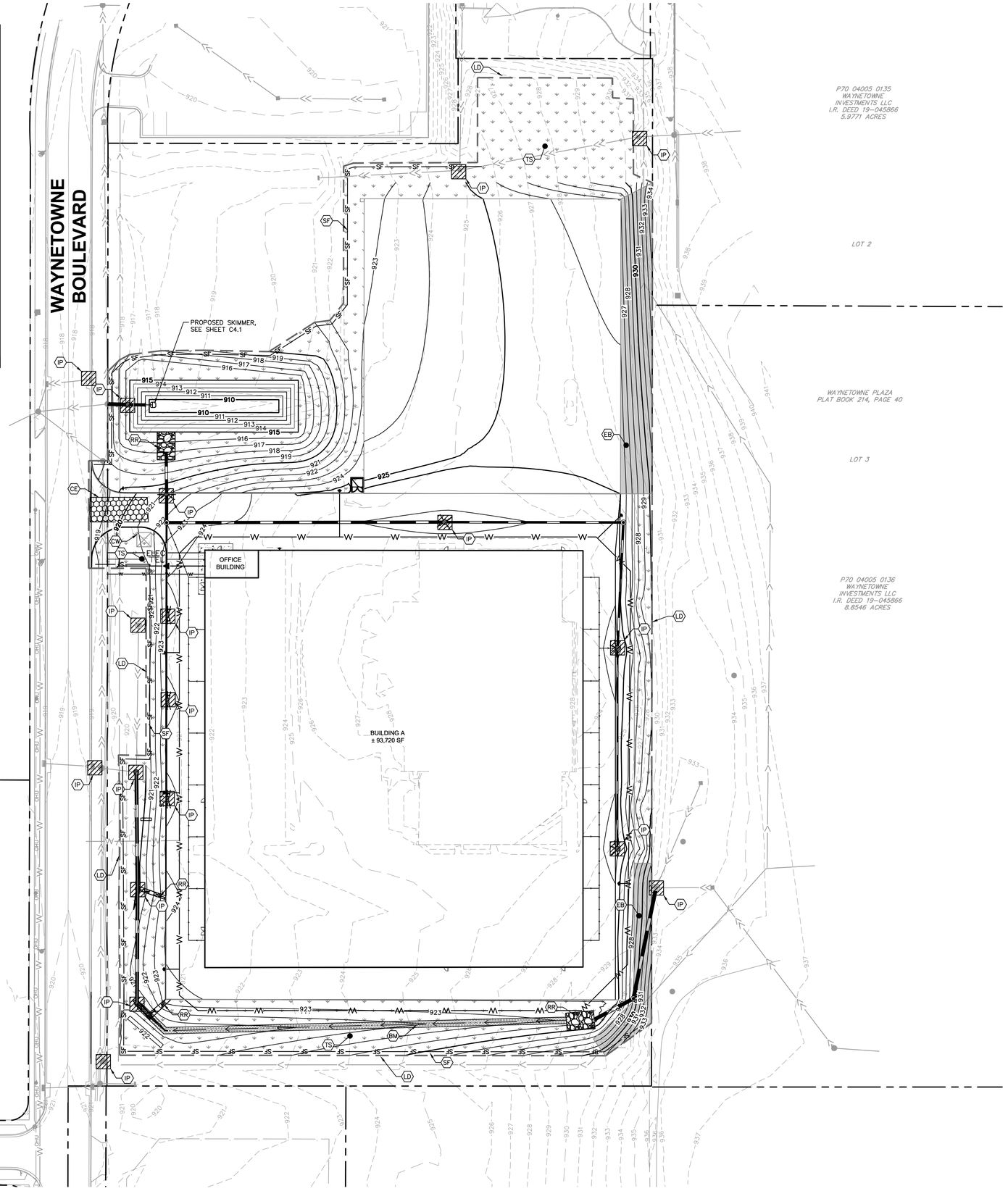
C3.1

EROSION CONTROL LEGEND

TS	TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
EB	TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
BM	ODOT TIED CONCRETE BLOCK MAT, TYPE 1
CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
IP	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
CW	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
RR	RIP RAP (SEE DETAILS)
LD	LIMITS OF DISTURBANCE (±6.18 ACRES)
XXX	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
	DRAINAGE SWALE



NORTH

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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
15. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
16. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
17. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
18. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
19. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 19.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 19.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

EROSION CONTROL PLAN

DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021

KHA PROJECT NO. 190081001

SHEET NUMBER

C4.0

Drawing name: K:\CLB_JDEV\190081001_Larkspur_HuberHeights_DVL\2 Design\CAD\PlanSheets\Final Plans\EROSION CONTROL PLAN.dwg Layout: Oct 14, 2021 8:09am by: MattLShiflett
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Drawing name: K:\CLB_LDEV\190081001_Larkspur_HuberHeights_OH\2_Design\CAD\PlanSheets\Final Plans\EROSION CONTROL DETAILS.dwg Layout1 Oct 14, 2021 8:09am by MattShiflett
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PLAN DESIGNER: KIMLEY HORN & ASSOCIATES, INC.
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DERIK LEARY, P.E.
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CURRENT OWNER: B AND D INVESTMENTS III
8050 HOSBROOK ROAD, STE 203
CINCINNATI, OH 45236

DEVELOPER: LARKSPUR ACQUISITIONS, LLC
10800 BISCAYNE BLVD
MIAMI, FL 33161
(786) 540-4130
EMAIL: DAVID.BERNSTEIN@LARKSPURPROP.COM
CONTACT: DAVID BERNSTEIN

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE DEMOLITION OF THE CURRENT BUILDING AND REMOVAL OF SURROUNDING PARKING LOT AND SOME ASSOCIATED UTILITIES. THE PROPOSED SITE WILL CONSIST OF AN OFFICE BUILDING, STORAGE UNIT BUILDINGS, ASSOCIATED PARKING, STORMWATER ADDITIONS, UTILITIES, DETENTION BASIN, AND LANDSCAPING.

RECEIVING STREAM: GREAT MIAMI RIVER

ADJACENT AREAS: THE DEVELOPMENT IS BORDERED ON THE EAST BY THE WAYNETOWNE PLAZA SHOPPING CENTER, ON THE WEST BY WAYNETOWNE BOULEVARD, AND TO THE NORTH AND SOUTH BY COMMERCIAL PROPERTIES.

THE SOILS ON THE SITE CONSIST OF:
MrA – MILLSDALE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
MsB – MILTON SILT LOAM, 2 TO 6 PERCENT SLOPES
MsB2 – MILTON SILT LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED
RcA – RANDOLPH SILT LOAM, 0 TO 2 PERCENT SLOPES

EROSION AND SEDIMENT CONTROL MEASURES: PERIMETER SEDIMENT FENCE AND STORM SEWER INLET PROTECTION WILL BE USED TO ASSIST WITH THE MANAGEMENT OF THE CONSTRUCTION SITE STORMWATER RUNOFF.

PERMANENT STABILIZATION: THE SITE WILL BE STABILIZED BY THE USE OF SEEDING OR SODDING IN OVERLOT AREAS.

MAINTENANCE: ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND AFTER SIGNIFICANT RAINFALLS. ANY DAMAGED FACILITIES ARE TO BE REPLACED/REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.

2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL.

3. CLEAR AND GRUB AS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES.

4. CONSTRUCT DIVERSION DITCHES AND DETENTION BASIN PER DETAILS ON SHEET C5.2, INSTALL SKIMMER ON OUTLET CONTROL STRUCTURE.

5. CONSTRUCT STORM SEWER, INSTALL INLET PROTECTION AND OTHER INLET CONTROL DEVICES AS STORM SEWERS ARE COMPILED.

6. FINE GRADING, PAVEMENT & CURB INSTALLATION.

7. PERMANENTLY STABILIZE/SEED AND MULCH OR SOD DISTURBED AREAS PER SPECIFICATIONS.

8. REMOVE REMAINING EROSION AND SEDIMENT CONTROL DEVICES.

SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

OHIO EPA FACILITY/ PERMIT NUMBER: TBD

SITE CONTACT: LARKSPUR PROPERTIES
10800 BISCAYNE BLVD, SUITE 300
MIAMI, FL 33161
TEL: (786) 540-4424
CONTACT: JEFF PATTEK

EROSION AND SEDIMENT CONTROL NOTES

THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLAN AS INDICATED BY THE LIMITS OF DISTURBANCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING: ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE SHALL BE STABILIZED WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS. ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE SHALL BE STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S). DISTURBED AREAS THAT WILL BE IDLE OVER WINTER MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER.

MARCH 1 TO AUGUST 15
SEED: OATS 2 LBS./1,000 SQ. FT.
FERTILIZER: (12: 12: 12) 25 LBS./1,000 SQ. FT.
MULCH: (STRAW OR HAY) 2 TONS /ACRE

AUGUST 15 TO NOVEMBER 1
SEED: ANNUAL RYE 2 LBS./1,000 SQ. FT.
FERTILIZER: (12:12:12) 25 LBS./1,000 SQ. FT.
MULCH: (STRAW OR HAY) 2 TONS/ACRE

NOVEMBER 1 TO MARCH 1
MULCH (ONLY): (STRAW OR HAY)2 TONS/ACRE

PERMANENT SEEDING: ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE MUST BE STABILIZED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE. ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE MUST BE STABILIZED WITHIN TWO DAYS OF REACHING FINAL GRADE. OTHER AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

RATES OF APPLICATION OF ITEM 659:
SEED: 4 LBS/1000 SQ. FT.
FERTILIZER: (12:12:12) 20 LBS/1000 SQ. FT.
MULCH: STRAW (HAY) 2 TONS/ACRE (3 TONS/ACRE)

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE
E SOD
F STRAW MULCH 2 TONS/ACRE
* WATERING NEEDED DURING JUNE AND JULY
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

PROHIBITED CONSTRUCTION ACTIVITIES
THE CONTRACTOR SHALL NOT USE CONSTRUCTION PROCEEDINGS, ACTIVITIES OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE PUBLIC HEALTH AND SAFETY, PROHIBITED CONSTRUCTION PROCEEDINGS, ACTIVITIES, OR OPERATIONS INCLUDE BUT NOT LIMITED TO:

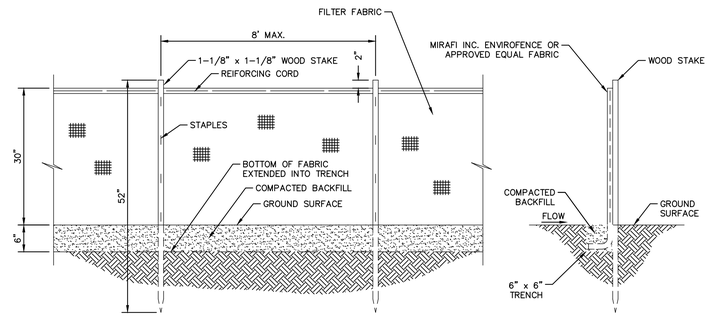
1. DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL IN WETLANDS OR FLOODPLAIN, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.
2. INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR OUTSIDE THE EASEMENT LIMITS
3. PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS OR STORM DRAINS.
4. DISCHARGING POLLUTANTS SUCH AS CHEMICAL, FUEL, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWERAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE OF RIVERS, STREAMS IMPOUNDMENTS OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.
5. PERMANENT OR UNSPECIFIED ALTERATIONS OF THE CONSTRUCTED AREA.
6. DAMAGING VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.
7. DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SUBSURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.
8. OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT.
9. STORING CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED BY THE CITY ENGINEER FOR SAID PURPOSE.

SEDIMENT FENCE
THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. MATERIAL PROPERTIES ARE LISTED IN THE PROVIDED TABLE.

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
10. MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE, IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:
1. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SEDIMENT FENCE FABRIC SHALL BE ODOT, TYPE C GEOTEXTILE FABRIC OR THE EQUIVALENT TO THE PROPERTIES IN THE TABLE BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS (535 N)	ASTM D 4632
MINIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< OR = 0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC.$^{-1}$	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355



SEDIMENTATION/SILT FENCE (SF)
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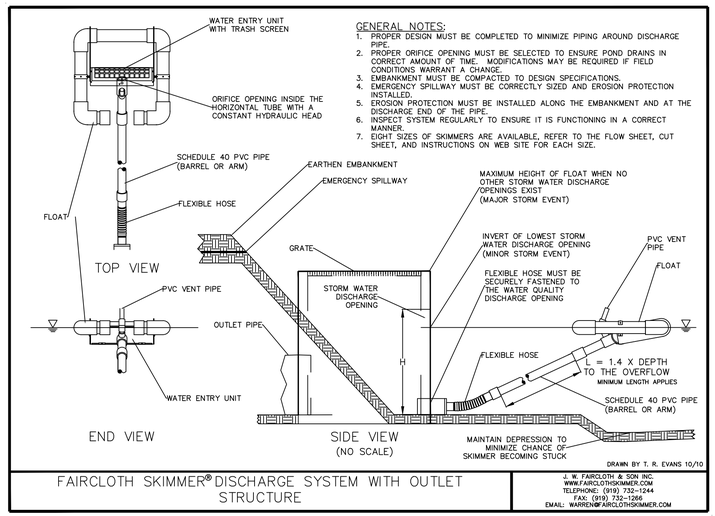

GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
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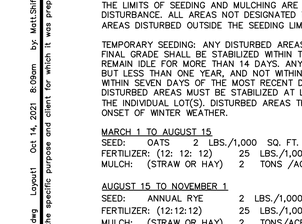
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

SKIMMER DISCHARGE SYSTEM DETAIL
N.T.S.



CONSTRUCTION ENTRANCE (CE)
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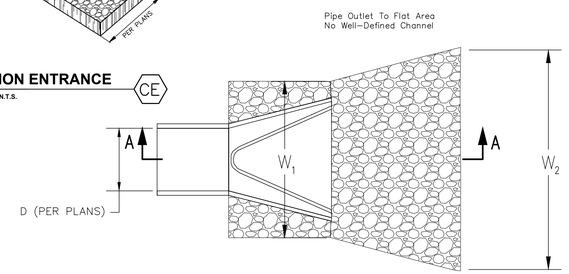
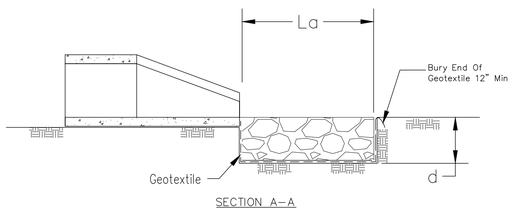




NOTES:
1. The rock riprap shall meet ODOT requirements.
2. Geotextile (non-woven) minimum criteria:
   Weight of Geotextile (oz/sq.yd.)_____6
   Tensile strength (lb) ASTM D 4632_____180
   Elongation at failure (%) ASTM D 4632_____≥ 50
   Puncture (lb) ASTM D 4833_____80
   Ultraviolet light (% residual tensile strength) ASTM D 4355_____min 70
   Apparent opening size (AOS) ASTM D 4751_____max 40 sieve
   Permittivity sec^{-1} ASTM D 4491_____min 0.70
3. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.
4. Apron width W_2 shall be 3 times the culvert pipe diameter. Apron width W_2 shall be equal to L_a plus the pipe diameter.
5. Rock thickness d shall be at least 1.5 times the riprap D_{100} size.

TABLE 1

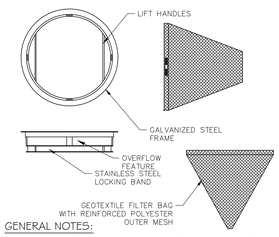
PIPE SIZE	La
12"	12'
24"	14'
36"	22'

RIP RAP DETAIL OUTLET PROTECTION (IP)
N.T.S.

GENERAL NOTES:
ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR ODOT STANDARDS

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES



INLET PROTECTION (IP)
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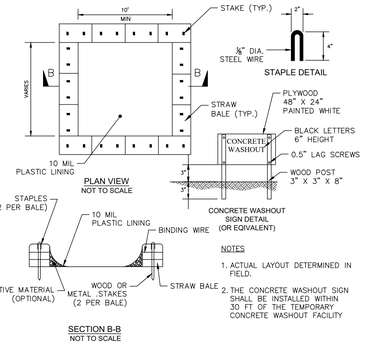

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)
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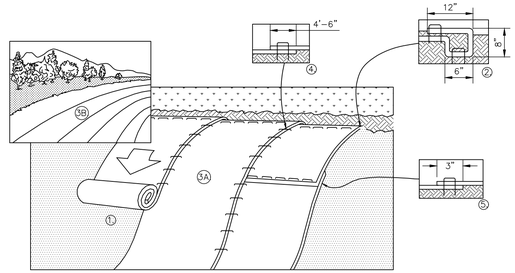

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

EROSION CONTROL BLANKET (SLOPE INSTALLATION) (EB)
N.T.S.

No.	REVISIONS	DATE	BY

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Larkspur Properties
REAL ESTATE PARTNERSHIP

EROSION CONTROL DETAILS

DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
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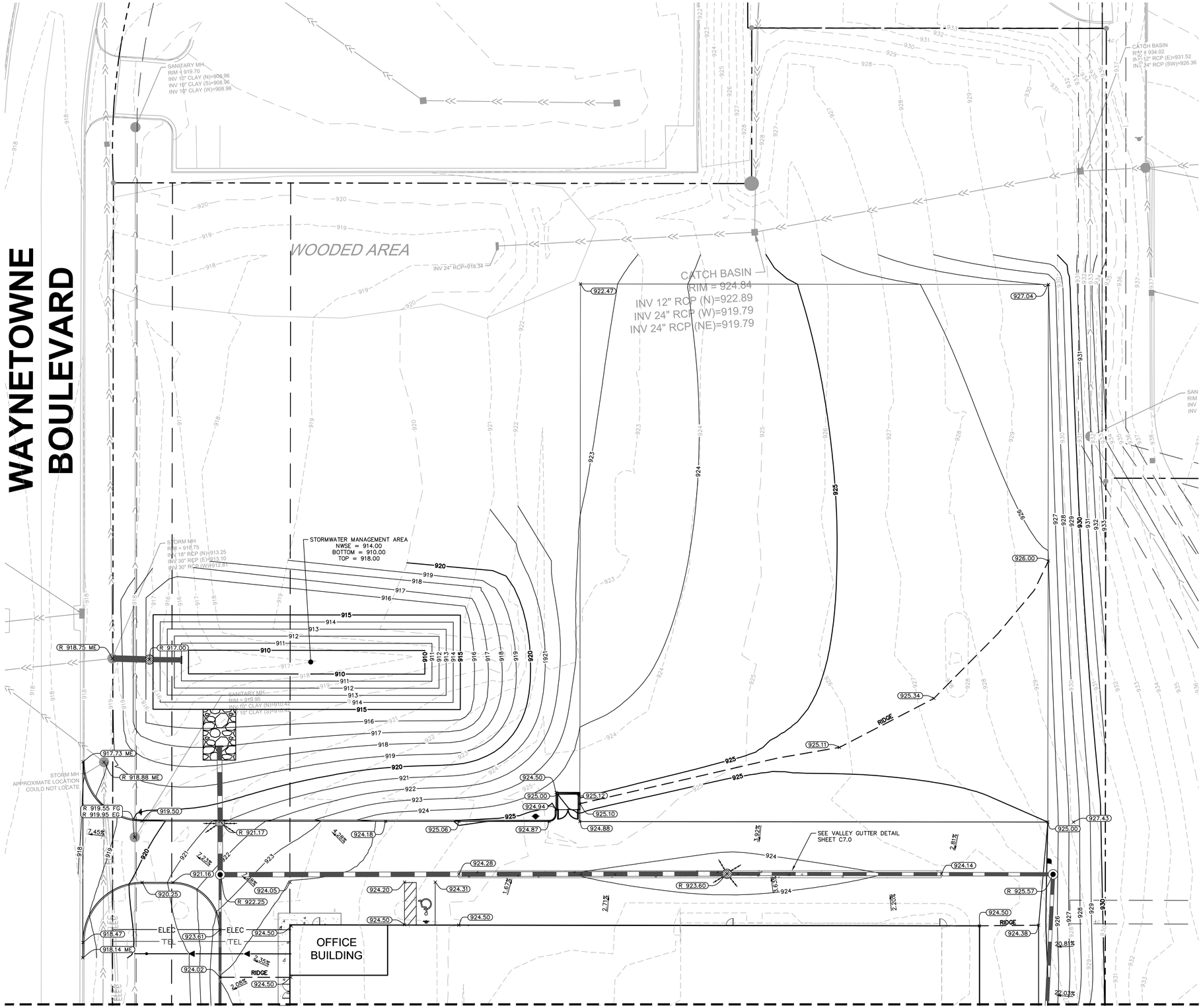
WAYNETOWNE BOULEVARD



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS. UNLESS SHOWN OTHERWISE.

GRADING LEGEND

FL	= FLOW LINE
TC	= TOP OF CURB
ME	= MATCH ELEVATION
R	= RIM ELEVATION
EG	= EXISTING GRADE
FG	= FINISHED GRADE
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	DRAINAGE SWALE

No.	REVISIONS	DATE	BY

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7965 N. HIGH ST., SUITE 200,
COLUMBUS, OH 43235
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

GRADING PLAN

DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
KHA PROJECT NO. 190081001
SHEET NUMBER
C5.0

Drawing name: K:\CIB_JDEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\GRADING PLAN.dwg Layout1 Oct 14, 2021 8:09am by: MattStiffett
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Drawing name: K:\CLD_LDEV\190081001_Larkspur_HuberHeights_DW\2 Design\CAD\PlanSheets\Final Plans\GRADING PLAN.dwg Layout1 (2) Oct 14, 2021 8:09am by: Matt.Shiflett
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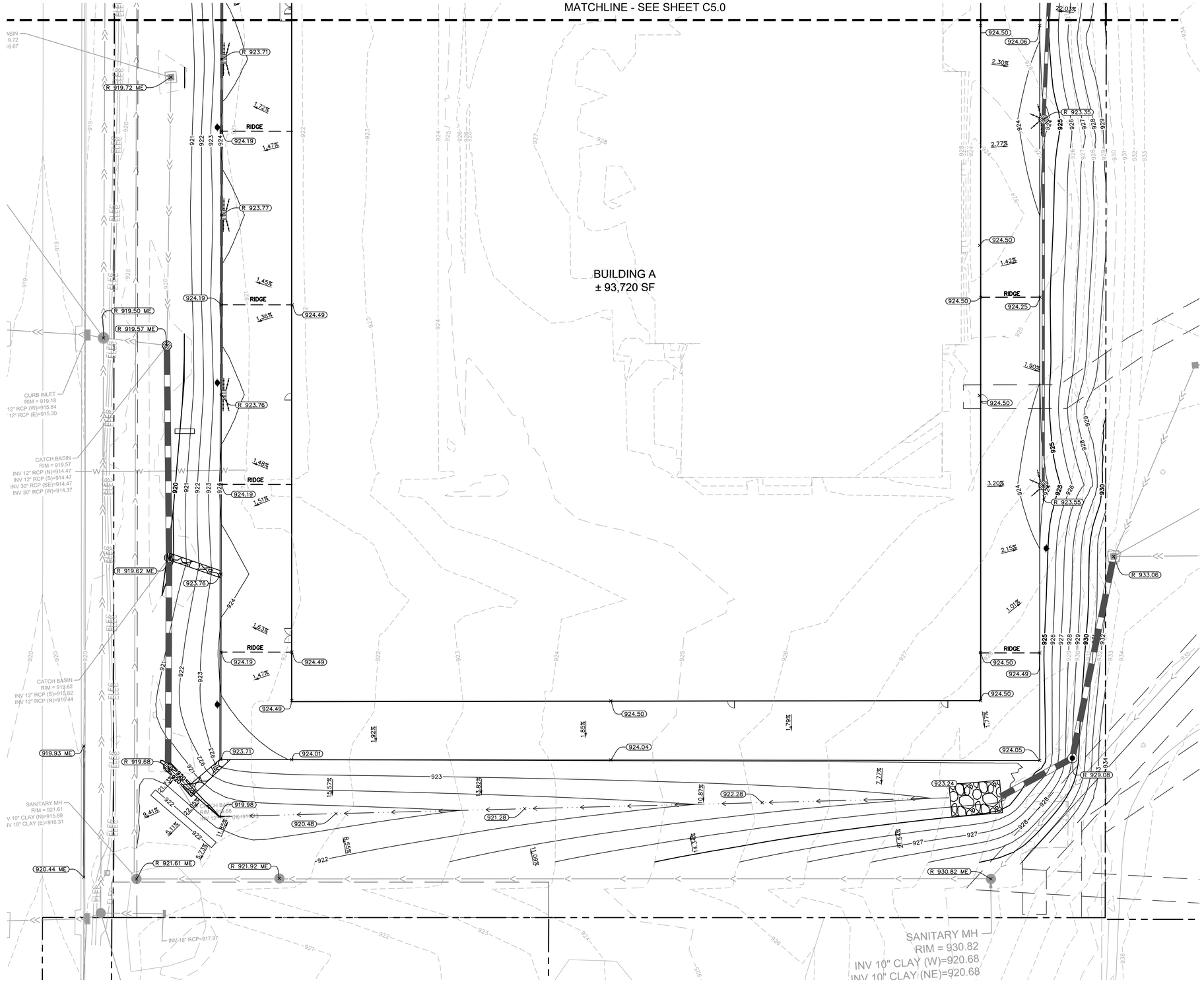

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS. UNLESS SHOWN OTHERWISE.

GRADING LEGEND

	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	R = RIM ELEVATION
	EG = EXISTING GRADE
	FG = FINISHED GRADE
——XXX——	PROPOSED CONTOUR
- - XXX - -	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	DRAINAGE SWALE

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Larkspur Properties
REAL ESTATE PARTNERSHIP

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7650 WAYNETOWNE BLVD
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GRADING PLAN

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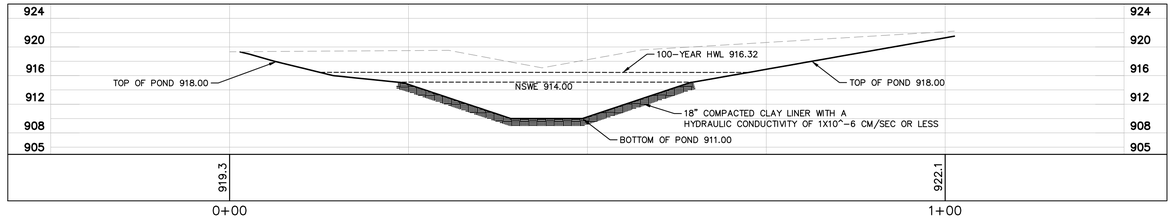
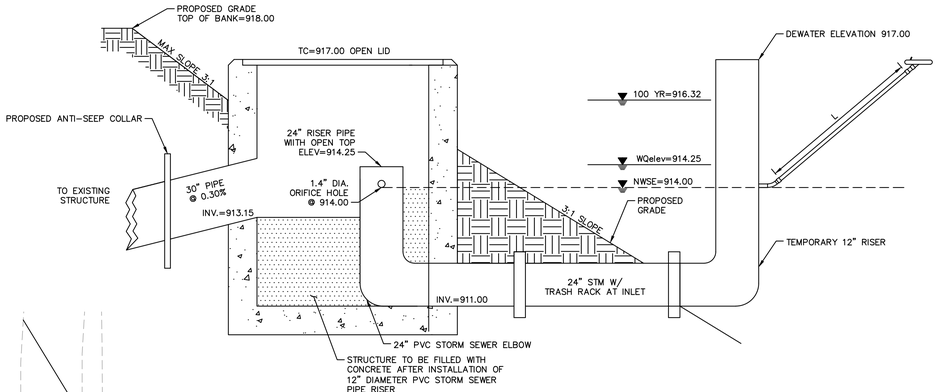
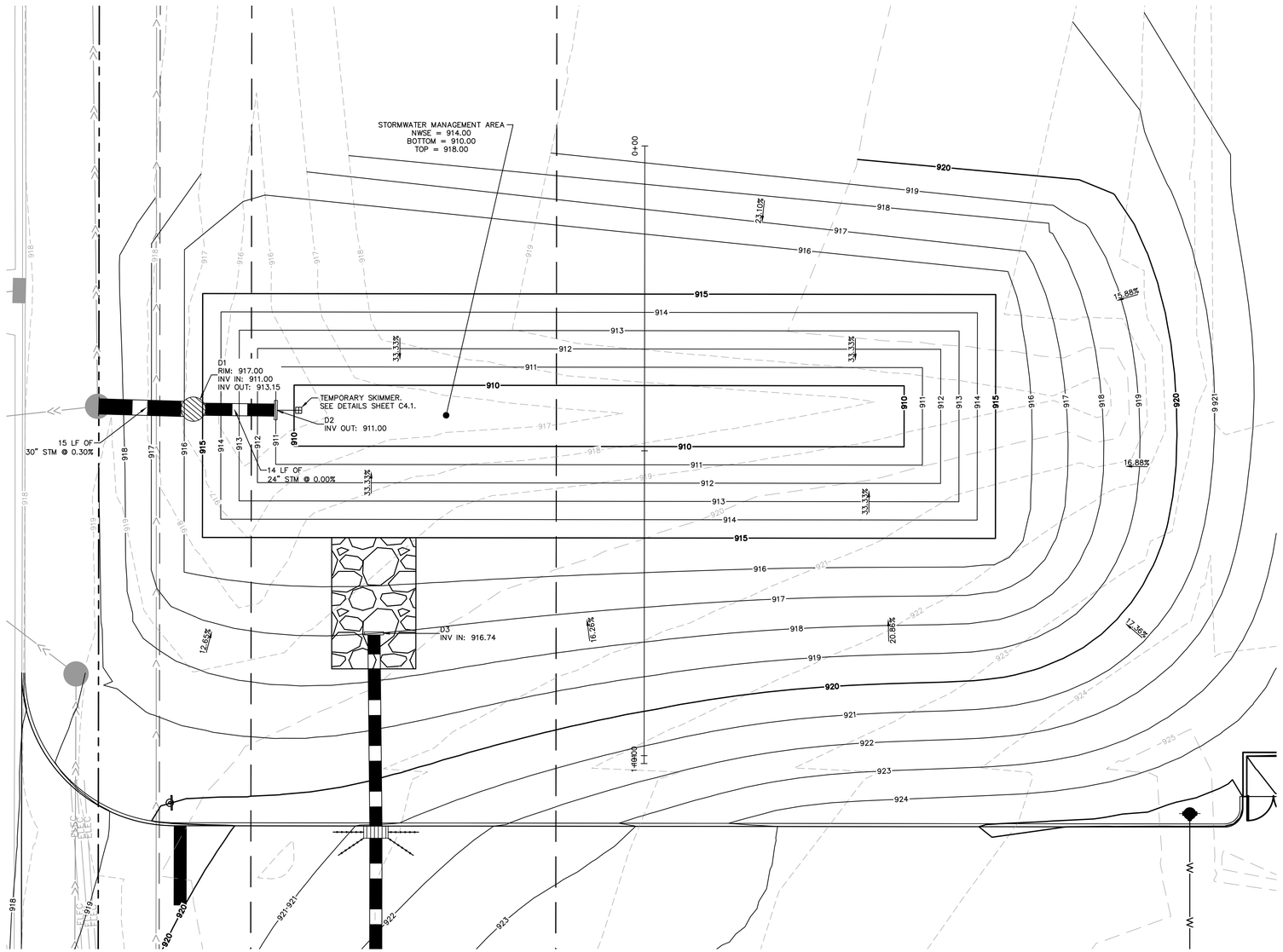




TEMPORARY SEDIMENT SKIMMER AND RISER DETAIL FOR STRUCTURE D1 DURING CONSTRUCTION

NOT TO SCALE



TEMPORARY SEDIMENT BASIN SCHEDULE

CONTROL STRUCTURE

LOCATION	TRIBUTARY ACREAGE	DISTURBED ACREAGE	REQUIRED BASIN DEWATERING VOLUME (1,800 CF/ACRE)	PROVIDED BASIN DEWATERING VOLUME	REQUIRED SEDIMENT STORAGE VOLUME (1,000 CF/DISTURBED AC)	PROVIDED SEDIMENT STORAGE VOLUME	DEWATERING VOLUME DRAWDOWN (HR)	SEDIMENT RISER	HEIGHT	SKIMMER DEWATERING HOLE
1	9.01	7.24	16218	20168	7240	10030	> 48 HRS	12"	6.0'	2.8" @ 917.0

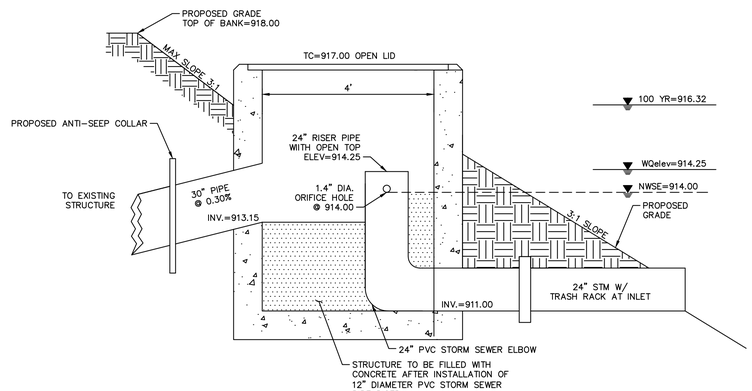
BMP WATER QUALITY STRUCTURE NOTICE

NOTE: THE EXTENDED WET DETENTION BASIN AND ASSOCIATED WATER QUALITY STRUCTURE ARE STORMWATER QUALITY BMP'S AND ARE AN INTEGRAL PART OF THE PRIVATE STORM SEWER SYSTEM DEPICTED IN THESE DRAWINGS. RESPONSIBILITY AND ASSURANCE OF PERIODIC MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THE STORMWATER QUALITY DEVISE IS PERPETUAL, BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEMS.

NOTE: SHOP DRAWING FOR STRUCTURE TO BE REVIEWED AND APPROVED BY CIVIL ENGINEER

SKIMMER SPECIFICATIONS

	SKIMMER SIZE (IN.)	SKIMMER ORIFICE DIAMETER (IN.)	SKIMMER PIPE LENGTH, L (FT.)
BASIN	4.0	2.8	8.5



PROPOSED WATER QUALITY BASIN OUTLET DETAIL FOR OUTLET CONTROL STRUCTURE D1

NOT TO SCALE

NOTE: THIS SHEET IS FOR REFERENCE ONLY. REFER TO GRADING AND UTILITY PLANS FOR ALL STORM SEWER RIM AND INVERT INFORMATION.

Drawing name: K:\CLB_JDEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\BASIN DETAIL SHEET.dwg Layout: Oct 14, 2021 8:09am by: MattLShiflett
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Larkspur Properties
REAL ESTATE PARTNERSHIP

BASIN DETAIL SHEET

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SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	WYE CONNECT TO EXISTING 10" SANITARY WITH 4' RISER
S2	6" CLEANOUT RIM: 920.74 INV IN: 915.24 (E) INV OUT: 915.28 (W)
S3	6" CLEANOUT RIM: 924.50 INV OUT: 916.51 (W)

UTILITY CROSSING LEGEND

C1	18" STORM 6" WATER	B/P = 919.32' T/P = 917.82'
C2	12" STORM 2" WATER	B/P = 918.23' T/P = 916.73'
C3	6" WATER 2" WATER	B/P = 918.23' T/P = 922.64'
C4	12" STORM 6" SAN	B/P = 918.18' T/P = 916.38'
C5	24" STORM EX 10" SANITARY	B/P = 912.84' T/P = 910.91'

NOTE: WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT SEWER MAIN OR WATER MAIN IS TO BE ENCASED FOR 10-FT ON EACH SIDE OF A CROSSING WHERE THERE IS LESS THAN 18-IN SEPARATION.

P70 04005 0097
EPT NENETEEN INC
I.R. DEED 09-086279
20.4 ACRES

P70 51307 0010
WAYNETOWNE PROFESSIONAL SUITES CONDOMINIUM UNIT OWNERS ASSOC INC
I.R. DEED 13-045469
1.9837 ACRES

P70 04005 0136
WAYNETOWNE INVESTMENTS LLC
I.R. DEED 19-045866
8.8546 ACRES

WAYNETOWNE BOULEVARD

WAYNETOWNE COURT

SITE BM "A"
CHISELED SQUARE ON LIGHT POLE
ELEV = 922.83 (NAVD88)

P.O.B.

BUILDING A
± 93,720 SF

FUTURE BUILDING L
± 4,145 SF

FUTURE BUILDING K
± 4,587 SF

FUTURE BUILDING J
± 4,587 SF

FUTURE BUILDING I
± 4,587 SF

FUTURE BUILDING H
± 4,587 SF

OFFICE BUILDING

STORM MH
RIM = 917.64
INV 18" RCP (S)=913.73

SANITARY MH
RIM = 919.70
INV 10" CLAY (N)=908.96
INV 10" CLAY (S)=908.96
INV 10" CLAY (W)=908.96

INV 24" RCP=918.34

CATCH BASIN
RIM = 922.04
INV 12" RCP (N)=922.89
INV 24" RCP (W)=919.79
INV 24" RCP (NE)=919.79

CURB INLET
RIM = 917.45
INV 12" RCP (W)=914.20

STORM MH
RIM = 918.75
INV 18" RCP (N)=913.25
INV 30" RCP (E)=913.10
INV 30" RCP (W)=912.81

CURB INLET
RIM = 917.36
INV 12" RCP (E)=913.86
INV 12" RCP (SW)=913.26

14 LF OF
24" STRM @ 0.00%

15 LF OF
30" STRM @ 0.30%

STORM MH
RIM = 918.29
INV 12" RCP (NE)=UNABLE TO MEASURE
INV 30" RCP (E)=912.14
INV 30" RCP (SE)=912.09
INV 36" RCP (SW)=911.99

SANITARY MH
RIM = 919.95
INV 10" CLAY (N)=910.42
INV 10" CLAY (S)=910.42

STORM MH
APPROXIMATE LOCATION
COULD NOT LOCATE

ADJUST STRUCTURE RIM
FROM 919.95 TO 919.55

32 LF OF
24" STRM @ 0.70%

23 LF OF
24" STRM @ 0.70%

24" STRM @ 0.50%

214 LF OF

FIRE HYDRANT, TYP.

18" STRM @ 0.50%

138 LF OF

10' UTILITY EASEMENT

71 LF OF
12" STRM @ 0.70%

5 LF OF
6" PVC @ 30.38%

CONNECT TO EXISTING ELECTRIC, CONTRACTOR TO FIELD VERIFY DEPTH PRIOR TO ORDERING MATERIALS.

CONNECT TO EXISTING TELEPHONE, CONTRACTOR TO FIELD VERIFY DEPTH PRIOR TO ORDERING MATERIALS.

61 LF OF
6" PVC @ 2.08%

WATER CONNECTION TO BUILDING, SEE ARCH PLANS FOR CONTINUATION

CATCH BASIN
RIM = 919.72
INV 12" RCP (S)=916.22

2" DOMESTIC WATER LINE

CONNECT TO EXISTING WATER, CONTRACTOR TO FIELD VERIFY DEPTH PRIOR TO ORDERING MATERIALS.

STORM MH
RIM = 919.50
INV 12" RCP (W)=914.73
INV 18" RCP (S)=915.27
INV 30" RCP (E)=913.88
INV 30" RCP (N)=913.59

FIRE HYDRANT, TYP.

66 LF OF
12" STRM @ 0.70%

4" UNDERDRAIN, TYP.

6" ROOF DRAIN INVERT 2' BELOW FFE, TYP.

FIRE HYDRANT, TYP.

CURB INLET
RIM = 919.25
INV 12" RCP (E)=916.42

76 LF OF
12" STRM @ 0.70%

CURB INLET
RIM = 919.18
INV 12" RCP (W)=915.84
INV 12" RCP (E)=915.30

CATCH BASIN
RIM = 919.57
INV 12" RCP (N)=914.47
INV 12" RCP (S)=914.47
INV 30" RCP (SE)=914.47
INV 30" RCP (W)=914.37

90 LF OF
30" STRM @ 0.70%

CONNECT TO EXISTING FIRE LINE

8" ROOF DRAIN LATERAL @ 1.00%, TYP.

89 LF OF
30" STRM @ 0.70%

CATCH BASIN
RIM = 919.62
INV 12" RCP (S)=915.82
INV 12" RCP (N)=915.44

FIRE HYDRANT, TYP.

SANITARY MH
RIM = 921.61
INV 10" CLAY (N)=915.89
INV 10" CLAY (E)=916.31

CATCH BASIN
RIM = 919.68
INV 12" RCP (N)=916.43

6" FIRE LINE

CURB INLET
RIM = 921.08
INV 12" RCP (E)=918.26

INV 18" RCP=917.97

STORM MH
RIM = 921.34
INV 18" RCP (E)=916.98
INV 18" RCP (SW)=916.81
INV 30" RCP (N)=916.79

CURB INLET
RIM = 921.07
INV 12" RCP (W)=917.69
INV 12" RCP (NE)=917.14

15' SANITARY SEWER EASEMENT

6" ROOF DRAIN INVERT 2' BELOW FFE, TYP.

8" ROOF DRAIN LATERAL @ 1.00%, TYP.

97 LF OF
18" STRM @ 0.50%

155 LF OF
12" RCP @ 0.50%

6" FIRE LINE

FIRE HYDRANT, TYP.

87 LF OF
30" STRM @ 1.19%

34 LF OF
30" STRM @ 1.20%

SANITARY MH
RIM = 930.82
INV 10" CLAY (W)=920.68
INV 10" CLAY (NE)=920.68

FIRE HYDRANT, TYP.

10' WATER MAIN EASEMENT

ELECTRIC EASEMENT

10' UTILITY EASEMENT

10' WATER MAIN EASEMENT

10' SANITARY SEWER EASEMENT

10' UTILITY EASEMENT

CATCH BASIN
RIM = 932.80
INV 12" RCP (SW)=930.55

CATCH BASIN
RIM = 933.06
INV 12" RCP (NE)=929.56
INV 30" RCP (E)=924.65
INV 30" RCP (W)=924.65

SANITARY MH
RIM = 936.16
INV 10" CLAY (SW)=921.48
INV 10" CLAY (NE)=921.48
INV 10" CLAY (E)=925.30

CATCH BASIN
RIM = 933.99
INV 24" RCP (SE)=930.24
INV 30" RCP (W)=929.89

STORM MH
RIM = 937.54
INV 24" RCP (NW)=931.54
INV 24" RCP (E)=931.57

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	OUTLET CONTROL STRUCTURE SEE SHEET C5.2 RIM: 917.00 INV IN: 911.00 (E) INV OUT: 913.15 (W)
D2	HEADWALL INV OUT: 911.00 (W)
D3	HEADWALL INV IN: 916.74 (S)
D4	CB NO. 3A RIM: 924.82 INV IN: 916.96 (S) INV OUT: 916.96 (N)
D5	CB NO. 3A RIM: 923.71 INV IN: 918.62 (S) INV OUT: 918.62 (N)
D6	CB NO. 3A RIM: 923.77 INV IN: 919.08 (S) INV OUT: 919.08 (N)
D7	CB NO. 3A RIM: 923.76 INV OUT: 919.61 (N)
D8	MH RIM: 922.22 INV IN: 917.12 (E) INV IN: 918.12 (S) INV OUT: 917.12 (N)
D9	CB 2-2B RIM: 923.60 INV IN: 918.69 (E) INV OUT: 918.19 (W)
D10	MH RIM: 925.53 INV IN: 919.38 (S) INV OUT: 919.38 (W)
D11	CB 2-2B RIM: 923.35 INV IN: 920.36 (S) INV OUT: 919.86 (N)
D12	CB 2-2B RIM: 923.55 INV OUT: 921.14 (N)
D13	CB 2-2B RIM: 920.00 INV IN: 914.37 (S) INV IN: 915.87 (N) INV OUT: 914.37 (W)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D14	CB 2-2B RIM: 919.62 INV IN: 915.00 (S) INV OUT: 915.00 (N)
D15	CB 2-2B RIM: 919.68 INV OUT: 915.62 (N)
D16	HEADWALL INV IN: 923.20 (NE)
D17	MH RIM: 929.08 INV IN: 923.61 (N) INV OUT: 923.61 (SW)
E1	CONNECT TO EXIST STORM RIM: 916.05 INV IN: 913.10 (E)
E2	CONNECT TO EXIST STORM RIM: 919.50 INV IN: 913.88 (E)
E3	CONNECT TO EXIST STORM RIM: 933.06 INV IN: 924.65 (E) INV OUT: 924.65 (S)
E4	EXISTING CATCH BASIN RIM: 919.72 INV OUT: 916.67 (S)

NORTH

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0 20 40 80

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UTILITY LEGEND

- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- OHU — OHU — EX. OVERHEAD POWER LINE
- EX. POWER POLE
- G — G — EX. WATER LINE
- W — W — EX. GAS LINE
- ELEC — EX. UNDERGROUND POWER LINE
- PUGC — PROPOSED UNDERGROUND CONDUIT LINE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS — GAS LINE (BY GAS COMPANY)
- T'EL — PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (USE NEENAH R-4859-C)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED OPEN LID CURB STRUCTURE (NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — W — PROPOSED 6" FIRE WATER LINE
- w — w — w — w — PROPOSED 2" DOMESTIC WATER LINE
- PROPOSED FIRE HYDRANT
- 4" UNDERDRAIN (SEE DETAIL ON C7.0)
- PROPOSED LIGHT POLE

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52. ALL WATER LINES <3" SHALL BE TYPE K COPPER PIPE.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, SJ034 SDR 26. PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER / DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF HUBER HEIGHTS SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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REAL ESTATE PARTNERSHIP

UTILITY PLAN

DETAILED DEVELOPMENT PLANS

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C6.0

Drawing name: K:\CLB_DEV\190081001_Larkspur_HuberHeights_SW\2 Design\CAD\PlanSheets\Final Plans\UTILITY PLAN.dwg Layout1 Oct 14, 2021 8:09am by: MattSchiffett
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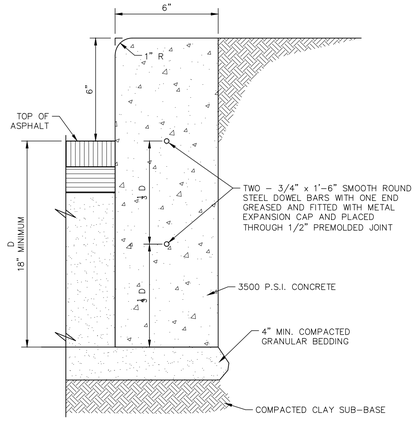
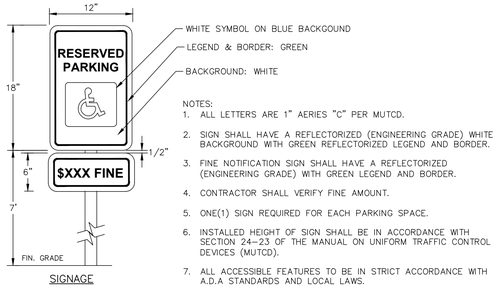


NOTES:

1. USE TWO #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES.
2. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

BARRIER CURB
N.T.S.

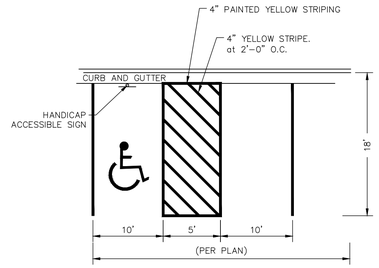


SIGNAGE

NOTES:

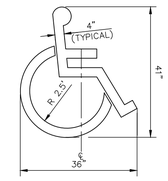
1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.

ACCESSIBLE PARKING SIGNAGE
N.T.S.

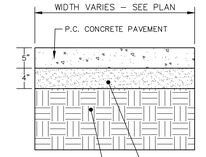


NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING
N.T.S.



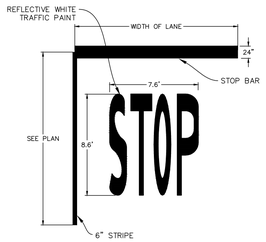
ACCESSIBLE PARKING SYMBOL
N.T.S.



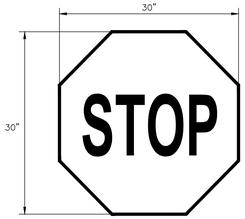
NOTES:

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
5. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
6. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
7. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.

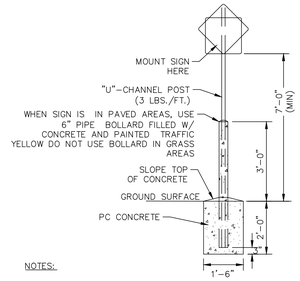


STOP BAR
N.T.S.



30" X 30" R1-1

STOP SIGN
N.T.S.

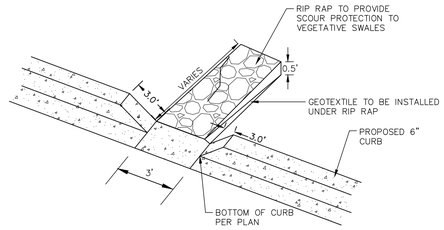


NOTES:

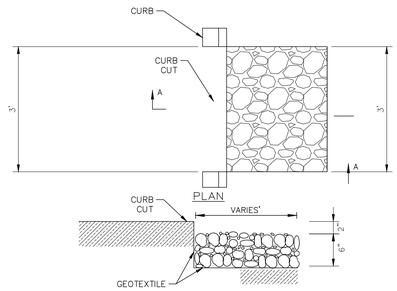
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.



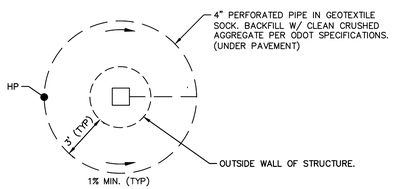
3' CURB CUT WITH RIP RAP
N.T.S.



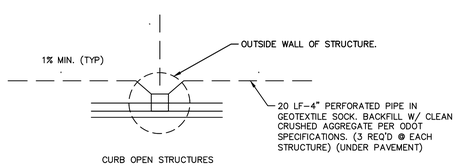
SECTION A-A

NOTES:

1. GEOTEXTILE TO BE PER ODOT REQUIREMENTS
2. RIP RAP TO BE ITEM 601 TYPE C OR D ROCK



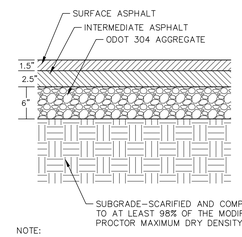
PAVEMENT OPEN STORM STRUCTURES



CURB OPEN STRUCTURES

NOTE: WHERE THE DISTANCE FROM THE TOP OF STORM PIPE TO RIM ELEVATIONS EXCEED 4', INSTALL UNDERDRAIN INVERT AT 3' BELOW RIM ELEVATION. IN AREAS WHERE THE DISTANCE FROM THE TOP OF STORM PIPE TO RIM ELEVATIONS ARE LESS THAN 4', INSTALL UNDERDRAIN AT AN ELEVATION AT THE STRUCTURE THAT IS AT THE OUTFLOW PIPE ELEVATION.

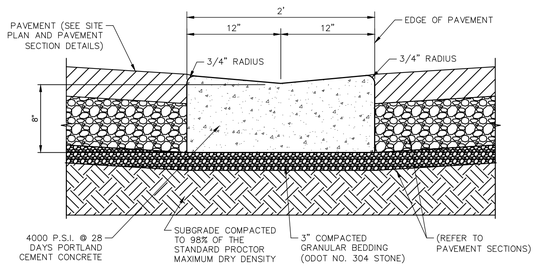
UNDERDRAIN DETAIL
N.T.S.



NOTE:

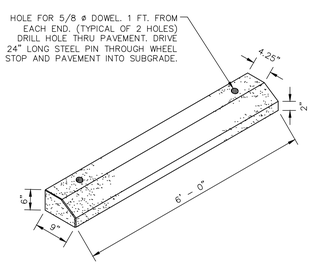
1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY INTERTEK PSI, DATED 8/28/2020. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. INSTALLING MEDIUM DUTY GEOGRID (TENSAR BX 1200, OR EQUIVALENT) BELOW THE BASE COURSE AGGREGATE IN AREAS SUBJECTED TO STOPPING AND TURNING TRAFFIC OR CONCENTRATED TRAFFIC FLOW, IS SUGGESTED. SEE GEOTECH PLAN FOR MORE INFORMATION.

STANDARD DUTY ASPHALTIC PAVEMENT SECTION
N.T.S.



NOTE: THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.

24" CONCRETE VALLEY GUTTER
N.T.S.



WHEEL STOP DETAIL
NTS

Drawing name: K:\CLB_DEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\CONSTRUCTION DETAILS.dwg Layout1 Oct 14, 2021 8:09am by: MattShiflett

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No.	REVISIONS	DATE	BY

Kimley»Horn
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COLUMBUS, OH 43235
PHONE: 614-456-0599
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SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

CONSTRUCTION DETAILS

DETAILED DEVELOPMENT PLANS
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
KHA PROJECT NO. 190081001
SHEET NUMBER
C7.0

Drawing name: K:\OLD_USEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\CONSTRUCTION DETAILS.dwg Layout1 (2) Oct 14, 2021 8:09am by: MattSchlett
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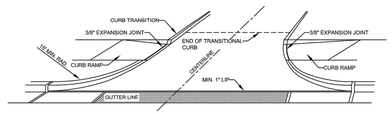
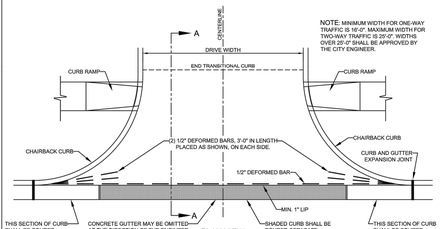
NOTE: WHERE DISTANCE FROM FACE OF CURB TO FRONT FACE OF WALK EXCEEDS 16' A 2" TRANSVERSE DUMMY JOINT SHALL BE PLACED AT THE RADIUS POINT, OR AS DIRECTED BY THE CITY ENGINEER.



PERSPECTIVE VIEW

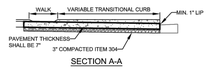


PLAN VIEW

NOTE: MINIMUM WIDTH FOR ONE-WAY TRAFFIC IS 16'-0". MAXIMUM WIDTH FOR TWO-WAY TRAFFIC IS 25'-0" WIDTH OVER 25'-0" SHALL BE APPROVED BY THE CITY ENGINEER.

GENERAL NOTES:

1. JOINTS SHALL BE CLEANED AND EDGED BY A 1/4" RADIUS EDGER. LONGITUDINAL JOINTS SHALL BE AS DIRECTED BY THE ENGINEER. EXPANSION JOINTS SHALL BE OF SUCH DIMENSIONS AS SHOWN ON STANDARD DRAWINGS FOR CONSTRUCTION JOINTS.
2. MATERIAL SHALL MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.



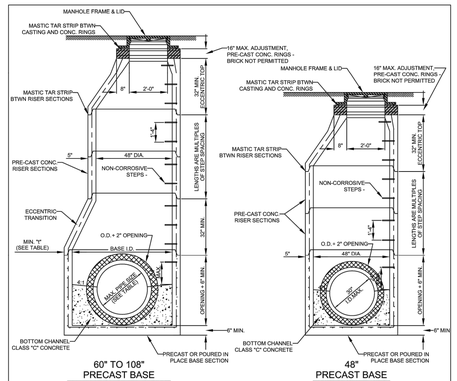
SECTION A-A

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
COMMERCIAL SERVICE DRIVE APPROACH

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. PV-6.0



60" TO 108" PRECAST BASE
[SEE TABLE FOR MAXIMUM PIPE SIZES]

48" PRECAST BASE
[FOR 30" AND SMALLER PIPE]

MAXIMUM PIPE SIZES		
BASE I.D.	MIN. "t"	MAX. PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
90"	7.5"	60"
96"	8"	66"
108"	9"	72"

MANHOLE No. 3

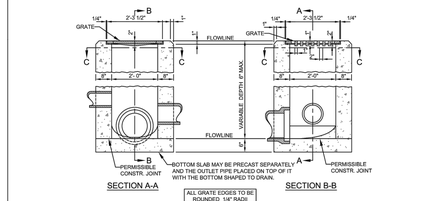
FOR ADDITIONAL NOTES REFER TO THE LATEST EDITION OF THE ODOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
MANHOLE No. 3

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. MH-1.2



CONCRETE: USE 4000 PSI COMPRESSIVE STRENGTH FOR CAST-IN-PLACE CONCRETE. MEET THE REQUIREMENTS OF OMS 706.13 FOR ALL PRECAST CONCRETE AND MARK WITH CATCH BASIN NUMBER.

CONSTRUCTION INFORMATION
MIN. WEIGHT OF GRATE: 120 lbs.

CATCH BASIN	OUTLET PIPE SIZE
2-2B	12" TO 21"

CATCH BASIN No. 2-2B

FOR ADDITIONAL NOTES REFER TO THE LATEST EDITION OF THE ODOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
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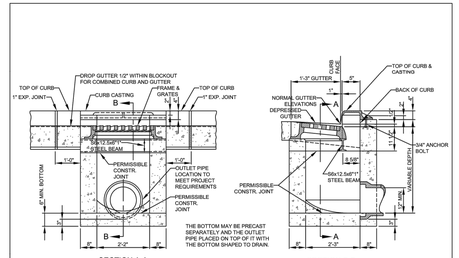
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
CATCH BASIN No. 2-2B

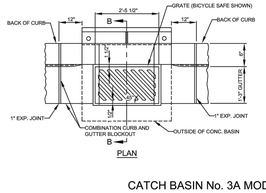
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. CB-1.1



SECTION A-A

SECTION B-B
WITH CURB & GUTTER
(1/2" DEPRESSION)



PLAN

CATCH BASIN No. 3A MODIFIED

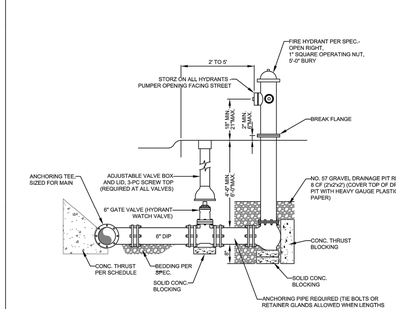
FOR ADDITIONAL NOTES REFER TO THE LATEST EDITION OF THE ODOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
CATCH BASIN No. 3A MODIFIED

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. CB-2.2



GENERAL NOTES:

1. NO NATURAL OR MAN-MADE BARRIERS SUCH AS WALLS FENCES, POSTS,CURBS, SHRUBBERY, OR TREES SHALL BE INSTALLED SO AS TO IMPEDE THE USE, ACCESS, OR OPERATION OF HYDRANTS. MINIMUM CLEAR DISTANCE TO HYDRANT SHALL BE THREE (3) FEET.
2. ALL FIRE HYDRANT INSTALLATION IS TO BE IN ROADWAY, PARKING LOT OR OTHER AREAS WHERE VEHICULAR TRAFFIC MAY CAUSE DAMAGE TO THE HYDRANT, PROTECTIVE BARRIERS ARE TO BE INSTALLED, AS DIRECTED BY THE ENGINEER.
3. HYDRANTS ALONG STREETS SHALL BE LOCATED IN THE TREE LAWN AREA OF THE RIGHT-OF-WAY, NOT LESS THAN 2' FROM THE BACK OF CURB AND NOT MORE THAN 5'.

CITY OF HUBER HEIGHTS
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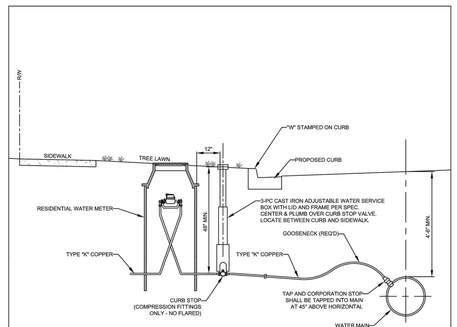
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
FIRE HYDRANT ASSEMBLY

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-1.0



WATER MAIN SERVICE CONNECTION

GENERAL NOTES:

1. TYPE "K" COPPER TUBING MEETING FEDERAL REQUIREMENTS WW-T-799.
2. TAP, CORPORATION STOP & CURB STOP SHALL BE MUELLER TYPE.
3. WATER SERVICES SHALL BE A MINIMUM OF 10' MEASURED HORIZONTALLY FROM SEWER SERVICE AND SHALL BE A MINIMUM OF 18" ABOVE CROWN OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN. WATER SERVICES MAY BE LAID ON BENCH IN SEWER LATERAL TRENCH IF CROWN OF SEWER IS AT LEAST 18" BELOW INVERT OF WATER SERVICE.
4. ALL FITTINGS SHALL BE COMPRESSION FITTINGS ONLY.
5. A PERMIT FROM THE CITY OF HUBER HEIGHTS IS REQUIRED TO TAP-IN TO THE WATER MAIN. INSTALL WATER METER AND METER PIT.
6. INSPECTION BY MONTGOMERY COUNTY IS REQUIRED TO INSTALL THE SERVICE FROM THE METER TO THE RESIDENCE.
7. FOR RESIDENTIAL USE WATER METER PIT SHOULD BE 21 1/2" TO 24" BEHIND CURB.
8. IRRIGATION METER SHOULD BE ALWAYS INSTALLED IN A SEPARATE PIT ON THE LEFT SIDE OF THE MAIN METER.
9. DO NOT INSTALL IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, SIDEWALK, DRAINAGE DITCH OR DETENTION BASIN.
10. NO LANDSCAPING (SHRUBS, BOULDERS, ETC.) OR STRUCTURES TO BE WITHIN 4' OF THE METER BOX, OR NO TREES WITHIN 10' OF METER BOX.
11. SLOPE GROUND SURROUNDING METER BOX AWAY FROM LID AT 2% MINIMUM GRADE.
12. MULTI-FAMILY HOMES SHALL BE AT LEAST 1" WITH 24" PIT MINIMUM.
13. ALL TEES AND CONNECTION FITTINGS TO BE A MINIMUM OF 5' FROM METER BOX WALL ON OUTLET SIDE.
14. METER BOX LOCATION: METER BOX INSTALLATION REQUIRES THAT THE OWNER ADJUST METER BOX COVER TO 1/2" ABOVE FINAL GRADE.
15. IF A PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, INSTALL VALVE INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN SHUT-OFF VALVE.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
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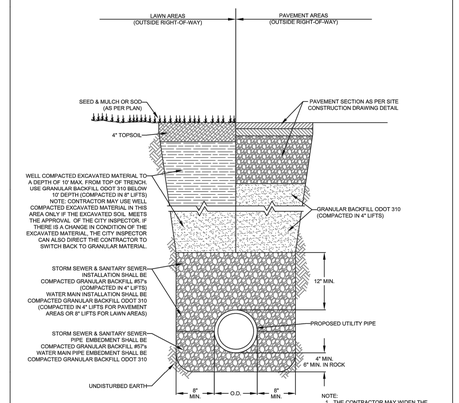
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
WATER MAIN SERVICE CONNECTION

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-4.0



NOTE:
1. THE CONTRACTOR MAY WIDEN THE TRENCH OPENING BEGINNING AT A POINT 12" ABOVE THE TOP OF PIPE.
2. NO TRENCH SHALL REMAIN OPEN OVERNIGHT. THE CONTRACTOR SHALL BACKFILL THE TRENCH OR USE STEEL PLATING.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
UTILITY TRENCH-DETAIL (OUTSIDE RIGHT-OF-WAY)

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. MS-2.0

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 614-456-0599
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

CONSTRUCTION DETAILS

DETAILED DEVELOPMENT PLANS

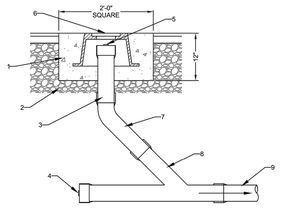
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021

KHA PROJECT NO. 190081001

SHEET NUMBER

C7.1



KEYED NOTES:

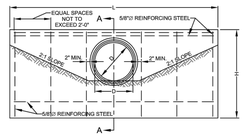
1. CONCRETE, MATCH PAVEMENT SPEC.
2. 6" (MIN.) AGGREGATE BASE
3. 6" DIA. CLEAN-OUT PIPE
4. CAP AND SEAL CONDUIT
5. THREADED CLEAN-OUT CAP
6. CAST-IRON MONUMENT BOX, EJIW 1570 OR APPROVED EQUAL.
7. 45°BEND
8. WYE
9. SEWER

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

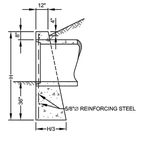
TITLE OF DRAWING:
STANDARD CLEAN-OUT
FOR PAVEMENT AREA

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No.
MS-3.0



ELEVATION



SECTION A-A

L CIRCULAR SECTIONS =5D+4T
L ELLIPTICAL OR PIPE-ARCH =48H+4T+S
H CIRCULAR SECTIONS =D+T+4"
H ELLIPTICAL OR PIPE-ARCH =R+T+4"
D= DIAMETER OF PIPE
R= RISE OF PIPE
S= SPAN OF PIPE
T= THICKNESS OF BARREL
L= LENGTH OF HEADWALL
H= HEIGHT OF HEADWALL

DIMENSIONS			QUANTITIES ONE HEADWALL	
DIAMETER	H	L	CONCRETE CU. YDS.	REINFORCING STEEL
15"	5'-2"	7'-0"	1.7	41
18"	5'-5"	8'-4"	2.2	57
21"	5'-8"	9'-8"	2.8	62
24"	5'-11"	11'-0"	3.3	69
30"	6'-6"	13'-8"	4.7	92
36"	7'-0"	16'-4"	6.5	105

FULL HEIGHT HEADWALL
(FOR SEWERS 36" OR LESS IN DIAMETER)

FOR ADDITIONAL NOTES REFER TO THE LATEST EDITION OF THE ODOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS

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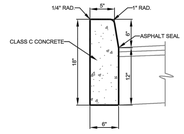
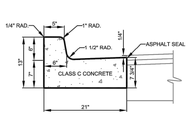
TITLE OF DRAWING:
FULL HEIGHT HEADWALL
(FOR SEWERS 36" OR LESS IN DIAMETER)

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

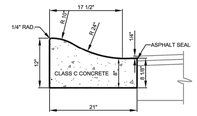
DWG. No.
HW-1.2



BARRIER CURB TYPE 6



COMBINED BARRIER
CURB AND GUTTER



COMBINED MOUNTABLE (ROLL)
CURB AND GUTTER

GENERAL NOTES:

1. ALL BARRIER TYPE SHALL BE DEPRESSED AT DRIVE APPROACHES. SEE CONCRETE DRIVEWAY DETAIL.
2. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/4" CONTRACTION JOINTS CONSTRUCTED AT 5' INTERVALS. THE DEPTH SHALL AVERAGE 2" OR MORE FOR COMBINATION CURB AND GUTTER, AND FOR CURB SHALL AVERAGE 1/5 OR MORE OF THE CURB HEIGHT. ALL CONTRACTION JOINTS SHALL BE TOOLED RATHER THAN BEING SAWED AFTER BROOM FINISHING.
3. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/2" NON-EXTRUDING EXPANSION JOINTS AT FORTY (40) FOOT INTERVALS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
5. PROVIDE A MINIMUM 3" OF COMPACTED AGGREGATE - ITEM 304 BELOW CURB AND EXTENDED 12" FROM BACK OF CURB ON THE COMPACTED SUBGRADE. SEE STREET PAVEMENT SECTIONS.

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TITLE OF DRAWING:
CURB SECTION DETAILS

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

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PV-3.0

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SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

CONSTRUCTION DETAILS

DETAILED DEVELOPMENT PLANS
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE:
10/12/2021

KHA PROJECT NO.
190081001

SHEET NUMBER
C7.2

Drawing name: K:\CLD_LDEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\CONSTRUCTION DETAILS.dwg Layout1 (3) Oct 14, 2021 8:09am by: MattShiflett
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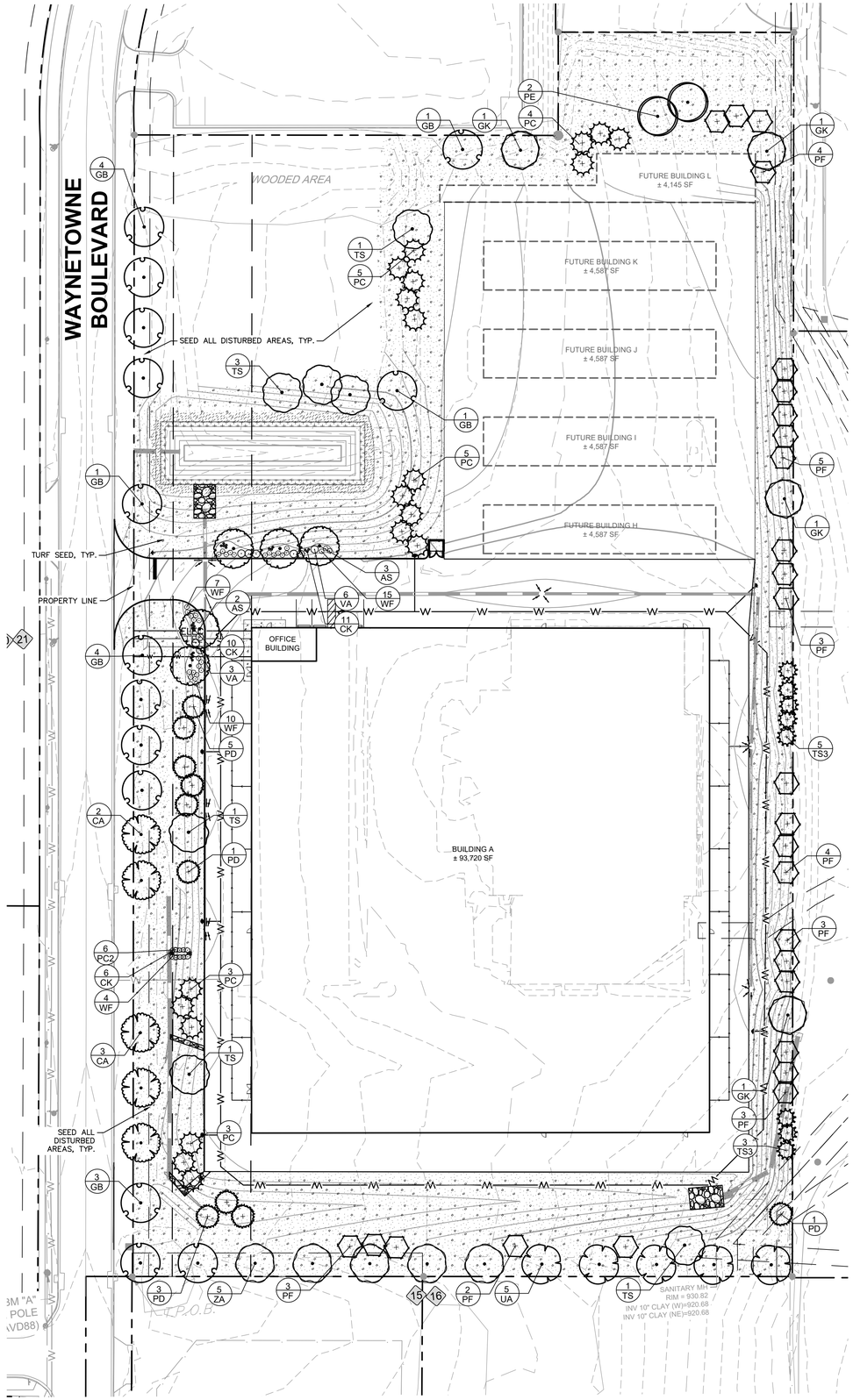

LANDSCAPE CODE REQUIREMENTS - HUBER HEIGHTS, OHIO		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
1182.03 B.3.A - LANDSCAPE REGULATIONS AND REQUIREMENTS		
ONE SHADE TREE IS REQUIRED PER 2,000 SQ. FT. OF OPEN SPACE.	OPEN SPACE ON THE SITE = 103,580.33-WOODLAND AREAS 10,306 93,274 SQ. FT. / 2,000 SQ. FT = 46.63 **47 SHADE TREES TOTAL TREES ON SITE**	47 SHADE TREES PROVIDED ON SITE
1182.04 - PARKING LOT REQUIREMENTS		
PROVIDE A MINIMUM 10 FT. WIDE LANDSCAPED STRIP BETWEEN THE RIGHT-OF-WAY AND THE PARKING LOT. THIS STRIP IS TO BE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND 10 SHRUBS PER 35 FT. OF FRONTAGE.	PARKING FRONTAGE = 44 FT. 44 FT. / 35 FT. = 1.26 **2 SHADE TREES AND 20 SHRUBS REQUIRED**	2 SHADE TREES AND 20 SHRUBS PROVIDED IN THE LANDSCAPE STRIP
PROVIDE A MINIMUM 10 FT. WIDE LANDSCAPED STRIP BETWEEN THE PARKING LOT AND ANY ADJACENT PROPERTY LINE. THIS STRIP IS TO BE PLANTED WITH A MINIMUM OF 1 SHADE TREE AND 3 SHRUBS PER 35 FT. OF PARKING PERIMETER ADJACENT TO A PROPERTY LINE.	PARKING PERIMETER = 82 FT. 82 FT. / 35 FT. = 2.34 **3 SHADE TREES AND 9 SHRUBS REQUIRED**	3 SHADE TREES AND 21 SHRUBS PROVIDED FOR THE PARKING PERIMETER STRIP
AT LEAST TWO SHADE TREES SHALL BE LOCATED WITHIN 60 FT. OF EVERY PARKING SPACE.	N/A	SHADE TREES PROVIDED WITHIN 60 FT. FROM ALL 3 PARKING SPACES
1182.05 - BUFFER AND SCREENING REQUIREMENTS		
SCREENING IS REQUIRED ON THE PROPERTY ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY. SCREENING MATERIAL SHALL CONSIST OF EVERGREEN TREES AND SHRUBS, WALLS, FENCES AND EARTHEN BERMS.	SCREENING REQUIRED ALONG THE WEST SIDE OF THE SITE (WAYNETOWNE ROAD)	EVERGREEN SCREENING PROVIDED
	SCREENING REQUIRED ALONG THE EAST SIDE OF THE SITE	EVERGREEN SCREENING PROVIDED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GROUND SIGN
32 SF SIGN FACE EACH SIDE= 64 SF OF LANDSCAPE REQUIRED
82.4 SF OF LANDSCAPE PROVIDED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AS	5	ACER MIYABEI `STATE STREET` / MIYABEI MAPLE	B & B	2.5" CAL MIN	
	CA	5	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL MIN	
	GB	14	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2.5" CAL MIN	
	GK	4	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	B & B	2.5" CAL MIN	
	PE	2	PLATANUS X ACERIFOLIA `EXCLAMATION` TM / EXCLAMATION LONDON PLANE TREE	B & B	2.5" CAL MIN	
	TS	7	TILIA TOMENTOSA `STERLING` / STERLING SILVER LINDEN	B & B	2.5" CAL MIN	
	UA	5	ULMUS X `ACCOLADE` / ACCOLADE ELM	B & B	2.5" CAL MIN	
	ZA	5	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2.5" CAL MIN	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PC	20	PICEA PUNGENS / COLORADO SPRUCE	B & B		5` HT MIN
	PD	10	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	B & B		5` HT MIN
	PF	27	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B & B		5` HT MIN
	TS3	8	THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE	B & B		5` HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	PC2	6	PINUS MUGO `VALLEY CUSHION` / VALLEY CUSHION MUGO PINE	-	SEE PLAN	18" HT MIN
	VA	9	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	-	SEE PLAN	36" HT MIN
	WF	36	WEIGELA FLORIDA `MINUET` / MINUET WEIGELA	-	SEE PLAN	24" HT MIN
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	27	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	SEE PLAN	

GROUND COVERS	BOTANICAL / COMMON NAME
	EMERGENT PLUG MIX
	MESIC LOW-PROFILE PRAIRIE SEED MIX
	TURF SEED

MESIC LOW-PROFILE PRAIRIE SEED MIX

BOTANICAL NAME	COMMON NAME	LBS / ACRE	% OF TOTAL
GRASSES, SEDGES, & RUSHES			
Avena sativa	Common Oat	20.0	50.0%
Bouteloua curtipendula	Side-Oats Grama	5.0	12.5%
Lolium multiflorum	Annual Rye	10.0	25.0%
Panicum virgatum	Switch Grass	0.5	1.3%
Schizachyrium scoparium	Little Bluestem	4.0	10.0%
Sporobolus heterolepsis	Prairie Dropseed	0.25	0.6%
	TOTAL LBS PER ACRE:	**39.75**	**99.4%**
FORBS & BROADLEAVES			
Coreopsis palmata	Prairie Coreopsis	0.10	0.3%
Echinacea purpurea	Purple Coneflower	0.15	0.4%
	FORBS & BROADLEAVES LBS PER ACRE:	**0.25**	**0.6%**
	SEED MIX TOTAL LBS PER ACRE:	**40.00**	

EMERGENT WETLAND PLUG MIX

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Acorus calamus	Sweet Flag	300	5%
Asclepias incarnata	Swamp Milkweed	300	5%
Iris virginica	Iris	300	5%
Lobelia siphilitica	Great Blue Lobelia	300	5%
Lythrum alatum	Winged Loosestrife	200	3%
Polygonum amphibium	Knotweed	500	8%
Pontedaria cordata	Pickerel Plant	500	8%
Rudbeckia laciniata	Cut Leaf Coneflower	300	5%
Sagitaria latifolia	Arrowhead	300	5%
Scirpus acutus	Hard Stemmed Bulrush	500	8%
Scirpus atrovirens	Dark Green Bulrush	500	8%
Scirpus fluviatilis	River Bulrush	500	8%
Solidago riddellii	Riddell's Goldenrod	200	3%
Sparganium americanum	Bur Reed	500	8%
Symphyotrichum puniceum	Stemmed Aster	300	5%
Zizania aquatica	Wild Rice	500	8%
	TOTAL PLUGS PER ACRE:	6,000	

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SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

LANDSCAPE PLAN

DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021

KHA PROJECT NO. 190081001

SHEET NUMBER

L1.0

Drawing name: K:\CLB_LSE\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Oct 14, 2021 8:09am by: MattShiflett
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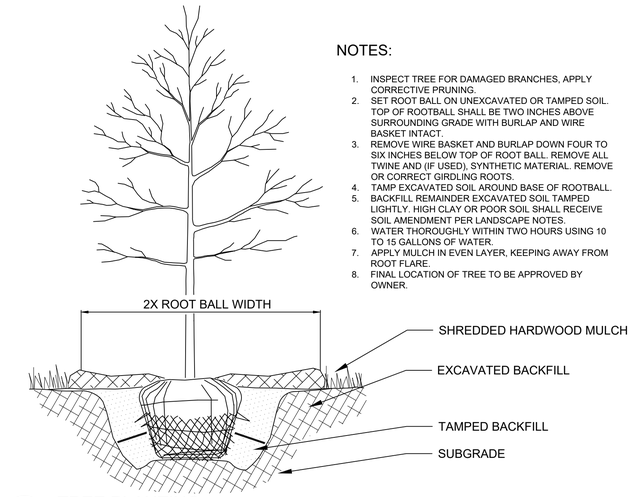
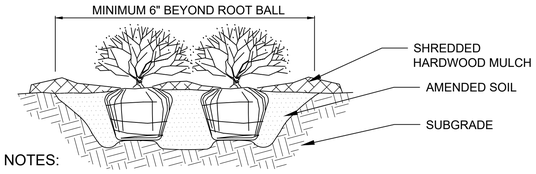


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

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Larkspur Properties
REAL ESTATE PARTNERSHIP

LANDSCAPE NOTES AND DETAILS

DETAILED DEVELOPMENT PLANS
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
KHA PROJECT NO. 190081001
SHEET NUMBER
L2.0

Drawing name: K:\CLB_LDEV\190081001_Larkspur_HuberHeights_OH\2 Design\CAD\PlanSheets\Final Plans\LANDSCAPE PLAN.dwg L2.0 LANDSCAPE NOTES AND DETAILS Oct 14, 2021 8:09am by: Matt.Shiflett
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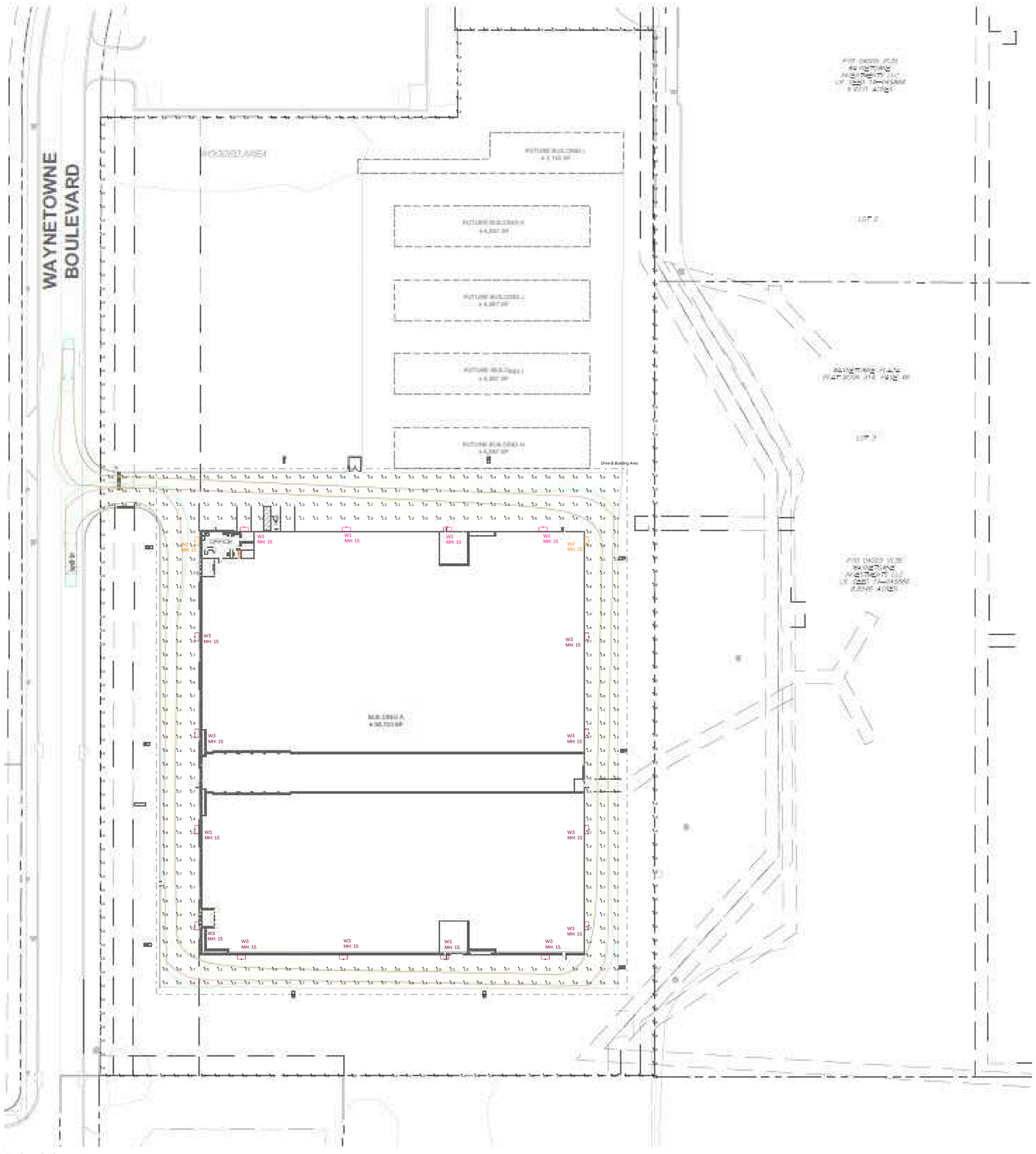


Scale: 1 inch= 40 Ft.

Luminaire Schedule								
Symbol	Label	Qty	LLF	Lum. Lumens	Manufacturer	Series	Lum. W	Total W
	W1	4	0.900	6757	SIGNIFY GARDCO	101L-32L-700-NW-G1-4	70	280
	W2	2	0.900	6609	SIGNIFY GARDCO	101L-32L-700-NW-G1-3	70	140
	W3	12	0.900	3458	SIGNIFY GARDCO	101L-16L-700-NW-G1-3	37	444

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.
Site & Parking	Illuminance	Fc	1.23	4.3	0.0	N.A.
Drive & Building Area	Illuminance	Fc	1.27	4.3	0.4	3.18

CALCULATION NOTES:
A. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
B. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS.
C. CALCULATIONS SHOWN ARE MAINTAINED ILLUMINANCE UNLESS NOTED OTHERWISE.
D. CALCULATIONS ARE TAKEN AT GRADE UNLESS NOTED OTHERWISE.

BR LIGHTING & CONTROLS
9753 CRESENT PARK DR
WEST CHESTER, OH 45069
513-761-6360

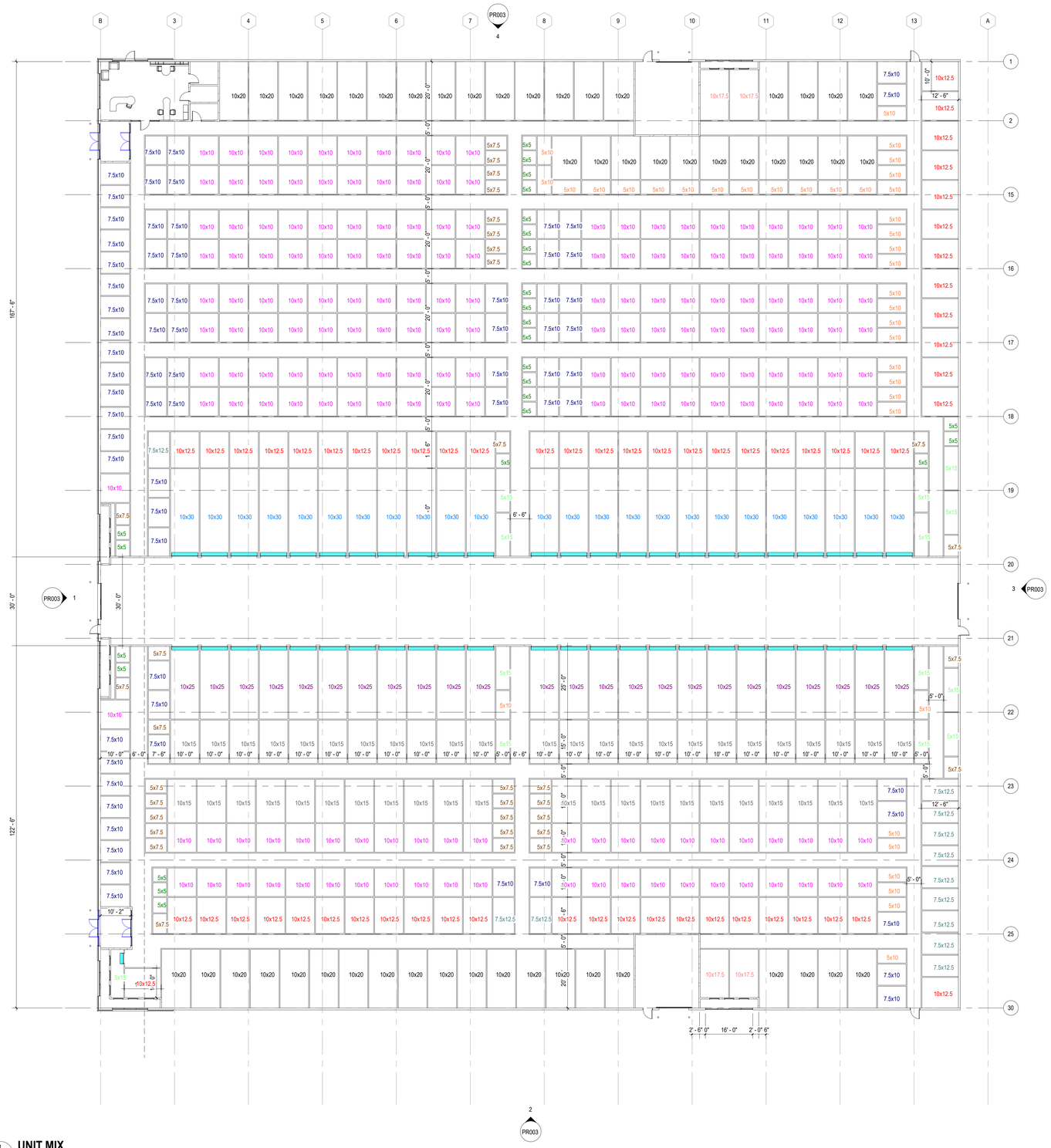
NORTH

LIGHTING PROPOSAL: BRLC21-037

LARKSPUR HUBER HEIGHTS

7650 WAYNETOWNE BLVD.
HUBER HEIGHTS, OHIO 45424

By: C.B.	Date: 10/12/2021	Scale: AS NOTED	REV:	SHEET 1 OF 1



1 PR004 **UNIT MIX**

1/16" = 1'-0"

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CONSULTANT LOGO

SEALS

CLIENT NAME

PROJECT NAME

CITY, STATE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: WJG
PROJECT ARCHITECT: CAF
DRAWN BY: Author

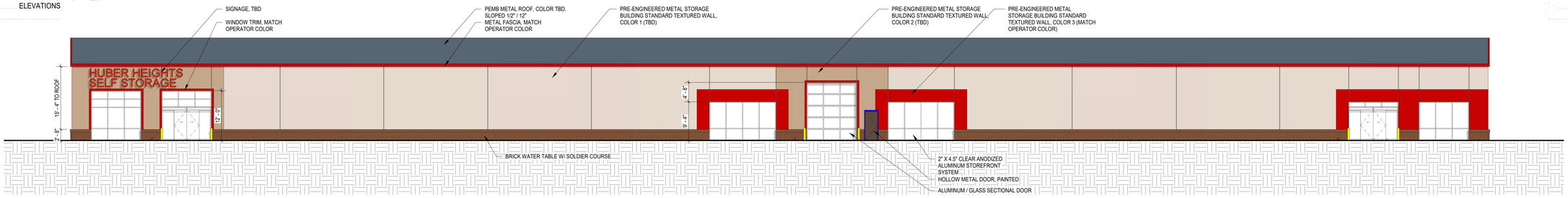
SHEET TITLE:

UNIT MIX

SHEET NO. PR004

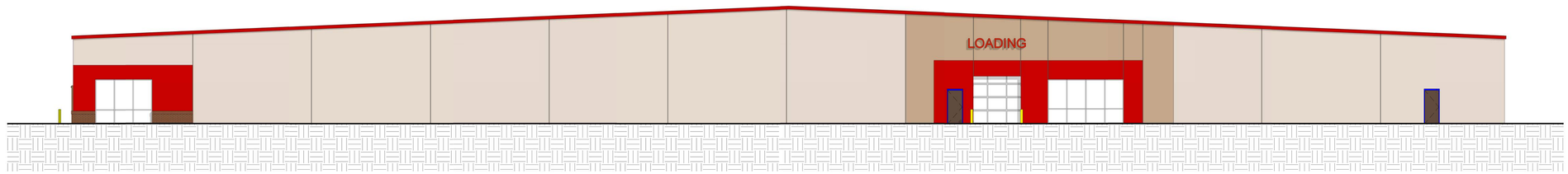
PROJ. NO.

NOTE: FINISHES INDICATED ARE THE SAME ON SUBSEQUENT ELEVATIONS



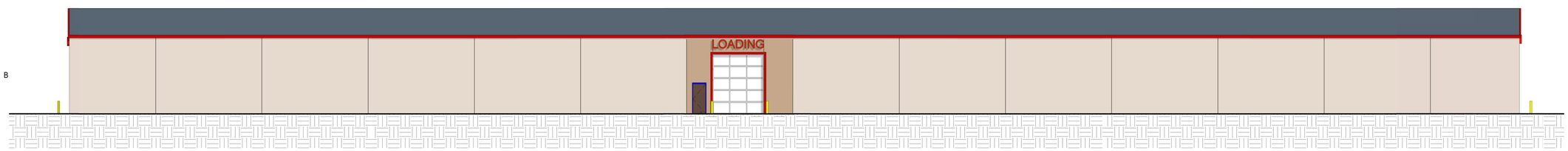
WAYETOWNE BLVD. ELEVATION (WEST)

3/32" = 1'-0"



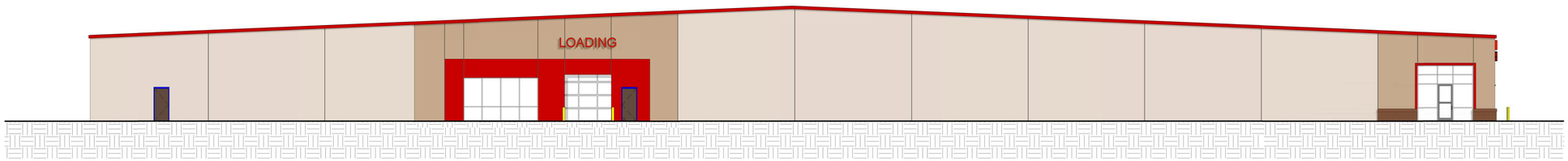
SOUTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

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CONSULTANT LOGO

SEALS

CLIENT NAME

PROJECT NAME

CITY, STATE

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	WJG
PROJECT ARCHITECT:	CAF
DRAWN BY:	CAF

SHEET TITLE:

CONCEPT ELEVATIONS

SHEET NO. PROJ. NO.

PR003

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ARCHITECTURE

DRAINAGE REPORT – SELF STORAGE

7650 WAYNESTOWN BLVD

HUBER HEIGHTS, OH 45424

Prepared by:
Kimley-Horn and Associates, Inc.
7965 N. High Street, Suite 200
Columbus, OH 43235
Contact: Derik Leary, P.E.

Prepared: October 12, 2021

Kimley»Horn

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Exhibit 3 – Local Tributary Map

Exhibit 4 – HydroCAD Model

Exhibit 5 – Hydraflow Model

1. PROJECT INFORMATION

Kimley-Horn and Associates, Inc. serves as the civil engineering consultant for Larkspur Properties who is proposing to build a storage unit building totaling approximately 94,000-square-feet at 7650 Waynetowne Boulevard, in Huber Heights, Ohio. The proposed scope of work includes the demolition of the existing building and parking lot located on the site of interest, construction of the self-storage buildings, underground utility construction, stormwater management, site paving and landscaping.

1.1. Pre-Development Conditions

The site of interest is located at 7650 Waynetowne Boulevard, in Huber Heights, Ohio, Montgomery County. The site is approximately 7.24-acres and is currently developed with a 288,848-square-foot building with associated parking. The majority of the site generally drains from east to west to an existing detention area. Approximately 1/3 of the site drains to the storm sewer in Waynetowne Boulevard and is routed west. The total disturbed acreage of the site is 6.59 acres. The disturbed area of the site contains approximately 1.11 acres of pervious area and 5.48 acres of impervious pavement and buildings. The overall CN is 94 of the disturbed area. The 1-year runoff volume is 1.027 ac-ft. NRCS data of the site indicate that the underlying soils are Millsdale silty clay loam and Milton silt loam. Refer to **Exhibit 2** for NRCS Soils Map. Per FEMA FIRM Number 39113C0157E, dated 1/6/2005, the site lies in “Zone X” – “Area of Minimal Flood Hazard” (**Exhibit 1)**.

1.2. Post-Development Conditions

The proposed development consists of a 94,000± self-storage building with associated parking with drive aisles around the perimeter. Furthermore, underground utilities, paving, grading and landscaping also fall within the project scope. The site is intended to drain to proposed storm sewer catch basins and be piped to the existing stormwater management area at the northwest area of the project limits. The site improvements (disturbed areas) have approximately 4.18 acres of impervious roof and paved areas, and 2.41 acres of pervious areas. The proposed impervious area accounts for potential future impervious storage areas. The proposed disturbed area has a CN of 90. The 1-year runoff rate is 0.841 ac-ft. This is a 18.1% decrease from predeveloped conditions, which means that additional detention is not required for this site. There are 2 drainage areas on the south side of the site in existing conditions. This same area will drain to Waynestown Blvd. in the proposed conditions as well. The rest of the site is routed to the stormwater management area. See **Exhibit 3** for the delineation of the drainage areas. The stormwater management area and outlet control structure were modeled and designed using HydroCAD software.

2. STORMWATER SEWER DESIGN SUMMARY

2.1. Storm Sewer Design

A storm sewer network will be constructed to convey runoff to the existing storm sewer that outfalls across Waynetown Blvd and the proposed storm sewer that outfalls to the existing stormwater management area in the northwest corner of the site. The proposed storm sewer conveyance system was designed to meet the City requirements using Hydraflow Storm Sewer Extensions, Version 10. The existing storm system was also checked to ensure capacity. Overall, the volume draining to the existing storm sewer was reduced due to the majority of the site being routed to the stormwater management area.

A runoff coefficient of 0.9 was used for the impervious area (Huber Heights Commercial Requirement) and 0.4 was used for the pervious area per Ohio EPA requirements. Each drainage area based on the Huber Heights Design Criteria Guidelines of the Subdivision Regulations. A minimum time of concentration of 10 minutes was assumed for each drainage area.

For the relocation of the existing storm sewer crossing the southern end of the site, the slopes of the existing and proposed 30" pipe were analyzed to determine capacity. In the existing condition, the storm ran across the site from E3 to D13. This 30" existing pipe at 2.37% slope and flowing 75% full had a capacity of 47.30 cfs. This capacity was used to model and size the proposed system to convey the stormwater from E3 to a D16, where it outlets into a swale and enters the existing system to the west at D15. From structures D13 to D15, the pipe had to be upsized to ensure the hydraulic grade line was within the rim of the structures.

A Storm Sewer Drainage Area Map has been provided in **Exhibit 3** and the Hydraflow analysis is provided in **Exhibit 5**.

3. PROPOSED WATER QUALITY

3.1. Wet Basin

The stormwater network will be constructed to collect runoff and treat the water quality prior to its discharge into the existing storm sewer network. The orifice for this water quality area was sized based on the Ohio EPA General Construction Permit requirements for previously developed areas. The following equation was used to calculate the required water quality volume:

$$WQv = P*A*[(Rv1*0.2)+(Rv2-Rv1)]/12$$

P=0.90 inches

A=area draining to the BMP in acres

Rv1=volumetric runoff coefficient for existing conditions (current site impervious area)

Rv2=volumetric runoff coefficient for proposed conditions (post-construction site impervious area)

It is assumed that the entire site acreage is draining to the basin to account for a potential future development at the north half of the site. The total existing pervious area is 2.02 acres and the impervious area is 5.22 acres. The total assumed future pervious area is 2.41 acres and impervious area is 4.18 acres.

WQv = 0.9*7.24acres*[(0.699*0.2)+(0.597-0.699)]/12

WQv=0.021 ac-ft

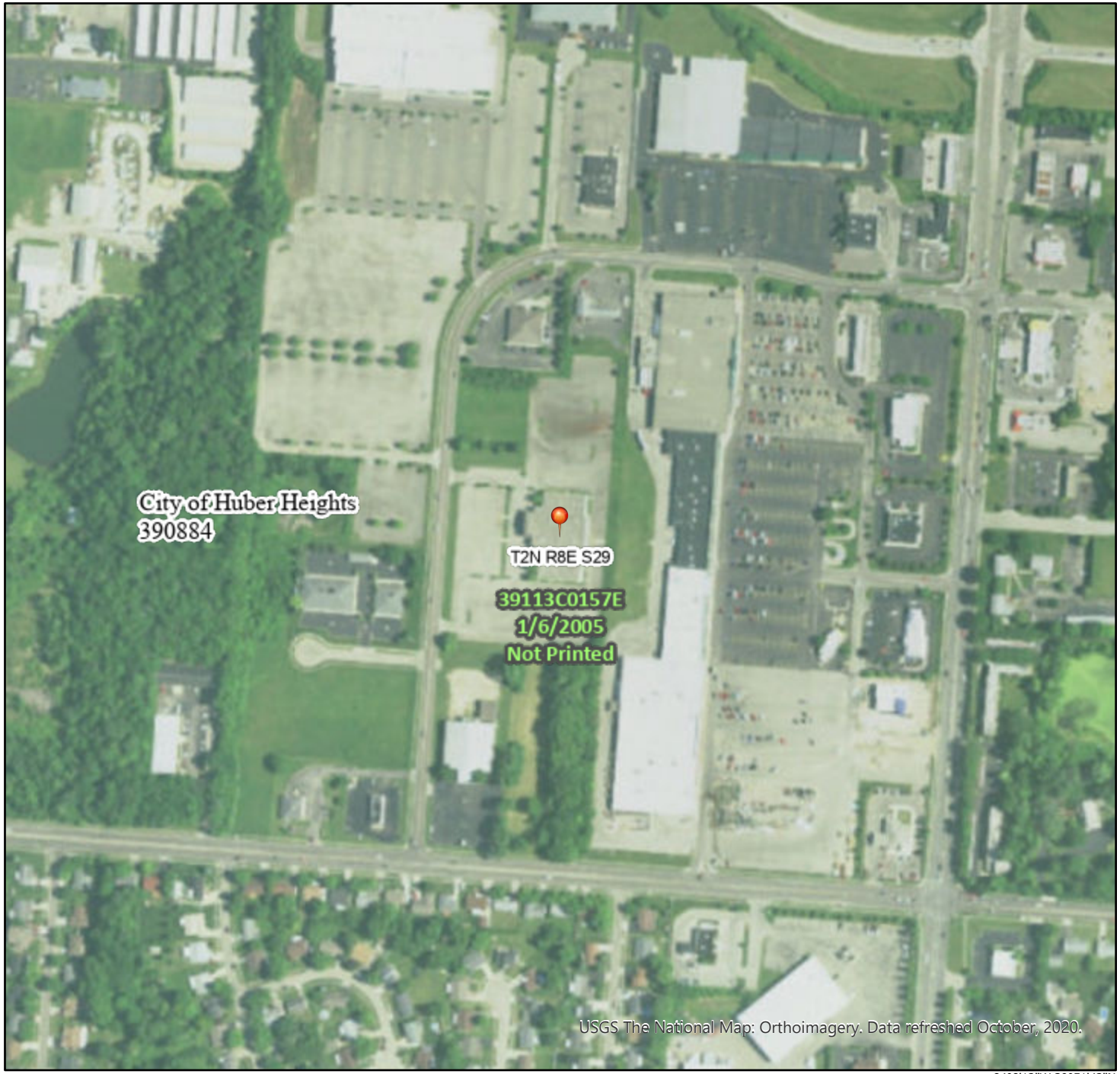
The water quality elevation of the pond is 914.25. The storage at this elevation is 0.025 ac-ft. The outlet control structure consists of a 1.4” orifice at 914.00. This drains less than half the provided water quality volume in the first 8 hours. There is a 24” riser within the structure at 914.25. The top of structure is a 36”x36” open grate at 917.00. The 100-year HWL is 916.32, providing over 1.5-ft of freeboard. See **Exhibit 4** for the Hydrocad model and see **Exhibit 3** for the delineation of total area draining to the basin.

Exhibit 1 – FEMA Map Panel

Exhibit 2 – NRCS Web Soil Survey

National Flood Hazard Layer FIRMette

84°8'49"W 39°52'10"N



84°8'12"W 39°51'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

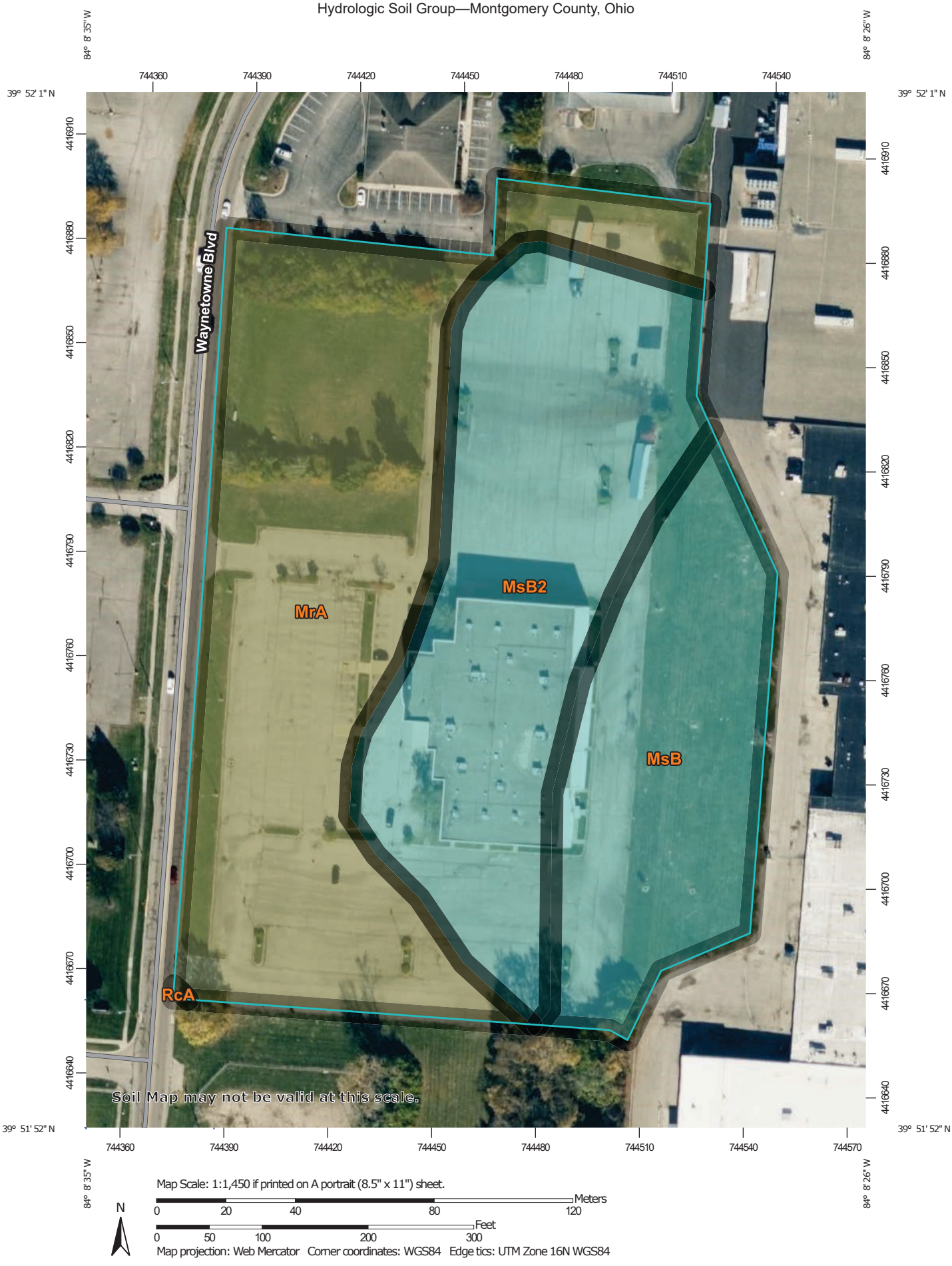
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/19/2020 at 5:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


84° 8' 35" W
84° 8' 26" W
39° 52' 1" N
39° 51' 52" N
744360
744390
744420
744450
744480
744510
744540
744570
4416910
4416880
4416850
4416820
4416790
4416760
4416730
4416700
4416670
4416640
Waynetowne Blvd
MrA
MsB2
MsB
RcA
Soil Map may not be valid at this scale.
Map Scale: 1:1,450 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 20 40 80 120
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Ohio
Survey Area Data: Version 19, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MrA	Millsdale silty clay loam, 0 to 2 percent slopes	C/D	3.9	44.3%
MsB	Milton silt loam, 2 to 6 percent slopes	C	1.9	21.7%
MsB2	Milton silt loam, 2 to 6 percent slopes, moderately eroded	C	3.0	34.0%
RcA	Randolph silt loam, 0 to 2 percent slopes	C/D	0.0	0.0%
Totals for Area of Interest			**8.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit 4 – HydoCAD Model

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	11P	913.15	913.10	15.0	0.0033	0.012	30.0	0.0	0.0

Summary for Pond 11P: Water Quality Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.02 cfs @ 0.00 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.0 min
Primary = 0.02 cfs @ 0.00 hrs, Volume= 0.024 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 914.25' @ 0.00 hrs Surf.Area= 0.102 ac Storage= 0.025 af

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

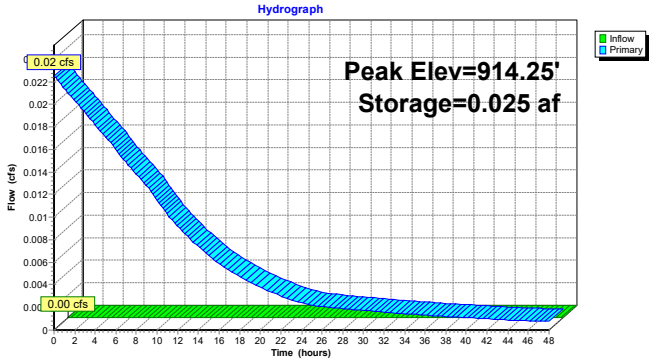
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.02 cfs @ 0.00 hrs HW=914.25' (Free Discharge)
└**1=Culvert** (Passes 0.02 cfs of 4.99 cfs potential flow)
  └**2=Orifice/Grate** (Orifice Controls 0.02 cfs @ 2.11 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	**0.00**	**0.025**	**914.25**	**0.02**
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.00	0.012	914.12	0.01
10.00	0.00	0.011	914.11	0.01
11.00	0.00	0.010	914.10	0.01
12.00	0.00	0.009	914.09	0.01
13.00	0.00	0.008	914.09	0.01
14.00	0.00	0.008	914.08	0.01
15.00	0.00	0.007	914.07	0.01
16.00	0.00	0.007	914.07	0.01
17.00	0.00	0.006	914.06	0.01
18.00	0.00	0.006	914.06	0.00
19.00	0.00	0.005	914.06	0.00
20.00	0.00	0.005	914.05	0.00
21.00	0.00	0.005	914.05	0.00
22.00	0.00	0.004	914.05	0.00
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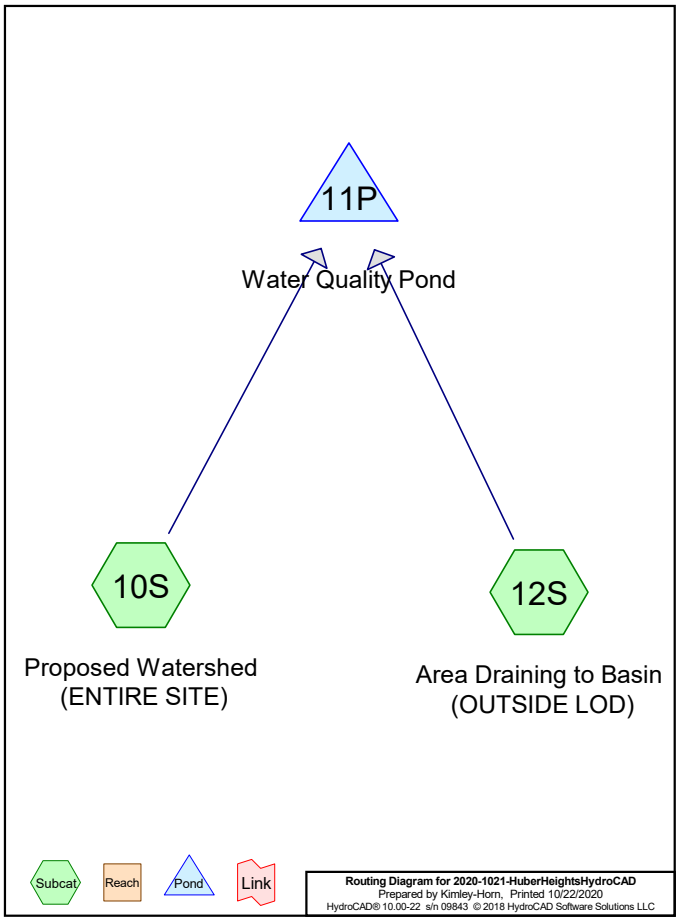
26.00	0.00	0.004	914.04	0.00
27.00	0.00	0.004	914.04	0.00
28.00	0.00	0.003	914.03	0.00
29.00	0.00	0.003	914.03	0.00
30.00	0.00	0.003	914.03	0.00
31.00	0.00	0.003	914.03	0.00
32.00	0.00	0.003	914.03	0.00
33.00	0.00	0.003	914.03	0.00
34.00	0.00	0.003	914.03	0.00
35.00	0.00	0.002	914.02	0.00
36.00	0.00	0.002	914.02	0.00
37.00	0.00	0.002	914.02	0.00
38.00	0.00	0.002	914.02	0.00
39.00	0.00	0.002	914.02	0.00
40.00	0.00	0.002	914.02	0.00
41.00	0.00	0.002	914.02	0.00
42.00	0.00	0.002	914.02	0.00
43.00	0.00	0.002	914.02	0.00
44.00	0.00	0.002	914.02	0.00
45.00	0.00	0.002	914.02	0.00
46.00	0.00	0.001	914.01	0.00
47.00	0.00	0.001	914.01	0.00
48.00	0.00	0.001	914.01	0.00



Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.770	74	(12S)
4.400	98	impervious (10S)
2.840	74	pervious (10S)

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

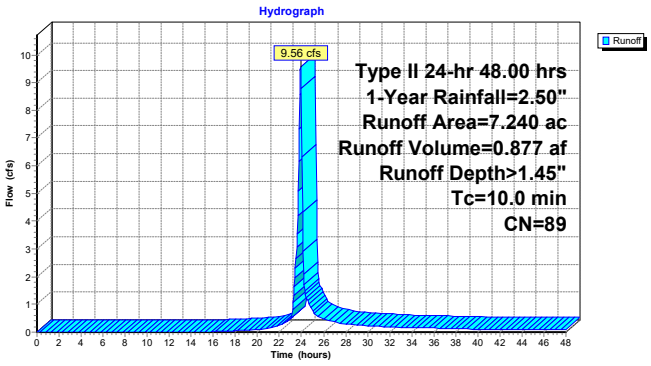
Runoff = 9.56 cfs @ 23.92 hrs, Volume= 0.877 af, Depth> 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 1-Year Rainfall=2.50"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	2.00	1.03	0.37
0.50	0.01	0.00	0.00	27.50	2.03	1.05	0.33
1.00	0.01	0.00	0.00	28.00	2.05	1.07	0.29
1.50	0.02	0.00	0.00	28.50	2.07	1.09	0.27
2.00	0.03	0.00	0.00	29.00	2.09	1.11	0.26
2.50	0.03	0.00	0.00	29.50	2.11	1.12	0.25
3.00	0.04	0.00	0.00	30.00	2.13	1.14	0.23
3.50	0.05	0.00	0.00	30.50	2.15	1.16	0.22
4.00	0.05	0.00	0.00	31.00	2.17	1.17	0.21
4.50	0.06	0.00	0.00	31.50	2.19	1.18	0.20
5.00	0.07	0.00	0.00	32.00	2.20	1.20	0.18
5.50	0.08	0.00	0.00	32.50	2.21	1.21	0.18
6.00	0.09	0.00	0.00	33.00	2.23	1.22	0.17
6.50	0.09	0.00	0.00	33.50	2.24	1.23	0.17
7.00	0.10	0.00	0.00	34.00	2.25	1.24	0.16
7.50	0.11	0.00	0.00	34.50	2.27	1.25	0.16
8.00	0.12	0.00	0.00	35.00	2.28	1.26	0.15
8.50	0.13	0.00	0.00	35.50	2.29	1.27	0.15
9.00	0.14	0.00	0.00	36.00	2.30	1.28	0.14
9.50	0.15	0.00	0.00	36.50	2.31	1.29	0.14
10.00	0.16	0.00	0.00	37.00	2.32	1.30	0.13
10.50	0.17	0.00	0.00	37.50	2.33	1.31	0.13
11.00	0.18	0.00	0.00	38.00	2.34	1.32	0.12
11.50	0.19	0.00	0.00	38.50	2.35	1.33	0.12
12.00	0.20	0.00	0.00	39.00	2.36	1.34	0.11
12.50	0.21	0.00	0.00	39.50	2.37	1.34	0.11
13.00	0.22	0.00	0.00	40.00	2.38	1.35	0.10
13.50	0.24	0.00	0.00	40.50	2.39	1.36	0.10
14.00	0.25	0.00	0.00	41.00	2.40	1.36	0.10
14.50	0.26	0.00	0.00	41.50	2.40	1.37	0.10
15.00	0.27	0.00	0.01	42.00	2.41	1.38	0.10
15.50	0.29	0.00	0.01	42.50	2.42	1.38	0.10
16.00	0.30	0.00	0.01	43.00	2.43	1.39	0.10
16.50	0.31	0.00	0.02	43.50	2.43	1.40	0.10
17.00	0.33	0.01	0.03	44.00	2.44	1.40	0.10
17.50	0.35	0.01	0.04	44.50	2.45	1.41	0.09
18.00	0.37	0.01	0.05	45.00	2.46	1.42	0.09
18.50	0.39	0.01	0.05	45.50	2.46	1.42	0.09
19.00	0.41	0.02	0.06	46.00	2.47	1.43	0.09
19.50	0.43	0.02	0.07	46.50	2.48	1.44	0.09
20.00	0.45	0.03	0.09	47.00	2.49	1.44	0.09
20.50	0.48	0.04	0.11	47.50	2.49	1.45	0.09
21.00	0.51	0.05	0.14	48.00	**2.50**	**1.45**	0.09
21.50	0.55	0.06	0.18				
22.00	0.59	0.07	0.24				
22.50	0.64	0.09	0.33				
23.00	0.71	0.12	0.47				
23.50	0.97	0.27	**2.67**				
24.00	1.66	0.75	**8.20**				
24.50	1.77	0.84	1.17				
25.00	1.84	0.89	0.77				
25.50	1.89	0.94	0.58				
26.00	1.93	0.97	0.49				
26.50	1.97	1.00	0.42				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

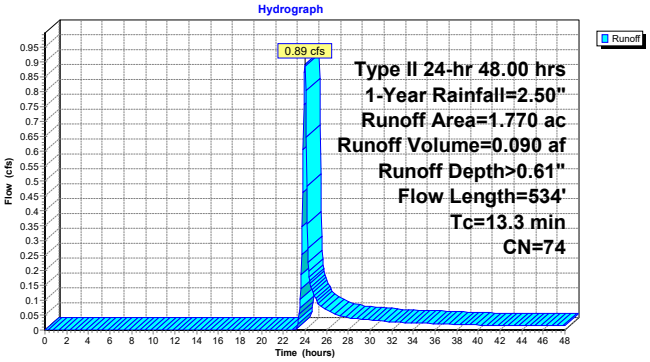
Runoff = 0.89 cfs @ 23.98 hrs, Volume= 0.090 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 1-Year Rainfall=2.50"

Area (ac)	CN	Description
* 1.770	74	
1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	2.00	0.35	0.05
0.50	0.01	0.00	0.00	27.50	2.03	0.36	0.05
1.00	0.01	0.00	0.00	28.00	2.05	0.37	0.04
1.50	0.02	0.00	0.00	28.50	2.07	0.38	0.04
2.00	0.03	0.00	0.00	29.00	2.09	0.39	0.04
2.50	0.03	0.00	0.00	29.50	2.11	0.40	0.04
3.00	0.04	0.00	0.00	30.00	2.13	0.41	0.03
3.50	0.05	0.00	0.00	30.50	2.15	0.42	0.03
4.00	0.05	0.00	0.00	31.00	2.17	0.43	0.03
4.50	0.06	0.00	0.00	31.50	2.19	0.44	0.03
5.00	0.07	0.00	0.00	32.00	2.20	0.45	0.03
5.50	0.08	0.00	0.00	32.50	2.21	0.45	0.03
6.00	0.09	0.00	0.00	33.00	2.23	0.46	0.03
6.50	0.09	0.00	0.00	33.50	2.24	0.47	0.02
7.00	0.10	0.00	0.00	34.00	2.25	0.48	0.02
7.50	0.11	0.00	0.00	34.50	2.27	0.48	0.02
8.00	0.12	0.00	0.00	35.00	2.28	0.49	0.02
8.50	0.13	0.00	0.00	35.50	2.29	0.49	0.02
9.00	0.14	0.00	0.00	36.00	2.30	0.50	0.02
9.50	0.15	0.00	0.00	36.50	2.31	0.51	0.02
10.00	0.16	0.00	0.00	37.00	2.32	0.51	0.02
10.50	0.17	0.00	0.00	37.50	2.33	0.52	0.02
11.00	0.18	0.00	0.00	38.00	2.34	0.52	0.02
11.50	0.19	0.00	0.00	38.50	2.35	0.53	0.02
12.00	0.20	0.00	0.00	39.00	2.36	0.53	0.02
12.50	0.21	0.00	0.00	39.50	2.37	0.54	0.02
13.00	0.22	0.00	0.00	40.00	2.38	0.54	0.02
13.50	0.24	0.00	0.00	40.50	2.39	0.55	0.02
14.00	0.25	0.00	0.00	41.00	2.40	0.55	0.02
14.50	0.26	0.00	0.00	41.50	2.40	0.56	0.02
15.00	0.27	0.00	0.00	42.00	2.41	0.56	0.02
15.50	0.29	0.00	0.00	42.50	2.42	0.56	0.02
16.00	0.30	0.00	0.00	43.00	2.43	0.57	0.02
16.50	0.31	0.00	0.00	43.50	2.43	0.57	0.01
17.00	0.33	0.00	0.00	44.00	2.44	0.58	0.01
17.50	0.35	0.00	0.00	44.50	2.45	0.58	0.01
18.00	0.37	0.00	0.00	45.00	2.46	0.58	0.01
18.50	0.39	0.00	0.00	45.50	2.46	0.59	0.01
19.00	0.41	0.00	0.00	46.00	2.47	0.59	0.01
19.50	0.43	0.00	0.00	46.50	2.48	0.60	0.01
20.00	0.45	0.00	0.00	47.00	2.49	0.60	0.01
20.50	0.48	0.00	0.00	47.50	2.49	0.60	0.01
21.00	0.51	0.00	0.00	48.00	**2.50**	**0.61**	0.01
21.50	0.55	0.00	0.00				
22.00	0.59	0.00	0.00				
22.50	0.64	0.00	0.00				
23.00	0.71	0.00	0.00				
23.50	0.97	0.02	0.07				
24.00	1.66	0.20	**0.89**				
24.50	1.77	0.25	0.16				
25.00	1.84	0.28	0.10				
25.50	1.89	0.30	0.08				
26.00	1.93	0.32	0.07				
26.50	1.97	0.33	0.06				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 1.29" for 1-Year event
Inflow = 10.40 cfs @ 23.93 hrs, Volume= 0.966 af
Outflow = 9.77 cfs @ 23.98 hrs, Volume= 0.964 af, Atten= 6%, Lag= 3.0 min
Primary = 9.77 cfs @ 23.98 hrs, Volume= 0.964 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 914.86' @ 23.98 hrs Surf.Area= 0.116 ac Storage= 0.091 af (0.066 af above start)

Plug-Flow detention time= 53.7 min calculated for 0.938 af (97% of inflow)
Center-of-Mass det. time= (not calculated: outflow precedes inflow)

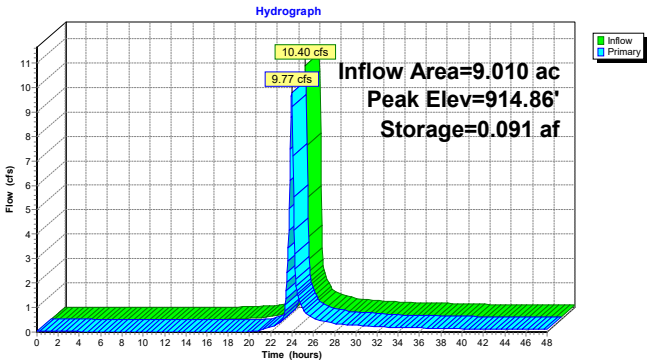
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.65 cfs @ 23.98 hrs HW=914.85' (Free Discharge)
└**1=Culvert** (Passes 9.65 cfs of 10.98 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 4.29 fps)
  ├**3=Orifice/Grate** (Weir Controls 9.60 cfs @ 2.54 fps)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.00	0.012	914.12	0.01
10.00	0.00	0.011	914.11	0.01
11.00	0.00	0.010	914.10	0.01
12.00	0.00	0.009	914.09	0.01
13.00	0.00	0.008	914.09	0.01
14.00	0.00	0.008	914.08	0.01
15.00	0.01	0.007	914.08	0.01
16.00	0.01	0.008	914.08	0.01
17.00	0.03	0.009	914.09	0.01
18.00	0.05	0.011	914.11	0.01
19.00	0.06	0.014	914.14	0.02
20.00	0.09	0.019	914.19	0.02
21.00	0.14	0.026	914.26	0.07
22.00	0.24	0.029	914.29	0.22
23.00	**0.47**	0.032	914.32	0.42
24.00	**9.08**	**0.091**	**914.85**	**9.66**
25.00	0.87	0.038	914.38	0.98
26.00	0.55	0.034	914.34	0.58
27.00	0.42	0.032	914.32	0.44
28.00	0.33	0.031	914.31	0.35
29.00	0.30	0.031	914.30	0.30
30.00	0.27	0.030	914.30	0.27
31.00	0.24	0.030	914.30	0.24
32.00	0.21	0.029	914.29	0.21
33.00	0.20	0.029	914.29	0.20
34.00	0.19	0.029	914.29	0.19
35.00	0.17	0.029	914.29	0.18
36.00	0.16	0.028	914.29	0.17
37.00	0.15	0.028	914.28	0.16
38.00	0.14	0.028	914.28	0.14
39.00	0.13	0.028	914.28	0.13
40.00	0.12	0.028	914.28	0.12
41.00	0.12	0.028	914.28	0.12
42.00	0.11	0.028	914.28	0.12
43.00	0.11	0.027	914.28	0.11
44.00	0.11	0.027	914.27	0.11
45.00	0.11	0.027	914.27	0.11
46.00	0.11	0.027	914.27	0.11
47.00	0.10	0.027	914.27	0.10
48.00	0.10	0.027	914.27	0.10

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

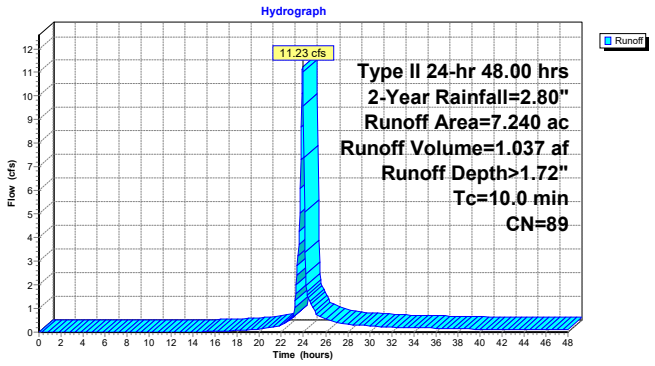
Runoff = 11.23 cfs @ 23.92 hrs, Volume= 1.037 af, Depth> 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 2-Year Rainfall=2.80"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	2.24	1.23	0.43
0.50	0.01	0.00	0.00	27.50	2.27	1.25	0.38
1.00	0.01	0.00	0.00	28.00	2.30	1.28	0.34
1.50	0.02	0.00	0.00	28.50	2.32	1.30	0.31
2.00	0.03	0.00	0.00	29.00	2.35	1.32	0.30
2.50	0.04	0.00	0.00	29.50	2.37	1.34	0.29
3.00	0.05	0.00	0.00	30.00	2.39	1.36	0.27
3.50	0.05	0.00	0.00	30.50	2.41	1.38	0.26
4.00	0.06	0.00	0.00	31.00	2.43	1.39	0.24
4.50	0.07	0.00	0.00	31.50	2.45	1.41	0.22
5.00	0.08	0.00	0.00	32.00	2.46	1.42	0.21
5.50	0.09	0.00	0.00	32.50	2.48	1.44	0.20
6.00	0.10	0.00	0.00	33.00	2.50	1.45	0.20
6.50	0.11	0.00	0.00	33.50	2.51	1.46	0.19
7.00	0.12	0.00	0.00	34.00	2.52	1.48	0.19
7.50	0.12	0.00	0.00	34.50	2.54	1.49	0.18
8.00	0.13	0.00	0.00	35.00	2.55	1.50	0.17
8.50	0.14	0.00	0.00	35.50	2.57	1.51	0.17
9.00	0.15	0.00	0.00	36.00	2.58	1.52	0.16
9.50	0.17	0.00	0.00	36.50	2.59	1.53	0.16
10.00	0.18	0.00	0.00	37.00	2.60	1.55	0.15
10.50	0.19	0.00	0.00	37.50	2.61	1.56	0.15
11.00	0.20	0.00	0.00	38.00	2.63	1.57	0.14
11.50	0.21	0.00	0.00	38.50	2.64	1.57	0.14
12.00	0.22	0.00	0.00	39.00	2.65	1.58	0.13
12.50	0.24	0.00	0.00	39.50	2.66	1.59	0.12
13.00	0.25	0.00	0.00	40.00	2.67	1.60	0.12
13.50	0.26	0.00	0.00	40.50	2.67	1.61	0.12
14.00	0.28	0.00	0.01	41.00	2.68	1.62	0.12
14.50	0.29	0.00	0.01	41.50	2.69	1.62	0.11
15.00	0.31	0.00	0.02	42.00	2.70	1.63	0.11
15.50	0.32	0.00	0.02	42.50	2.71	1.64	0.11
16.00	0.34	0.01	0.03	43.00	2.72	1.65	0.11
16.50	0.35	0.01	0.03	43.50	2.73	1.66	0.11
17.00	0.37	0.01	0.04	44.00	2.74	1.66	0.11
17.50	0.39	0.01	0.06	44.50	2.74	1.67	0.11
18.00	0.41	0.02	0.07	45.00	2.75	1.68	0.11
18.50	0.43	0.02	0.08	45.50	2.76	1.68	0.11
19.00	0.46	0.03	0.09	46.00	2.77	1.69	0.11
19.50	0.48	0.04	0.10	46.50	2.78	1.70	0.10
20.00	0.51	0.05	0.12	47.00	2.78	1.71	0.10
20.50	0.54	0.06	0.15	47.50	2.79	1.71	0.10
21.00	0.57	0.07	0.19	48.00	**2.80**	**1.72**	0.10
21.50	0.61	0.08	0.24				
22.00	0.66	0.10	0.30				
22.50	0.72	0.13	0.42				
23.00	0.79	0.17	0.58				
23.50	1.08	0.34	**3.23**				
24.00	1.86	0.91	**9.59**				
24.50	1.98	1.01	1.36				
25.00	2.06	1.08	0.89				
25.50	2.11	1.12	0.67				
26.00	2.16	1.16	0.56				
26.50	2.20	1.20	0.49				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

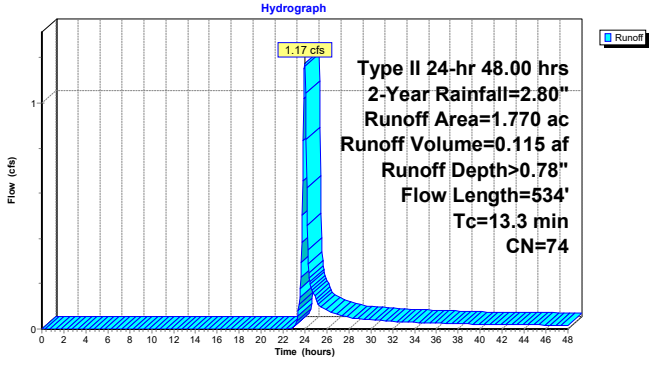
Runoff = 1.17 cfs @ 23.98 hrs, Volume= 0.115 af, Depth> 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 2-Year Rainfall=2.80"

	Area (ac)	CN	Description
*	1.770	74	
	1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	2.24	0.47	0.06
0.50	0.01	0.00	0.00	27.50	2.27	0.48	0.06
1.00	0.01	0.00	0.00	28.00	2.30	0.50	0.05
1.50	0.02	0.00	0.00	28.50	2.32	0.51	0.05
2.00	0.03	0.00	0.00	29.00	2.35	0.52	0.05
2.50	0.04	0.00	0.00	29.50	2.37	0.54	0.04
3.00	0.05	0.00	0.00	30.00	2.39	0.55	0.04
3.50	0.05	0.00	0.00	30.50	2.41	0.56	0.04
4.00	0.06	0.00	0.00	31.00	2.43	0.57	0.04
4.50	0.07	0.00	0.00	31.50	2.45	0.58	0.04
5.00	0.08	0.00	0.00	32.00	2.46	0.59	0.03
5.50	0.09	0.00	0.00	32.50	2.48	0.60	0.03
6.00	0.10	0.00	0.00	33.00	2.50	0.61	0.03
6.50	0.11	0.00	0.00	33.50	2.51	0.61	0.03
7.00	0.12	0.00	0.00	34.00	2.52	0.62	0.03
7.50	0.12	0.00	0.00	34.50	2.54	0.63	0.03
8.00	0.13	0.00	0.00	35.00	2.55	0.64	0.03
8.50	0.14	0.00	0.00	35.50	2.57	0.65	0.03
9.00	0.15	0.00	0.00	36.00	2.58	0.65	0.03
9.50	0.17	0.00	0.00	36.50	2.59	0.66	0.03
10.00	0.18	0.00	0.00	37.00	2.60	0.67	0.02
10.50	0.19	0.00	0.00	37.50	2.61	0.67	0.02
11.00	0.20	0.00	0.00	38.00	2.63	0.68	0.02
11.50	0.21	0.00	0.00	38.50	2.64	0.69	0.02
12.00	0.22	0.00	0.00	39.00	2.65	0.69	0.02
12.50	0.24	0.00	0.00	39.50	2.66	0.70	0.02
13.00	0.25	0.00	0.00	40.00	2.67	0.70	0.02
13.50	0.26	0.00	0.00	40.50	2.67	0.71	0.02
14.00	0.28	0.00	0.00	41.00	2.68	0.71	0.02
14.50	0.29	0.00	0.00	41.50	2.69	0.72	0.02
15.00	0.31	0.00	0.00	42.00	2.70	0.72	0.02
15.50	0.32	0.00	0.00	42.50	2.71	0.73	0.02
16.00	0.34	0.00	0.00	43.00	2.72	0.73	0.02
16.50	0.35	0.00	0.00	43.50	2.73	0.74	0.02
17.00	0.37	0.00	0.00	44.00	2.74	0.75	0.02
17.50	0.39	0.00	0.00	44.50	2.74	0.75	0.02
18.00	0.41	0.00	0.00	45.00	2.75	0.76	0.02
18.50	0.43	0.00	0.00	45.50	2.76	0.76	0.02
19.00	0.46	0.00	0.00	46.00	2.77	0.76	0.02
19.50	0.48	0.00	0.00	46.50	2.78	0.77	0.02
20.00	0.51	0.00	0.00	47.00	2.78	0.77	0.02
20.50	0.54	0.00	0.00	47.50	2.79	0.78	0.02
21.00	0.57	0.00	0.00	48.00	**2.80**	**0.78**	0.02
21.50	0.61	0.00	0.00				
22.00	0.66	0.00	0.00				
22.50	0.72	0.00	0.00				
23.00	0.79	0.00	0.01				
23.50	1.08	0.04	0.14				
24.00	1.86	0.29	**1.16**				
24.50	1.98	0.34	0.20				
25.00	2.06	0.38	0.13				
25.50	2.11	0.40	0.10				
26.00	2.16	0.43	0.08				
26.50	2.20	0.45	0.07				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 1.53" for 2-Year event
Inflow = 12.31 cfs @ 23.92 hrs, Volume= 1.152 af
Outflow = 11.63 cfs @ 23.97 hrs, Volume= 1.149 af, Atten= 6%, Lag= 2.9 min
Primary = 11.63 cfs @ 23.97 hrs, Volume= 1.149 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 914.93' @ 23.97 hrs Surf.Area= 0.118 ac Storage= 0.100 af (0.075 af above start)

Plug-Flow detention time= 48.0 min calculated for 1.124 af (98% of inflow)
Center-of-Mass det. time= (not calculated: outflow precedes inflow)

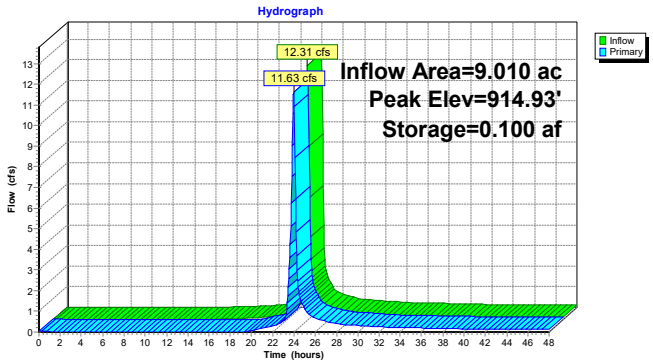
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=11.53 cfs @ 23.97 hrs HW=914.93' (Free Discharge)
↑**1=Culvert** (Passes 11.53 cfs of 11.84 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 4.49 fps)
↑**3=Orifice/Grate** (Weir Controls 11.48 cfs @ 2.69 fps)
↑**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.00	0.012	914.12	0.01
10.00	0.00	0.011	914.11	0.01
11.00	0.00	0.010	914.10	0.01
12.00	0.00	0.009	914.09	0.01
13.00	0.00	0.008	914.09	0.01
14.00	0.01	0.008	914.08	0.01
15.00	0.02	0.008	914.09	0.01
16.00	0.03	0.010	914.10	0.01
17.00	0.04	0.012	914.12	0.01
18.00	0.07	0.015	914.15	0.02
19.00	0.09	0.020	914.20	0.02
20.00	0.12	0.026	914.26	0.07
21.00	0.19	0.029	914.29	0.17
22.00	0.30	0.030	914.30	0.28
23.00	**0.59**	**0.034**	**914.33**	**0.54**
24.00	**10.75**	**0.099**	**914.93**	**11.48**
25.00	1.02	0.040	914.39	1.14
26.00	0.64	0.035	914.35	0.68
27.00	0.49	0.033	914.33	0.51
28.00	0.39	0.032	914.32	0.40
29.00	0.35	0.031	914.31	0.35
30.00	0.31	0.031	914.31	0.32
31.00	0.28	0.030	914.30	0.28
32.00	0.24	0.030	914.30	0.25
33.00	0.23	0.029	914.29	0.23
34.00	0.21	0.029	914.29	0.22
35.00	0.20	0.029	914.29	0.20
36.00	0.19	0.029	914.29	0.19
37.00	0.18	0.029	914.29	0.18
38.00	0.16	0.029	914.29	0.17
39.00	0.15	0.028	914.28	0.15
40.00	0.14	0.028	914.28	0.14
41.00	0.13	0.028	914.28	0.14
42.00	0.13	0.028	914.28	0.13
43.00	0.13	0.028	914.28	0.13
44.00	0.13	0.028	914.28	0.13
45.00	0.13	0.028	914.28	0.13
46.00	0.12	0.028	914.28	0.12
47.00	0.12	0.028	914.28	0.12
48.00	0.12	0.028	914.28	0.12

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

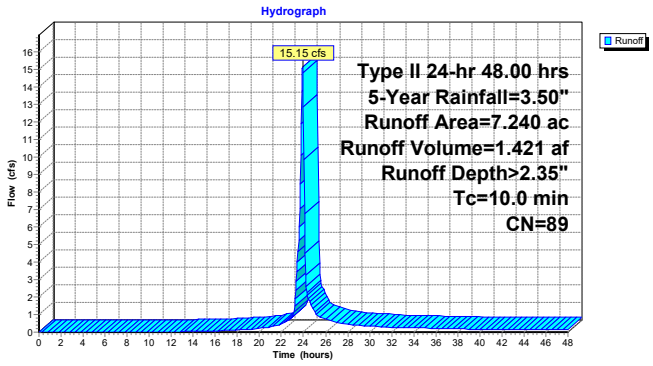
Runoff = 15.15 cfs @ 23.92 hrs, Volume= 1.421 af, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 5-Year Rainfall=3.50"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	2.80	1.72	0.56
0.50	0.01	0.00	0.00	27.50	2.84	1.75	0.50
1.00	0.02	0.00	0.00	28.00	2.87	1.78	0.44
1.50	0.03	0.00	0.00	28.50	2.90	1.81	0.41
2.00	0.04	0.00	0.00	29.00	2.93	1.84	0.39
2.50	0.05	0.00	0.00	29.50	2.96	1.86	0.37
3.00	0.06	0.00	0.00	30.00	2.99	1.89	0.35
3.50	0.07	0.00	0.00	30.50	3.01	1.91	0.33
4.00	0.08	0.00	0.00	31.00	3.04	1.93	0.31
4.50	0.09	0.00	0.00	31.50	3.06	1.95	0.29
5.00	0.10	0.00	0.00	32.00	3.08	1.97	0.27
5.50	0.11	0.00	0.00	32.50	3.10	1.99	0.26
6.00	0.12	0.00	0.00	33.00	3.12	2.01	0.25
6.50	0.13	0.00	0.00	33.50	3.14	2.02	0.25
7.00	0.14	0.00	0.00	34.00	3.16	2.04	0.24
7.50	0.16	0.00	0.00	34.50	3.17	2.06	0.23
8.00	0.17	0.00	0.00	35.00	3.19	2.07	0.23
8.50	0.18	0.00	0.00	35.50	3.21	2.09	0.22
9.00	0.19	0.00	0.00	36.00	3.22	2.10	0.21
9.50	0.21	0.00	0.00	36.50	3.24	2.12	0.21
10.00	0.22	0.00	0.00	37.00	3.25	2.13	0.20
10.50	0.23	0.00	0.00	37.50	3.27	2.14	0.19
11.00	0.25	0.00	0.00	38.00	3.28	2.16	0.18
11.50	0.26	0.00	0.00	38.50	3.30	2.17	0.18
12.00	0.28	0.00	0.01	39.00	3.31	2.18	0.17
12.50	0.30	0.00	0.02	39.50	3.32	2.19	0.16
13.00	0.31	0.00	0.02	40.00	3.33	2.20	0.15
13.50	0.33	0.01	0.03	40.50	3.34	2.21	0.15
14.00	0.35	0.01	0.03	41.00	3.35	2.22	0.15
14.50	0.36	0.01	0.04	41.50	3.37	2.23	0.15
15.00	0.38	0.01	0.05	42.00	3.38	2.24	0.15
15.50	0.40	0.02	0.06	42.50	3.39	2.25	0.15
16.00	0.42	0.02	0.06	43.00	3.40	2.26	0.14
16.50	0.44	0.03	0.07	43.50	3.41	2.27	0.14
17.00	0.46	0.03	0.09	44.00	3.42	2.28	0.14
17.50	0.49	0.04	0.11	44.50	3.43	2.29	0.14
18.00	0.51	0.05	0.13	45.00	3.44	2.30	0.14
18.50	0.54	0.06	0.14	45.50	3.45	2.31	0.14
19.00	0.57	0.07	0.15	46.00	3.46	2.32	0.14
19.50	0.60	0.08	0.17	46.50	3.47	2.33	0.13
20.00	0.63	0.09	0.20	47.00	3.48	2.34	0.13
20.50	0.67	0.11	0.25	47.50	3.49	2.35	0.13
21.00	0.71	0.13	0.30	48.00	**3.50**	**2.36**	0.13
21.50	0.76	0.15	0.37				
22.00	0.82	0.18	0.46				
22.50	0.90	0.22	0.63				
23.00	0.99	0.28	0.86				
23.50	1.35	0.52	**4.61**				
24.00	2.32	1.30	**12.84**				
24.50	2.47	1.43	1.80				
25.00	2.57	1.52	1.17				
25.50	2.64	1.58	0.88				
26.00	2.70	1.63	0.74				
26.50	2.75	1.68	0.64				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

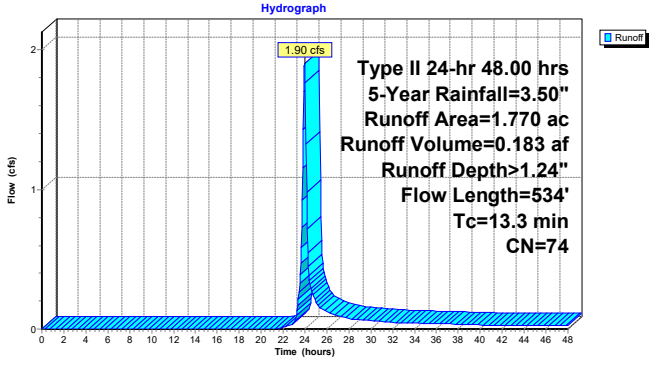
Runoff = 1.90 cfs @ 23.97 hrs, Volume= 0.183 af, Depth> 1.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 5-Year Rainfall=3.50"

	Area (ac)	CN	Description
*	1.770	74	
	1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	2.80	0.78	0.09
0.50	0.01	0.00	0.00	27.50	2.84	0.81	0.08
1.00	0.02	0.00	0.00	28.00	2.87	0.83	0.08
1.50	0.03	0.00	0.00	28.50	2.90	0.85	0.07
2.00	0.04	0.00	0.00	29.00	2.93	0.87	0.07
2.50	0.05	0.00	0.00	29.50	2.96	0.88	0.06
3.00	0.06	0.00	0.00	30.00	2.99	0.90	0.06
3.50	0.07	0.00	0.00	30.50	3.01	0.92	0.06
4.00	0.08	0.00	0.00	31.00	3.04	0.93	0.05
4.50	0.09	0.00	0.00	31.50	3.06	0.95	0.05
5.00	0.10	0.00	0.00	32.00	3.08	0.96	0.05
5.50	0.11	0.00	0.00	32.50	3.10	0.97	0.05
6.00	0.12	0.00	0.00	33.00	3.12	0.98	0.04
6.50	0.13	0.00	0.00	33.50	3.14	1.00	0.04
7.00	0.14	0.00	0.00	34.00	3.16	1.01	0.04
7.50	0.16	0.00	0.00	34.50	3.17	1.02	0.04
8.00	0.17	0.00	0.00	35.00	3.19	1.03	0.04
8.50	0.18	0.00	0.00	35.50	3.21	1.04	0.04
9.00	0.19	0.00	0.00	36.00	3.22	1.05	0.04
9.50	0.21	0.00	0.00	36.50	3.24	1.06	0.04
10.00	0.22	0.00	0.00	37.00	3.25	1.07	0.04
10.50	0.23	0.00	0.00	37.50	3.27	1.08	0.03
11.00	0.25	0.00	0.00	38.00	3.28	1.09	0.03
11.50	0.26	0.00	0.00	38.50	3.30	1.10	0.03
12.00	0.28	0.00	0.00	39.00	3.31	1.11	0.03
12.50	0.30	0.00	0.00	39.50	3.32	1.12	0.03
13.00	0.31	0.00	0.00	40.00	3.33	1.13	0.03
13.50	0.33	0.00	0.00	40.50	3.34	1.13	0.03
14.00	0.35	0.00	0.00	41.00	3.35	1.14	0.03
14.50	0.36	0.00	0.00	41.50	3.37	1.15	0.03
15.00	0.38	0.00	0.00	42.00	3.38	1.16	0.03
15.50	0.40	0.00	0.00	42.50	3.39	1.16	0.03
16.00	0.42	0.00	0.00	43.00	3.40	1.17	0.03
16.50	0.44	0.00	0.00	43.50	3.41	1.18	0.03
17.00	0.46	0.00	0.00	44.00	3.42	1.18	0.03
17.50	0.49	0.00	0.00	44.50	3.43	1.19	0.03
18.00	0.51	0.00	0.00	45.00	3.44	1.20	0.03
18.50	0.54	0.00	0.00	45.50	3.45	1.21	0.02
19.00	0.57	0.00	0.00	46.00	3.46	1.21	0.02
19.50	0.60	0.00	0.00	46.50	3.47	1.22	0.02
20.00	0.63	0.00	0.00	47.00	3.48	1.23	0.02
20.50	0.67	0.00	0.00	47.50	3.49	1.23	0.02
21.00	0.71	0.00	0.00	48.00	**3.50**	**1.24**	0.02
21.50	0.76	0.00	0.00				
22.00	0.82	0.00	0.01				
22.50	0.90	0.01	0.02				
23.00	0.99	0.02	0.04				
23.50	1.35	0.10	**0.32**				
24.00	2.32	0.51	**1.87**				
24.50	2.47	0.59	0.30				
25.00	2.57	0.65	0.20				
25.50	2.64	0.69	0.14				
26.00	2.70	0.73	0.12				
26.50	2.75	0.76	0.11				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 2.14" for 5-Year event
Inflow = 16.93 cfs @ 23.92 hrs, Volume= 1.603 af
Outflow = 14.81 cfs @ 23.99 hrs, Volume= 1.600 af, Atten= 12%, Lag= 4.3 min
Primary = 14.81 cfs @ 23.99 hrs, Volume= 1.600 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 915.20' @ 23.99 hrs Surf.Area= 0.131 ac Storage= 0.133 af (0.108 af above start)

Plug-Flow detention time= 38.8 min calculated for 1.573 af (98% of inflow)
Center-of-Mass det. time= 0.0 min (1,617.2 - 1,617.2)

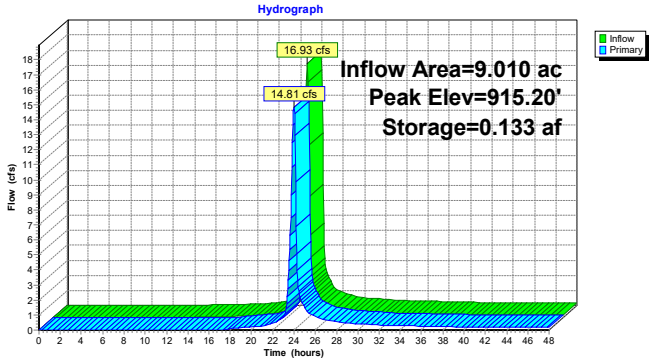
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=14.78 cfs @ 23.99 hrs HW=915.20' (Free Discharge)
↑**1=Culvert** (Passes 14.78 cfs of 15.04 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 5.14 fps)
↑**3=Orifice/Grate** (Orifice Controls 14.73 cfs @ 4.69 fps)
↑**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.00	0.012	914.12	0.01
10.00	0.00	0.011	914.11	0.01
11.00	0.00	0.010	914.10	0.01
12.00	0.01	0.009	914.10	0.01
13.00	0.02	0.010	914.10	0.01
14.00	0.03	0.011	914.12	0.01
15.00	0.05	0.014	914.14	0.01
16.00	0.06	0.017	914.17	0.02
17.00	0.09	0.022	914.22	0.02
18.00	0.13	0.027	914.27	0.09
19.00	0.15	0.028	914.28	0.14
20.00	0.20	0.029	914.29	0.19
21.00	0.30	0.030	914.30	0.28
22.00	0.47	0.033	914.32	0.44
23.00	**0.90**	0.037	914.37	0.84
24.00	**14.71**	**0.133**	**915.20**	**14.81**
25.00	1.37	0.043	914.42	1.51
26.00	0.86	0.037	914.37	0.90
27.00	0.65	0.035	914.35	0.68
28.00	0.52	0.034	914.33	0.53
29.00	0.46	0.033	914.33	0.46
30.00	0.41	0.032	914.32	0.42
31.00	0.37	0.032	914.32	0.38
32.00	0.32	0.031	914.31	0.33
33.00	0.30	0.031	914.30	0.30
34.00	0.28	0.030	914.30	0.29
35.00	0.27	0.030	914.30	0.27
36.00	0.25	0.030	914.30	0.25
37.00	0.23	0.030	914.30	0.24
38.00	0.22	0.029	914.29	0.22
39.00	0.20	0.029	914.29	0.20
40.00	0.18	0.029	914.29	0.19
41.00	0.18	0.029	914.29	0.18
42.00	0.17	0.029	914.29	0.17
43.00	0.17	0.029	914.29	0.17
44.00	0.17	0.029	914.29	0.17
45.00	0.16	0.028	914.28	0.16
46.00	0.16	0.028	914.28	0.16
47.00	0.16	0.028	914.28	0.16
48.00	0.15	0.028	914.28	0.15

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

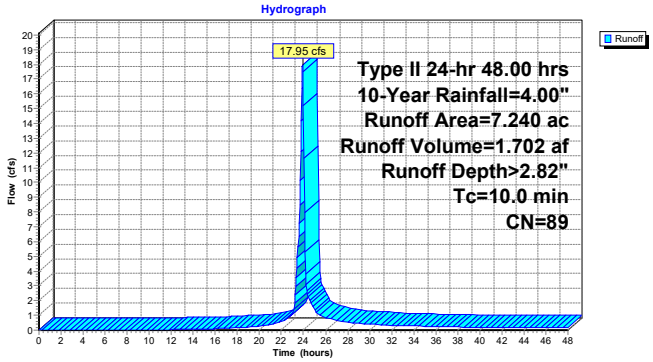
Runoff = 17.95 cfs @ 23.92 hrs, Volume= 1.702 af, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 10-Year Rainfall=4.00"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	3.20	2.08	0.65
0.50	0.01	0.00	0.00	27.50	3.24	2.12	0.58
1.00	0.02	0.00	0.00	28.00	3.28	2.15	0.52
1.50	0.03	0.00	0.00	28.50	3.32	2.19	0.48
2.00	0.04	0.00	0.00	29.00	3.35	2.22	0.46
2.50	0.05	0.00	0.00	29.50	3.38	2.25	0.43
3.00	0.06	0.00	0.00	30.00	3.41	2.28	0.41
3.50	0.08	0.00	0.00	30.50	3.44	2.30	0.39
4.00	0.09	0.00	0.00	31.00	3.47	2.33	0.36
4.50	0.10	0.00	0.00	31.50	3.50	2.35	0.34
5.00	0.11	0.00	0.00	32.00	3.52	2.38	0.32
5.50	0.13	0.00	0.00	32.50	3.54	2.40	0.30
6.00	0.14	0.00	0.00	33.00	3.56	2.42	0.30
6.50	0.15	0.00	0.00	33.50	3.59	2.44	0.29
7.00	0.16	0.00	0.00	34.00	3.61	2.46	0.28
7.50	0.18	0.00	0.00	34.50	3.63	2.47	0.27
8.00	0.19	0.00	0.00	35.00	3.65	2.49	0.26
8.50	0.21	0.00	0.00	35.50	3.67	2.51	0.26
9.00	0.22	0.00	0.00	36.00	3.68	2.53	0.25
9.50	0.24	0.00	0.00	36.50	3.70	2.54	0.24
10.00	0.25	0.00	0.00	37.00	3.72	2.56	0.23
10.50	0.27	0.00	0.01	37.50	3.74	2.58	0.22
11.00	0.28	0.00	0.01	38.00	3.75	2.59	0.21
11.50	0.30	0.00	0.02	38.50	3.77	2.60	0.21
12.00	0.32	0.00	0.03	39.00	3.78	2.62	0.20
12.50	0.34	0.01	0.03	39.50	3.79	2.63	0.19
13.00	0.36	0.01	0.04	40.00	3.81	2.64	0.18
13.50	0.38	0.01	0.05	40.50	3.82	2.66	0.18
14.00	0.40	0.02	0.06	41.00	3.83	2.67	0.17
14.50	0.42	0.02	0.07	41.50	3.85	2.68	0.17
15.00	0.44	0.03	0.07	42.00	3.86	2.69	0.17
15.50	0.46	0.03	0.08	42.50	3.87	2.70	0.17
16.00	0.48	0.04	0.09	43.00	3.88	2.71	0.17
16.50	0.50	0.04	0.11	43.50	3.90	2.73	0.17
17.00	0.53	0.05	0.13	44.00	3.91	2.74	0.16
17.50	0.56	0.06	0.15	44.50	3.92	2.75	0.16
18.00	0.59	0.07	0.17	45.00	3.93	2.76	0.16
18.50	0.62	0.09	0.19	45.50	3.94	2.77	0.16
19.00	0.65	0.10	0.20	46.00	3.95	2.78	0.16
19.50	0.69	0.11	0.23	46.50	3.97	2.79	0.16
20.00	0.72	0.13	0.27	47.00	3.98	2.80	0.15
20.50	0.77	0.15	0.32	47.50	3.99	2.81	0.15
21.00	0.82	0.18	0.38	48.00	**4.00**	**2.82**	0.15
21.50	0.87	0.21	0.47				
22.00	0.94	0.25	0.58				
22.50	1.02	0.30	0.79				
23.00	1.13	0.37	1.07				
23.50	1.55	0.67	**5.61**				
24.00	2.65	1.59	**15.16**				
24.50	2.82	1.74	2.11				
25.00	2.94	1.85	1.37				
25.50	3.02	1.92	1.03				
26.00	3.09	1.98	0.86				
26.50	3.15	2.03	0.75				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

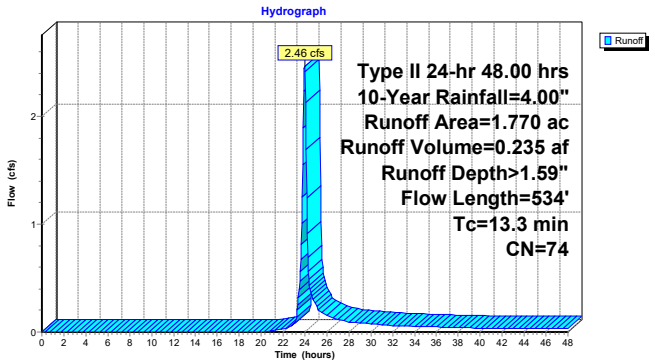
Runoff = 2.46 cfs @ 23.97 hrs, Volume= 0.235 af, Depth> 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 10-Year Rainfall=4.00"

Area (ac)	CN	Description
* 1.770	74	
1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	3.20	1.03	0.12
0.50	0.01	0.00	0.00	27.50	3.24	1.06	0.10
1.00	0.02	0.00	0.00	28.00	3.28	1.09	0.09
1.50	0.03	0.00	0.00	28.50	3.32	1.11	0.09
2.00	0.04	0.00	0.00	29.00	3.35	1.14	0.08
2.50	0.05	0.00	0.00	29.50	3.38	1.16	0.08
3.00	0.06	0.00	0.00	30.00	3.41	1.18	0.07
3.50	0.08	0.00	0.00	30.50	3.44	1.20	0.07
4.00	0.09	0.00	0.00	31.00	3.47	1.22	0.07
4.50	0.10	0.00	0.00	31.50	3.50	1.24	0.06
5.00	0.11	0.00	0.00	32.00	3.52	1.25	0.06
5.50	0.13	0.00	0.00	32.50	3.54	1.27	0.06
6.00	0.14	0.00	0.00	33.00	3.56	1.28	0.05
6.50	0.15	0.00	0.00	33.50	3.59	1.30	0.05
7.00	0.16	0.00	0.00	34.00	3.61	1.31	0.05
7.50	0.18	0.00	0.00	34.50	3.63	1.33	0.05
8.00	0.19	0.00	0.00	35.00	3.65	1.34	0.05
8.50	0.21	0.00	0.00	35.50	3.67	1.36	0.05
9.00	0.22	0.00	0.00	36.00	3.68	1.37	0.05
9.50	0.24	0.00	0.00	36.50	3.70	1.38	0.04
10.00	0.25	0.00	0.00	37.00	3.72	1.39	0.04
10.50	0.27	0.00	0.00	37.50	3.74	1.40	0.04
11.00	0.28	0.00	0.00	38.00	3.75	1.42	0.04
11.50	0.30	0.00	0.00	38.50	3.77	1.43	0.04
12.00	0.32	0.00	0.00	39.00	3.78	1.44	0.04
12.50	0.34	0.00	0.00	39.50	3.79	1.45	0.04
13.00	0.36	0.00	0.00	40.00	3.81	1.46	0.03
13.50	0.38	0.00	0.00	40.50	3.82	1.47	0.03
14.00	0.40	0.00	0.00	41.00	3.83	1.48	0.03
14.50	0.42	0.00	0.00	41.50	3.85	1.48	0.03
15.00	0.44	0.00	0.00	42.00	3.86	1.49	0.03
15.50	0.46	0.00	0.00	42.50	3.87	1.50	0.03
16.00	0.48	0.00	0.00	43.00	3.88	1.51	0.03
16.50	0.50	0.00	0.00	43.50	3.90	1.52	0.03
17.00	0.53	0.00	0.00	44.00	3.91	1.53	0.03
17.50	0.56	0.00	0.00	44.50	3.92	1.54	0.03
18.00	0.59	0.00	0.00	45.00	3.93	1.55	0.03
18.50	0.62	0.00	0.00	45.50	3.94	1.55	0.03
19.00	0.65	0.00	0.00	46.00	3.95	1.56	0.03
19.50	0.69	0.00	0.00	46.50	3.97	1.57	0.03
20.00	0.72	0.00	0.00	47.00	3.98	1.58	0.03
20.50	0.77	0.00	0.00	47.50	3.99	1.59	0.03
21.00	0.82	0.00	0.01	48.00	**4.00**	**1.60**	0.03
21.50	0.87	0.01	0.02				
22.00	0.94	0.02	0.03				
22.50	1.02	0.03	0.04				
23.00	1.13	0.05	0.07				
23.50	1.55	0.16	**0.47**				
24.00	2.65	0.70	**2.41**				
24.50	2.82	0.80	0.38				
25.00	2.94	0.87	0.24				
25.50	3.02	0.92	0.18				
26.00	3.09	0.96	0.15				
26.50	3.15	1.00	0.13				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 2.58" for 10-Year event
Inflow = 20.28 cfs @ 23.92 hrs, Volume= 1.937 af
Outflow = 16.71 cfs @ 24.01 hrs, Volume= 1.933 af, Atten= 18%, Lag= 5.3 min
Primary = 16.71 cfs @ 24.01 hrs, Volume= 1.933 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 915.46' @ 24.01 hrs Surf.Area= 0.145 ac Storage= 0.169 af (0.144 af above start)

Plug-Flow detention time= 34.6 min calculated for 1.906 af (98% of inflow)
Center-of-Mass det. time= 1.9 min (1,609.1 - 1,607.1)

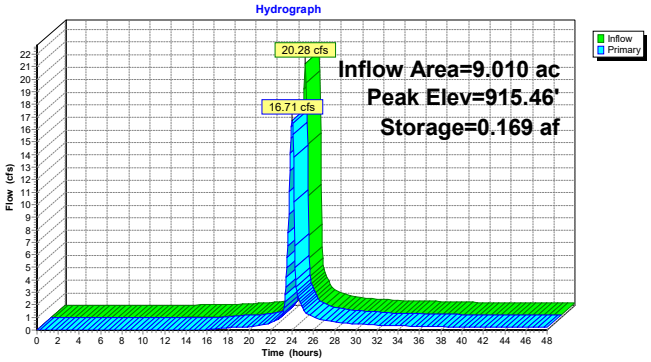
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=16.65 cfs @ 24.01 hrs HW=915.45' (Free Discharge)
└**1=Culvert** (Passes 16.65 cfs of 18.19 cfs potential flow)
  └**2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 5.69 fps)
  └**3=Orifice/Grate** (Orifice Controls 16.59 cfs @ 5.28 fps)
  └**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.00	0.012	914.12	0.01
10.00	0.00	0.011	914.11	0.01
11.00	0.01	0.010	914.11	0.01
12.00	0.03	0.011	914.11	0.01
13.00	0.04	0.013	914.13	0.01
14.00	0.06	0.016	914.16	0.02
15.00	0.07	0.019	914.20	0.02
16.00	0.09	0.025	914.25	0.02
17.00	0.13	0.027	914.27	0.11
18.00	0.17	0.028	914.28	0.16
19.00	0.20	0.029	914.29	0.19
20.00	0.27	0.030	914.30	0.25
21.00	0.39	0.032	914.31	0.37
22.00	0.61	0.034	914.34	0.58
23.00	**1.14**	0.039	914.39	1.07
24.00	**17.57**	**0.169**	**915.46**	**16.69**
25.00	1.62	0.045	914.44	1.78
26.00	1.01	0.039	914.39	1.06
27.00	0.77	0.036	914.36	0.80
28.00	0.61	0.035	914.34	0.63
29.00	0.54	0.034	914.34	0.55
30.00	0.49	0.033	914.33	0.49
31.00	0.43	0.032	914.32	0.44
32.00	0.38	0.032	914.32	0.39
33.00	0.35	0.031	914.31	0.35
34.00	0.33	0.031	914.31	0.34
35.00	0.31	0.031	914.31	0.32
36.00	0.29	0.030	914.30	0.30
37.00	0.27	0.030	914.30	0.28
38.00	0.25	0.030	914.30	0.26
39.00	0.23	0.030	914.30	0.24
40.00	0.21	0.029	914.29	0.22
41.00	0.21	0.029	914.29	0.21
42.00	0.20	0.029	914.29	0.20
43.00	0.20	0.029	914.29	0.20
44.00	0.20	0.029	914.29	0.20
45.00	0.19	0.029	914.29	0.19
46.00	0.19	0.029	914.29	0.19
47.00	0.18	0.029	914.29	0.18
48.00	0.18	0.029	914.29	0.18

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

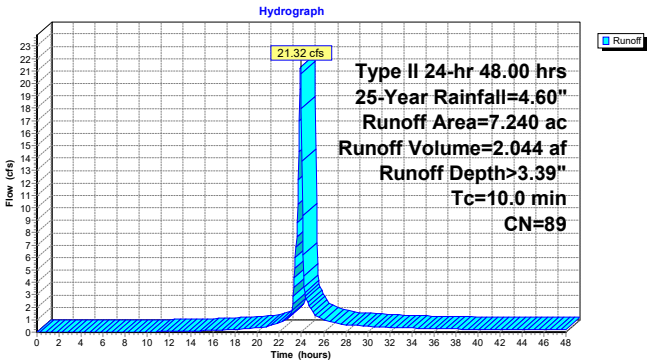
Runoff = 21.32 cfs @ 23.91 hrs, Volume= 2.044 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 25-Year Rainfall=4.60"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	3.68	2.52	0.77
0.50	0.01	0.00	0.00	27.50	3.73	2.57	0.68
1.00	0.02	0.00	0.00	28.00	3.77	2.61	0.60
1.50	0.04	0.00	0.00	28.50	3.81	2.65	0.56
2.00	0.05	0.00	0.00	29.00	3.85	2.69	0.53
2.50	0.06	0.00	0.00	29.50	3.89	2.72	0.51
3.00	0.07	0.00	0.00	30.00	3.93	2.75	0.48
3.50	0.09	0.00	0.00	30.50	3.96	2.79	0.45
4.00	0.10	0.00	0.00	31.00	3.99	2.81	0.43
4.50	0.12	0.00	0.00	31.50	4.02	2.84	0.40
5.00	0.13	0.00	0.00	32.00	4.05	2.87	0.37
5.50	0.14	0.00	0.00	32.50	4.07	2.89	0.36
6.00	0.16	0.00	0.00	33.00	4.10	2.92	0.35
6.50	0.17	0.00	0.00	33.50	4.12	2.94	0.34
7.00	0.19	0.00	0.00	34.00	4.15	2.96	0.33
7.50	0.20	0.00	0.00	34.50	4.17	2.98	0.32
8.00	0.22	0.00	0.00	35.00	4.19	3.01	0.31
8.50	0.24	0.00	0.00	35.50	4.22	3.03	0.30
9.00	0.25	0.00	0.00	36.00	4.24	3.05	0.29
9.50	0.27	0.00	0.01	36.50	4.26	3.07	0.28
10.00	0.29	0.00	0.02	37.00	4.28	3.08	0.27
10.50	0.31	0.00	0.02	37.50	4.30	3.10	0.26
11.00	0.33	0.00	0.03	38.00	4.31	3.12	0.25
11.50	0.35	0.01	0.04	38.50	4.33	3.14	0.24
12.00	0.37	0.01	0.05	39.00	4.35	3.15	0.23
12.50	0.39	0.01	0.06	39.50	4.36	3.17	0.22
13.00	0.41	0.02	0.07	40.00	4.38	3.18	0.21
13.50	0.43	0.02	0.08	40.50	4.39	3.19	0.21
14.00	0.46	0.03	0.09	41.00	4.41	3.21	0.20
14.50	0.48	0.04	0.10	41.50	4.42	3.22	0.20
15.00	0.50	0.04	0.11	42.00	4.44	3.24	0.20
15.50	0.53	0.05	0.12	42.50	4.45	3.25	0.20
16.00	0.55	0.06	0.13	43.00	4.47	3.26	0.20
16.50	0.58	0.07	0.15	43.50	4.48	3.28	0.19
17.00	0.61	0.08	0.17	44.00	4.49	3.29	0.19
17.50	0.64	0.10	0.20	44.50	4.51	3.30	0.19
18.00	0.68	0.11	0.23	45.00	4.52	3.32	0.19
18.50	0.71	0.13	0.25	45.50	4.53	3.33	0.19
19.00	0.75	0.15	0.26	46.00	4.55	3.34	0.18
19.50	0.79	0.17	0.30	46.50	4.56	3.35	0.18
20.00	0.83	0.19	0.35	47.00	4.57	3.37	0.18
20.50	0.88	0.22	0.41	47.50	4.59	3.38	0.18
21.00	0.94	0.25	0.49	48.00	**4.60**	**3.39**	0.18
21.50	1.00	0.29	0.60				
22.00	1.08	0.34	0.73				
22.50	1.18	0.40	0.99				
23.00	1.30	0.49	1.32				
23.50	1.78	0.85	**6.82**				
24.00	3.05	1.94	**17.94**				
24.50	3.25	2.13	2.48				
25.00	3.38	2.25	1.61				
25.50	3.47	2.33	1.21				
26.00	3.55	2.40	1.01				
26.50	3.62	2.47	0.87				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

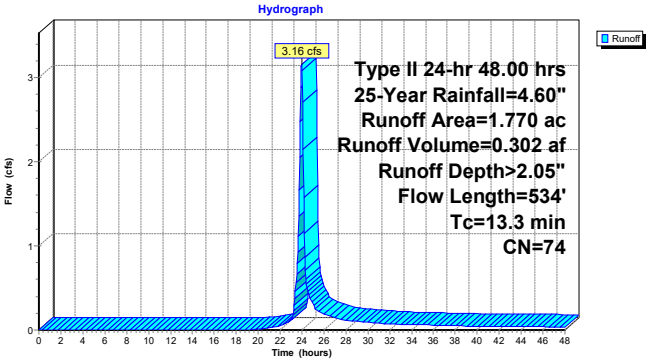
Runoff = 3.16 cfs @ 23.97 hrs, Volume= 0.302 af, Depth> 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 25-Year Rainfall=4.60"

Area (ac)	CN	Description
* 1.770	74	
1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	3.68	1.36	0.14
0.50	0.01	0.00	0.00	27.50	3.73	1.40	0.13
1.00	0.02	0.00	0.00	28.00	3.77	1.43	0.11
1.50	0.04	0.00	0.00	28.50	3.81	1.46	0.11
2.00	0.05	0.00	0.00	29.00	3.85	1.49	0.10
2.50	0.06	0.00	0.00	29.50	3.89	1.52	0.10
3.00	0.07	0.00	0.00	30.00	3.93	1.54	0.09
3.50	0.09	0.00	0.00	30.50	3.96	1.57	0.09
4.00	0.10	0.00	0.00	31.00	3.99	1.59	0.08
4.50	0.12	0.00	0.00	31.50	4.02	1.61	0.08
5.00	0.13	0.00	0.00	32.00	4.05	1.63	0.07
5.50	0.14	0.00	0.00	32.50	4.07	1.65	0.07
6.00	0.16	0.00	0.00	33.00	4.10	1.67	0.07
6.50	0.17	0.00	0.00	33.50	4.12	1.69	0.07
7.00	0.19	0.00	0.00	34.00	4.15	1.71	0.06
7.50	0.20	0.00	0.00	34.50	4.17	1.72	0.06
8.00	0.22	0.00	0.00	35.00	4.19	1.74	0.06
8.50	0.24	0.00	0.00	35.50	4.22	1.76	0.06
9.00	0.25	0.00	0.00	36.00	4.24	1.77	0.06
9.50	0.27	0.00	0.00	36.50	4.26	1.79	0.05
10.00	0.29	0.00	0.00	37.00	4.28	1.80	0.05
10.50	0.31	0.00	0.00	37.50	4.30	1.82	0.05
11.00	0.33	0.00	0.00	38.00	4.31	1.83	0.05
11.50	0.35	0.00	0.00	38.50	4.33	1.84	0.05
12.00	0.37	0.00	0.00	39.00	4.35	1.86	0.05
12.50	0.39	0.00	0.00	39.50	4.36	1.87	0.04
13.00	0.41	0.00	0.00	40.00	4.38	1.88	0.04
13.50	0.43	0.00	0.00	40.50	4.39	1.89	0.04
14.00	0.46	0.00	0.00	41.00	4.41	1.90	0.04
14.50	0.48	0.00	0.00	41.50	4.42	1.91	0.04
15.00	0.50	0.00	0.00	42.00	4.44	1.92	0.04
15.50	0.53	0.00	0.00	42.50	4.45	1.94	0.04
16.00	0.55	0.00	0.00	43.00	4.47	1.95	0.04
16.50	0.58	0.00	0.00	43.50	4.48	1.96	0.04
17.00	0.61	0.00	0.00	44.00	4.49	1.97	0.04
17.50	0.64	0.00	0.00	44.50	4.51	1.98	0.04
18.00	0.68	0.00	0.00	45.00	4.52	1.99	0.04
18.50	0.71	0.00	0.00	45.50	4.53	2.00	0.04
19.00	0.75	0.00	0.00	46.00	4.55	2.01	0.04
19.50	0.79	0.00	0.01	46.50	4.56	2.02	0.04
20.00	0.83	0.00	0.01	47.00	4.57	2.03	0.04
20.50	0.88	0.01	0.02	47.50	4.59	2.04	0.04
21.00	0.94	0.01	0.02	48.00	**4.60**	**2.05**	0.04
21.50	1.00	0.02	0.03				
22.00	1.08	0.04	0.05				
22.50	1.18	0.06	0.07				
23.00	1.30	0.09	0.11				
23.50	1.78	0.25	**0.67**				
24.00	3.05	0.94	**3.08**				
24.50	3.25	1.07	0.47				
25.00	3.38	1.16	0.30				
25.50	3.47	1.22	0.22				
26.00	3.55	1.28	0.19				
26.50	3.62	1.32	0.16				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 3.12" for 25-Year event
Inflow = 24.32 cfs @ 23.92 hrs, Volume= 2.345 af
Outflow = 18.89 cfs @ 24.02 hrs, Volume= 2.341 af, Atten= 22%, Lag= 6.2 min
Primary = 18.89 cfs @ 24.02 hrs, Volume= 2.341 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 915.80' @ 24.02 hrs Surf.Area= 0.165 ac Storage= 0.221 af (0.196 af above start)

Plug-Flow detention time= 31.0 min calculated for 2.314 af (99% of inflow)
Center-of-Mass det. time= 3.5 min (1,600.4 - 1,597.0)

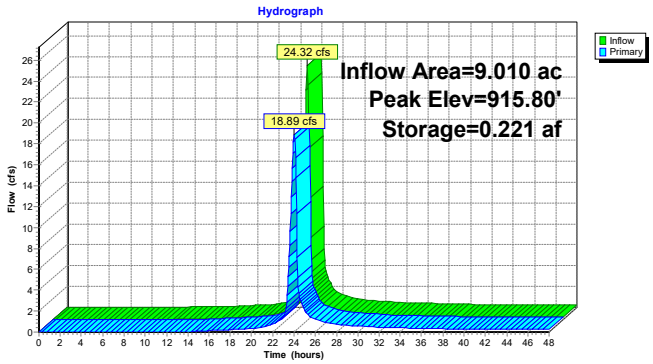
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=18.81 cfs @ 24.02 hrs HW=915.79' (Free Discharge)
└**1=Culvert** (Passes 18.81 cfs of 22.30 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.07 cfs @ 6.33 fps)
├**3=Orifice/Grate** (Orifice Controls 18.75 cfs @ 5.97 fps)
└**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.00	0.012	914.12	0.01
10.00	0.02	0.011	914.12	0.01
11.00	0.03	0.012	914.12	0.01
12.00	0.05	0.014	914.15	0.02
13.00	0.07	0.018	914.18	0.02
14.00	0.09	0.023	914.23	0.02
15.00	0.11	0.027	914.27	0.09
16.00	0.13	0.028	914.28	0.12
17.00	0.17	0.028	914.28	0.16
18.00	0.23	0.029	914.29	0.22
19.00	0.26	0.030	914.30	0.26
20.00	0.36	0.031	914.31	0.34
21.00	0.51	0.033	914.33	0.49
22.00	0.78	0.036	914.36	0.74
23.00	**1.43**	0.042	914.41	1.35
24.00	**21.02**	**0.219**	**915.79**	**18.82**
25.00	1.92	0.048	914.47	2.10
26.00	1.20	0.041	914.40	1.25
27.00	0.91	0.038	914.37	0.94
28.00	0.72	0.036	914.36	0.74
29.00	0.64	0.035	914.35	0.64
30.00	0.57	0.034	914.34	0.58
31.00	0.51	0.033	914.33	0.52
32.00	0.44	0.033	914.32	0.45
33.00	0.41	0.032	914.32	0.42
34.00	0.39	0.032	914.32	0.39
35.00	0.37	0.032	914.31	0.37
36.00	0.34	0.031	914.31	0.35
37.00	0.32	0.031	914.31	0.33
38.00	0.30	0.031	914.30	0.30
39.00	0.27	0.030	914.30	0.28
40.00	0.25	0.030	914.30	0.26
41.00	0.24	0.030	914.30	0.24
42.00	0.24	0.030	914.30	0.24
43.00	0.23	0.030	914.30	0.24
44.00	0.23	0.029	914.29	0.23
45.00	0.23	0.029	914.29	0.23
46.00	0.22	0.029	914.29	0.22
47.00	0.22	0.029	914.29	0.22
48.00	0.21	0.029	914.29	0.21

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

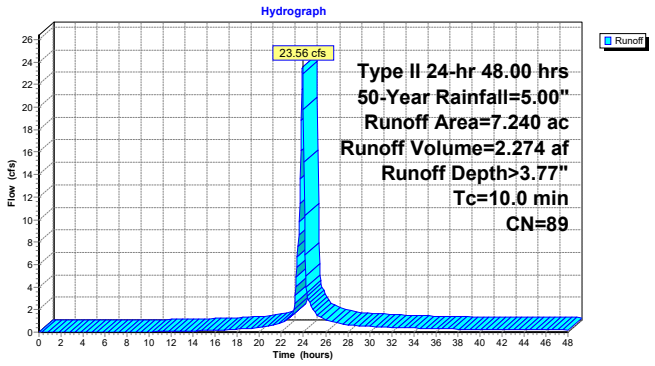
Runoff = 23.56 cfs @ 23.91 hrs, Volume= 2.274 af, Depth> 3.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 50-Year Rainfall=5.00"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	4.00	2.82	0.84
0.50	0.01	0.00	0.00	27.50	4.05	2.87	0.75
1.00	0.03	0.00	0.00	28.00	4.10	2.92	0.66
1.50	0.04	0.00	0.00	28.50	4.15	2.96	0.62
2.00	0.05	0.00	0.00	29.00	4.19	3.00	0.59
2.50	0.07	0.00	0.00	29.50	4.23	3.04	0.56
3.00	0.08	0.00	0.00	30.00	4.27	3.07	0.53
3.50	0.10	0.00	0.00	30.50	4.30	3.11	0.50
4.00	0.11	0.00	0.00	31.00	4.34	3.14	0.47
4.50	0.13	0.00	0.00	31.50	4.37	3.17	0.44
5.00	0.14	0.00	0.00	32.00	4.40	3.20	0.41
5.50	0.16	0.00	0.00	32.50	4.43	3.23	0.39
6.00	0.17	0.00	0.00	33.00	4.46	3.25	0.38
6.50	0.19	0.00	0.00	33.50	4.48	3.28	0.37
7.00	0.21	0.00	0.00	34.00	4.51	3.30	0.36
7.50	0.22	0.00	0.00	34.50	4.53	3.33	0.35
8.00	0.24	0.00	0.00	35.00	4.56	3.35	0.34
8.50	0.26	0.00	0.00	35.50	4.58	3.37	0.33
9.00	0.28	0.00	0.01	36.00	4.61	3.39	0.32
9.50	0.30	0.00	0.02	36.50	4.63	3.42	0.31
10.00	0.32	0.00	0.03	37.00	4.65	3.44	0.29
10.50	0.34	0.01	0.04	37.50	4.67	3.46	0.28
11.00	0.36	0.01	0.05	38.00	4.69	3.47	0.27
11.50	0.38	0.01	0.06	38.50	4.71	3.49	0.26
12.00	0.40	0.02	0.07	39.00	4.73	3.51	0.25
12.50	0.42	0.02	0.08	39.50	4.74	3.53	0.24
13.00	0.45	0.03	0.09	40.00	4.76	3.54	0.23
13.50	0.47	0.03	0.10	40.50	4.78	3.56	0.22
14.00	0.50	0.04	0.11	41.00	4.79	3.57	0.22
14.50	0.52	0.05	0.12	41.50	4.81	3.59	0.22
15.00	0.55	0.06	0.13	42.00	4.82	3.60	0.22
15.50	0.57	0.07	0.14	42.50	4.84	3.62	0.22
16.00	0.60	0.08	0.15	43.00	4.85	3.63	0.21
16.50	0.63	0.09	0.18	43.50	4.87	3.65	0.21
17.00	0.66	0.10	0.21	44.00	4.89	3.66	0.21
17.50	0.70	0.12	0.24	44.50	4.90	3.68	0.21
18.00	0.74	0.14	0.27	45.00	4.91	3.69	0.21
18.50	0.78	0.16	0.29	45.50	4.93	3.70	0.20
19.00	0.82	0.18	0.31	46.00	4.94	3.72	0.20
19.50	0.86	0.20	0.35	46.50	4.96	3.73	0.20
20.00	0.91	0.23	0.40	47.00	4.97	3.75	0.20
20.50	0.96	0.26	0.48	47.50	4.99	3.76	0.20
21.00	1.02	0.30	0.56	48.00	**5.00**	**3.77**	0.19
21.50	1.09	0.34	0.69				
22.00	1.18	0.40	0.84				
22.50	1.28	0.47	1.12				
23.00	1.42	0.57	1.49				
23.50	1.94	0.97	**7.64**				
24.00	3.31	2.19	**19.79**				
24.50	3.53	2.39	2.73				
25.00	3.67	2.52	1.77				
25.50	3.78	2.61	1.33				
26.00	3.86	2.69	1.11				
26.50	3.93	2.76	0.96				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

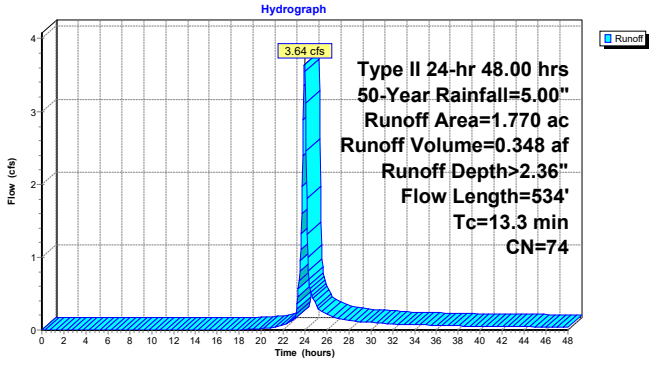
Runoff = 3.64 cfs @ 23.96 hrs, Volume= 0.348 af, Depth> 2.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 50-Year Rainfall=5.00"

	Area (ac)	CN	Description
*	1.770	74	
	1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	4.00	1.59	0.16
0.50	0.01	0.00	0.00	27.50	4.05	1.63	0.14
1.00	0.03	0.00	0.00	28.00	4.10	1.67	0.13
1.50	0.04	0.00	0.00	28.50	4.15	1.70	0.12
2.00	0.05	0.00	0.00	29.00	4.19	1.74	0.11
2.50	0.07	0.00	0.00	29.50	4.23	1.77	0.11
3.00	0.08	0.00	0.00	30.00	4.27	1.80	0.10
3.50	0.10	0.00	0.00	30.50	4.30	1.82	0.10
4.00	0.11	0.00	0.00	31.00	4.34	1.85	0.09
4.50	0.13	0.00	0.00	31.50	4.37	1.87	0.09
5.00	0.14	0.00	0.00	32.00	4.40	1.90	0.08
5.50	0.16	0.00	0.00	32.50	4.43	1.92	0.08
6.00	0.17	0.00	0.00	33.00	4.46	1.94	0.08
6.50	0.19	0.00	0.00	33.50	4.48	1.96	0.07
7.00	0.21	0.00	0.00	34.00	4.51	1.98	0.07
7.50	0.22	0.00	0.00	34.50	4.53	2.00	0.07
8.00	0.24	0.00	0.00	35.00	4.56	2.02	0.07
8.50	0.26	0.00	0.00	35.50	4.58	2.04	0.07
9.00	0.28	0.00	0.00	36.00	4.61	2.05	0.06
9.50	0.30	0.00	0.00	36.50	4.63	2.07	0.06
10.00	0.32	0.00	0.00	37.00	4.65	2.09	0.06
10.50	0.34	0.00	0.00	37.50	4.67	2.10	0.06
11.00	0.36	0.00	0.00	38.00	4.69	2.12	0.05
11.50	0.38	0.00	0.00	38.50	4.71	2.13	0.05
12.00	0.40	0.00	0.00	39.00	4.73	2.15	0.05
12.50	0.42	0.00	0.00	39.50	4.74	2.16	0.05
13.00	0.45	0.00	0.00	40.00	4.76	2.17	0.05
13.50	0.47	0.00	0.00	40.50	4.78	2.19	0.05
14.00	0.50	0.00	0.00	41.00	4.79	2.20	0.04
14.50	0.52	0.00	0.00	41.50	4.81	2.21	0.04
15.00	0.55	0.00	0.00	42.00	4.82	2.22	0.04
15.50	0.57	0.00	0.00	42.50	4.84	2.24	0.04
16.00	0.60	0.00	0.00	43.00	4.85	2.25	0.04
16.50	0.63	0.00	0.00	43.50	4.87	2.26	0.04
17.00	0.66	0.00	0.00	44.00	4.89	2.27	0.04
17.50	0.70	0.00	0.00	44.50	4.90	2.28	0.04
18.00	0.74	0.00	0.00	45.00	4.91	2.30	0.04
18.50	0.78	0.00	0.00	45.50	4.93	2.31	0.04
19.00	0.82	0.00	0.01	46.00	4.94	2.32	0.04
19.50	0.86	0.01	0.01	46.50	4.96	2.33	0.04
20.00	0.91	0.01	0.02	47.00	4.97	2.34	0.04
20.50	0.96	0.02	0.02	47.50	4.99	2.35	0.04
21.00	1.02	0.03	0.03	48.00	**5.00**	**2.36**	0.04
21.50	1.09	0.04	0.05				
22.00	1.18	0.06	0.06				
22.50	1.28	0.08	0.09				
23.00	1.42	0.12	0.14				
23.50	1.94	0.32	**0.81**				
24.00	3.31	1.11	**3.55**				
24.50	3.53	1.26	0.53				
25.00	3.67	1.36	0.35				
25.50	3.78	1.43	0.25				
26.00	3.86	1.49	0.21				
26.50	3.93	1.55	0.18				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 3.49" for 50-Year event
Inflow = 27.02 cfs @ 23.92 hrs, Volume= 2.622 af
Outflow = 20.27 cfs @ 24.03 hrs, Volume= 2.617 af, Atten= 25%, Lag= 6.7 min
Primary = 20.27 cfs @ 24.03 hrs, Volume= 2.617 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 916.03' @ 24.03 hrs Surf.Area= 0.178 ac Storage= 0.261 af (0.236 af above start)

Plug-Flow detention time= 29.3 min calculated for 2.592 af (99% of inflow)
Center-of-Mass det. time= 4.2 min (1,595.3 - 1,591.1)

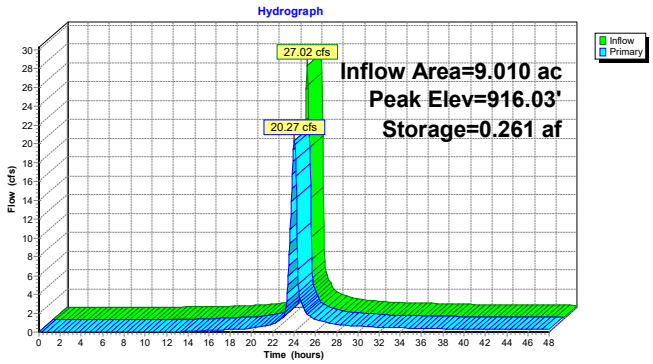
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=20.19 cfs @ 24.03 hrs HW=916.02' (Free Discharge)
↑**1=Culvert** (Passes 20.19 cfs of 25.03 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.07 cfs @ 6.74 fps)
↑**3=Orifice/Grate** (Orifice Controls 20.11 cfs @ 6.40 fps)
↑**4=Orifice/Grate** (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.01	0.012	914.12	0.01
10.00	0.03	0.012	914.13	0.01
11.00	0.05	0.014	914.14	0.02
12.00	0.07	0.017	914.18	0.02
13.00	0.09	0.022	914.22	0.02
14.00	0.11	0.027	914.27	0.09
15.00	0.13	0.028	914.28	0.12
16.00	0.15	0.028	914.28	0.15
17.00	0.21	0.029	914.29	0.20
18.00	0.27	0.030	914.30	0.26
19.00	0.31	0.031	914.31	0.31
20.00	0.42	0.032	914.32	0.40
21.00	0.59	0.034	914.34	0.57
22.00	0.90	0.037	914.37	0.86
23.00	**1.63**	0.043	914.43	1.55
24.00	**23.34**	**0.257**	**916.01**	**20.13**
25.00	2.12	**0.049**	**914.48**	**2.31**
26.00	1.32	0.042	914.41	1.37
27.00	1.00	0.039	914.38	1.04
28.00	0.79	0.037	914.36	0.81
29.00	0.70	0.036	914.35	0.71
30.00	0.63	0.035	914.35	0.64
31.00	0.56	0.034	914.34	0.57
32.00	0.49	0.033	914.33	0.50
33.00	0.45	0.033	914.33	0.46
34.00	0.43	0.032	914.32	0.43
35.00	0.40	0.032	914.32	0.41
36.00	0.38	0.032	914.32	0.38
37.00	0.35	0.031	914.31	0.36
38.00	0.33	0.031	914.31	0.33
39.00	0.30	0.031	914.31	0.31
40.00	0.28	0.030	914.30	0.28
41.00	0.27	0.030	914.30	0.27
42.00	0.26	0.030	914.30	0.26
43.00	0.26	0.030	914.30	0.26
44.00	0.25	0.030	914.30	0.25
45.00	0.25	0.030	914.30	0.25
46.00	0.24	0.030	914.30	0.24
47.00	0.24	0.030	914.30	0.24
48.00	0.23	0.030	914.29	0.23

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

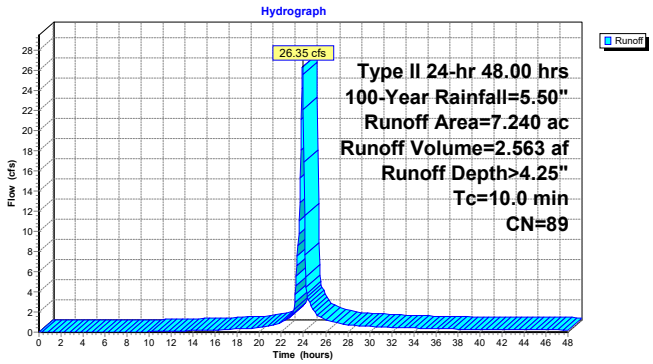
Runoff = 26.35 cfs @ 23.91 hrs, Volume= 2.563 af, Depth> 4.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 100-Year Rainfall=5.50"

	Area (ac)	CN	Description
*	4.400	98	impervious
*	2.840	74	pervious
	7.240	89	Weighted Average
	2.840		39.23% Pervious Area
	4.400		60.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)



Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	4.39	3.20	0.93
0.50	0.01	0.00	0.00	27.50	4.46	3.25	0.83
1.00	0.03	0.00	0.00	28.00	4.51	3.30	0.73
1.50	0.04	0.00	0.00	28.50	4.56	3.35	0.68
2.00	0.06	0.00	0.00	29.00	4.61	3.40	0.65
2.50	0.07	0.00	0.00	29.50	4.65	3.44	0.62
3.00	0.09	0.00	0.00	30.00	4.69	3.48	0.58
3.50	0.10	0.00	0.00	30.50	4.73	3.52	0.55
4.00	0.12	0.00	0.00	31.00	4.77	3.55	0.52
4.50	0.14	0.00	0.00	31.50	4.81	3.59	0.48
5.00	0.15	0.00	0.00	32.00	4.84	3.62	0.45
5.50	0.17	0.00	0.00	32.50	4.87	3.65	0.43
6.00	0.19	0.00	0.00	33.00	4.90	3.68	0.42
6.50	0.21	0.00	0.00	33.50	4.93	3.71	0.41
7.00	0.23	0.00	0.00	34.00	4.96	3.73	0.40
7.50	0.24	0.00	0.00	34.50	4.99	3.76	0.39
8.00	0.26	0.00	0.00	35.00	5.01	3.79	0.37
8.50	0.28	0.00	0.01	35.50	5.04	3.81	0.36
9.00	0.30	0.00	0.02	36.00	5.07	3.83	0.35
9.50	0.32	0.00	0.03	36.50	5.09	3.86	0.34
10.00	0.35	0.01	0.04	37.00	5.11	3.88	0.33
10.50	0.37	0.01	0.05	37.50	5.14	3.90	0.31
11.00	0.39	0.02	0.06	38.00	5.16	3.92	0.30
11.50	0.42	0.02	0.08	38.50	5.18	3.94	0.29
12.00	0.44	0.03	0.09	39.00	5.20	3.96	0.28
12.50	0.47	0.03	0.10	39.50	5.22	3.98	0.27
13.00	0.49	0.04	0.11	40.00	5.24	4.00	0.25
13.50	0.52	0.05	0.12	40.50	5.25	4.02	0.25
14.00	0.54	0.06	0.14	41.00	5.27	4.03	0.25
14.50	0.57	0.07	0.15	41.50	5.29	4.05	0.24
15.00	0.60	0.08	0.16	42.00	5.31	4.07	0.24
15.50	0.63	0.09	0.18	42.50	5.32	4.08	0.24
16.00	0.66	0.10	0.19	43.00	5.34	4.10	0.24
16.50	0.69	0.12	0.22	43.50	5.36	4.11	0.23
17.00	0.73	0.13	0.25	44.00	5.37	4.13	0.23
17.50	0.77	0.15	0.29	44.50	5.39	4.15	0.23
18.00	0.81	0.18	0.33	45.00	5.41	4.16	0.23
18.50	0.85	0.20	0.35	45.50	5.42	4.18	0.23
19.00	0.90	0.22	0.36	46.00	5.44	4.19	0.22
19.50	0.94	0.25	0.41	46.50	5.45	4.21	0.22
20.00	1.00	0.28	0.47	47.00	5.47	4.22	0.22
20.50	1.05	0.32	0.56	47.50	5.48	4.24	0.22
21.00	1.12	0.36	0.65	48.00	**5.50**	**4.25**	0.21
21.50	1.20	0.42	0.80				
22.00	1.29	0.48	0.97				
22.50	1.41	0.56	1.29				
23.00	1.56	0.67	1.71				
23.50	2.13	1.14	**8.66**				
24.00	3.65	2.49	**22.09**				
24.50	3.88	2.71	3.03				
25.00	4.04	2.86	1.97				
25.50	4.15	2.97	1.47				
26.00	4.25	3.05	1.23				
26.50	4.33	3.13	1.07				

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

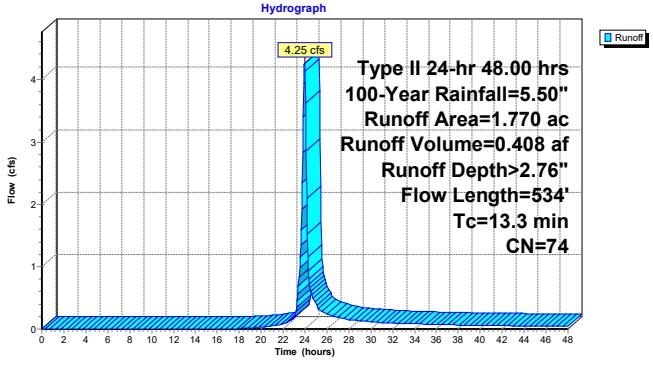
Runoff = 4.25 cfs @ 23.96 hrs, Volume= 0.408 af, Depth> 2.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs 100-Year Rainfall=5.50"

	Area (ac)	CN	Description
*	1.770	74	
	1.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**
0.3	276	0.0528	17.93	56.31	**Pipe Channel,** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
3.0	258	0.0091	1.43		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
13.3	534	Total			

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)



Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	27.00	4.39	1.89	0.19
0.50	0.01	0.00	0.00	27.50	4.46	1.94	0.17
1.00	0.03	0.00	0.00	28.00	4.51	1.98	0.15
1.50	0.04	0.00	0.00	28.50	4.56	2.02	0.14
2.00	0.06	0.00	0.00	29.00	4.61	2.05	0.13
2.50	0.07	0.00	0.00	29.50	4.65	2.09	0.12
3.00	0.09	0.00	0.00	30.00	4.69	2.12	0.12
3.50	0.10	0.00	0.00	30.50	4.73	2.15	0.11
4.00	0.12	0.00	0.00	31.00	4.77	2.18	0.10
4.50	0.14	0.00	0.00	31.50	4.81	2.21	0.10
5.00	0.15	0.00	0.00	32.00	4.84	2.24	0.09
5.50	0.17	0.00	0.00	32.50	4.87	2.26	0.09
6.00	0.19	0.00	0.00	33.00	4.90	2.29	0.09
6.50	0.21	0.00	0.00	33.50	4.93	2.31	0.08
7.00	0.23	0.00	0.00	34.00	4.96	2.33	0.08
7.50	0.24	0.00	0.00	34.50	4.99	2.35	0.08
8.00	0.26	0.00	0.00	35.00	5.01	2.38	0.08
8.50	0.28	0.00	0.00	35.50	5.04	2.40	0.07
9.00	0.30	0.00	0.00	36.00	5.07	2.42	0.07
9.50	0.32	0.00	0.00	36.50	5.09	2.44	0.07
10.00	0.35	0.00	0.00	37.00	5.11	2.45	0.07
10.50	0.37	0.00	0.00	37.50	5.14	2.47	0.06
11.00	0.39	0.00	0.00	38.00	5.16	2.49	0.06
11.50	0.42	0.00	0.00	38.50	5.18	2.51	0.06
12.00	0.44	0.00	0.00	39.00	5.20	2.52	0.06
12.50	0.47	0.00	0.00	39.50	5.22	2.54	0.06
13.00	0.49	0.00	0.00	40.00	5.24	2.55	0.05
13.50	0.52	0.00	0.00	40.50	5.25	2.57	0.05
14.00	0.54	0.00	0.00	41.00	5.27	2.58	0.05
14.50	0.57	0.00	0.00	41.50	5.29	2.60	0.05
15.00	0.60	0.00	0.00	42.00	5.31	2.61	0.05
15.50	0.63	0.00	0.00	42.50	5.32	2.62	0.05
16.00	0.66	0.00	0.00	43.00	5.34	2.64	0.05
16.50	0.69	0.00	0.00	43.50	5.36	2.65	0.05
17.00	0.73	0.00	0.00	44.00	5.37	2.67	0.05
17.50	0.77	0.00	0.00	44.50	5.39	2.68	0.05
18.00	0.81	0.00	0.01	45.00	5.41	2.69	0.05
18.50	0.85	0.01	0.01	45.50	5.42	2.71	0.05
19.00	0.90	0.01	0.01	46.00	5.44	2.72	0.05
19.50	0.94	0.02	0.02	46.50	5.45	2.73	0.05
20.00	1.00	0.02	0.03	47.00	5.47	2.74	0.05
20.50	1.05	0.03	0.03	47.50	5.48	2.76	0.05
21.00	1.12	0.04	0.05	48.00	**5.50**	**2.77**	0.04
21.50	1.20	0.06	0.06				
22.00	1.29	0.08	0.08				
22.50	1.41	0.12	0.12				
23.00	1.56	0.17	0.18				
23.50	2.13	0.41	**0.99**				
24.00	3.65	1.34	**4.14**				
24.50	3.88	1.51	0.62				
25.00	4.04	1.63	0.40				
25.50	4.15	1.71	0.29				
26.00	4.25	1.78	0.24				
26.50	4.33	1.84	0.21				

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 3.96" for 100-Year event
Inflow = 30.41 cfs @ 23.92 hrs, Volume= 2.971 af
Outflow = 21.85 cfs @ 24.04 hrs, Volume= 2.966 af, Atten= 28%, Lag= 7.2 min
Primary = 21.85 cfs @ 24.04 hrs, Volume= 2.966 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af
Peak Elev= 916.32' @ 24.04 hrs Surf.Area= 0.198 ac Storage= 0.316 af (0.291 af above start)

Plug-Flow detention time= 27.4 min calculated for 2.938 af (99% of inflow)
Center-of-Mass det. time= 4.9 min (1,589.5 - 1,584.5)

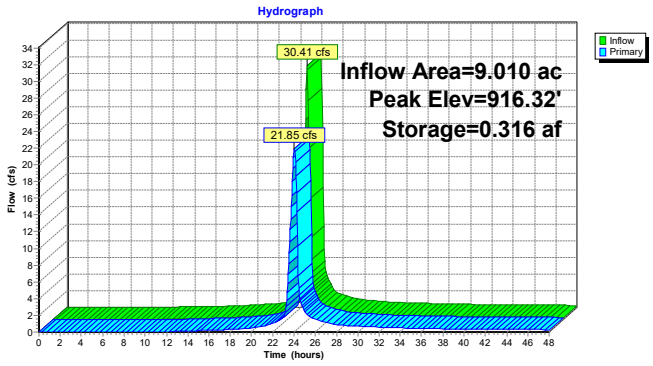
Volume	Invert	Avail.Storage	Storage Description
#1	914.00'	0.769 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
914.00	0.097	0.000	0.000
915.00	0.119	0.108	0.108
916.00	0.176	0.148	0.255
917.00	0.243	0.210	0.465
918.00	0.365	0.304	0.769

Device	Routing	Invert	Outlet Devices
#1	Primary	913.15'	**30.0" Round Culvert** L= 15.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	914.00'	**1.4" Vert. Orifice/Grate** C= 0.600
#3	Device 1	914.25'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	917.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=21.79 cfs @ 24.04 hrs HW=916.31' (Free Discharge)
↑**1=Culvert** (Passes 21.79 cfs of 28.00 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.08 cfs @ 7.23 fps)
3=Orifice/Grate (Orifice Controls 21.72 cfs @ 6.91 fps)
4=Orifice/Grate (Controls 0.00 cfs)

Pond 11P: Water Quality Pond



Hydrograph for Pond 11P: Water Quality Pond

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.025	914.25	0.02
1.00	0.00	0.023	914.23	0.02
2.00	0.00	0.021	914.22	0.02
3.00	0.00	0.020	914.20	0.02
4.00	0.00	0.018	914.18	0.02
5.00	0.00	0.017	914.17	0.02
6.00	0.00	0.015	914.16	0.02
7.00	0.00	0.014	914.14	0.01
8.00	0.00	0.013	914.13	0.01
9.00	0.02	0.013	914.13	0.01
10.00	0.04	0.014	914.15	0.02
11.00	0.06	0.018	914.18	0.02
12.00	0.09	0.022	914.22	0.02
13.00	0.11	0.027	914.27	0.09
14.00	0.14	0.028	914.28	0.13
15.00	0.16	0.028	914.28	0.16
16.00	0.19	0.029	914.29	0.18
17.00	0.25	0.030	914.30	0.24
18.00	0.33	0.031	914.31	0.32
19.00	0.38	0.032	914.31	0.37
20.00	0.50	0.033	914.33	0.48
21.00	0.70	0.035	914.35	0.67
22.00	1.05	0.038	914.38	1.01
23.00	**1.89**	0.045	914.44	1.79
24.00	**26.23**	**0.308**	**916.28**	**21.65**
25.00	2.37	**0.051**	**914.50**	**2.58**
26.00	1.48	0.043	914.42	1.53
27.00	1.12	0.040	914.39	1.16
28.00	0.88	0.038	914.37	0.91
29.00	0.78	0.036	914.36	0.79
30.00	0.70	0.036	914.35	0.71
31.00	0.62	0.035	914.34	0.63
32.00	0.54	0.034	914.34	0.55
33.00	0.51	0.033	914.33	0.51
34.00	0.48	0.033	914.33	0.48
35.00	0.45	0.033	914.33	0.45
36.00	0.42	0.032	914.32	0.43
37.00	0.39	0.032	914.32	0.40
38.00	0.36	0.032	914.31	0.37
39.00	0.34	0.031	914.31	0.34
40.00	0.31	0.031	914.31	0.31
41.00	0.30	0.030	914.30	0.30
42.00	0.29	0.030	914.30	0.29
43.00	0.29	0.030	914.30	0.29
44.00	0.28	0.030	914.30	0.28
45.00	0.28	0.030	914.30	0.28
46.00	0.27	0.030	914.30	0.27
47.00	0.26	0.030	914.30	0.26
48.00	0.26	0.030	914.30	0.26

Exhibit 3 – Proposed Tributary Map

Drawing name: K:\CLB_LSE\190081001_Larkspur_HuberHeights_GA\2 Design\CAD\Exhibits\Drainage\2020-1020-LocalTributMap.dwg Layout: Oct 13, 2021 3:10pm by: MattShiflett
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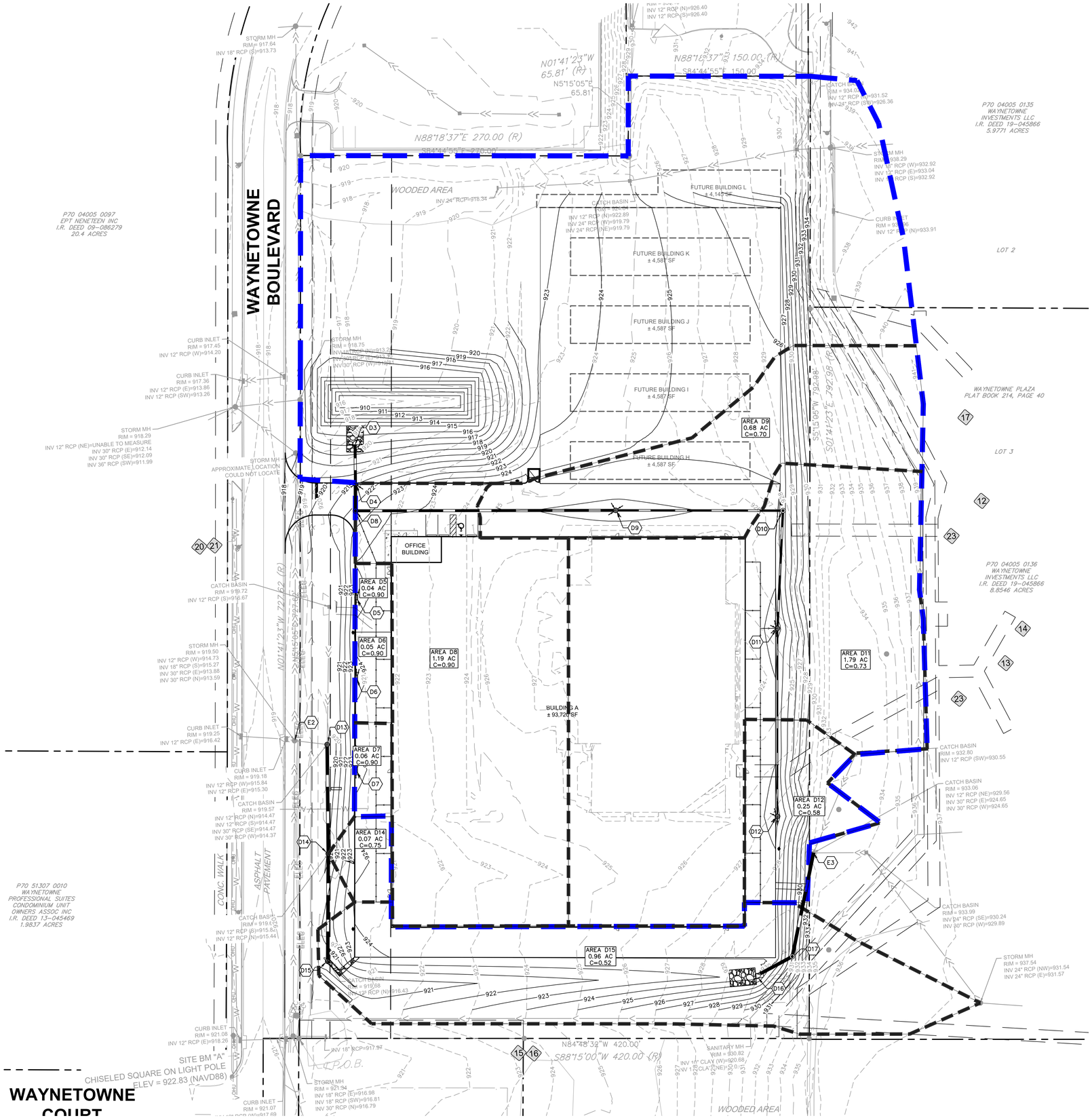


OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE
- PROPOSED CLOSED LID STORM STRUCTURE
- PROPOSED OPEN LID CURB STRUCTURE
- PROPOSED TRIBUTARY AREA BOUNDARY
- AREA TRIBUTARY TO STORMWATER MANAGEMENT AREA

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH ST., SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-456-0599
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IC
DRAWN BY: NAB
CHECKED BY: DDL

Larkspur Properties
REAL ESTATE PARTNERSHIP

PROPOSED TRIBUTARY MAP

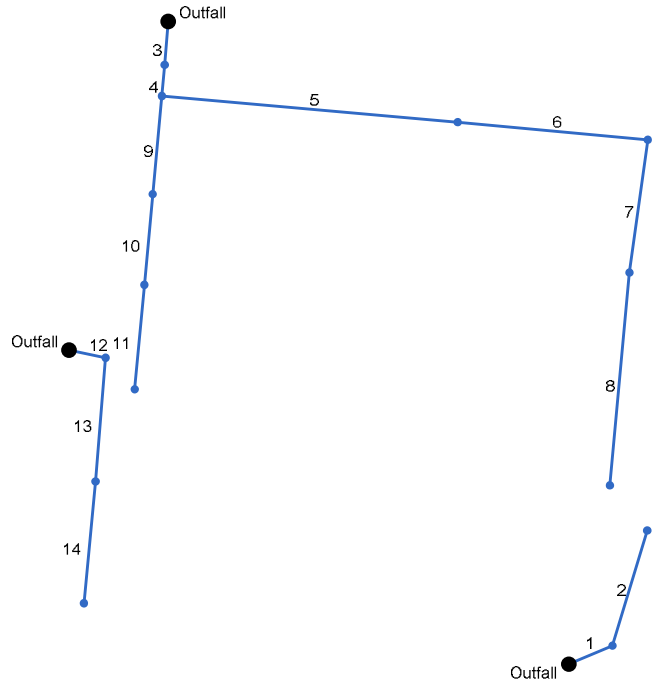
DETAILED DEVELOPMENT PLANS

7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

ORIGINAL ISSUE: 10/12/2021
KHA PROJECT NO. 190081001
SHEET NUMBER
EX-3

Exhibit 5 – Hydraflow Model

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



Project File: New.stm	Number of lines: 14	Date: 10/12/2021

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	34.250	0.00	0.00	0.00	0.00	0.00	0.0	0.2	0.0	47.30	48.61	10.13	30	1.20	923.20	923.61	925.46	925.87	926.08	929.08	D17 TO D16
2	1	87.180	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	47.30	48.53	10.13	30	1.19	923.61	924.65	925.87	926.91	929.08	933.06	E3 TO D17
3	End	31.594	0.00	4.06	0.00	0.00	3.13	0.0	16.3	4.5	14.02	20.45	6.23	24	0.70	916.74	916.96	918.09	918.31	919.07	924.82	D4 TO D3
4	3	22.674	1.19	4.06	0.90	1.07	3.13	10.0	16.2	4.5	14.05	20.58	6.24	24	0.71	916.96	917.12	918.31	918.47	924.82	922.22	D8 TO D4
5	4	214.460	0.68	2.72	0.70	0.48	1.93	10.0	13.4	4.9	9.43	17.31	4.77	24	0.50	917.12	918.19	918.47	919.29	922.22	923.60	D9 TO D8
6	5	137.927	0.00	2.04	0.00	0.00	1.45	0.0	12.9	5.0	7.23	8.05	5.15	18	0.50	918.69	919.38	919.80	920.49	923.60	925.53	D10 TO D9
7	6	97.155	1.79	2.04	0.73	1.31	1.45	10.0	12.5	5.0	7.32	8.00	4.20	18	0.49	919.38	919.86	920.90	921.26	925.53	923.35	D11 TO D10
8	7	154.942	0.25	0.25	0.58	0.15	0.15	10.0	10.0	5.5	0.80	2.74	2.01	12	0.50	920.36	921.14	921.31	921.51	923.35	923.55	D12 TO D11
9	4	71.425	0.04	0.15	0.90	0.04	0.14	10.0	14.9	4.7	0.63	3.23	2.68	12	0.70	918.12	918.62	918.47	918.95	922.22	923.72	D5 TO D8
10	9	65.999	0.05	0.11	0.90	0.05	0.10	10.0	13.3	4.9	0.49	3.22	2.37	12	0.70	918.62	919.08	918.95	919.37	923.72	923.77	D6 TO D5
11	10	76.001	0.06	0.06	0.90	0.05	0.05	10.0	10.0	5.5	0.30	3.22	1.92	12	0.70	919.08	919.61	919.37	919.83	923.77	923.77	D7 TO D6
12	End	27.041	0.66	1.69	0.50	0.33	0.88	10.0	10.3	5.5	52.11	59.81	10.96	30	1.81	913.88	914.37	916.20	916.69	919.50	920.00	D13 TO E2
13	12	89.878	0.07	1.03	0.75	0.05	0.55	10.0	10.1	5.5	50.33	37.20	10.25	30	0.70	914.37	915.00	916.87	918.02	920.00	919.62	D14 TO D13
14	13	88.687	0.96	0.96	0.52	0.50	0.50	10.0	10.0	5.5	50.05	37.15	10.20	30	0.70	915.00	915.62	918.27	919.40	919.62	919.68	D15 TO D14

Project File: New.stm

Number of lines: 14

Run Date: 10/12/2021

NOTES:Intensity = 102.00 / (Inlet time + 14.50) ^ 0.91; Return period =Yrs. 10 ; c = cir e = ellip b = box

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Larkspur Proposed Self Storage – Phase 1
Occupancy Address:	7650 Waynetowne Boulevard

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-223
MCBR ELE:		HHFD Box:	12
REVIEWER:	Susong	DATE:	11/5/2021

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

Review is for Phase I only, subject to compliance with the following. Additional requirements for structure may arise during permitting process:

Requirements Phase I: (Site Plan)

- **The turn radius appears to comply with Ohio Fire Code D103.3 and 503.2.4.**
- **The access road around property shall be marked as a fire lane, refer to Ohio Fire Code 503.3 and D103.6.**
- **Buildings that exceed 62,000 sq. ft. shall be provided with two separate and approved fire apparatus access roads. If building is sprinklered one access road is acceptable. Ohio Fire Code Appendix D104.2.**
- **If the building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. Huber Heights Codified Ordinance 1521.01. (It appears that due to the size of the building it will be required to be sprinklered. Ohio Building and Fire Code 903.2.9.)**
- **Hydrant spacing shall comply with Huber Heights Codified Ordinance 1521.06(c). (Spacing exceeds 300 feet on the south end of building.)**
- **If the property is to be fenced provisions for the Huber Heights Fire Division to obtain access shall be provided.**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

Memorandum

Staff Report for Meeting of November 09, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: November 4, 2021

Subject: ZC 21-43 (Major Change in the PC District and Basic and Detailed Development Plan – Larkspur)

Application dated October 15, 2021.

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: David Bernstein, Larkspur – Applicant
Larkspur Huber Heights, LLC - Owner

DEVELOPMENT NAME: Larkspur

ADDRESS/LOCATION: 7650 Waynetowne Boulevard

ZONING/ACREAGE: PC (Planned Commercial) / 7.234 acres

EXISTING LAND USE:

ZONING ADJACENT LAND:

REQUEST: The applicant requests approval of a Major Change to the Basic and Detailed Development Plan for a new Storage Facility.

ORIGINAL APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for a Storage Facility.

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

The proposal before Planning Commission calls for redevelopment of the property at 7650 Waynetowne Boulevard, currently occupied by Danbarry Cinema, to Larkspur for an Indoor Storage Facility.

STAFF ANALYSIS:

1171.09 - Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards, and regulations.

(Ord. 89-O-339, Passed 2-6-89)

1171.091 - Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the City. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as

guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

The site in question is the one that currently is occupied by a commercial structure. The applicant received approval of a Detailed Development Plan that would allow for the razing of the existing building and placing five new storage buildings with leasable space in Phase I. The current request is to build one large building in place of the previously approved five individual buildings.

Building Elevations:

The buildings are made up of pre-engineered metal, EIFS and brick. The building face that fronts along Waynetowne Boulevard are requested to be pre-engineering metal with brick at the water table. The previous approved buildings had all masonry materials along the face that fronts along Waynetowne Boulevard. Each unit will have roll up doors. The main office will have a glass storefront. The dumpster enclosure will be masonry with gates at the front.

Site Design and Engineering:

1176.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions" shall govern. In addition, the following development standards shall apply:

(a) *Minimum Land Area Requirement.*

(1) No minimum land area shall be required.

(b) *Site Planning.*

(1) All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

(2) The parking and loading facilities shall be a distance of at least 25 feet from the established right-of-way line, and the building(s) or the structure(s) at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat.

(Ord. 2006-O-1656, Passed 10-5-05)

The proposal calls for one curb cut to access the facility off of Waynetowne Boulevard. The current two curb cuts will be removed, and a new curb cut installed. The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. Paved drive aisles access each building with no dead-end drives. Fencing is proposed at the perimeter of the site with fencing abutting public right of way being a decorative metal fencing and coated chain ling for the remainder of the fencing which meets the approved PUD conditions. The exterior aisles are 30 feet and 25 feet to allow for emergency vehicle turning movements.

Utilities:

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through the existing detention basin onsite. The existing detention basin is being upgraded to meet current water quality and quantity detention requirements. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

Signage:

The ground sign shall have a maximum height of six feet from ground level, a maximum area of seventy-five square feet and base materials shall match the fronts of the buildings.

Landscaping:

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs, and grasses. The Landscaping Plan complies with the City Standards.

Planning Commission Decision Record

WHEREAS, on October 15, 2021, the applicant, Larkspur, requested approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7650 Waynetowne Boulevard, further identified as Parcel Number P70-04005-0100 on the Montgomery County Auditor's Tax Map (Zoning Case 21-43); and

WHEREAS, on November 09, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends approval of the request.

Ms. Vargo moved to recommend approval of the application submitted by the applicant, Larkspur, requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7650 Waynetowne Boulevard, further identified as Parcel Number P70-04005-0100 on the Montgomery County Auditor's Tax Map (Zoning Case 21-43), with the following conditions:

1. The approved Basic and Detailed Development Plan site plans shall be the plans stamped received by the City of Huber Heights Planning Department on October 15, 2021, except as modified herein.

2. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.

3. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.

4. The front building face along Waynetowne Boulevard shall be constructed of all masonry materials, except for the window walls and the north face shall have brick up to the water table elevation.

5. The ground sign shall have a maximum height of six feet from ground level and base materials shall match the fronts of the buildings.

6. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Mr. Jeffries, Ms. Opp, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to recommend approval 5-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
November 9, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

1. **BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).**

Mr. Falkowski stated we received word this afternoon that the applicant is requesting to pull this item off of the Agenda and withdraw their current application.

Action

Ms. Vargo moved to table the request by the applicant DARIN SCHMIDT, for the approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to table carried 5-0.

VII. New Business

1. **REZONING - The applicant, Parveen Wadhwa, is requesting approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42).**

   Mr. Falkowski stated that the applicant requests approval of a Rezoning and Basic Development Plan for the property at 6025 Taylorsville Road to Planned Commercial for a convenience store and laundromat.

   The above-described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

   The City's 2011 Comprehensive Plan Update shows this area as Mixed Density Residential, which allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas. This use would be a complement to mixed density residential as a neighborhood commercial space.

   The site currently has one residential building. The proposal is to raze the building and build a new 7200 s.f. building.

   Parking will be provided following Chapter 1185 of the City's Zoning Code and is called out to be 10 foot by 18-foot spaces.

   Storm water will be handled through storm sewers flowing into a proposed underground storm water management unit. This will follow all City drainage regulations.

   Water and Sanitary will connect to existing public systems.

   Traffic analysis was completed by the applicant and no major roadway improvements are recommended.
   The proposal calls for an all masonry building with a sloped roof.
   The applicant proposes a landscape buffer on all sides of the project.
   Proposed lighting shall follow Section 1181.21 of the City Zoning Code:
   Signage will follow Section 1189 of the City's Zoning Code.
   Recommendation to City Council.

   Mr. Jeffries asked if this changed to a different use, would come back Mr. Falkowski said only requested uses.

   Mr. Op asked about the drive thru and Mr. Falkowski said drive up window on west side.

   Patricia Buzza is against the rezoning issues were increased traffic, amount of children in the apartments, extremely dangerous, property values, please don't zone Commercial.

Adam Gill discussed the traffic study, met acceptable capacity levels.
Ms. Vargo asked hours of operation, he couldn't answer that.
Parveen Wadhwa said hours will be 7am to 11pm., convenient to neighborhood
Mr. Opp asked hours of laundry and Mr. Wadhwa said 8 to something.
Mr. Jeffries asked currently zoned, and Mr. Falkowski said R4 the whole thing.
Ms. Vargo asked how much laundry and how much convenience store. Mr. Wadhwa said 60 – 40%.

Action

Ms. Thomas moved to approve the request by the applicant PARVEEN WADHWA for approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42) in accordance with the recommendation of Staff's Memorandum dated November 4, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

This now goes to City Council.

2. **MINOR CHANGE - The applicant, MS Consultants, Inc., is requesting approval of a Minor Change for addition of new coolers, freezer, and dry storage room at property located at 5611 Merily Way (ZC 21-44).**

Mr. Falkowski stated that the applicant requests approval of a Minor Change for Addition of New coolers, freezer, and dry storage at rear of building.

The applicant wishes to place an addition to the rear of the building for coolers, freezers, and storage. There is no plan to expand any of the dining areas, so there are no increased parking requirements, but their plan is to remove eight spaces where the expansion is located. The restaurant expanded the parking lot above the required amount several years ago, so the decrease does not go below that standard code. The plan for the exterior of the building is to match the materials and colors of the existing stone, brick, and roofing.

Sean French talked about operational impact issue, hold more inventory, mimic landscaping, replace sidewalk, stain paint to match.

Action

Ms. Thomas moved to approve the request by the applicant, MS CONSULTSANTS, INC., for approval of a Minor change (ZC 21-44) in accordance with the recommendation of Staff's Memorandum dated November 4, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next step is to submit for the zoning certificate.

3. **MAJOR CHANGE - The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 7.234 acres for property located at 7650 Waynetowne Boulevard (ZC 21-43).**

Mr. Falkowski stated that the applicant requests approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for a Storage Facility.

The proposal before Planning Commission calls for redevelopment of the property at 7650 Waynetowne Boulevard, currently occupied by Danbarry Cinema, to Larkspur for an Indoor Storage Facility.

The site in question is the one that currently is occupied by a commercial structure. The applicant received approval of a Detailed Development Plan that would allow for the razing of the existing building and placing five new storage buildings with leasable space in Phase I. The current request is to build one large building in place of the previously approved five individual buildings.

The buildings are made up of pre-engineered metal, EIFS and brick. The building face that fronts along Waynetowne Boulevard are requested to be pre-engineering metal with brick at the water table. The previous approved buildings had all masonry materials along the face that fronts along Waynetowne Boulevard. Each unit will have roll up doors. The main office will have a glass storefront. The dumpster enclosure will be masonry with gates at the front.

The proposal calls for one curb cut to access the facility off of Waynetowne Boulevard. The current two curb cuts will be removed, and a new curb cut installed. The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. Paved drive aisles access each building with no dead-end drives. Fencing is proposed at the perimeter of the site with fencing abutting public right of way being a decorative metal fencing and coated chain ling for the remainder of the fencing which meets the approved PUD conditions. The exterior aisles are 30 feet and 25 feet to allow for emergency vehicle turning movements.

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through the existing detention basin onsite. The existing detention basin is being upgraded to meet current water quality and quantity detention requirements. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

The ground sign shall have a maximum height of six feet from ground level, a maximum area of seventy-five square feet and base materials shall match the fronts of the buildings.

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs, and grasses. The Landscaping Plan complies with the City Standards.

Mr. Jeffries asked about masonry materials along Waynetowne. Discussion on being more visible than before. Adding brick to the water table on north side.

David Bernstein spoke about functional and visible enhancement. Ms. Vargo asked about temperature controlled, Mr. Bernstein answered yes.

Action

Ms. Vargo moved to approve the request by the applicant, LARKSPUR, for an approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for property located at 7650 Waynetowne Boulevard further identified as Parcel P70 04005 0100 on the Montgomery County Auditor's tax map (ZC 21-43) and the Planning Commission Decision Record amended attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Next step is to go to City Council.

VIII. Additional Business

1. Pre-Application Conference – Residential Development – 22-acre Storck Property, Bellefontaine Road.
   Bob Krohngold discussed a potential project of 22 acres on east side of Bellefontaine across from The Oaks Development. It is for a residential development. Paired patio homes, will need a lift station to get sewer out, affordable, start building next year. Wembley and Hudson, controlled by HOA. Jennifer Gonzolaz talked about layout, size, market.

   All Planning Commissioners liked the product.

2. Mr. Falkowski talked about Union at Chambersburg Traffic Impact Study. Recommended the northern access point. Exiting access point that the bank uses now, the proposal and recommendation is that is full access, redone and widened. Northern access point recommending right in right out access point. Left hand turn lane on Old Troy Pike be extended to have more stacking.

IX. Approval of the Minutes

Without objection, the minutes of the October 26, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated next meeting is December 14, Major Change at 5840 Old Troy Pike for a proposed used car lot. Approval of next year meeting schedule.

Mr. Falkowski also stated this is his last Planning Commission meeting, Mr. Foster will be at next meeting.

XI. Upcoming Meetings

December 14, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:35 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A MAJOR CHANGE TO THE BASIC AND DETAILED DEVELOPMENT PLANS FOR THE PROPERTY LOCATED AT 7650 WAYNETOWNE BOULEVARD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 04005 0100 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-43).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-43 and on November 9, 2021, recommended approval by a vote of 5-0 of the Major Change to the Basic and Detailed Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Major Change to the Basic and Detailed Development Plan (Zoning Case 21-43) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The approved Basic and Detailed Development Plan site plans shall be the plans stamped received by the City of Huber Heights Planning Department on October 15, 2021, except as modified herein.
2. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.
3. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.
4. The front building face along Waynetowne Boulevard shall be constructed of all masonry materials, except for the window walls and the north face shall have brick up to the water table elevation.
5. The ground sign shall be a maximum height of six feet from ground level and bae materials shall match the fronts of the buildings.
6. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8070 **New Business N.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

CAP 5 Development, LLC - Development Agreement

Submitted By: Bryan Chodkowski

Department: Economic Development

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Authorizing The Execution Of A Development Agreement With CAP 5 Development, LLC. (first reading)

Purpose and Background

CAP 5 Development, LLC is an affiliate of DDC Management, LLC. The City has been in negotiation with DDC Management/CAP 5 Development regarding the terms of a development agreement for the construction of 283 single homes on Chambersburg Road. When complete, the project will create an estimated $63.6 million worth of taxable property and nearly 50 acres of public recreation space. This agreement provides the developer with a 15-year, 100% property tax abatement. In exchange for this benefit, the developer has agreed to allow that City to assess the City's portion of the 2025 Chambersburg Road Improvement Project ($1.35 M), $375,000 worth of recreational improvements, and the annual expenses of a full-time Public Works employee during the term of the abatement period.

Consideration of this project is before City Council now as ZC 21-35. If both the zoning and development agreement measures are approved by City Council on December 13, 2021; construction on this project could begin as early as the second quarter of 2022. This project is currently proposed as four phases to be constructed over a 5 year period.

This agreement was initially drafted by the City's bond counsel, Christoper Franzmann, and has been reviewed by City Attorney Gerald McDonald.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution
Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH CAP 5 DEVELOPMENT, LLC.

WHEREAS, the City and CAP 5 Development, LLC (the "Developer") plan to enter into a development agreement (the "Agreement"); and

WHEREAS, the Agreement provides for the development ~175 acres on the north side of Chambersburg Road abutting the City's western limit for the proposes of constructing 283 single-family homes with an anticipated market value of $63,675,000 (the "Project"); and

WHEREAS, the City and Developer have determined to enter in Agreement (Exhibit A attached hereto) to provide for the construction of the Project and associated development incentives including the provision of related real property tax exemptions; and

WHEREAS, to facilitate economic development within the City and the development of the Project, thereby improving the economic welfare of the people of the State of Ohio, City of Huber Heights, this Council finds that it is in the best interest of the City to provide for the execution and delivery of the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The Agreement by and between the City and Developer providing for the construction of the Project and the provision of development incentives including the provision of related real property tax exemption for the purposes of facilitating economic development within the City and the creation of new jobs and employment opportunities, thereby improving the economic welfare of the people of the State of Ohio, City of Huber Heights in the form attached as Exhibit A is hereby approved and authorized with changes therein not inconsistent with this Resolution and not substantially adverse to this City and which shall be approved by the City Manager. The City Manager, for and in the name of this City, is hereby authorized to execute the Agreement, provided further that the approval of changes thereto by that official, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof.

Section 2. The Council further hereby authorizes and directs the City Manager, Director of Finance, City Attorney, Clerk of Council, or other such appropriate offices of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

EXHIBIT A

DEVELOPMENT AGREEMENT

by and between

CITY OF HUBER HEIGHTS, OHIO

and

CAP 5 DEVELOPMENT, LLC

relating to

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

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dated as of

_____, 2021

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DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (this "*Agreement*") is made and entered into this _____ day of _____, 2021 (the "*Effective Date*") by and between the CITY OF HUBER HEIGHTS, OHIO (the "*City*"), a municipal corporation duly organized and validly existing under the Constitution and the laws of the State of Ohio (the "*State*") and its Charter and CAP 5 DEVELOPMENT, LLC, an Ohio limited liability company (the "*Developer*" and together with the City, the "*Parties*" and each of the Parties individually referred to herein as a "*Party*"), under the circumstances summarized in the following recitals (terms used but not defined in the Recitals shall have the meaning set forth in Section 1.2):

RECITALS

WHEREAS, the Developer intends to acquire certain real property within the City (which real property is depicted on **EXHIBIT A** which is attached hereto and such real property is collectively referred to herein as the "*Developer Property*") and the Developer proposes to construct, or cause to be constructed, thereupon 283 single-family residences (the "*Development Project*"); and

WHEREAS, the Developer has determined that certain Public Improvements will need to be constructed and certain real property tax incentives will need to be provided by the City to facilitate the construction of the Development Project; and

WHEREAS, to facilitate the construction of those Public Improvements, the Developer has agreed to execute and file with the City one or more petitions for special assessments which will request that the City to levy and collect special assessments for the purpose of paying the costs of certain Public Improvements, and specifically with respect to the Developer Public Improvements, remitting those special assessment receipts to the Developer for the purpose of reimbursing the Developer for the cost of those Developer Public Improvements which will be constructed by the Developer; and

WHEREAS, to facilitate the Development Project, the Developer has agreed to execute and file with the City a petition for special assessments which will request that the City to levy and collect special assessments for the purpose of paying the costs of improving the abutting streets and roads within the Developer Property by treating the surfaces thereof with substances designed to preserve it, lighting, sprinkling, sweeping, or cleaning thereof, or removing snow therefrom; and

WHEREAS, this City Council has heretofore adopted Resolution No. 89-R-731 on May 1, 1989 (the "*Original CRA # 3 Resolution*"), which was subsequently amended by the adoption of Resolution No. 2003-R-4060 on October 27, 2003 (together with the Original CRA # 3 Resolution, the "*CRA # 3 Resolution*"), declaring a certain area within the City, which area currently includes the Developer Property, to be a Community Reinvestment Area ("*CRA # 3*") within the meaning of the CRA Statute and provided that qualifying structures constructed within CRA # 3 would be eligible for a real property tax exemption of up to 100% for up to 15 years; and

WHEREAS, the City has determined that the construction of the Development Project is expected to result in the creation of housing for its residents; and

WHEREAS, the City has determined that in consideration for the Developer's agreement to construct or cause the construction of the Development Project and provide housing for the City's residents, the City will provide for certain tax incentives, will levy and collect special assessments for the purpose of paying the costs of certain Public Improvements, and will construct, or cause to be constructed, certain Public Improvements which will facilitate the construction of the Development Project; and

WHEREAS, the Parties have determined to enter into this Agreement to provide for the construction of the Development Project, the provision of certain tax incentives, the levy and collection of special assessments and the construction of certain related Public Improvements;

NOW, THEREFORE, in consideration of the premises and covenants contained herein, the Parties hereto agree and obligate themselves as follows:

(END OF RECITALS)

ARTICLE I

DEFINITIONS

Section 1.1 Use of Defined Terms. In addition to the words and terms defined elsewhere in this Agreement or by reference to another document, the words and terms set forth in Section 1.2 shall have the meanings set forth in Section 1.2 unless the context or use clearly indicates another meaning or intent.

Section 1.2 Definitions. As used herein:

"***Agreement***" means this Development Agreement, dated as of the Effective Date, by and between the City and the Developer.

"***Authorized City Representative***" means initially the City Manager of the City. The City may from time to time provide a written certificate to the Developer signed on behalf of the City by the City Manager designating an alternate or alternates who has the same authority, duties and powers as the initial Authorized City Representative.

"***Authorized Developer Representative***" means initially Aaron Matson, in the capacity as Principal for the Developer. The Developer may from time to time provide a written certificate to the City signed on behalf of the Developer by its President or General Counsel designating an alternate or alternates or a substitute who has the same authority, duties and powers as the initial Authorized Developer Representative.

"***Change Directive***" means such instrument executed and delivered pursuant to Section 5.4(g).

"***Change Order***" means such instrument executed and delivered pursuant to Section 5.4(f).

"***City***" means the City of Huber Heights, Ohio, an Ohio municipality.

"***City Attorney***" means the City Attorney of the City.

"***City Codified Ordinances***" means the Codified Ordinances of the City, as amended and supplemented from time to time.

"***City Council***" means the City Council of the City.

"***City Default***" shall have the meaning set forth in Section 7.2.

"***City Manager***" means the City Manager of the City.

"***City Public Improvements***" means, collectively, but not exclusively the construction of improvements to Chambersburg Road, including excavating, grading, paving, installing drainage, sanitary sewer main, a water line, street lighting, conduit, curbs and gutters, sidewalks, ADA compliant handicapped ramps, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary and related appurtenances thereto as

depicted on **EXHIBIT B-1,** which is attached hereto and incorporated herein by reference, and in the amount $1,325,000

"City Recreation Improvements" means, collectively but not exclusively (a) public park improvements as is depicted on **EXHIBIT B-2** which is attached hereto and incorporated herein by reference, and in the amount of $275,000; and (b) natural trailways as depicted on **EXHIBIT B-3,** which is attached hereto and incorporated herein by reference, and in the amount of $100,000.

"Common Element" means those lands and assets held in ownership by the Developer, or its successors, which collectively and equally benefit all successive owners of the Development Project and to which all successive owners shall have equal access to and ownership therein.

"***Completion Certificate***" has the meaning set forth in Section 5.4(c)(i).

"***Construction Documents***" means this Agreement and the Drawings and Specifications as such documents may be revised or supplemented from time to time with the approval of the Authorized City Representative and the Authorized Developer Representative, which Drawings and Specifications contain the detailed construction plans and specifications for the Developer Public Improvements and when completed, will be placed on file with the Authorized City Representative on behalf of the City.

"***Cost Certificate***" means the form of certificate substantially in a form as set forth in **EXHIBIT C** and which details all of the Cost of the Work incurred by the Developer in connection with the design and construction of the Developer Public Improvements and for which the Developer seeks reimbursement from certain special assessments received by the City.

"***Cost of the Municipal Services***" means, as the case may be, the actual costs of the improvement by the City of the abutting streets and roads and within the Developer Property by treating the surfaces thereof with substances designed to preserve it, lighting, sprinkling, sweeping, or cleaning thereof, or removing snow therefrom.

"***Cost of the Work***" means, as the case may be, the actual costs of the design and construction of the Developer Public Improvements, City Public Improvements, and/or the City Recreation Improvements . Cost of the Work may include construction labor and material costs, related permit and inspection fees, design and engineering fees as approved by the Engineer, site preparation costs, legal fees related to the review of project construction documents, and other costs necessary and appurtenant thereto, all as further described in the approved Construction Documents.

"***County***" means the County of Montgomery, Ohio.

"***County Auditor***" means the County Auditor of the County.

"***County Recorder***" means the County Recorder of the County.

"***CRA # 3 Resolution***" means, collectively, Resolution No. 89-R-731, adopted by City Council on May 1, 1989 and Resolution No. 2003-R-4060, adopted by City Council on October 27, 2003.

"***CRA Statute***" means, collectively, Sections 3735.65 through 3735.70 of the Ohio Revised Code, and those sections as each may hereafter be amended from time to time.

"***Developer***" means CAP 5 DEVELOPMENT, LLC, an Ohio limited liability company.

"***Developer Default***" shall have the meaning set forth in Section 7.1.

"***Developer Mortgage***" shall have the meaning set forth in Section 8.5.

"***Developer Mortgagee***" shall have the meaning set forth in Section 8.5.

"***Developer Public Improvements***" means, collectively, but not exclusively (a) the construction of those public improvements internal to the Developer Property and necessary to support the Development Project, including the excavating, grading and paving of roadways, streets, and alleys; installing drainage; sanitary sewer main; a water line; street lighting; conduit; curbs and gutters; sidewalks; ADA compliant handicapped ramps; signage; traffic pavement markings; street signs; landscaping; and acquiring interests in real estate, together with all necessary and related appurtenances thereto (which Developer Public Improvements are depicted on **EXHIBIT D** which is attached hereto and incorporated herein by reference).

"***Drawings and Specifications***" has the meaning set forth in Section 5.4(f).

"***Effective Date***" means the date as defined in the preamble of this Agreement.

"***Engineer***" means the City Engineer, or any architectural or engineering firm licensed to perform architectural and engineering services within the State of Ohio and appointed by the City with the consent of the Authorized Developer Representative, which consent may not be unreasonably withheld or delayed.

"***Engineer's Completion Certificate***" has the meaning set forth in Section 5.4(c)(ii).

"***Force Majeure***" has the meaning set forth in Section 7.5.

"***Notice Address***" means:

as to the City:	City of Huber Heights, Ohio 6131 Taylorsville Road Huber Heights, Ohio 45424 Attention: City Manager Telephone: (937) 233-1423 Email: _____
as to the Developer:	CAP 5 DEVELOPMENT, LLC 3601 Rigby Road, Suite 300 Miamisburg, Ohio 45342

Attention: Aaron Matson__
Telephone: (937) 401-3909
Email: matson@cesoinc.com

"Primary Developer" means the Developer, or such successor in interest to the Developer in respect of any portion of the Developer Property, who will be primarily responsible for completing any respective Development Project on the Developer Property. I will complete the definition in the agreement.

"***Public Improvements***" means, collectively, the Developer Public Improvements, City Public Improvements, and the City Recreation Improvements.

"***Special Assessment Account***" means the account to be created, maintained and used by the City in accordance with Section 5.4(s).

"***Special Assessment Payments - Developer***" means the special assessment payments received by the City in respect of the Special Assessment Petition filed with the City pursuant to Section 5.3(a).

"***Special Assessment Petition***" means the three respective petitions for special assessments and affidavit (two of which shall be substantially in the form attached hereto as **EXHIBIT E-1** and the third of which shall be substantially in the form attached hereto as **EXHIBIT E-2**, each of which are incorporated herein by reference) which shall be executed by the Developer and submitted to the City, all in accordance with Section 5.3.

"***State***" means the State of Ohio.

"***Work***" means, as the case may be, the design and construction of the Developer Public Improvements, City Public Improvements, and/or the City Recreation Improvements in accordance with this Agreement.

Section 1.3 Interpretation. Any reference in this Agreement to the City or to any officers of the City includes those entities or officials succeeding to their functions, duties or responsibilities pursuant to or by operation of law or lawfully performing their functions.

Any reference to a section or provision of the Constitution of the State, a section, provision or chapter of the Ohio Revised Code, or a section or provision of the City Codified Ordinances includes the section, provision or chapter as modified, revised, supplemented or superseded from time to time; *provided*, that no amendment, modification, revision, supplement or superseding section, provision or chapter will be applicable solely by reason of this paragraph if it constitutes in any way an impairment of the rights or obligations of the Parties under this Agreement.

Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "*hereof*", "*hereby*", "*herein*", "*hereto*", "*hereunder*" and similar terms refer to this Agreement; and the term "*hereafter*" means after, and the term "*heretofore*" means before, the date of this Agreement. Words of any gender include the

correlative words of the other gender, unless the sense indicates otherwise. References to articles, sections, subsections, clauses, exhibits or appendices in this Agreement, unless otherwise indicated, are references to articles, sections, subsections, clauses, exhibits or appendices of this Agreement.

Section 1.4 Conflicts between this Agreement and Other Construction Documents. Where there is a conflict between this Agreement and the Construction Documents, the conflict will be resolved by providing the better quality or greater quantity and compliance with the more stringent requirement. If an item is shown on the Drawings and Specifications but not specified, the Developer will provide the item of the same quality as similar items specified, as determined by the Engineer. If an item is specified but not shown on the Drawings and Specifications, it will be located as directed by the Engineer.

(END OF ARTICLE I)

ARTICLE II

GENERAL AGREEMENT AND TERM

Section 2.1 **General Agreement Among Parties**. For the reasons set forth in the Recitals hereto, which Recitals are incorporated herein by reference as a statement of the public purposes of this Agreement and the intended arrangements between the Parties, the Parties intend to and shall cooperate in the manner described herein to facilitate the design, financing, construction, acquisition and installation of the Development Project and the Public Improvements, the provision of related tax incentives and the levy and collection of the related special assessments.

Section 2.2 **No Agency Relationship**. The City and the Developer each acknowledge and agree that in fulfilling its obligations under this Agreement, the Developer acts as an independent contractor of the City and not as an agent of the City.

Section 2.3 **Term of Agreement**. This Agreement shall become effective as of the Effective Date and will continue until the Parties' respective obligations set forth herein have been fulfilled, unless earlier terminated in accordance with this Agreement.

(END OF ARTICLE II)

ARTICLE III

REPRESENTATIONS AND COVENANTS OF THE PARTIES

Section 3.1 Representations and Covenants of the City. The City represents and covenants that:

(a) It is a municipal corporation duly organized and validly existing under the Constitution and applicable laws of the State and its Charter.

(b) It is not in violation of or in conflict with any provisions of the laws of the State or of the United States of America applicable to it that would impair its ability to carry out its obligations contained in this Agreement.

(c) It is legally empowered to execute, deliver and perform this Agreement and to enter into and carry out the transactions contemplated by this Agreement. That execution, delivery and performance does not and will not violate or conflict with any provision of law applicable to it, including its Charter, and does not and will not conflict with or result in a default under any agreement or instrument to which it is a party or by which it is bound.

(d) This Agreement has, by proper action, been duly authorized, executed and delivered by it and all steps necessary to be taken by it have been taken to constitute this Agreement, and its covenants and agreements contemplated herein, as its valid and binding obligations, enforceable in accordance with their terms.

(e) There is no litigation pending or threatened against or by it wherein an unfavorable ruling or decision would materially adversely affect its ability to carry out its obligations under this Agreement.

(f) It will do all things in its power in order to maintain its existence or assure the assumption of its obligations under this Agreement by any successor public body.

(g) Ordinance No. 2021-O-_____ passed by City Council on _____, 2021, authorizing the execution and delivery of this Agreement, has been duly passed and is in full force and effect as of the Effective Date.

(h) For purposes of this Section 3.1, the term "*knowledge*" means the actual knowledge of the City Manager, without further investigation, as of the Effective Date.

Section 3.2 Representations and Covenants of the Developer. The Developer represents and covenants that:

(a) It is a for profit limited liability company duly organized and validly existing under the applicable laws of the State.

(b) It is not in violation of or in conflict with any provisions of the laws of the State or of the United States of America applicable to it that would impair its ability to carry out its obligations contained in this Agreement.

(c) It is legally empowered to execute, deliver and perform this Agreement and to enter into and carry out the transactions contemplated by this Agreement. That execution, delivery and performance does not and will not violate or conflict with any provision of law applicable to the Developer and does not and will not conflict with or result in a default under any agreement or instrument to which it is a party or by which it is bound.

(d) This Agreement has, by proper action, been duly authorized, executed and delivered by it and all steps necessary to be taken by it have been taken to constitute this Agreement, and its covenants and agreements contemplated herein, as its valid and binding obligations, enforceable in accordance with their terms.

(e) There is no litigation pending or threatened against or by it wherein an unfavorable ruling or decision would materially adversely affect its ability to carry out its obligations under this Agreement.

(f) It will do all things in its power in order to maintain its existence or assure the assumption of its obligations under this Agreement by any successor entity.

(g) It, each of its members, each spouse of its members, each child of its members, and each political action committee affiliated with the Developer complies with Ohio Revised Code Section 3517.13 limiting political contributions.

(h) For purposes of this Section 3.2, the term "*knowledge*" means the actual knowledge of Aaron Matson, in his capacity as Principal for the Developer, without a duty to investigate

(END OF ARTICLE III)

ARTICLE IV

DEVELOPMENT PROJECT

Section 4.1 **General**. The Developer agrees that it will proceed in good faith and with all reasonable dispatch to design, finance and construct, or cause to be designed, financed and constructed, the Development Project and to perform any and all of its duties and obligations relating to the Development Project in a manner consistent with this Agreement, subject to market conditions as they may exist from time to time during the term of this Agreement.

Section 4.2 **Scope and Timing of Development Project**. The Parties acknowledge and agree that the Development Project is expected to be completed in four (4) separate phases with the final phase being completed no later than five (5) years following the Effective Date. The Development Project will consist of 283 single-family residences with an anticipated average sales price of $225,000 per residence. The Developer anticipates that approximately 30 temporary jobs will be created in connection with the construction of the Development Project. The Developer also anticipates that the Development Project will have a market valuation (for purposes of real property taxation) of at least $63,675,000 upon completion of all four phases.

Section 4.3 **Donation of Real Property for Recreational Purposes**. T No later than December 31, 2022 the Developer agrees to donate to the City, which donation shall be evidenced by documentation which shall have been approved by the City, approximately thirty (30) acres of real property (which real property is depicted on **EXHIBIT F** which is attached hereto and such real property is referred to herein as the "*Recreational Property*"). Said donation shall occur on the earliest date mutually convenient to both the Developer and the City. The City agrees that subject to prior approval by City Council and the requisite appropriation of sufficient monies for the purpose, the City will invest approximately $375,000 to improve the Recreational Property in order that it may be a recreational amenity for residents of the City.

Section 4.4 **Submittal of Plans for Development Project**. In connection with each phase of the Development Project, the Developer shall prepare and submit a site plan, architectural renderings and related development plan(s) to the City, in such detail as is reasonably necessary for review and approval by appropriate City Boards or Commissions in accordance with the ordinary exercise of their respective rights and duties, all pursuant to and in accordance with the pertinent City Codified Ordinances. The City agrees that those reviews and approvals shall not be unreasonably conditioned, delayed or withheld.

Section 4.5 **Installation of Utilities and Roadways**. The Developer shall be responsible for the following with respect to the Development Project:

(a) Water. Except as otherwise provided herein, at no cost to the City, it shall be the obligation of the Developer to construct the water lines, hydrants, valves, irrigation systems and related appurtenances within the Development Project, which water lines, hydrants, valves, irrigation systems and related appurtenances shall be installed and inspected pursuant to plans and specifications approved by the City Engineer in accordance with the City's standard requirements.

(b) Sanitary Sewer. Except as otherwise provided herein, at no cost to the City, it shall be the obligation of the Developer to construct the sanitary sewer lines and related appurtenances within the Development Project, which sanitary sewer lines and related appurtenances shall be installed and inspected pursuant to plans and specifications approved by the City Engineer in accordance with the City's standard requirements.

(c) Storm Sewer. Except as otherwise provided herein, at no cost to the City, the Developer shall provide to the City storm sewer drainage easements, as necessary, and will dedicate a storm sewer collection system and related onsite and offsite regional detention and/or retention ponds to the City which will be designated on the detailed development plan(s) and plat(s) for the Development Project. The exact location and size of such storm sewer drainage easements and regional ponds shall be determined by the detailed development plan(s) and final plat(s) as approved by the City, consistent with the zoning thereof, as herein provided, engineering standards and all other applicable rules and regulations.

Specific to this Development Project, the City shall assume maintenance responsibilities for the underground storm sewer pipes while the Developer, or its successors, shall be responsible for the maintenance of all other components of the storm sewer collection system including related onsite and offsite regional detention and/or retention ponds to the City which will be designated on the detailed development plan(s) and plat(s) for the Development Project.

Developer shall provide in the projects recorded association documents a provision substantially as follows: "Notwithstanding anything contained in this Declaration to the contrary, the City of Huber Heights, Ohio in its sole discretion, shall have the right, but not the obligation, to maintain, repair and/or replace any of the Common Elements in need of maintenance, repair and or replacement, if the Association fails to do so. In the event the City of Huber Heights maintains, repairs and/or replaces a Common Element, the City shall have the right to levy a special assessment against the Association, or directly to each benefitting Lot Owner, for the actual costs incurred for the undertaking of such maintenance, repair and/or replacement. The Developer, and each Owner by acceptance of a deed or other instrument of conveyance for a Lot, expressly assents and consents to such special assessment by the City. The City and its employees and contractors shall have a perpetual right of entry for the purpose of maintenance, repair and replacement of such Common Elements described herein, as well as the right to maintain drainage areas and facilities, sump drains, and other facilities that are the responsibility of individual Owners in which case the City's special assessment shall be charged to the affected Lot as an individual assessment. The provision of this Section shall not be subject to any termination, amendment or modification without the written consent of the City of Huber Heights."

The Parties covenant and agree that all roadway, utility and other construction and development work undertaken by such Party (or a third party upon the direction of a Party) will be designed and performed in such a manner so as to not disrupt or otherwise interfere with any then existing storm sewer drainage systems (surface, field tile or other) on or off of the Developer Property.

(d) Roadways. Except as otherwise provided herein, all roads within the Development Project shall be constructed by the Developer as needed for its intended use of the Development Project. All public roads shall be constructed in accordance to the City standards as applicable to the type of road being constructed and all private roads shall be constructed in accordance with final development plans and permits approved by the City. All roads shall be reviewed, inspected and approved by the City.

(e) Cross Easements for Utility Services. The Parties agree among themselves to grant, without charge, reciprocal cross-easements or easements to public or private utilities, as appropriate, for construction of utilities described in this Section 4.5, or other public or private utilities to service the Developer Property; *provided, however*, that all easements shall be within or adjacent to the various proposed public roads or driveway rights-of-way, as set forth on the revised basic development plan(s) for the Development Project, except as may otherwise be reasonably necessary to assure utility services to all parts of the Developer Property. Easements for surface drainage shall follow established watercourses, unless otherwise agreed to by the affected Party. The Developer shall restore any easement areas to a condition that is reasonably satisfactory to the City promptly following any construction work by a private entity. The City shall restore any easement areas following any construction work by the City in accordance with the City Codified Ordinances.

(f) Dedication. All public utilities and public roadways (including related rights-of-way) installed and/or constructed within the Development Project (except certain of the storm sewer improvements referenced in Section 4.5(c) which may hereafter be identified by the City and the utility cross easements described in Section 4.5(e)) shall be dedicated (free and clear of any liens, encumbrances and restrictions except as may be permitted in writing by the City) to the City and recorded with the County Recorder at such time as is consistent with the City Codified Ordinances and the terms of this Agreement.

Section 4.6 Developer Obligations. The Developer shall be responsible for developing the Development Project in accordance with the detailed development plan(s), as may be modified from time to time, and as such plan(s) is approved by the City as hereinbefore provided. Except as otherwise provided in this Agreement, the Developer shall provide all funds necessary to design, finance and construct the Development Project.

Section 4.7 Permits. Prior to commencing construction of each phase of the Development Project, the Developer shall obtain all necessary permits from all levels of government having jurisdiction there over to allow the Developer to build and develop that phase of the Development Project consistent with the detailed development plan(s) for the Development Project. Standards for permit approval shall comply with all applicable standards (as may be set forth in City Codified Ordinances or elsewhere) at the time of zoning permit application or, in the case of the City administrative plan review requirements, at the time of application for those predevelopment permits.

Section 4.8 Fees, Charges and Taxes. The Developer shall, as and when customarily payable to the City on projects comparable to the Development Project, pay the then current standard fees in connection with any construction of the Development Project, which fees shall include, but not be limited to, fees for the provision of water, sanitary sewer and storm sewer

services, and which fees, the City agrees, will be determined in a manner consistent and uniform with the manner of fee determination on projects comparable to the Development Project. The Developer acknowledges and agrees that the City reserves the right to adjust the standard fees described in this Section 4.8 from time to time in a manner consistent and uniform with the manner of fee determination on projects comparable to the Development Project. The Developer shall also ensure that any other standard fees, sales and use taxes, if any, and license and inspection fees necessary for the completion of the Development Project shall be timely paid.

Section 4.9 Provision of City Services. The City agrees to provide to the Development Project all City services usually and customarily provided by the City, including but not limited to, fire and police protection and road maintenance; *provided however*, the City shall not be required to construct and install improvements related to the provision of those services except as otherwise provided herein.

Section 4.10 Insurance and Bonds. Insurance and bonds shall be provided by the Developer or its contractors and subcontractors during the course of development of the Development Project only if and as otherwise required by the City Codified Ordinances and other applicable development regulations.

Section 4.11 Compliance with Laws. In connection with the construction of the Development Project and in performing its obligations under this Agreement, the Developer agrees that it shall comply with, and require all of its employees, agents, contractors and consultants to comply with, all applicable federal, state, county, municipal (including City Codified Ordinances) and other governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of any court, board, agency, commission, office or other authority of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise) whether now or hereafter in existence affecting the Development Project or any part thereof, or the construction, use, alteration or operation thereof, or any part thereof, whether now or hereafter enacted and in force, and all permits, licenses and authorizations and regulations relating thereto, and all covenants, agreements, restrictions and encumbrances contained in any instruments, either of record or legally binding upon the Developer, at any time in force affecting the Development Project or any part thereof.

Section 4.12 Expeditious Completion of the Development Project. The Parties agree that the expeditious completion of the Development Project will benefit both Parties. To that end, the Parties agree to act in good faith and in a cooperative manner to complete the Development Project in accordance with the terms of this Agreement. The City also agrees to act in good faith and diligently review the various applications and other matters which must be approved by the City as compliant with applicable laws and regulations in connection with the Development Project; *provided, however*, the Developer acknowledges and agrees that the various approvals of the City relating to planning and zoning described in this Article IV shall not be effective until approved by the appropriate body as contemplated hereby. The Parties each agree that the City shall have no responsibility relative to the marketing or sale of the real property or improvements thereto within the Development Project.

(END OF ARTICLE IV)

ARTICLE V

PUBLIC IMPROVEMENTS

Section 5.1 **General**. The Parties agree that they will each proceed in good faith and with all reasonable dispatch to design, finance, construct and install the Public Improvements and perform any and all of its duties and obligations relating to the Public Improvements in a manner consistent with this Agreement.

Section 5.2 **Dedication of Right of Way and Grants of Easements**. Prior to commencement of construction of the Public Improvements, and to the extent not otherwise owned by the City, the Developer agrees to dedicate to the City (without cost to the City) such portion of the Developer Property as is necessary and reasonably determined by the City to be necessary to construct the Public Improvements. The Parties agree to cooperate in filing necessary plats to dedicate the street and utility areas affected for the Public Improvements contemplated by this Agreement. The dedicated title and rights-of-way shall be free from liens or encumbrances except existing easements of record and those other matters that are approved by the City in writing, which approval shall not be unreasonably withheld, conditioned or delayed. The Parties acknowledge that the preliminary title commitments may disclose certain utility easements that may be inconsistent with or require relocation in connection with the development contemplated by this Agreement. Each Party agrees to cooperate with the other as reasonably requested to remove or relocate the affected easements and the utility facilities located therein.

The Developer agrees to grant to the City such temporary construction easements over any applicable portion of the Developer Property as are reasonably necessary from time to time to enable the City to construct, or cause the construction of, the City Public Improvements or City Recreation Improvements, and shall execute and deliver to the City upon request from time to time temporary construction easements in forms satisfactory to the City. The City agrees to promptly terminate any such construction easement once the related portion of the City Public Improvements or City Recreation Improvements has been completed.

The City agrees to grant to the Developer such temporary construction easements over any portions of real property owned by the City or public rights-of-way as are reasonably necessary from time to time to enable the Developer to construct and complete the Development Project and/or the Developer Public Improvements, and shall execute and deliver to the Developer upon request from time to time temporary construction easements in forms satisfactory to the Developer. The Developer agrees to promptly terminate any such construction easement once the related portion of the Development Project and/or Developer Public Improvements has been completed.

Section 5.3 **Petitions for Special Assessments**.

(a) Assessments for Public Improvements. Within ninety (90) days of the Effective Date, the Developer will complete, sign and deliver to the City two Petitions for Special Assessments and Affidavit (each substantially in the form attached hereto as **EXHIBIT E-1)** and thereby request that the City take requisite steps to authorize the construction of the Developer Public Improvements, City Public Improvements, and the City Recreation Improvements and the levy and collection of special assessments against

the Developer Property which receipts from those special assessments will be used to reimburse the Developer for the Cost of the Work of those Developer Public Improvements and the City of the Cost of the Work of the City Public Improvements and City Recreation Improvements.

(b) Assessments for Municipal Services. Also within ninety (90) days of the Effective Date, the Developer will complete, sign and deliver to the City a Petition for Special Assessments and Affidavit (substantially in the form attached hereto as **EXHIBIT E-2)** and thereby request that the City take requisite steps to provide for the improvement of certain abutting streets and roads within the Developer Property, and the levy and collection of special assessments against the Developer Property which receipts from those special assessments will be used to pay the Cost of the Municipal Services.

(c) No Subordination of Assessment Liens. The Developer agrees that it will not, and it will prohibit any successor in interest to the Developer Property or any part thereof to, engage in any financing or any other transaction creating any mortgage or other encumbrance or lien upon the Developer Property or any portion thereof that will have priority over any lien resulting from the levy of special assessments in accordance with the Petitions and the Developer hereby represents and warrants to the City that no such mortgage or other encumbrance or lien exists as of the Effective Date. The Developer further agrees that if such lien or encumbrance shall exist at the time(s) such Petition(s) is filed with the City, the City shall have no obligation to accept such Petition(s) or to finance, construct or install the Public Improvements until such time as said lien or encumbrance is eliminated or subordinated to the special assessment lien.

Section 5.4 Developer Public Improvements.

(a) General. In consideration of the Developer's promise to construct the Developer Public Improvements, the City agrees, subject to Section 5.4(s), to reimburse or otherwise pay the Developer for the Cost of the Work in accordance with Section 5.4(s) and any other applicable provisions of this Agreement.

(b) Design, Construction and Payment of Cost of the Work of the Developer Public Improvements. The Developer will design, based on the Construction Documents, the Developer Public Improvements. The Developer will perform the Work and pay the Cost of the Work in accordance with this Agreement and the Construction Documents, and Developer will provide all necessary and inferable labor, materials, services and acts in connection with the design, construction and completion of the Developer Public Improvements, regardless of whether or not reflected in the Construction Documents. The Developer Public Improvements must be designed and built in a manner that is consistent with the requirements of the City Codified Ordinances. The Developer will finally complete construction of the Developer Public Improvements, including correction of deficiencies and other punchlist items, by _____, 202__, subject to Force Majeure.

The Developer will supervise, perform and direct the Work utilizing qualified personnel, and in accordance with the standards of care normally exercised by construction organizations performing similar work.

The Developer agrees that the Developer Public Improvements, including all rights-of-way and easements associated therewith, will be dedicated to the City for public use upon completion and acceptance as provided in Sections 5.4(c) and 5.4(d) and in accordance with all applicable City platting and dedication requirements.

(c) Completion of Developer Public Improvements. The Developer Public Improvements will be deemed completed upon fulfillment of the following conditions:

(i) Receipt of written notice (the "*Completion Certificate*") from the Authorized Developer Representative that the Developer Public Improvements are complete and ready for final acceptance by the City, which notice must (i) generally describe all property acquired or installed as part of the Developer Public Improvements; (ii) state the Cost of the Work, and (iii) state and constitute the Developer's representation that the construction of the Developer Public Improvements have been completed substantially in accordance with the Construction Documents, all costs then due and payable in connection therewith have been paid, there are no mechanics' liens, and all obligations, costs and expenses in connection with the Public Improvements have been paid or discharged; and

(ii) Receipt from the Engineer of a final Certificate of Completion (the "*Engineer's Completion Certificate*") stating that to the best of the Engineer's knowledge, information and belief, and on the basis of the Engineer's on site visits and inspections, that the Developer Public Improvements have been satisfactorily completed in accordance with the terms and conditions of the Construction Documents, including all punch list items, that the construction of the Developer Public Improvements have been accomplished in a manner that conforms to all then applicable governmental laws, rules and regulations; and that the Developer Public Improvements have been approved by the relevant public authorities.

(d) Acceptance of Developer Public Improvements. The City has no obligation to accept the Developer Public Improvements until:

(i) the Developer Public Improvements are satisfactorily completed in accordance with the Construction Documents, as evidenced by the Engineer's Completion Certificate, a letter of conditional acceptance issued by the City of Huber Heights Department of Engineering and properly dedicated as public rights-of-way and easements to the City;

(ii) the City receives the Completion Certificate, the Engineer's Completion Certificate and all documents and instruments to be delivered to the City pursuant to the Construction Documents;

(iii) the City has received evidence reasonably satisfactory to it that all liens on the Developer Public Improvements, including, but not limited to, tax liens then due and payable, the lien of any mortgage, and any mechanic's liens, have

been released, or, with respect to mechanic's liens, security therefor has been provided pursuant to Section 5.4(n); and

(iv) the Developer has provided the City "as constructed record drawings" consisting of reproducible record drawings showing significant changes in the Developer Public Improvements made during construction and containing such annotations as may be necessary for someone unfamiliar with the Developer Public Improvements to understand the changes that were made to the original Construction Documents.

The City agrees to accept the Developer Public Improvements and the rights-of-way allocable thereto upon satisfaction of the conditions listed in (i) though (iv) of the preceding sentence. The City acceptance of the Developer Public Improvements does not relieve the Developer of its responsibility for defects in material or workmanship as set forth in Section 5.4(p).

(e) Extensions of Time. If the Developer or the City is delayed in the commencement or progress of its obligations hereunder by a breach by the other Party of its obligations hereunder, or by Force Majeure, then the time for performance under this Agreement by the Party so delayed will be extended for such time as is commercially reasonable under the circumstances.

(f) Construction Documents. The Developer is causing to be prepared the working drawings, plans and specifications that are necessary to be prepared in connection with the Work (collectively, the "*Drawings and Specifications*"). The final version of the Drawings and Specifications shall be in a form that is satisfactory to the Authorized City Representative, and the Construction Documents shall be instruments of service through which the Work to be executed is described. The Developer may retain one record set of the Drawings and Specifications. The City shall own the copyrights on the Drawings and Specifications and will retain all common law, statutory and other reserved rights, in addition to the copyrights. All copies of the Drawings and Specifications, except the Developer's record set, must be returned or suitably accounted for to the City, on request, upon final completion of the Developer Public Improvements, and the copy thereof furnished to the Developer is for use solely with respect to the Developer Public Improvements. They are not to be used by the Developer on other projects without the specific written consent of the City. The Developer is authorized to use and reproduce applicable portions of the Drawings and Specifications appropriate to the execution of obligations with respect to the Developer Public Improvements and to facilitate its construction of the Developer Private Improvements; *provided, however*, that any reproduction and distribution of copies of the Drawings and Specifications by the Developer to the extent necessary to comply with official regulatory requirements or obligations of law will not be construed as an infringement of the copyrights or other reserved rights of the City with respect to the Drawings and Specifications. All copies made under this authorization must bear the statutory copyright notice, if any, shown on the Drawings and Specifications.

(g) Prevailing Wage. The City designates its Assistant City Engineer as the prevailing wage coordinator for the Developer Public Improvements (the "*Prevailing Wage Coordinator*"). The Developer acknowledges and agrees that the Developer Public Improvements are subject to the prevailing wage requirements of Chapter 4115 of the Ohio Revised Code and all wages paid to laborers and mechanics employed on the Developer Public Improvements must be paid at not less than the prevailing rates of wages of laborers and mechanics for the classes of work called for by the Developer Public Improvements in Montgomery County, Ohio, which wages must be determined in accordance with the requirements of that Chapter 4115. The Developer must comply, and the Developer must require compliance by all contractors and must require all contractors to require compliance by all subcontractors working on the Developer Public Improvements, with all applicable requirements of that Chapter 4115, including any necessary posting requirements. The Developer (and all contractors and subcontractors thereof) must cooperate with the Prevailing Wage Coordinator and respond to all reasonable requests by the Prevailing Wage Coordinator when the Prevailing Wage Coordinator is determining compliance by the Developer (and all contractors and subcontractors thereof) with the applicable requirements of that Chapter 4115.

The Prevailing Wage Coordinator will notify the Developer of the prevailing wage rates for the Developer Public Improvements. The Prevailing Wage Coordinator will notify the Developer of any change in prevailing wage rates within seven (7) working days of receiving notice of such change from the Director of the Ohio Department of Commerce. The Developer must immediately upon such notification (a) ensure that all contractors and subcontractors receive notification of any change in prevailing wage rates as required by that Chapter 4115; (b) make the necessary adjustment in the prevailing wage rates and pay any wage increase as required by that Chapter 4115; and (c) ensure that all contractors and subcontractors make the same necessary adjustments.

The Developer must, upon beginning performance of this Agreement, notify the Prevailing Wage Coordinator of the commencement of Work, supply to the Prevailing Wage Coordinator the schedule of the dates relating to construction of the Developer Public Improvements and for which the Developer (or any contractors or subcontractor thereof) is required to pay wages to employees. The Developer (and each contractor or subcontractor thereof) must also deliver to the Prevailing Wage Coordinator a certified copy of its payroll relating to laborers performing the Work within two (2) weeks after the initial pay date, and supplemental reports for each month thereafter and in connection with any Written Requisition exhibiting for each such employee paid any wages, the employee's name, current address, social security number, number of hours worked during each day of the pay periods covered and the total for each week, the employee's hourly rate of pay, the employee's job classification, fringe payments and deductions from the employee's wages; *provided, however*, that the Developer must submit such payroll reports weekly if construction of the Developer Public Improvements is contemplated to last less than four (4) calendar months. The certification of each payroll must be executed by the Developer (or contractor, subcontractor, or duly appointed agent thereof, if applicable) and recite that the payroll is correct and complete and that the wage rates shown are not less than those required by this Agreement and Chapter 4115 of the Ohio Revised Code.

The Developer must provide to the Prevailing Wage Coordinator a list of names, addresses and telephone numbers for any contractors or subcontractors performing any Work on the Developer Public Improvements within a reasonable amount of time after they become available, and the name and address of the bonding/surety company and the statutory agent (if applicable) for those contractors or subcontractors. The Developer may not contract with any contractor or subcontractor listed with the Ohio Secretary of State for violations of Chapter 4115 of the Ohio Revised Code pursuant to Section 4115.133 of the Ohio Revised Code.

Prior to payment pursuant to Section 5.4(s), the Developer (and any contractor or subcontractor thereof) must submit to the Prevailing Wage Coordinator the affidavit required by Section 4115.07 of the Ohio Revised Code.

(h) Traffic Control Requirements. The Developer is responsible for ensuring the provision, through contractors or otherwise, of all traffic control devices, flaggers and police officers required to properly and safely maintain traffic during the construction of the Developer Public Improvements. All traffic control devices must be furnished, erected, maintained and removed in accordance with the Ohio Department of Transportation's "Ohio Manual of Uniform Traffic Control Devices" related to construction operations.

(i) Equal Opportunity Clause. The Developer must, in all solicitations or advertisements for employees placed by or on behalf of the Developer, state that the Developer is an equal opportunity employer. The Developer will require all contractors and will require all contractors' subcontractors to include in each contract a summary of this equal opportunity clause.

(j) Insurance Requirements. The Developer must furnish proof to the City at the time of commencing construction of the Developer Public Improvements of comprehensive general liability insurance naming the City and its authorized agents as an additional insured. The minimum limits of liability for the required insurance policies may not be less than the following unless a greater amount is required by law:

(i) Commercial General Liability ("*CGL*"): Bodily injury (including death) and property damage with a combined single limit of $1,000,000 each occurrence, with a $2,000,000 aggregate; $100,000 for damage to rented premises (each occurrence); and $1,000,000 for personal and advertising injury. CGL must include (A) premises-operations, (B) explosion and collapse hazard, (C) underground hazard, (D) independent contractors' protective, (E) broad form property damage, including completed operations, (F) contractual liability, (G) products and completed operations, with $2,000,000 aggregate and to be maintained for a minimum period of one (1) year after acceptance of the Public Improvements pursuant to Section 2.4, (viii) personal injury with employment exclusion deleted, and (H) stopgap liability for $100,000 limit. The general aggregate must be endorsed to provide that it applies to the Work only.

(ii) Automobile liability: covering all owned, non-owned, and hired vehicles used in connection with the Work: Bodily injury (including death) and

property damage with a combined single limit of $1,000,000 per person and $1,000,000 each occurrence.

(iii) Umbrella Policy: Such policies must be supplemented by an umbrella policy, also written on an occurrence basis, to provide additional protection to provide coverage in the total amount of $5,000,000 for each occurrence and $5,000,000 aggregate. The Developer's insurance is primary to any insurance maintained by the City.

(iv) Endorsements: The Developer must obtain an additional named insurance endorsement for the CGL and automobile liability coverage with the following named insureds for covered claims arising out of the performance of the Work under the Construction Documents:

(1) City of Huber Heights, Ohio,

(2) Huber Heights City Council members, executive officers and employees,

(3) Engineer and its employees,

(4) the Developer, to the extent that any construction activities are being staged or undertaken on real property owned by the Developer.

(v) Insurance policies must be written on an occurrence basis only.

(vi) Products and completed operations coverage will commence with the certification of the acceptance of the Developer Public Improvements pursuant to Section 5.4(d) and will extend for not less than two (2) years beyond that date.

(vii) The Developer must require all contractors and subcontractors to provide workers' compensation, CGL, and automobile liability insurance with the same minimum limits specified herein, unless the City agrees to a lesser amount.

(viii) If the Work includes environmentally sensitive, hazardous types of activities (such as demolition, exterior insulation finish systems, asbestos abatement, storage-tank removal, or similar activities), or involves hazardous materials, the Developer shall maintain a pollution liability policy with (A) a per-claim limit of not less than $1,000,000 and (B) an annual-aggregate limit of not less than $1,000,000, covering the acts, errors and/or omissions of the Developer for damages (including from mold) sustained by the City by reason of the Developer's performance of the Work. The policy shall have an effective date, which is on or before the date on which the Developer first started to perform any Work-related services. Upon submission of the associated certificate of insurance and at each policy renewal, the Developer shall advise the City in writing of any actual or alleged claims which may erode the policy's limits.

(ix) If the Work includes professional design services, Professional liability insurance from the Developer's design professional without design-build exclusions with limits not less than $1,000,000 per claim and $2,000,000 annual aggregate. The professional liability policy shall have an effective date which is on or before the date on which the Developer first started to provide any Work-related services. Upon submission of the associated certificate of insurance and at each policy renewal, the Developer shall advise the City in writing of any actual or alleged claims which may erode the professional liability policy's limits. The Developer's consultants and subcontractors shall similarly maintain such coverage as required by this Subsection, and the Developer and each of its consultants and subcontractors shall maintain the professional liability insurance in effect for no less than five (5) years after the earlier of the termination the Contract or final completion of all Work.

(x) the Developer shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Work is located, property insurance on an "all-risk" or equivalent policy form, including builder's risk, in the amount of the initial Cost of the Work, plus the value of subsequent modifications and cost of materials supplied and installed by others, comprising total value for the entire Work at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance until no person or entity other than the City has an insurable interest in the property required by this Section to be covered, whichever is later. This insurance shall include interests of the City, the Developer and subcontractors of any tier. The Developer shall provide a copy of a certificate of insurance, upon request, to the City evidencing such coverage before an exposure to loss may occur. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least thirty (30) days' prior written notice has been given to the Developer and City.

Each policy of insurance and respective certificate of insurance must expressly provide that no less than ten (10) days prior written notice be given to City in the event of cancellation, non-renewal, expiration or material alteration of the coverage contained in such policy.

(k) City Income Tax Withholdings. The Developer will withhold and pay, will require all contractors to withhold and pay, and will require all contractors to require all subcontractors to withhold and pay, all City income taxes due or payable with respect to wages, salaries, commissions and any other income subject to the provisions of Chapter 192 of the City Codified Ordinances.

(l) Sales Taxes. The Parties intend that building and construction materials incorporated into the Developer Public Improvements be exempt from state and local sales taxes. The City will cooperate with the Developer to provide sales tax exemption certificates to contractors in order to exempt those materials.

(m) Compliance with Occupational Health and Safety Act of 1970. The Developer and all contractors and subcontractors are solely responsible for their respective compliance with the Occupational Safety and Health Act of 1970 under this Agreement.

(n) Provisions of Security for Mechanics' Liens. To the extent any materialman, contractor, or subcontractor files and records a mechanic's lien against the Developer Public Improvements, the Developer will, or will require the appropriate contractor to, provide any security required by Chapter 1311 of the Ohio Revised Code to cause that mechanic's lien to be released of record with respect to the Developer Public Improvements. Developer shall prepare and file with the County Recorder, with the assistance of the City, a notice of commencement meeting the requirements of Chapter 1311 of the Ohio Revised Code.

(o) Security for Performance. The Developer will furnish prior to commencement of construction of the Developer Public Improvements a performance and payment bond that names the City as obligee in the form provided by Section 153.57 of the Ohio Revised Code.

Any bond must be executed by sureties that are licensed to conduct business in the State as evidenced by a Certificate of Compliance issued by the Ohio Department of Insurance. All bonds signed by an agent must be accompanied by a power of attorney of the agent signing for the surety. If the surety of any bond so furnished by a contractor declares bankruptcy, become insolvent or its right to do business is terminated in Ohio, the Developer, within five (5) days thereafter, will substitute another bond and surety or cause the contractor to substitute another bond and surety, both of which is acceptable to the City and the Developer. The Developer must provide to the City prior to commencement of any Work by any contractor a copy the security for performance provided by the Developer or contractor pursuant to this Section.

(p) Further Developer Guarantees Relating to the Developer Public Improvements. The Developer guarantees that it will cause to be exercised in the performance of the Work the standard of care normally exercised by well-qualified engineering and construction organizations engaged in performing comparable services in the greater Dayton, Ohio area. The Developer further warrants that the Work and any materials and equipment incorporated into the Work will be free from defects, including defects in the workmanship or materials (without regard to the standard of care exercised in its performance) for a period of one (1) year (two (2) years for existing storm sewer improvements dedicated to the City) after final written acceptance of the Work by City. The guarantee provided in this Section is in addition to, and not in limitation of, any other guarantee, warranty or remedy provided by law, a manufacturer or the Construction Documents.

If defective Work becomes apparent within the warranty or guarantee period, the City will promptly notify the Developer in writing and provide a copy of said notice to the Engineer. Within ten (10) days of receipt of said notice, the Developer will visit the site of the Work in the company of one or more representatives of the City to determine the extent of the defective work. The Developer will, within a reasonable time frame, repair

or replace (or cause to be repaired or replaced) the defective Work, including all adjacent Work damaged as a result of such defective Work or as a result of remedying the defective Work. If the defective Work is considered by the City to be an emergency, the City may require the Developer to visit the site of the Work within one day of receipt of said notice. The Developer is fully responsible for the cost of temporary materials, facilities, utilities or equipment required during the repair or replacement of the defective Work.

If the Developer does not repair or replace defective Work within a reasonable timeframe, the City may repair or replace such defective Work and charge the cost thereof to the Developer or the Developer's surety. Work that is repaired or replaced by the Developer is subject to inspection and acceptance by the Engineer and City and must be guaranteed by the Developer for one (1) year from the date of acceptance of the corrective work by the City.

(q) Developer Representation as to Personal Property Taxes. The Developer represents that at the time of the execution of this Agreement, it is not charged with any delinquent personal property taxes on the general tax list of personal property of the County. Further, the Developer will require all contractors to execute an affidavit in the form set forth on **EXHIBIT G** (which is attached hereto and incorporated herein by reference), a copy of which certificate must be delivered to the Authorized City Representative prior to the commencement of any Work by that contractor or subcontractor.

(r) Indemnity.

(i) The Developer releases the City and each officer, official and employee thereof (collectively, the "*Indemnified Parties*" and each an "*Indemnified Party*") from, agrees that the Indemnified Parties are not liable for, and indemnifies each Indemnified Party against, all liabilities, obligations, damages, costs and expenses (including without limitation, reasonable attorneys' fees) asserted against, imposed upon or incurred by an Indemnified Party (collectively, the "*Liabilities*" and each a "*Liability*"), other than any Excluded Liability as hereinafter defined, arising out of, in connection with or resulting from the execution and delivery of this Agreement, the consummation of the transactions provided for herein and contemplated hereby, liens of subcontractors and suppliers of any tier, and all activities undertaken by the Developer or the City pursuant to this Agreement in furtherance of the development of the Private Improvements or the Public Improvements.

"*Excluded Liability*" means each Liability to the extent it is attributable to (A) the gross negligence or willful misconduct of any Indemnified Party, or (B) the failure of the City to comply with any of its obligations under this Agreement. Excluded Liabilities include, without limitation, any Liabilities settled without the Developer's consent and any Liability to the extent that the Developer's ability to defend that Liability is prejudiced materially by the failure of an Indemnified Party to give timely written notice to the Developer of the assertion of that Liability.

(ii) Upon notice of the assertion of any Liability, the Indemnified Party must give prompt written notice of the same to the Developer.

(iii) Upon receipt of written notice of the assertion of a Liability, the Developer has the duty to assume, and must assume, the defense thereof, with full power and authority to litigate, compromise or settle the same in its sole discretion; provided that the Indemnified Party has the right to approve any obligations imposed upon it by compromise or settlement of any Liability or in which it otherwise has a material interest.

(iv) At its own expense, an Indemnified Party may employ separate counsel and participate in the defense of any Liability; *provided*, *however*, if it is ethically inappropriate for one firm to represent the interests of the Developer and the Indemnified Party, the Developer must pay the reasonable legal expenses of the Indemnified Party in connection with its retention of separate counsel. The Developer is not liable for any settlement of any Liability effected without its written consent, but if settled with the written consent of the Developer, or if there is a final judgment for the plaintiff in an action, the Developer agrees to indemnify and hold harmless the Indemnified Party except only to the extent of any Excluded Liability.

(v) This subsection (r) survives the termination of this Agreement.

(s) Reimbursement of Cost of the Work from Special Assessment Payments.

(i) Creation and Maintenance of Special Assessment Account. The City will create and maintain the Special Assessment Account and deposit therein all Special Assessment Payments - Developer.

(ii) Eligible Cost of the Work to be Reimbursed. These reimbursable Cost of the Work related to the Developer Public Improvements include, but are not limited to: (A) the Developer's design costs (B) construction costs, (C) costs associated with any warranties for the Developer Public Improvements, (D) inspection and design review fees, and (E) permit fees. No later than ninety (90) days following acceptance by the City of the Developer Public Improvements as described herein, the Developer shall provide the Cost Certificate to the City.

(iii) Conditions Precedent to Reimbursement. The City's obligation to make payments to the Developer under this Section will commence when all of the following conditions have been satisfied for the Developer Public Improvements:

(A) The Requirements of Section 5.4(c) shall have been completed to the reasonable satisfaction of the City.

(B) The Requirements of Section 5.4(d) shall have been completed to the reasonable satisfaction of the City.

(C) The affidavit required by Section 4115.07 of the Ohio Revised Code and Section 5.4(g) shall have been submitted to the City.

(D) The Developer shall have provided the Cost Certificate in a reasonably satisfactory form to the City. The Cost Certificate shall be subject to audit by the City and approval by the City's Director of Finance as properly payable hereunder, which approval shall not be unreasonably withheld, conditioned or delayed. The Cost Certificate must be accompanied by unconditional lien waivers and releases from all subcontractors and suppliers.

(iv) No Submission During Event of Default. Developer may not submit or cause to be submitted to the City any Cost Certificate pursuant to this Section, and has no claim upon any money in the Special Assessment Account, so long as any Developer Default is continuing.

(v) Reimbursement Obligation. This Agreement evidences the City's obligation to reimburse the Developer an aggregate amount equal to the Cost Certificate as reviewed and approved by the City (collectively, the "*Reimbursement Obligation*"). The Reimbursement Obligation is a special obligation of the City, payable solely from and secured only by money deposited in the Special Assessment Account, and payable without the necessity of annual appropriation of money in the Fund for such payment.

The Reimbursement Obligation shall be only paid by the City from the Special Assessment Payments – Developer on deposit in the Special Assessment Account. Without limiting the availability of enforcement by mandamus of other obligations of the City under this Agreement, all of the obligations of the City under this Section are established as duties specifically enjoined by law and resulting from an office, trust or station upon the City within the meaning of Ohio Revised Code Section 2731.01, and are enforceable by mandamus.

No payment of the Reimbursement Obligation of the City under this Agreement shall constitute an indebtedness of the City within the provisions and limitations of the laws and the Constitution of the State of Ohio, and the Developer has no right to have taxes or excises levied by the City for the payment of the Reimbursement Obligation. In the event that upon receipt of the final Special Assessment Payments - Developer to be paid under the related Special Assessment Petition and after its deposit into the Special Assessment Account in accordance with the terms of this Agreement, if a balance remains on the Reimbursement Obligation, the failure to pay such balance shall not be an event of default of any kind under this Agreement and any payment obligation of the City of such balance shall be deemed forgiven by the Developer at that time.

Section 5.5 City Public Improvements.

(a) General. The City agrees that it will proceed in good faith to design, finance, construct and install the City Public Improvements in order that the portion of the City Public Improvements required for access to each phase of the Development Project will be open and available to the public on or before the date on which a certificate of occupancy is issued for that phase of the Development Project.

(b) Conditions to City Obligations. The City shall not be obligated to design, finance, construct or install the City Public Improvements until the following conditions shall have been satisfied:

(i) a Special Assessment Petition (in the form attached as **EXHIBIT E-1**) will have been filed by the Developer with the City and which Petition must request that the City construct the City Public Improvements and acknowledge and agree that the City Public Improvements will specifically benefit the Developer Property and that the Cost of the Work of the City Public Improvements will be specially assessed against the Developer Property in accordance with the Petition;

(ii) a Special Assessment Petition (in the form attached as **EXHIBIT E-2**) will have been filed by the Developer with the City and which Petition must request that the City take requisite steps to provide for the improvement of certain abutting streets and roads within the Developer Property, and acknowledge and agree that those improvements will specifically benefit the Developer Property and that the Cost of the Municipal Services will be specially assessed against the Developer Property in accordance with the Petition; and

(iii) the City shall have acquired sufficient interests in real property to construct or cause the construction of the City Public Improvements which City agrees to proceed with reasonable dispatch and in good faith to acquire such interests and the Developer agrees to proceed with reasonable dispatch and in good faith to convey such interests.

Section 5.6 Compliance with Laws. In connection with the construction of the Public Improvements and in performing its obligations under this Agreement, the Parties agree that they shall comply with, and require all of their employees, agents, contractors and consultants to comply with, all applicable federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of any court, board, agency, commission, office or other authority of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise) whether now or hereafter in existence affecting the Public Improvements or any part thereof, or the construction, use, alteration or operation thereof, or any part thereof, whether now or hereafter enacted and in force, and all permits, licenses and authorizations and regulations relating thereto, and all covenants, agreements, restrictions and encumbrances contained in any instruments, either of record or known to each Party, at any time in force affecting the Public Improvements or any part thereof.

(END OF ARTICLE V)

ARTICLE VI

COMMUNITY REINVESTMENT AREA

Section 6.1 **General**. The Parties acknowledge that the provision of real property tax exemptions in respect of the Developer Property will be important to facilitate the construction of the Development Project.

Section 6.2 **Community Reinvestment Area # 3**. The Parties agree that:

(a) In accordance with CRA # 3 Resolution, the City currently provides real property tax exemptions of up to 100% for up to 15 years for real property located within CRA # 3.

(b) The Developer agrees to cause the owner of the applicable portion of the Developer Property upon which a single-family residence has been constructed to file with the City, promptly following the issuance (which issuance will not be unreasonably conditioned, withheld or delayed) by the City of a certificate of occupancy for that structure, but in no event not later than ninety (90) days thereafter, a real property tax exemption application to the City in a form prescribed by the City.

The Developer acknowledges and agrees that failure to complete and timely submit such an application may form the basis for the City to disapprove the granting of a real property tax exemption in respect of a structure. The Parties acknowledge that the CRA Statute provides that the real property tax exemption only applies to the single-family residence to be constructed upon any respective portion of the Developer Property.

The City agrees that promptly following confirmation of an application filed in accordance with this Section 6.2(c), the City will approve a 100% - 15-year real property tax exemption in respect of the portion of the Developer Property upon which that single-family residence was constructed, all in accordance with CRA # 3 Resolution.

(END OF ARTICLE VI)

ARTICLE VII

EVENTS OF DEFAULT; REMEDIES

Section 7.1 **Developer Default**. Any one or more of the following shall constitute a Developer Default under this Agreement:

(a) Default by the Developer in the due and punctual performance or observance of any obligation under this Agreement and such default is not cured within thirty (30) days after written notice from the City, *provided* that if the default is of a non-monetary nature and cannot reasonably be cured within thirty (30) days, a Developer Default shall not be deemed to occur so long as the Developer commences to cure the default within the thirty (30) day period and diligently pursues the cure for completion within a reasonable time;

(b) Any representation or warranty made by the Developer in this Agreement is false or misleading in any material respect as of the time made;

(c) The filing by the Developer of a petition for the appointment of a receiver or a trustee with respect to it or any of its property;

(d) The making by the Developer of a general assignment for the benefit of creditors;

(e) The filing of a voluntary petition in bankruptcy or the entry of an order for relief pursuant to the federal bankruptcy laws, as the same may be amended from time to time, with the Developer as debtor; or

(f) The filing by the Developer of an insolvency proceeding with respect to such party or any proceeding with respect to such party for compromise, adjustment or other relief under the laws of any country or state relating to the relief of debtors.

Section 7.2 **City Default**. Any one or more of the following shall constitute a City Default under this Agreement:

(a) Default by the City in the due and punctual performance or observance of any obligation under this Agreement and such default is not cured within thirty days after written notice from the Developer, *provided* that if the default is of a non-monetary nature and cannot reasonably be cured within thirty days, a City Default shall not be deemed to occur so long as the City commences to cure the default within the thirty day period and diligently pursues the cure for completion within a reasonable time;

(b) Any representation or warranty made by the City in this Agreement is false or misleading in any material respect as of the time made; or

(c) The filing of a voluntary petition in bankruptcy or the entry of an order for relief pursuant to the federal bankruptcy laws, as the same may be amended from time to time, with the City as debtor.

Section 7.3 Remedies.

(a) In the event that the Developer shall create or suffer a Developer Default under this Agreement which remains uncured as aforesaid, or in the event that the City shall create or suffer a City Default under this Agreement which remains uncured as aforesaid, or in the event of any dispute arising out of or relating to this Agreement which does not necessarily rise to the level of a default hereunder, then absent facts or circumstances which compel a Party's pursuit of immediate injunctive or other equitable relief, the Parties agree to and shall first proceed as follows prior to pursuit of any other remedies hereunder, in equity or at law:

(i) the complaining Party shall notify the other Party of the dispute and/or claimed default, and thereafter the Parties shall undertake good faith discussions for the purpose of resolving the dispute and/or the issues giving rise to the claimed default.

(ii) If the dispute and/or the issues giving rise to the claimed default are not resolved by such good faith discussions within thirty (30) days after such notice is provided under foregoing clause (i), then, upon the request of either Party by written notice to the other Party, mediation shall be initiated through the use of a mutually-acceptable neutral mediator not affiliated with either of the Parties, and thereafter the Parties shall proceed in good faith with such mediation for the purpose of resolving the dispute and/or the issues giving rise to the claimed default. If the Parties are unable to agree upon a neutral mediator, then either Party may solicit the Administrative Judge of the Common Pleas Court of Montgomery County, Ohio to appoint the mediator. If the dispute and/or the issues giving rise to the claimed default are not resolved within thirty (30) days after the identification or appointment of the mediator, then the Parties may pursue their other remedies hereunder, in equity or at law. Each Party shall pay its own costs and one-half (1/2) of the mediator's fees and expenses in connection with any such mediation. The Developer acknowledges that before the Parties may proceed with mediation in accordance with this Section 7.3(a), City Council must first authorize and appropriate sufficient monies to pay the City's portion of the cost.

(b) In the event that the Developer shall create or suffer a Developer Default under this Agreement and the Parties are unable to resolve all issues arising out of such a Developer Default in accordance with the discussion and mediation provisions set forth in Section 7.3(a) above, then, in addition to any other rights or remedies available to the City hereunder, in equity or at law, the City, at its option, shall have the right to cancel and terminate this Agreement by written notice to the Developer.

(c) In the event that the City shall create or suffer a City Default under this Agreement and the Parties are unable to resolve all issues arising out of such a City Default in accordance with the discussion and mediation provisions set forth in Section 7.3(a) above, then, in addition to any other rights or remedies available to the Developer hereunder, in equity or at law, the Developer, at its option, shall have the right to cancel and terminate this Agreement by written notice to the City.

Section 7.4 Other Rights and Remedies; No Waiver by Delay. The Parties each have the further right to institute any actions or proceedings (including, without limitation, actions for specific performance, injunction or other equitable relief) as it may deem desirable for effectuating the purposes of, and its remedies under, this Agreement; *provided*, that any delay by any Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement will not operate as a waiver of those rights or to deprive it of or limit those rights in any way; nor will any waiver in fact made by either Party with respect to any specific default or breach by any other Party under this Agreement be considered or treated as a waiver of the rights of that Party with respect to any other defaults by the other Party or with respect to the particular default or breach except to the extent specifically waived in writing. It is the further intent of this provision that no Party should be constrained, so as to avoid the risk of being deprived of or limited in the exercise of any remedy provided in this Agreement because of concepts of waiver, laches, or otherwise, to exercise any remedy at a time when it may still hope otherwise to resolve the problems created by the default involved.

Section 7.5 Force Majeure. Except as otherwise provided herein, no Party will be considered in default in or breach of its obligations to be performed hereunder if delay in the performance of those obligations is due to unforeseeable causes beyond its control and without its fault or negligence, including but not limited to, acts of God, acts of terrorism or of the public enemy, acts or delays of the other party, fires, floods, unusually severe weather, epidemics, freight embargoes, unavailability of materials, strikes or delays of contractors, subcontractors or materialmen but not including lack of financing capacity; it being the purpose and intent of this paragraph that in the event of the occurrence of any such enforced delay, the time or times for performance of obligations shall be extended for the period of the enforced delay; *provided, however*, that the Party seeking the benefit of the provisions of this Section must, within a reasonable period following commencement of the enforced delay, notify the other Party in writing of the delay and of the cause of the delay and of the duration of the delay or, if a continuing delay and cause, the estimated duration of the delay, and if the delay is continuing on the date of notification, within thirty (30) days after the end of the delay, notify the other Parties in writing of the duration of the delay. Delays or failures to perform due to lack of funds shall not be deemed unforeseeable delays.

(END OF ARTICLE VII)

ARTICLE VIII

MISCELLANEOUS

Section 8.1 **Assignment**. This Agreement may not be assigned without the prior written consent of all non-assigning Parties.

Section 8.2 **Binding Effect**. The provisions of this Agreement are binding upon the successors or permitted assigns of the Parties, including successive successors and assigns. The Parties acknowledge that all matters subject to the approval of City Council will be approved or disapproved in City Council's sole discretion.

Section 8.3 **Captions and Headings**. The captions and headings in this Agreement are solely for convenience of reference and in no way define, limit or describe the scope of the intent of any article, section, subsection, clause, exhibit or appendix of this Agreement.

Section 8.4 **Day for Performance**. Wherever herein there is a day or time period established for performance and the day or the expiration of the time period is a Saturday, Sunday or legal holiday, then the time for performance will be automatically extended to the next business day.

Section 8.5 **Developer Mortgagee Rights**. The City hereby acknowledges that, from time to time during the development of the Development Projects, the Developer, including any Primary Developer, will obtain financing in connection with a respective portion of the Development Project which will be secured in whole or in part by assignments, pledges or mortgages of the Developer's interests (including any Primary Developer's interest as the case may be) in the Developer Property (each a "*Developer Mortgage*"). In connection therewith and subject to Section 5.3(c), the City agrees to and shall cooperate with the Developer to provide to the holder of any such Developer Mortgage (each a "*Developer Mortgagee*") such reasonable factual representations and/or consents regarding this Agreement and/or the Developer's rights hereunder as such Developer Mortgagee may request from time to time. By way of example, such reasonable factual representations and/or consents may take the form of: (a) estoppel certificates certifying that this Agreement is unmodified and in full force and effect (or if there have been modifications that it is in full force and effect as modified and stating the modifications), that neither the City nor the Developer is in default in the performance of any obligations under this Agreement (or specifying any such default of which the City has knowledge), and certifying as to other facts as reasonably requested by such Developer Mortgagee; and/or (b) consents to the collateral assignment of certain of the Developer's rights under or in respect of this Agreement. Any such requested assurance and/or consent shall be in a form reasonably approved by the City, and the City shall endeavor reasonably to respond to any such request in a prompt and timely manner. The Developer shall pay on behalf of the City any reasonable fees and expenses incurred by the City in connection with any request pursuant to this Section.

Section 8.6 **Document Submissions to the City**. Except as otherwise required by the City Codified Ordinances, any documents required to be submitted to the City pursuant to this Agreement shall be submitted to the City Manager or such other City department as may be directed by the City Manager.

Section 8.7 Entire Agreement. This Agreement, including the exhibits and the corollary agreements contemplated hereby, embodies the entire agreement and understanding of the Parties relating to the subject matter herein and therein and may not be amended, waived or discharged except in an instrument in writing executed by the Parties.

Section 8.8 Executed Counterparts. This Agreement may be executed in several counterparts, each of which will be deemed to constitute an original, but all of which together constitute but one and the same instrument. It is not necessary in proving this Agreement to produce or account for more than one of those counterparts.

Section 8.9 Extent of Covenants; Conflict of Interest; No Personal Liability. All covenants, obligations and agreements of the Parties contained in this Agreement are effective to the extent authorized and permitted by applicable law. No member, official or employee of the City shall have a personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement that affects his personal interest or the interests of any corporation, partnership or association in which he is, directly or indirectly, interested. No covenant, obligation or agreement may be deemed to be a covenant, obligation or agreement of any present or future member, officer, agent, director, member or employee of the City or the Developer, or its successors or permitted assigns, other than in his or her official capacity, and neither the members of the legislative body of the City nor any official executing this Agreement nor any present or future member, officer, agent, director or employee of the Developer, or its successors or permitted assigns, are liable personally under this Agreement or subject to any personal liability or accountability by reason of the execution hereof or by reason of the covenants, obligations or agreements of the City and the Developer contained in this Agreement.

Section 8.10 Governing Law. This Agreement is governed by and is to be construed in accordance with the laws of the State of Ohio or applicable federal law. All claims, counterclaims, disputes and other matters in question between the City, its agents and employees and the Developer, its employees and agents, arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within Montgomery County, Ohio.

Section 8.11 Limits on Liability. Notwithstanding any clause or provision of this Agreement to the contrary, in no event will the City or the Developer, or its successors or permitted assigns, be liable to each other for punitive, special, consequential or indirect damages of any type and regardless of whether those damages are claimed under contract, tort (including negligence and strict liability) or any other theory of law unless otherwise expressly agreed by the Party against which the damages could be assessed.

Section 8.12 No Third Party Beneficiary. Except relative to a permitted assignee pursuant to an assignment effected pursuant to Section 8.1, nothing expressed or mentioned in or to be implied from this Agreement is intended or shall be construed to give to any person other than the Parties, any legal or equitable right, remedy, power or claim under or with respect to this Agreement or any covenants, agreements, conditions and provisions contained herein. This Agreement and all of those covenants, agreements, conditions and provisions are intended to be, and are, for the sole and exclusive benefit of the Parties hereto, as provided herein. With the exception of the Parties and any assignee effected pursuant to Section 8.1, it is not intended that

any other person or entity shall have standing to enforce, or the right to seek enforcement by suit or otherwise of any provision of this Agreement whatsoever.

Section 8.13 Notices. Except as otherwise specifically set forth in this Agreement, all notices, demands, requests, consents or approvals given, required or permitted to be given hereunder must be in writing and will be deemed sufficiently given if actually received or if hand-delivered or sent by recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the recipient at the Notice Address, or to another address of which the recipient has previously notified the sender in writing, and the notice will be deemed received upon actual receipt, unless sent by certified mail, in which case the notice will be deemed to have been received when the return receipt is signed or refused. Any process, pleadings, notice or other papers served upon any Party must be sent by registered or certified mail at its Notice Address, or to another address or addresses as may be furnished by one party to the other.

Section 8.14 Recitals and Exhibits. The Parties acknowledge and agree that the facts and circumstances as described in the Recitals hereto and the information contained in the Exhibits hereto are an integral part of this Agreement and as such are incorporated herein by reference.

Section 8.15 Severability. If any provision of this Agreement, or any covenant, obligation or agreement contained herein is determined by a court to be invalid or unenforceable, that determination will not affect any other provision, covenant, obligation or agreement contained herein, each of which will be construed and enforced as if the invalid or unenforceable portion were not contained herein. If any provision, covenant, obligation or agreement contained herein is subject to more than one interpretation, a valid and enforceable interpretation is to be used to make this Agreement effective. That invalidity or unenforceability will not affect any valid and enforceable application, and each provision, covenant, obligation or agreement will be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

Section 8.16 Survival of Representations and Warranties. All representations and warranties of the Parties in this Agreement shall survive the execution and delivery of this Agreement.

(END OF ARTICLE VIII – SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first written above.

CITY OF HUBER HEIGHTS, OHIO

By:_____

Printed: Scott Falkowski

Title: Interim City Manager

Approved as to Form and Correctness:

By: _____

Printed: Gerald L. McDonald

Title: City Attorney

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first written above.

CAP 5 DEVELOPMENT, LLC AN OHIO LIMITED LIABILITY COMPANY

By:_____

Printed: _____

Title: _____

FISCAL OFFICER'S CERTIFICATE

The undersigned, Director of Finance of the City of Huber Heights, Ohio under the foregoing Agreement, certifies hereby that the moneys required to meet the obligations of the City during the year 2021 under the foregoing Agreement have been appropriated lawfully for that purpose, and are in the Treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Dated: _____, 2021

_____

James A. Bell
Director of Finance
City of Huber Heights, Ohio

EXHIBIT A

DEPICTION OF DEVELOPER PROPERTY

4633 Chambersburg Road
Huber Heights, Ohio 45424

P70 04008 0004

P70 04008 0006

EXHIBIT B - 1

DEPICTION OF CITY PUBLIC IMPROVEMENTS

This portion of roadway improvements starts at Old Troy Pike and goes west to the City's Corporation line for a total length of 5,800 feet and will be completed in one phase. The speed limit on this section of Chambersburg Road is 35 mph. The pavement width will be 39.5' wide and the roadway will include an eight foot (8') wide concrete sidewalk on the north side. The roadway and the sidewalk both fall within the current existing street right-of-way (R/W). The 8' sidewalk will end at Endicott Road which is just short of the Corporation limit. The 8' sidewalk will accommodate pedestrians, cyclists, and people with disabilities. We will only need to obtain some temporary construction easements on both sides of the road to make grading adjustments.

Curb and storm sewer will be added to this project on each side of the road to eliminate the side ditches and provide a safer drive. Other improvements for this project include vertical alignment adjustments, handicap ramp installation and the extension of water main. No sanitary sewer will be included in this project.

EXHIBIT B - 2

DEPICTION OF CITY RECREATION IMPROVEMENTS

(PUBLIC PARK IMPROVEMENTS)

In either Area A, B, or C; as denoted in Exhibit F hereto, the City shall construct public park improvements similar to, but not solely inclusive of nor limited explicitly thereto; multi-tiered platforms, slides, playground climbers, ladders, swings, gliders, spring riders, spinners, benches, trash receptacles, picnic tables, grills, bike racks, boarder trimming, and signage.

Other improvement considerations may include, but are not solely inclusive of, nor limited explicitly to; off-street parking, accessibility, surface water management, and other such physical improvements necessary to construct those improvements as described directly above.

EXHIBIT B - 3

DEPICTION OF CITY RECREATION IMPROVEMENTS

(NATURAL TRAILWAYS)

Within those areas identified within Exhibit F hereto, and referred to as "Real Property for Recreation Purposes", the City intends to construct approximately 10,000 linear feet of natural trailways. Said trails will measure approximately 4 feet in width with the intention of servicing pedestrian users. Said trails may connect to, and extent on City-owned parcels P70 00918 0010, P70 00918 0011, P70 04004 0054, P70 04005 0041, and P70 04005 0054; as such parcels are immediately adjacent to and abutting those lands as described in Exhibit F.

EXHIBIT C

FORM OF COST CERTIFICATE

To: City of Huber Heights, Ohio

Attention : Director of Finance

Subject : Request for Reimbursement for Developer Public Improvements pursuant to the terms of the Development Agreement, dated _____ __, 2021 (the "*Agreement*") by and between the City of Huber Heights, Ohio and CAP 5 DEVELOPMENT, LLC (the "*Developer*").

You are hereby requested to approve the amount of $_____ as the Cost of the Work for the Developer Public Improvements. All capitalized terms used in this Cost Certificate have the meanings assigned to them in the Agreement unless the otherwise defined herein.

The undersigned authorized representative of the Developer does hereby certify on behalf of the Developer that:

(a) I have read the Agreement and definitions relating thereto and have reviewed appropriate records and documents of the Developer relating to the matters covered by this Cost Certificate.

(b) The Cost of the Work herein requested for approval for the Developer Public Improvements is a proper charge as a Cost of the Work for the Developer Public Improvements (as defined in the Agreement) paid by the Developer or its designee. The amount and nature of the Cost of the Work for the Developer Public Improvements to be reimbursed, together with proof of payment are shown on a schedule attached hereto.

(c) The Developer is in material compliance with all provisions and requirements of the Agreement, including, but not limited to, all prevailing wage requirements (attached hereto are the required prevailing wage affidavits).

(d) The Cost of the Work included herein does not include any amount which is being retained under any holdbacks or retainages provided for in any applicable agreement.

(e) The Developer or the appropriate parties on the Developer's behalf has or have asserted its entitlement to all available manufacturer's warranties to date upon acquisition of possession of or title to those Developer Public Improvements or any part thereof, which warranties have vested in the City. Proof of all such warranties is attached hereto.

(f) There are no outstanding mechanic's or materialman's liens from any contractors,

subcontractors and suppliers (which would not include sellers of machinery and equipment) who have provided services or materials for portion of the Developer Public Improvements that are the subject of this Cost Certificate. Attached hereto are unconditional lien waivers from any materialmen, contractors and subcontractors who have provided services or materials to the Developer Public Improvements that are the subject of this Cost Certificate.

EXECUTED THIS _____ DAY OF _____, 202___

CAP 5 DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY

By: _____

Printed: _____

Title: _____

EXHIBIT D

DEPICTION OF DEVELOPER PUBLIC IMPROVEMENTS

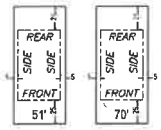
BASIC DEVELOPMENT PLAN
CHAMBERSBURG ROAD SITE
SECTIONS 34, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

NOTES

1. SANITARY TO BE TIED INTO CITY OF HUBER HEIGHTS SYSTEM
2. WATER TO BE INSTALLED AND CONNECTED TO CITY OF HUBER HEIGHTS SYSTEM
3. ELECTRIC TO BE SUPPLIED BY DAYTON POWER AND LIGHT CO.
4. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAT APPROVAL
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
6. CONCRETE WALK TO BE INSTALLED
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF HUBER HEIGHTS STANDARDS AND THE OEPA
8. EXISTING ZONING: R-4B - RESIDENTIAL
9. PROPOSED ZONING: PR - PLANNED RESIDENTIAL
10. PROPOSED RIGHT OF WAY = 16.67 ACRES

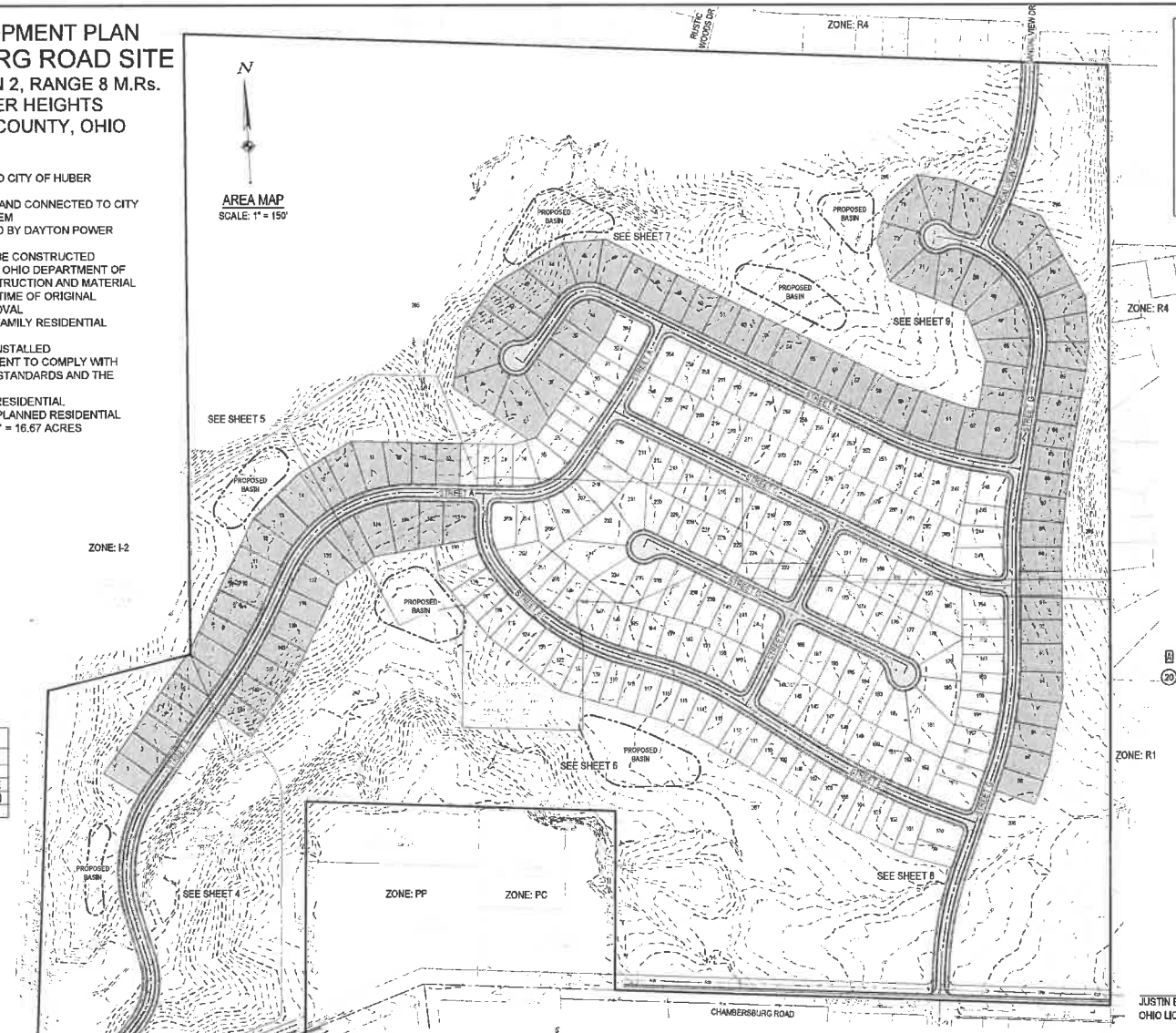
SHEET INDEX	
CIVIL	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	LAYOUT PLAN
5	LAYOUT PLAN
6	LAYOUT PLAN
7	LAYOUT PLAN
8	LAYOUT PLAN
9	LAYOUT PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	PRE DEV DRAINAGE PLAN
13	POST DEV DRAINAGE PLAN

SITE DATA TABLE	
OVERALL ACREAGE	171.00 ACRES
LOT COUNT	283
DENSITY	1.65 UNITS/ACRE
OPEN SPACE	101.58 AC (59.4%)
STREET LENGTH	12,415'



51' x 120' LOT 70' x 120' LOT

TYPICAL SINGLE FAMILY LOT



VICINITY MAP
NTS

OWNER(S)

MERIDIAN LAND GROUP LTD
7870 E KEMPER RD STE 150
CINCINNATI, OH 45249

WILD CREEK PROPERTIES LTD
8088 CARNABY LANE
CINCINNATI, OH 45249

DEVELOPER

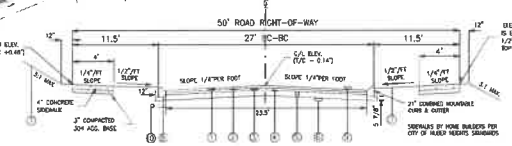
DDC MANAGEMENT
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 610-1500

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 435-8584
JUSTIN ELAM, P.E.

LEGEND

51' LOTS
70' LOTS
PR BASIN
EX LOTS
PROPOSED SANITARY SEWER/MANHOLE/LETTER
PROPOSED STORM DRAIN/STRUCTURE/NUMBER
PROPOSED WATER MAIN
EXISTING SANITARY SEWER/MANHOLE/LETTER
EXISTING STORM DRAIN/STRUCTURE/NUMBER
EXISTING WATER MAIN



50' RIGHT-OF-WAY SECTION

JUSTIN ELAM, P.E. DATE
OHIO LICENSE NO. E-76298

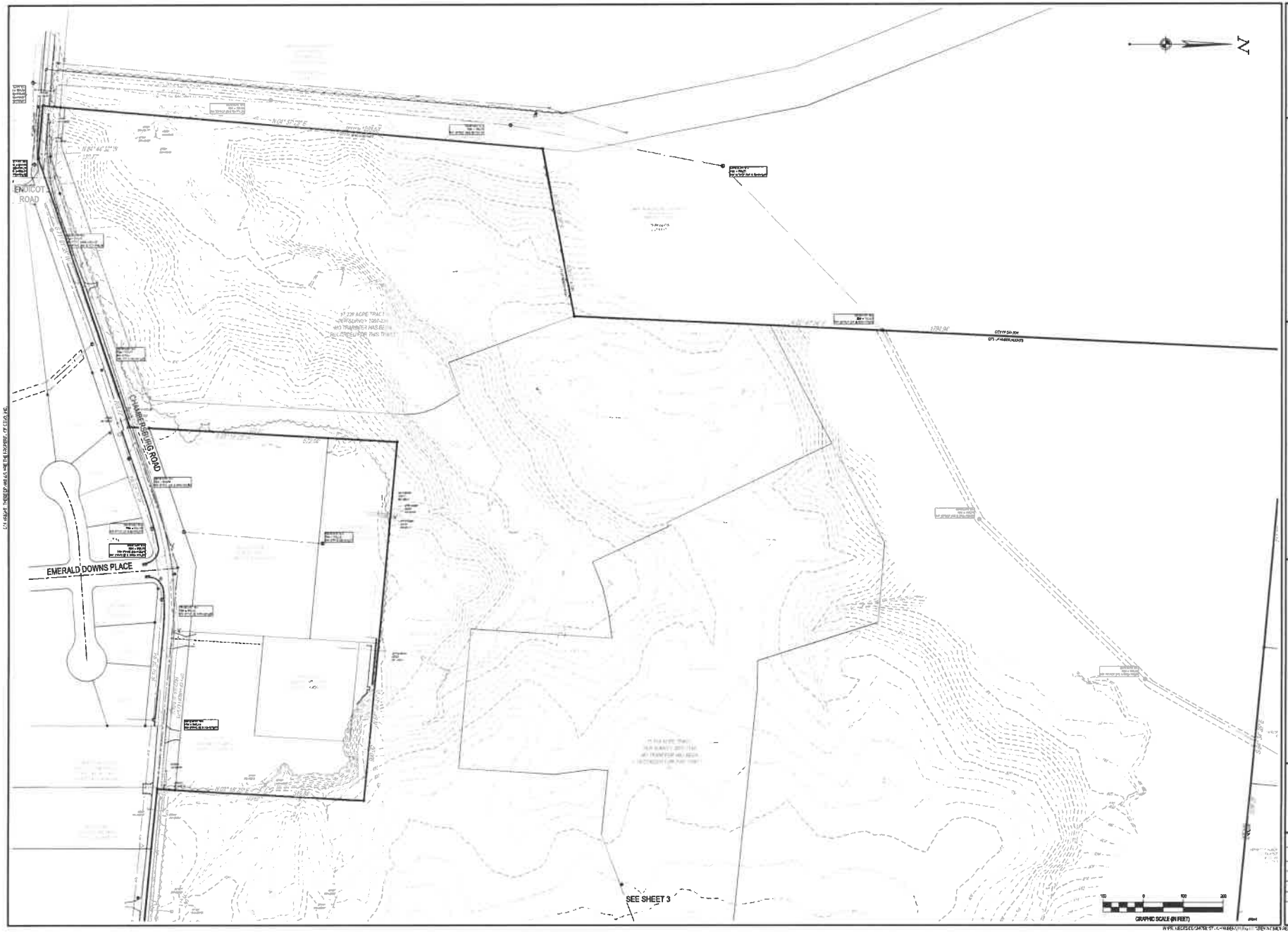
CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD
SITE PRELIMINARY
SPRINGFIELD, OHIO

TITLE SHEET

ISSUE: PRELIMINARY PLAN	
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	1



CESO
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NO.	DATE	REVISION DESCRIPTION

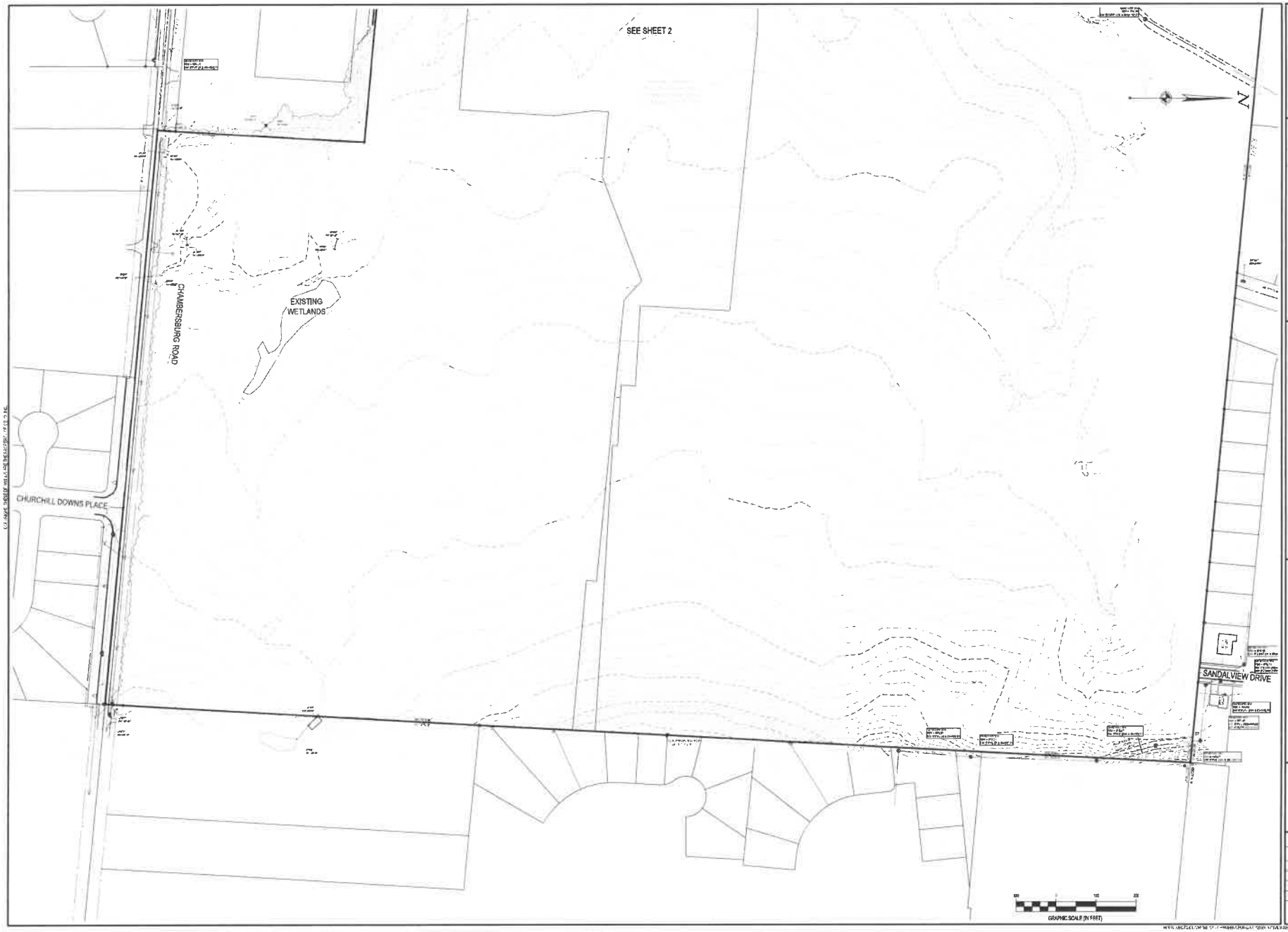
DDC MANAGEMENT

CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

EXISTING CONDITIONS PLAN

ISSUE	PRELIMINARY PLAN
DATE	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	2



CESO
www.ceosinc.com

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

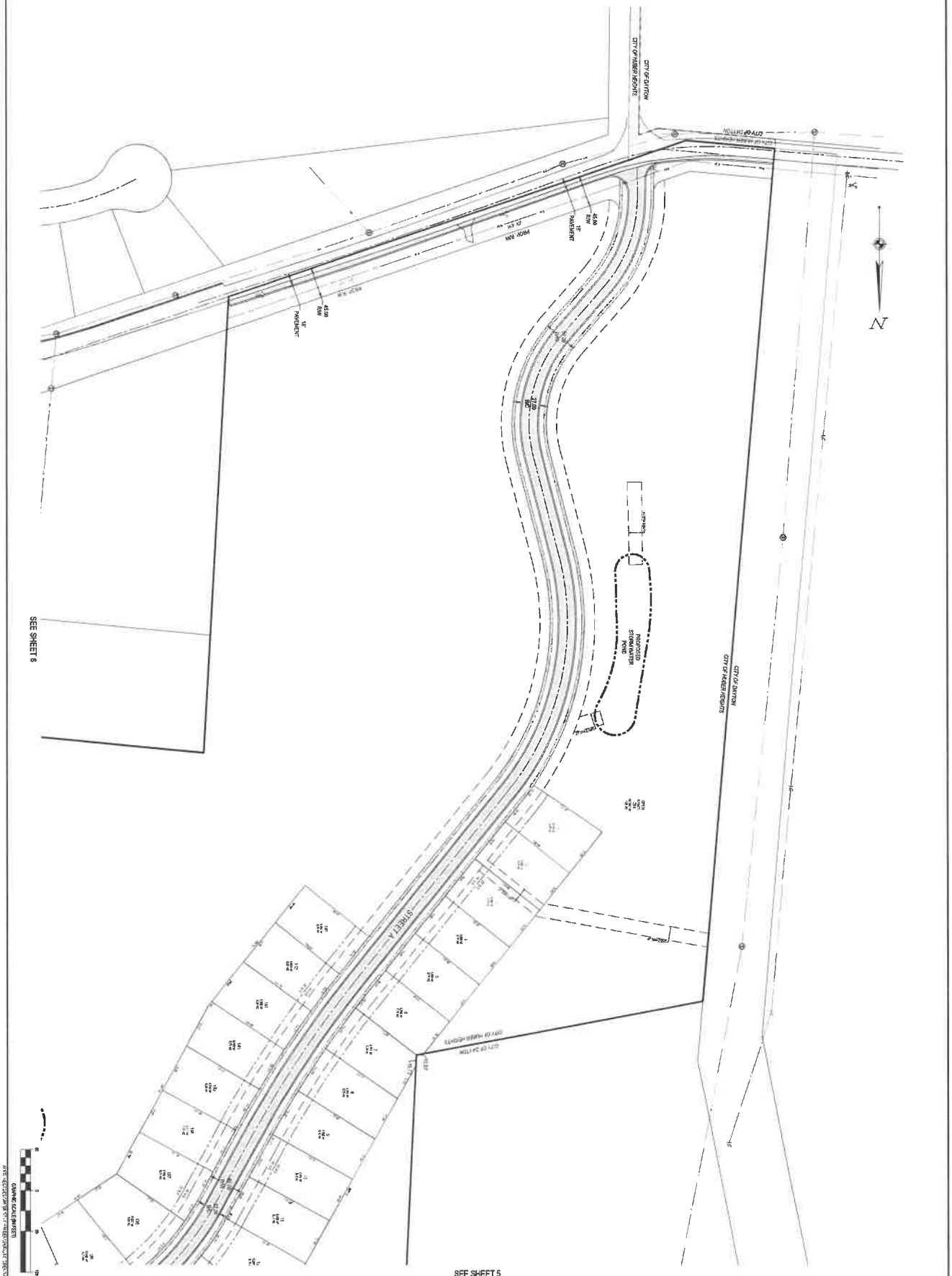
CHAMBERSBURG ROAD SITE PRELIMINARY

SPRINGFIELD, OHIO

EXISTING CONDITIONS PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	3

ALL RIGHTS THEREOF ARE AS PER THE STATUTE OF CESO, INC.



ISSUE:	PRELIMINARY PLAN
DATE:	10/11/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	4

LAYOUT PLAN

DDC MANAGEMENT

CHAMBERSBURG ROAD
SITE PRELIMINARY

SPRINGFIELD, OHIO

NO.	DATE	REVISION DESCRIPTION

CESO
www.ceso.com

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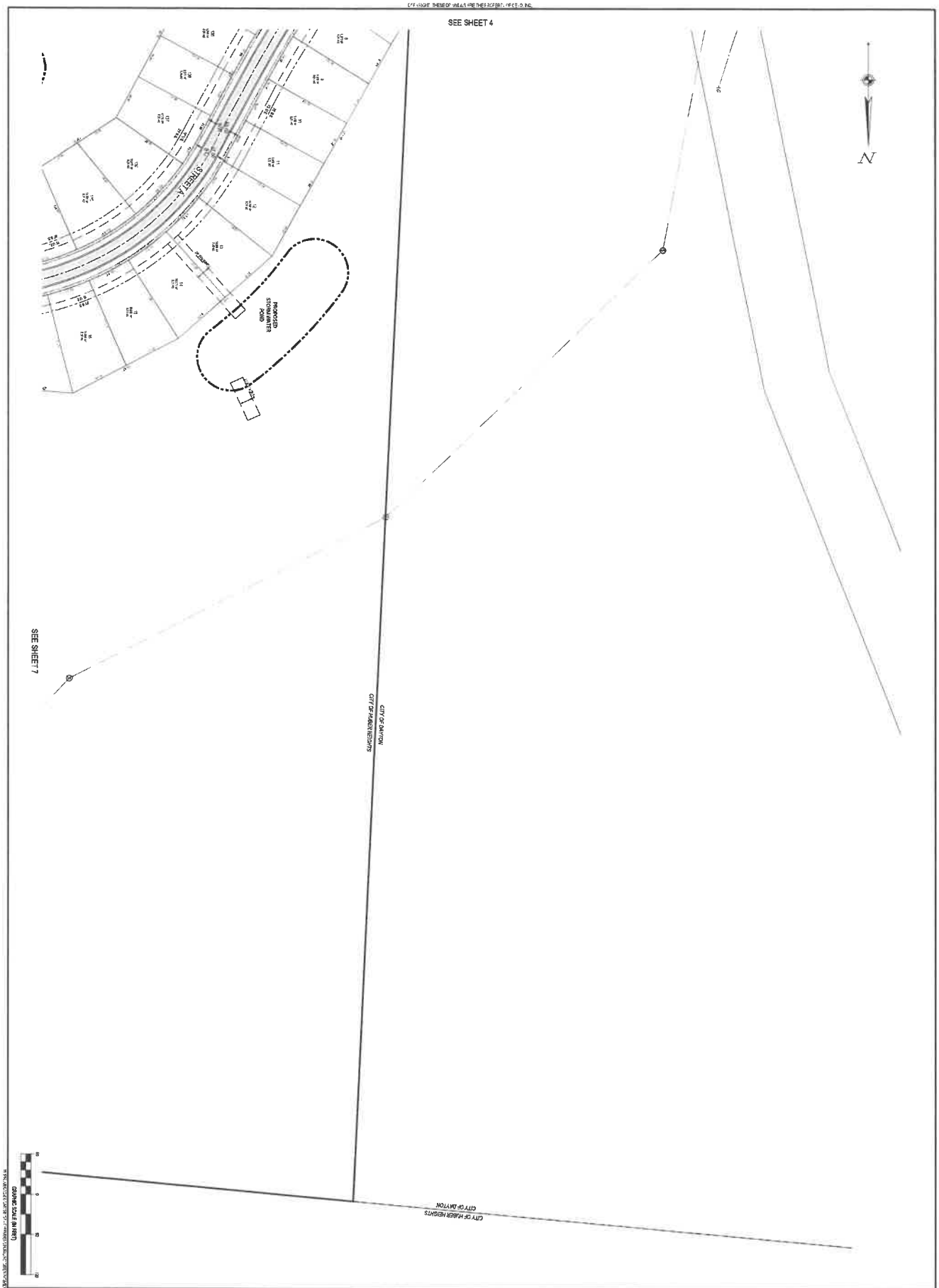

ISSUE: PRELIMINARY PLAN	LAYOUT PLAN	DDC MANAGEMENT CHAMBERSBURG ROAD SITE PRELIMINARY SPRINGFIELD, OHIO		NO. DATE REVISION DESCRIPTION	CESO www.ceso.com
DATE: 10/01/2021					
JOB NO.: 75282					
DESIGN: JEE					
DRAWN: SJS					
CHECKED: JEE					
SHEET NO. 5					

ALL RIGHTS THEREOF ARE AS PER THE PROPERTY OF CESO INC.

GRAPHIC SCALE (IN FEET)

LAYOUT PLAN

DDC MANAGEMENT

CHAMBERSBURG ROAD
SITE PRELIMINARY

SPRINGFIELD, OHIO

NO.	DATE	REVISION DESCRIPTION

ISSUE: PRELIMINARY PLAN
DATE: 10/01/2021
JOB NO.: 7882457
DESIGN: JEE
DRAWN: SJS
CHECKED: JEE
SHEET NO.: 6

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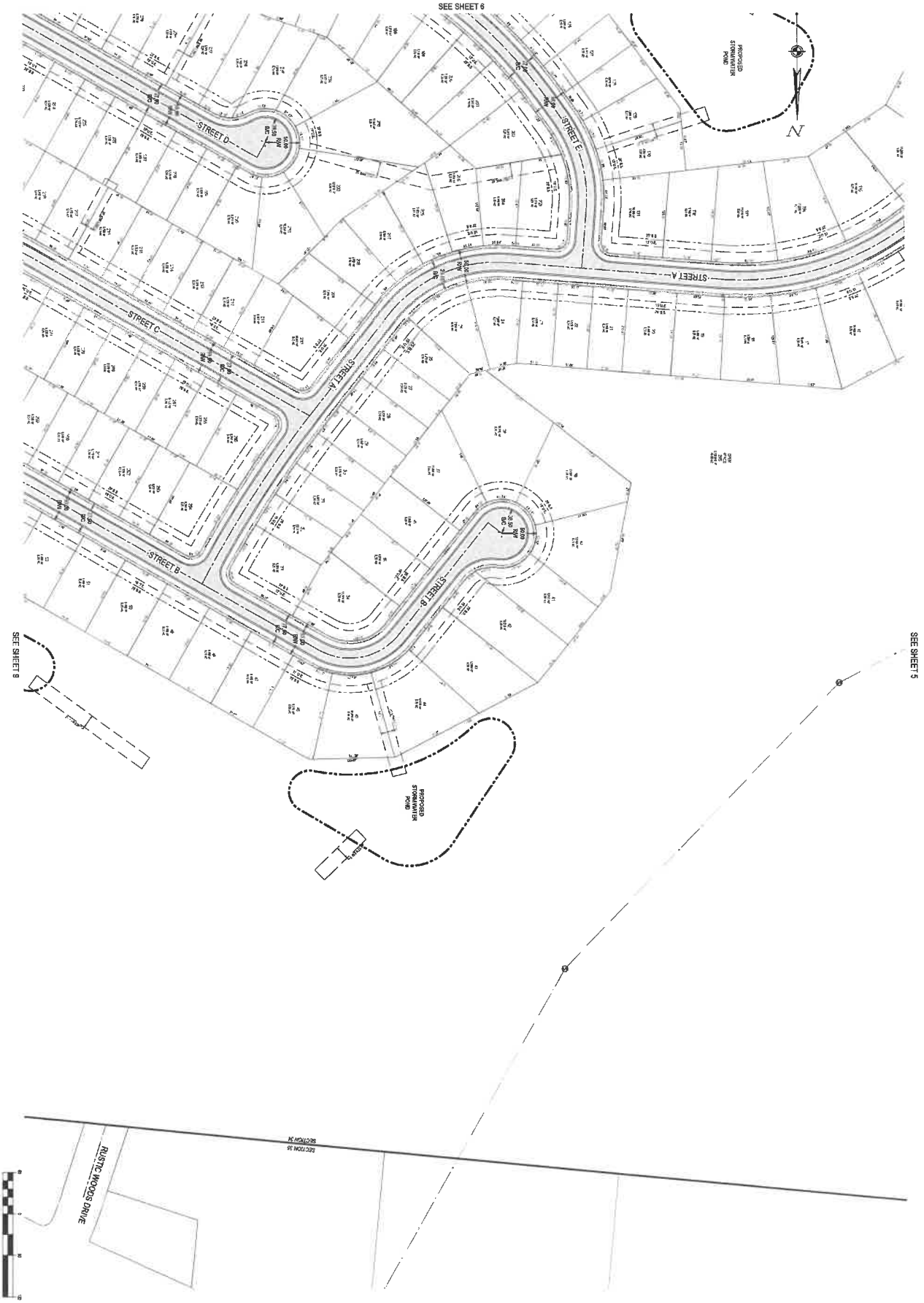

ISSUE	PRELIMINARY PLAN
DATE	10/01/2021
J.N. NO.	736057
DESIGN	SEE
DRAWN	SAS
CHECKED	JEE
SHEET NO.	7

LAYOUT PLAN

DDC MANAGEMENT

CHAMBERSBURG ROAD
SITE PRELIMINARY

SPRINGFIELD, OHIO

NO.	DATE	REVISION DESCRIPTION

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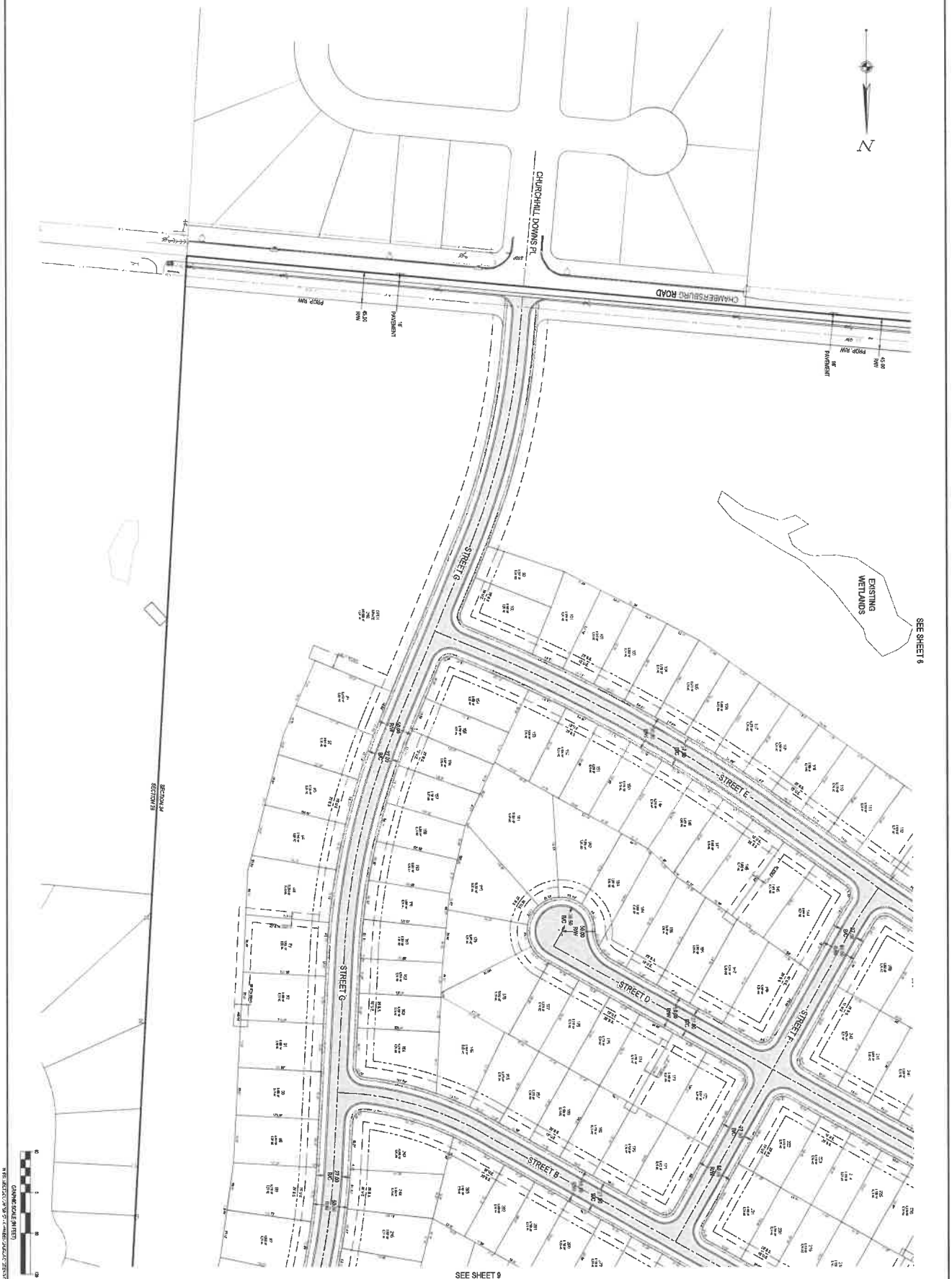

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO:	75957
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	8

LAYOUT PLAN

DDC MANAGEMENT

CHAMBERSBURG ROAD
SITE PRELIMINARY

SPRINGFIELD, OHIO

NO.	DATE	REVISION DESCRIPTION

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CESO
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NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT

CHAMBERSBURG ROAD
SITE PRELIMINARY

SPRINGFIELD, OHIO

LAYOUT PLAN

DRAFT PRELIMINARY PLAN
DATE: 10/01/2021
JOB NO.: 75E627
DESIGN: JEE
DRAWN: SJS
CHECKED: JEE
SHEET NO. 6

N

GRAPHIC SCALE (IN FEET)

RUSTIC WOODS DRIVE

SANDAL VIEW DRIVE

SECTION 35
SECTION 34
SECTION 26

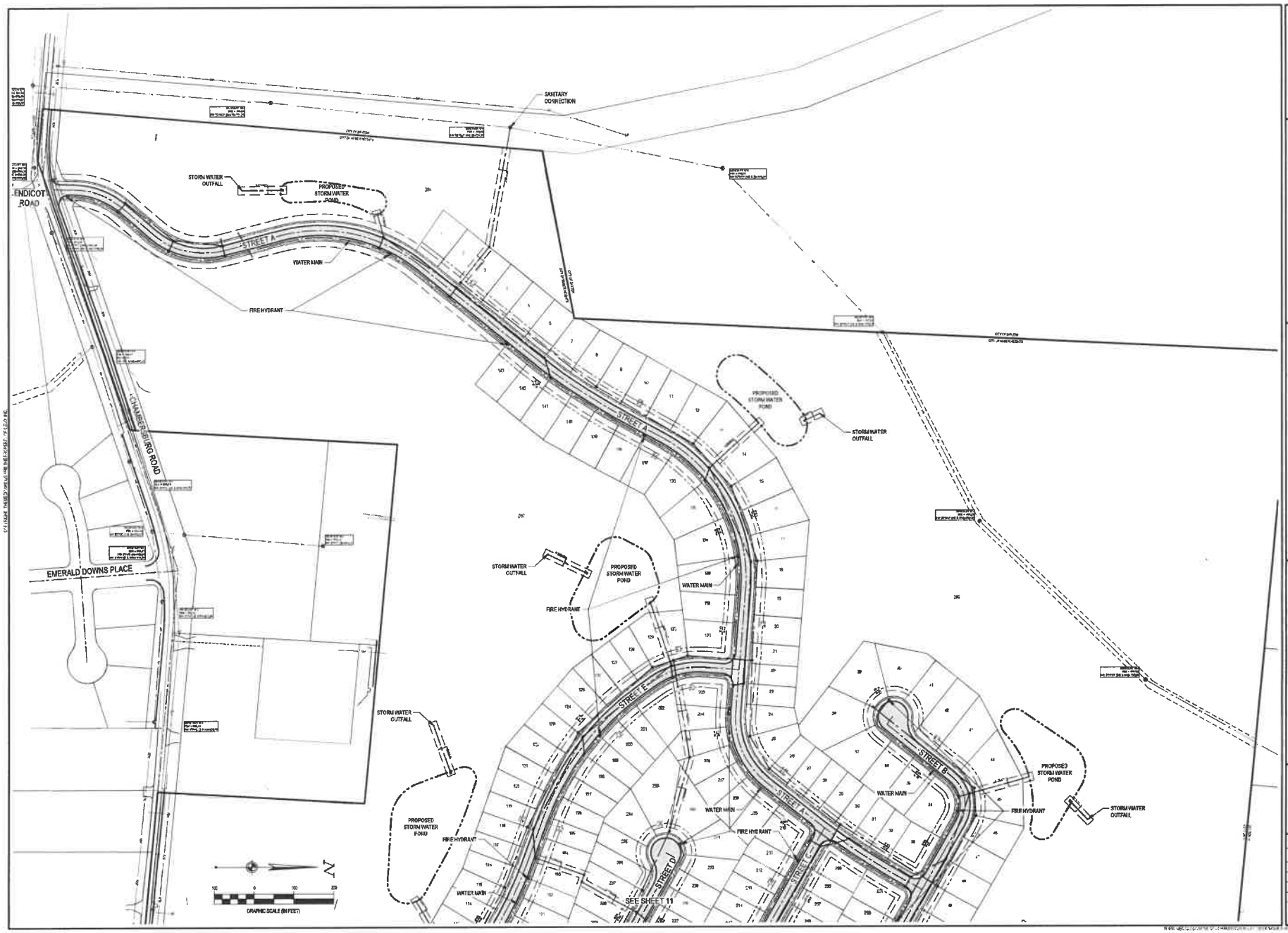
PROPOSED STORMWATER POND

PROPOSED STORMWATER POND

SEE SHEET 7

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

SEE SHEET 8



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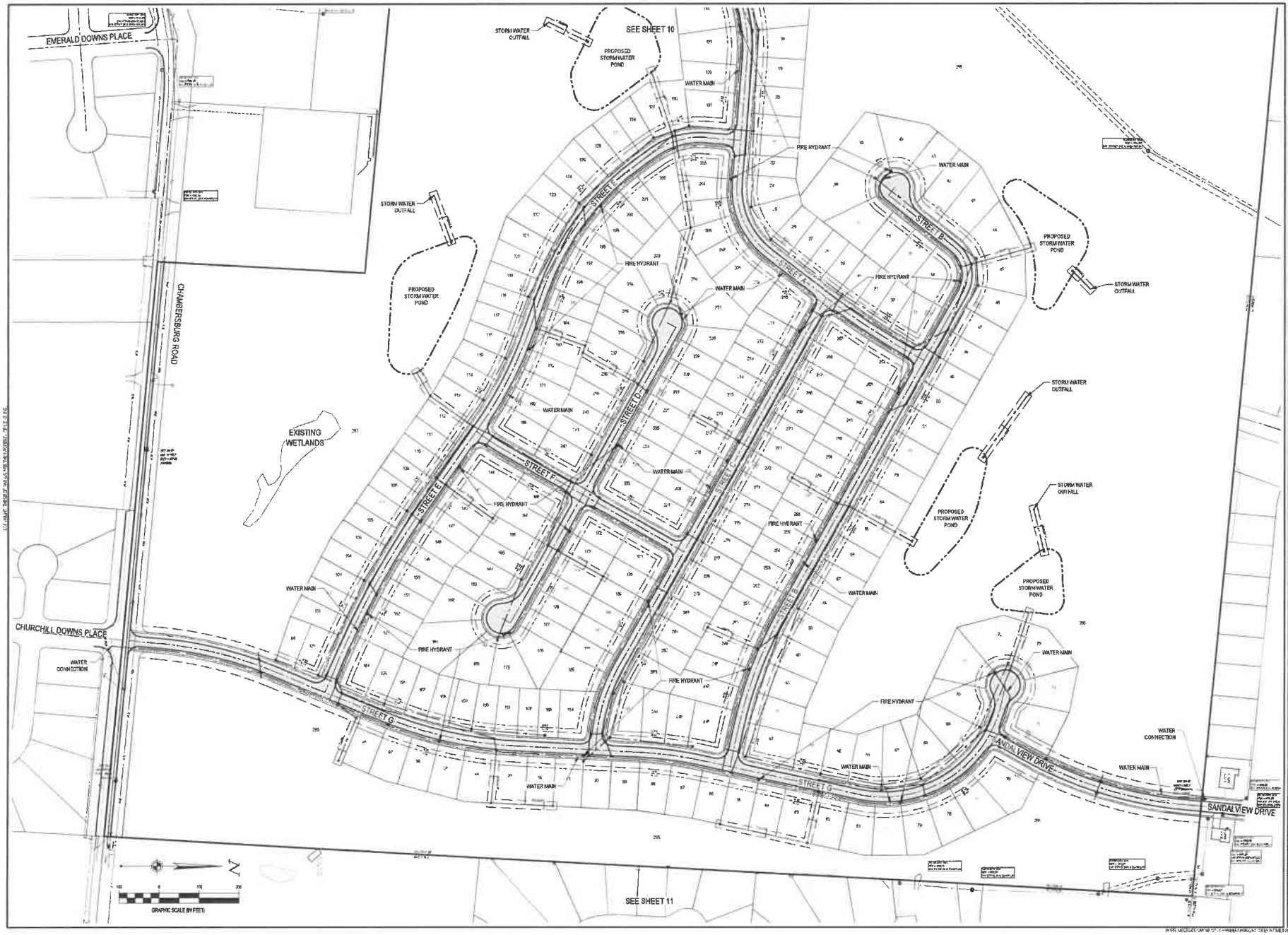
NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD
SITE PRELIMINARY
SPRINGFIELD, OHIO

UTILITY PLAN

ISSUE:	PRELIMINARY PLAN
DATE	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	10



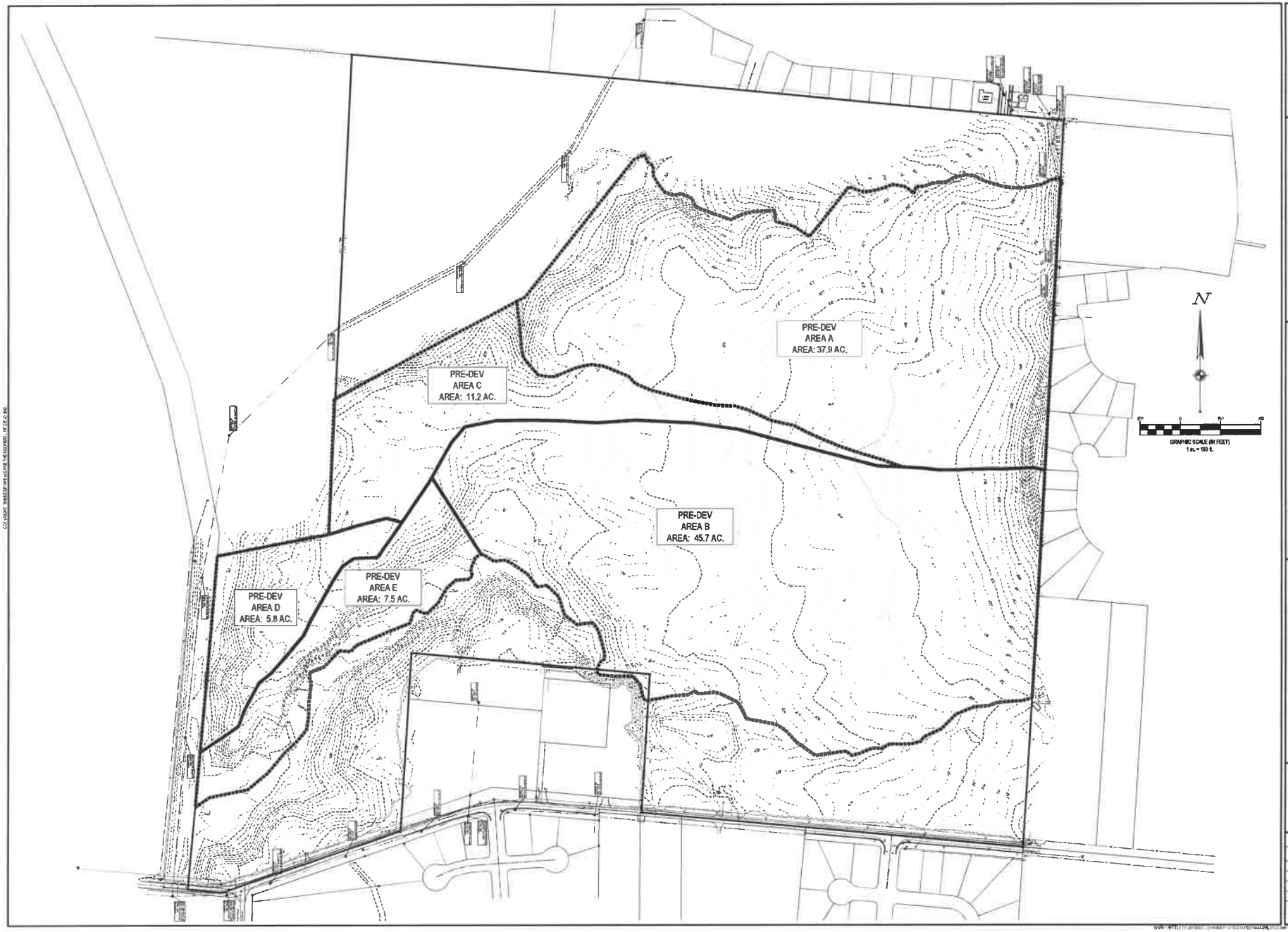
CESO
www.cesoinc.com

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD SITE PRELIMINARY
SPRINGFIELD, OHIO

UTILITY PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	11



CESO
www.ceso-inc.com

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD
SITE PRELIMINARY
SPRINGFIELD, OHIO

PRE DEV
DRAINAGE PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	12

CESO
www.ceso-inc.com

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD SITE PRELIMINARY
SPRINGFIELD, OHIO

POST DEV DRAINAGE PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	13

EXHIBIT E-1

FORM OF PETITION FOR SPECIAL ASSESSMENTS AND AFFIDAVIT

PETITION FOR SPECIAL ASSESSMENTS AND AFFIDAVIT

_____, 2021

To the City Council of the City of Huber Heights, Ohio:

WHEREAS, it is represented by CAP 5 DEVELOPMENT, LLC (the "*Property Owner*") that the Property Owner is the owner of certain real property (which real property represents 100% of the real property described on **ATTACHMENT A** attached hereto and by reference made a part hereof and referred to herein as the "*Property*", which property is further referenced herein as various "*Parcels*" or "*Lots*", all of which real property is located within the City of Huber Heights, Ohio (the "*City*"); and

WHEREAS, the Property Owner, upon being duly sworn, deposes and states that this Petition for Special Assessments and Affidavit (this "*Petition*") is, among other things, intended for the purpose of stating facts relating to the happening of any condition or event that may create an interest or estate in the Property; and

WHEREAS, the Property Owner and the City have entered into a Development Agreement, dated _____, 2021 (the "*Development Agreement*"), to provide for the development of the Property; and

WHEREAS, the Property Owner acknowledges that, in connection with the development of the Property, the Property will benefit from the construction of **[Drafter's Note – Insert either a description of the City Public Improvements, City Recreation Improvements or the Developer Public Improvements]** (collectively, the "*Public Improvements*"), and that plans, specifications and profiles of the proposed Public Improvements and estimates of the cost of the Public Improvements have been placed on file in the office of the Clerk of Council of the City; and

WHEREAS, the Property Owner hereby petitions the City for the construction of the Public Improvements and further that all of the costs (as defined in Section 727.08 of the Revised Code) of the Public Improvements be assessed against the Property, based upon the anticipated phasing of the private improvements to be constructed upon the Property, all in accordance with Section 1 of this Petition; and

WHEREAS, the Property Owner acknowledges and agrees that the Property includes all of the real property to be assessed pursuant to this Petition, all of which Property will receive special benefits from the construction of the Public Improvements; and

WHEREAS, the Property Owner further deposes and states that this Petition and actions provided for herein impose burdens and obligations upon the Property and provide for special assessments to be levied upon the Property in accordance with this Petition, and that this Petition is available for inspection at the office of the Clerk of Council of the City;

NOW, THEREFORE, the Property Owner hereby petitions the City Council of the City of Huber Heights, Ohio as follows:

1. ***Special Assessments.***

(a) *General.* The Property Owner states that it owns 100% of the Property. Acting pursuant to Chapter 727, Ohio Revised Code, the Property Owner petitions City Council for the construction of the Public Improvements, and agrees that the Property will receive special benefits from the construction of the Public Improvements, and respectfully requests that 100% of the actual costs of the Public Improvements be assessed upon the Property. For purposes of this Petition, actual costs shall include all costs included in Section 727.08 of the Ohio Revised Code (the "*Actual Costs*").

(b) *Apportionment of Actual Costs.* The special assessments shall be apportioned against the various phases of the Property as follows:

(i) _____ (_____%) percent of the Actual Costs will be assessed against the "Phase 1 Portion" of the Property (which Phase 1 Portion is identified on **ATTACHMENT B** and is expected to include _____ lots). Based on current estimates of the Actual Costs, _____ (_____%) percent of that estimate is equal to $_____, and assuming the Phase 1 Portion includes _____ (_____) lots, and those special assessments are paid in _____ (_____) approximately equal annual payments, each annual installment will be in the amount of $_____, plus any collection fee which may be imposed by the County,

(ii) _____ (_____%) percent of the Actual Costs will be assessed against the "Phase 2 Portion" of the Property (which Phase 2 Portion is identified on **ATTACHMENT B** and is expected to include _____ lots). Based on current estimates of the Actual Costs, _____ (_____%) percent of that estimate is equal to $_____, and assuming the Phase 2 Portion includes _____ (_____) lots, and those special assessments are paid in _____ (_____) approximately equal annual payments, each annual installment will be in the amount of $_____, plus any collection fee which may be imposed by the County,

(iii) _____ (_____%) percent of the Actual Costs will be assessed against the "Phase 3 Portion" of the Property (which Phase 3 Portion is identified on **ATTACHMENT B** and is expected to include _____ lots). Based on current estimates of the Actual Costs, _____ (_____%) percent of that estimate is equal to $_____, and assuming the Phase 3 Portion includes _____ (_____) lots, and those special assessments are paid in _____ (_____) approximately equal annual payments, each annual installment will be in the amount of $_____, plus any collection fee which may be imposed by the County, and

(iv) _____ (_____%) percent of the Actual Costs will be assessed against the "Phase 4 Portion" of the Property (which Phase 4 Portion is identified on **ATTACHMENT B** and is expected to include _____ lots). Based on current estimates of the Actual Costs, _____ (_____%) percent of that estimate is equal to $_____, and assuming the Phase 4 Portion includes _____ (_____) lots, and those special assessments are paid in _____ (_____) approximately equal annual payments, each annual installment will be in the amount of $_____, plus any collection fee which may be imposed by the County.

As described above, upon completion of all four phases, the Property is expected to include 283 single-family residences. Promptly following completion of each phase, the Property Owner shall notify the City in writing as to the actual number of single family residences included in that phase, that the expected number of single-family residences expected to be constructed in the remaining phase. If the project aggregate number of single-family residences is expected to be more or less than 283, the City shall be authorized to adjust the foregoing computations (and any future assessments to be thereafter collected) and reapportion the special assessments, in order that aggregate amount of special assessments levied against each of the lots of the Property will be substantially the same.

The City may also increase the unpaid assessments by an amount equal to the actual costs charged by Montgomery County, Ohio to administer and collect the special assessments.

(c) *Right of Way.* The Property Owner further acknowledges that any portion of the Property that is hereafter dedicated to the City or with respect to which a perpetual easement is granted to the City (in either case, the "*City Property*") or platted for use as a public right-of-way (a "*Right-of-Way Area*") will not be assessed and that the costs of the Public Improvements that would have been assessed to the City Property or Right-of-Way Area will be reallocated in a pro rata manner against all of the remaining Property.

2. *Construction and Payment of Costs of the Public Improvements.* **[Drafter's Note – For the Developer Public Improvements** (a) The Property Owner shall construct, or cause the construction of, the Public Improvements in a manner consistent with the plans and specifications for such Public Improvements which shall have been approved by the City,(b) the Property Owner shall obtain performance and payment bonds meeting the requirements of Sections 153.54 and 153.57 of the Ohio Revised Code guaranteeing the completion of the construction of the Public Improvements and the payment of subcontractors, material providers and laborers from all of the Property Owner's subcontractors and material suppliers, (c) the Property Owner shall pay prevailing wage to laborers as determined by the Ohio Department of Commerce under Chapter 4115 of the Ohio Revised Code in connection with the construction of the Public Improvements, (d) the Property Owner shall provide warranties and guarantees with respect to the workmanship of the Public Improvements and the correction of deficiencies, (e) the Property Owner will submit a request for payment of the costs of the Public Improvements completed by the Property Owner and (f) the City shall be responsible for reimbursing the Property Owner for the actual costs of such Public Improvements in accordance with the Development Agreement and solely from the special assessments collected by the City in accordance with this Petition.] **[Drafter's Note – For the City Public Improvements or City Recreation Improvements** The City shall construct, or cause the construction of, the Public

Improvements in a manner consistent with the plans and specifications for such Public Improvements which shall have been approved by the City.]

3. ***Duration of Special Assessments.*** The Property Owner hereby confirms that the special assessments in fifteen (15) annual installments (each annual installment to be payable semi-annually at the time real property taxes in Montgomery County, Ohio are payable). The Property Owner hereby requests that the special assessments for each lot be certified to the County Auditor of Montgomery County, Ohio in order that the first installment of special assessments for that lot shall be due in the first calendar year following the first August 1 following the issuance of the certificate of occupancy for the single-family residence constructed upon that lot.

4. ***Payment of Special Assessments.*** In consideration of the Public Improvements, the Property Owner, for itself and its grantees or other successors with respect to the Property, agrees to pay promptly all special assessments levied against the lots and lands which collectively constitute the Property as they become due, and agrees that the determination by City Council of the special assessments in accordance with the terms hereof will be final, conclusive and binding upon the Property Owner and the Property. In further consideration of the Public Improvements, the Property Owner covenants and agrees to disclose, upon the transfer of the Property or any portion of the Property to be specially assessed for the actual costs of the Public Improvements, in the deed to the transferee the existence of any outstanding special assessment for the Public Improvements and to require that transferee to covenant to disclose that information in any subsequent deed to any transferee so long as the special assessments remain unpaid. As a condition to each subsequent transfer while the special assessments remain unpaid, the Property Owner further covenants and agrees to provide expressly in the deed to any transferee (a) for the acquisition by the transferee of the Property subject to any outstanding special assessment and the transferee's assumption of responsibility for payment thereof and for the waiver by the transferee of any rights that the Property Owner has waived pursuant to this Petition and (b) the requirement that each transferee from time to time of the Property covenant to include in the deed to any subsequent transferee the conditions described in clause (a) so long as the special assessments remain unpaid.

5. ***Action by City Council.*** The Property Owner, for its successors and assigns, further consents and requests that all legislation required to be enacted to permit the Public Improvements to commence immediately be enacted at one City Council meeting.

6. ***Waivers.*** The Property Owner consents and requests that these special assessments be levied and collected without limitation as to the value of the Property, and waive all the following relating to the Public Improvements and the special assessments:

(a) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code or by any other provision restricting these special assessments to 33-1/3% of the actual improved value of the lots and lands as enhanced by the Public Improvements to be made;

(b) any and all rights, benefits and privileges specified by Section 727.04 of the Revised Code or by any other provision limiting special assessments for reimprovement when a special assessment has been levied and paid previously;

(c) any and all damages or claims for damages of whatsoever kind, character or description resulting from the Public Improvements or the making of the Public Improvements, including but not limited to all rights, benefits and privileges specified by Sections 727.18 through 727.22 and Section 727.43 of the Revised Code;

(d) any and all resolutions, ordinances and notices required for the making of the Public Improvements, including the notice of the adoption of the resolution of necessity and the filing of estimated special assessments, the equalization of the estimated special assessments, any increase in the cost of labor and materials over the estimated cost, the passage of the assessing ordinance, and the right to apply for deferment of the special assessments pursuant to Section 727.251 of the Revised Code, and including, but not limited to, notices authorized and required by Sections 727.13, 727.16, 727.17, 727.24 and 727.26 of the Revised Code;

(e) any limitation on the addition of interest to the special assessments specified by Section 727.301 of the Revised Code;

(f) any limitation or restriction on the levy and collection of special assessments against the Property for the Public Improvements as specified in Section 929.03 of the Revised Code; and

(g) any and all irregularities and defects in the proceedings.

7. ***Notice.*** Notice may be provided to the Property Owner at:

CAP 5 DEVELOPMENT, LLC
3601 Rigby Rd., Suite 300
Miamisburg, Ohio 45342
Attention: Aaron Matson
E-Mail: matson@cesoinc.com

(THIS SPACE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Property Owner has caused this Petition to be duly executed in its name, all as of the date hereinbefore written.

CAP 5 DEVELOPMENT LLC, an Ohio limited liability company

By: _____

Printed: _____

Title: _____

STATE OF OHIO)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2021, before me a Notary Public personally appeared _____, the Managing Member of CAP 5 DEVELOPMENT LLC, an Ohio limited liability company, and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of CAP 5 DEVELOPMENT, LLC and the voluntary act and deed of CAP 5 DEVELOPMENT, LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.

_____
Notary Public

ATTACHMENT A

DESCRIPTION OF THE PROPERTY

The Property includes the following real property divided into various Parcels:

Portion of the Property	Tax Identification Number	Property Owner
Phase 1 Portion	_____	_____
Phase 2 Portion	_____	_____
Phase 3 Portion	_____	_____
Phase 4 Portion	_____	_____

Attachment A-1

Legal Description of Parcel Referred to as Tax Identification Number ____

Approximately ____ acres at _____, Huber Heights, Ohio 4_____, Montgomery County, Ohio. Title received from instrument in _____, p. _____, of the Montgomery County Recorder's Office. Being Parcel No. _____.

Attachment A-2

Legal Description of Parcel Referred to as Tax Identification Number ____

Approximately ____ acres at _____, Huber Heights, Ohio 4_____, Montgomery County, Ohio. Title received from instrument in _____, p. _____, of the Montgomery County Recorder's Office. Being Parcel No. _____.

Attachment A-3

Legal Description of Parcel Referred to as Tax Identification Number ____

Approximately ____ acres at _____, Huber Heights, Ohio 4_____, Montgomery County, Ohio. Title received from instrument in _____, p. _____, of the Montgomery County Recorder's Office. Being Parcel No. _____.

Attachment A-4

Legal Description of Parcel Referred to as Tax Identification Number ____

Approximately ____ acres at _____, Huber Heights, Ohio 4_____, Montgomery County, Ohio. Title received from instrument in _____, p. _____, of the Montgomery County Recorder's Office. Being Parcel No. _____.

EXHIBIT E-2

FORM OF PETITION FOR MUNICIPAL SERVICES

PETITION FOR SPECIAL ASSESSMENTS AND AFFIDAVIT

_____, 2021

To the City Council of the City of Huber Heights, Ohio:

WHEREAS, it is represented by CAP 5 DEVELOPMENT, LLC, an Ohio limited liability company (the "*Property Owner*"), that the Property Owner is the owner of certain real property (which real property represents 100% of the real property described on **ATTACHMENT A** attached hereto and by reference made a part hereof and referred to herein as the "*Property*", all of which real property is located within the City of Huber Heights, Ohio (the "*City*"); and

WHEREAS, the Property Owner, upon being duly sworn, deposes and states that this Petition for Special Assessments and Affidavit (this "*Petition*") is, among other things, intended for the purpose of stating facts relating to the happening of any condition or event that may create an interest or estate in the Property; and

WHEREAS, the Property Owner and the City have entered into a Development Agreement, dated _____, 2021 (the "*Development Agreement*"), to provide for the development of the Property; and

WHEREAS, the Property Owner acknowledges that, in connection with the development of the Property, the Property will benefit from the improvement by the City of the abutting streets and roads (as those abutting streets and roads are depicted on **ATTACHMENT B** attached hereto and by reference made a part hereof and referred to herein as the "*Abutting Streets and Roads*") by treating the surfaces thereof with substances designed to preserve it, lighting, sprinkling, sweeping, or cleaning thereof, or removing snow therefrom (collectively, the "*Improvement*"); and

WHEREAS, the Property Owner hereby petitions the City for the provision of the Improvement and further that all of the costs (as defined in Section 727.08 of the Revised Code and referred to herein as the "*Cost*") of providing the Improvement be assessed periodically on an annual basis against the Property, all in accordance with this Petition; and

WHEREAS, the Property Owner acknowledges and agrees that the Property includes all of the real property to be assessed pursuant to this Petition, all of which Property will receive special benefits from the Improvement; and

WHEREAS, the Property Owner further deposes and states that this Petition and actions provided for herein impose burdens and obligations upon the Property and provides for special

assessments to be levied upon the Property in accordance with this Petition, and that this Petition is available for inspection at the office of the Clerk of Council of the City;

NOW, THEREFORE, the Property Owner hereby petitions the City Council of the City of Huber Heights, Ohio as follows:

1. *Special Assessments.*

(a) *General.* The Property Owner states that it owns 100% of the Property. Acting pursuant to Chapter 727, Ohio Revised Code, the Property Owner petitions City Council for the Improvement, and agrees that the Property will receive special benefits from the Improvement.

(b) *Levy and Collection of Special Assessments.* The Property Owner respectfully requests that the City Council will annually enact all necessary proceedings to levy and collect special assessments for the Improvement to be undertaken by the City and for the benefit of the Abutting Streets and Roads. The proceedings enacted by City Council will relate to the Cost of the Improvement as determined by the City for the period of July 1 through June 30 for fifteen (15) consecutive periods with the first period concluding on June 30, 202___. The proceedings for each period shall be completed no later than the August 15 next succeeding the most recent period (*e.g.* the proceedings relating to the Costs of the Improvement incurred from July 1, 2022 through June 30, 2023 would be completed no later than August 15, 2023 and the special assessments levied for those Costs would be collected during calendar year 2024 at the same time as real property taxes are payable during calendar year 2024).

The Property is expected to be developed in four (4) separate phases with the final phase being completed no later than five (5) years following the date of this Petition, and when complete, is expected to consist of 283 single-family residences. Until such time as the Property has been fully developed and the actual number of single-family residences has been determined by the City, for purposes of apportioning and levying the special assessments requested herein, the City shall assume that the anticipated number of single-family residences to be constructed shall be 283.

The amount of the special assessments to be collected against each single-family residence located upon the Property and for which a certificate of occupancy has been issued by the time that the related proceedings commence shall be equal to the Costs of the Improvement divided by a denominator equal to 283, but if at the time such proceedings commence the Property has been fully developed, the actual number of single-family residences located upon the Property shall be used as the denominator. If at the time such proceedings commence the Property has not been fully developed, the amount of the Costs of the Improvement which are not assessed against the existing single-family residences shall (except as otherwise provided in Section 1(c)) shall be apportioned on a per acreage basis against the remaining portion of the Property. For purposes of this Petition, costs shall include all costs included in Section 727.08 of the Ohio Revised Code (the "*Costs*").

The City may also increase the unpaid assessments by an amount equal to the actual costs charged by Montgomery County, Ohio to administer and collect the special assessments.

(c) *Right of Way*. The Property Owner further acknowledges that any portion of the Property that is hereafter dedicated to the City or with respect to which a perpetual easement is granted to the City (in either case, the "*City Property*") or platted for use as a public right-of-way (a "*Right-of-Way Area*") will not be assessed and that the Cost of the Improvement that would have been assessed to the City Property or Right-of-Way Area will be reallocated in a pro rata manner against all of the remaining Property.

2. *Duration of Special Assessments.* The Property Owner hereby confirms that the special assessments shall be levied annually for fifteen (15) consecutive calendar years with the first payment year commencing in calendar year 202___ (with each annual installment to be payable semi-annually at the time real property taxes in Montgomery County, Ohio are payable).

3. *Payment of Special Assessments.* In consideration of the Improvement, the Property Owner, for itself and its grantees or other successors with respect to the Property, agrees to pay promptly all special assessments levied against the lots and lands which collectively constitute the Property as they become due, and agrees that the determination by City Council of the special assessments in accordance with the terms hereof will be final, conclusive and binding upon the Property Owner and the Property. In further consideration of the Improvement, the Property Owner covenants and agrees to disclose, upon the transfer of the Property or any portion of the Property to be specially assessed for the Cost of the Improvement, in the deed to the transferee the existence of any outstanding special assessment for the Improvement and to require that transferee to covenant to disclose that information in any subsequent deed to any transferee so long as the special assessments remain unpaid. As a condition to each subsequent transfer while the special assessments remain unpaid, the Property Owner further covenants and agrees to provide expressly in the deed to any transferee (a) for the acquisition by the transferee of the Property subject to any outstanding special assessment and the transferee's assumption of responsibility for payment thereof and for the waiver by the transferee of any rights that the Property Owner has waived pursuant to this Petition and (b) the requirement that each transferee from time to time of the Property covenant to include in the deed to any subsequent transferee the conditions described in clause (a) so long as the special assessments remain unpaid.

4. *Action by City Council.* The Property Owner, for its successors and assigns, further consents and requests that all legislation required by Sections 727.12 and 727.23 of the Revised Code to be enacted to provide for each annual Improvement to commence promptly be enacted at one City Council meeting.

5. *Waivers.* The Property Owner consents and requests that these special assessments be levied and collected without limitation as to the value of the property assessed, and waive all the following relating to the Improvement and the special assessments:

(a) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code or by any other provision restricting these special assessments to 33-1/3% of the actual improved value of the lots and lands as enhanced by the Improvement to be made;

(b) any and all rights, benefits and privileges specified by Section 727.04 of the Revised Code or by any other provision limiting special assessments for reimprovement when a special assessment has been levied and paid previously;

(c) any and all damages or claims for damages of whatsoever kind, character or description resulting from the Improvement or the making of the Improvement, including but not limited to all rights, benefits and privileges specified by Sections 727.18 through 727.22 and Section 727.43 of the Revised Code;

(d) any and all resolutions, ordinances and notices required for the making of the Improvement, including the notice of the adoption of the resolution of necessity and the filing of estimated special assessments, the equalization of the estimated special assessments, any increase in the cost of labor and materials over the estimated cost, and the passage of the assessing ordinance, the right to apply for deferment of the special assessments pursuant to Section 727.251 of the Revised Code, and including, but not limited to, notices authorized and required by Sections 727.13, 727.16, 727.17, 727.24 and 727.26 of the Revised Code;

(e) any limitation on the addition of interest to the special assessments specified by Section 727.301 of the Revised Code;

(f) any limitation or restriction on the levy and collection of special assessments against the Property for the Improvement as specified in Section 929.03 of the Revised Code; and

(g) any and all irregularities and defects in the proceedings.

7. ***Notice.*** Notice may be provided to the Property Owner at:

CAP 5 DEVELOPMENT, LLC
3601 Rigby Rd. Suite 300
Miamisburg, Ohio 45342
Attention: Aaron Matson
E-Mail: matson@cesoinc.com

(THIS SPACE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Property Owner has caused this Petition to be duly executed in its name, all as of the date hereinbefore written.

CAP 5 DEVELOPMENT LLC, an Ohio limited liability company

By: _____

Printed: _____

Title: _____

STATE OF OHIO)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2021, before me a Notary Public personally appeared _____, the Managing Member of CAP 5 DEVELOPMENT, LLC, an Ohio limited liability company, and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of CAP 5 DEVELOPMENT, LLC and the voluntary act and deed of CAP 5 DEVELOPMENT, LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.

_____
Notary Public

ATTACHMENT A

DESCRIPTION OF THE PROPERTY

The Property includes the real property with Tax Identification Numbers of _____, _____, _____ and _____, all of which are currently owned by the Property Owner and depicted as follows:

ATTACHMENT B

DEPICTION OF THE ABUTTING STREETS AND ROADS

The Abutting Streets and Roads are depicted as follows:

EXHIBIT F

DEPICTION OF REAL PROPERTY FOR RECREATIONAL PURPOSES

SITE AREA EXHIBIT
CHAMBERSBURG ROAD SITE
SECTIONS 34, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

OWNER(S)

MERIDIAN LAND GROUP LTD
7870 E KEMPER RD STE 150
CINCINNATI, OH 45249

WILD CREEK PROPERTIES LTD
8096 CARNABY LANE
CINCINNATI, OH 45249

DEVELOPER

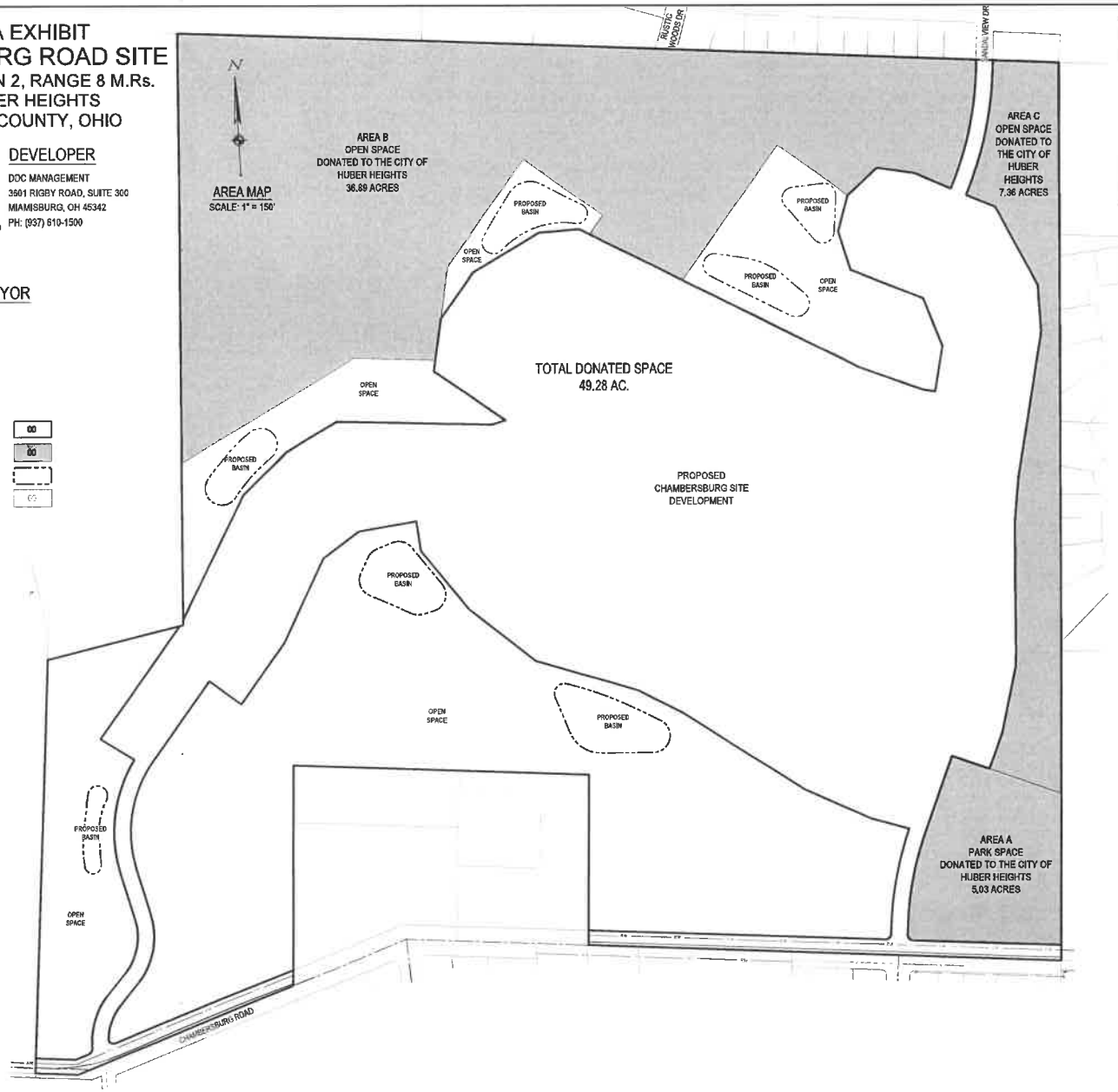
DDC MANAGEMENT
3501 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 610-1500

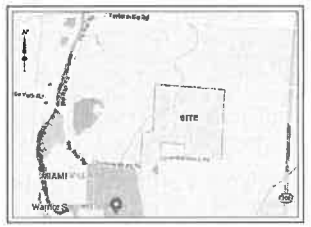
ENGINEER/SURVEYOR

CESO, INC.
3501 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 435-8584
JUSTIN ELAM, P.E.

LEGEND

CHAMBERSBURG SITE LOTS 00
DONATED TO CITY LOTS 00
PR BASIN
EX LOTS 00





VICINITY MAP
NTS

CESO
www.ceso-inc.com

NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT
CHAMBERSBURG ROAD
SITE AREA EXHIBIT
SPRINGFIELD, OHIO

TITLE SHEET

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	756257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	1

EXHIBIT G

PERSONAL PROPERTY TAX AFFIDAVIT (O.R.C. 5719.042)

State of Ohio
County of _____, ss:

_____, being first duly sworn, deposes and says that he/she is the
(Name)

_____ of _____
(Title) (Name and Address of Contractor)

_____ (the "*Contractor*") and as its duly authorized representative, states that effective this _____ day of _____, 202__, the Contractor:

( ) is charged with delinquent personal property taxes on the general list of personal property as set forth below:

County	Amount (include total amount penalties and interest thereon)
_____ County	$_____
_____ County	$_____
_____ County	$_____

( ) is not charged with delinquent personal property taxes on the general list of personal property in any Ohio county.

_____
(Affiant)

Sworn to and subscribed before me by the above-named affiant this _____ day of _____, 202__.

_____
(Notary Public)

My commission expires

_____, 201__

AI-8080 **New Business O.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

CR Dayton Leases

Submitted By: Jason Foster

Department: Economic Development

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: **Emergency Legislation?:** Yes

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Authorizing The City Manager To Execute Certain Leases.
(first reading)

Purpose and Background

This legislation authorizes the City Manager to sign two lease renewels and one new lease at the CR Dayton property.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO EXECUTE CERTAIN LEASES.

WHEREAS, the City is the owner of the former CR Dayton shopping center property; and

WHEREAS, the property manager for the shopping center has recommended the execution of certain leases.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to enter into rental agreements on behalf of the City of Huber Heights as landlord with respect to Unit #1 at 6007 Brandt Pike, Unit #6 at 6031 Brandt Pike, and Unit #10 at 6061 Brandt Pike.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8065 **New Business** **P.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

County Assessments Authorization

Submitted By: Jim Bell

Department:	Finance	**Division:**	Accounting
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	12/07/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	Yes

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance Approving Individual Assessments Amounts And Directing The Finance Director Or His/Her Designee To Certify The Amounts To The Applicable County Auditor For Collection, And Declaring An Emergency.
(first reading)

Purpose and Background

Montgomery County requires all communities to pass separate legislation for assessments that are to be added to the tax duplicate. Before the City can assess property for such things as grass/weed charges, property maintenance abatement, trash and litter, unpaid water and sewer, etc., the City must pass legislation specifically identifying the property and the amount of the assessment. The final details can be found on Exhibit A, which is attached to this legislation. Assessments are based on collection for City services previously provided; therefore, City Staff are asking that this item be passed as emergency legislation.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Ordinance
Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

APPROVING INDIVIDUAL ASSESSMENTS AMOUNTS AND DIRECTING THE FINANCE DIRECTOR OR HIS/HER DESIGNEE TO CERTIFY THE AMOUNTS TO THE APPLICABLE COUNTY AUDITOR FOR COLLECTION, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Section 6, Article XVIII of the Ohio Constitution the General Assembly has enacted general laws stating purposes for which municipalities may assess specially benefited property; and

WHEREAS, these laws include Ohio Revised Code Sections 727.01, 727.011, 727.012, 727.013, 729.06, 729.11, 1710.01(h) and others, which authorize the City to levy and collect special assessments upon the abutting, adjacent, and contiguous, or other specially benefited, lots or lands in the municipal corporation, for among other things, any part of the cost connected with the improvement of any street, public road, place, boulevard, parkway, or park entrance or an easement of the municipal corporation; sidewalk construction; sewers; sewage disposal works and treatment plants, sewage pumping stations, water treatment plants, water pumping stations, reservoirs, and water storage tanks or standpipes, together with the facilities and appurtenances necessary and proper therefore; drains, storm-water retention basins, watercourses, water mains, or laying of water pipe; lighting; any part of the cost and expense of planting, maintaining, and removing shade trees thereupon; any part of the cost and expense of constructing, maintaining, repairing, cleaning, and enclosing ditches; and

WHEREAS, for such approved assessments, the County Auditor is to act at the direction, or on behalf, of a municipality with respect to collection of such assessments R.C. 727.30; (R.C. 727.33); and

WHEREAS, the General Assembly has also enacted laws that require a County Auditor to act at the direction, or on behalf, of a municipality with respect to collection of certain costs assessed to properties including but not limited to R.C 743.04, 715.261 and 731.51-54; and

WHEREAS, as a result of the foregoing, the City of Huber Heights has passed, and will in the future pass, laws to assess real property for all or part of the cost of a public improvement and/or certain permitted costs of abatement or collection, including but not limited to Ordinance No. 97-O-997 codified as Huber Heights Code Section 175.04 Assessments for Capital Improvement Projects (for sanitary sewer, water, sidewalks and drive aprons, roadways and storm sewers); Ordinance No. 90-O-419 codified as Huber Heights Code Section 919.01 (street lighting); Ordinance No. 2009-O-1771 codified as Huber Heights Code Section 929.16 (unpaid water service); Ordinance No. 1996-O-856 codified as Huber Heights Code Section 923.08 (unpaid sanitary sewer); Ordinance No. 2002-O-1325 codified as Huber Heights Code Section 922.32 (stormwater); Ordinance No. 2014-0-2096 codified as Huber Heights Code Section 521.11 (nuisance in the right of way); Huber Heights Code Section 911.02 (sidewalk repair); Ordinance No. 2002-O-1324 and No. 2011-O-1897 (weed cutting assessment); Huber Heights Code Sections 925.05 (lower Rip Rap Road sewer district assessment), 952.04 (nuisance abatement for false alarms), 521.081, (littering and deposit of garbage) and such other ordinances or resolution that may be passed from time to time pursuant to these codified laws; and

WHEREAS, in order to better track and account for authorized legal assessments and the amounts due to the City, City Council has determined it is in the best interest of the citizens to pass this Ordinance setting forward the applicable properties and assessment amounts to be certified to the County for collection; and

WHEREAS, the assessments set forth in Exhibit A have been authorized by the City Council of the City of Huber Heights and are required by law to be assessed and collected by the County on behalf of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The properties set forth on the attached Exhibit A, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit A unless payment is made within the time frame set forth in the applicable section of Exhibit A.

Section 2. In the event a payment for the amount or any portion of the amount set forth in Exhibit A is received by the City prior to final assessment date set forth in Exhibit A, which is the same date set forth in the notice sent to such property owner, the Finance Director, or his/her designee is authorized to remove or revise such assessment from Exhibit A prior to certification to the County Auditor.

Section 3. The Finance Director or his/her designee is instructed to certify this Ordinance, including the final assessed properties in Exhibit A, to the applicable County Auditor for collection.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety of the City, and for the further reasons that finalizing and certifying assessment at the earliest time is necessary to timely establish a lien and protect the City's interest in payment of amounts owed to the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

EXHIBIT A

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31500	Grass/Weeds	P70 00201 0006	5130 Old Troy Pike	$320.29	2021	February 2022
31500	Grass/Weeds	P70 00202 0581	Rip Rap Rd (SW Cor of Navajo & F	$685.58	2021	February 2022
31500	Grass/Weeds	P70 00202 0604	6333 Blackfoot St	$387.79	2021	February 2022
31500	Grass/Weeds	P70 00202 0728	6475 Rip Rap Rd	$331.54	2021	February 2022
31500	Grass/Weeds	P70 00218 0022	6348 Stoney Creek Dr	$960.87	2021	February 2022
31500	Grass/Weeds	P70 00218 0026	6351 Marbury Ct	$320.29	2021	February 2022
31500	Grass/Weeds	P70 00306 0018	7210 Kirkview Dr	$1,236.18	2021	February 2022
31500	Grass/Weeds	P70 00306 0030	7300 Huntsview Ct	$354.04	2021	February 2022
31500	Grass/Weeds	P70 00519 0001	6901 Angora Way	$331.54	2021	February 2022
31500	Grass/Weeds	P70 00715 0038	8971 Curry Ln	$320.31	2021	February 2022
31500	Grass/Weeds	P70 00908 0008	5230 Monitor Dr	$629.33	2021	February 2022
31500	Grass/Weeds	P70 00909 0045	5356 Mystic Dr	$331.54	2021	February 2022
31500	Grass/Weeds	P70 00913 0004	4427 Kitridge Rd	$927.14	2021	February 2022
31500	Grass/Weeds	P70 00913 0010	4457 Kitridge Rd	$1,303.68	2021	February 2022
31500	Grass/Weeds	P70 00913 0036	4672 Longfellow Ave	$331.54	2021	February 2022
31500	Grass/Weeds	P70 00914 0030	4541 Kapp Dr	$342.81	2021	February 2022
31500	Grass/Weeds	P70 00915 0018	4572 Korner Dr	$919.64	2021	February 2022
31500	Grass/Weeds	P70 01008 0078	5784 Traymore Dr	$342.79	2021	February 2022
31500	Grass/Weeds	P70 01304 0005	5745 Old Troy Pike	$1,494.93	2021	February 2022
31500	Grass/Weeds	P70 01403 0034	5300 Naples Dr	$331.54	2021	February 2022
31500	Grass/Weeds	P70 01411 0037	5773 Botkins Rd	$960.89	2021	February 2022
31500	Grass/Weeds	P70 01417 0018	5788 Benedict Rd	$983.37	2021	February 2022
31500	Grass/Weeds	P70 01507 0009	5584 Storck Dr	$320.29	2021	February 2022
31500	Grass/Weeds	P70 01508 0005	5644 Moorefield Dr	$309.04	2021	February 2022
31500	Grass/Weeds	P70 01512 0008	6379 Chippingdon Dr	$1,107.14	2021	February 2022
31500	Grass/Weeds	P70 01604 0017	6209 Cruxten Dr	$365.29	2021	February 2022
31500	Grass/Weeds	P70 01608 0001	6509 Harshmanville Rd	$342.79	2021	February 2022
31500	Grass/Weeds	P70 01614 0047	6514 Rosebury Dr	$1,005.89	2021	February 2022
31500	Grass/Weeds	P70 01616 0007	6001 Corsica Dr	$354.04	2021	February 2022
31500	Grass/Weeds	P70 01616 0028	5956 Corsica Dr	$1,281.18	2021	February 2022
31500	Grass/Weeds	P70 01702 0019	6905 Morley Ln	$1,095.89	2021	February 2022
31500	Grass/Weeds	P70 01714 0019	7044 Hubbard Dr	$354.06	2021	February 2022
31500	Grass/Weeds	P70 01817 0018	6552 Millhoff Dr	$387.79	2021	February 2022
31500	Grass/Weeds	P70 01909 0019	5176 Old Troy Pike	$365.29	2021	February 2022
31500	Grass/Weeds	P70 01915 0026	7261 Cosner Dr	$342.81	2021	February 2022
31500	Grass/Weeds	P70 02007 0029	8890 Davidgate Dr	$365.29	2021	February 2022
31500	Grass/Weeds	P70 02015 0008	6495 Brandt Pk	$365.29	2021	February 2022
31500	Grass/Weeds	P70 02021 0009	5985 Fox Trace Ct	$1,646.47	2021	February 2022
31500	Grass/Weeds	P70 02027 0020	5675 Cottonwood Ct	$927.14	2021	February 2022
31500	Grass/Weeds	P70 02202 0040	6209 White Oak Way	$320.31	2021	February 2022
31500	Grass/Weeds	P70 02209 0022	Ballaure/Crabtree R.O.W	$376.54	2021	February 2022
31500	Grass/Weeds	P70 03910 0013	8343 Brandt Pk	$320.31	2021	February 2022
31500	Grass/Weeds	P70 03912 0079	5363 Tilbury Rd	$894.04	2021	February 2022
31500	Grass/Weeds	P70 04002 0026	6340 Shull Rd	$320.29	2021	February 2022
31500	Grass/Weeds	P70 04005 0056	7605 Old Troy Pike	$1,292.41	2021	February 2022
31500	Grass/Weeds	P70 04005 0141	7609 Old Troy Pike	$1,314.91	2021	February 2022
			TOTAL GRASS/WEEDS	**$ 29,922.13**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31950	Property Maintenance	P70 01411 0037	5773 Botkins Rd	$758.01	2021	February 2022
31950	Property Maintenance	P70 01702 0019	6905 Morley Ln	$878.01	2021	February 2022
31950	Property Maintenance	P70 01404 0012	4842 Nebraska Ave	$2,189.61	2021	February 2022
31950	Property Maintenance	P70 01511 0035	5231 Fishburg Rd	$337.99	2021	February 2022
			TOTAL PROPERTY MAINT	**$4,163.62**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31850	Trash/Litter	P70 01114 0034	7129 Troy Manor	$447.08	2021	February 2022
31850	Trash/Litter	P70 00906 0004	4343 Lambeth Dr	$432.08	2021	February 2022
31850	Trash/Litter	P70 01114 0034	7129 Troy Manor	$385.32	2021	February 2022
31850	Trash/Litter	P70 00807 0044	5511-5517 Fisher Dr	$415.10	2021	February 2022
31850	Trash/Litter	P70 01408 0042	5701 Belmar Dr	$529.10	2021	February 2022
31850	Trash/Litter	P70 00807 0011	4610-4616 Wayne Meadows Cir	$402.10	2021	February 2022
31850	Trash/Litter	P70 00915 0018	4572 Korner Dr	$491.88	2021	February 2022
			TOTAL TRASH/LITTER	**$3,102.66**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31102	Delq. Water	P70 00202 0405	4026 Navajo Ave	$ 20.00	2021	February 2022
31102	Delq. Water	P70 00202 1186	6475 Rip Rap Rd	$ 1.08	2021	February 2022
31102	Delq. Water	P70 01709 027	6226 Leawood Dr	$ 54.59	2021	February 2022
31102	Delq. Water	P70 00409 0026	4830 Flagstone Ct	$ 59.37	2021	February 2022

31102	Delq. Water	P70 01923 0002	5836 Old Troy Pk	$ 1.12	2021	February 2022
31102	Delq. Water	P70 04003 0120	4293 Powell Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 03902 0021	9156 Taylorsville Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 03902 0025	9220 Taylorsville Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 00213 0008	7672 Walmac St	$ 0.40	2021	February 2022
31102	Delq. Water	P70 03904 0012	7544 Chambersburg Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 03908 0021	6795 Fishburg Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 03908 0022	6585 Fishburg Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 04007 0009	4460 Fishburg Rd	$ 0.40	2021	February 2022
31102	Delq. Water	P70 04002 0018	6409 Shull Rd	$ 0.40	2021	February 2022
			TOTAL DELQ. WATER	**$139.76**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31103	Delq. Storm Water	P70 00202 0173	6177 Apache St	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0330	6219 Apache St	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0456	6220 Apache St	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0376	6325 Champaign Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0710	6346 Apache St	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0604	6333 Blackfoot St	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0284	4086 Catawba Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0358	4013 Champaign Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0362	4029 Champaign Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0405	4026 Navajo Ave	$ 8.12	2021	February 2022
31103	Delq. Storm Water	P70 00202 0756	4087 Navajo Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0753	4095 Navajo Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0578	4180 Navajo Ave	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0212	6171 Pocahontas St	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0010	6141 Rip Rap Rd	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 1200	6461 Rip Rap Rd	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 1186	6475 Rip Rap Rd	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 1160	5790 Shore Dr	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 1157	5810 Shore Dr	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0078	5811 Shore Dr	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0113	5819 Shore Dr	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 1131	6030 Shore Dr	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 00202 0225	6035 Shore Dr	$ 6.30	2021	February 2022
31103	Delq. Storm Water	P70 01709 027	6226 Leawood Dr	$ 6.87	2021	February 2022
31103	Delq. Storm Water	P70 00409 0026	4830 Flagstone Ct	$ 6.87	2021	February 2022
31103	Delq. Storm Water	P70 00705 0002	6750 Brandt Pk	$ 86.76	2021	February 2022
31103	Delq. Storm Water	P70 03912 0079	5363 Tilbury Rd	$ 176.34	2021	February 2022
31103	Delq. Storm Water	P70 04005 0055	5201 Taylorsville Rd	$ 98.34	2021	February 2022
31103	Delq. Storm Water	P70 01923 0002	5836 Old Troy Pk	$ 29.73	2021	February 2022
31103	Delq. Storm Water	P70 04003 0056	4366 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04003 0043	4316 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04003 0120	4293 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04003 0051	4280 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04007 0056	4242 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00518 0005	4169 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 02023 0001	4130 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04007 0028	4078 Powell Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04008 0009	6240 Endicott Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03910 0042	7230 Shull Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00902 0010	7742 Belleplain Dr	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04009 0016	4246 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03909 0111	7835 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03905 0062	8125 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00211 0006	8373 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 02014 0001	8640 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03905 0081	8767 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0026	9070 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0021	9156 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0025	9220 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0016	9160 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0050	9340 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0055	9341 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00212 0007	7593 Walmac St	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00212 0001	7620 Walmac St	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00213 0009	7644 Walmac St	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00213 0008	7672 Walmac St	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03903 0084	8933 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03903 0001	8844 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03906 0030	8485 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03905 0002	7840 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03905 0004	7780 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03905 0086	7707 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00211 0001	7500 Bellefontaine Rd	$ 25.20	2021	February 2022

31103	Delq. Storm Water	P70 03908 0117	6871 Bellefontaine Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0029	6580 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0047	7020 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0083	7230 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0018	7440 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0017	7489 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0010	7450 Chambersburg Rd	$ 23.94	2021	February 2022
31103	Delq. Storm Water	P70 03904 0038	7527 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0012	7544 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0006	7795 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0092	7850 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0018	7990 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0049	8012 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0019	8216 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03904 0078	8288 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 00214 0001	8320 Chambersburg Rd	$ 19.20	2021	February 2022
31103	Delq. Storm Water	P70 03901 0010	8610 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03901 0071	8836 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03901 0024	8910 Chambersburg Rd	$ 23.94	2021	February 2022
31103	Delq. Storm Water	P70 04004 0017	4949 Chambersburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0021	6795 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0054	6745 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0065	6535 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0022	6585 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03908 0022	6583 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04007 0039	4250 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04007 0009	4460 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03912 0023	5119 Fishburg Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04009 0011	4073 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 03902 0046	7300 New Carlisle Pk	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04001 0042	6775 Taylorsville Rd	$ 25.20	2021	February 2022
31103	Delq. Storm Water	P70 04002 0018	6409 Shull Rd	$ 25.20	2021	February 2022
			TOTAL DELQ. STORM WATER	**$2,206.31**		

Project No	Project Desc	Parcel ID	Address	Total to be Assessed	Tax Year	Begin Collection
31324	Delq. Sewer	P70 01709 0027	6226 Leawood Dr	$ 37.61	2021	February 2022
31324	Delq. Sewer	P70 00409 0026	4830 Flagstone Ct	$ 40.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0173	6177 Apache St	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0330	6219 Apache St	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0456	6220 Apache St	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0376	6325 Champaign Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0710	6346 Apache St	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0604	6333 Blackfoot St	$ 69.12	2021	February 2022
31324	Delq. Sewer	P70 00202 0284	4086 Catawba Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0358	4013 Champaign Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0362	4029 Champaign Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0405	4026 Navajo Ave	$ 66.78	2021	February 2022
31324	Delq. Sewer	P70 00202 0756	4087 Navajo Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0753	4095 Navajo Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0578	4180 Navajo Ave	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0212	6171 Pocahontas St	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0010	6141 Rip Rap Rd	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 1200	6461 Rip Rap Rd	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 1186	6475 Rip Rap Rd	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 1160	5790 Shore Dr	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 1157	5810 Shore Dr	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0078	5811 Shore Dr	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0113	5819 Shore Dr	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 1131	6030 Shore Dr	$ 51.81	2021	February 2022
31324	Delq. Sewer	P70 00202 0225	6035 Shore Dr	$ 51.81	2021	February 2022
			TOTAL DELQ. SEWER	**$1,302.33**		

AI-8066 **New Business Q.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

Authorization Of Previous Advance As Transfer - Finance Department

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** Yes

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

An Ordinance Authorizing A One-Time Transfer Of Monies From The Gasoline Tax Fund To Document An Advance Previously Made To The Issue 2 Fund, And Declaring An Emergency.
(first reading)

Purpose and Background

An advance was made from the Gasoline Tax Fund to the Issue 2 Fund to pre-fund the expenses for the Bellefontaine Road Widening and Culvert Replacement Project. The advance for this project was $500,000, but Ohio Public Works Commission only provided $250,000 of grant funding which will be a return of half of the original advance to the Gasoline Tax Fund. The Finance Director recommends that the remaining $250,000 of that original advance be now classified as a transfer from the Gasoline Tax Fund to the Issue 2 Fund. This legislation, if approved, will make that correction so that those monies will not be expected to be returned to the Gasoline Tax Fund. In order for this transaction to be reconciled by the end of 2021, City Staff request that the second reading of the legislation be waived and and that this legislation be adopted as emergency legislation at the December 13, 2021 City Council Meeting.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AUTHORIZING A ONE-TIME TRANSFER OF MONIES FROM THE GASOLINE TAX FUND TO DOCUMENT AN ADVANCE PREVIOUSLY MADE TO THE ISSUE 2 FUND, AND DECLARING AN EMERGENCY.

WHEREAS, the auditing firm of Plattenburg & Associates requires documentation of previously made advances to be authorized as transfers; and

WHEREAS, this Ordinance serves to satisfy the auditors' requirements.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. That the Director of Finance is authorized to document the previous advance listed below as a transfer as follows:

Gasoline Tax Fund (203) to Issue 2 Fund (421)	$250,000

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that it is necessary to make the correction at the earliest possible date to properly document the transfer and satisfy the auditors' requirements; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8067 **New Business** **R.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

Authorization - Kroger Aquatic Center Painting Contract

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Authorizing The City Manager To Pay For A Contract For Painting The Pool At The Kroger Aquatic Center.
(first reading)

Purpose and Background

City Council previously approved Lake Pool Painting to provide work at the Kroger Aquatic Center for $32,000. The Dayton YMCA contracted for this work to be completed at a cost of $36,276 (the correct amount that should have been approved for Lake Pool Painting). The Dayton YMCA is now requesting the City reimburse that expense. The attached legislation authorizes payment to the Dayton YMCA for the pool and fixture painting at a cost of $36,276. The original approved resolution is provided for reference.

Fiscal Impact

Source of Funds: Parks and Recreation Fund

Cost: $36,276

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution No. 2021-R-7049
Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-7049

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS FOR MAINTENANCE ITEMS AT THE KROGER AQUATIC CENTER AND WAIVING THE FORMAL BIDDING REQUIREMENTS.

WHEREAS, the Kroger Aquatic Center is in need of maintenance; and

WHEREAS, the cost of the projects will be in excess of $25,000; and

WHEREAS, the YMCA received quotes for said work; and

WHEREAS, City Council may waive the competitive bidding procedures whenever it deems to be in the best interest of the City to do so as defined in Section 171.12 of the Codified Ordinances of Huber Heights.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to contract with OTP Industrial Solutions for pump maintenance and costs for services previously incurred in an amount not to exceed $30,201.00.

Section 2. The City Manager is hereby authorized to contract with Laker Pool Painting for pool and fixture painting in an amount not to exceed $32,000.00.

Section 3. The City Manager is hereby authorized to contract with Baynum Painting, Inc. for water slide resurfacing and tower painting in an amount not to exceed $94,856.00.

Section 4. Consistent with the provisions of the City Charter and the Huber Heights Codified Ordinances, the competitive bidding requirements are hereby waived.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the 25th day of October, 2021;
__7__ Yeas; __1__ Nays.

Effective Date: October 25, 2021

AUTHENTICATION:

Clerk of Council — Mayor

10-25-21 — 10/25/21

Date — Date

Lebanon Ohio 45036
(513) 836-7034

Submitted To: Att:Rodney Y at The Heights
Date: 7/30/21
Address: 7251 Shull Rd. Dayton Oh **City, State, Zip:**
Description and specifications below are submitted for addresses:
same as above Phone# (937)608-78382

Scope of Work: Cleaning and Painting of Concrete Bottom of Acivity pool
Prep: Empty Pool
1. Hi-pressure wash
2. Wash with Muradic Acid
3. Wash with T.S.P. Solution
4. Remove Caulk &recaulk where necessary

Painting: 1. Prime concrete bottom with Gunzite Primer
2. Apply 1 coat Zeron White Epoxy Pool Coating to concrete bottom

Lake Pool Painting hereby proposes to furnish Material and Labor complete in accordance with the above specifications, for the sum of: **$ 31,416.00**

Payment to be made as follows:
50% Start: $ 15,708.00 **Remaining Due Upon Completion: $15,708.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will become and extra charge over and above the estimate. This proposal will be considered void after 30 days after proposal date if not accepted by then. Lake Pool Painting will not be responsible for insects, leaves, leaf stains, grass clippings, or other foreign objects that may get on your pool coating during and after application or any paint failure due to poor adhesion of previous coatings. Lake Pool Painting does not assume or imply responsibility for damage that may occur from ground conditions such as water table, ect. and conditions beyond our control. Customer will be fully responsible for. In addition Lake Pool Painting assumes or implies NO RESPONSIBILITY for conditions of structure, coping, interior surface tile, relating recirculating lines, and/or interior surface of pool. This contract contains the agreement and shall become effective when acceptance by you, with the definite understanding that there are no verbal agreements or understandings changing or modifying this agreement as written.

Signature

Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

8/25/21
Customer Signature
Date of Acceptance

Lebanon Ohio 45036
(513) 836-7034

Submitted To: Att:Rodney Y at The Heights
Date: 7/30/21
Address: 7251 Shull Rd. Dayton Oh **City, State, Zip:**
Description and specifications below are submitted for addresses:
same as above Phone# (937)608-78382

Scope of Work: Cleaning and Painting of Acivity pool structure and 4inch Red line on floor 3feet around structure

1. Hi-pressure wash
2. Wash with Muradic Acid
3. Wash with T.S.P. Solution

Painting: 1. Prime. Steel structure with 2 part epoxy primer
2. Repaint same colors as exciting with 2 part epoxy

Lake Pool Painting hereby proposes to furnish Material and Labor complete in accordance with the above specifications, for the sum of $4,860.00

Payment to be made as follows:
50% Start: $ 2,430.00 **Remaining Due Upon Completion: $2,430.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will become and extra charge over and above the estimate. This proposal will be considered void after 30 days after proposal date if not accepted by then. Lake Pool Painting will not be responsible for insects, leaves, leaf stains, grass clippings, or other foreign objects that may get on your pool coating during and after application or any paint failure due to poor adhesion of previous coatings. Lake Pool Painting does not assume or imply responsibility for damage that may occur from ground conditions such as water table, ect. and conditions beyond our control. Customer will be fully responsible for. In addition Lake Pool Painting assumes or implies NO RESPONSIBILITY for conditions of structure, coping, interior surface tile, relating recirculating lines, and/or interior surface of pool. This contract contains the agreement and shall become effective when acceptance by you, with the definite understanding that there are no verbal agreements or understandings changing or modifying this agreement as written.

Signature

Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Rody Y
Customer Signature

8/25/21
Date of Acceptance

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO PAY FOR A CONTRACT FOR PAINTING THE POOL AT THE KROGER AQUATIC CENTER.

WHEREAS, on October 25, 2021, the City Council passed Resolution No. 2021-R-7049 regarding certain projects for the Kroger Aquatic Center in need of maintenance which were in excess of $25,000; and

WHEREAS, Section 2 of Resolution No. 2021-R-7049 provided that "The City Manager is hereby authorized to contract with Laker Pool Painting for pool and fixture painting in an amount not to exceed $32,000.00."; and

WHEREAS, subsequent to approval, the pool and fixtures were painted, and the YMCA paid for said painting in the total amount of $36,276.00 and is seeking reimbursement from the City; and

WHEREAS, the painting contractor is named Lake Pool Painting, not Laker Pool Painting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Finance Director is authorized to pay to the YMCA $36,276 to reimburse the YMCA for paying Lake Pool Painting for the painting of the pool and fixtures at the Kroger Aquatic Center, notwithstanding the amount approved in Resolution No. 2021-R-7049.

Section 2. The City Manager is hereby authorized to amend any contract with Lake Pool Painting for pool and fixture painting to reflect the correct amount and to the extent deemed required by law, any competitive bidding requirements are hereby waived.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section
121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8063 **New Business S.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

Disposal of Surplus Property - Police Division

Submitted By: Matt Dulaney

Department:	Police	**Division:**	Police
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	12/07/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Declaring Certain City Property In The Police Division As No Longer Required For Municipal Purposes As Surplus And Authorizing Disposal Of Said Property.
(first reading)

Purpose and Background

The Police Division is requesting that two marked police cruisers be declared as surplus property, so the vehicles may be disposed of properly. One (1) 2019 Dodge Charger was totaled in a traffic collision and the insurance company is taking possession of the vehicle. One (1) 2014 Dodge Charger was utilized as a canine cruiser and is no longer needed. The 2014 vehicle is also in a rotation and scheduled for replacement as the mileage increases and the condition deteriorates.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

DECLARING CERTAIN CITY PROPERTY IN THE POLICE DIVISION AS NO LONGER REQUIRED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID PROPERTY.

WHEREAS, the City of Huber Heights is in possession of certain property – one (1) 2014 Dodge Charger Police Vehicle and one (1) 2019 Dodge Charger Police Vehicle; and

WHEREAS, the property is no longer required for municipal purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. Consistent with the provisions of the Ohio Revised Code Section 721.15 and applicable Huber Heights Codified Ordinances and purchasing procedures, the following equipment is declared surplus, no longer required for municipal purposes, and authorization is hereby provided to dispose of the property consistent with the provisions of the Huber Heights Codified Ordinances:

ITEM	ID NUMBERS
2014 Dodge Charger	2C3CDXAT9EH122088/PO1579
2019 Dodge Charger	2C3CDXKT7KH622843/PO1846

Section 2. Authorization is hereby provided to the City Manager to dispose of the listed surplus item(s) on an online auction site or in such other manner as authorized by law.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8064 **New Business T.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

Increase Not to Exceed Amount - Change Healthcare - Fire Division

Submitted By: Keith Knisley

Department: Fire

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Authorizing The Spending Limits With Vendor Change Healthcare For The Purpose Of EMS Billing Services For The City Of Huber Heights In 2021.
(first reading)

Purpose and Background

This resolution to increase the not to exceed amount for Change Healthcare for EMS billing. The current trend of spending by the Fire Division with Change Healthcare has caused City Staff to believe that the Fire Division will outperform the previous estimates for EMS billing services for 2021.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE SPENDING LIMITS WITH VENDOR CHANGE HEALTHCARE FOR THE PURPOSE OF EMS BILLING SERVICES FOR THE CITY OF HUBER HEIGHTS IN 2021.

WHEREAS, the City of Huber Heights has utilized EMS billing services with Change Healthcare in 2021; and

WHEREAS, the City Charter requires that City Council approve all work performed by a single vendor in excess of $25,000.00 in any given year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City of Huber Heights is authorized to utilize the services of Change Healthcare for the purpose of EMS billing services in 2021 at a cost not to exceed $97,000.00.

Section 2. Consistent with provisions of the City Charter of Huber Heights and the Huber Heights Codified Ordinances Section 171.12 (a)(4), the competitive bidding requirements are hereby waived.

Section 3. The Council hereby authorizes the Director of Finance to expend funds from the Fire Fund, and approves expenditures, including monies already spent and costs for services previously incurred, pursuant to the City Budget as may be amended from time to time by Council.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8068 **New Business U.**

City Council Meeting **City Manager**

Meeting Date: 12/13/2021

Old Troy Pike North Bound Widening Project - Award Contract

Submitted By: Hanane Eisentraut

Department: Engineering **Division:** Engineering

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 12/07/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

A Resolution Authorizing The City Manager To Enter Into A Contract For The Old Troy Pike (State Route 202) North Bound Widening Project From Huber Road To I-70 And Waiving The Formal Bidding Requirements.
(first reading)

Purpose and Background

This legislation will authorize the City Manager to waive the formal bidding requirements and enter into contract with TEC Engineering for the proposed widening of Old Troy Pike from Huber Road to the I-70 interchange. Due to all the existing underground utilities in that area, the design work is more complex and includes the performance of a topographic survey, developing construction plans, redesigning the existing traffic signal with mast arms at Merily Way/Waynetowne Boulevard and providing right of way acquisition documentation. The Capital Fund will be utilized for the design of this project at a cost not to exceed $100,000.

Fiscal Impact

Source of Funds: Capital Fund

Cost: $100,000

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE OLD TROY PIKE (STATE ROUTE 202) NORTH BOUND WIDENING PROJECT FROM HUBER ROAD TO I-70 AND WAIVING THE FORMAL BIDDING REQUIREMENTS.

WHEREAS, the Huber Heights Codified Ordinances require that City Council approve all work performed by a single contractor/engineering consultant in excess of $25,000.00 in any given year after competitive bidding unless waived or excepted; and

WHEREAS, TEC Engineering is already performing the traffic engineering for Broad Reach (Huber Heights Center Project) and have been assisting the City to resolve any traffic issues on Old Troy Pike; and

WHEREAS, funds are available to cover the cost of the engineering services for this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to contract with TEC Engineering for the engineering plans and specifications for the Old Troy Pike North Bound Widening Project at a cost not to exceed $100,000.00.

Section 2. Consistent with the provisions of the City Charter of Huber Heights and the Huber Heights Codified Ordinances, the competitive bidding requirements are hereby waived.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____Yeas; _____Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8069		**New Business V.**	
City Council Meeting			**City Manager**
Meeting Date:	12/13/2021		
Ordinance Modification - Huber Heights City Code - Section 509.08(b)(10) - Disturbing The Peace			
Submitted By:	Stephanie Wunderlich		
Department:	Engineering	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	11/16/2021 and 12/07/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

An Ordinance To Amend Chapter 509 – Disorderly Conduct And Peace Disturbance Of Part Five - General Offenses Code Of The Codified Ordinances Of The City Of Huber Heights By Amending Section 509.08 – Disturbing The Peace In Subsection (b)(10).
(first reading)

Purpose and Background

The City Code in Section 509.08(b)(10) - Disturbing The Peace (see attached) addresses the days and hours allowed for construction work. It is currently 7:00 a.m. to 10:00 p.m. on weekdays. Construction on Saturdays (due to noise) has become an issue lately. Since Saturdays are not addressed in the City Code, it can be assumed that no construction is allowed on Saturdays. Since there is so much construction going on in Huber Heights, work on Saturdays is happening everywhere including work at any typical residential home. To help control police complaint calls, a discussion needs to be made to possibly revise the City Code to allow construction on Saturdays from 7:00 a.m. to 7:00 p.m.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Construction Hours - Area Communities
Ordinance

Noise Ordinance City Code for Surrounding Cities

City	Times	Days of Week
Kettering	7:00 a.m. - 9:00 p.m.	All Days
Oakwood	7:00 a.m. - 9:00p.m. 9:00 a.m. - 9:00 p.m.	Monday- Saturday Sundays/Holidays
Miamisburg	7:00 a.m. - 10:00 p.m.	All Days
Moraine	7:00 a.m. - 7:00 p.m. (Below 65 Dba)	All Days
Beavercreek	No Start Time - 9:00 p.m.	All Days
Brookville	6:00 a.m. - 10:00 p.m.	All Days
Fairborn	7:00 a.m. - 10:00 p. m. (Below 60Dba)	All Days
Dayton	7:00 a.m. - 6:00 p.m.	Weekdays
Springboro	8:00 a.m. - 9:00 p.m.	All Days
Troy	7:00 a.m. - 10:00 p.m. (Below 60 Dba)	All Days
Englewood	7:00 a.m. - 10:00 p.m. (Below 60 Dba)	All Days

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO AMEND CHAPTER 509 – DISORDERLY CONDUCT AND PEACE DISTURBANCE OF PART FIVE - GENERAL OFFENSES CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HUBER HEIGHTS BY AMENDING SECTION 509.08 – DISTURBING THE PEACE IN SUBSECTION (b)(10).

WHEREAS, Section 509.08(b) provides acts that are declared to be unreasonable and unnecessary noises that cause peace disturbances; and

WHEREAS, Section 509.08(b)(10) provides:

> The erection (including excavating), demolition, alteration, or repair of any building other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the City Engineer, which permit may be granted for a period not to exceed three days while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues. If the City Engineer determines that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways between the hours of 10:00 p.m. and 7:00 a.m., and he further determines that loss or inconvenience would result to any party in interest, he may grant permission for that work to be done between the hours of 10:00 p.m. and 7:00 a.m. upon application being made at the time the permit for the work is awarded or during the progress of the work.

WHEREAS, under Section 509.08(b)(10), the listed acts are considered peace disturbances at all times except 7:00 a.m. and 10 p.m. on weekdays which may affect home repair and related activities on Saturdays; and

WHEREAS, City Council feels that 10 p.m. on weekdays is too late for such activities.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Section 509.08(b)(10) of Chapter 509 of Part Five of the Huber Heights Codified Ordinances is hereby amended to read as follows:

> **509.08(b)(10)**
>
> (10) The erection (including excavating), demolition, alteration, or repair of any building other than between the hours of **7:00 a.m. and 7:00 p.m. on Monday – Saturday, unless such date is an Ohio legal holiday,** except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the City Engineer, which permit may be granted for a period not to exceed three days while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues. If the City Engineer determines that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways between the hours of 10:00 p.m. and 7:00 a.m., and he further determines that loss or inconvenience would result to any party in interest, he may grant permission for that work to be done between the hours of 10:00 p.m. and 7:00 a.m. upon application being made at the time the permit for the work is awarded or during the progress of the work.

Section 2. All other provisions of Section 509.08 not amended herein remain in full force and effect.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in

such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall go into effect as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date