

AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
March 23, 2021
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

7. New Business

   A. REZONING - The applicant, JING REALTY, LLC, is requesting approval of a Rezoning and Basic Development Plan for 14.18 acres at the corner of Fishburg Road and Bellefontaine Road (ZC 21-08).

   B. DETAILED DEVELOPMENT PLAN - The applicant, GENERATIONS CONSTRUCTION, LLC, is requesting approval of a Detailed Development Plan for Section 6, of the Callamere Farms Development (ZC 21-09).

8. Additional Business

   A. None

9. Approval of Minutes - Planning Commission March 09, 2021

10. Reports and Calendar Review

11. Upcoming Meetings

A. April 13, 2021

B. April 27, 2021

12. Adjournment

AI-7483 **7. A.**

Planning Commission

Meeting Date: 03/23/2021

REZONING

Information

Agenda Title

REZONING - The applicant, JING REALTY, LLC, is requesting approval of a Rezoning and Basic Development Plan for 14.18 acres at the corner of Fishburg Road and Bellefontaine Road (ZC 21-08).

Purpose and Background

Attachments

Staff Report
Decision Record
Fishburg/Bellefontaine Drawing
Fire Assessment
Old BDP
2003 Ordinance
2005 Ordinance
Opposition Letters
Additional Opposition Letters

Memorandum

Staff Report for Meeting of March 18, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: March 17, 2021

Subject: ZC 21-08 (Rezoning to Planned Residential for 14.18 Acres at Bellefontaine Road and Fishburg Road)

- Application dated March 5, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: Jing Realty, LLC – Applicant
Jing Wang - Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: Fishburg Road and Bellefontaine Road

ZONING/ACREAGE: Planned Residential (PR) / 14.18 acres

EXISTING LAND USE: Vacant

ZONING ADJACENT LAND: PR

REQUEST: The applicant requests approval of a Rezoning to Planned Residential.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1171, 1172

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

OVERVIEW:

The applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan.

STAFF ANALYSIS AND RECOMMENDATION:

The applicant is looking to develop a lot that was split from the original Oaks of Huber Heights residential development. The lot is currently approved for construction of a church on the 14.2-acre parcel.

The applicant requests to build thirty-four (34) single family residential lots, with two (2) open space lots on 14.2 acres. Street access will come off Bellefontaine Road. Streets will be public and have a typical residential cross section. The lots will be served by public utilities. An existing 8-inch water main is located along the Fishburg Road frontage and an 8-inch sanitary sewer main is stubbed at the north end of the lot. The property slopes from the west to the east. The plan calls for a detention area to be placed at the northeastern corner of the lot to handle stormwater runoff. Fishburg Road and Bellefontaine Road are proposed to be improved with sidewalks and curbs to meet the section of eighteen feet from center line to back of curb.

The proposed lots in general have 75 to 80-foot frontages. The minimum depth is 142 feet. The lots that abut existing homes have a minimum of 80 feet frontages. The setbacks are proposed to be 25-foot minimum front yards and 40-foot rear yards. Side yards shall be a minimum of 10 feet. Berming will be installed along Bellefontaine and Fishburg Roads on the rear of the lots that abut said Roads. Said mound shall be ten feet (10') at the base, two to three feet (2'-3') high and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens and shrubs. An open space lot is proposed in the center of the development for use by the residents. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house. Fifty percent (50%) of the dwellings built on perimeter lots (#15-23 inclusively) shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single-story construction, to count toward the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single-story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product. The following building specifications shall also be required:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements,

garages, or porches.

b. At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

HISTORY:

City Ordinance 2003-O-1405 amended the original zoning ordinance to rezone 116.9 acres situated on Bellefontaine Road, approximately 1300 feet north of Fishburg Road, section 16, Town 2, Range 8 M.R.s, Huber Heights, Ohio from R-1 Residential to PR Planned Residential District. This lot that is being requested for a Major Change was originally located within the above described Ordinance for approval of single-family residential lots. Said ordinance is attached in the packet including conditions for approval.

City Ordinance 2005-O-1566 amended the above described ordinance to change the layout of the streets in the subdivision to accommodate the addition of a church in the southeast corner at Fishburg and Bellefontaine Roads.

The following City Codes are used in analyzing a Planned Residential Development:

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

Footnotes:

*--- (**42**) ---*

***Cross reference—** General provisions—See Ch. 1171.*

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, quadrominiums 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)

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)

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 March 5, 2021, the applicant, Jing Realty, LLC, requested approval of a Rezoning to Planned Residential and a Basic Development Plan for 14.18 acres at Bellefontaine Road and Fishburg Road located as parcel P70 03908 0146 of the Montgomery County, Ohio records (ZC 21-08); and

WHEREAS, on March 23, 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.

_____ moved to recommend approval of the request by the applicant, Jing Realty, LLC, for a Rezoning to Planned Residential and a Basic Development Plan for 14.18 acres at Bellefontaine Road and Fishburg Road located as parcel P70 03908 0146 of the Montgomery County, Ohio records (ZC 21-08) in accordance with the recommendation of Staff's Memorandum dated March 17, 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 March 5, 2021 unless specifically modified below.

2. Berming will be installed as discussed elsewhere along Bellefontaine and Fishburg Roads. Installation of the berm and its landscaping shall be the responsibility of the developer and shall be included in the Subdivider's Agreement and the performance bond required by the Subdivider's Agreement as each section is developed.

3. The berm shall be constructed on the rear of the lots. An agreement will be executed as part of the Detailed Development Plan, which agreement shall be approved by the Law Director and City Engineer, creating an easement, rights, and duties with regard to the berm area. The berm shall, once built, be maintained by the property

owner. The property owner may not remove any landscaping required by the Detailed Development Plan without the City Engineer's written approval and shall be required to replace such landscaping which dies or is removed. Failure to maintain the berm area as required will constitute a zoning violation. The City may cite the property owner, the Homeowner's Association, or both, and may perform such maintenance and repair and assess the cost to the Property owner and/or Homeowner's Association.

4. Fishburg Road and Bellefontaine Road shall be improved with sidewalks and curbs to meet the section of eighteen feet from center line to back of curb.

5. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house.

6. Fifty percent (50%) of the dwellings built on perimeter lots (#15-23 inclusively) shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single-story construction, to count towards the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single-story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc.

7. Fishburg Road and Bellefontaine Road shall have improvements to an eighteen foot from centerline half section with curbs and sidewalks.

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

9. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a final subdivision of the subject property for the purpose, but not the sole purpose, of establishing all necessary public easements on the subject property.

10. The retention pond shall be constructed with the first phase and shall be approved by the City Engineer as a part of the Final Development Plan.

11. The comments of the Engineering and Fire Divisions must be satisfied prior to approval of a Detailed Development Plan.

12. The Development shall contain no greater than 34 Single Family Lots.

13. LOT REQUIREMENTS: Minimum lot area is 10,575 square feet; minimum lot depth is 142 feet; minimum frontage at the setback line is 75 feet; minimum setbacks include 25' front, 40' rear, minimum of 10' (with a sum of 20') sideyard.

14. GREEN SPACE: Plan shall include landscaped and green space areas including 1 Retention Pond. There is a Mound/Berm along rear yard property lines of all Fishburg and Bellefontaine Road perimeter building lots numbered 15-23 inclusively. The serpentine Mound/Berm shall be ten feet (10') at the base, two to three feet (2'-3') high

and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens, and shrubs. The serpentine mound shall be built so as to allow drainage along and between lots in varied length sections. There will be a NDZ utility easement of 10' inside and adjacent to the Mound/Berm.

15. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product.

16. The plat covenants shall be approved in advance by the City Law Director and shall include at least the following provisions:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches.

b. At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

Seconded by _____. Roll call showed: YEAS: ____. NAYS: ____. Motion to recommend approval carried ____.

_____ _____
Terry Walton, Chair Date
Planning Commission

BASIC DEVELOPMENT PLAN

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

0 40 80 120



VICINITY MAP

1000 ft

OWNER

Jing Wang and Christopher Koehler
P.O. Box 461 Vandalia OH 45377

APPLICANT

JING REALTY, LLC
P.O. Box 461 Vandalia OH 45377

GENERAL 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 proposed streets to be public streets and are to be constructed according to City of Huber Heights Standard Construction Drawings and State of Ohio Department of Transportation Specifications, latest editions.
5. Existing contours furnished from Montgomery County GIS mapping.
6. Existing utility information shown per available records.
7. Existing site drains West to East. Detention area to preserve existing drainage patterns.
8. 4' concrete sidewalk to be installed on both sides of the street.
9. Proposed Use: Single Family Residential Development.
10. Proposed Zoning: Planned Residential

AREA SUMMARY
10.037 ACRES IN LOTS
0.919 IN OPENSPACE/COMMON AREA
2.193 ACRES IN RIGHT-OF-WAY
13.149 ACRES

REVISIONS

6	5	4	3	2	1

CCE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

SITE PLAN

WANG
HUBER HEIGHTS

DESIGN:	DATE:
SMB	02/26/2021
DRAWN:	
CHECK:	
JOB #: 20-462	**SP1**

Huber Heights Fire Division

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

Occupancy Name:	Bellefontaine/Fishburg
Occupancy Address:	Bellefontaine Road and Fishburg 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:	Not Yet Assigned	HHFD Plan:	21-050
MCBR ELE:	Not Yet Assigned	HHFD Box:	53
REVIEWER:	Susong	DATE:	3/19/2021

Fire Department Comments:

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

THIS DRAWING HAS NOT BEEN APPROVED AT THIS TIME DUE TO THE FOLLOWING:

- **One- and two-family residential projects having more than 30 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D107.1.**
- **Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. Review Huber Heights Codified Ordinance 1521.06(b) for additional requirements.**
- **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.**
- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1.**

Code Reference	Standard Requirement Comment
2017 OFC / IFC Appendices B and C and (OAC)1301:7-7-05(G) and HH City Code 1521	***Fire Hydrants***: Locations and Distribution shall comply with the referenced code (75' Spacing from FDC to hydrant and minimum 40'spacing from hydrant to building exterior walls) (See city code for more detail)
Specific Code Requirement Comments (In Accordance with (OAC)1301:7-7-01 to 44 Including IFC Appendices as adopted by HH City Code Part 15) Go To: Ohio Fire Code Go To: HH City Code Go To: OAC/OBC	
OFC 2017	**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with *paragraph* (C)(6)(503.6) *of this rule,* and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads. **Exception:** Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 and 903.3.1.2.
Huber Heights Codified Ordinance	**1521.06 FIRE HYDRANT PLACEMENT AND STANDARDS** (b) Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two, two- and one-half-inch discharge nozzles and one, five-inch steamer discharge nozzle. The five-inch steamer discharge nozzle shall have a five-inch STORTZ quick connection. The two, two- and one-half-inch discharge nozzles shall have Dayton threads approved by the Code Official. (1) The Fire Code Official shall make a determination if a double STORTZ hydrant can be omitted in commercial and multi-family districts. When determining the need, the Code Official shall reference the capacity of the hydrant and fire flow requirements listed in the 2006 International Fire Code appendix B. Reductions shall be given for automatic sprinkler systems. (d) The Fire Code Official shall make a determination on the location and distribution of fire hydrants. The fire official shall make this determination by referencing the location and distribution listed in the 2006 International Fire Code Appendix C. (Ord. 2010-0-1845. Passed 9-13-10.) **1521.01 HYDRANT LOCATION, NUMBER AND APPROVAL.** (e) A fire hydrant meeting the specifications and installed according to this standard and connected to a public water supply, shall be installed at a location designated by the Code Official that is within seventy-five feet of a suppression system Fire department connection, but no closer than forty feet to the building or structure unless otherwise approved by the Code Official.

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.



MASTER PLAN

FOR

THE OAKS

OF

HUBER HEIGHTS

HUBER HEIGHTS, OHIO

SUMMER 2003

CHAMBERSBURG RD.

POND

POTENTIAL ESTATE LOTS

RED OAK COURT

OAK CREEK TRAIL

RED OAK COURT

OAK RIDGE DR.

PIN OAK CT.

OAK RIDGE WAY

LAUREL OAK PATH

RETENTION BASIN

GREEN SPACE

SILVER OAK WAY

BLACK OAK PLACE

WHITE OAK WAY

SILVER OAK WAY

BUR OAK DRIVE

WHITE OAK WAY

RECREATION AREA 3.0 ac

POND

PARKING

CHURCH 14.1843 AC

DETENTION AREA

SHADY OAK STREET

BELLFONTAINE RD.

FISHBURG RD.

EX CHURCH

MASTER PLAN

FOR

THE OAKS OF HUBER HEIGHTS

HUBER HEIGHTS, OHIO 2005

0 50 100 200 300

SCALE: 1" = 100'

APPROVED

431 D 12 APR 05

J. Hallett

REVISED 4/11/05

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2003-O-1405

AN ORDINANCE AMENDING THE HUBER HEIGHTS ZONING ORDINANCE TO REZONE 116.9 ACRES SITUATED ON BELLEFONTAINE ROAD, APPROXIMATELY 1300' NORTH OF FISHBURG ROAD, SECTION 16, TOWN 2, RANGE 8 M.R.S, HUBER HEIGHTS, OHIO FROM R-1 RESIDENCE DISTRICT TO PR PLANNED RESIDENTIAL DISTRICT AND DECLARING AN EMERGENCY (ZONING CASE NO. 431)

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 said Zoning Case and on January 14, 2003 recommended approval by a vote of 4-1 with conditions; and

WHEREAS, Section 1130 of the H.H.C.O. grants City Council the power to amend or override the City Planning Commission recommendation by a vote of two-thirds of its membership; and

WHEREAS, the City Council has determined that, with proper conditions, this rezoning should be amended and approved;

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

Section 1. The Basic Development Plan submitted by the Applicant in this Case is hereby approved as amended hereby subject to the conditions set forth below:

1. Berming will be installed as discussed elsewhere along Bellefontaine and Fishburg Roads as the development of sections of the plat are built. Installation of the berm and its landscaping shall be the responsibility of the developer and shall be included in the Subdivider's Agreement and the performance bond required by the Subdivider's Agreement as each section is developed.

2. The berm shall be constructed on the rear of the lots. An agreement will be executed as part of the Detailed Development Plan, which agreement shall be approved by the Law Director and City Engineer, creating an easement, rights and duties with regard to the berm area. The berm shall, once built, be maintained by the property owner. The property owner may not remove any landscaping required by the Detailed Development Plan without the City Engineer's written approval, and shall be required to replace such landscaping which dies or is removed. Failure to maintain the berm area as required will constitute a zoning violation. The City may cite the property owner, the Homeowner's Association, or both, and may perform such maintenance and repair and assess the cost to the Property owner and/or Homeowner's Association.

3. Installation of sidewalks along the frontage of Bellefontaine Road and Fishburg Road shall be by the developer as part of the public improvements in the plat. Once the first section of the plat with frontage on Bellefontaine Road is recorded, all of the sidewalk along Bellefontaine Road will be installed within three (3) years or no further sections of the plat will be approved.

4. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house.

5. Fifty percent (50%) of the dwellings built on perimeter lots (#93-95 inclusively; #101-110 inclusively; #123-133 inclusively shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single story construction, to count towards the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc.

6. No trees may be cut in the development without the approval of the City Engineer in writing. A tree survey shall be conducted identifying all trees with greater than 3" caliper, three feet off the ground. This tree survey for the entire development shall be submitted to the City Engineer prior to approval of the first stage of the Detailed Development Plan. Trees to be maintained shall be identified at the Detailed Development Plan stage for each section.

7. The existing farmhouse and springhouse shall not be demolished or removed without the written consent of the City Planning Commission and the City Engineer.

8. The Planning Commission shall determine the requirements for obtaining a 20-30' wide easement and walking route to Chambersburg Road from at or near Lot 10 of the development with such improvement to be constructed at such time as Chambersburg Road is improved with a sidewalk to the connection point.

9. The two (2) retention ponds shall be constructed on the locations shown on the Revised Plan submitted to the City and shall be approved by the City Engineer as a part of the Final Development Plan.

10. The comments of the Engineering and Fire Divisions must be satisfied prior to approval of a Detailed Development Plan.

11. The new Plans submitted by the Applicant dated April 14, 2003 and on file with the Clerk of Council are the Plans being approved herein.

12. The Development shall contain no greater than the following number and mix of Lots: 223 Single Family Lots; 15 Estate Lots.

13. LOT REQUIREMENTS: On the 223 Premium Lots, minimum lot area is 12,000 square feet; minimum lot depth is 142 feet; minimum frontage at the setback line is 85 feet; minimum setbacks include 25' front, 40' rear, minimum of 10' (with a sum of 20') sideyard.

14. GREEN SPACE: Revised plan shall include landscaped and green space areas including 1 Detention and 2 Retention Ponds. Existing tree lines and vegetation growth is shown along the rear yard lot lines and surrounding the estate lots. There is a Mound/Berm also known as No Disturb Zone (NDZ) along the rear property lines of Lots #63 through 68 inclusively and Lots #86 through 92 inclusively, that abut Shady Oak rear property lines. There is a Mound/Berm along rear yard property lines of all Fishburg and Bellefontaine Road perimeter lots numbered 92-95 inclusively; 101-110 inclusively; 123-133 inclusively and Lot #1. The serpentine Mound/Berm shall be ten feet (10') at the base, two to three feet (2'-3') high and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens and shrubs, as per the landscape design plan. The serpentine mound shall be built so as to allow drainage along and between lots in

varied length sections. There will be a NDZ utility easement of 10' inside and adjacent to the Mound/Berm.

15. SIDEWALKS AND MOUNDS ALONG BELLEFONTAINE AND FISHBURG: Along Bellefontaine, widen and improve roadway, curb, gutter, sidewalk 300'-400' north and south (total, 600'-800') of plat main ingress-egress as per Engineer approval.

16. Upon initiation of development,in the first section bordering Fishburg Road, the intersection of Fishburg and Bellefontaine must be widened and improved with roadway, curb, gutter and sidewalk along the north side of Fishburg across the whole development. The same requirements for mound and sidewalk as stated for Bellefontaine in regard to bond, timeline, etc. apply.

17. BUILDING MATERIALS AND STRUCTURES: Those houses built abutting rear property lines of Shady Oak lots (being Lots #63, through 68 inclusively and #86-92 inclusively) shall be single story (ranch) dwellings, have a minimum floor area of 1600 square feet of heated, air conditioned, fully finished living area, exclusive of any basement, garages or porches. All sides of the dwelling shall be entirely of brick, stone or other masonry product, except for trim and gables. Storm sewers serving the area adjacent to Shady Oak lots shall be sized and designed to accept the stormwater runoff from the Shady Oak lots as engineering permits.

18. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product.

19. The plat covenants shall be approved in advance by the City Law Director and shall include at least the following provisions:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches.

b At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

Section 2. This Council finds that the general standards for approval of the Basic Development Plan for the proposed Planned Unit Development (PUD) are met by a preponderance of the evidence presented in this Case, only upon compliance with the conditions set forth above in this Case.

Section 3. The request to rezone the 116.9 acres situated on the west side of Bellefontaine Road, approximately 1300' north of Fishburg Road, Section 16, Town 2, Range 8 MRS, Huber Heights, Ohio from R-1 Residence District to P-R Planned Residential District is hereby approved.

Section 4. It is hereby found and determined that all formal action of this Council concerning and related 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 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 the City needs to encourage this type of development at the earliest time, Wherefore this Ordinance shall become effective at the earliest period allowed by law.

Passed by Council on the 14th day of April, 2003.

7 Yeas; 0 Nays; 1 Abstain.

AUTHENTICATION:

Clerk of Council

Date: 4/16/2003

Vice Mayor

Date: 04/16/03

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2005-O-1566

APPROVING A MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN IN ZONING CASE NO. 431-D, THE OAKS OF HUBER HEIGHTS FOR MIDLIFE DEVELOPMENT, AND DECLARING AN EMERGENCY

WHEREAS, the applicant has submitted a Major Change to the Basic Development Plan in order to construct a church at the southeast corner of the subdivision as well as realign the internal streets of The Oaks subdivision on Fishburg and Bellefontaine Roads; and

WHEREAS, the City Planning Commission has reviewed said zoning case and on April 12, 2005 recommended approval by a vote of 3-0 with conditions;

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

Section 1. The Major Change to the Basic Development Plan submitted in Zoning Case 431-D, as requested by the applicant, is hereby approved with the condition as set forth by Planning Commission and as amended by City Council at the May 9, 2005 Regular Session Council Meeting.

Section 2. This Council finds that the general standards for approval of the Major Change to the Basic Development Plan for the Planned Unit Development (PUD) are met by a preponderance of the evidence presented in this case, only upon compliance with the conditions set forth in the City Planning Commission Resolution in this case and by the amended changes approved by City Council.

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 of the community and for the further reason to promote continued growth and economic development in the City; therefore, this Ordinance shall be in full force and effect immediately upon its passage by Council.

Passed by Council on the 9th day of May, 2005;
8 Yeas; 0 Nays.

AUTHENTICATION:

Clerk of Council

Date: 5/10/2005

Vice Mayor

Date: 5/10/2005

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Ronald DAllessandris <dallessa@me.com>
Sent: Friday, March 19, 2021 10:38 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Byrge, Nancy <NByrge@hhoh.org>; elyond@hhoh.org
Subject: Opposing Case 21-8

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Mr. Falkowski,
We have received the post card addressing the new application for the property owned by Koehler & Wang. Just last month the council voted 8 -0 in complete support of the residents of the Oaks, one of the prime reasons was the lot sizes. Density is an issue that has not been addressed fully by the developer. While the developer has reduced the number of lots to 34, the number of lots still exceeds what was previously proposed and zoned for 29. It is our belief that the Council should not bring this reading to the floor until the proposed lots are reduced to what was previously zoned for in our planned development. We are in full support of growing Huber Heights, but it needs to be done smartly and within the guide lines that were previously adopted. Thank You

Ron & Joyce D'Allessandris
rjdallessandris@gmail.com
Home Phone 937-254-0005
Ron Cell Phone 937-681-3492
Joyce Cell Phone 937-681-3498

Virus-free. www.avast.com

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Friday, March 19, 2021 12:37 PM
To: Hoskins, Geralyn
Subject: FW: Opposition to Case 21-8

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Warren Taldo <wtaldo@gmail.com>
Sent: Friday, March 19, 2021 12:37 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: btgeek@aol.com
Subject: Opposition to Case 21-8

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Please be advised that myself (Warren Taldo) and my wife (Catherine Taldo) are opposed to the development of said parcel of land at the Corner of Bellefontaine and Fishburg for the same reason that the previous application was defeated at the City Council 8-0. The reason is that the number (lots) still exceeds what was originally proposed for that parcel. This parcel was originally zoned that the density needed to remain at 2.05, for the entire Planned Development. Using the 2.05 there should be 29 lots, not 34.

Sincerely Yours
Warren & Catherine Taldo
5921 Oak Creek Tr.
Huber Height, Oh. 45424
937-237-0069

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Friday, March 19, 2021 2:26 PM
To: Hoskins, Geralyn
Subject: FW: CASE 21-08 Bellefontaine and Fishburg Rezoning

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

-----Original Message-----
From: Mark Wabler <mark.e.wabler@gmail.com>
Sent: Friday, March 19, 2021 2:16 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Cc: Holly Wabler <holly.wabler@gmail.com>
Subject: CASE 21-08 Bellefontaine and Fishburg Rezoning

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Greetings,
I am writing to you concerning some rezoning of property at the location listed above. I live in the OAKS and moved there for location and hopefully for some appreciation on the property. This has happened, however I know the value and desirability of owning a house in this area will plummet if this rezoning is approved.

Please rethink this request. Huber is a nice place to live the way it is constructed now. another home builder will be able to do well there.

Thank You for your attention to this matter.

Mark Wabler MBA

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:14 AM
To: Hoskins, Geralyn
Subject: FW: Opposition to ZC 20-31 (Koehler&Wang) now ZC 21-08 (Jing Realty)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: justin links <braider33@yahoo.com>
Sent: Friday, March 19, 2021 5:47 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Hill, Andy <AHill@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Gore, Jeff <JGore@hhoh.org>
Subject: Re: Opposition to ZC 20-31 (Koehler&Wang) now ZC 21-08 (Jing Realty)

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

City Council Members,
My young daughter and I attended the last meeting. Let me thank you for the overwhelming support in opposition to ZC 20-31. I know a great number of my neighbors here and it was encouraging to hear them speak to you with such passion and pride.

I read thru the upcoming agenda and see the developer has agreed to extend the existing berm along Bellefontaine and Fishburg Rds. That is good to see as I believe it provides an important cushion from two high trafficked roads for homes and kids in the neighborhood.

My previous concern remains the same regarding home density. Looking at the proposed drawings, the homes in the inner island aren't even 1/4 acre lots and many on the outer loop are the same. There are some lots on the outer ring approaching nearly 1/2 acre. I would not claim to be a land manager or developer but did pass geometry once. If the builder reduces from the proposed 34 lots to the original 29, when some lines are shifted a little left or right, I bet the area starts taking on the 1/3 acre theme. There is a portion of the written plan that while it does not match the drawing raises questions. Under Developmental standards, Dwelling Unity Density, to me that reads as multi-family homes or

apartments. Five, Eight, and Twelve Dwelling Units? I think I speak for everyone in The Oaks when I say those would not be welcomed. Maybe that is standard contract verbiage and definitions and there is no cause for alarm.

Lastly, the D R Horton sign on Fishburg Rd states From the $290s. Comparing homes on their website to their plan, I do not see how they plan on building 1500 - 1600 sq ft homes on 1/4 lots starting in the $290s. That would be for them to figure out. We appear to have that plan across the road called Artisan Walk. Nothing against that neighborhood, but for anyone who was around when that development began and saw the half dozen or so homes that were built, they do not at all reflect the final design. The Oaks has a great look and theme going. Would be a shame to ruin it at the finish line.

Thank you for your consideration and continued support,

Justin Links
6016 Oak Ridge Dr.

On Monday, February 1, 2021, 04:16:18 PM EST, justin links <braider33@yahoo.com> wrote:

City Council Members,
I am a homeowner in The Oaks of Huber Heights. It's been brought to my attention that the final phase of our neighborhood may deviate from the original Master Plan. I would simply like to request the plan stay as previously submitted and agreed to. The last 10 homes to be built should model the first 10. Lots in our neighborhood are all approximately 1/3 acre. Homes are inline with the Huber concept with brick lower levels. That theme should not change so that a developer/builder can cram a few more houses into the allotted land. Also, the berm that was built for the homes whose backyards approach Bellefontaine Rd should be extended to reach Fishburg Rd and include Fishburg Rd in the direction of Brandt Pk. The constructed berm serves to shield and protect those homeowners from traffic that travels both of those high density roadways.

Please consider the wishes and concerns of the residents within this great neighborhood.

Sincerely,

Justin Links
6016 Oak Ridge Dr.

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: Jing Realty Rezoning Request

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Kathi Davis <darandkat@gmail.com>
Sent: Saturday, March 20, 2021 12:36 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Subject: Jing Realty Rezoning Request

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Mr. Falkowski,

In reference to the upcoming meeting: JING REALTY, LLC, is requesting approval of a Rezoning and Basic Development Plan for 14.18 acres at the corner of Fishburg Road and Bellefontaine Road (ZC 21-08). I agree with their request, based on their latest documents submitted. I recommend the board approve the request.

/r

Kathi Davis
6224 Oak Ridge Drive
443-306-4535

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: Opposition to Case 21-8

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Ron Hinds <ronshinds@aol.com>
Sent: Saturday, March 20, 2021 2:26 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to Case 21-8

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

This parcel at the NW Corner of Fishburg & Bellefontaine should only be developed following the original guidelines and standards forming a cohesive, aesthetically pleasing Planned Development.

While the proposed builder have reduced the number of lots to 34 that number still exceeds what was originally proposed for that parcel. When the parcel was zoned for the church, the City Council minutes reflect that the density needed to remain at 2.05 for the entire Planned Development. Using 2.05 there should be 29 lots. They are still not matching the lot sizes or the lot standards that we in The Oaks had to follow.

As a homeowner in The Oaks I am concerned that this proposed development will reduce our property values.

Thanks for considering the feelings of the homeowners of The Oaks.

Respectfully,

Ron

Ron Hinds
Realtor/Senior Associate Partner

Berkshire Hathaway HomeServices
Professional Realty
Huber Heights, Ohio
937-776-2225
ronshinds@aol.com
www.ronhinds.com

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: Opposition to Rezoning Fishburg/Bellefontaine Rd cornor (case no. 21-08)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

-----Original Message-----
From: Tammy Apwisch <tapwisch@yahoo.com>
Sent: Saturday, March 20, 2021 6:11 PM
To: Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Hill, Andy <AHill@hhoh.org>; Falkowski, Scott <SFalkowski@hhoh.org>
Subject: Opposition to Rezoning Fishburg/Bellefontaine Rd cornor (case no. 21-08)

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

>
> To whom it may concern,

> I live in the Oaks of Huber Heights and am concerned with the proposed increase of homes for project being developed next to our neighborhood. I am opposed to any increase from the original 31 lots being developed on this parcel.
>
> I request that the ordinance specify that the berm proposed along the North and West property lines also extend between the detention ponds; that the construction and landscaping of the berms be completed prior to the start of any construction.
>

> I request that the Ordinance specify that the houses along Bellfontaine and Fishburg contain 50% masonry on the entire exterior as stated in the original ordinance 2003-o-1405.
>
> Thank you,
> Tammy Apwisch

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: 23 March 2021 City Council Mtg (Jing Realty (ZC 21-08))

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: William <skimarks@hotmail.com>
Sent: Sunday, March 21, 2021 11:05 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: 23 March 2021 City Council Mtg (Jing Realty (ZC 21-08))

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Hi Scott,
I share many of the concerns about this new case as my neighbors. While the new land owners are heading more in the right direction, it would be best to have a consistent pattern of similar homes in the same development. And with the consistent style, size, etc. homes, we would not need to separate or segregate these new homes with boundaries which will further create barriers and isolate neighbors. We want to preserve the neighborhood atmosphere and benefits that was part of the basic principles of our Oaks of Huber Heights development. Thanks Scott!
William Marks
5776 Oak Creek TRL

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:16 AM
To: Hoskins, Geralyn
Subject: FW: Case 21-8

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

-----Original Message-----
From: Richard Higgns <rickehiggins@aol.com>
Sent: Sunday, March 21, 2021 4:30 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Subject: Case 21-8

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

If I remember correctly the Sam Knobler and Inverness tried to develop the same area with town homes. I don't remember exactly why it was disapproved I think it was for the same reason they disapproved the last proposal. Now Koehler and Wang are back with a revised proposal. Their proposal does not fit in with our HOA or with the new development of Silver Oaks of Huber. The proposal can possibly impact the sales and will impact our property values. As a 15 year resident of the Oaks I am not in favor of case 21-8.

I appreciate your support and representation on this matter.

Richard Higgins
6075 White Oak Way

Sent from my iPad

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:16 AM
To: Hoskins, Geralyn
Subject: FW: Opposed to Jing Realty (ZC 21-08)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Roger Zambile <rogerzambile@email.com>
Sent: Sunday, March 21, 2021 7:55 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>
Subject: Opposed to Jing Realty (ZC 21-08)

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Still opposed to this rezoning. The number of homes to 34 is still too many. According to the when the parcel was zoned the overall density for our there should only be 29 homes on that parcel. Alsop the minimum frontage at setback should be 85. Not the 75 they are asking for. There is also concerns about drainage, sidewalks on both sides of the streetr and the width.

What ever goes in on the land on Corner of Be Fishburg and Bellefontaine roads needs to be help to the same have the same consisitane look as the Oaks Development.

I also hope the city has considered that Fishburg will need to be widen the rest of the way to Bellefontaine. It narrows 3/4 of the way down from 201 to Bellefontaine. A Stop Light at Bellefontaine and Fishburg will also be needed do to the much higher increase in traffic do to this development.

I agree with any other concerns that my Neighbors here in The Oaks bring up opposing this Rezoneing.

Roger Zambile

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 1:50 PM
To: Hoskins, Geralyn
Subject: FW: Rezoning 21-08

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: DEAK, RONALD J CTR USAF AFMC AFLCMC/WIIV <ronald.deak.1.ctr@us.af.mil>
Sent: Monday, March 22, 2021 1:44 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; nbyrg@hhoh.org; Hill, Andy <AHill@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Webb, David <DWebb@hhoh.org>
Subject: Rezoning 21-08

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

City of Huber Heights,
Please enter this as part of the official package for the above case. I will be in attendance hoping for good dialogue to solve the disconnects. First thanks Scott for giving me 30 minutes of your time to discuss the above zoning application. If in fact it is true that the developers know their realty company is to mirror the Oaks Comprehensive plan it still have many disconnects.
1) Lot size is not eh minimum of the Oaks
2) density needs to be less as in the oaks
3) Show the calculations of the pond and over flow. Do not understand it
4) need two sidewalks one on each side as in the oaks.
5) frontage is not the minimum 75feet
6) Ratio of front yard to back etc is not correct as in the oaks
7) Need to access points to the proposed development due to the number of units
8) Need spelled out the brick usage etc as part of the application.
9) Need basements as agreed to in 2002 and supported in 2009 when the previous developer wanted to put in slab homes due to the recession

10) Again this is a part of a comprehensive plan what was agreed to in 2002 to be done in 15 phases. The city needs to stick to the plan not just meets the needs of anyone wanting to develop an area. Remember we are a small microcosm that has been done correctly by the city and need to be followed through. Look at the surrounding areas from forest glen, calamere farms, and other adjacent neighborhoods they all are planned and have stuck with the plan all the way through.

I will be ready to discuss in detail any and other items during the planning meeting tomorrow. Again as I said before at the recent council meeting the rezoning is not ready for prime time. We do not want a 50+ year error to satisfy the profit margins of developers but for doing thing right as the city has since 2002. You kept the ask Mark Campbell recently said during the 8-0 vote against the rezoning the city was tough on Mr Knobler and kept his feet to the fire to produce a quality neighborhood directly adjacent to the Oaks. We need to do it right. Remember Mat of 2009 the then president of the HOA myself and Sam Knobler we at the council meeting first for my water well for irrigation and then Mr Knobler seeks a variance from a full basement to slab homes. It was voted down. As Huber expands to the east we need to make sure it is done right so we do not have suburban sprawl with out a plan...Where is the plan. Any variance to the Oaks plan will lead the other developer to submit a variance for his units (Horton) as no permits have been pulled. They are waiting in the shadows to see what is done on the variance before they submit on to. Planning Team and Council do the right thing and oppose the application until all items are fully addressed and meet the exacting specifications of the Oaks. Thanks and see you tomorrow evening

VR Ron

Ronald J. Deak
5908 Oak Creek Trail
Huber Heights OH 45424
781-698-9177

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 2:05 PM
To: Hoskins, Geralyn
Subject: FW: Rezoning and Development/Oaks of Huber Heights Jing Realty, LLC

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Shonte Gonzalez <shonte25@me.com>
Sent: Monday, March 22, 2021 2:03 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Cc: Luis Gonzalez ❤ <luisrgonzalez@outlook.com>; Shonte Gonzalez <shonte25@me.com>
Subject: Rezoning and Development/Oaks of Huber Heights Jing Realty, LLC

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good Day,
Good Day,

I am sending an email regarding the new rezoning and basic development plan for Jing Realty, LLC. on the corner of Bellefontaine Roads and Fishburg Road. I am sending this email for myself and my spouse Luis R. Gonzalez. If this development is going to change or negatively affect the residents of Oaks of Huber Heights then I would like you to reconsider the application and say NO to Jing Realty, LLC.

As before in my previous email listed below. My stance has not changed. I hope you take into consideration what we are looking for regarding a future development that will eventually occur next to the Oaks of Huber Heights.

Shonte Gonzalez

****

My name is Shonte Gonzalez. My spouse Luis Gonzalez and I are very concerned with the new development at the corner of Bellefontaine Roads and Fishburg for rental properties. We are a military family and we chose Huber Heights not Beavercreek because of The Oaks of Huber Heights.

We understand it is developing into a rental property with the developer as the landlord with no rules for the tenants under a HOA. The property value for the Oaks of Huber Heights is at risk and could affect our property.

When we moved here as a military family and purchased our property with Inverness, we were assured that our property value would not deflate and that the value of our home within the neighborhood would increase.

We are asking that you informed or help with making sure the developer does not build rental properties to lease with no rules but sell homes and build them into the HOA with the Oaks of Huber Heights.

The Oaks of Huber Heights is a valuable neighborhood which is right on par with Callamere Farms. If you want more military families to move to quality neighborhoods in Huber Heights, please do not destroy the value of the Oaks. Please find a solution with the developer to ensure that the value of our neighborhood does not drop or change drastically due to their business practices.

We are also concern about the safety for our families. The Oaks of Huber Heights is a safe neighborhood community which is appealing for those who want to come and purchase homes in our subdivision. We are against this developers turning it into a rental property.

Shonte Gonzaelz
Oaks of Huber Heights Resident

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 2:37 PM
To: Hoskins, Geralyn
Subject: FW: Opposition to ZC21-08

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Brad Smith <BTGeek@aol.com>
Sent: Monday, March 22, 2021 2:36 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to ZC21-08

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Dear Mr. Falkowski,

Below is our Citizen Statement for the March 23, 2021, Planning Commission meeting.

As always, thank you for your assistance.

Citizen Statement for Planning Commission meeting of March 23, 2021

We are opposed to ZC 21-08.

This parcel is and always has been a part of our PR.

Ordinance 1405-0-2003 set standards for all single family dwellings in our PR.

All of the existing homes have followed the same standards.

We are opposed based on the following:

1. The lot size does not match our PR standards of a minimum of 12,000sf.

2. The width of the lots does not match our PR standards of a minimum of 85'.

3. The number of lots does not match the overall density of the PR which was discussed at the City Council meeting in 2005. The density was to remain at 2.05, which would be 29 lots on this parcel.

Additional items that we would like to see addressed are: sidewalks along both sides of the street on the interior of the development, berming on the northern and western borders (to include between the detention ponds), that the homes be required to have 3/4 to full basements, and that an HOA be required to address maintenance needs. In addition, if the plan is approved with only one entrance/exit, that said entrance/exit be a boulevard similar to The Oaks entrance on Bellefontaine (with a landscaped island between the entrance and exit lanes).

We see that the Decision Record reflects that the lots will comply with depth, side yard, front yard and back yard standards. It also reflects that the houses will maintain the same percentage masonry, overall house sizes and that the houses that border Bellefontaine and Fishburg will comply with the standards of increased masonry. It also states that there will be sidewalks along Bellefontaine and Fishburg. We would like to request that those sidewalks be bike path width to match what is being installed in the Bellefontaine project currently underway.

We have been consistent in our request that this parcel be developed to match the existing homes, lot standards and density in our PR.

Thank you for hearing our concerns.

Cindy and Brad Smith

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 10:41 AM
To: Hoskins, Geralyn
Subject: FW: Zoning Case 21-08

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

-----Original Message-----
From: molly disken <mollydisken@yahoo.com>
Sent: Tuesday, March 23, 2021 10:39 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>
Subject: Zoning Case 21-08

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Opposition to Application/Case 21-08
March 23, 2021

Dear Mr. Falkowski,

We are writing in regards to the application filed by Jing Realty, LLC for the rezoning of the area at the corner of Fishburg Rd and Bellefontaine. While I believe many of the concerns were addressed in previous hearings, the lot size is still not consistent with the lot size of existing homes in The Oaks subdivision. This is becoming tedious to the current homeowners to continually address this issue until the specifications of the proposed new development is consistent with the current dwellings.

As a homeowner in The Oaks, I would appreciate the backing of the City Council to protect our investment.

Sincerely,

Bill and Molly Disken

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 9:31 AM
To: Hoskins, Geralyn
Subject: FW: The Oaks

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: sharelda@aol.com <sharelda@aol.com>
Sent: Tuesday, March 23, 2021 9:22 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; nbryge@hhoh.org
Subject: The Oaks

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Hello,

I just want to add my voice to those of my neighbors regarding the development of property at the corner of Bellefontaine and Fishburg. We looked very seriously at several other developments before we decided to invest in this neighborhood. The quality of the homes as well as the size of the lots were paramount in our decision. We love our neighborhood. Please don't allow changes of the very criteria that will likely change the ambiance or the atmosphere we have come to enjoy -- the very standards that we were held to when we built our home.

My understanding is that the current proposal is still not matching the lot sizes or the lot standards that we have had to follow.

All of the standards can be found in Ordinance 1405-0-2003.

The lot standards for our Planned Development are as follows:
a minimum of 12,000 square feet lot
a minimum of 85' at the frontage
a minimum of 25' frontyard
a minimum of 40' backyard
a minimum of 10" sideyard with a sum of 20'

Other guidelines that our Planned Development must follow are:

25% masonry on the building (not just 25% of the front)
a minimum of 1,600 sf for one story
a minimum of 2,000 sf for two story

Also, there are provisions in the ordinance that require that all the houses that border Fishburg and Bellefontaine must have 50% masonry on the exterior.

Berming is required along Fishburg and Bellefontaine.

Requests that residents of The Oaks have made are:

The interior of the parcel should have sidewalks on both sides of the streets, as we currently have.

The exterior of the parcel should have sidewalks along Fishburg and Bellefontaine. Also asking that these sidewalks be bike path width to match the sidewalks being done on the Bellefontaine project currently underway.

Berming has been requested along the northern and western borders between this parcel and The Oaks.

Full or 3/4 basements for all homes. All of the homes in our Planned Development have basements.

Respectfully,
Sharon Herstine

1 Comment

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 8:32 AM
To: Hoskins, Geralyn
Subject: FW: Oaks of Huber Heights/Zoning Case 21-08 (Koehler&Wang)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Jay Smeltzer <jms245ba@yahoo.com>
Sent: Monday, March 22, 2021 11:02 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Cc: Debi <dls590@yahoo.com>
Subject: Oaks of Huber Heights/Zoning Case 21-08 (Koehler&Wang)

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Regarding the renewed initiative by Koehler & Wang; Again they cannot seem to comprehend the density calls for 29 homes, not 34 and minimum lot size of 12,000.

This new initiative while meeting some compliance standards does not meet all. I was hopeful that Koehler & Wang would have taken note of the objections based on zoning and made adjustments to come within full compliance. I am again opposed to this attempt until they can bring their entire project within parameters.

Any other objections raised by my neighbors I back fully.

Look forward to civil exchange regarding this issue.

Thank you for your time and attention.

Respectfully,
Jay & Debi

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 8:32 AM
To: Hoskins, Geralyn
Subject: FW: March 23,2021 City Council Meeting (ref Jing Realty)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

-----Original Message-----
From: J.Z. Wilkson <jzwilkson@gmail.com>
Sent: Monday, March 22, 2021 9:56 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: March 23,2021 City Council Meeting (ref Jing Realty)

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good Evening Mr. Falkowski,

My wife and I are lifetime residents of Huber Heights. We both grew up and went to school from elementary to high school and are both graduates of Wayne High School. Both my parents grew up here and were also graduates of Wayne as well. After looking at several different places to live, we both chose to build our home in the Oaks development for the type of community we wanted our chilfre (and us) to continue to grow in and what the original Master plan had established here. With this latest proposal request, as in the last one, we share many of the same concerns as our fellow neighbors of the Oaks development. We both strongly oppose any deviation of the original plan, feeling that not only would hurt property values (our investment) but change the community of the Oaks that we have grown to love. We hope you consider our and our neighbors' request to represent us in rejecting this new proposal. We thank you for your time and understanding.

Respectfully,

James and Betsy Wilkson
4164 Silver Oak Way
Huber Heights, Ohio

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 5:32 PM
To: Hoskins, Geralyn
Subject: FW: Opposition to Rezoning Application ZC 21-08 (Jing Realty)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

If you have received this email in error please notify the sender or call 937.233.1423. Please note that any views or opinions presented in this email do not necessarily represent those of the City of Huber Heights. Ohio has a very broad public records law. As a result, most written communication created or received by City of Huber Heights employees, elected officials, agents and volunteers are subject to disclosure to the public and news media upon request, unless otherwise exempt. Under Ohio law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send email to this office or request that email be sent to you at a private email address. Instead, contact our office by phone at 937.233.1423.

From: Donna Sebesky <dsebesky459@gmail.com>
Sent: Monday, March 22, 2021 5:22 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; nbyge@hhoh.org; dsebesky459@gmail.com
Subject: Opposition to Rezoning Application ZC 21-08 (Jing Realty)

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

City Planning Commission of Huber Heights,

This email is intended to address the new rezoning application filed by Jing Realty, LLC; the same property owner who filed application ZC 20-31 to develop 14.18.3 acres at the corner of Fishburg and Bellefontaine Roads in Huber Heights. Thank you for joining in the protection of our neighborhood, The Oaks, by defeating the previous application with a unanimous vote of 8-0 against.

While this application reduces the number of homes to 34 it still does not meet the required 2.05 density of PR (Ordinance 1405-0-2003). In addition, their request to build 34 instead of the PR allowed 29 results in noncompliance of lot size with a minimum frontage (setback) of 85 square feet. Also to be considered are masonry requirements for homes that border Fishburg and Bellefontaine and berm requirements along Fishburg and Bellefontaine. As a community we have requested interior sidewalks on both sides of the street, sidewalks or bike paths along Fishburg and Bellefontaine, berms between this project and The Oaks and full or ¾ basements for these homes as well as an HOA.

As a longtime resident of The Oaks my household asks that you consider these items as well as all of our stated concerns in the opposition to their previous application in making your determination on approval of this application. The Oaks is a neighborhood we've all built to be friendly, attractive to perspective buyers and forever homes for not only us but our lineage and are again requesting your support.

Very Respectfully,

Donna Sebesky and Robbin Miller
6081 Oak Ridge Drive

AI-7484 **7. B.**

Planning Commission

Meeting Date: 03/23/2021

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, GENERATIONS CONSTRUCTION, LLC, is requesting approval of a Detailed Development Plan for Section 6, of the Callamere Farms Development (ZC 21-09).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of March 23, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Interim City Manager

Date: March 17, 2021

Subject: ZC 21-09 (Detailed Development Plan Callamere Farms, Section 6)

- Application dated March 5, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Generations Construction, LLC – Applicant TPG Properties - Owner
DEVELOPMENT NAME:	Callamere Farms
ADDRESS/LOCATION:	South end of Callamere Farms Drive
ZONING/ACREAGE:	Planned Residential (PR) / 8.033 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	PR, A
REQUEST:	The applicant requests approval of the Detailed Development Plan for Callamere Farms Section 6.
ORIGINAL APPROVAL:	ZC 2832
APPLICABLE HHCC:	Chapter 1172
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for Section 6 of the Callamere Farms Development, which includes 14 single-family lots.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Section 6 is a new section of 120 foot lots at the southeastern portion of the development. Section 6 is proposed to contain 14 new houses, along with all applicable utilities, streets, and easements.

Lot Analysis

The 14 proposed single-family lots meet the minimum dimensional and area requirements of the Basic Development Plan conditions of approval with 120-foot widths and 130-foot depth minimums. This phase extends Callamere Farms Drive to the south, including one cross street with a cul-de-sac. The lots are served by public water and sewer. The sanitary sewers flow to an existing lift station to the southwest of the Section. The drainage flows into public storm sewers and into an existing detention basin which meets the flow requirements of the City. Callamere Farms Drive has a 60-foot-wide right of way and Barronwood Place has a 50-foot-wide right of way.

Platting

Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

Recommendation

After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Callamere Farms, Section 6 in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Planning Commission Decision Record

WHEREAS, on March 5, 2021, the applicant, Generations Construction, requested approval of a Detailed Development Plan for Section 6 of the Callamere Farms Development (Zoning Case 21-09), and;

WHEREAS, on March 23, 2016 the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_____ moved to approve the application by Generations Construction, and the applicant's request for approval of a Detailed Development Plan for Section 6 of the Callamere Farms Development (Zoning Case 21-09) in accordance with the recommendation of Staff's Memorandum dated March 17, 2021, with the following conditions:

1. All previous PUD regulations shall remain in full force and effect unless specifically modified herein.

2. The Detailed Development Plan for Section 6 shall be the plans stamped received by the City of Huber Heights Planning Department on March 5, 2021.

3. Prior to construction of Section 6, the applicant shall obtain a grading permit and pay all inspection and review fees.

4. Prior to the issuance of a permit for any of the lots within Section 6 of the development, the applicant shall obtain approval of a final subdivision for the subject area.

5. Prior to the issuance of a zoning permit for any of the lots contained in Section 6, 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 and Development Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning and Development 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 and Development 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 and Development Department. The term of the maintenance bond shall be three growing seasons.

Seconded by _____. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried ____.

_____ _____

Terry Walton, Chairman Date
Planning Commission

GENERAL NOTES

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) SHALL BE 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 ARE 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 THROUGHOUT 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 UPON 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 POLLUTION 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 SURVEYING MUST BE PERFORMED BY A STATE OF OHIO LICENSED SURVEYOR.

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 I' 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 1/4" MAIN VALVE OPENING WITH ONE 5" STORZ OUTLET WITH CAP AND TWO 2 1/2" 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 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORZ OUTLET WITH CAP AND ONE 5" STORZ 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.

WATER NOTES continued

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 STORZ FITTING.

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, ASTM D-3034 SDR 26.
3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D-3212 FOR PVC PIPE.
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-WAY 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 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 4" 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 VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

NOTES REVISION DATE: 8/3/2020



VICINITY MAP

CALLAMERE FARMS
SECTION SIX
DETAILED DEVELOPMENT PLAN
(CONSTRUCTION PLANS)
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

LOCATION	UTILITY OWNERS
SECTION 10, TOWN 2, RANGE 8 M.Rs. CITY OF HUBER HEIGHTS MONTGOMERY COUNTY, OHIO	OUPS OHIO UTILITIES PROTECTION SERVICE CONTACT 48 HOURS "BEFORE YOU DIG" 1-800-362-2764 or 811 SANITARY, WATER CITY OF HUBER HEIGHTS C/O SUEZ 6244 CHAMBERSBURG ROAD HUBER HEIGHTS, OHIO 45424 (937)233-3292 GAS VECTREN ENERGY DELIVERY OF OHIO 4285 N. JAMES MCGEE BLVD. DAYTON, OHIO 45417 (800) 483-4600 STREET, STORMWATER CITY OF HUBER HEIGHTS 6131 TAYLORSVILLE ROAD HUBER HEIGHTS, OHIO 45424 (937)233-1423 ELECTRIC DAYTON POWER & LIGHT 1900 DRYDEN ROAD DAYTON, OHIO 45439 (937) 331-3900

DEVELOPER

GENERATIONS CONSTRUCTION, LLC
11 W. MONUMENT AVE., SUITE 410
DAYTON, OHIO 45402
PHONE (937) 222-6855

SHEET INDEX

NO	DESCRIPTION
1	GENERAL PROJECT INFORMATION & NOTES
2	TYPICAL STREET SECTIONS & MISC. DETAILS
3	CALLAMERE FARMS DRIVE - PLAN & PROFILE STA. 19+56 TO STA. 26+12.06
4	BARRONWOOD PLACE - PLAN & PROFILE / CUL-DE-SAC DETAIL
5	INTERSECTION DETAIL / CUL-DE-SAC DETAIL (Callamere Farms Drive) MISCELLANEOUS PROFILES
6	GRADING PLAN/ SOIL EROSION & SEDIMENT CONTROL PLAN
7	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

APPROVALS

CITY ENGINEER
CITY OF HUBER HEIGHTS, OHIO — DATE

O.E.P.A. SANITARY — SUBMITTED — APPROVED

O.E.P.A. WATER — SUBMITTED — APPROVED

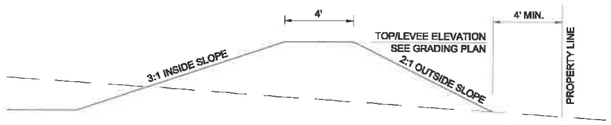
RECEIVED
MAR 05 2021
By

STATE OF OHIO
DANIEL O. MUTZNER
E-49048
REGISTERED
PROFESSIONAL ENGINEER

PREPARED BY:

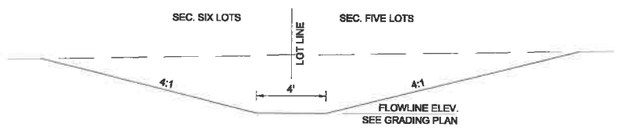
NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE:	DRAWN: D.O.M.	CHK'D:
DATE: DEC. 16, 2020	JOB No.: 2020-7680	



DETENTION BASIN TYPICAL SECTION

SHOWN HERE FOR REFERENCE
(CONSTRUCTED ON LOT 102 OF SECTION FIVE)

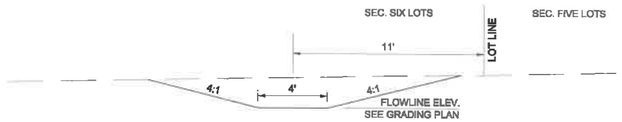


YARD SWALE TYPICAL SECTION

REAR OF LOTS 123, 124 AND 125

EROSION MITIGATION IN SWALES

CONTRACTOR SHALL PROVIDE CHECK DAM PER DETAIL ON SH. 7 ACROSS SWALE AT ALL LOCATIONS 25' UPSTREAM FROM RECEIVING CATCH BASIN. ADDITIONAL CHECK DAMS MAY BE REQUIRED IN STEEPER SWALE SECTIONS.

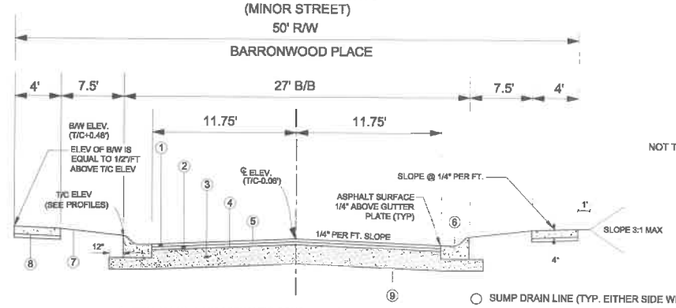


YARD SWALE TYPICAL SECTION

REAR OF LOTS 126 AND 127

TYPICAL STREET SECTION

CITY OF HUBER HEIGHTS
(MINOR STREET)
50' R/W
BARRONWOOD PLACE



NOT TO SCALE

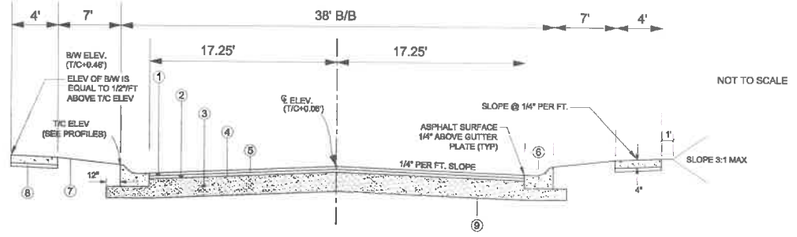
○ SUMP DRAIN LINE (TYP. EITHER SIDE WHERE INDICATED ON PLAN)

1. ITEM 441 (1), 1 1/4" ASPHALTIC CONCRETE, SURFACE COURSE
2. ITEM 441 (2), 1 3/4" ASPHALTIC CONCRETE, INTERMEDIATE COURSE
3. ITEM 304, 10" AGGREGATE BASE (MAX. 4" LIFTS)
4. ITEM 408, BITUMINOUS PRIME COAT @ 0.5 GAL./S.Y.
5. ITEM 407, TACK COAT @ 0.1 GAL/S.Y.
6. ITEM 609, CITY STANDARD 21" COMBINED MOUNTABLE CURB & GUTTER
7. ITEM 653, 4" TOP SOIL & ITEM 659, SEED & MULCH
8. ITEM 608, 4" CONCRETE SIDEWALK, INCLUDING ITEM 304, 3" AGGREGATE BASE, COMPACTED
9. ITEM 204, COMPACTED SUBGRADE

SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FEET INTERVALS. TOP OF DRAIN PIPE SHALL BE A MINIMUM OF 30" BELOW TOP OF CURB ELEVATION. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE COMPACTED USING MECHANICAL TAMPERS IN 6" LIFTS. LINES SHALL BE LOCATED (IN GENERAL) 6" BEHIND AND PARALLEL TO CURB AND CONNECTED INTO THE CATCH BASIN OR MANHOLE AS SHOWN ON THE PLANS. A 2 INCH TEE AND PLUG SHALL BE INSTALLED TO THE SUMP DRAIN LINE ON EACH LOT WHERE INDICATED.
ROOF DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SUMP DRAIN LINE IS PROHIBITED.
WHERE INDICATED ON THE PLANS, WALK OUT BASEMENT FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

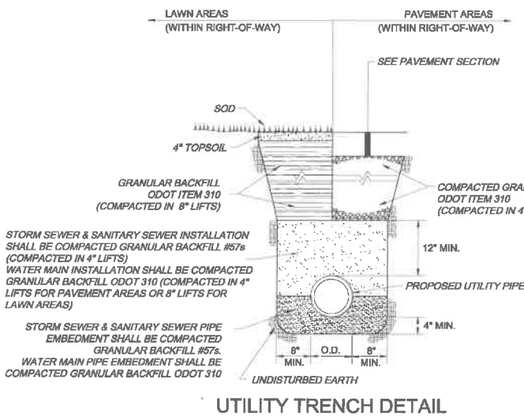
TYPICAL STREET SECTION

CITY OF HUBER HEIGHTS
(MINOR COLLECTOR)
60' R/W
CALLAMERE FARMS DRIVE



NOT TO SCALE

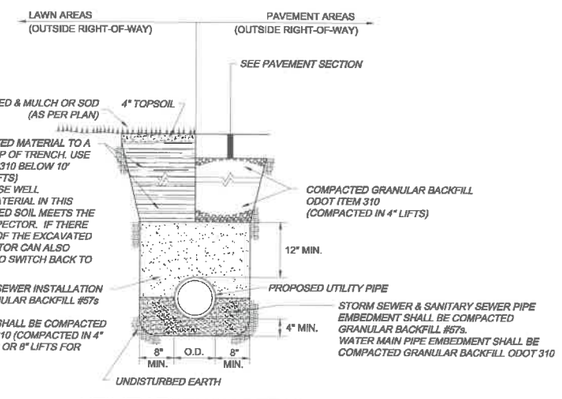
1. ITEM 441 (1), 1 1/2" ASPHALTIC CONCRETE, SURFACE COURSE
2. ITEM 441 (2), 2 1/2" ASPHALTIC CONCRETE, INTERMEDIATE COURSE
3. ITEM 304, 10" AGGREGATE BASE (MAX. 4" LIFTS)
4. ITEM 408, BITUMINOUS PRIME COAT @ 0.5 GAL./S.Y.
5. ITEM 407, TACK COAT @ 0.1 GAL/S.Y.
6. ITEM 609, CITY STANDARD 21" COMBINED MOUNTABLE CURB & GUTTER
7. ITEM 653, 4" TOP SOIL & ITEM 659, SEED & MULCH
8. ITEM 608, 4" CONCRETE SIDEWALK, INCLUDING ITEM 304, 3" AGGREGATE BASE, COMPACTED
9. ITEM 204, COMPACTED SUBGRADE



UTILITY TRENCH DETAIL

CITY OF HUBER HEIGHTS
(WITHIN RIGHT-OF-WAY)

NOT TO SCALE



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.

UTILITY TRENCH DETAIL

CITY OF HUBER HEIGHTS
(OUTSIDE RIGHT-OF-WAY)

NOT TO SCALE

NOTE
ALL UTILITIES, PUBLIC OR PRIVATE, SHALL BE INSTALLED UNDERGROUND.

STATE OF OHIO
DANIEL O. MUTZNER
E-49048
REGISTERED PROFESSIONAL ENGINEER

APPROVED: _____ ENGINEER

0 40 80 120
10
5

NO. DATE DESCRIPTION

CALLAMERE FARMS
SECTION SIX
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

TYPICAL STREET SECTIONS MISCELLANEOUS DETAILS

NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: NO SCALE | DRAWN: D.O.M. | CHK'D:
DATE: DEC. 16, 2020 | JOB No.: 2020-7680

CALLAMERE FARMS
SECTION FIVE
P.B. 231, PG. 13

CALLAMERE FARMS
SECTION FOUR
P.B. 202, PG. 3

LOT 89 | LOT 90 | LOT 103 | LOT 109 | LOT 110 | LOT 117 | LOT 118 | LOT 119 | LOT 121 | LOT 122 | LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 136

CALLAMERE FARMS DRIVE
(60' R/W)

WEDGEMERE CIRCLE

BARRONWOOD PLACE
(50' R/W)

EASEMENT LINE (TYP.)

EX. SAN MH# 5 | EX. SAN MH# 6 | EX. 8" SAN | EX. 8" WATER | EX. FIRE HYD. | EX. VALVE | EX. CB# 13 | EX. 15" STM | EX. CB# 42.4 | EX. 8" VALVE | EX. 8" WATER

PC = 5+61.61

N 40°28'27" W 116.17'
S 40°28'27" E 120.00'
S 40°28'27" E 206.00'
N 40°28'27" W 181.00'
S 33°22'06" E 80.85'
S 50°00'42" E 98.31'
S 89°17'10" E 86.11'
S 89°17'10" E 150.00'
N 00°42'50" E 159.00'
S 00°42'50" W
N 89°14'55" W
N 39°02'23" E 253.76'
N 13°39'31" E 177.72'
N 49°31'33" E 130.00'
N 49°31'33" E 280.00'
S 49°31'33" W 155.00'
N 49°31'33" E 155.00'
N 49°31'33" E 145.00'
N 49°31'33" E 161.61'
N 77°59'05" E 155.00'

43.60' | 39.77' | 166.00' | 40.00' | 110.00' | 120.00' | 63.90' | 92.13' | 41.90' | 103.73' | 172.34' | 153.00' | 148.00' | 136.76' | 234.35' | 64.35' | 64.56' | 73.56' | 32.16' | 116.59' | 70.68' | 65.43' | 13.08' | 24.16' | 8.00'

35' MBL | 60' R/W | 38' B/B

REMOVE PLUG
CONNECT 8" WATER

REMOVE EX. TEMP. FIRE HYD. ASSEMBLY
CONNECT 8" WATER

45° BEND FOR CONNECTION TO EX. CB

CONNECT TO EX. 15" STUB

SEE PROFILE (SH. 6)

4" x 2" SUMP TEE | 4" x 2" SUMP DRAIN | 4" x 2" SUMP TEE WITH 2-4" STUB

92'~ 8" SAN | 126'~ 8" SAN | 194'~ 8" SAN | 234'~ 8" SAN @ 0.50% (PVC SDR 26)

8" WATER | 6" WATER

SAN MH# 22 | SAN MH# 23 | SAN MH# 24 | SAN MH# 25 | SAN MH# 26

CB# 40 | CB# 41 | CB# 42.2 | CB# 42.3 | CB# 42.5

ODOT CB STD 3
22+97.5, RT.
T/ C=931.04
I.E.=927.54

21+43.5, 24' LT.
8" x 8" TEE
8" VALVES

22+73, 24' LT.
8" x 8" TEE
8" VALVE
FIRE HYD.

24+80.6, 24' LT.
8" x 8" TEE
24+69, 24' LT.
6" VALVE

25+36, 24' LT.
8" x 6" TEE
6" VALVE
FIRE HYD. (35.7' LT.)

25+55, 24' LT.
8" VALVE
6" PLUG

25+72.06
40.00' R/W

26+12.06
END SECTION SIX

TYP. WATER SERVICE CURB STOP

19+56.00
168.00'
BEGIN SECTION SIX

21+82.00 CALLAMERE FARMS DRIVE
= 4+00.00 BARRONWOOD PLACE

CENTERLINE CURVE DATA
I = 48°48'43"
L = 234.28'
R = 275.00'
T = 124.78'
CHD BRG = S 64°52'48.5" E
CHD = 227.26'

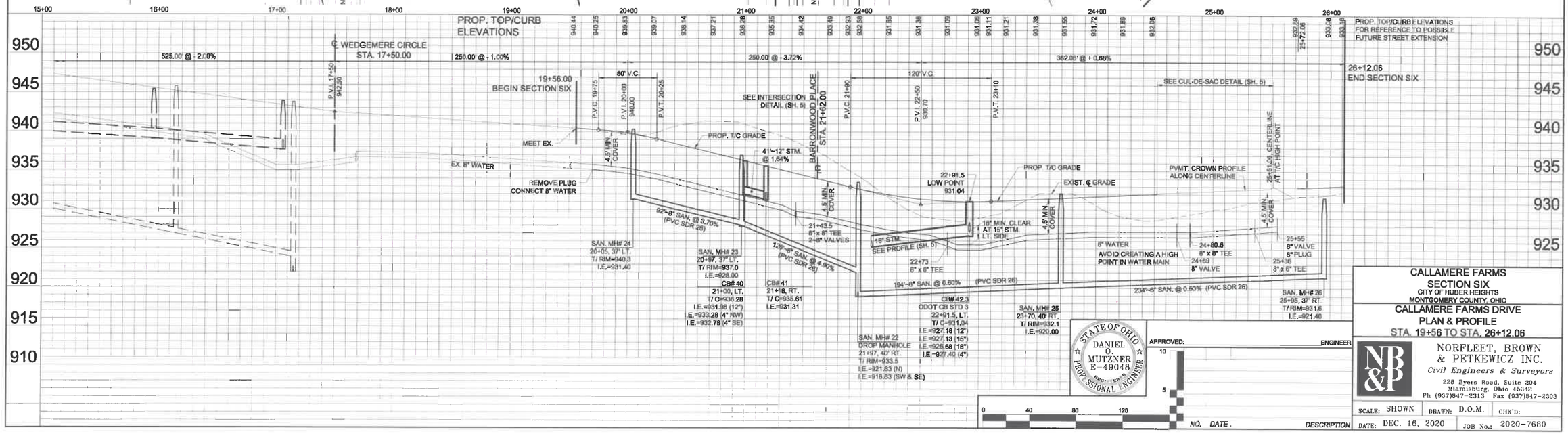
NOTE:
CBs 42.2 AND 42.3 AT LOW POINT SHALL BE ODOT STD. 3

NOTE: WATER SERVICE LATERAL TO BE TAPPED AT MAIN AND RUN TO CURB STOP LOCATED 3' BEHIND BACK OF CURB. A PVC SLEEVE PER CITY STDS. SHALL BE INSTALLED FROM CURB BOX TO UTILITY EASEMENT LINE AT LOCATIONS SHOWN.

SEE SH. 4

SEE SH. 5 FOR INTERSECTION DETAIL
SEE SH. 5 FOR CUL-DE-SAC DETAIL

NORTH



CALLAMERE FARMS
SECTION SIX
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

CALLAMERE FARMS DRIVE
PLAN & PROFILE
STA. 19+56 TO STA. 26+12.06

STATE OF OHIO
DANIEL O. MUTZNER
E-49048
PROFESSIONAL ENGINEER

APPROVED: ENGINEER

0 40 80 120
10 5

NO. DATE. DESCRIPTION

NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: SHOWN | DRAWN: D.O.M. | CHK'D:
DATE: DEC. 16, 2020 | JOB No.: 2020-7660

LOT 102

EXISTING STORMWATER DETENTION BASIN

LOT 107

CALLAMERE FARMS SECTION FIVE P.B. 231, PG. 13

EX. 8" SAN

EX. 6" SAN

EX. 18" STM

EX. SAN MH# 2 CONNECT SAN.

BEG

N 34°57'00" E 113.66'

N 39°05'39" E 138.74'

LOT 108

LOT 109

N 49°31'33" E 130.00'

ODOT HW-4B 2 C.Y. ROCK CHANNEL PROTECTION TYPE C (9' L x 4' W x 1.5' D)

N 89°14'55" W 181.93'

N 00°45'05" E 166.83'

116.83'

139'~ 18" STM

LOT 134

LOT 135

LOT 136

N 40°28'27" W 152.40'

N 40°28'27" W 181.00'

CB# 43.1
1+31, LT.
T/ C=924.82
I.E.=920.52 (12")
I.E.=921.82 (4")

1+78, 18.5' LT.
45° BEND

35' MBL

90'~ 18" STM

STM MH# 43

204'~ 18" STM

47'~ 12" STM

CB# 41

S 40°28'27" E 247.50'

CALLAMERE FARMS DRIVE 20+00

SEE SH. 3

(60' R/W)

21+00

165.00'

LOT 124

STM MH# 44

LOT 133

105'~ 12" STM @ 5.50%

SEE PROFILE BELOW RIGHT

78.54'

24'~ 12" STM @ 5.50%

10.00'

41.55'

110.00'

115.00'

STM MH# 42

23.05'

4' x 2" SUMP TEE

8" WATER

120'~4" SUMP DRAIN

2+00 N 49°31'33" E 280.00'

18.40'

3+00

27' B/B

50' R/W

4+00

4+24, 18.5' LT.
8" x 8" TEE
8" VALVES

21+62.00 CALLAMERE FARMS DRIVE = 4+00.00 BARRONWOOD PLACE

BARRONWOOD PLACE (50' R/W)

1+20.00

18.40'

130.00'

22+00

PC = 22+03.90

LOT 125

8" SAN

211.94'

N 89°14'55" W

SAN MH# 21

CB# 44.1

52.36'

260'~ 8" SAN

SAN MH# 22

35' MBL

EASEMENT LINE (TYP.)

88.34'

S 00°45'05" W

66.83'

1+01, 64' RT.
FIRE HYD.
6" VALVE
8" x 6" REDUCER

LOT 131

LOT 132

N 40°28'27" W 178.13'

103.73'

8" SAN

18" STM

165.00'

172.34'

61.41'

N 30°02'23" E 233.75'

LOT 130

NORTH

SEE SH. 5 FOR INTERSECTION DETAIL

LOT 134

LOT 135

LOT 133

LOT 132

2°45'56" 924.10 T/C

240'x0'00" 924.42 T/C

(30.00')

925.50 T/C

(25.00')

926.40 T/C

(25.00')

STA. 2+00 927.00 T/C

101°13'32" 923.90 T/C

1+20.00

BACK/ CURB

2+00

927.24

3.80%

13.50'

13.50'

189°43'32" 923.81 T/C

1+75, 2.3' RT. 928.38

1+50, 9.5' RT. 925.53

38.50' R.

146°13'32" 923.73 T/C

1+20, 25.0' RT. 924.48

928.10 T/C

925.40 T/C

STA. 2+36.61 927.34 T/C

123°43'32" 923.65 T/C

BACK/ CURB

924.80 T/C 00°00'00"

61.50' R.

30°00'00"

45°00'00"

00°00'00"

15°00'00"

00°00'00"

101°13'32" 923.90 T/C

LOW POINT 923.90 T/C

75°25'05" 923.70 T/C

924.45 T/C 25°18'27"

50' R.

923.90 T/C 75°25'05"

BARRONWOOD PLACE
CUL-DE-SAC DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 Inch = 20 ft.

PROP. TOP/CURB ELEVATIONS

0+00 1+00 2+00 3+00 4+00

924.50 925.50 926.40 927.30 928.20 929.10 930.00 930.90 931.80 932.94 3+40

SEE CUL-DE-SAC DETAIL (ABOVE RIGHT)

234.50' @ + 3.80%

SEE INTERSECT. DETAIL (SH. 5)

CALLAMERE FARMS DRIVE - ℄ STA. 4+00.00

1+20.00 924.42

3+54.50 930.882

940 935 930 925 920 915 910

EXIST. ℄ GRADE

PROP. T/C GRADE

0+94.63, 53.98' RT. AT T/C LOW POINT

4.5' MIN. COVER

47'~12" STM. @ 5.76%

18" MIN.

8" WATER

8" SAN. AT 8" WATER

4+24 8" x 8" TEE

EXIST. GROUND OVER PROP. SAN.

EX. 18" STM AT PROP. SAN. CROSSING

CONNECT TO MH AT EX. STUB-OUT

1+01 FIRE HYD.

1+78 45° BEND

90'~18" STM. @ 3.00%

204'~18" STM. @ 2.45%

260'~8" SAN. @ 2.44% (PVC SDR 26)

260'~8" SAN. @ 0.56% (PVC SDR 26)

CB# 41 21+18, RT. T/ C=935.61 I.E.=931.31

SAN. MH# 22 DROP MANHOLE 3+80, 35' RT. T/ RIM=933.50 I.E.=921.83 (N) I.E.=911.83 (SW & SE)

STM. MH# 42 3+35, 37' LT. T/ RIM=933.8 I.E.=928.60 (12") I.E.=923.70 (18")

STM. MH# 43 1+31, 37' LT. T/ RIM=925.4 I.E.=919.20 (12") I.E.=918.70 (18")

STM. MH# 44 0+41.5, 37' LT. T/ RIM=921.0 I.E.=916.50 (12") I.E.=911.00 (18")

SAN. MH# 21 1+00, 35' RT. T/ RIM=923.78 I.E.=912.49

EX. 8" SAN.

* EX. SAN. MH# 2 T/ RIM=921.8 I.E.=910.89

* NOTE: EXISTING SANITARY SEWER INFORMATION IS SHOWN PER AS-BUILT SURVEY.

940 935 930 925 920 915 910

925 920 915

PROP. GRADE

EXIST. GROUND OVER PROP. STM.

8" W

133'~18" STM. @ 1.50%

105'~12" STM. @ 2.95%

STM. OUTLET ODOT HW-4B I.E.=914.00

STM. MH# 44 0+41.5, 37' LT. T/ RIM=921.0 I.E.=916.50 (12") I.E.=916.00 (18")

ODOT STD. 3 CB# 44.1 0+94.63, 53.98' RT. (AT B/C) T/ C=923.80 I.E.=919.60

STATE OF OHIO
DANIEL O. MUTZNER E-49048
REGISTERED PROFESSIONAL ENGINEER

APPROVED: ENGINEER

0 40 80 120

10 5

NO. DATE DESCRIPTION

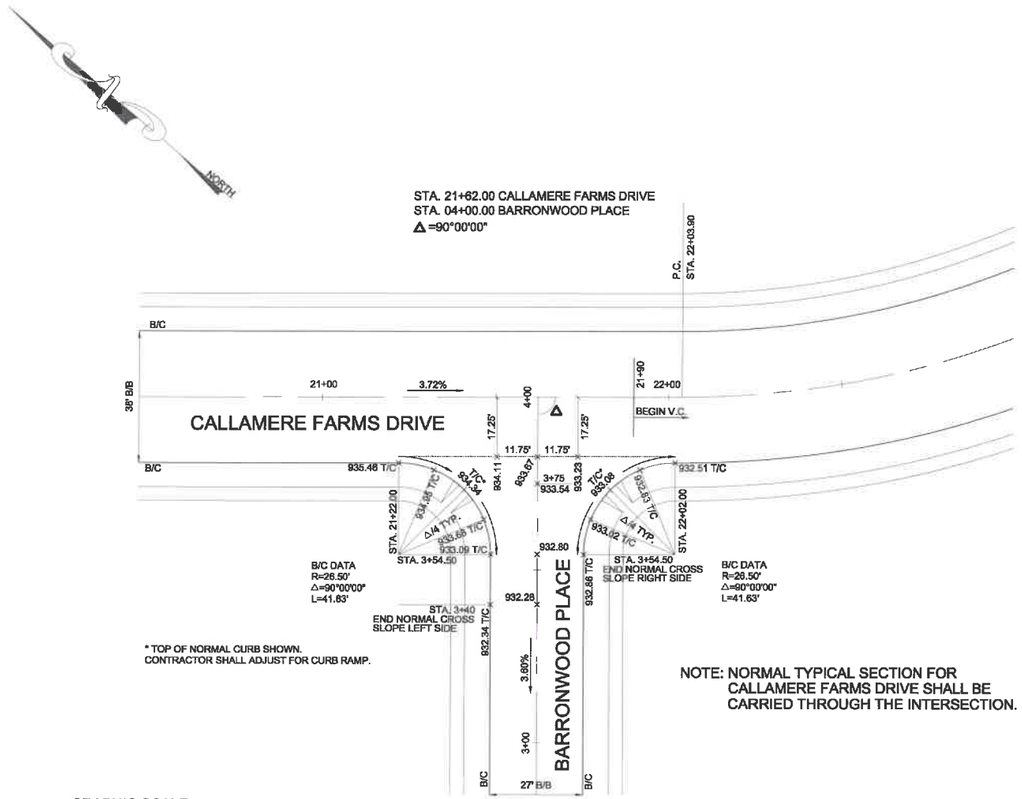
CALLAMERE FARMS
SECTION SIX
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

BARRONWOOD PLACE
PLAN & PROFILE
CUL-DE-SAC DETAIL

NB&P
NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: SHOWN DRAWN: D.O.M. CHK'D:

DATE: DEC. 16, 2020 JOB No.: 2020-7680

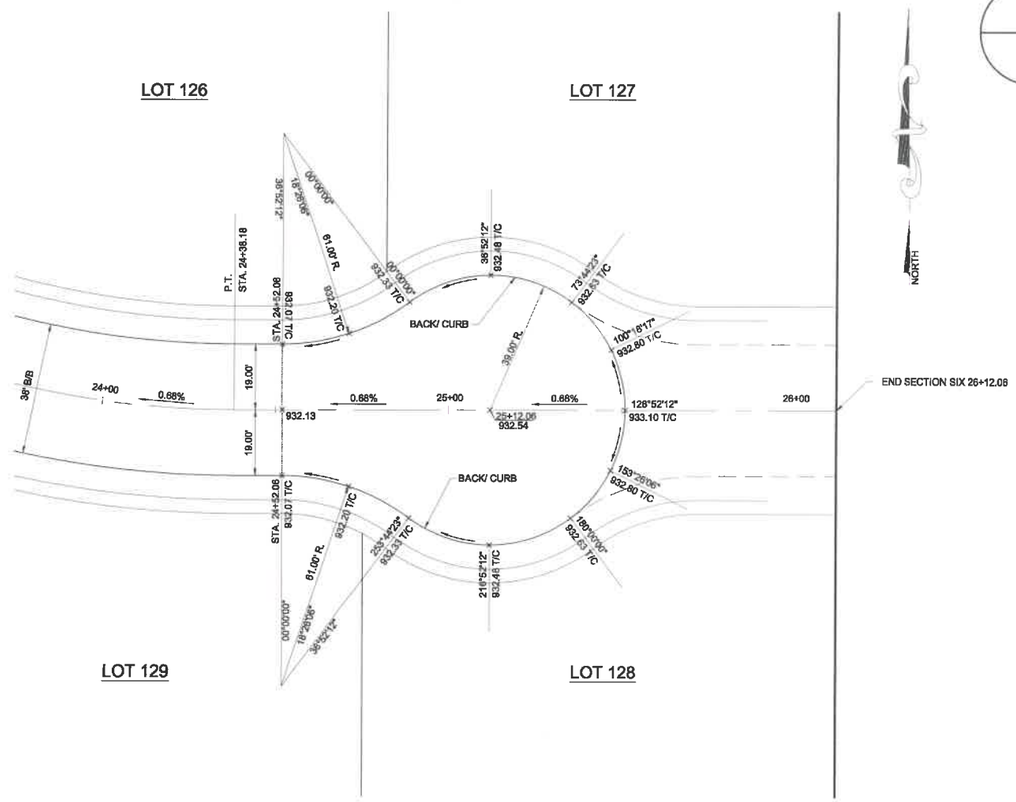


* TOP OF NORMAL CURB SHOWN.
CONTRACTOR SHALL ADJUST FOR CURB RAMP.

NOTE: NORMAL TYPICAL SECTION FOR CALLAMERE FARMS DRIVE SHALL BE CARRIED THROUGH THE INTERSECTION.

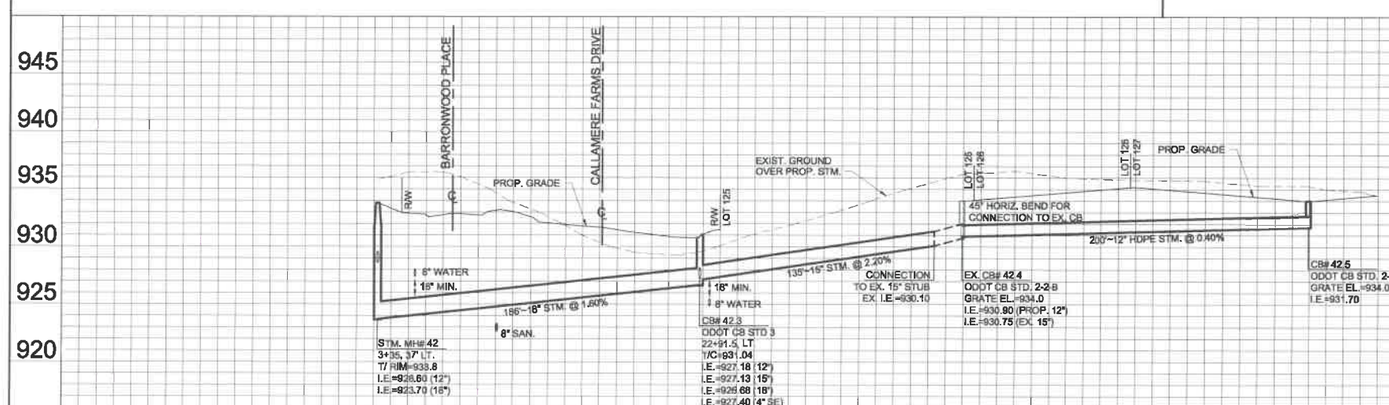
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

INTERSECTION DETAIL



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CALLAMERE FARMS DRIVE
CUL-DE-SAC DETAIL



STORM SYSTEM MH# 42 TO CB# 42.5
SEE SH. 3 FOR PLAN VIEW

STATE OF OHIO
DANIEL O. MUTZNER
E-49048
PROFESSIONAL ENGINEER

APPROVED: _____ ENGINEER

0 40 80 120
10
5

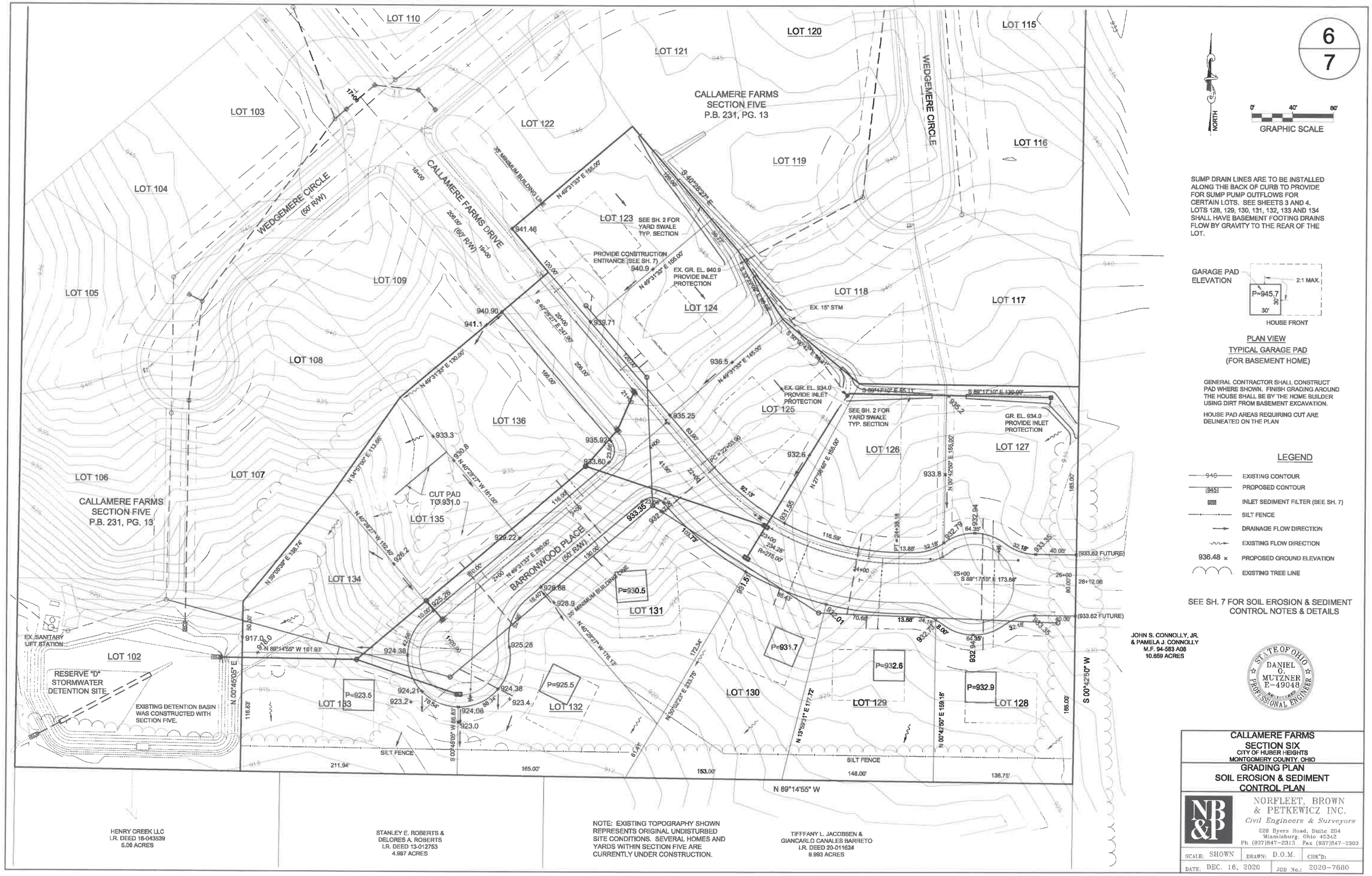
NO.	DATE	DESCRIPTION

CALLAMERE FARMS
SECTION SIX
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

INTERSECTION DETAIL
CUL-DE-SAC DETAIL
MISCELLANEOUS PROFILES

NB&P
NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
226 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: SHOWN | DRAWN: D.O.M. | CHK'D:
DATE: DEC. 16, 2020 | JOB No.: 2020-7680



6
7

NORTH

0' 40' 80'
GRAPHIC SCALE

SUMP DRAIN LINES ARE TO BE INSTALLED ALONG THE BACK OF CURB TO PROVIDE FOR SUMP PUMP OUTFLOWS FOR CERTAIN LOTS. SEE SHEETS 3 AND 4. LOTS 128, 129, 130, 131, 132, 133 AND 134 SHALL HAVE BASEMENT FOOTING DRAINS FLOW BY GRAVITY TO THE REAR OF THE LOT.

GARAGE PAD ELEVATION

PLAN VIEW
TYPICAL GARAGE PAD
(FOR BASEMENT HOME)

GENERAL CONTRACTOR SHALL CONSTRUCT PAD WHERE SHOWN. FINISH GRADING AROUND THE HOUSE SHALL BE BY THE HOME BUILDER USING DIRT FROM BASEMENT EXCAVATION.

HOUSE PAD AREAS REQUIRING CUT ARE DELINEATED ON THE PLAN

LEGEND

- 946 — EXISTING CONTOUR
- [945] — PROPOSED CONTOUR
- INLET SEDIMENT FILTER (SEE SH. 7)
- SILT FENCE
- DRAINAGE FLOW DIRECTION
- EXISTING FLOW DIRECTION
- 936.48 × — PROPOSED GROUND ELEVATION
- EXISTING TREE LINE

SEE SH. 7 FOR SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

JOHN S. CONNOLLY, JR.
& PAMELA J. CONNOLLY
M.F. 94-583 A08
10.659 ACRES

NOTE: EXISTING TOPOGRAPHY SHOWN REPRESENTS ORIGINAL UNDISTURBED SITE CONDITIONS. SEVERAL HOMES AND YARDS WITHIN SECTION FIVE ARE CURRENTLY UNDER CONSTRUCTION.

STATE OF OHIO
DANIEL O MUTZNER
E-49048
REGISTERED
PROFESSIONAL ENGINEER

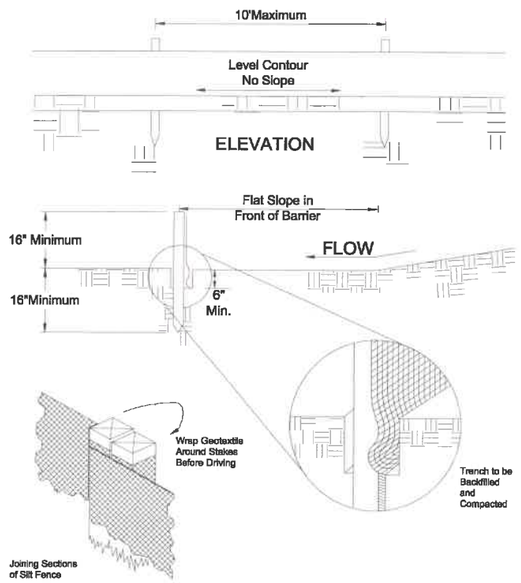
CALLAMERE FARMS
SECTION SIX
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

GRADING PLAN
SOIL EROSION & SEDIMENT CONTROL PLAN

NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: SHOWN | DRAWN: D.O.M. | CHK'D:
DATE: DEC. 16, 2020 | JOB No.: 2020-7680

Specifications
for
Silt Fence



Specifications
For
Silt Fence

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

Criteria for Silt Fence Materials

1. Fence Posts- The length shall be minimum of 32 in. long. Wood posts will be 2-by-2-in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric (see chart below):

Fabric Properties	Values	Test Method
Grab Tensile Strength	90 lb. minimum	ASTM D 1682
Mullen Burst Strength	190 psi minimum	ASTM D 3786
Slurry Flow Rate	0.3 gal./ft^2 maximum	
Equivalent Opening Size	40-80	US Std. Sieve CW-02215
Ultraviolet Radiation Stability	90% minimum	SATM-G-26

Specifications
for
Temporary Seeding

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft.	Per Ac.
March 1 to August 15	Oats	3	4 bushels
	Total Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushels
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		
Note: Other appoved seed species may be substituted.			

1. Structural erosion and sediment-control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction-site.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeding are necessary on typical construction projects.
3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if idle seedbed preparation is not possible.
4. Soil Amendments-Applications of temporary vegetation shall establish adequate stands of vegetation which may require the use of soil amendments.Soil tests should be taken on the site to predict the need for lime and fertilizer.
5. Seeding Method-Seed shall be applied uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

MULCHING TEMPORARY SEEDING

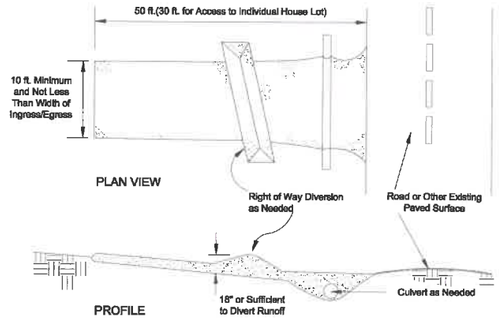
Applications of temporary seeding shall include mulch which shall be applied during or immediately after seeding. Seeding made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.

Materials:

- Straw- If straw is used, it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90lb./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
- Hydroseeders- If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.

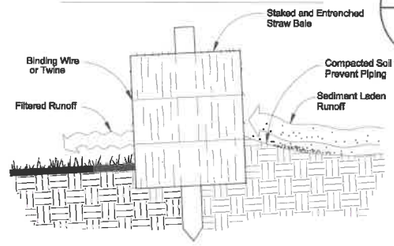
3. Straw mulch shall be anchored immediately to minimize loss by wind or water. Anchoring Methods:
   - Mechanical- A disk, crimper, or similar type toll shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
   - Mulch Nettings- Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentration runoff and on critical slopes.
   - Asphalt Emulsion- Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.
   - Synthetic Binders- Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer.

Specifications
for
Construction Entrance



1. Stone Size-Two-inch stone shall be used, or recycled concrete equivalent.
2. Length:The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft. (except on single residence lot where a 30 ft. minimum length applies).
3. Thickness:The stone layer shall be at least 6 in. thick
4. Width:The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.
5. Bedding:A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab Tensile Strength of at least 200 lb. and a Mullen Burst Strength of at least 190 lb.
6. Culvert:A pipe or culvert shall be constructed under the entrance if needed to prevent surface water flowing across the entrance from being directed out onto paved surfaces.
7. Water Bar:A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the lenght of the construction entrance and out onto paved surfaces.
8. Maintenance:Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment conrtol, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
9. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.

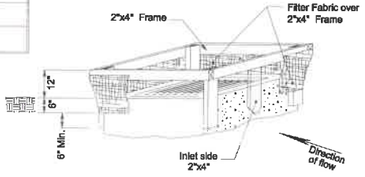
STRAW BALE CHECK DAM



CROSS SECTION OF A PROPERLY INSTALLED STRAW BALE

1. Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
2. Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
3. Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
4. Sediment deposits shall be removed when the level of deposition reaches approximately one-half the height of the barrier.

INLET PROTECTION

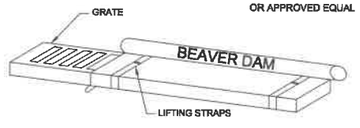


NOTES

MATERIALS: Furnish inlet protection consisting of 18" wide filter fabric fence with a securely nailed 2x4 wood frame with a vertically driven 2x4 on the inlet or flow side of the structure. Use filter fabric conforming to ODOT item 712.09 Type C.

CONSTRUCTION: Construct an 18" wide filter fabric fence supported around a storm drain inlet or catch basin with a securely nailed 2x4 wood frame. Excavate a 6" trench around the inlet, and drive support posts 6" below the excavated trench bottom. Stretch the fabric around the frame. Secure it tightly ensuring that 6" of fabric is in the trench. Overlap the fabric on one side of the inlet so that the fabric ends are not attached to the same post. Backfill and compact the excavated soil tightly onto the fabric. Place a vertical 2x4 in the center of the inlet so that the top is at the top of the fence and the bottom is at least 6" below the bottom of the ditch.

Inlet Protection in Street Gutters
THE BEAVER DAM
NTS





NOTE: ALTERNATE DEVICES MAY BE APPROVED BY ENGINEER

STATE OF OHIO
DANIEL O. MUTZNER
E-49048
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

CALLAMERE FARMS
SECTION SIX
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

SOIL EROSION & SEDIMENT CONTROL
NOTES & DETAILS

NB&P
NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: NO SCALE | DRAWN: D.O.M. | CHK'D:
DATE: DEC. 16, 2020 | JOB No.: 2020-7680

7
7

BASIS OF BEARINGS ESTABLISHED AS N 33°08'27" E ALONG THE CENTERLINE OF BELLEFONTAINE ROAD AS RECORDED ON SURVEY RECORD VOL. 2002, PAGE 0186 OF MONTGOMERY COUNTY, OHIO RECORD OF LAND SURVEYS.

GRAPHIC SCALE

0 50 100 150 200

(IN FEET)

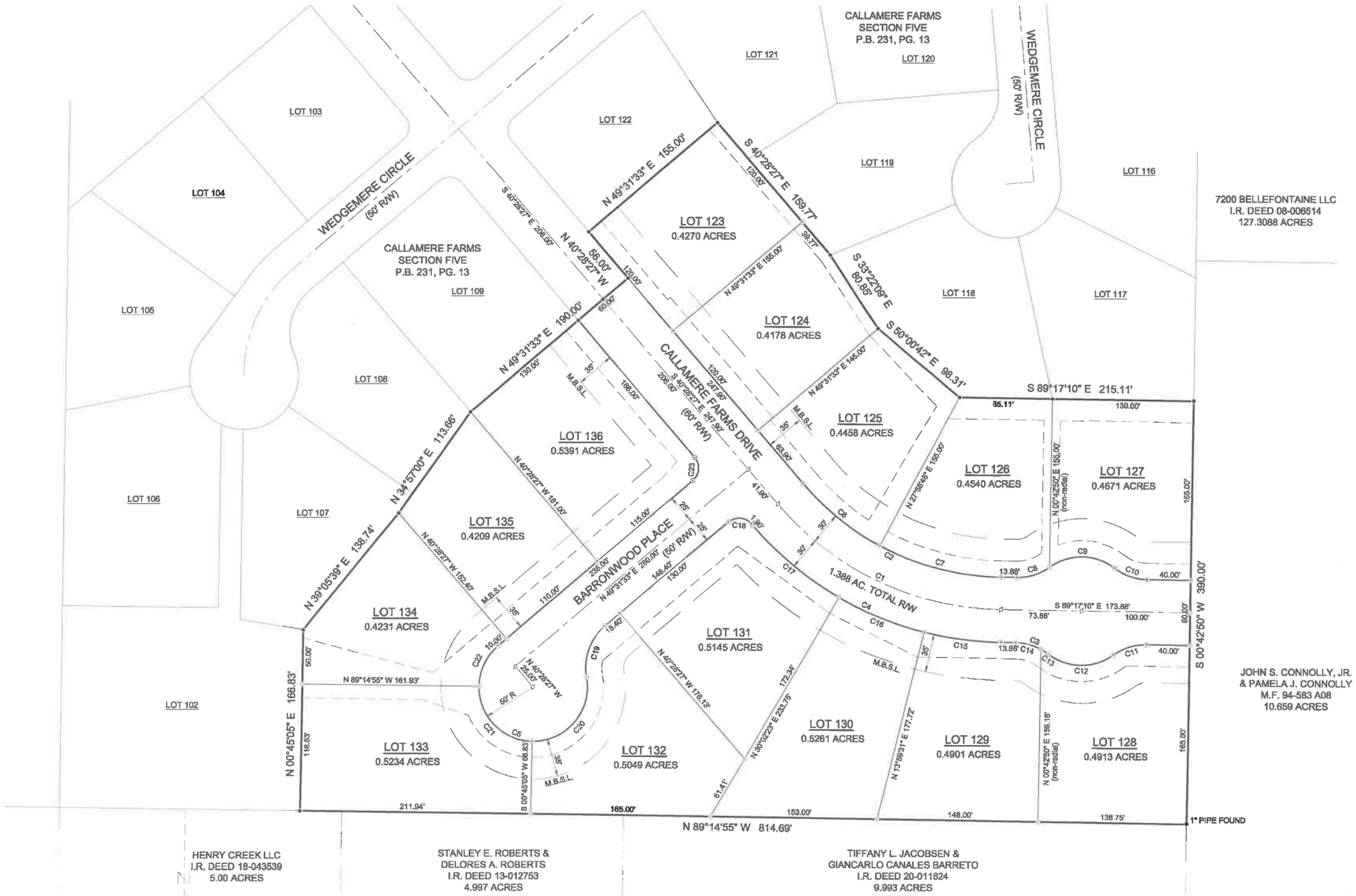
RECORD PLAN

CALLAMERE FARMS

SECTION SIX

NORTHWEST 1/4 OF SECTION 10, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

CONTAINING: 8.033 ACRES



CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing	Chord
C1	275.00	48°48'43"	234.28	S 64°52'48" E	227.28
C2	245.00	48°48'43"	208.72	S 64°52'48" E	202.47
C3	50.00	36°52'12"	32.18	N 70°51'04" W	31.62
C4	305.00	48°48'43"	259.84	N 64°52'48" W	252.05
C5	50.00	240°00'00"	209.44	N 70°28'27" W	86.60
C6	245.00	21°32'45"	92.13	N 51°14'50" W	91.59
C7	245.00	27°15'58"	116.59	N 75°39'11" W	115.49
C8	50.00	36°52'12"	32.18	S 72°16'44" W	31.62
C9	50.00	73°44'23"	64.35	N 89°17'10" W	60.00
C10	50.00	36°52'12"	32.18	N 70°51'04" W	31.62
C11	50.00	36°52'12"	32.18	N 72°16'44" E	31.62
C12	50.00	73°44'23"	64.35	S 89°17'10" E	60.00
C13	50.00	09°09'49"	8.00	S 56°59'53" E	7.99
C14	50.00	27°42'23"	24.18	S 75°25'59" E	23.94
C15	305.00	13°16'41"	70.68	S 82°38'49" E	70.52
C16	305.00	16°02'52"	85.43	S 67°59'03" E	85.15
C17	305.00	19°29'10"	103.73	S 50°13'02" E	103.23
C18	15.00	90°00'00"	23.56	S 85°28'27" E	21.21
C19	50.00	60°00'00"	52.36	N 19°31'33" E	50.00
C20	50.00	101°13'32"	88.34	N 40°08'19" E	77.29
C21	50.00	90°00'00"	78.54	S 44°14'55" E	70.71
C22	50.00	48°46'26"	42.56	S 25°08'19" W	41.29
C23	15.00	90°00'00"	23.56	S 04°31'33" W	21.21

LEGEND

- ⊙ 5/8" RE-BAR SET W/ PLASTIC CAP (AT GRADE)
- ● 5/8" RE-BAR FOUND, UNLESS OTHERWISE AS NOTED
- ⌀ MAG NAIL SET
- ✦ MAG NAIL FOUND

M.B.S.L. = MINIMUM BUILDING SETBACK LINE

PERTINENT DOCUMENTS

IN ADDITION TO THE REFERENCES SHOWN ON THE FACE OF THIS PLAT, THE FOLLOWING DOCUMENTS WERE USED: NONE

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.

ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY:

NORFLEET, BROWN & PETKEWICZ INC.
Civil Engineers & Surveyors
225 Byers Road, Suite 204
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=50'	DRAWN: DOM	CHK'D:
DATE: DEC. 22, 2020	JOB No.: 2020-7680	

Huber Heights Fire Division

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

Occupancy Name:	Callamere Farms
Occupancy Address:	Section 6

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

MCBR BLD:	N/A	HH P&D:	N/A
MCBR MEC:	N/A	HHFD Plan:	21-051
MCBR ELE:	N/A	HHFD Box:	50
REVIEWER:	Susong	DATE:	3/19/2021

Fire Department Comments:

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

Approved per Review of Ohio Fire Code and adopted Life Safety Standards related to Drive Access and Hydrant Placement. (Review hydrant spacing before installation.)

Requirements:

- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. 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.**

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.

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

AI-7516 **9.**

Planning Commission

Meeting Date: 03/23/2021

Minutes

Information

Agenda Title

Approval of Minutes - Planning Commission March 09, 2021

Purpose and Background

Attachments

Minutes

Planning Commission
March 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

None.

VII. New Business

1. **REZONING - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Rezoning and Basic Development Plan for 17.2 acres at the Northeast corner of the intersection of Old Troy Pike and Taylorsville Road (ZC 21-06).**

Mr. Falkowski stated the applicant requests approval of a Rezoning and Basic Development Plan for the properties at the northeast corner of Old Troy Pike and Taylorsville Road, which includes commercial and multi-family uses.
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 Commercial Business and Mixed Density Residential, which includes retail, office, and service uses and represents traditional automotive oriented development. This land use requires high levels of access and visibility. The Mixed Density Residential area 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.

The current zoning districts allow for the following:
CHAPTER 1150 - "R-6" RESIDENCE DISTRICT[28]
1150.01 - Principal permitted uses.
Only the following uses as approved by the Planning Commission shall be permitted of all property located in this District:

(a) One or more two-to-ten family dwellings; and

(b) Home occupations.

(Case 301; Ord. 96-O-928, Passed 11-25-96)

1150.02 - Accessory uses.
Only the following accessory uses shall be permitted in this District:

(a) Uses customarily incident to all principal uses;

(b) One name plate for each family unit indicating the name of the occupant;

(c) Directional signs pertaining to public carriers and real estate; and

(d) Temporary buildings and uses for construction purposes not to exceed 12 months.

(Case 301; Ord. 96-O-928, Passed 11-25-96; Ord. No. 2019-O-2398 , § 1, 10-14-19)

1150.03 - Height standard.
No building shall exceed two stories or 35 feet in height.

(Case 301; Ord. 96-O-928, Passed 11-25-96)

CHAPTER 1155 - "B-3" COMMERCIAL DISTRICT[34]

Footnotes:
*--- (**34**) ---*
***Cross reference—** Planned Residential District—See Ch. 1171, 1172; Zoning general provisions—See Ch. 1181; Exceptions and modifications—See Ch. 1183; Parking and loading—See Ch. 1185; Signs—See Ch. 1189; Accessory buildings—See Ch. 1191; Trailers, trucks and recreational vehicles—See Ch. 1193.*

1155.01 - Principal permitted uses.
The following principal uses and no other shall be permitted in this District:

(a) All uses permitted in the "B-1" and "B-2" Districts;

(b) Hotel and Motel;

(c) Animal hospital, veterinary clinic or kennel, provided, however, any structure or premises used for such purposes shall be at least 200 feet from any "R" District and, provided further, that any exercise runways shall be effectively screened by a masonry wall or solid fence minimum six feet in height;

(d) Drive-in eating and drinking establishments, summer gardens when approved by the Board of Zoning Appeals;

(e) Establishments for display, hire, sale, and repair of new and used farm implements, automobiles, trailers and boats;

(f) Theatres, provided the screen shall be set back at least 200 feet from any established right-of-way;

(g) Lumber yard;

(h) Sign shop;

(i) Newspaper publishing establishment;

(j) Commercial greenhouse.

(k) Sweepstakes cafe.

(Ord. 2012-O-1948, Passed 3-12-12)

1155.02 - Accessory uses.
Only the following accessory uses shall be permitted in this District unless otherwise considered and approved by the Board of Zoning Appeals to be of similar character:

(a) Accessory uses and structures permitted and as regulated in the "B-1" and "B-2" Districts;

(b) Accessory uses and structures customarily incidental to any permitted principal use; and

(c) Any kind of manufacturing or treatment incidental to the conduct of a retail business conducted on the premises.

(Ord. 2011-O-1910, Passed 9-12-11) 1155.03 - Height standard.

No structure shall exceed three stories or 40 feet in height.

(Ord. 81-O-08, Passed 8-3-81)

1155.04 - Area standard.
All lots shall have an area, frontage and yard requirements as follows:

	Lot Area	*Lot Frontage*	*Lot Area Per Family*	**Front Yard Depth*	*Side Yard Widths Each Side Yard*	*Rear Yard Depths*
Permitted uses			*25 feet*	*None required except adjacent to any "R" District in which case, not less than 50 feet landscaped buffer zone, or as herein specified.*		*40 feet with 15 feet landscaped buffer zone when adjoining any "R" District, or as herein specified.*
Dwellings	*Same as specified in any "R" District*					

** The front yard depth shall be measured from the legal established right-of-way lines as shown on the legal Official Thoroughfare Plan.*

(Ord. 81-O-08, Passed 8-3-81)

1155.05 - Conditions.
In any "B-3" District fronting directly across the street from any "R" District the parking and loading facilities shall be distant, at least 25 feet from the established right-of-way line, and the building or the structures at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat.

(Case 443, 4-2-80; Ord. 81-O-08, Passed 8-3-81)

1155.06 - Special uses.
The following shall be permitted as a special use:

(a) 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 have to be reviewed yearly; and

(b) Places of worship.

(Case 469, 9-24-81; Ord. 81-O-08, Passed 8-3-81; Case 55, 7-3-85; Ord. 85-175, Passed 6-3-85; Case 101, 6-29-87)

1150.04 - Area standard.
Only the following area standards as approved by the Planning Commission shall be permitted of all property located in this District:

(a) The minimum lot area shall be five and five-tenths acres retained under single ownership or as a co-operative owned by a corporation.

(b) The minimum lot area per family unit shall be 3,000 square feet.

(c) The minimum yard area per family unit shall be 2,400 square feet.

(d) The minimum distance between any building and the established right-of-way as shown on the legal Official Thoroughfare Plan shall be 25 feet.

(e) The minimum distance between any building and the adjoining lots shall be 25 feet.

(f) The minimum distance between any two buildings shall be 40 feet.

(g) The minimum distance between any building and any automobile driveway, cul-de-sac or parking area shall be 20 feet.

(h) The minimum width of any automobile driveway or cul-de-sac shall be 20 feet.

(i) All cul-de-sacs shall be provided with a turnaround at the closed end.

(j) The minimum parking area for each family unit shall be adequate for one and one-half automobiles. The parking area shall be in the vicinity of the family unit and shall not be part of the driveway, cul-de-sac, or public thoroughfare.

(Case 301, 10-8-96; Ord. 96-O-928, Passed 11-25-96)

By Code, the southern 9.67-acre parcel would allow for 140 multi family residential units. The northern 7.53-acre parcel would allow for any of the commercial uses described above.
The site currently has two multifamily buildings, three office buildings, an additional residential building and five accessory buildings. The proposal is to raze all of those buildings to provide for a new multi-use development.
Parking will be provided following Chapter 1185 of the City's Zoning Code.

Storm water will be handled through storm sewers flowing into an existing retention pond located on the southern parcel.
Sanitary will flow into existing public sanitary sewers which flow along Old Troy Pike and through the existing property.
Water will be public and is located along Old Troy Pike, on Taylorsville Road and in the neighborhood to the east.
A traffic analysis was completed by the applicant and a summary is attached to this packet. The impacts and their recommendations are as follows:

Intersection Impacts

Preliminary operational impacts were calculated for the study intersections. This document provides a preliminary assessment of potential transportation impacts.

Moving from south to north along Old Troy Pike

Old Troy Pike & Access 1 (right-in/right-out)

- Capacity analysis results indicated acceptable level of service (LOS) for this access.
- Special note - Access 2, to the north, warrants a right turn bay which is calculated to extend though access 1. Although not warranted for Access 1, the proposed right turn bay at access 2 should be extended through this right-in/right-out an additional 125'.

Old Troy Pike & Access 2 (across from IHOP)

- Capacity analysis results identify failing operations (LOS F) for left turns exiting the development during peak traffic periods. The left-out movement should be restricted at this location. A left-in movement appears to operate acceptably at this location and is beneficial to overall development access. Restriping for a continuous two-way left turn lane (TWLTL) is proposed.
- A northbound right turn bay is warranted. See Access 1 discussion related to total length required.
- Movement restrictions, as noted, and construction of a right turn bay will result in acceptable LOS for this access.

Old Troy Pike & Access 3 (across from Burger King)

- Capacity analysis results identify failing operations (LOS F) for left turns exiting the development during peak traffic periods. Alternate traffic control should be considered for this location.
- A traffic signal is projected to warrant at this location.
    - A traffic signal at this location would allow for a controlled, safe access from the proposed development onto Old Troy Pike.
    - This traffic signal also provides better access for the existing development on the west side of Old Troy by signalizing the left turn movement from this drive. This new traffic signal is also anticipated to help redistribute some traffic off of Waynetowne.
    - The traffic signal is projected to operate with acceptable LOS during all analysis scenarios.
- The proposed southbound left turn bay at the signal calculates to extends through Huber Road.

- The proposed westbound storage length exiting the site calculates to 200'.

Accesses along Taylorsville Road moving west to east
Taylorsville Road & Access 4

- An eastbound left turn lane is warranted at Access 4. The existing spacing between this access and Old Troy Pike combined with the westbound left turn storage needs for Old Troy Pike limit the ability to provide this dedicated turn lane.

Taylorsville Road & Access 5

- The access would be designed as full movement with an eastbound left turn bay. Preliminary analysis shows this access can operate with acceptable LOS as full movement, unsignalized.

External Intersections
Old Troy Pike & Huber Road

- Special note - The southbound left bay for the proposed traffic signal at Access 3 extends though Huber Road.

Old Troy Pike & Taylorsville Road

- Capacity analysis indicates that the development related trips have minimal impact on the overall intersection LOS.

Old Troy Pike & Waynetowne/Merily

- Capacity analysis indicates that the development related trips have minimal impact on the overall intersection operations and LOS.

Old Troy Pike & I-70 EB Ramp

- Capacity analysis indicates that the development related trips have minimal impact on the overall intersection operations and LOS.

Old Troy Pike & I-70 WB Ramp

- Capacity analysis indicates that the development related trips have minimal impact on the overall intersection operations and LOS.

As noted on the proposed Decision Record, staff's recommendations are as follows:

- Old Troy Pike & Access 1 shall be right-in/right-out only. A drop right turn lane shall be installed on Old Troy Pike into the development.

- Old Troy Pike & Access 2 (across from IHOP) shall restrict left turns out of the development. A drop right turn lane shall be installed on Old Troy Pike into the development.

- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed with a drop right turn lane on Old Troy Pike.

- Taylorsville Road & Access 4 shall be moved further east to allow for a left turn in center lane on Taylorsville Road.

- Taylorsville Road & Access 5 shall be full movement and shall extend from Taylorsville Road directly to the Multi-Family Development for its main access.

- Taylorsville Road shall be widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.

- Huber Road shall restrict left turns out.

- Access easements shall be granted to the public for access from the businesses to the north to access the signalized intersection.

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 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 six commercial buildings to be located on individual lots.

The buildings are proposed to be buildings that are composed of all masonry with a combination of stone, brick, and fiber cement board siding. The buildings will come back individually to Planning Commission for approval at the Detailed Development Plan stage.

Multi-Family Housing:

- The proposal calls for a maximum of 192 market rate apartment units.

The buildings are proposed to be three story multi-family buildings that are composed of all masonry with a combination of stone, brick, and fiber cement board siding.

The City's Code for Planned Mixed Use Districts is as follows and will be followed for this development:

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 twenty (20) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) 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 twenty-five (25) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year-round. Parking areas, accessways or 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 forty (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 (4) 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.

Proposed lighting shall follow Section 1181.21 of the City Zoning Code:

Signage will follow Section 1189 of the City's Zoning Code.

Staff's analysis of the applicant's proposal leads it to recommend approval of the Basic Development Plan in accordance with the approval conditions detailed in the proposed legislation for Planning Commission's consideration.

In addition to the potential of this project, there are some other things the city is working on. Some concerns about traffic are related to some of the businesses on Merily Way. We're looking at extending the widening in front of McDonald's down to the carwash. Another is some signage issues that we are trying to make a little more clear. Another piece is the northbound lanes on Old Troy Pike there in front of Arby's we are looking at widening that to a 3 lane section. Not contingent on this development. Staff has given several recommendations on the proposed Decision Record.

Ms. Vargo asked who pays for these improvements as far as widening the road? Mr. Falkowski said the extra projects would be the city related. But any requirement that is placed on the approval of this is the responsibility of the developer. Ms. Vargo then said you mentioned no space to widen Taylorsville Road, yet we're talking about their property. They could give up some of their

property in order to widen Taylorsville Road. Mr. Falkowski said this spacing is not whether it could be widened, it was the spacing as you come east bound to go into a dedicated left-hand turn lane into the first of the two entrances.

Ms. Vargo entrance to the residential part off of Taylorsville? Mr. Falkowski said that is staff's recommendation that a new entrance would be acceptable, Mt. Whitney Drive that could be improved or a new drive. Mr. Vargo commented that their study says very little impact. Big concern. 2 in and out for fire department. Mr. Falkowski said this is a conceptual plan. Their engineer will answer some of their recommendation. Ms. Vargo asked again that this is conceptual, we are only addressing the Rezoning. Mr. Falkowski stated correct. You are making a recommendation to City Council for the Rezoning to allow for commercial and multi-family residential at this site.

Mr. Jeffries wanted to clarify that the Rezoning along with all these curb cuts. We would be approving that? Mr. Falkowski said anything in the Decision Record, yes. Mr. Jeffries asked for the distances from Merily Way to the proposed light and then the proposed light to Taylorsville. Within a quarter mile we're having 4 cutouts and 3 lights. 800 ft. from Merily Way to proposed light. Entrance exit #5 to Mt. Whitney? Mr. Falkowski said the details, reached out to neighboring property regarding combined use. Mr. Jeffries asked why would anyone submit their plans with their traffic study and their study shows their plans failing without correcting the plans before we talk about it instead of after? Mr. Falkowski stated they did have recommendations in their traffic plan. This is a conceptual plan so if down to a fine detail would come later in the Detailed Plan. This won't be the final plan.

Ms. Opp said this is the second time we've looked at this and it's pretty much the same as first time around. The traffic doesn't really seem to matter as far in showing the drawing we received. The plans not really showing what I think the results would show. Mr. Falkowski said there are curb cuts out there now that go into the multi-family apartments. It's the same number. Ms. Opp said it would be nice to look at this as one big area. Mr. Falkowski stated that's why I mentioned projects in the whole area. Looking at the global scheme of things. Ms. Opp then asked about the pond. How deep is it? Mr. Falkowski doesn't know how deep it is.

Ms. Thomas asked about road improvements timeline and the development starting? Mr. Falkowski said the City timeline has some currently in the budget and within the next two years have everyone complete.

Ms. Thomas asked about Mt. Whitney being private property. Mr. Falkowski said making it either a public street, access easement, combined use.

Mr. Jeffries said take away left turn out of Huber Road, force over to traffic light, another fast-food restaurant. Mr. Falkowski said it does talk about providing access easements to allow for those movements. If that's a fast food restaurant.

Mr. Jeffries asked if this is a recommendation to Council, whether we vote yes or no, it moves onto Council. Mr. Falkowski said correct.

Ms. Vargo asked about Mt. Whitney being private, who owns it? Mr. Falkowski said same owner.

Mike Castellitto with Broadreach Retail Partners – working on this project for 2 years, manage Waynetowne Plaza, familiar with community. Many talks with the City. Confident businesses can thrive here. Studied a lot with traffic engineers, retail is not a traffic generator, retail captures existing traffic. This will pull traffic off of Old Troy Pike and off of Taylorsville then slowly put back out there.

Mr. Jeffries development name Huber Heights Crossing, another development right around the corner on the same street called Huber Crossing. 800 feet away.
Mr. Castellitto said they would be happy to change the name.

Resident Kris Jackson said she was surprised thought the discussion would be what we are putting there, and he is saying they've been trying for 2 years. Wants a big business instead of apartments.
Jay Jackson said so many curb cuts don't line up. Down by Wright Patt credit Union doesn't line up. Should have been lined up when built. You could move the intersection.
Mr. Falkowski said the proposed intersections do line up with the ones across the street and that is the intent. Two main entrances on Old Troy Pike would be directly across from the other shopping center.
Mr. Jackson commented on the Starbucks driveway and Mr. Falkowski said the City has ordered deflectors that we are putting in the street so you can't turn left illegally and additional signage.

Resident Melissa Curran lives on southeast corner of Taylorsville and Old Troy Pike. Often traffic issues that take 15 – 20 minutes to Kroger on the access road. Doesn't make sense not to have a high impact. What will this do to our property value when more apartments are developed and busy street.
Brian Curran said traffic backs up all the way to the fire station. Constant problem, and to add 192 families with minimal impact.
Mr. Walton asked how many units are in Swan Lake. Mr. Falkowski stated there is allowable 140.

Resident Frank Wylie said with extra traffic light within 800 ft block, can we look at the timing of current lights to try and ease some congestion. This will add more with extra stop in there.
Mr. Falkowski said the timing is a big part of it. We have adjusted the timing and added some turn lanes coming off of Waynetowne Blvd, change some turning movements onto Merily Way. ODOT controlled by 70 but we have some say in how that is synced up together. One issue is if there is an accident, that backs things up. Emergency vehicles going through we have Opticon system that takes a couple of cycles to get things back to normal.
Mr. Wylie asked about traffic cameras for people who blocking intersection.
Mr. Falkowski with the widening of Old Troy Pike added extra lane to get to I70, that will help some issues, enforcement will help as well and signage.

Ms. Vargo commented that she was very impressed with the traffic study. Do we have standards? Everything says acceptable.

Mike Castellitto said looked at traffic data from pre Covid, also looked during Covid and gone as far out as 20 years with new traffic data. Retail pulls off of existing traffic. An industry that is what it does. Gone through all recommendations with outcome of safe access and movements. Work with entrances to the east on Taylorsville. Each point is a safe movement with data that goes out. Covid has changed the retail world, drive-throughs. New users want to be here in this community.

Mr. Falkowski added that part of staff's recommendation of having that access point of Taylorsville go straight to the apartment area is to send those users to Taylorsville. Easy access to Taylorsville keeps them off of Old Troy Pike.

Ms. Vargo said the traffic is the only concern to her, but the level of service projected is still lower than cities our size. The study is quite thorough.

Ms. Opp said retail bringing people off the road, take the pond aside, looks like apartments are taking up more of the ground space than are the businesses. Less apartments and maybe more restaurants.

Mike Castellitto said Matt Canterbury from Homestead, partner with. What number is feasible. Matt said produce housing, the site is great potential for mixed use development. We believe the density is appropriate.

Mr. Jeffries commented this intersection fails if we don't put a traffic light in. Rural King has things blocked off. Shouldn't we improve the exit out the other side. Look at it as a comprehensive plan.
Mr. Falkowski asked for clarification of out to Taylorsville.
Mr. Jeffries said Mt. Whitney becoming a part of this is a must.
Mr. Falkowski said this answers your question about someone having to go through another development.

Action

Ms. Thomas moved to approve the request by the applicant, Broadreach Retail Partners, LLC, of a Rezoning from R6 (Residence) and B3 (Commercial) to Planned Mixed Use and Basic Development Plan for property at the Northeast corner of Taylorsville Road and Old Troy Pike including Parcels P70 04005 0043 and P70 04005 0015 of the Montgomery County Ohio Recorder's Office (ZC 21-06) in accordance with the recommendation of Staff's Memorandum dated March 4, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, and Mr. Walton. NAYS: Mr. Jeffries, Ms. Opp, and Ms. Thomas. Motion to approve fails 3-2.

Mr. Jeffries said due to the general welfare of the area not taking the entirety of the area.

Ms. Opp said due to the comprehensive plan, the traffic study was valuable but didn't address. The number of residents added to the area are a little high.

Ms. Thomas said the traffic study is nice but issues still there. Would like to see more comprehensive plan of the whole.

Mr. Falkowski said this was a recommendation and it will go on to City Council including the Comprehensive Plan.

Ms. Vargo asked if it took a simple majority to overturn. Mr. Falkowski said it's a super majority so 6 votes of City Council to overturn the recommendation of Planning Commission.

2. LOT SPLIT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of the Lot Split of 4 acres and 1 acre on Brandt Pike and dedication of Miami Valley Way (ZC 21-07).

Mr. Falkowski stated that the applicant requests approval of a Lot Split of four acres and one acre on Brandt Pike and dedication of Miami Valley Way.

The proposal calls for splitting of two lots for development, one a four acre tract at the southwest corner of the intersection of Brandt Pike and Miami Valley Way and the other a one acre tract located behind the existing commercial building at the northwest corner of Brandt Pike and Fishburg Road. There is an existing access easement from Brandt Pike and from Fishburg Road to access the one-acre tract. Miami Valley Way is proposed to be dedicated to a public street which provides access to the four-acre tract.

The Engineer has reviewed the plans and does not have any concerns with the proposed split.

After review of the applicant's proposal, staff recommends approval of the Lot Split of four acres and one acre on Brandt Pike and dedication of Miami Valley Way.

Ms. Opp asked about the old library building. Mr. Falkowski stated that is currently owned by Columbia Building Company. Located behind the Huber Shopping Center. It's vacant. North of this.

Ms. Vargo asked about the 1 acre split, end user. Mr. Falkowski state the current proposal if the Sit, Stay, and Play dog facility, that sold to Dogtown. They are potentially going to purchase that to build a new building.
Kris Jackson asked why don't businesses come in instead of more apartments.
Mr. Falkowski stated this has nothing to do with this case and he would be glad to answer after this case.

Action

Ms. Opp moved to approve the request by the applicant, The City of Huber Heights, of a Lot Split of 4 acres and 1 acre on Brandt Pike and dedication of Miami Valley Way (ZC 21-07) in accordance with the recommendation of Staff's Memorandum dated March 4, 2021, and the Planning Commission Decision Record attached thereto.

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

Mr. Falkowski said the next step is to record these splits with the County.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the February 23, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated a resubmittal for the intersection of Bellefontaine and Fishburg Rd.
Callamere Farms Section 6 Detailed Development Plan

Mr. Falkowski then wanted to address Ms. Jackson's questions about apartments. As we saw on the first case, there is a request for development with new businesses. They actually look for areas where there is traffic. That's where people go and shop. Apartments now days are market based. There is a lot of people deciding now that they don't want to own a home. They want to live in an apartment, and they want to create more upscale apartments. For example, the ones built over on Brandt Pike north of I70, Parkview Apartments are renting really well. That's what the market is bearing right now. People want to rent something smaller, not to have to take care of a yard. It is market based. We get proposals from developers. All ages, not seniors. We see more of those now.

XI. Upcoming Meetings

March 23, 2021
April 13, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:15 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**