

AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
May 25, 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

   A. None

7. New Business

   A. MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting a Minor Change to the Detailed Development Plan for Rear Yard Setback at 7815 Wedgemere Circle in Callamere Farms (ZC 21-18).

   B. MAJOR CHANGE - The applicant, KYLE FLAMING, is requesting approval of a Major Change to the Basic and Detailed Development Plan for a new Oil Change Facility at 7536 Brandt Pike (ZC 21-17).

8. Additional Business

   A. None

9. Planning Commission May 11, 2021 Minutes

10. Reports and Calendar Review

11. Upcoming Meetings

A. June 15, 2021

B. June 29, 2021

12. Adjournment

AI-7616 **7. A.**

Planning Commission

Meeting Date: 05/25/2021

MINOR CHANGE

Information

Agenda Title

MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting a Minor Change to the Detailed Development Plan for Rear Yard Setback at 7815 Wedgemere Circle in Callamere Farms (ZC 21-18).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Elevations

Memorandum

Staff Report for Meeting of May 25, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: May 20, 2021

Subject: ZC 21-18 (Minor Change to Detailed Development Plan Callamere Farms)

- Application dated May 20, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Generations Construction – Applicant & Owner
DEVELOPMENT NAME:	Callamere Farms
ADDRESS/LOCATION:	7815 Wedgemere Circle
ZONING/ACREAGE:	Planned Residential (PR) /
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	A
REQUEST:	The applicant requests approval of a Minor Change to the Detailed Development Plan for Rear Yard Setback for a lot in Callamere Farms
ORIGINAL APPROVAL:	ZC 283
APPLICABLE HHCC:	Chapter 1171
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Minor Change to the Detailed Development Plan for a Rear Yard Setback at 7815 Wedgemere Circle for Callamere Farms.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting to modify the rear yard setback for lot 105 of the Callamere Farms subdivision. A handful of these types of requests have been approved in this subdivision over the years. The lot in question is a lot that is at the entrance of a cul-de-sac. The approved rear yard setback is 50 feet. As this lot is not a consistent shape, the house is being proposed at the far east side. There are multiple rear yards on this lot, and they comply with the major street frontage portion. The houses being built in the Callamere Farms subdivision are larger homes with this requested home to be 1695 square feet in area. A 14-foot side yard will be kept on the east property line which complies with the zoning of the subdivision. The building will be located 40.8 feet from the west (rear) property line. This would not encroach into any easements or required buffer zones. The encroachment would be rear corner of the house, not full faces.

The following City Code covers Minor Changes to PUD's.

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)

This application does not alter the concept, uses or intent of the PUD. The requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation

will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.
(Case 427; Ord. 2002-O-1367, Passed 9-9-02)
Staff feels that this request meets the criteria for approval of the Minor Change.

Recommendation

After review of the applicant's proposal, staff recommends the approval of the Minor Change to the Detailed Development Plan for Callamere Farms, Lot 105 for encroachment into the rear setback.

Planning Commission Decision Record

WHEREAS, on May 6, 2021, the applicant, Generations Construction, requested approval of a Minor Change for a rear yard setback for Lot 105 of the Callamere Farms subdivision (ZC 21-18); and

WHEREAS, on May 25, 2021, 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 request by the applicant, Generations Construction, of a Minor Change to the rear yard setback for Lot 105 of the Callamere Farms Subdivision (ZC 21-18) in accordance with the recommendation of Staff's Memorandum dated May 20, 2021, and the following conditions:

1. The approved plot plans shall be those stamped as received by the Planning Department on May 6, 2021, except as modified herein.

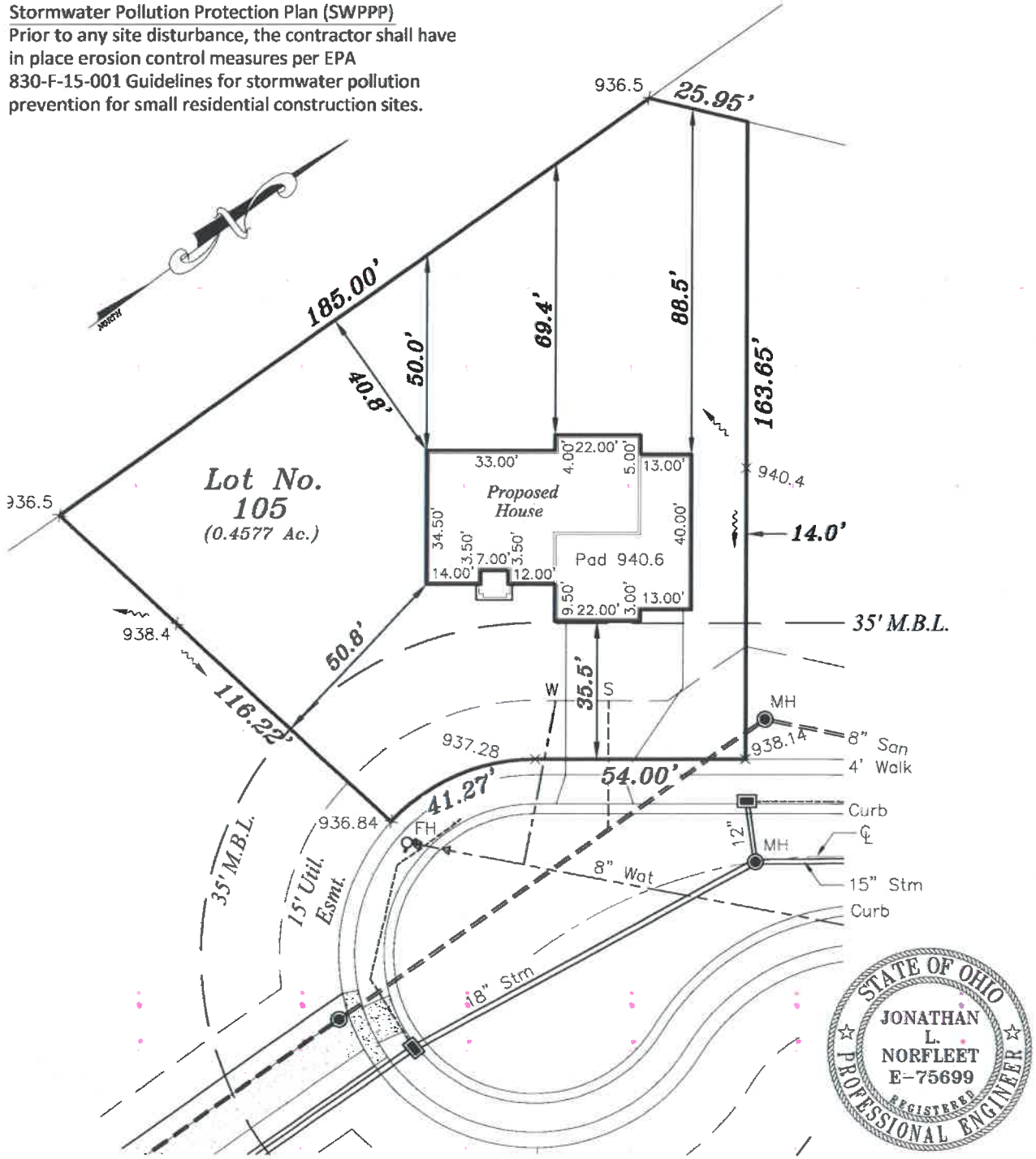
2. The encroachment into the rear yard setback shall be for the house as shown on the plot plans stamped as received May 6, 2021 only. Any modification, addition or new structure shall comply with the Subdivision setback regulations.

3. All other previous PUD agreements are still in place and not considered modified unless explicitly expressed herein.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

Stormwater Pollution Protection Plan (SWPPP)
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 for small residential construction sites.



PLOT PLAN
LOT NUMBER 105

CALLAMERE FARMS
SECTION FIVE

City of Huber Heights
Montgomery County, Ohio

For
Generations Construction
(937) 222-6855

RECEIVED
MAY 06 2021
By

THIS DOCUMENT IS PREPARED FOR BUILDING PERMIT APPLICATION PURPOSES ONLY.

REGISTERED ENGINEER
LICENSE NUMBER 75699

STATE OF OHIO
JONATHAN L. NORFLEET
E-75699
REGISTERED
PROFESSIONAL ENGINEER

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

SCALE: 1"= 40'	DRAWN: J.L.N.	CHK'D:
DATE: May 04, 2021	JOB No.: 97-3571	

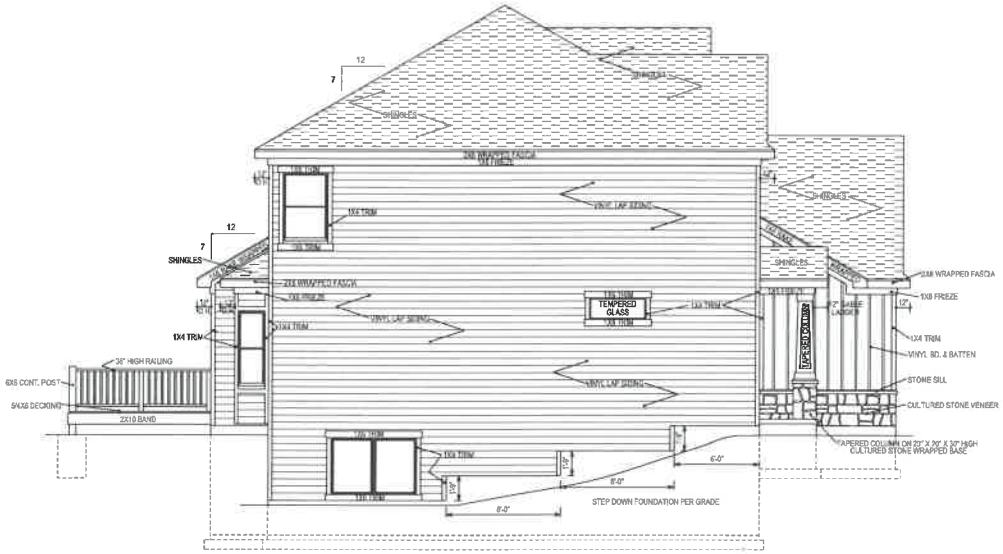
NOTE: This drawing is based on construction plans and/or record drawings and is not based from a field survey.

2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



- FRONT ELEVATION -

NOTE: FRONT DOOR AND GARAGE DOOR STYLE AND MODEL PER BUILDER SPECS



- LEFT ELEVATION -

RECEIVED
MAY 06 2021
By

ENGINEER:
PAT (VASU) PATEL
2991 CRANBROOK DR.
CINCINNATI, OH. 45251
(513) 851-6356

HHD
HARSHMAN HOME DESIGN LLC
5152 GANDER RD. W.
DAYTON, OHIO 45424
(937) 416-2601

Generations Construction
P.O. BOX 3906
DAYTON, OHIO 45401

DRAWING #
5 OF 7

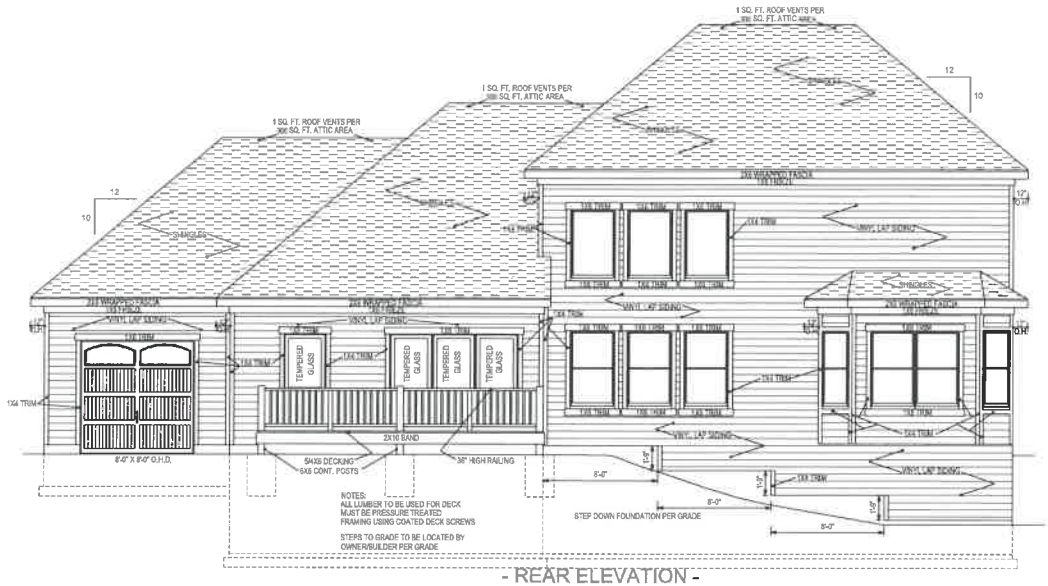
CONSTRUCTION PLANS FOR
LOT 105 CALLAMERE FARMS
COUGHLIN RESIDENCE

DATE:
3-12-2021
REVIEW SET
4-27-2021

SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

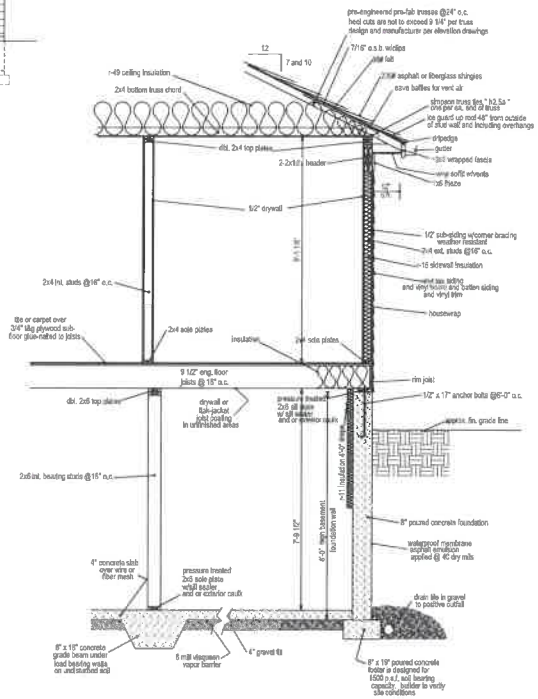
2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



- REAR ELEVATION -



- RIGHT ELEVATION -



- ONE-STORY ON BASEMENT -
- WALL SECTION -
SCALE: 1/2"=1'-0"

ENGINEER:
PAT (VASU) PATEL
2991 CRANBROOK DR.
CINCINNATI, OH. 45251
(513) 851-6356

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5152 GANDER RD. W.
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DRAWING # 6 OF 7

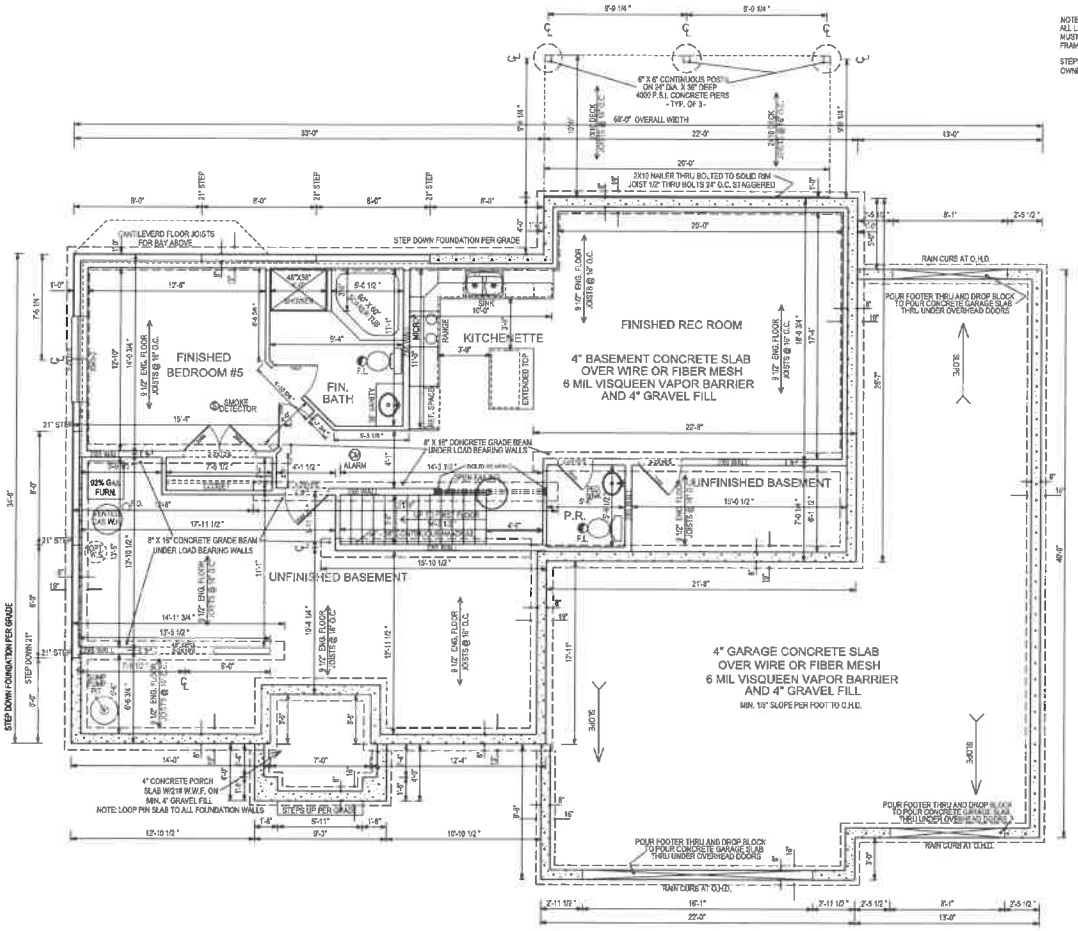
CONSTRUCTION PLANS FOR
LOT 105 CALLAMERE FARMS
COUGHLIN RESIDENCE

DATE:
3-12-2021
REVIEW SET
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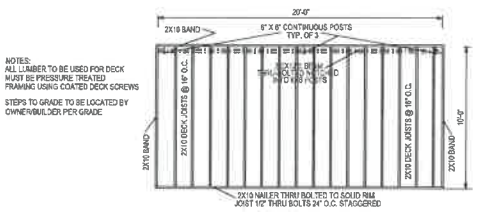
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



- FOOTER AND FOUNDATION PLAN -
1681 SQ.FT. TOTAL BASEMENT AREA
942 SQ.FT. FINISHED BASEMENT AREA
8'-0" POURED BASEMENT WALLS



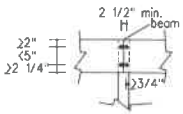
- DECK JOIST LAYOUT -



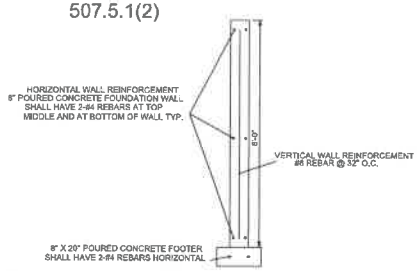
- DECK SECTION -

DECK NAILER SECTION

CERTIFICATION NOTE:
1/2" DIA. THRU BOLT @ 24" O.C.CONNECTING TO SOLID RIM BOARD AS SHOWN IS STRUCTURALLY O.K.



507.5.1(2)



- FOUNDATION WALL REINFORCEMENT -

NOTES:

1. ALL STUD WALLS ARE 3 1/2" FOR 2X4 WALLS AND 5 1/2" FOR 2X6 WALLS
2. FIRESTOP ALL SOFFITS AND DROPS
3. ALL BATH FANS VENTED OUTSIDE
4. SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP LOCATIONS OTHER THAN BEDROOMS TO BE SUPPLIED BY ELECTRICIAN PER CODE
5. 8'-0" POURED CONCRETE BASEMENT FOUNDATION WALLS
6. FOOTER IS DESIGNED FOR 2000 P.S.F. SOIL BEARING CAPACITY. BUILDER TO VERIFY SITE CONDITIONS
7. STAIRWAYS- 9" MIN. TREAD AND 8 1/4" MAX. RISE, 6'-8" HEADROOM PER 314; STAIRWAY ILLUMINATION PER 303.4, HANDRAILS AND HANDRAIL/GUARDRAIL COMBINATION 34" TO 38" HIGH PER 315, HANDRAIL GRIP SIZE PER 315.2, GUARDRAILS- 36" HIGH MINIMUM. A 4" SPHERE CANNOT PENETRATE INTERMEDIATE RAILS OR OPEN TREADS AND RAILS CANNOT FORM A LADDER
8. FAN/LIGHT TO BE SUPPLIED AND INSTALLED BY H.V.A.C. CONTRACTOR
9. 6'-10" HEADER HEIGHT ON ALL BASEMENT WINDOWS BOTTOM OF WINDOWS TO BE LESS THAN 42" FROM FLOOR

SHEET INDEX

SHEET #	DESCRIPTION
1	FOOTER AND FOUNDATION PLAN-DECK PLANS
2	FIRST FLOOR PLAN-SECOND FLOOR PLAN
3	FIRST FLOOR WALL BRACING
4	SECOND FLOOR WALL BRACING
5	FRONT AND LEFT ELEVATIONS
6	REAR AND RIGHT ELEVATIONS- WALL SECTION
7	ROOF PLAN AND WALL SECTION

ENGINEER:
PAT (VASU) PATEL
2991 CRANBROOK DR.
CINCINNATI, OH. 45251
(513) 851-6356

HHD
HARSHMAN HOME DESIGN LLC
5152 GANDER RD. W.
DAYTON, OHIO 45424
(937) 416-2601

Generations Construction
P.O. BOX 3906
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DRAWING # 1 OF 7

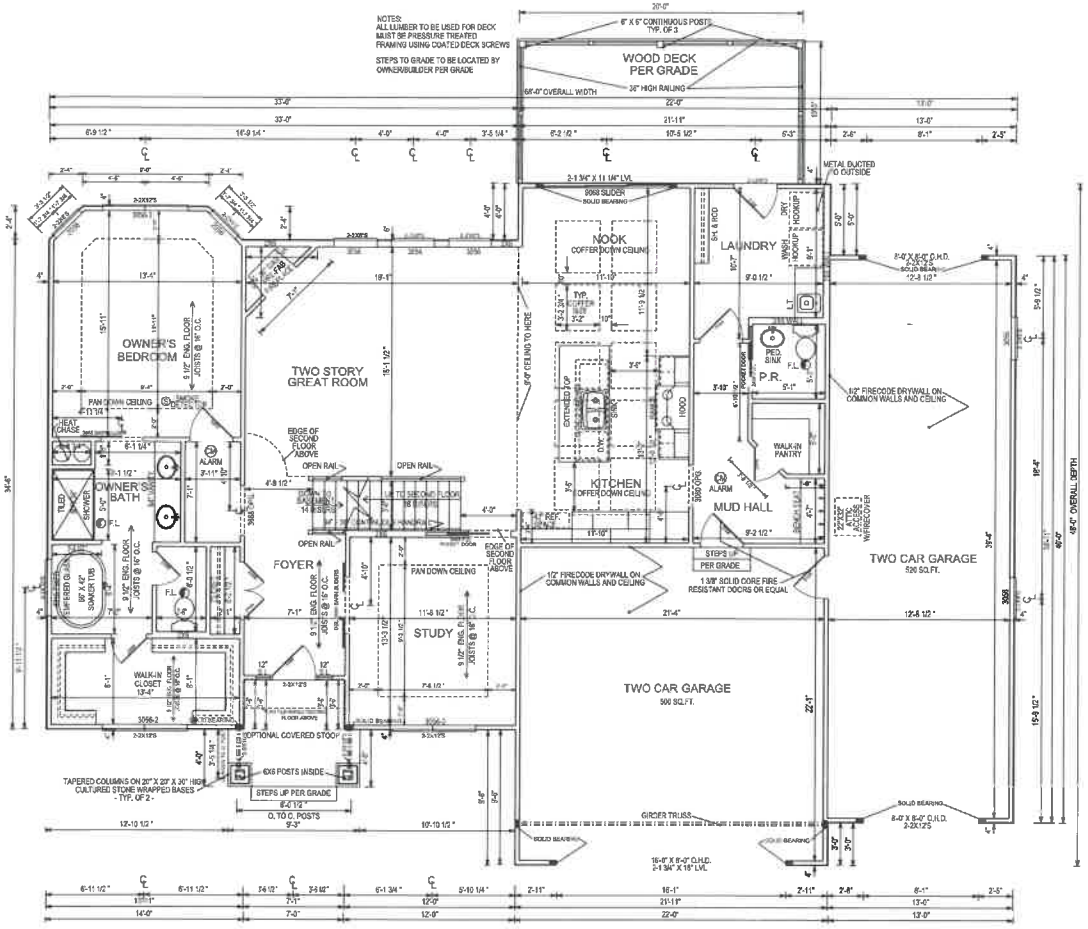
CONSTRUCTION PLANS FOR
LOT 105 CALLAMERE FARMS
COUGHLIN RESIDENCE

DATE:
3-12-2021
REVIEW SET
4-27-2021

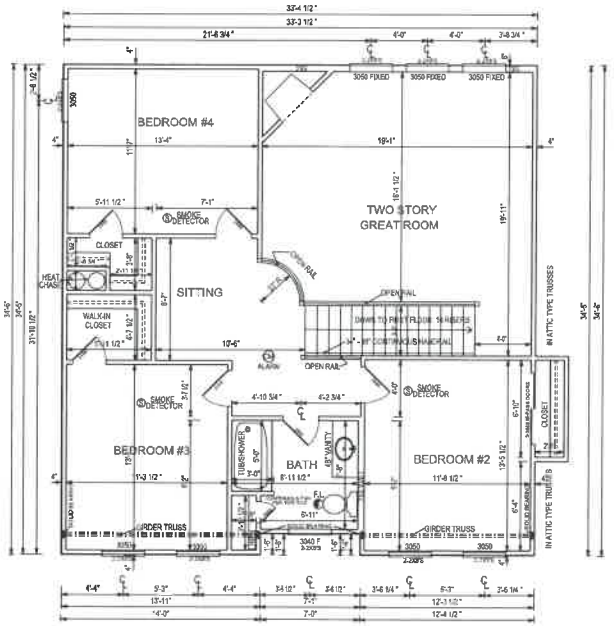
SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

2019 OHBA ALTERNATIVE COMPLIANCE PATH 1



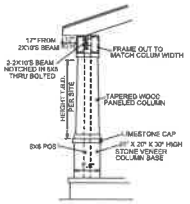
- FIRST FLOOR PLAN -
1695 SQ.FT.
9'-0" CEILING HEIGHT



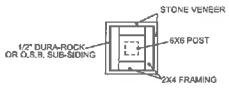
- SECOND FLOOR PLAN -
780 SQ.FT.
8'-0" CEILING HEIGHT
6'-10" WINDOW HEADER HEIGHT

NOTES:

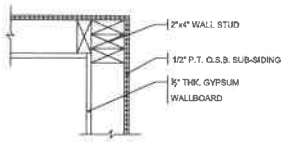
1. ALL STUD WALLS ARE 3 1/2" FOR 2X4 WALLS AND 5 1/2" FOR 2X6 WALLS
2. FIRESTOP ALL SOFFITS AND DROPS
3. ALL BATH FANS VENTED OUTSIDE
4. SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP LOCATIONS OTHER THAN BEDROOMS TO BE SUPPLIED BY ELECTRICIAN PER CODE
5. 9'-0" CEILING HEIGHT FIRST FLOOR AND 8'-0" CEILING HEIGHT SECOND FLOOR UNLESS OTHERWISE NOTED
6. BOTTOM OF ALL WINDOWS 19" A.F.F. UNLESS OTHERWISE NOTED
7. STAIRWAYS- 9" MIN. TREAD AND 8 1/4" MAX. RISE, 6'-8" HEADROOM PER 314; STAIRWAY ILLUMINATION PER 303.4. HANDRAILS AND HANDRAIL/GUARDRAIL COMBINATION 34" TO 38" HIGH PER 315. HANDRAIL GRIP SIZE PER 315.2, GUARDRAILS- 36" HIGH MINIMUM. A 4" SPHERE CANNOT PENETRATE INTERMEDIATE RAILS OR OPEN TREADS AND RAILS CANNOT FORM A LADDER
8. FAN/LIGHT TO BE SUPPLIED AND INSTALLED BY H.V.A.C. CONTRACTOR
9. ALL HANDRAIL MUST RETURN TO THE WALL OR A POST PER SECTION 311.7.7.2
10. ATTIC ACCESS COVERS MUST BE INSULATED TO BE EQUIVALENT WITH THE REST OF THE ATTIC, R-49 PER SECTION 1102.2.3
11. 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENT LAMPS PER SECTION 1104.1
12. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES PER SECTION 315



- PORCH DETAIL -
SCALE: 1/4"=1'-0"



20" X 20"
- COLUMN DETAIL -
SCALE:1/2"=1'-0"



EXTERIOR CORNER NAILING DETAIL
N.T.S.

ENGINEER:
PAT (VASU) PATEL
2991 CRANBROOK DR.
CINCINNATI, OH. 45251
(513) 851-6356

HHD
HARSHMAN HOME DESIGN LLC
5152 GANDER RD. W.
DAYTON, OHIO 45424
(937) 416-2601

Generations Construction
P.O. BOX 3906
DAYTON, OHIO 45401

DRAWING # # 2 OF 7

CONSTRUCTION PLANS FOR
LOT 105 CALLAMERE FARMS
COUGHLIN RESIDENCE

DATE:
3-2-2021
3-12-2021
REVIEW SET
1-27-2021

SCALE:
1/4" = 1'-0"

DRAWN BY:
C. ALAN HARSHMAN

AI-7617 **7. B.**

Planning Commission

Meeting Date: 05/25/2021

MAJOR CHANGE

Information

Agenda Title

MAJOR CHANGE - The applicant, KYLE FLAMING, is requesting approval of a Major Change to the Basic and Detailed Development Plan for a new Oil Change Facility at 7536 Brandt Pike (ZC 21-17).

Purpose and Background

Attachments

Staff Report
Decision Record
Fire Assessment
Drawings
Elevations
Exterior Finish

Memorandum

Staff Report for Meeting of May 25, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: May 20, 2021

Subject: ZC 21-17 (Major Change in the PC District and Basic and Detailed Development Plan – Take Five Oil)

- Application dated April 27, 2021.

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER:	Kyle Flaming – Applicant Speedway Super America, LLC - Owner
DEVELOPMENT NAME:	Take Five Oil
ADDRESS/LOCATION:	7536 Brandt Pike
ZONING/ACREAGE:	PC (Planned Commercial) / 0.771 acres
EXISTING LAND USE:	Vacant
ZONING ADJACENT LAND:	B-1 Commercial, R-4 Residence
REQUEST:	The applicant requests approval of a Major Change to the Basic and Detailed Development Plan for a new Oil Change Facility.
ORIGINAL APPROVAL:	
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Major Change to the Basic and Detailed Development Plan for a new Oil Change Facility in a Planned Commercial (PC) District

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

The proposal before Planning Commission calls for the construction of a new 1,432 square foot Take Five Oil Change Facility.

STAFF ANALYSIS AND RECOMMENDATION:

The site in question is the one that most recently was occupied by a retail building that has been previously demolished. The applicant is requesting approval of a Major Change to the Basic and Detailed Development Plan that would allow for the construction a new Take 5 Oil Change Facility which is a permitted use in the Planned Commercial Zoning District as a Service Station. Staff's analysis of the proposal is broken into several segments as follows.

Building Elevations:

The building is made up of differing colors of EIFS on all sides. There are also metal awnings and an aluminum storefront. There is a good mix of colors and depth to the building. The roof is made up of metal panels. The total building height is 19 feet 10 1/8 inches. The dumpster enclosure shall be a four-sided enclosure constructed of a brick, stone, decorative concrete material, or a material compatible with the material of the principle structure.

Site Design and Engineering:

The Planned Commercial Code is as follows:

1176.03 DEVELOPMENT STANDARDS.

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

(a) Minimum Land Area Requirement.

(1) No minimum land area shall be required.

(b) Site Planning.

(1) All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of fifteen (15) feet along property lines.

(2) The parking and loading facilities shall be a distance of at least twenty-five (25) feet from the established right-of-way line, and the building(s) or the structure(s) at least

seventy-five (75) feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat.

(Ord. 2006-0-1656. Passed 10-5-05.)

The building is 76.37 feet from the Brandt Pike Right-of-Way. The closest side yard distance is 26.46 feet and the closest point to the rear property line is 118 feet. The dumpster enclosure is located at the rear of the property.

Parking is as follows.

- **Required Parking Spaces:** two spaces for each service bay, plus one space for each employee on the largest shift, and also one space for each service vehicle; with a minimum of six spaces, plus one space for every 125 square feet of retail floor area if a convenience store is an accessory use.

By Code, twelve spaces would be required. Five parking spaces are provided, with one being handicap accessible. This use does not have patrons leaving their vehicles for service. They drive into the bay and service is provided with them still in the vehicle.

Utilities:

The building will be serviced by connections to public water and sanitary sewer connections. Gas, telephone, and electric are also available at the site limits. Drainage will sheet flow from the parking lot to the rear through an area of rock and the grass to filter before flowing to the rear property line following the existing drainage pattern. There is no need for additional storm water detention.

Signage:

Signage is not proposed with this application and will come back with a Minor Change application to Planning Commission.

Landscaping:

Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses, and perennials. A large area of existing trees at the east side of the property will remain.

Recommendation:

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

Planning Commission Decision Record

WHEREAS, on April 27, 2021, the applicant, Kyle Flaming, requested approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7536 Brandt Pike, further identified as Parcel Number P70-03909-0080 on the Montgomery County Auditor's Tax Map (Zoning Case 21-17); and

WHEREAS, on May 25, 2021, the Planning Commission did meet and fully discuss the details of the request.

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

_____ moved to recommend approval of the application submitted by the applicant, Kyle Flaming, requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7536 Brandt Pike, further identified as Parcel Number P70-03909-0080 on the Montgomery County Auditor's Tax Map (Zoning Case 21-17), with the following conditions:

1. The approved Basic and Detailed Development Plan site plans shall be the plans stamped received by the City of Huber Heights Planning Department on May 4, 2021, except as modified herein.

2. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.

3. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.

4. Lighting shall meet the City Standards as codified in Chapter 1181.21 of the City Ordinances.

5. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department, and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

Huber Heights Fire Division

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

Occupancy Name:	Take Five Oil
Occupancy Address:	7536 Brandt Pike

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-087
MCBR ELE:		HHFD Box:	42
REVIEWER:	Susong	DATE:	5/14/2021

Fire Department Comments:

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

- **Approval of site is subject to compliance with the following. Additional requirements for structure may arise during permitting process:**

Requirements: (Site Plan)

- **Dead end access roads over 150 feet are not allowed in accordance with Ohio Fire Code 503.2.5. An approved area for turning around shall be provided. (We recommend a turn around lane be added to the north side of building.)**
- **If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

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

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

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

SITE DEVELOPMENT PLANS FOR

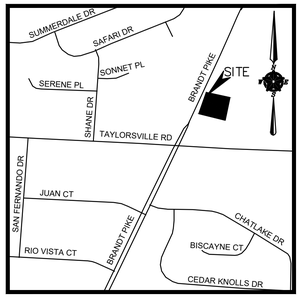
TAKE FIVE OIL

7536 BRANDT PIKE, HUBER HEIGHTS, OH 45424

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ZONING - PC



LOCATION MAP

NOT TO SCALE

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS

PK NAIL SET ON THE NORTH EDGE OF THE SITE.
N=68,2061.84 E= 1518361.93
ELEVATION=987.91'

PK NAIL SET ON THE WEST SIDE OF SITE, APPROX. 20' EAST OF THE SIDEWALK.
N=68,2032.53 E=1518307.45
ELEVATION=987.99'

FLOODNOTE

ACCORDING TO THE F.I.R.M. NO. 39113C0180E, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED JANUARY 6, 2005.

OWNER/DEVELOPER:

DRIVEN BRANDS, INC.

CONTACT: MATTHEW A. GILBERT
440 SOUTH CHURCH STREET, SUITE 700
CHARLOTTE, NC 28202
(980) 259-0701

ENGINEER:

JM CIVIL ENGINEERING

CONTACT: JOHN MEASELS, PE (ENGINEER)
5900 S. LAKE FOREST, SUITE 380
McKINNEY, TEXAS 75070
JMEASELS@JMCIVILENG.COM
(214) 491-1830

SURVEYOR:

YOUNG - HOBBS AND ASSOCIATES

CONTACT: DAVID R. HOBBS
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931) 645-2524

FIRM APP-000449670
FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOHN MEASELS, P.E. (LIC. NO. 84541). IT IS NOT TO BE USED FOR CONSTRUCTION.

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

INITIAL SUBMITTAL
DATE:04/27/21

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

FIRM APP-000449670
FOR REVIEW ONLY.
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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TFO21004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

COVER SHEET

C 001

J:\TAKE FIVE OIL\JM-TFO21004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM-TFO21004 MASTER - HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND

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

PARKING:

HANDICAP PARKING: 0
PARKING SPOTS: 0
TOTAL PARKING: 0

ADDRESS:

BRANDT PIKE
HUBER HEIGHTS, OH 45424

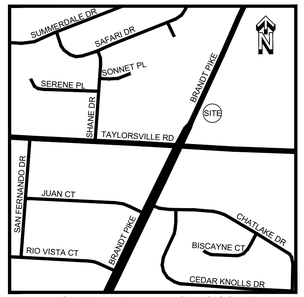
NOTES CORRESPONDING TO SCHEDULE B-II:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: FEBRUARY 17, 2021 @ 6:59 A.M.
ORDER NO.:GLW2100179

ITEMS 1-14 AND 17 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED.

15. Easement to The Dayton Power and Light Company, filed for record May 19, 1982, in Instrument No. 82-00101A05, of the Montgomery County, Ohio Records.
DOES NOT AFFECT.

16. Lease as evidenced by Indenture of Lease by and between John R. Ziehler and Grace Marilyn Ziehler (Lessor) and R.I. Marketing, Inc., an Indiana corporation (Lessee), dated January 28, 1986, filed May 28, 1986, and recorded in Instrument No. 88-1991A01, of the Montgomery County Records. This instrument contains a right to purchase.
DOES NOT AFFECT. LEASE EXPIRED ON JANUARY 27, 2001.



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATION:

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5. 6(a), 8(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF PLAT OR MAP: MARCH 25, 2021.

DAVE R. HOBBS, PLS 8773 DATE
dave@younghobbs.com

LAND DESCRIPTION

SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TOWN 2, RANGE 8 MRS, WAYNE TOWNSHIP, MONTGOMERY COUNTY, STATE OF OHIO, AND BEING PART OF A 6.16 ACRE TRACT, WHICH TRACT IS DESCRIBED IN DEED VOLUME 888, PAGE 618, OF THE MONTGOMERY COUNTY RECORDS. THE PART OF SAID TRACT HEREBY CONVEYED IS MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 6.16 ACRES IN THE CENTER OF BRANDT PIKE. SAID CORNER IS LOCATED NORTH 21°32' EAST A DISTANCE OF 277.8 FEET, MEASURED ALONG THE CENTER OF THE BRANDT PIKE, FROM THE SOUTH LINE OF SAID QUARTER SECTION AND THE CENTER OF THE TAYLORSVILLE ROAD.

THENCE FROM SAID BEGINNING POINT NORTH 21°32' EAST ALONG THE CENTER OF THE BRANDT PIKE AND WITH THE WEST LINE OF SAID 6.16 ACRES OF A DISTANCE OF 144.10 FEET TO A CORNER. WITNESS AN IRON PIN SOUTH 75°06' EAST A DISTANCE OF 28.75 FEET. THENCE SOUTH 75°06' EAST FOR A DISTANCE OF 263.5 FEET TO AN IRON PIN SET FOR IN A CORNER. THENCE SOUTH 14°21' WEST FOR A DISTANCE OF 135.15 FEET TO AN IRON PIN FOR A CORNER ON THE SOUTH LINE OF SAID 6.16 ACRES. THENCE SOUTH 88°20' WEST ALONG SAID EAST LINE FOR A DISTANCE OF 21.70 FEET TO A STONE. THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 79°31' WEST FOR A DISTANCE OF 140.0 FEET TO AN IRON PIN. THENCE NORTH 70°53' WEST FOR A DISTANCE OF 121.5 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES SUBJECT TO ALL LEGAL HIGHWAYS.

LESS AND EXCEPT:

SITUATE IN THE CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING LOCATED IN THE NORTHWEST QUADRANT OF SECTION 17, TOWN 2, RANGE 8 M.R.S. AND BEING PART OF A .92 ACRE PARCEL OF LAND CONVEYED TO JOHN R. AND GRACE M. ZIEHLER BY DEED RECORDED IN MICROFICHE NO. 71-312 A07 OF MONTGOMERY COUNTY DEED RECORDS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINES OF BRANDT PIKE AND TAYLORSVILLE ROAD; THENCE, NORTH 23° 04' 25" EAST ALONG THE CENTERLINE OF BRANDT PIKE 278.80 FEET TO POINT IN THE SOUTHWEST CORNER OF THE .92 ACRE ZIEHLER PARCEL AND THE TRUE PLACE OF BEGINNING; THENCE, CONTINUE WITH OLD CENTERLINE OF BRANDT PIKE NORTH 23° EAST 144.10 FEET TO POINT IN THE NORTH LINE OF SAID .92 ACRE ZIEHLER PARCEL; THENCE, SOUTH 73° 33' 35" EAST ALONG THE NORTH LINE OF THE SAID ZIEHLER PARCEL 44.15 FEET TO A POINT; THENCE, ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 22,963.32 FEET TO CHORD OF 147.27 FEET BEARING SOUTH 22° 41' 7" WEST 147.27 FEET TO A POINT IN THE SOUTH LINE OF THE SAID ZIEHLER PARCEL; THENCE, NORTH 69° 23' 35" WEST WITH SOUTH LINE OF THE SAID ZIEHLER PARCEL 44.89 FEET TO THE PLACE OF BEGINNING CONTAINING .1479 ACRES MORE OR LESS OF WHICH .0974 ACRES IS IN EXISTING P.R.O. BUT SUBJECT TO ALL LEGAL EASEMENTS OF RECORD. BEARINGS IN THIS DESCRIPTION ARE TAKEN FROM THE BEARING SYSTEM ALONG BRANDT PIKE AS CONTAINED IN HERBERT C. HUBER PLAT NO. 37.

TABLE A NOTES:

ITEM 2: AS PER LUCAS COUNTY, OH AUDITOR OFFICE. ED.

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 39113C0180E, WITH AN MAP REVISED DATE OF JANUARY 6, 2005, IN THE CITY OF HUBER HEIGHTS, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 03/15/2021 (NAVD88, GEOID18).

ITEM 6A: NO ZONING INFORMATION SENT TO THIS SURVEYOR.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 18: THERE WAS NO WETLAND DELINEATION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON AND IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON (CALL 1-800-362-2764 OR 811)

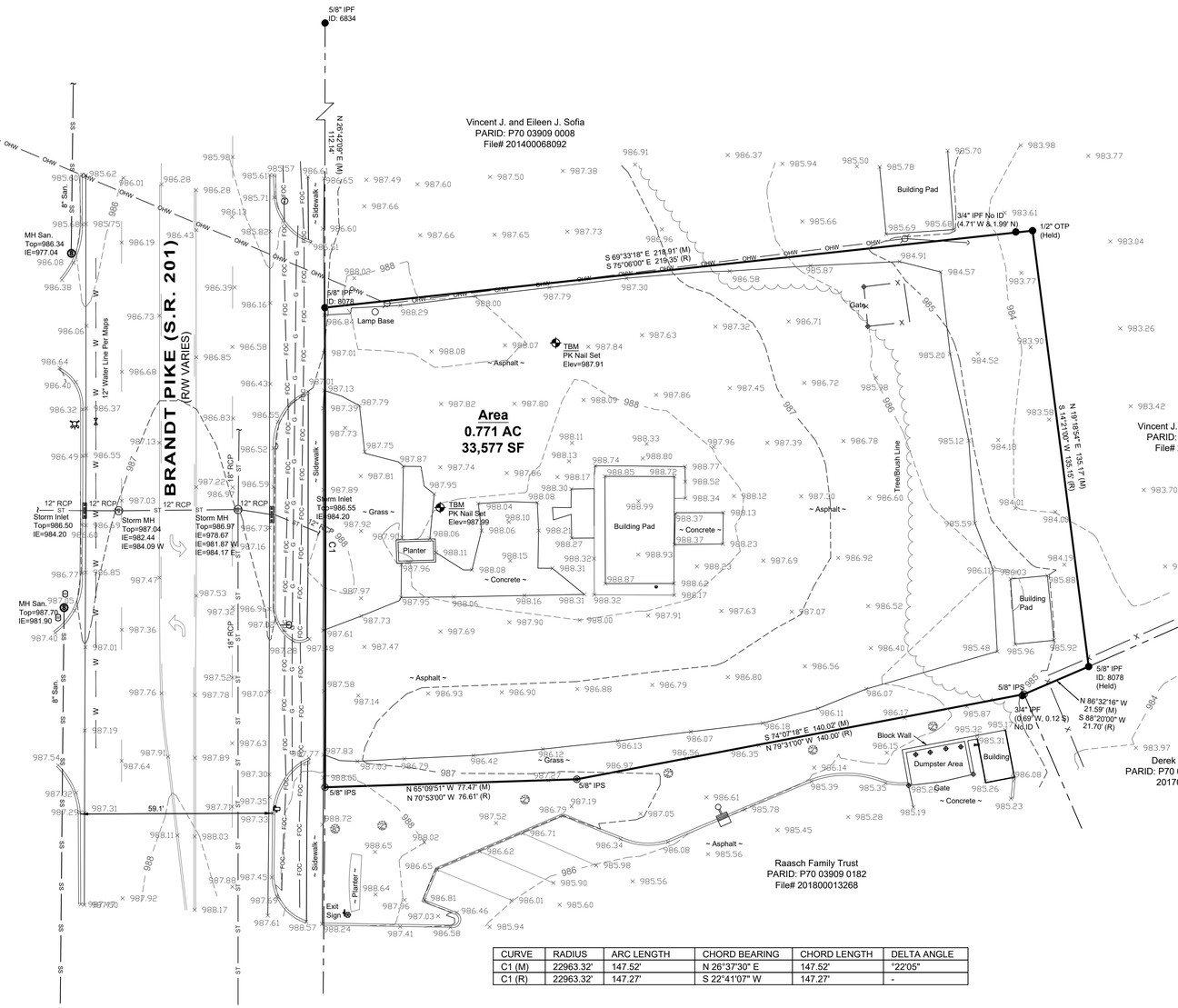
NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

THERE WERE NO BUILDINGS ON SITE AT THE TIME OF THE SURVEY.

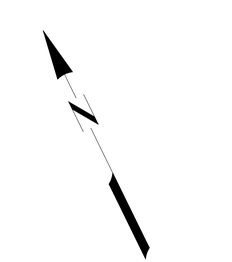
CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

~~A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR.~~

~~THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY.~~



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 (M)	22963.32'	147.52'	N 26°37'30" E	147.52'	°22'05"
C1 (R)	22963.32'	147.27'	S 22°41'07" W	147.27'	-


BASIS OF BEARINGS
OHIO STATE PLANE
COORDINATE SYSTEM
NAD 83 SPC (3402 OH S)
USING GEOID18

0 20 40 60
SCALE 1" = 20'

LEGEND

- IRON PIN FOUND, AS NOTED
- IRON PIN SET
- IRON PIN SET
- BOLLARD
- SIGN, AS NOTED
- SEWER CLEAN OUT
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER SPIGOT
- UTILITY POLE
- GUY WIRE
- GATE POST
- IRRIGATION VALVE
- TELEPHONE BOX
- CURB INLET
- STORM MANHOLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OHW — OHW — OVERHEAD WIRE
- X — X — FENCE LINE
- FOC — UNDERGROUND FIBER OPTIC
- G — G — GAS LINE, AS NOTED
- W — W — WATER LINE, AS NOTED
- SS — SS — SANITARY SEWER, AS NOTED
- ST — ST — STORM SEWER PIPE, AS NOTED
- LIGHT POLE

YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

DAVE R. HOBBS
OHIO PLS # 8773

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH THE STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO UNDER THE OHIO ADMINISTRATIVE CODE (O.C.A.) 4733-37.

No.	Date	Revision
1		

CLIENT

JM CIVIL Engineering Solutions Group
5900 S LAKE FOREST
SUITE 380
McKINNEY, TX 75070
214-491-1830

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

Seepway Super America, LLC a Delaware Limited Liability Company
539 South Main Street, Findlay, OH 45840

PARID: P70 03909 0080
File# 2001-00008670

PART OF THE NORTHWEST 1/4 OF SECTION 17, T2, R8 M.R.S., WAYNE TOWNSHIP, MONTGOMERY COUNTY, OHIO

DRAWN BY:	CLH
APPROVED BY:	DRH
DATE: (FIELD)	3/15/2021
DATE: (OFFICE)	3/25/2021
YHA PRO. #	032-21

SHEET 1 OF 1

GENERAL SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY YOUNG–HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE, CLARKSVILLE, TN 37040. CONTACT: (931) 645–2524.
3. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
6. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
7. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
8. NOTIFY THE CITY INSPECTOR TWENTY–FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
10. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
11. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
12. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
13. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
14. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
15. FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE STATE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL D.O.T. AREA OFFICE.
16. ALL CURB RADII SHALL BE 3' OR 10' UNLESS OTHERWISE NOTED ON THE PLANS.
17. DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE LOCAL JURISDICTION WATER SYSTEM TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
   - APPROVAL OF SUBMITTED PLANS.
   - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. MINIMUM SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY AND 18" VERTICALLY.

GENERAL EROSION CONTROL NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH OHIO EPA PERMIT NO.: OHC000005 PLAN AND ITS CONTENTS.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READLY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON–SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
19. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
14. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
15. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
16. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

GENERAL PAVING NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. REFER TO GEOTECH REPORT FOR PREPARATION OF THE SUBGRADE.
3. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
7. NOTIFY THE CITY INSPECTOR TWENTY–FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
9. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
10. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
11. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
13. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
14. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.

GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 4:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF–SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB–GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"–54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C–76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

FIRM APP–000449670
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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

GENERAL NOTES

C 050

J:\TAKE FIVE OIL\JM–TF021004 – HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM–TF021004 MASTER – HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND

CITY SITE 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) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE"LETTERING AND FISH IMAGE.
5. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
6. ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
7. CHANNEL BOTTOMS OF ALL MANHOLES.
8. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
9. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED OR PRECAST CURB IS NOT PERMITTED.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
11. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5% MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
12. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
13. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES – PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
14. ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
15. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
16. ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
17. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN. CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
18. ALL SURVEY MUST BE PERFORMED BY THE STATE OF OHIO LICENSED SURVEYOR.

SANITARY NOTES

19. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
20. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
21. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
22. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
24. 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.
25. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
26. 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.
27. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
28. 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.

WATER NOTES

29. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
30. WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
31. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
32. 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.
33. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
34. 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.
35. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
36. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
37. 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.
38. 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.
39. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
40. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A L' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND 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.
41. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
42. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
43. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½"OUTLETS WITH CITY OF DAYTON THREADS.
44. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1"SQUARE.
45. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
46. 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.
47. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
48. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
49. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAME.
50. DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

CITY SITE NOTES

C 051

J:\TAKE FIVE OIL\JM-TF021004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM-TF021004 MASTER - HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND

CAUTION NOTICE TO CONTRACTOR

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BENCHMARKS

PK NAIL SET ON THE NORTH EDGE OF THE SITE.
N=68,2061.84 E= 1518361.93
ELEVATION=987.91'

PK NAIL SET ON THE WEST SIDE OF SITE, APPROX. 20' EAST OF THE SIDEWALK.
N=68,2032.53 E=1518307.45
ELEVATION=987.99'

FLOODNOTE

ACCORDING TO THE F.I.R.M. NO. 39113C0180E, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED JANUARY 6, 2005.

DEMOLITION KEY NOTES:

1. EXISTING TO BE REMOVED.
2. EXISTING TO REMAIN.
3. EXISTING TO BE PROTECTED.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING FIBER OPTIC CABLE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELETRIC LINE
- EXISTING TREE LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINES
- EXISTING FENCE LINE
- EXISTING IRON PIN FOUND, AS NOTED
- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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- EXISTING WATER SPIGOT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

BRANDT PIKE (S.R. 201)

CONCRETE CURB & GUTTER (1)
925 SF CONCRETE DRIVEWAY (1)
EX. POWER POLE (3)(2)
EX. CONCRETE BASE (1)
Lamp Base
CAUTION: EXISTING UNDERGROUND UTILITIES
TBM PK Nail Set Elev=987.84
TBM PK Nail Set Elev=987.91
~ Asphalt ~
24,759 SF ASPHALT CONCRETE (1)
Area 0.771 AC 33,577 SF
Sidewalk
~ Grass ~
Storm Inlet Top=986.55 IE=984.20
Storm MH Top=987.04 IE=982.44 IE=984.09 W
Storm MH Top=986.97 IE=978.67 IE=981.87 W IE=984.17 E
12" Water Line Per Maps
12" RCP
18" RCP
Planter
PLANTER (1)
1104 SF CONCRETE (1)
~ Concrete ~
430 SF CONCRETE (1)
Building Pad
700 SF CONCRETE BUILDING PAD (1)
140 SF CONCRETE (1)
CLEANOUT (1)
EX. GATE POSTS (1)
Gate
EX. DUMPSTER FENCING (1)
EX. TREE LINE (1)
Tree/Brush Line
Block Wall
Dumpster Area
Building
243 SF CONCRETE BUILDING PAD (1)
Building Pad
S 69°33'18" E 218.91' (M)
S 75°06'00" E 219.35' (R)
5/8" IPF ID: 8078
1/2" OTP (Held)
3/4" IPF No ID (4.71' W & 0.99' N)
5/8" IPS
N 65°09'51" W 77.47' (M)
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S 14°21'00" W 135.15' (R)
3/4" IPF (0.69' W, 0.12' S)
No ID
5/8" IPS
Know what's below. Call before you dig.

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–TFO21004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

DEMOLITION PLAN

C 050

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SITE DATA TABLE

LOCATION:	7536 BRANDT PIKE, HUBER HEIGHTS, OH 45424	
LOT AREA:	0.771 AC. (33,577 S.F.)	
ZONING:	PC – PLANNED COMMERCIAL	
CURRENT USE:	VACANT	
PROPOSED USE:	OIL CHANGE	
BUILDING DATA:		
BUILDING AREA	1,438 S.F.	
BUILDING HEIGHT	28' – 6" (SINGLE STORY)	
PARKING SUMMARY: 1 SPACE PER 800 SF	REQUIRED	PROVIDED
PARKING SPACES (10'x18')	2	5
ACCESSIBLE SPACES	1	1
TOTAL SPACES	2	5
LANDSCAPE:		
PERVIOUS:	17,300 S.F.	
IMPERVIOUS:	16,277 S.F.	

BENCHMARKS

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PK NAIL SET ON THE WEST SIDE OF SITE, APPROX. 20' EAST OF THE SIDEWALK.
N=68,2032.53 E=1518307.45
ELEVATION=987.99'

LEGEND:

PROPERTY LINE
PROPOSED CURB & GUTTER
LIMITS OF FULL DEPTH SAWCUT
PARKING SPACES (#)
STOP BAR STRIPING (STOP)
ACCESSIBLE SPACES
ADA RAMP
TRAFFIC SIGN
GREASE TRAP
CLEAN–OUT
DOUBLE CLEAN–OUT
GM GAS METER
WM WATER METER
IM IRRIGATION METER
SS MANHOLE
CURB INLET

SEE DEMO PLAN AND SURVEY FOR LEGEND OF EXISTING ELEMENTS

SITE KEY NOTES:

1. CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
2. TAPER CURB.
3. MATCH EXISTING PAVEMENT ELEVATION.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
5. EXISTING PAVEMENT TO REMAIN.
6. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
7. SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
8. EXISTING FIRE HYDRANT.
9. STOP BAR. (PER LOCAL CODES)
10. DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
11. PARKING STALL STRIPING. (PER LOCAL CODES)
12. 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
13. ACCESSIBLE STRIPING & SYMBOL. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
14. ACCESSIBLE SIGNS. (TYPICAL–PER ADA AND LOCAL REQUIREMENTS)
15. DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
16. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
17. STOP SIGN.
18. WHEEL STOP.
19. CONCRETE LANDING. 2% MAX. SLOPE ALL DIRECTIONS.
20. EXISTING WATER METER.
21. ROCK RIP RAP.

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

BRANDT PIKE (S.R. 201) (R/W VARIES)

Sidewalk

CAUTION: EXISTING UNDERGROUND UTILITIES

S 69°33'18" E 218.91' (M)
S 75°06'00" E 219.35' (R)

25' BUILDING SETBACK

Area
0.771 AC
33,577 SF

TAKE FIVE OIL
3-BAY BUILDING
FF=988.70

76.37' | 27.17' | 36.46' | 61.54' | 14.42' | 10.61' | 40.67' | 52.71' | 33.5' | 44' | 24' | 5.58' | 6' | 24.5' | 10.23' | 43.39' | 14.25' | 14' | 6' | 30' | 18' | 10' | 8' | 10' | 10' | 39.72' | 33.65' | 36'

R20' R10' R3' R24'

N 19°18'54" E 135.17' (M)
S 14°21'00" W 135.15' (R)

N 86°
21.5
S 88°
21.7(

S 74°07'18" E 140.02' (M)
N 79°31'00" W 140.00' (R)

N 65°09'51" W 77.47' (M)
N 70°53'00" W 76.61' (R)

Block Wall
Dumpster Area
Building
Gate
~ Concrete ~

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7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

SITE PLAN

C 100

J:\TAKE FIVE OIL\JM–TF021004 – HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM–TF021004 MASTER – HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND

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ELEVATION=987.99'

PROPOSED PAVING LEGEND:

- CONCRETE SIDEWALK. 5' MINIMUM WIDTH WITH FIBER REINFORCEMENT, 5'x5' TOOOLED JOINTS, AN FULL CONSTRUCTION JOINTS EVERY 50'.
- 3" ASPHALT PAVEMENT OVER 8" OF AGGREGATE BASE. REFER TO GEOTECH FOR SUBGRADE PREPARATION.
- 8" HEAVY DUTY CONCRETE PAVEMENT. AT A MINIMUM 3,600 PSI AT 28 DAYS. #3 BARS @ 18" ON CENTER EACH WAY. REFER TO GEOTECH FOR SUBGRADE PREPARATION.
- CONCRETE CURB & GUTTER.

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CURB & GUTTER
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING FIBER OPTIC CABLE LINE
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- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT

PAVING KEY NOTES:

1. MATCH EXISTING PAVEMENT ELEVATION.
2. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
3. EXISTING PAVEMENT TO REMAIN.
4. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE.
5. SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
6. ASPHALT PAVEMENT.
7. HEAVY DUTY CONCRETE PAVEMENT.
8. CONCRETE CURB AND GUTTER.

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

BRANDT PIKE (S.R. 201)
(R/W VARIES)

12" Water Line Per Maps

Sidewalk

5/8" IPF
ID: 8078

S 69°33'18" E 218.91' (M)
S 75°06'00" E 219.35' (R)

3/4" IPF No ID
(4.71' W & 1.99' N)

1/2" OTP
(Held)

TBM
PK Nail Set
Elev=987.91

25' BUILDING SETBACK

TAKE FIVE OIL
3-BAY BUILDING
FF=988.70

Area
.771 AC
3,577 SF

Storm Inlet
Top=986.55
IE=984.20

TBM
PK Nail Set
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Storm MH
Top=987.04
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Storm MH
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12" RCP
18" RCP

STOP

25' BUILDING SETBACK

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N 19°18'54" E 135.17' (M)
S 14°21'00" W 135.15' (R)

5/8" IPS

3/4" IPF
(0.69' W, 0.12 S)
No ID

S 74°07'18" E 140.02' (M)
N 79°31'00" W 140.00' (R)

Block Wall

Dumpster Area

Building

Gate

~ Concrete ~

5/8" IPS

N 65°09'51" W 77.47' (M)
N 70°53'00" W 76.61' (R)

5/8" IPS

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7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–TFO21004
DRAWN BY: ICES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

PAVING PLAN

C 200

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- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

GRADING KEY NOTES:

1. MATCH EXISTING PAVEMENT ELEVATION.
2. STEEL PLATE SIDEWALK CROSSING.
3. 2' CURB OPENING.
4. ADA COMPLIANT PARKING TO BE 2% MAX IN ALL DIRECTIONS.
5. "LEVEL LANDING" AT ENTRANCE TO BUILDINGS, AT RAMPS, CURB RAMPS, AND CHANGES IN DIRECTION OF TRAVEL AT "PATHS OF TRAVEL" WHERE NOTED ON PLANS.
6. LIMITS OF PAVEMENT REMOVAL.
7. TAPER CURB TO 0".
8. CURB RAMP (MAX 2% CROSS SLOPE, 8.33% RUN SLOPE).
9. ACCESSIBLE ROUTE TO BE 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM SLOPE IN DIRECTION OF TRAVEL. BASED ON EXISTING GRADES, ROUTE MEETS ACCESSIBILITY REQUIREMENTS. CONTRACTOR TO CONFIRM ENTIRE ROUTE, OTHER THAN THAT WHICH IS MODIFIED, IS ACCESSIBLE PRIOR TO START OF ANY CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
10. ROCK RIP RAP.

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ADA RAMP
- GREASE TRAP
- XXXX EX EXISTING SPOT ELEVATION
- XXXX TP TOP OF PAVEMENT ELEVATION
- XXXX TC TOP OF CURB / XXXX GT GUTTER
- XXXX FG FINISHED GRADE
- XXXX FF FINISH FLOOR
- XXXX SW SIDEWALK
- XXXX TG TOP OF GRATE
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET
- DRAINAGE SLOPE AND DIRECTION

GRAPHIC SCALE
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(IN FEET)
1 inch = 10 ft.

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12" Water Line Per Maps

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ID: 8078

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7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

GRADING PLAN

C 300

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SEQUENCE OF CONSTRUCTION ACTIVITIES:

A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON THE EROSION CONTROL PLAN.

B. CONSTRUCT TEMPORARY INLET TREATMENT AROUND OPEN STORM DRAIN INLETS ACCORDING TO THE EROSION CONTROL PLAN.

C. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.

D. BEGIN CLEARING AND GRADING OF SITE.

E. INSTALL WATER, SANITARY SEWER AND STORM DRAIN AS SPECIFIED ON PLAN SHEETS.

F. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.

G. RE-VEGETATE LOTS, PARKWAYS AND ALL DISTURBED AREAS.

H. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

MAINTENANCE:

A. CONTRACTOR TO KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE DURING CONSTRUCTION.

B. CONTRACTOR SHALL MAINTAIN ALONG WITH THE SIGNED EFFECTIVE COPY OF SWP3 DRAWINGS AN UPDATED LIST IDENTIFYING ALL POTENTIAL SOURCES OF POLLUTION INCLUDING PORTA-POTTYS. FUEL TANKS, STAGING AREAS, WASTE CONTAINERS, CHEMICAL STORAGE AREAS, CONCRETE CURE, PAINTS SOLVENTS, ETC., AND A DESCRIPTION OF THE LOCATION.

C. CONTRACTOR TO REMOVE ALL STORM WATER POLLUTION PREVENTION MEASURES AFTER CONSTRUCTION IS COMPLETE AND INSPECTED FOR APPROVAL. LONG TERM MAINTENANCE TO BE PROVIDED BY OWNER.

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF DISTURBANCE
- PARKING SPACES
- STOP BAR STRIPING
- ACCESSIBLE SPACES
- ADA RAMP
- TRAFFIC SIGN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET
- INLET PROTECTION
- FIBER ROLLS
- DRAINAGE SLOPE AND DIRECTION
- 20' X 50' TEMPORARY CONSTRUCTION ENTRANCE
- 10' X 10' CONCRETE WASHOUT AREA

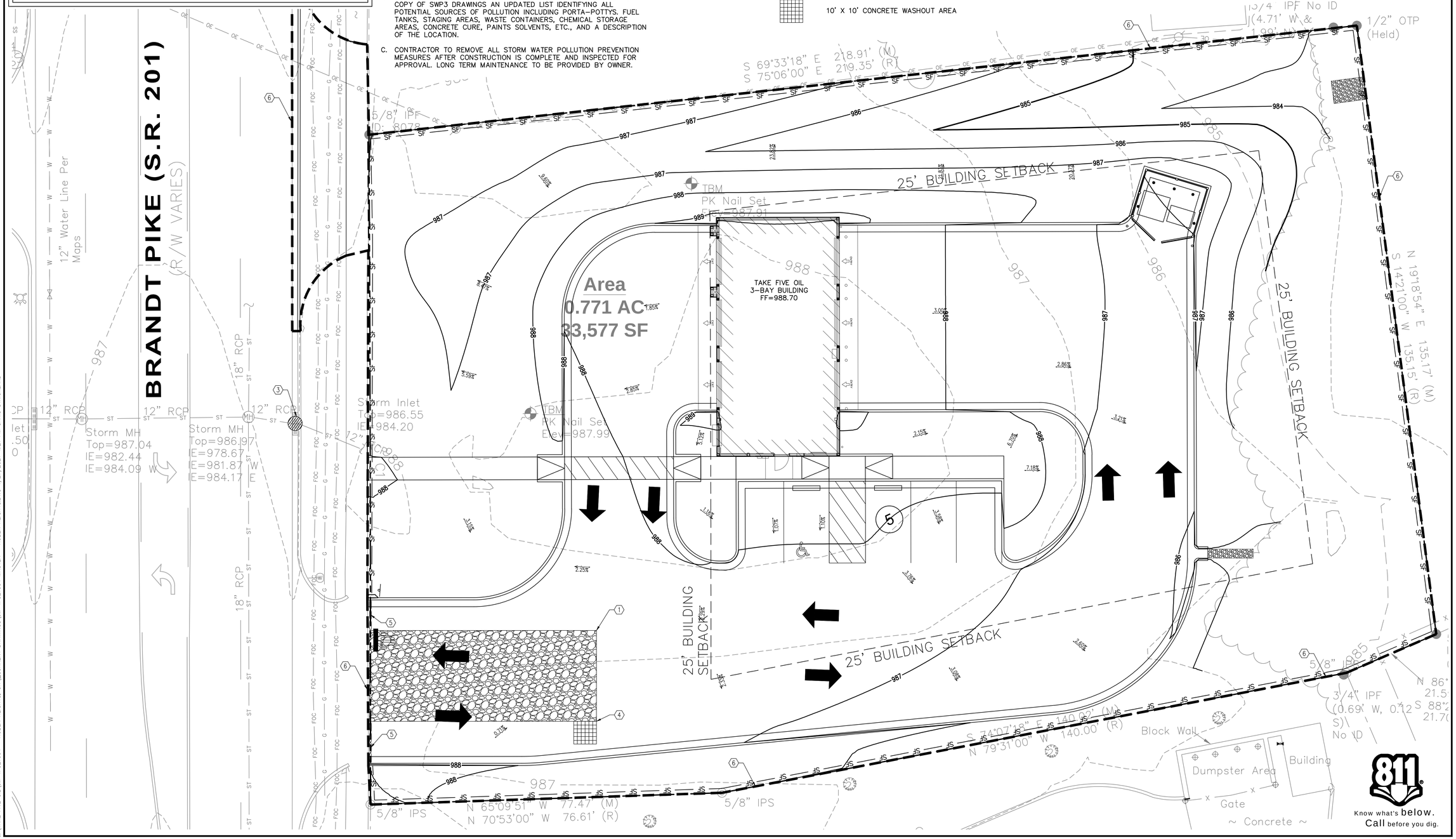
EROSION CONTROL KEY NOTES:

1. TEMPORARY CONSTRUCTION ENTRANCE.
2. TEMPORARY SILT FENCE.
3. TEMPORARY INLET PROTECTION.
4. 10'x10' CONCRETE WASH AREA.
5. TEMPORARY GRAVEL/SAND BAGS.
6. APPROXIMATE LIMITS OF DISTURBANCE.
7. TEMPORARY GRATE INLET PROTECTION

NOTES:

1. CONTRACTOR SHALL POLICE SITE REGULARLY AND AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL DETAILS
3. TOTAL DISTURBED AREA=XX ACRES.
4. REFER TO LANDSCAPE PLAN FOR FINAL GROUND STABILIZATION

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.



JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

SOIL EROSION AND SEDIMENT CONTROL PLAN

C 400

J:\TAKE FIVE OIL\JM-TF021004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM-TF021004 MASTER - HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND

CAUTION NOTICE TO CONTRACTOR

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FLOODNOTE

ACCORDING TO THE F.I.R.M. NO. 39113C0180E, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED JANUARY 6, 2005.

BENCHMARKS

PK NAIL SET ON THE NORTH EDGE OF THE SITE.
N=68,2061.84 E= 1518361.93
ELEVATION=987.91'

PK NAIL SET ON THE WEST SIDE OF SITE, APPROX. 20' EAST OF THE SIDEWALK.
N=68,2032.53 E=1518307.45
ELEVATION=987.99'

LEGEND - EXISTING:

- EXISTING CURB & GUTTER
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING FIBER OPTIC CABLE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELETRIC LINE
- EXISTING TREE LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINES
- EXISTING FENCE LINE
- EXISTING IRON PIN FOUND, AS NOTED
- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ADA RAMP
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET
- DRAINAGE SLOPE AND DIRECTION

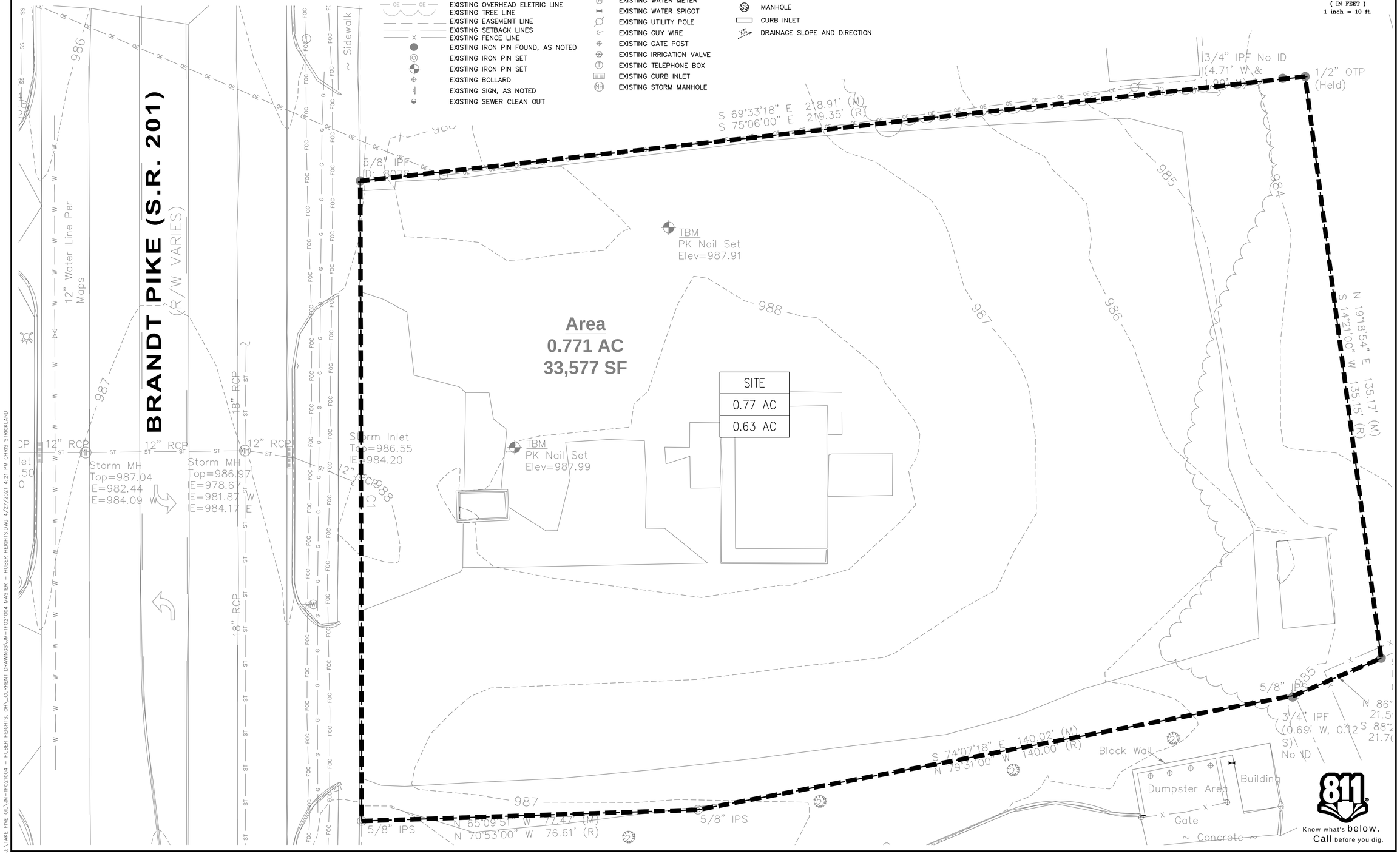
PRE DEVELOPMENT DRAINAGE AREA KEY:

- DRAINAGE DIVIDE

X
X.XX AC
X.XX AC

X = Area; X.XX AC = Acreage; X.XX AC = Impervious

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.



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

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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TFO21004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

PRE DEV. DRAINAGE AREA MAP

C 500

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- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
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- IRRIGATION METER
- MANHOLE
- CURB INLET
- DRAINAGE SLOPE AND DIRECTION

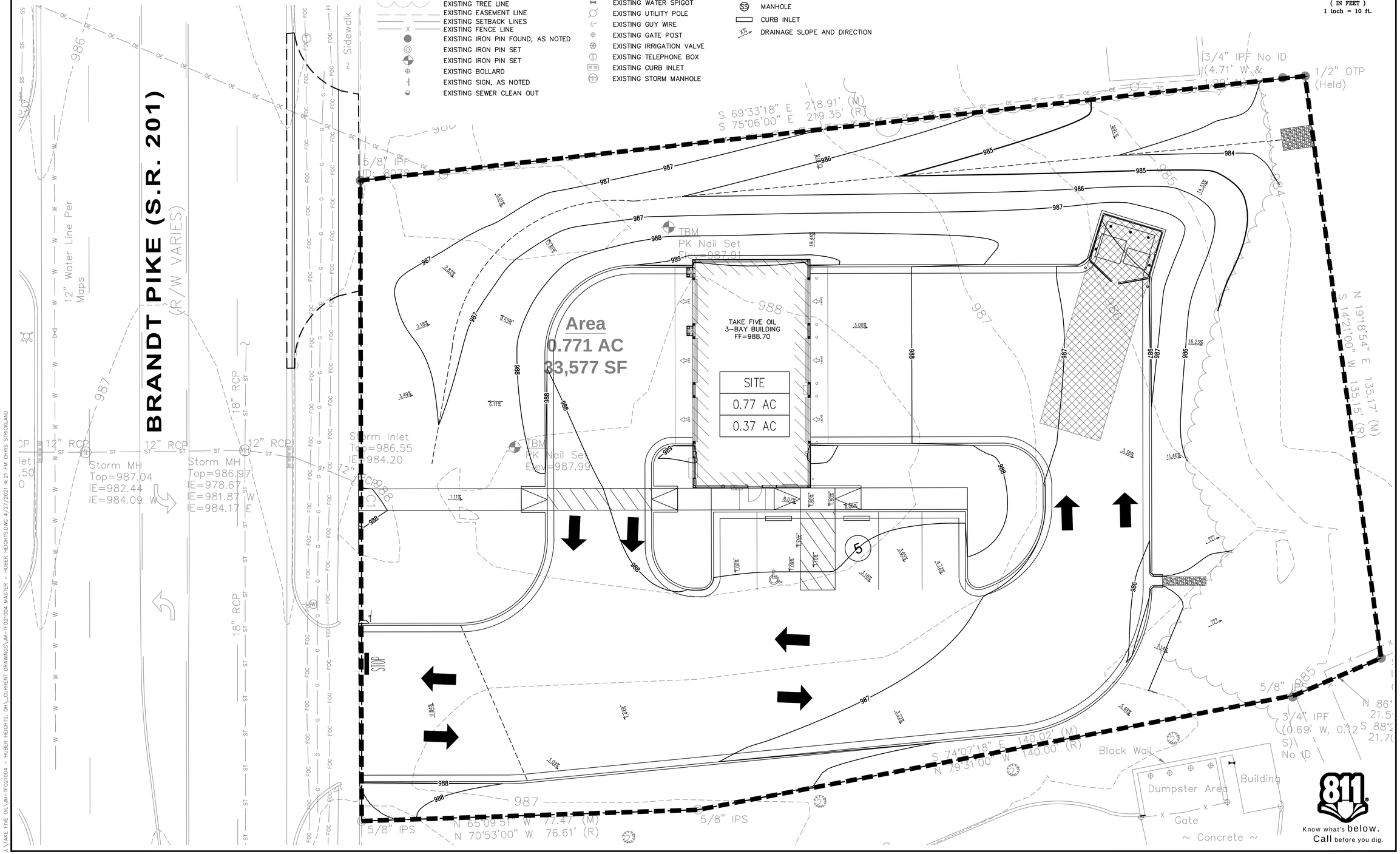
POST DEVELOPMENT DRAINAGE AREA KEY:

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X
X.XX AC
X.XX AC

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10 0 5 10
(IN FEET)
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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM–TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

POST DEV. DRAINAGE AREA MAP

C 510

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- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET

SEE DEMO PLAN AND SURVEY FOR LEGEND OF EXISTING ELEMENTS

UTILITY KEY NOTES:

1. SANITARY SEWER CLEAN-OUT.
2. SANITARY SEWER DOUBLE CLEAN-OUT.
3. GREASE TRAP. (PER ARCH./MEP PLANS)
4. SANITARY SEWER LINE. (SEE NOTE FOR TYPE, SIZE AND SLOPE)
5. SANITARY SEWER POINT OF ENTRY. (PER MEP PLANS)
6. SANITARY SEWER POINT OF CONNECTION. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
7. SANITARY SEWER SAMPLE PORT.
8. SANITARY SEWER BEND.
9. DOMESTIC WATER METER. (SEE NOTE FOR SIZE)
10. DOMESTIC WATER LINE. (SEE NOTE FOR SIZE)
11. DOMESTIC WATER LINE POINT OF ENTRY. (PER MEP PLANS)
12. DOMESTIC WATER LINE POINT OF CONNECTION.
13. IRRIGATION WATER METER. (SEE NOTE FOR SIZE)
14. IRRIGATION WATER LINE. (SEE NOTE FOR SIZE)
15. IRRIGATION WATER LINE POINT OF CONNECTION.
16. M.J. BEND. (SEE NOTE FOR SIZE)
17. REDUCED PRESSURE BACKFLOW PREVENTER.
18. EXISTING FIRE HYDRANT.
19. CONTRACTOR SHALL COORDINATE WITH WATER UTILITY DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
20. PROPOSED LIGHT POLE.
21. PAD MOUNTED TRANSFORMER.
22. UNDERGROUND ELECTRIC LINE. (COORDINATE WITH ELECTRIC COMPANY FOR CONDUIT SIZES)
23. METERING EQUIPMENT AND ELECTRIC LINE POINT OF ENTRY. (PER MEP PLANS)
24. ELECTRIC LINE POINT OF CONNECTION.
25. MAINTAIN 18" VERTICAL SEPARATION.
26. VERIFY SITE FOR EXISTING SEWER SERVICE TO BUILDING. OTHERWISE BORE 4" LINE UNDER BRANDT PIKE.

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

BRANDT PIKE (S.R. 201)
(R/W VARIES)

MH San.
Top=986.34
IE=977.04

8" San.

12" Water Line Per Maps

5/8" IPF
D: 8078

POLE MOUNT

S 69°33'18" E 218.91' (M)
S 75°06'00" E 219.35' (R)

3/4" IPF No ID
(4.71' W &
1.99' N)

985

TBM
PK Nail Set
Elev=987.91

25' BUILDING SETBACK

Area
0.771 AC
33,577 SF

TAKE FIVE OIL
3-BAY BUILDING
FF=988.70

4" FL 984.70

1"x45° BEND

4"x45° BEND
4" FL 984.64

4"x45° BEND
4" FL 984.55

4"x45° BEND
4" FL 984.39

4"x45° BEND
4" FL 984.30

4" PVC
1.22% SLOPE

1" PVC

12" RCP
Storm Inlet
Top=986.50
IE=984.20

Storm MH
Top=987.04
IE=982.44
IE=984.09 W

Storm MH
Top=986.97
IE=978.67
IE=981.87 W
IE=984.17 E

18" RCP

Storm Inlet
Top=986.55
IE=984.20

4" INV. 982.00

MH San.
Top=987.
IE=981.90

8" San.

STOP

5/8" IPS

N 65°09'51" W 77.47' (M)
N 70°53'00" W 76.61' (R)

S 74°07'18" E 140.02' (M)
N 79°31'00" W 140.00' (R)

Block Wall

Dumpster Are

Gate

~ Con

5/8" IPF

3/4"
(0.69
S)\
No ID

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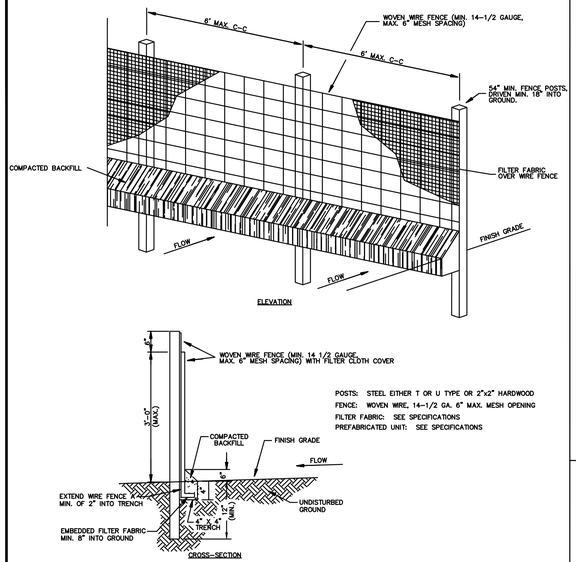
NAME	DESCRIPTION	REV	DATE

PROJECT NO: JM-TF021004
DRAWN BY: CES
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UTILITY PLAN

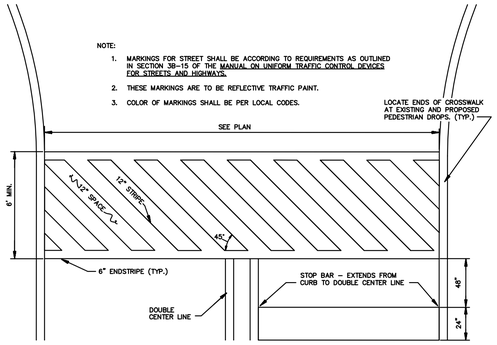
C 600

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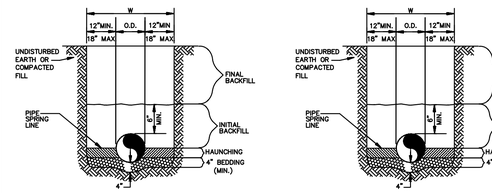


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.



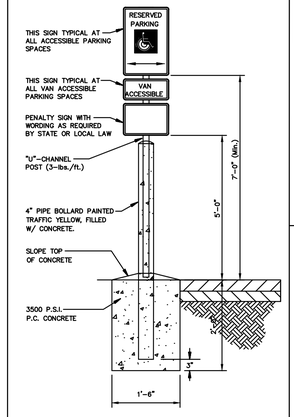
CROSSWALK MARKINGS
N.T.S.



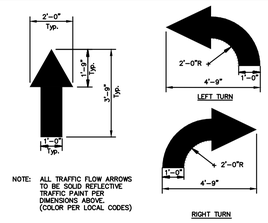
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

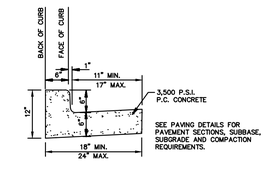
SANITARY SEWER AND WATER LINE TRENCH AND BEDDING
N.T.S.



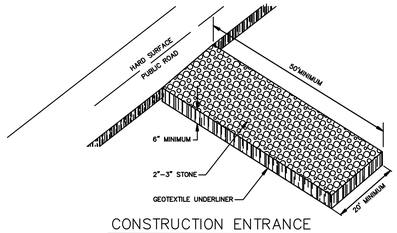
ACCESSIBLE PARKING SIGN
N.T.S.



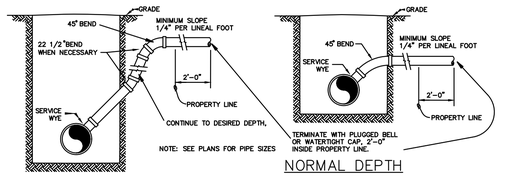
TRAFFIC FLOW ARROW
N.T.S.



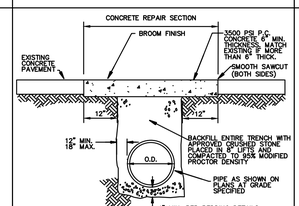
TYPE "A" CONCRETE CURB AND GUTTER
N.T.S.



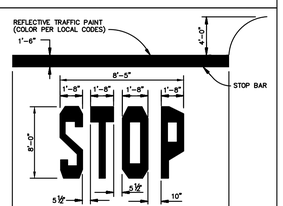
CONSTRUCTION ENTRANCE
N.T.S.



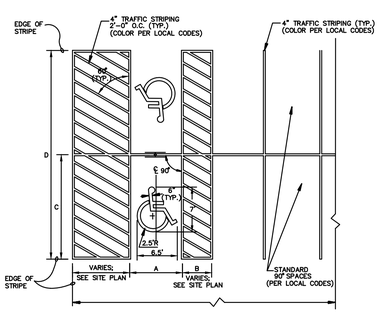
RISER FROM DEEP MAIN
NORMAL DEPTH
SANITARY SEWER SERVICE WYE
N.T.S.



CONCRETE STREET OR DRIVE CUT / REPAIR
N.T.S.



STOP BAR
N.T.S.

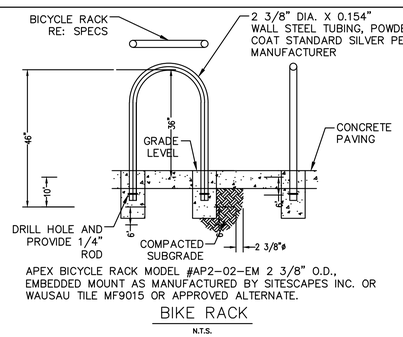


MINIMUM DIMENSION CHART		
A	8' (VAN 8')	8' (VAN 8')
B	5' (VAN 8')	5' (VAN 8')
C	18'	20'
D	36'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

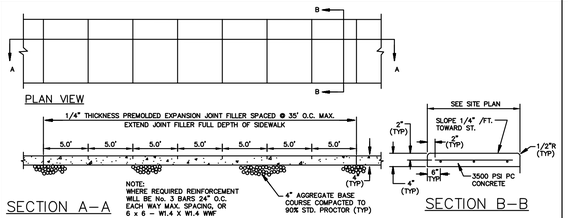
NOTE: ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

90° ACCESSIBLE PARKING SPACE STRIPING
N.T.S.

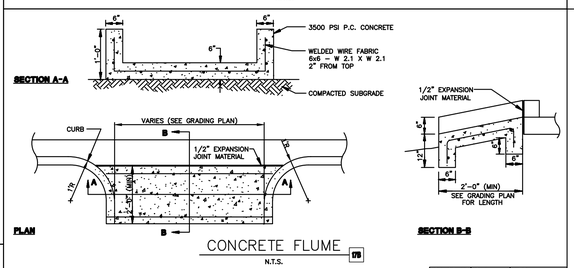


APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" O.D., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR WAUSAU TILE MF9015 OR APPROVED ALTERNATE.

BIKE RACK
N.T.S.

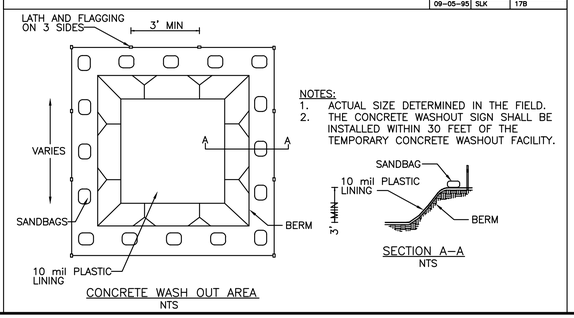


CONCRETE SIDEWALK
N.T.S.



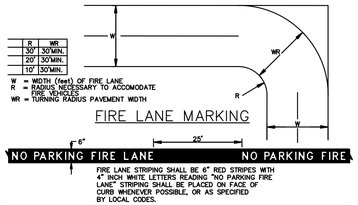
CONCRETE FLUME
N.T.S.

09-05-95	SLK	17B

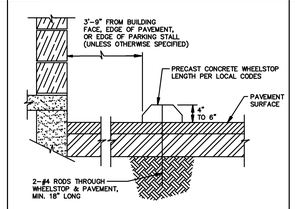


NOTES:
1. ACTUAL SIZE DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

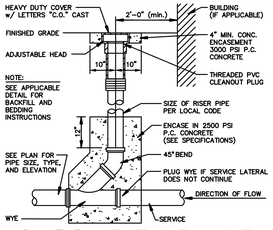
SECTION A-A
NTS



FIRE LANE MARKING
N.T.S.



PRECAST CONCRETE WHEELSTOP
N.T.S.



SANITARY SEWER CLEAN-OUT
N.T.S.

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

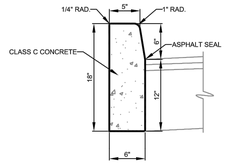
REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

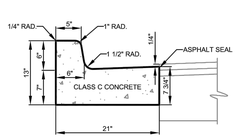
DETAILS

C 700

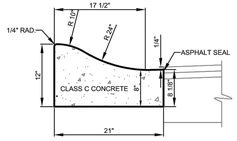
J:\TAKE FIVE OIL_JM-TF021004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS_JM-TF021004 MASTER - HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND



BARRIER CURB TYPE 6



COMBINED BARRIER
CURB AND GUTTER



COMBINED MOUNTABLE (ROLL)
CURB AND GUTTER

GENERAL NOTES:

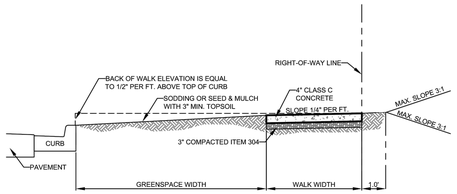
1. ALL BARRIER TYPE SHALL BE DEPRESSED AT DRIVE APPROACHES. SEE CONCRETE DRIVEWAY DETAIL.
2. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/4" CONTRACTION JOINTS CONSTRUCTED AT 5' INTERVALS. THE DEPTH SHALL AVERAGE 2" OR MORE FOR COMBINATION CURB AND GUTTER, AND FOR CURB SHALL AVERAGE 1/5 OR MORE OF THE CURB HEIGHT. ALL CONTRACTION JOINTS SHALL BE TOOLED RATHER THAN BEING SAWED AFTER BROOM FINISHING.
3. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/2" NON-EXTRUDING EXPANSION JOINTS AT FORTY (40) FOOT INTERVALS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
5. PROVIDE A MINIMUM 3" OF COMPACTED AGGREGATE - ITEM 304 BELOW CURB AND EXTENDED 12" FROM BACK OF CURB ON THE COMPACTED SUBGRADE. SEE STREET PAVEMENT SECTIONS.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: CURB SECTION DETAILS

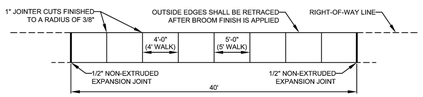
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-3.0



50' R/W	7.5'	4.0'
60' R/W	7.0'	4.0'
70' R/W	7.5'	5.0'
82' R/W	4.5'	5.0'
90' R/W	7.5'	5.0'

SIDEWALK CROSS-SECTION



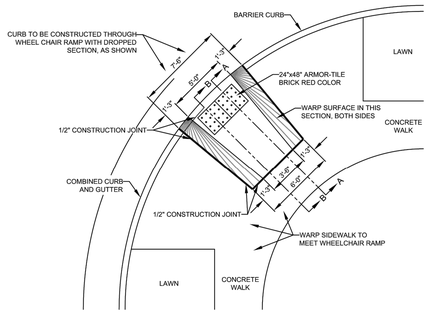
SIDEWALK PLAN

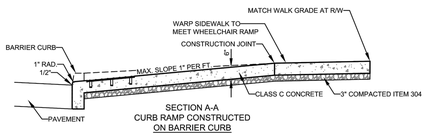
CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
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HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: SIDEWALK LAYOUT

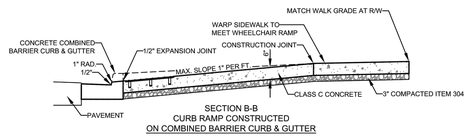
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-5.0





SECTION A-A
CURB RAMP CONSTRUCTED
ON BARRIER CURB



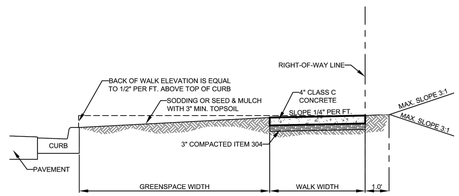
SECTION B-B
CURB RAMP CONSTRUCTED
ON COMBINED BARRIER CURB & GUTTER

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: CURB RAMP

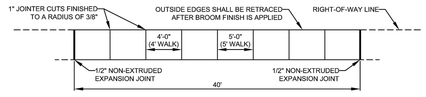
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-4.0



50' R/W	7.5'	4.0'
60' R/W	7.0'	4.0'
70' R/W	7.5'	5.0'
82' R/W	4.5'	5.0'
90' R/W	7.5'	5.0'

SIDEWALK CROSS-SECTION



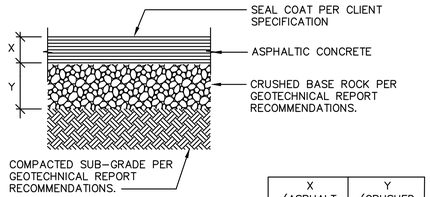
SIDEWALK PLAN

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: SIDEWALK LAYOUT

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-5.0



	X (ASPHALT PAVEMENT THICKNESS)	Y (CRUSHED BASE ROCK THICKNESS)
AUTOMOBILE PARKING/DRIVE AREAS	3"	8"

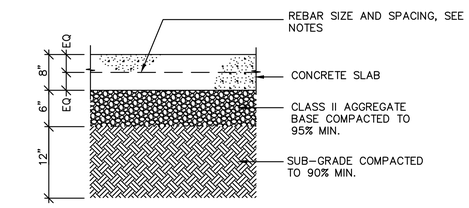
NOTES:

1. APPLY A "TACK COAT" OF ASPHALT TO VERTICAL FACE OF ALL CURBS, GUTTERS AND STRUCTURES BELOW THE PAVING SURFACE.
2. PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS INC., DATED MARCH 15, 2021.
3. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, INCLUDING PAVEMENT RECOMMENDATIONS BASED ON WEATHER CONDITIONS AT TIME OF CONSTRUCTION.

THIS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.

AC PAVEMENT SECTION

N.T.S.

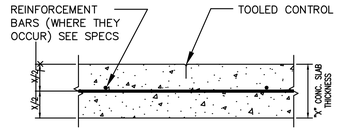


NOTES:

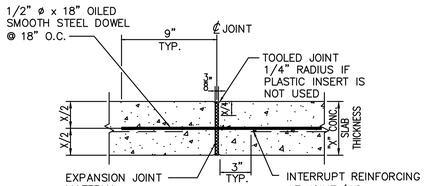
1. REFER TO "CONCRETE PAVING JOINTS" DETAILS THIS SHEET.
2. CONTROL JOINTS SHALL BE ½" DEEP (MIN.) TOOLED JOINTS (SAW CUTTING IS NOT ACCEPTABLE), SPACED AS TO OBTAIN APPROXIMATELY SQUARE SECTIONS WITH A MAXIMUM SPACING OF 10'–0".
3. EXPANSION JOINTS SHALL BE ½" WIDE PREFORMED FILLER, FULL DEPTH, SPACED 30'–0" O.C. AND WHERE PAVEMENT ABUTS A STRUCTURE.
4. CONCRETE SHALL BE PROVIDED WITH #3 BARS, AT 18–INCH CENTERS MINIMUM, BOTH WAYS, EXCEPT IN FRONT OF TRASH ENCLOSURE, WHERE #4 AT 18–INCH CENTERS MINIMUM, BOTH WAYS IS REQUIRED.
5. PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS INC., DATED MARCH 15, 2021.

CONCRETE PAVING SECTION

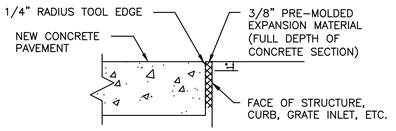
N.T.S.



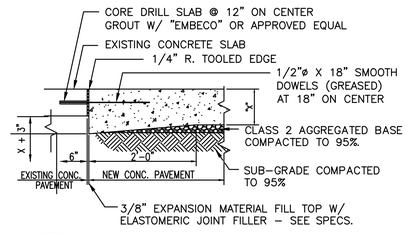
CONTROL JOINT
N.T.S.



EXPANSION JOINT
N.T.S.

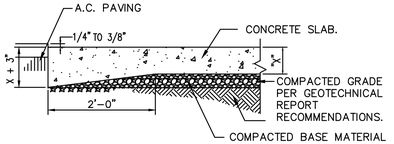


ISOLATION JOINT
N.T.S.



NOTE
"X" = PROPOSED CONCRETE PAVEMENT SECTION.

TYPICAL EDGE OF EXISTING TO NEW CONCRETE
N.T.S.



NOTE
"X" = PROPOSED CONCRETE PAVEMENT SECTION.

TYPICAL EDGE OF CONC. SLAB
N.T.S.

CONCRETE PAVING JOINTS

N.T.S.

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

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7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

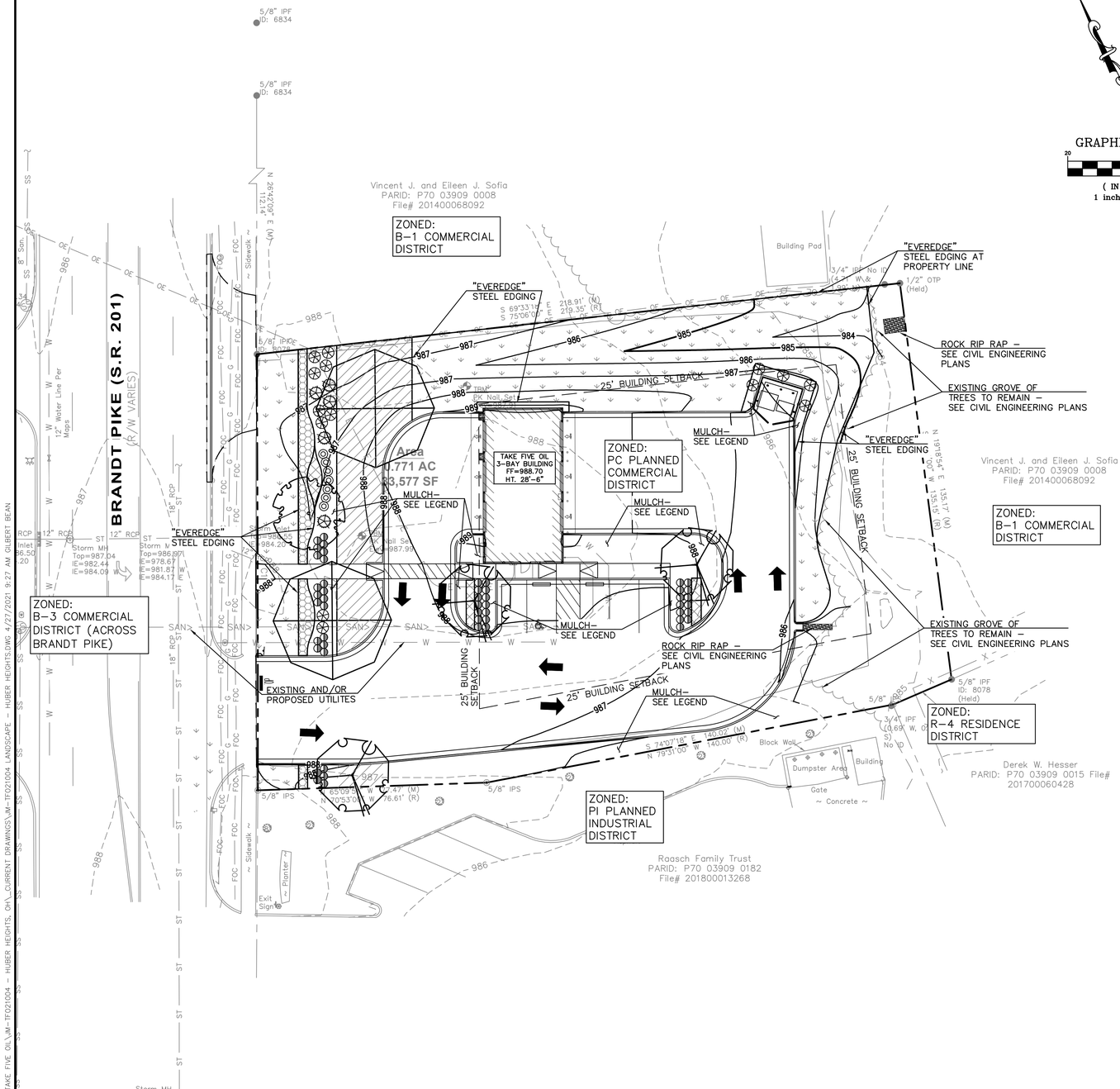
PROJECT NO: JM–TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

CITY DETAILS

C 710

J:\TAKE FIVE OIL_JM–TF021004 – HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM–TF021004 MASTER – HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND

REFER TO SHEET L-2 FOR CALCULATIONS AND LANDSCAPE NOTES



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	FLOWER COLOR	QUANTITY
LARGE SHADE TREES – MINIMUM 2–1/2" TO 3" CALIPER PER AGENCY						
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	–	B&B	RED	2
	GLEDITISIA TRIACANTHOS 'MORAINA'	MORAIN HONEYLOCUST	–	B&B	YELLOWISH–GREEN	1
	NYSSA SYLVATICA	BLACK GUM	–	B&B	INSIGNIFICANT	3
SHRUBS (PER AGENCY – MINIMUM 3 GALLON AND 24" TALL AT PLANTING)						
	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	24"	#3	INSIGNIFICANT	14
	ILEX GLABRA 'GEM BOX'	DWARF BURFORD HOLLY	12"	#2	YELLOWISH–WHT	51
	MISCANTHUS SINENSIS 'ADAGIO'	CHINESE SILVER GRASS	24"	#3	VARIES	5
	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	12"	#2	VARIES	7

SOD, GROUND GOVER, PERENNIALS AND MULCH

CYNDON DACTYLON 'TIF 419'	BERMUDA GRASS			7,050± S.F. SOD (NOT FACTORING IN SLOPE)	
HEMEROCALLIS 'STELLA D ORO'	DAYLILY	12"	#1 @ 30" (O.C.)	PURPLE	1920 S.F.
COTONEASTER 'TOM THUMB'	TOM THUMB COTONEASTER	6"	#1 @ 30" (O.C.)	PINK	1920 S.F.
VERBENA CANADENSIS 'HOMESTEAD PURPLE'	ROSE VERBENA		4" POTS @ 30" (O.C.)	PURPLE	420 S.F.
CEDAR MUCH OR AGENCY AND CLIENT APPROVED EQUAL, 3" DEPTH W/ WEED BARRIER FABRIC				BELOW ALL PLANTING EXCEPT WHERE GROUNDOVER OR SOD ARE PROPOSED.	
EVEREDGE STEEL EDGING (GARDEN RING WHERE NOTED)					PER PLAN

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

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

PRELIMINARY PLANTING PLAN

L 100

J:\TAKE FIVE OIL\JM-TF021004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM-TF021004 LANDSCAPE - HUBER HEIGHTS.DWG 4/27/2021 9:27 AM GILBERT BEAN

LANDSCAPE CALCULATIONS :

CALCULATIONS ARE BASED ON HUBER HEIGHTS CODE OF ORDINANCE, CHAPTER 1182 – LANDSCAPE AND SCREENING, CHAPTER 1176 – (PC) PLANNED COMMERCIAL DISTRICTS. CHAPTER – 1181, SECTION 1181.17 STREET TREES REQUIRES TREE SPACING ALONG FRONTAGE THAT IS LESS RESTRICTIVE THAN CODE NOTE BELOW, SO CALCULATIONS ARE NOT PROVIDED FOR THAT SECTION.

CHAPTER 1182, SECTION 1182.03 (b) (3) B. NEW NONRESIDENTIAL PUD
25% MIN. OPEN SPACE (COVERED BY LANDSCAPING INCLUDING GRASS OR GROUND COVER) FRONT AND SIDE YARDS;
14,197 SF
LS REQUIRED 3,550 SF
LS PROVIDED 3761 SF
(NOT COUNTING GRASS EAST OF GROUNDCOVER/ON NORTH SIDE OF VEHICULAR ACCESS ENTERING AND EXITING BUILDING)

CHAPTER 1182, SECTION 1182.04 (g) LANDSCAPE STRIP REQUIREMENTS
(2) A. PROVIDE A MINIMUM 10' WIDE STRIP BETWEEN ROW AND PARKING
1 TREE AND 10 SHRUBS PER 35 LF;
111 LF/35 = 3.17
MINIMUM REQUIREMENT=
4 (3.17) TREES
32(31.7) SHRUBS OR PERENNIALS
PROVIDED
4 TREES
45 SHRUBS (PERENNIALS EXTRA)

CHAPTER 1182, SECTION 1182.04
(c) PARKING LOT INTERIOR
4% MIN. PERVIOUS AREA OF VEHICULAR USE AREA
USE AREA= 1098
LS REQUIRED 44 SF
LS PROVIDED 455 SF
(1) 2 SHADE TREES REQ'D W/IN 60' OF PARKING, SEE PLAN
(2) A. REQUIREMENT – TERMINAL ISLAND AT ENDS OF PARKING BAYS SHALL HAVE A MINIMUM WIDTH OF 9' AND MINIMUM LS AREA OF 75% OF THIS AREA HAS TO BE SHRUBS AND PERENNIALS
EA. SPACE = 162 S.F.
REQUIRED 162 S.F. X 0.75 = 122 S.F. (121.5)
PROVIDED EACH SIDE = 138 S.F.(MIN.)

CHAPTER 1182, SECTION 1182.05–BUFFERING AND SCREENING
(a)(4) GENERAL SCREENING
(A) SIDE AND REAR YARD OF NONRESIDENTIAL USES ABUTTING RESIDENTIAL USES SHALL HAVE A MINIMUM 6' HIGH OPAQUE SCREEN. SCREEN OF EXISTING TREES EXIST, SEE PLAN

PLANTING NOTES :

A. LANDSCAPE REQUIREMENTS ARE PER CITY OF HUBER HEIGHTS ZONING ORDINANCE.

B. PLANT MATERIAL TYPES SHOWN ARE PER "CITY OF HUBER HEIGHTS APPROVED TREE LIST", OTHER PLANT MATERIAL FROM VARIOUS RESOURCES IN OHIO INCLUDING CHANEY'S NURSERY, AND OAKLAND NURSERIES.

C. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM ON A TIMER. IRRIGATION PLAN WILL BE PROVIDE AS REQUIRED PER THE CITY OF NORMAN.

D. CONTRACTOR SHALL REFER TO CITY OF HUBER HEIGHTS ZONING ORDINANCE, REGARDING CONSTRUCTION PRACTICES, AS IT APPLIES TO INSTALLATION OF LANDSCAPE ELEMENTS SHOWN ON THESE PLANS.

E. THOUGH NO DIMENSIONS ARE SHOWN, IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN PLANTING LOCATIONS, CONFIGURATION AND SPACING AS SHOWN, MAINTAINING PLANTING DISTANCES FROM CURBS, SIDEWALKS, EXISTING AND PROPOSED BUILDINGS AND UTILITIES AS SHOWN ON PLANS.

F. SHOULD PLANT MATERIAL NOT BE AVAILABLE IN EITHER TYPE AND/OR SIZE SPECIFIED, ***CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR AN APPROVED SUBSTITUTION.***

G. SHOULD CONTRACTOR INSTALL PLANT MATERIAL THAT DOES NOT MEET TYPE, SIZE, AND/OR TYPE AS SPECIFIED, CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT REPLACEMENT.

H. ALL QUANTITIES PROVIDED FOR BIDDING ASSISTANCE ONLY. CONTRACTOR TO VERIFY PLANT AND OTHER QUANTITIES, PLANS TAKE PRECEDENCE.

I. ALL UTILITY EASEMENTS SHALL BE MARKED PRIOR TO EXCAVATION, AND PARTICULAR ATTENTION PAID TO TREE PLACEMENT WITHIN AND THROUGHOUT SITE.

J. IF PROPOSED ON THESE PLANS, CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO FINAL DELIVERY OF QUARRIED MATERIALS. NO STEEL EDGING SHALL BE USED BETWEEN ROCK TYPES, IF PROPOSED, UNLESS SPECIFICALLY SHOWN ON THESE PLANS.

K. CONTRACTOR TO PAY CLOSE ATTENTION TO FINISH GRADES. SHOULD COBBLE OR SOD AREAS EXCEED 4:1 SLOPE, CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE DESIGNER PRIOR TO INSTALLATION.

L. LANDSCAPING SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS. SHOULD CHANGES BE IMPLEMENTED IN THE FIELD, A NEW SET OF PLANS ARE REQUIRED TO BE SUBMITTED TO THE CITY OF HUBER HEIGHTS OR GOVERNING AGENCY. LANDSCAPE DESIGNER IS NOT UNDER CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.

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

JM CIVIL Engineering
5900 S. Lake Forest Dr., Suite 380
McKinney, TX 75070
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

TAKE 5 OIL CHANGE

REV	DATE	DESCRIPTION	NAME

PROJECT NO: JM-TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

PLANTING NOTES AND CALCULATIONS

L 200

J:\TAKE FIVE OIL\JM-TF021004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS\JM-TF021004 LANDSCAPE - HUBER HEIGHTS.DWG 4/27/2021 9:29 AM GILBERT BEAN

TOWER HEIGHT
19' - 10 1/8"

PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

TOWER HEIGHT
19' - 10 1/8"

PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

TOWER HEIGHT
19' - 10 1/8"

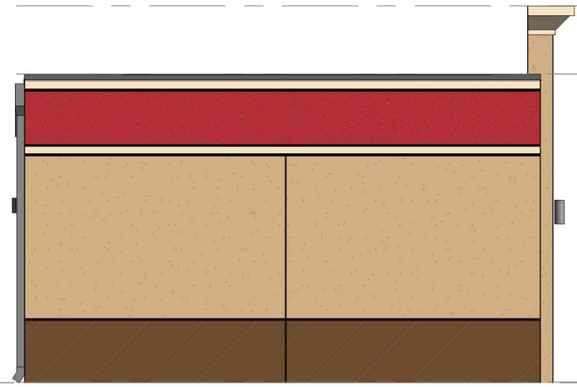
PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

TOWER HEIGHT
19' - 10 1/8"

PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

WALL MATERIAL LEGEND

- EIFS #1 (MAIN COLOR)*
- EIFS #2 (SECONDARY COLOR)*
- EIFS #3 (WAINSCOT)*
- EIFS #4 (ACCENT COLOR)*

*EIFS OR STUCCO. REFER TO FINISH SCHEDULE FOR COLOR

1/8" = 1'-0"

0' 2' 4' 8' 16'

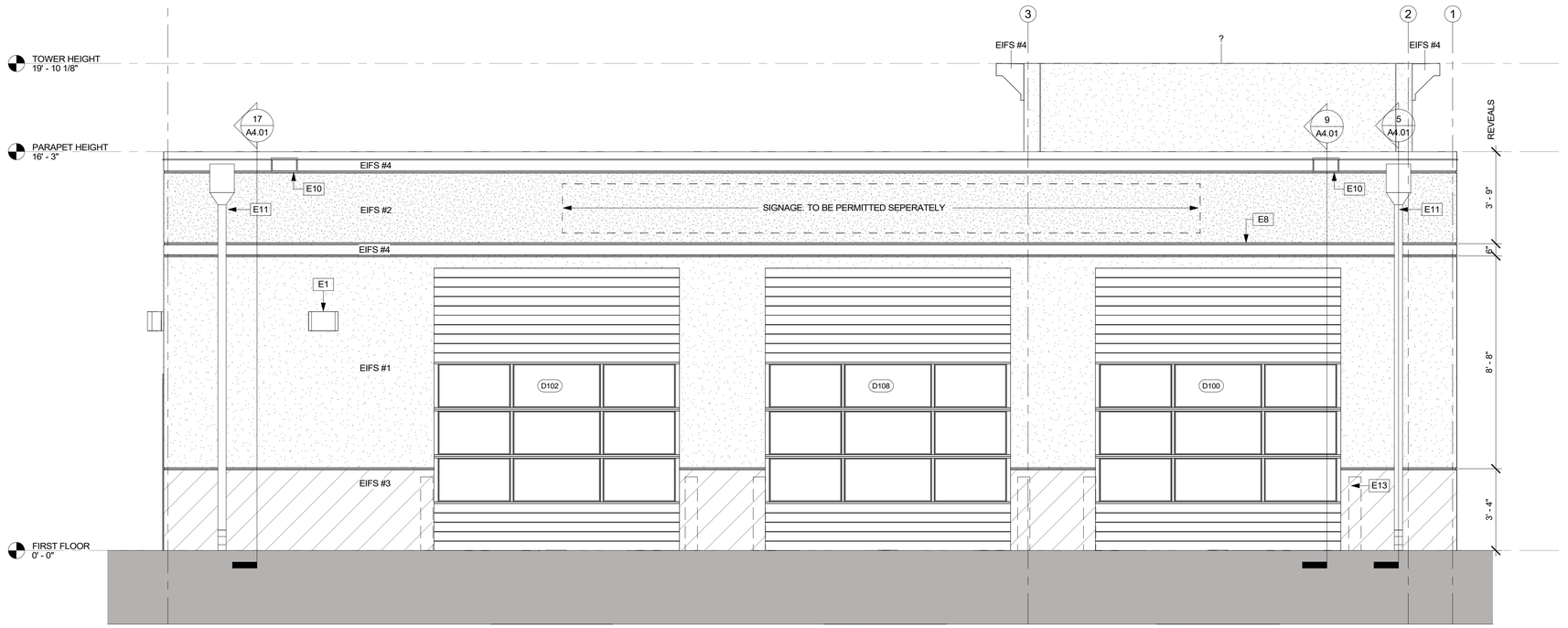
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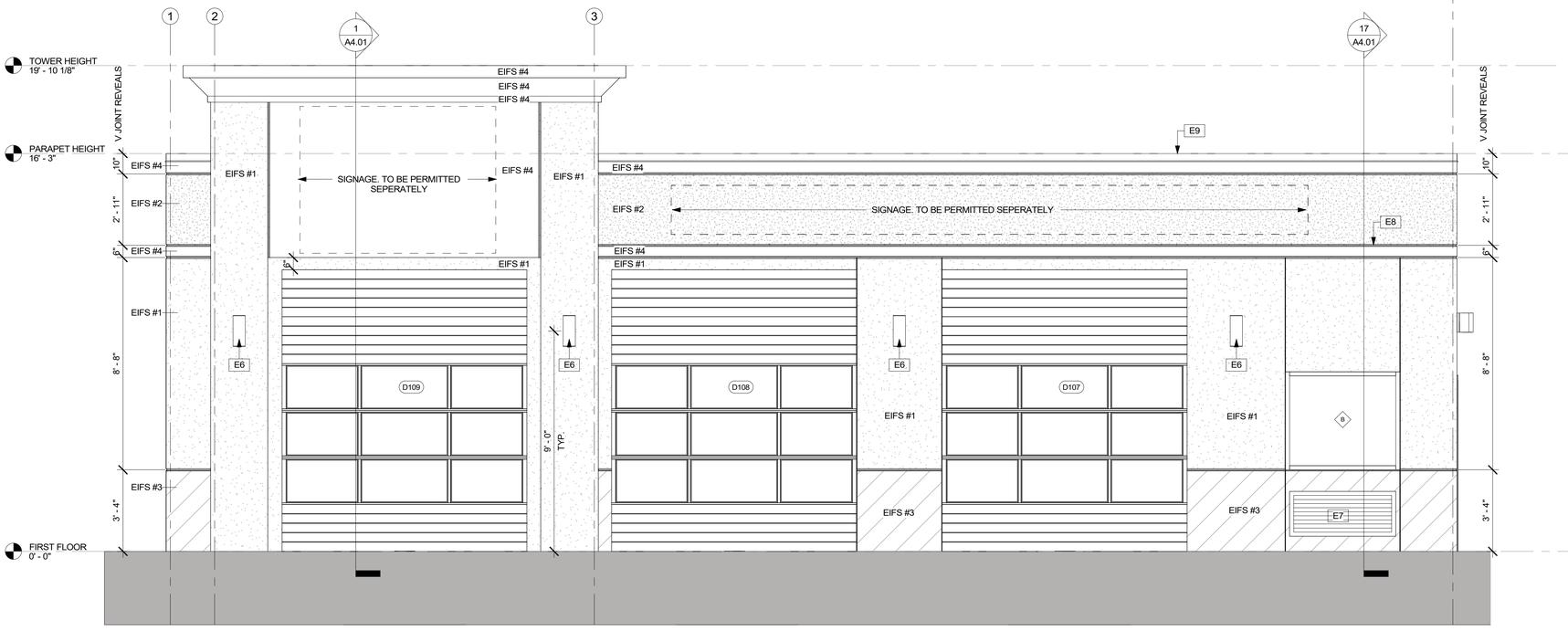
M21-01-B0066

ELEVATIONS

05/17/2021



NORTH
3/8" = 1'-0"
1



SOUTH
3/8" = 1'-0"
2

EXTERIOR FINISH NOTES

1. EIFS TO BE STO THERM CI CLASSIC, DRYVIT OUTSULATION PLUS MD OR APPROVED EQUAL.
2. EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
3. EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF
4. EIFS TO HAVE STANDARD IMPACT MESH ABOVE 8'-0" AFF
5. METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS
6. METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOURORCARBON FINISH
7. METAL COPING TO BE PREFINISHED, 24 GA GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOURORCARBON FINISH.
8. 1 1/2" EIFS TO CONSIST OF A "STOLIT" FINISH COAT OVER A "STO BTS PLUS" BASE COAST ON REINFORCING MESH ON 1 1/2" ADHESIVE APPLIED FLAT INSULATION BOARD OVER A "STO GUARD GOLD" WATER RESISTIVE BARRIER OVER EXTERIOR PLYWOOD OR OSB SHEATHING. (SYSTEM TO COMPLY WITH ICC ES REPORT "ESR-1478")
9. EIFS TO BE A DRAINABLE SYSTEM.

WALL MATERIAL LEGEND

- EIFS #1 (MAIN COLOR)*
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- EIFS #3 (WAINSCOT)*
- EIFS #4 (ACCENT COLOR)*

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* KEYNOTES - ELEVATION

#	NOTE
E1	PROVIDE LED EXTERIOR WALL PACK ON PHOTOCELL - RE MEP
E2	PROVIDE NEW CONCRETE FILLED PIPE BOLLARD WITH PLASTIC COVER
E3	PROVIDE CONTINOUS BOX GUTTER
E4	PROVIDE SURFACE MOUNTED DOWNSPOUT - SURFACE DRAIN WITH SPLASHBLOCK
E5	EXHAUST FAN. REF TO MECHANICAL
E6	NEW EXTERIOR LIGHT FIXTURE. REF TO ELECTRICAL
E7	AC UNIT. REF TO MECHANICAL. COLOR TO BE DARK BRONZE
E8	V JOINT IN EIFS, TYP. REF TO ELEVATION FOR DIMENSIONS
E9	PROVIDE PREFINISHED METAL COPING TO BE DARK BRONZE, TYP.
E10	PROVIDE PREFINISHED METAL OVERFLOW SCUPPER, TYP. COLOR TO BE DARK BRONZE
E11	PROVIDE PREFINISHED METAL DOWNSPOT & LEADER HEAD W/ 3 STRAP ANCHORS PER DOWNSPOT, TYP. COLOR DARK BRONZE. PROVIDE 1X2 SPLASHBLOCK AT BASE OF DOWNSPOT.
E12	ELECTRICAL PANEL TO BE PAINTED DARK BRONZE. REF TO ELECTRICAL FOR LOCATION.
E13	6" ROUND PIPE BOLLAR, TYP. COLOR TO MATCH EIFS SECONDARY COLOR

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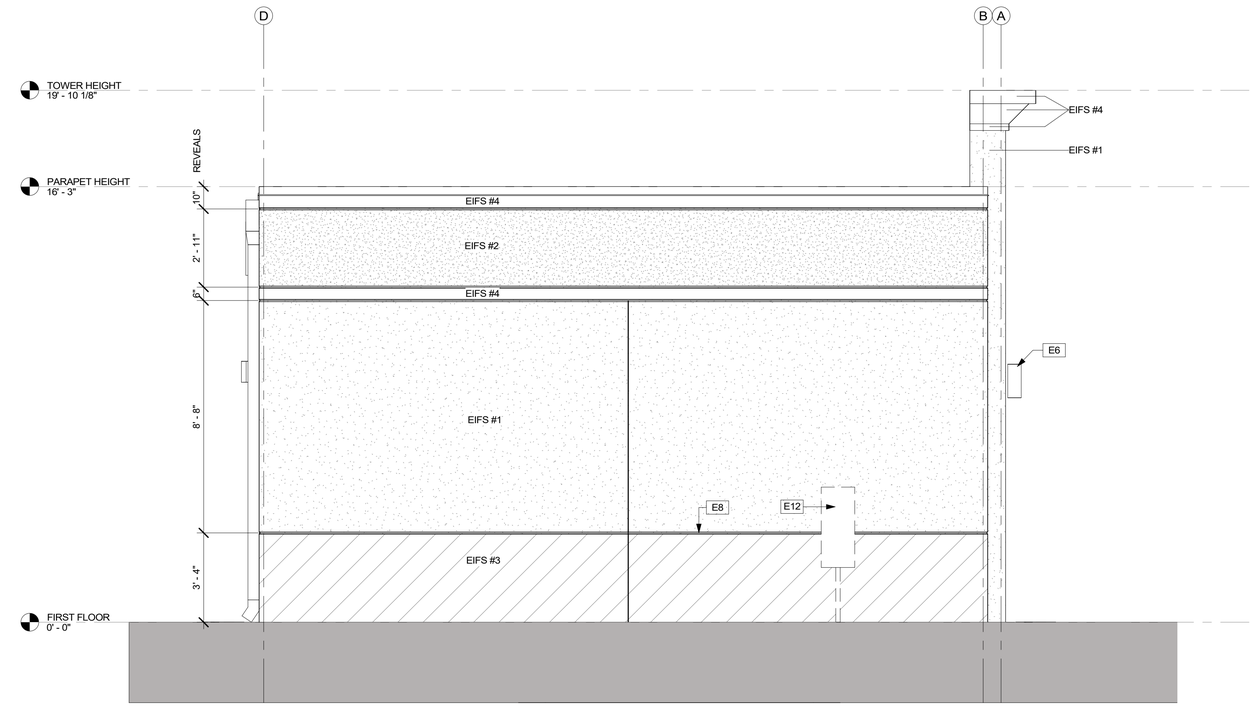
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45424

PM: PMG **DE:** DSG

PROJECT:
M21-01-B0056

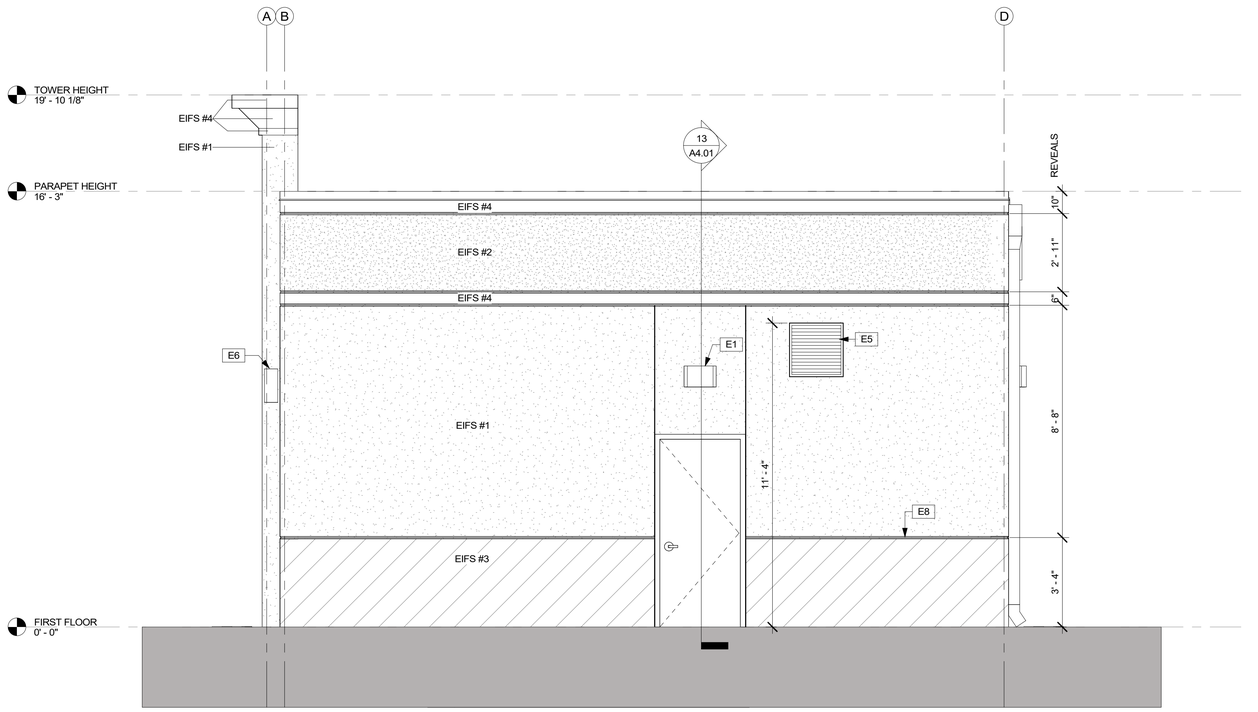
SHEET:
A3.00
BUILDING ELEVATIONS



WEST

3/8" = 1'-0"

2



EAST

3/8" = 1'-0"

1

EXTERIOR FINISH NOTES

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7536 BRANDT PIKE
HUBER HEIGHTS, OH
45424

PM: PMG **DE:** DSG

PROJECT:
M21-01-B0056

SHEET:
A3.01
BUILDING ELEVATIONS

FINISH SCHEDULE								
SYMBOL	DESCRIPTION	MANUFACTURER	STYLE	COLOR	DEALER	REP.	CONTACT #	REMARKS
FLOOR								
CON-1	SEALED STAINED CONCRETE	-	-	H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002084)	-	-	-	SEALER - H&C PRO SERIES SOLVENT BASED DECORATIVE CONC. SEALER (CLEAR)
BASE								
RB-1	VINYL RUBBER BASE	-	-	-	-	-	-	PROVIDE SUBMITTAL FOR OWNER APPROVAL
WALL								
PT-1	PAINT	SHERWIN WILLIAMS	-	SW 7006 "EXTRA WHITE"	-	-	-	ALL INTERIOR WALL PAINT AT TOILET ROOM TO BE ACRYLIC WASHABLE SEMI-GLOSS ENAMEL PAINT
PT-2	PAINT	SHERWIN WILLIAMS	-	SW 7017 "DORIAN GRAY"	-	-	-	ALL INTERIOR TRIM. U.N.O
PT-3	PAINT	SHERWIN WILLIAMS	-	SW 6076 "TURKISH COFFEE"	-	-	-	FOR DOORS AND FRAMES WHEN NOTED, REF TO DOOR SCHEDULE. PROVIDE SUBMITTAL FOR OWNER APPROVAL.
PT-4	PAINT	-	-	GRAY	-	-	-	FOR DOORS AND FRAMES WHEN NOTED, REF TO DOOR SCHEDULE. PROVIDE SUBMITTAL FOR OWNER APPROVAL.
PT-5	FACTORY FINISH	O.H. DOOR MANUFACTURER	-	CHOCOLATE	-	-	-	-
PT-6	TRENCH FINISH	RUST-OLEUM	6500 SYSTEM	NAVY GRAY	-	-	-	2 COATS OF EPOXY AT WALLS AND FLOOR OF TRENCHES.
CEILING								
PLY-1	PLYWOOD CEILING	SHERWIN WILLIAMS	-	SW 7006 "EXTRA WHITE"	-	-	-	PAINT EXPOSED VISIBLE STRUCTURE AND PLYWOOD CEILINGS
EXTERIOR								
BOL-1	BOLLARDS	-	-	MATCH SW COLOR #6871, POSITIVE RED	-	-	-	-
COP-1	COPING	-	-	MATCH SW COLOR #6871, POSITIVE RED	-	-	-	FINISH TO BE KYNAR 500 PREFINISHED
EIFS-1	EIFS OR STUCCO MAIN COLOR	-	-	MATCH SW COLOR #7693, STONEBRIAR	-	-	-	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
EIFS-2	EIFS OR STUCCO SECONDARY COLOR	-	-	MATCH SW COLOR #6871, POSITIVE RED	-	-	-	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
EIFS-3	EIFS OR STUCCO WAINSCOT	-	-	MATCH SW COLOR #6097, STURDY BROWN	-	-	-	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE"
EIFS-4	EIFS OR STUCCO ACCENT BAND & CORNICE	-	-	MATCH SW COLOR #7678, COTTAGE CREAM	-	-	-	FINISH TO MATCH STO "FINE SAND" OR DRYVIT "SANDBLAST"
MILLWORK								
PL-1	COUNTERTOP LAMINATE	WILSONART	4595K-52	BAHIA GRANITE	-	-	-	-

FINISH NOTES

PER THE IBC, WALLS WITHIN TWO (2) FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF FOUR (4) FEET A.F.F., AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN SUCH WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUBS, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A SUBSTRATE

PROVIDE DOOR FLOOR STOPS FOR SWINGING ALL DOORS

PAINT ALL WALLS IN OFFICE AREAS

ALL IMPROVEMENTS SHALL BE BUILT IN ACCORDANCE WITH OWNER'S SPECIFICATIONS

ALL INTERIOR FINISH MATERIALS MUST COMPLY WITH IBC SECTION 803 THROUGH 805, SECTION 803.5, AND TABLE 803.5 - SEE BELOW FOR MINIMUM CLASS REQUIREMENTS

INTERIOR FINISHES - CLASSIFICATION CHART			
OCCUPANCY GROUP	EXIT ENCLOSURES, EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
S - NON-SPRINKLERED	C	C	C

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HUBER HEIGHTS, OH
7536 BRANDT PIKE
HUBER HEIGHTS, OH
45424

PM: PMG **DE:** DSG

PROJECT:
M21-01-B0056

SHEET:
A8.00
FINISH SCHEDULE AND NOTES

AI-7618 **9.**

Planning Commission

Meeting Date: 05/25/2021

MINUTES

Information

Agenda Title

Planning Commission May 11, 2021 Minutes

Purpose and Background

Attachments

Minutes

Planning Commission
May 11, 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. **LOT SPLIT - The applicant, CAMPBELL BERLING HUBER HEIGHTS, is requesting approval of a Lot Split of 0.154 acres at 4820 Chambersburg Road (ZC 21-13).**

Mr. Falkowski stated that the applicant requests a lot split of a 1.582-acre parcel to split off a 0.154-acre tract. The 0.154-acre tract is being proposed to be combined with the neighboring Quail Ridge Development. The remainder parcel is currently used as a residential property and will remain that way. The new lot does not meet the frontage or size requirements of the R-4 Zoning District, so it shall be combined with the neighboring property and rezoned to PR- Planned Residential.

After review of the applicant's proposal, staff recommends approval of the lot split in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Bob Krohngold from Campbell Berling did state that the rock is as hard as cement.
Mr. Andy Warner asked the difference between R-4 to Planned. Types of structures or still just a single-family development?
Mr. Falkowski said in the planned development you could ask for any kind of residential development, you could have multi-family. But in a planned it is specific approvals. The approval here is for single family lots.
Mr. Warner then asked if there will be a change in the estimated home values?
Mr. Falkowski stated they are following same standards, comparable with Lexington Place. New homes in Lexington Place are higher than the existing homes.

Action

Ms. Vargo moved to approve the request by the applicant CAMBELL BERLING HUBER HEIGHTS, for the approval of a Lot Split of 0.154 acres from parcel P70 04004 0091 on the Montgomery County Ohio Records (ZC 21-13) in accordance with the recommendation of Staff's Memorandum dated May 6, 2021, and the Planning Commission Decision Record attached thereto.

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

2. MAJOR CHANGE AND REZONING – The applicant, CAMPBELL BERLING HUBER HEIGHTS, is requesting approval of a Major Change to the Basic Development Plan and Rezoning from R-4 Residence to P Planned Residential for Property located on the South Side of Chambersburg Road (ZC 21-14).

Mr. Falkowski stated that the applicant requests a Major Change to the Basic Development Plan and rezoning from R-4 Residence to PR Planned Residential. The applicant received approval of a rezoning of 21.4 acres to Planned Residential on the south side of Chambersburg Road. The approval was for sixty-eight (68) residential lots. After said approval, the applicant performed some more soil boring test and found an area on the east side of the property that has rock that would be difficult to remove for development. Due to this, the proposal is to reduce the number of residential lots and increase the green space. The lot and building requirements would remain the same for all but four (4) of the residential lots. The request also includes four (4) flag lots with twelve and a half (12.5) foot frontages and shared drives. Easements for access will be supplied in the platting process. The new request is for forty-three (43) residential lots. The street will now end in a cul-de-sac, but the emergency access will still be connected to Hialeah Park. In order to make this plan work, the applicant has a deal to obtain additional land on the northeast side of the property. That property shall be split and combined with this property. That property was zoned R-4, so it is to be rezoned to Planned Residential as part of this development.

Staff recommends approval in accordance with the conditions within the proposed Planning Commission Decision Record.

Mr. Jeffries asked about the access road. Mr. Falkowski said as the project as modified through the years, that concept has stayed the same. Mr. Jeffries then asked about the flag lots, have we ever done this with a shared driveway. Mr. Falkowski said there are some lots like that. Discussion on the size of those lots.
Ms. Vargo asked about green space.
Mr. Bob Krohngold said they do not have any plans for the open space. Heavily treed, passive area. Ms. Vargo asked about taking down trees or building path. Mr. Krohngold said the intent is to leave it as is. Discussion on plans for that area, slope, rock, grading out of the question. Ms. Vargo asked about barrier, Mr. Krohngold said open on all sides.
Ms. Opp asked about accessible open space. Mr. Krohngold said in the backyards, no formal access.
Mr. Jeffries asked about shared driveways. Discussion on looking at a road rather than driveway. Mr. Krohngold said common practice, not obtrusive. Mr. Falkowski said this splits up the traffic.
Ms. Opp asked about the road surface, Mr. Krohngold said it will be concrete.
Mr. Jeffries asked who is responsible for the long drive. Mr. Krohngold said shared maintenance access easement for the two lots. Mr. Jeffries wants disclosure before the buyers move in.
Ms. Vargo asked about the concrete street. Mr. Krohngold said the private driveways. Also, will be a public street.

Mr. Andy Warner addressed the large green space. Very slopey, very rocky, and heavily wooded. Nice wildlife connects to the land lab at Weisenborn.

Mr. Steve Corcoran wanted to discuss if this fits the rest of the homes around it. Lot sizes, smallest 72 ft wide, not 60 ft wide. Stoneycreek is 75 to 100 ft each. All R-1 zoning. Mr. Falkowski said based on zoning not based on actual field measurement. Zoning matches the zoning of surrounding lots.
Mr. Corcoran asked about R-4 and R-1. Mr. Falkowski said there is a combination. Discussion on zoning districts and lots.
Mr. Corcoran asked about sidewalks on both sides. Mr. Falkowski said the proposal is the same as currently approved for a 50 ft wide right of way for a 27 ft back to back with curbs and 4 ft sidewalks on both sides. Standard section 7.5 ft between curb and walk.
Mr. Corcoran asked if Aaron still has the 20 ft buffer zone. Mr. Falkowski said that is correct.
Mr. Corcoran asked about going from R4 to PR. Mr. Falkowski said it isn't R4 right now, it is PR right now. So, asking for a Major Change to change the street layout. The sliver piece has to have the same zoning district.

Mr. Jeffries asked about plans coming with the mailbox clusters. Mr. Falkowski stated that mailbox clusters are a Detailed Development Plan discussion and layout.
Mr. Jeffries also wanted something official in writing about disclosures to those adjoining properties next to that extended driveway.

Action

Ms. Opp moved to approve the request by the applicant, CAMPBELL BERLING HUBER HEIGHTS, for approval of a Major Change to the Basic Development Plan and Rezoning from R-4 Residence to PR Planned Residential for property located on the South Side of Chambersburg Road parcel P70 04004 0009 and part of P70 04004 0091 of the Montgomery County, Ohio Records (ZC 21-14) in accordance with the recommendation of Staff's Memorandum dated May 6, 2021, the Planning Commission Decision Record as amended.

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.

The next step is this will go to City Council.

3. MAJOR CHANGE – The applicant, ROGER WHITE, is requesting approval of a Major Change for a Dog Training facility at Property located at 6166 Apache Street (ZC 21-15).

Mr. Falkowski stated that the applicant proposes to utilize the existing building and site for a dog training facility. In order to accommodate the operation, the request is as follows:
The existing site has been approved for a place of worship. The applicant proposes to train dogs inside and outside under control of the dog's dedicated trainer. There will be no unattended or boarding of animals at any time, dogs go home with trainers if needed. Outside training doesn't take place until the trainers are confident the dogs will respond to any and all commands. The applicant has stated that he intends to install complete fencing. https://daytonohiooffleashdogtrainers.com/ is his website.
The Planned Public and Private Building and Grounds zoning district allows for animal hospitals and kennels as Principal permitted uses.
The current site includes an existing parking area of fourteen (14) spaces. There is an existing curb cut at Apache Road. No new utility extensions are required for this use.
Staff recommends that the area to be used for training be surrounded by a minimum of six feet tall privacy fence.
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.

Since I did the Staff Report, the applicant has provided more information about their request is the outside area is just to take the dogs out to use the restroom but not to utilize the outdoor area for training itself. Staff recommends any area that is going to used as training be surrounded by a minimum 6 ft tall privacy fence.

There are located on two of the sides of the property, residential properties and to the rear there is an industrial property. In Planned Public and Private Buildings and Grounds this is a principal permitted use. Existing parking lot paved has 14 spaces and existing curb cut. No need for any new utility extensions. No unattended boarding of any animals at any time. No kenneling inside the building overnight.

Staff recommends approval of the Major Change in accordance with the conditions contained in the proposed Decision Record.

Ms. Vargo asked about the trainer living there onsite. Mr. Falkowski said it could not be used as a residential property.
Ms. Opp asked about the fencing being all the way around. Mr. Falkowski said fencing is not privacy and not in all areas. Lengthy discussion on fencing.

Mr. Roger White explained his company and his request for this case.

Ms. Vargo asked how many trainers and insurance, Mr. Falkowski said you can't ask to see the policy. Mr. White said total of six trainers and 2 dogs per trainer. Independent contractors must carry insurance. The fence is 4-foot chain link on 3 sides. Industrial side has a fence, driveway side has a gate. No training outside.
Ms. Thomas asked if the pets are off leash. Mr. White said they are off leash when they feel they are under control. He does use E-collar training.

Ms. Debra Marcum said area is residential and doesn't want a business.

Larry Patterson said kids run around, roads are narrow, speed limit is 15, dogs barking, smelling.

Essie Mullins said kids and grandkids ride bikes, bus stop in front of church.

Amanda Mullins said worry about dogs getting out, bus stop, and how loud it will be. Mr. White said start at 10, no later than 8:30pm.

Kelly Hawkins said children and dogs, safety.

Mr. Jeffries asked about maximum hours and current zoning.

Update Decision Record to say Install 6 ft privacy fence around any outdoor dog use area to the rear of the building.

Action

Ms. Thomas moved to approve the request by the applicant ROGER WHITE, for a Major Change for the Use of at Property located at 6166 Apache Street as a Dog Training Facility (ZC 21-15**)** and the Planning Commission Decision Record attached thereto and amended.

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

The next step is this will go to City Council.

4. REZONING AND BASIC DEVELOPMENT PLAN – The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Rezoning and Basic Development Plan for 17.2 acres at the Old Troy Pike and Taylorsville Road intersection (ZC 21-16).

Mr. Falkowski stated that 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.

By Code, the southern 9.67-acre parcel would allow for 140 multifamily residential units. The northern 7.53-acre parcel would allow for any of the commercial uses described above.

Site

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 from that analysis and discussion with staff a master plan was created as shown on the submitted drawings. The improvements included are as follows:

- Old Troy Pike shall be widened to add an express lane along the frontage.
- Old Troy Pike & Access 1 shall be right-in/right-out only.

- Old Troy Pike & Access 2 (across from IHOP) shall restrict left turns out of the development.

- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.

- 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.

- Access shall be provided directly from the multifamily area to Taylorsville Road.

- Huber Road will be vacated with this development.

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

Buildings

The City Code for buildings are as follows:

1181.24 COMMERCIAL BUILDING DESIGN STANDARDS.

(a) Applicability: The Commercial Building Design Standards shall apply to all newly constructed or reconstructed/remodeled non-residential structures located in the O-1, B-1, B-2, and B-3 zoning districts.

(1) Exceptions: The requirements of this section shall not apply to:

A. Existing structures as of the adoption of this Section shall be exempt from these commercial building design standards unless an exempted structure is expanded by 10% or more of its original size.

B. Deviation from the design standards contained in this Section may only be approved through the Planned Unit Development Approval Process.

(b) Design Standards.

(1) Building materials.

A. All exterior walls, including parking structures, garages, and accessory structures shall be 100% masonry materials.

B. Masonry coverage calculation does not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.

C. Masonry Materials shall be defined as:

1. Hard fired brick: Shall be kiln fired clay or slate material and can include concrete brick if it is to the same American Society for Testing and Materials (ASTM) standard for construction as typical hard fired clay brick. Unfired or under-fired clay, sand or shale brick shall be prohibited.

2. Stone: Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material. Cast or manufactured stone product may be approved, provided that such product yields a highly textured, stone-like appearance.

3. Decorative concrete block: Shall be highly textured finish such as split-faced, indented, hammered, fluted, ribbed, or similar architectural finish. Coloration shall be integral to the masonry material and shall not be painted on.

4. Concrete pre-cast or tilt wall panel: Shall be of an architectural finish that is equal to or exceeds the appearance and texture of face brick or stone. Coloration shall be integral to the masonry material and shall not be painted on.

5. Stucco: An exterior plaster made from a mixture of cement, sand, lime, and water spread over metal screening or chicken wire or lath.

6. Exterior Insulated Finish System (EIFS): A synthetic stucco cladding system that typically consists of these main components:

a. Panels of expanded polystyrene foam insulation installed with adhesive or mechanically fastened to the substrate, usually plywood or oriented strand board;

b. A base coat over the foam insulation panels,

c. A glass fiber reinforcing mesh laid over the polystyrene insulation panels and fully imbedded in the base coat; and

d. A finishing coat over the base coat and the reinforcing mesh.

7. Other: The Director of the Planning and Development Department, or his/her designee, may approve the use of other materials not specifically mentioned herein if it is determined that said materials exhibit comparable characteristics as those materials already approved herein.

(2) Roofing design and materials.

A. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.

B. Gable roofs, if provided, shall have a minimum pitch of 6/12.

C. Pitch roofs, if provided, shall have a minimum pitch of 9/12.

D. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys, are encouraged.

E. Flat roofs shall require parapet screening in accordance with Section 1181.18.

F. Parapet shall require cornice detailing or similar design.

(3) Prohibited Materials. The following materials shall be prohibited as primary cladding or roofing materials:

A. Aluminum or vinyl siding or cladding.

B. Galvanized steel or other metal.

C. Wood or plastic siding.

D. Cementitious fiberboard.

E. Unfinished concrete block.

F. Exposed aggregate.

G. Wood roof shingles.

H. Reflective glass.

(4) Architectural design features.

A. All non-residential buildings shall be architecturally finished on all sides with the same materials and detailing (e.g. tiles, moldings, cornices, wainscoting, etc.)

B. Structures 20,000 square feet or less shall require a minimum of two distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

C. Structures over 20,000 square feet shall require a minimum of three distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

D. Secondary materials must cover a minimum of ten percent (10%) of the building façade on all sides.

E. No blank walls shall front along any public right-of-way.

F. All non-residential buildings shall be designed to include no less than four of the architectural design features listed as follows. Buildings over 20,000 square feet must include a minimum of six of the architectural design features listed as follows.

1. Canopies, awnings, arcades, covered walkways or porticos.
2. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals or projecting ribs used to express architectural or structural bays.
3. Varies roof heights for pitched, peaked, sloped or flat roof styles.
4. Articulated cornice line.
5. Arches.
6. Display windows, faux windows, or decorative windows.
7. Architectural details (such as tile work and molding) or accent materials integrated into the building façade.
8. Integrated planted or wing walls that incorporate landscaping and sitting areas or outdoor patios.
9. Integrated water features.
10. Other architectural features approved by the Planning and development Director or his/her designee.

The Proposed Architectural Styling is as follows:

Commercial Buildings:

- The proposal calls for 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.

Landscaping

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.

Lighting

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

Signage

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

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.

Ms. Vargo asked if the widening of Old Troy Pike was scheduled? Mr. Falkowski said it is not scheduled yet. Discussion is on this plan. This plan will help speed up the City portion of widening.
Ms. Vargo asked about where the land is coming from. Mr. Falkowski stated it is coming from their frontage. Highlighted in red is the widened lane. All part of this project. Ms. Vargo asked about the light on Taylorsville Road and Mr. Falkowski said no the new traffic signal will be on Old Troy Pike across from the entrance where Burger King is.
Ms. Vargo asked about Mt. Whitney being the access. Mr. Falkowski not necessarily. Discussions ongoing with Mt. Whitney. A new drive will connect with Taylorsville Road. Any access points close to the intersections will right in and right out. Interior street network will get the residents in and out of development. Design will come with the Detailed Development Phase.
Ms. Thomas asked about Mt. Whitney again. Mr. Falkowski said not a requirement. Different entities within Vinebrook.
Ms. Opp asked about the apartments, Mr. Falkowski said upscale like Waterstone. Ms. Opp asked about parking spaces, Mr. Falkowski said parking is part of the Detailed Development Plan. He also stated this is a conceptual plan.
Mr. Jefferies asked same number of units, Mr. Falkowski replied yes.
Mr. Jefferies talked about Mt. Whitney being privately owned and easements. Mr. Falkowski said we can't require the use of another's land.
2 entrances for Arby's were discussed, widening in front of Arby's, traffic turning left. Traffic study is the same. Mt. Whitney onto Taylorsville, Starbucks access road.

Mr. Mike Castellitto from Broadreach talked about the development and design standards. He doesn't control Mt. Whitney, city controls Huber Road.
Acceptable level of service at access points. Focusing on partnership with the City. Bring Starbucks into the development.

Mr. Matt Canterbury from Homestead Development talked about the trends. Higher need for rental space. Internal network will align with traffic light. Our product will be nicer product on the south side of I70. Modeling rents similar to Parkview. Buffer around our product, being close to highway will bring some folks who work in the area. Singles, your professionals, divorced parents. Parked at 1 per bed.

Ms. Vargo asked about access to Taylorsville Road, Mt. Whitney seems to be a question mark. What is plan B? Mr. Canterbury said that is plan B. Our rode is plan A. Major pathway to Taylorsville.
Mr. Falkowski said that secondary access could be seen as emergency assess. You can have two driveways within reason. We'll look at that spacing.

Mr. Jeffries asked if the City has had discussions with the owners of Mt. Whitney about the condition of the road and what we are trying to do?

Mr. Falkowski stated yes. It's a private road. Mr. Jeffries said the obvious buffer is take Mt. Whiney and berm the whole road. Mr. Falkowski said we have had that discussion.

Ms. Kelly Gray represents the seller. Very specific conversations that address this issue. Mr. Whitney apartments are owned by a different entity. They have real concerns to what the flow of traffic will do to the rentability to those apartments. They can't control what the development is doing to the front. They have done quite a bit to bring up to code. Want to be good neighbors. They are at risk. Protect their investment. Their property is not for sale.

Mr. Jeffries asked about out back of Merrily Way. Mr. Falkowski said private ownership. Not proper access, there is a building there. Discussion on traffic signal, access point by Mt. Whitney being useful. Designed safely and properly.

Ms. Opp asked about road from Starbucks, straighten it, businesses coming in there, Mt. Whitney has high crime.

Mr. Castellitto talked about convenience use and activity deters crime. Mr. Falkowski said that walk factor, useable for the neighborhoods, a big positive. Mr. Falkowski reminded everyone again that this a conceptual plan. Details are important.

Mr. Jeffries asked if this is only a recommendation to Council and Mr. Falkowski said yes.

Mr. Richard Shaw agrees Merrily Way needs expanded but we need to stop parking on Merrily Way.
What is the need for direct lane to go eastbound on 70. More need to get people from the North to the South. Address the decking to take out median.
Mr. Falkowski stated the need is the congestion on Old Troy Pike itself that bottlenecks around Merrily Way. Allow for spreading it out to get to the North. Discussion on the traffic, control devices, and long-term plan. Widen the overpass.
Mr. Shaw asked about the proposed traffic light. It makes for more bottlenecks. Traffic control doesn't get people through there faster.
Commercial truck traffic. Eighteen-wheeler up on the sidewalk.
Mr. Falkowski said the traffic signal is exactly where truck traffic would go. Time it correctly. Traffic signal isn't just about fast, it's about safety. Timing will get people through in a more smooth manner.

Action

Ms. Thomas moved to approve the request by the applicant BROAD REACH RETAIL PARTNERS, LLC, for 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 Recorders office (ZC 21-16**)** in accordance with the recommendations of Staff's Memorandum dated May 6, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 4-1.

The next step is this will go to City Council, there will be a Work Session.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the April 27, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Major Change, Take 5 Oil Change
Minor Change, Callamere Farms

XI. Upcoming Meetings

May 25, 2021
Jun 15, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:35 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**