

AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
August 10, 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. DETAILED DEVELOPMENT PLAN - The applicant, SMSD HOLDINGS, LLC, is requesting approval of a Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive intersection (ZC 20-08).

7. New Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO I, LLC, is requesting approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (ZC 21-23).

8. Additional Business

9. Approval of Minutes

   A. Planning Commission June 29, 2021

10. Reports and Calendar Review

11. Upcoming Meetings

A. Tuesday, August 24, 2021

B. Tuesday, September 14, 2021

12. Adjournment

AI-7745 **6. A.**

Planning Commission

Meeting Date: 08/10/2021

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, SMSD HOLDINGS, LLC, is requesting approval of a Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive intersection (ZC 20-08).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Landscape

Memorandum

Staff Report for Meeting of August 10, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: August 4, 2021

Subject: ZC 20-08 (Detailed Development Plan – Heathermere Woods)

- Application dated February 28, 2020

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	SMSD Holdings, LLC– Applicant & Owner
DEVELOPMENT NAME:	Heathermere Woods
ADDRESS/LOCATION:	Southeast corner of Bellefontaine Road and Brentwood Drive
ZONING/ACREAGE:	Planned Mixed Use (PM) / 15.86 acres
EXISTING LAND USE:	Residential/Vacant
ZONING ADJACENT LAND:	B-1, PM
REQUEST:	The applicant requests approval of a Detailed Development Plan for 15.86 acres at the Bellefontaine Road and Brentwood Drive intersection
PREVIOUS APPROVAL:	ZC 19-47
APPLICABLE HHCC:	Chapter 1179
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for a multi-family project at the above described location.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The Heathermere PUD was approved back in 2000 with three types of residential components. The first piece with single family residential lots has completely built out. The other two components were senior/assisted living and multi-family apartment uses. The area being requested was approved for a Major Change, which is the 15.86-acre parcel on the south side of Brentwood Drive. The approved plan calls for a town home concept with two, three and four-unit buildings. This proposal brings the total residential unit count to 120 for this parcel.

Site

Public water, storm and sanitary sewer will be connected to existing City facilities. Existing storm and sanitary lines have been placed though this property. Public water runs along Brentwood Drive. An existing detention basin is located in the center of this property. The majority of the drainage flows into this basin and a new basin at the northern side of the property, then routed through natural drainage ways. The streets will be 27 feet wide from back of curb to back of curb with four-foot sidewalks at the back of curb. Per the original PUD approval, Bellefontaine Road is being improved with widening and sidewalks. There are several main gas lines that run along the Bellefontaine Road right of way that are located within easements. Parking is provided in driveways and off-street spaces. There are seventy-two (72) off street spaces at 10 feet by 18 feet. As per the Major Change approval, both sides of Brentwood Drive are to be signed as “no parking”. Lighting will be handled with pedestal lights at each building.

Buildings

The proposed buildings are set to be attached town home product. There are proposed twenty-eight (28) 3-unit buildings, eight (8) 4-unit buildings and two (2) 2-unit buildings. The buildings will be setback a minimum of twenty feet from the right of way line as approved by the Major Change application. The plan is for each unit to be individually owned. The buildings are three stories each. The building materials are to be a combination of different styles of vinyl siding with masonry along the bottom of the front facades. The units have different colors and directions of siding along with staggered setback. This adds an architectural depth to the buildings.

Landscaping

There is proposed landscaping throughout the complex with a combination of evergreen, shade, and ornamental trees. There are several preservation zones that have been approved along the perimeter of the property.

Recommendation:

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

Planning Commission Decision Record

WHEREAS, on February 28, 2020, the applicant, SMSD Holdings, LLC, requested approval of a Detailed Development Plan for property at the southeast corner of Bellefontaine Road and Brentwood Drive (Zoning Case 20-08), and;

WHEREAS, on August 10, 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 application submitted by SMSD Holdings, LLC, and the applicant's request for approval of a Detailed Development Plan for property at the southeast corner of Bellefontaine Road and Brentwood Drive (Zoning Case 20-08) in accordance with the recommendation of Staff's Memorandum dated August 4, 2021, with the following conditions:

1. The approved Detailed Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on July 26, 2021, except as modified herein.

2. Prior to issuance of Zoning Permits, the applicant shall address comments from the Fire and Engineering Departments.

3. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a Subdivider's Agreement in accordance with the City of Huber Heights Subdivision Regulations related to the various public improvements in accordance with the approval of this Detailed Development Plan application.

4. 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 approve carried ____.

_____ _____
Terry Walton, Chair Date
Planning Commission

GENERAL NOTES

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

SANITARY NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
4. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
9. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
10. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

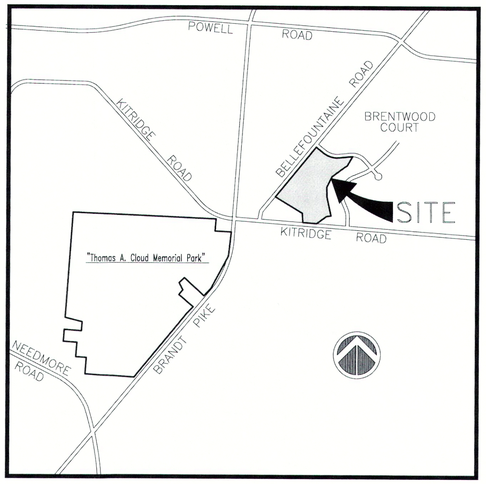
WATER NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
3. ALL WATER MAINS SHALL HAVE 4'-6" MINIMUM COVER.

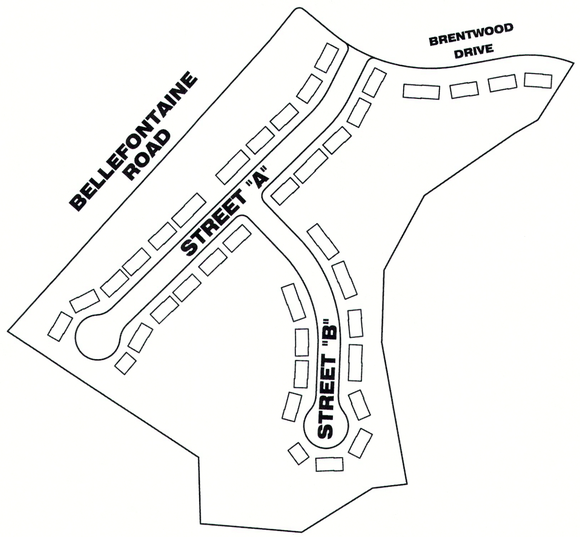
GENERAL NOTES CONTINUED:

4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 1' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN **SINGLE FAMILY RESIDENTIAL DISTRICTS** SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN **MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS** SHALL BE MUELLER CENTURION 250 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

Revised: 8/3/2020



VICINITY MAP
NO SCALE



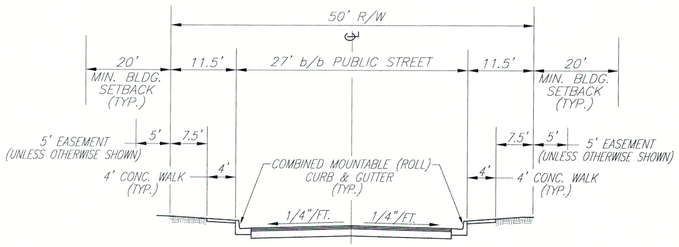
APPROVAL:

CITY ENGINEER
HUBER HEIGHTS

DATE

SHEET INDEX

COVER SHEET ____ 1
GRADING & UTILITY PLAN ____ 2
GRADING & UTILITY PLAN ____ 3
PLAN/PROFILE ____ 4
PLAN/PROFILE ____ 5
SANITARY SEWER PLAN/ PROFILE ____ 6
STORM SEWER PROFILES ____ 7



TYPICAL STREET SECTION
NO SCALE

Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
City of Huber Heights
Mtgomery County, Ohio

ENGINEER:

REINKE GROUP
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810

Engineering / Surveying / Land Planning

RECEIVED
JUL 26 2021
By

REVISIONS:

DESIGNED BY: GP
DRAWING BY: GR
DATE: JULY 26, 2021
JOB NUMBER: 2019-07-003

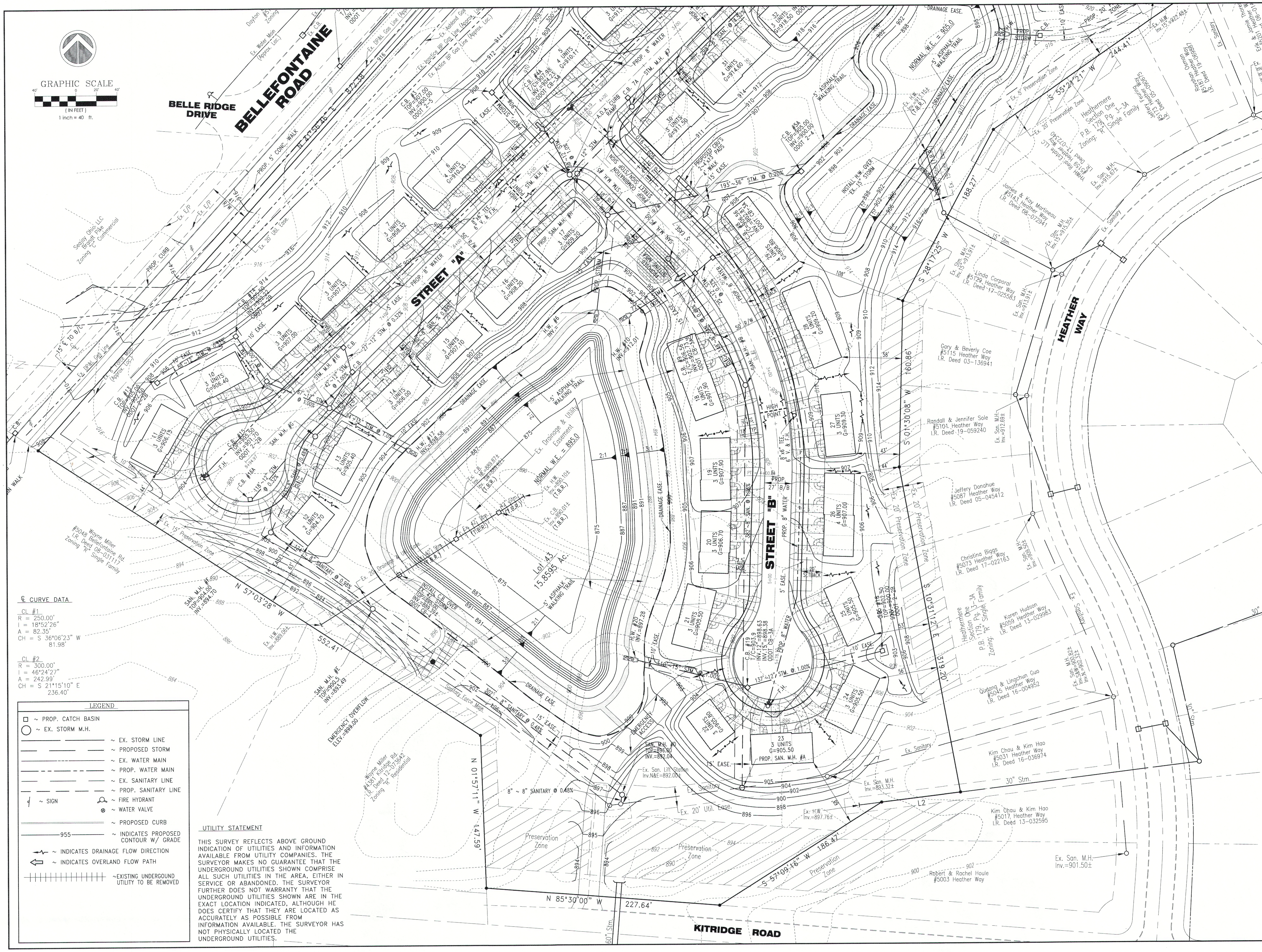
TITLE:

COVER PAGE

SHEET NUMBER:

1 of 7

COMMENTS:



℄ CURVE DATA

CL #1
R = 250.00'
I = 18°52'26"
A = 82.35'
CH = S 36°06'23" W 81.98'

CL #2
R = 300.00'
I = 46°24'27"
A = 242.99'
CH = S 21°15'10" E 236.40'

LEGEND

Symbol	Meaning
□	PROP. CATCH BASIN
○	EX. STORM M.H.
line	EX. STORM LINE
line	PROPOSED STORM
line	EX. WATER MAIN
line	PROP. WATER MAIN
line	EX. SANITARY LINE
line	PROP. SANITARY LINE
symbol	SIGN
symbol	FIRE HYDRANT
⊗	WATER VALVE
line	PROPOSED CURB
——955——	INDICATES PROPOSED CONTOUR W/ GRADE
symbol	INDICATES DRAINAGE FLOW DIRECTION
⇦	INDICATES OVERLAND FLOW PATH
line	EXISTING UNDERGOUND UTILITY TO BE REMOVED

UTILITY STATEMENT

THIS SURVEY REFLECTS ABOVE GROUND INDICATION OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
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Mtgomery County, Ohio

ENGINEER:
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63 Rhoads Center Drive
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REVISIONS:

DESIGNED BY: GP
DRAWING BY: GR
DATE: JULY 26, 2021
JOB NUMBER: 2019-07-003
TITLE: **GRADING & UTILITY PLAN**
SHEET NUMBER:
2 of 7
COMMENTS:

Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
City of Huber Heights
Mtgomery County, Ohio

ENGINEER:

REINKE GROUP
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810

Engineering / Surveying / Land Planning

REVISIONS:

DESIGNED BY: GP
DRAWING BY: GR
DATE: JULY 26, 2021
JOB NUMBER: 2019-07-003

TITLE: **GRADING & UTILITY PLAN**

SHEET NUMBER: 3 of 7

COMMENTS:

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

BELLEFONTAINE ROAD
LEEPER STREET
BRENTWOOD DRIVE
STREET "A"
STREET "B"
HEATHER WAY
BRAMBLEWOOD CT.

Lot 43
15.8595 Ac.

℄ CURVE DATA

CL #1
R = 250.00'
I = 18°52'26"
A = 82.35'
CH = S 36°06'23" W
81.98'

CL #2
R = 300.00'
I = 46°24'27"
A = 242.99'
CH = S 21°15'10" E
236.40'

L1
S 59°49'54" W
60.56'

L2
S 83°07'13" W
77.47'

C1
R = 15.00'
I = 90°00'00"
A = 23.56'
CH = N 83°56'41" E
21.21'

C2
R = 350.00'
I = 49°36'16"
A = 303.02'
CH = S 75°51'27" E
293.64'

C3
R = 275.00'
I = 31°25'42"
A = 150.85'
CH = S 84°56'44" E
148.96'

LEGEND

- ~ PROP. CATCH BASIN
- ~ EX. STORM M.H.
- ~ EX. STORM LINE
- ~ PROPOSED STORM
- ~ EX. WATER MAIN
- ~ PROP. WATER MAIN
- ~ EX. SANITARY LINE
- ~ PROP. SANITARY LINE
- ~ SIGN
- ~ FIRE HYDRANT
- ~ WATER VALVE
- ~ PROPOSED CURB
- 955 ~ INDICATES PROPOSED CONTOUR W/ GRADE
- ~ INDICATES DRAINAGE FLOW DIRECTION
- ~ INDICATES OVERLAND FLOW PATH
- ~EXISTING UNDERGOUND UTILITY TO BE REMOVED

UTILITY STATEMENT

THIS SURVEY REFLECTS ABOVE GROUND INDICATION OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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

BELLEFONTAINE ROAD
BELLE RIDGE DRIVE
LEEPER STREET
BRENTWOOD DR.
STREET "A"

Dayton Metropolitan Housing Authority #5151 Bellefontaine Rd. I.R. Deed 18-058924 Zoning "E" Charity Exempt
Robert & Karen Brown #4976 Leeper St. I.R. Deed 10-028070 Zoning "C" Apartments
Robert Olding #4991 Leeper St. Zoning "C" Apartments
#5281 Bellefontaine Rd. I.R. Deed 18-058924 Zoning "C"
Seajay Ohio LLC Brandt Pike Zoning "C" Commercial
Wayne Miller #5048 Bellefontaine Rd. I.R. Deed 19-031117 Zoning "R" Single Family

T.B.M.: TOP OF STORM M.H. ELEV.=918.23
STORM M.H. #1 OVER EX. 36" STORM TOP=919.50 INV.=901.32
C.B. #1A T/C=917.50 INV.=913.75 ODOT CB-3A
C.B. #2A T/C= INV.=912.79 ODOT CB-3A
END CURB MEET EX. CURB
Ex. M.H. Inv.15"S.=912.37± Inv.15"N.=913.56± Inv.36" E&W=912.17±
Ex. M.H. Inv.15"=923.14±
Ex. Water Main (Approx. Loc.)
Ex. Ashland Gas Line
Ex. 15" Stm.
Ex. Stm. M.H.
Ex. C.B.
Ex. E/P
Ex. P.P.
Ex. DP&L Gas Line
Ex. 6" Force Main (Approx. Loc.)
Ex. Ashland Gas Line (Approx. Loc.)
Ex. Inactive BP Gas Line (Approx. Loc.)
Ex. Active BP Gas Line (Approx. Loc.)
Ex. 20' Util. Ease.
Ex. 60' Gas Easement
Ex. 8" Water Main
Ex. 4" Conc.
Ex. 10' Util. Ease.
Ex. 15' Preservation Zone
Ex. H.W. Inv.=889.06±
Ex. Sanitary

SWALE TO DRAIN
PROP. STORM
PROP. CURB
PROP. 5' CONC. WALK
15' ℄ TO B/C
BEGIN CURB
BEGIN WALK
N 41°56'46" E 872.38
N 38°56'41" E 85.59
300'~12" STM. @ 0.32%
95'~12" STM. @ 1.00%
112'~12" STM. @
STM. M.H. #2 TOP= INV.=
W/8 4'
W/8 4.1'

C.B. #13 TOP=905.00 INV.=902.50 ODOT 2-2B
C.B. #14 TOP=905.50 INV.=902.22 ODOT 2-2B
C.B. #15 TOP=905.50 INV.=901.70 ODOT 2-2B
C.B. #16A
C.B. #3 TOP=907.00 INV.=900.00 ODOT 2-5
10' EASE.
15' EASE.
88'~12" STM. @ 0.32%
42'~12" STM. @ 1.00%
27'~12" STM. @ 0.32%
118'~12" STM. @ 0.32%
103'~8" SAN. @ 0.48%
360'~8" SAN. @ 0.48%
298'~8" SAN. @ 4.52%
144'~8" SAN. @ 3.14%
380'~8" SAN. @ 0.48%
12" STM.
PROP. STORM
PROP. 8" WATER
8"x6" TEE, 6" V. & F.H.
HIGH POINT
STM. M.H. #16
STM. M.H. #4
STM. M.H. #5
STM. M.H. #7
SAN. M.H. #G
SAN. M.H. #F TOP=904.00 INV.=894.70
SAN. M.H. #J
A.D.A. CURB RAMP
PROP. COMBINATION STREET SIGN/STOP SIGN
PROPOSED CBU'S 2~4'x13' PADS 4' WALK 15' EASE.
PROPOSED FITNESS TRACK
DRAINAGE EASE.
H.W. #17 INV.=898.58
H.W. #6 INV.=
H.W. INV.=915.71
5' ASPHALK WALKING TRAIL
C.B. #5A TOP=905.00
C.B. #7A T/C=917.31 INV.=913.48 ODOT CB-3A
C.B. #7B T/C=917.31 INV.=913.56 ODOT CB-3A
C.B. #7C T/C=917.31 INV.=913.48 ODOT CB-3A
8"x8" TAPPING SLEEVE & 8" V.
PROPOSED COMBINATION STREET SIGN & STOP SIGN
COMMUNITY SIGNAGE
Ex. 30" Stm.
Ex. H.W. Inv.30"=917.48±
Ex. C.B. Inv.=917.33
Ex. C.B. Inv.18" E=91 Inv.30" N&S
Ex. C.B. Inv.=917.00
Ex. F.H.
Ex. 18" Stm.
Ex. 24" Stm.
Ex. 36" Stm.
Ex. 8" Water Main
8" x 8" VALVE & TAPPING SLEEVE

℄ CURVE DATA
CL #1
R = 250.00'
I = 18°52'26"
A = 82.35'
CH = S 36°06'23" W 81.98'
CL #2
R = 300.00'
I = 46°24'22"
A = 242.99'
CH = S 21°15'10" E 236.40'

Lot 1 3 UNITS G=923.43
Lot 2 3 UNITS G=920.90
Lot 3 3 UNITS G=916.13
Lot 4 3 UNITS G=913.10
Lot 5 4 UNITS G=910.11
Lot 6 4 UNITS G=910.33
Lot 7 3 UNITS G=908.32
Lot 8 3 UNITS G=907.32
Lot 9 3 UNITS G=907.00
Lot 10 3 UNITS G=906.40
Lot 11 3 UNITS G=906.15
Lot 12 2 UNITS G=904.70
Lot 13 2 UNITS G=905.40
Lot 14 3 UNITS G=906.00
Lot 15 3 UNITS G=907.10
Lot 16 3 UNITS G=908.20
Lot 17 3 UNITS G=909.20
Lot 30 3 UNITS G=911.50
Lot 31 4 UNITS G=914.60
Lot 32 3 UNITS G=918.50
Lot 33 3 UNITS G=921.28
Lot 34 3 UNITS G=923.43

PROPOSED B/C ELEVATION
SEE CUL-DE-SAC GRADING DETAIL
128.33' @ 0.60%
160' @ 2.00%
125' @ 0.60%
275' @ 4.55%
125' @ 3.00%
50' V.C.
140' V.C.
BEGIN CUL-DE-SAC STA.=8+26.83 EL.=904.39
℄ STREET "A" STA. 4+44.19
℄ STREET "B" STA. 0+00.00
PI 7+00 EL.=905.16
PI 5+40 EL.=908.36
PI 4+15 EL.=907.61
PI 1+40 EL.=920.13
Ex. B/C EL.=923.88
Ex. Grade
PROP. GRADE
4.5' MIN.
18" MIN.
42'~12" STORM @ 1.00% C-76, CL. 4
103'~12" STORM @ 0.48% C-76, CL. 4
27'~12" STORM @ 0.32% C-76, CL. 4
38'~12" STORM @ 1.00% C-76, CL. 4
89'~12" STORM @ 1.80% C-76, CL. 4
7'~12" STORM @ 1.00% C-76, CL. 4
184'~12" STORM @ 5.15% C-76, CL. 4
8" D.C.I. WATER MAIN CL. 53
103'~8" SANITARY @ 0.48% PVC SDR 26
380'~8" SANITARY @ 0.48% PVC SDR 26
298'~8" SANITARY @ 4.52% PVC SDR 26
144'~8" SANITARY @ 3.14% PVC SDR 26
8"x6" RED. 6" V. & F.H.
SAN. M.H. F TOP=904.00 INV.=894.70
C.B. #16A T/C=903.30 INV.=900.00 ODOT CB-3A
SAN. M.H. G TOP= INV.=895.19
M.H. #7 TOP= INV. 12" NE=900.60 INV. 12" SW=899.62 INV. 12" NW=901.03 INV. 15" SE=899.42
C.B. # T/C=904.80 INV.=901.02 ODOT CB-3A
C.B. # T/C=904.95 INV.=901.11 ODOT CB-3A
M.H. #4 TOP=908.20 INV. 42"=899.50 INV. 12"=903.85
SAN. M.H. H TOP= INV.=897.02
C.B. #4A T/C=907.98 INV.=904.23 ODOT CB-3A
8" TEE & 3'~8" V.
C.B. #7A T/C=909.25 INV.=905.60 ODOT CB-3A
M.H. #7 TOP= INV. 12" NE=904.00 INV. 12" SW=903.80 INV. 12" N=905.53
SAN. M.H. J TOP= INV.=915.00
SAN. M.H. I TOP= INV.=910.48
8" D.C.I. WATER MAIN CL. 53
Ex. 8" Water Main & VALVE & TAPPING SLEEVE
Ex. Grade
925
920
915
910
905
900
895
890

GRAPHIC SCALE IN FEET
0 20 40 60 80 100 150
15
10
5

Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
City of Huber Heights
Mtgomery County, Ohio

ENGINEER:
REINKE GROUP
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810
Engineering / Surveying / Land Planning

REVISIONS:

DESIGNED BY: GP
DRAWING BY: GR
DATE: JULY 26, 2021
JOB NUMBER: 2019-07-003

TITLE: **PLAN/PROFILE STREET "A"**

SHEET NUMBER: 4 of 7

COMMENTS:

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

KITRIDGE ROAD

STREET "B"

℄ CURVE DATA

CL #1
R = 250.00'
I = 18°52'26"
A = 82.35'
CH = S 36°06'23" W
81.98'

CL #2
R = 300.00'
I = 46°24'27"
A = 242.99'
CH = S 21°15'10" E
236.40'

PROPOSED B/C ELEVATION

SEE CUL-DE-SAC GRADING DETAIL

161.96' @ 1.70%

175' @ 0.60%

161.5' @ 1.00%

BEGIN CUL-DE-SAC STA. 5+11.96 EL.=904.77

PI 3+50 EL.=907.52

PI 1+75 EL.=906.47

C/L STREET "A" STA. 4+44.19

PROP. GRADE

Ex. Grade

8" D.C.I. WATER MAIN CL. 53

18" MIN.

382'~8" SANITARY @ 1.36% PVC SDR 26

143'~8" SANITARY @ 0.48% PVC SDR 26

12" STORM

INSTALL SAN. M.H. A OVER EX. 8" SAN. TOP=903.00 Ex. Inv.=891.77± PROP. INV.=891.80

8"X6" RED. 6" V. & F.H.

8"X6" TEE, 6" V. & F.H.

SAN. M.H. B TOP=907.20 INV.=898.00

SAN. M.H. C TOP=906.8 INV.=898.69

36" STORM

8" SAN.

12" STORM

8" TEE & 3-8" V.

GRAPHIC SCALE IN FEET
0 20 40 60 80 100 150
5 10 15

Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
City of Huber Heights
Mtgomery County, Ohio

ENGINEER:

REINKE GROUP
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810
Engineering / Surveying / Land Planning

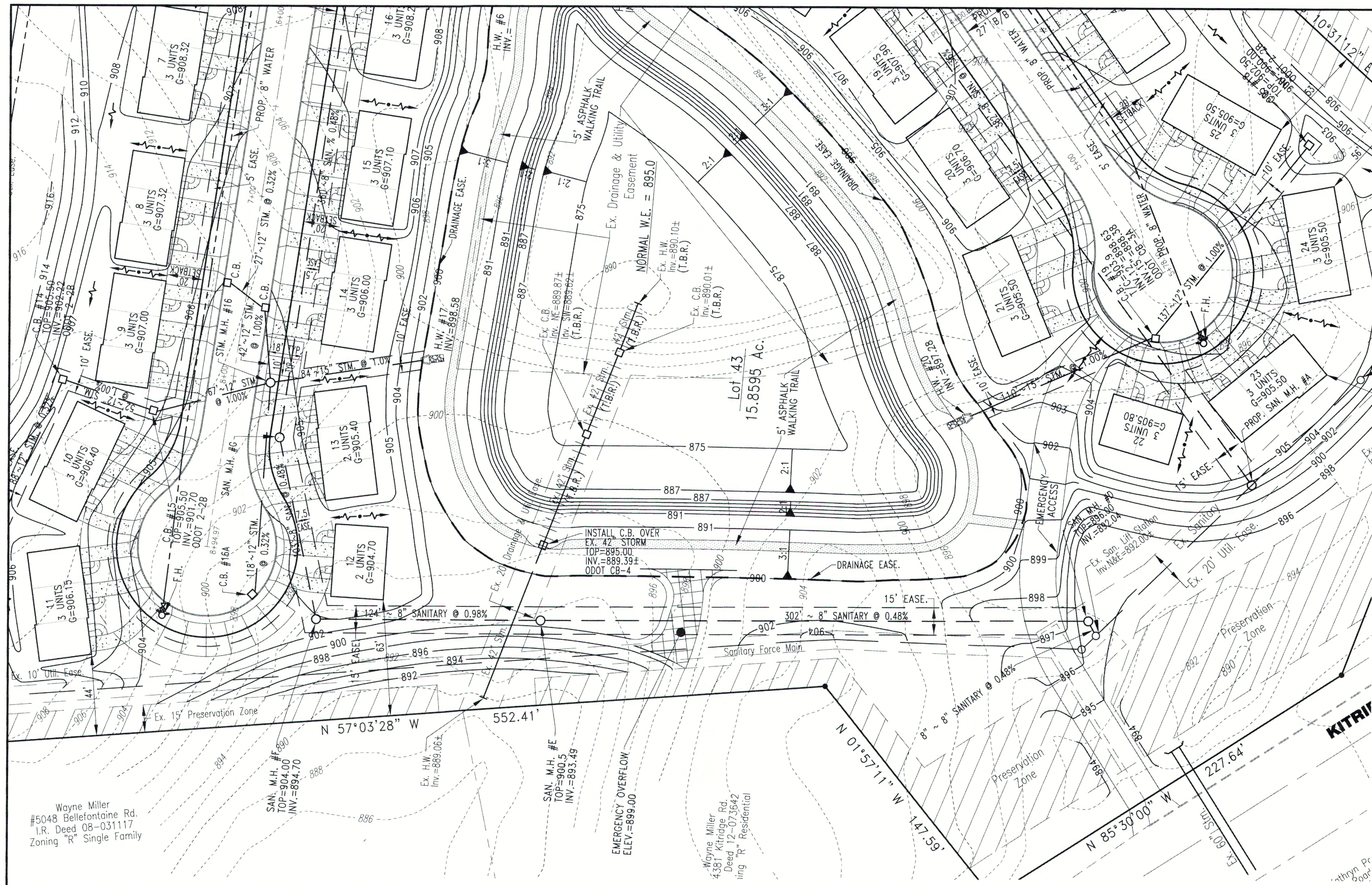
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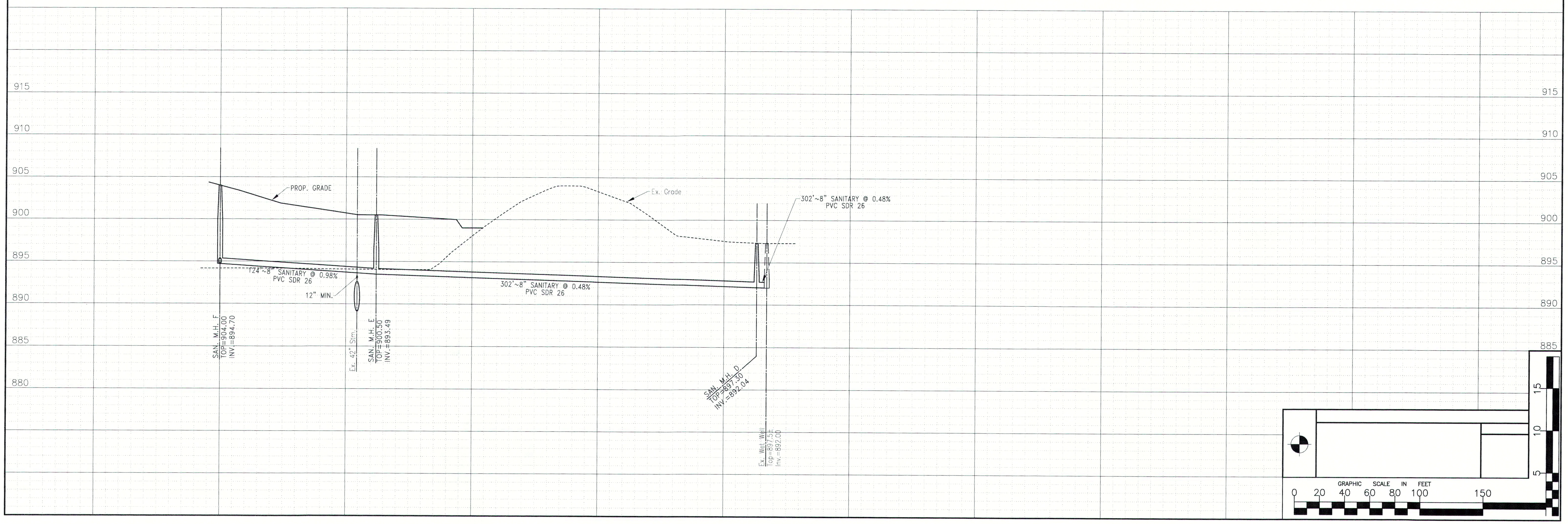
DESIGNED BY: GP
DRAWING BY: GR
DATE: JULY 26, 2021
JOB NUMBER: 2019-07-003

TITLE: **PLAN/PROFILE STREET "B"**

SHEET NUMBER: 5 of 7

COMMENTS:





Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
City of Huber Heights
Mtgomery County, Ohio

ENGINEER:

REINKE GROUP
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810
Engineering / Surveying / Land Planning

REVISIONS:

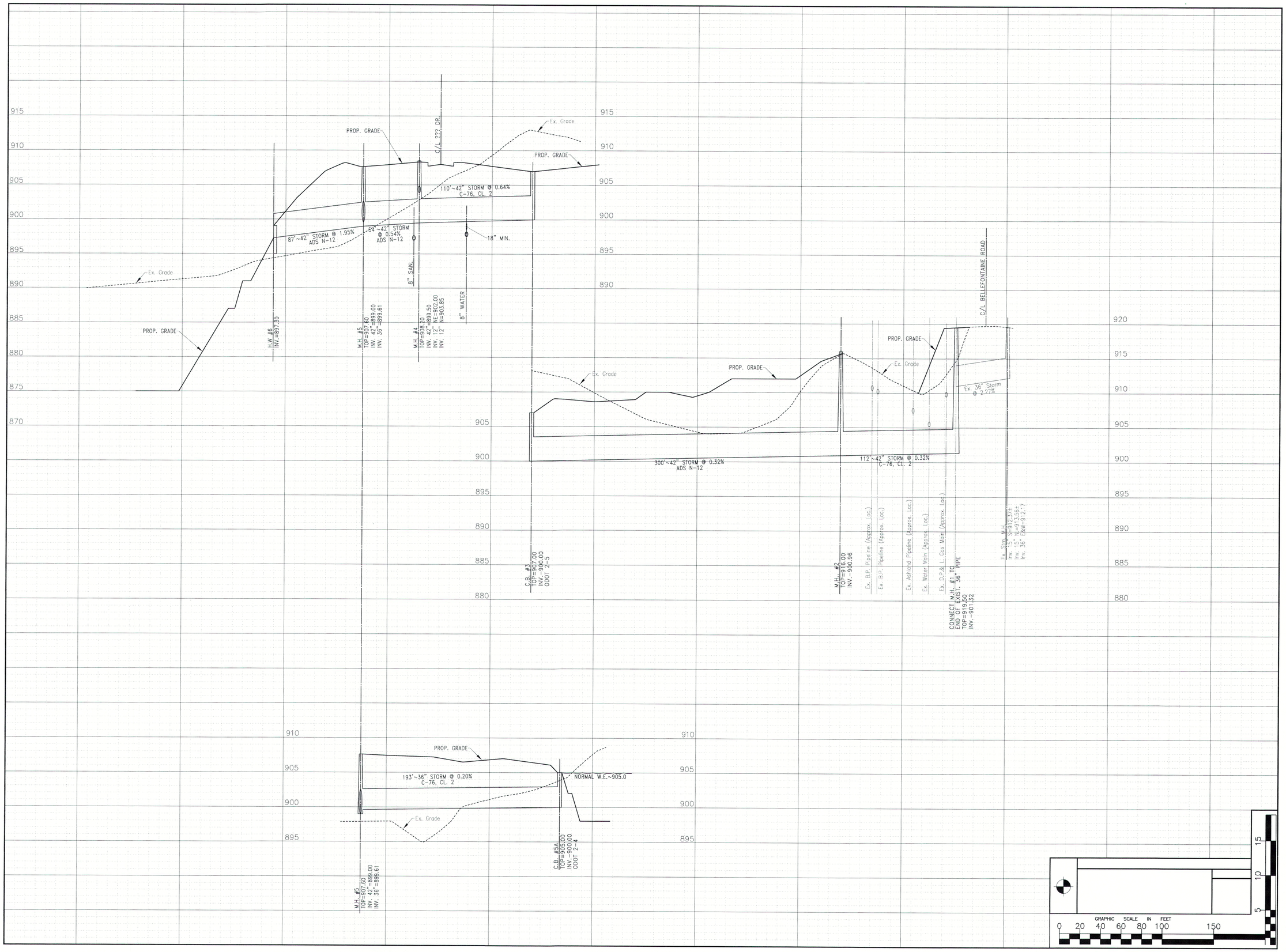
DESIGNED BY:	GP
DRAWING BY:	GR
DATE:	JULY 26, 2021
JOB NUMBER:	2019-07-003

TITLE:

SANITARY SEWER PLAN/PROFILE

SHEET NUMBER:

COMMENTS:



Heathermere Section One
Lot 43
(15.8595 Ac.)

Located In:
Sec. 21, T. 2, R. 8 MRs.
City of Huber Heights
Mtgomery County, Ohio

ENGINEER:

REINKE GROUP

63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810

Engineering / Surveying / Land Planning

REVISIONS:

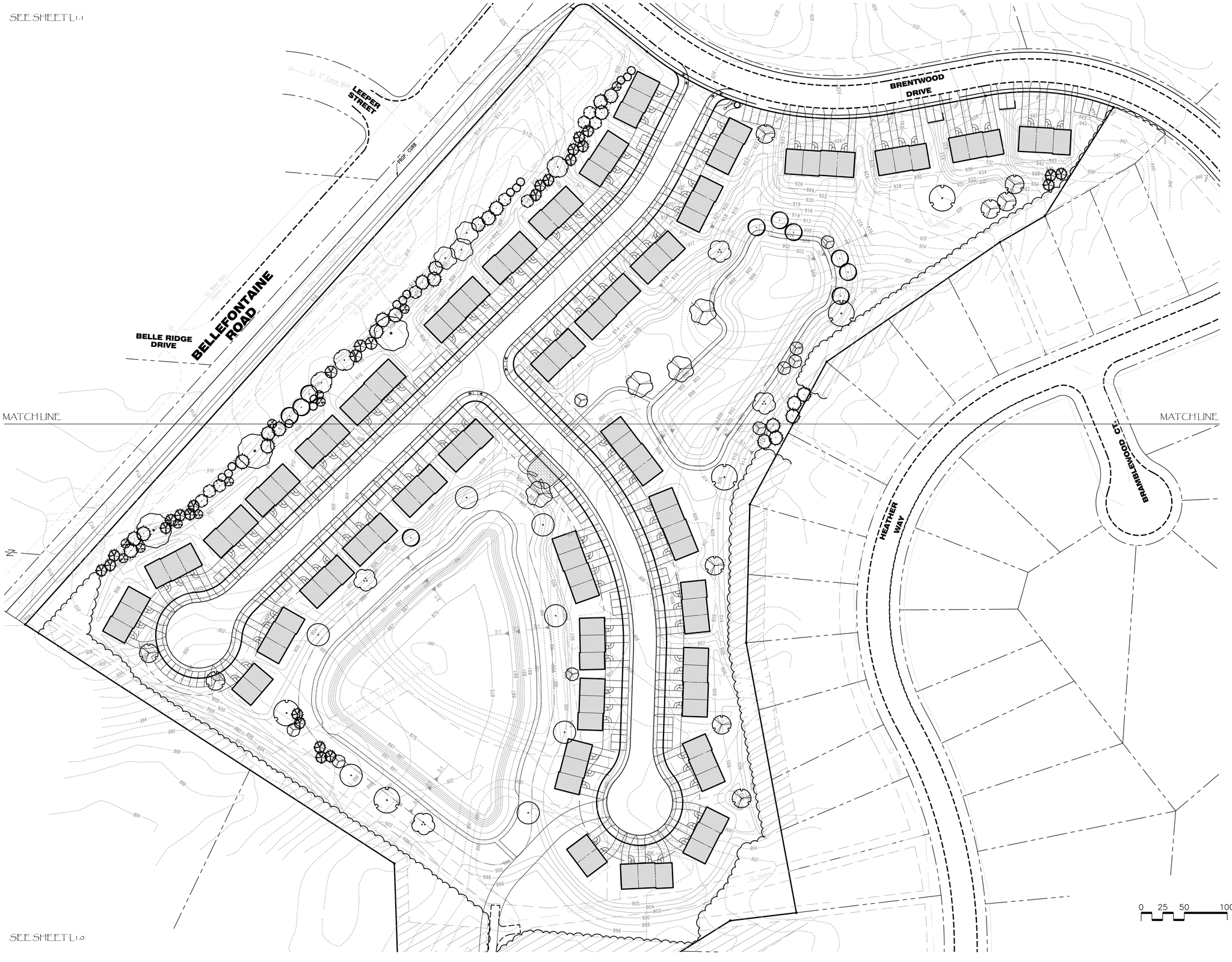
DESIGNED BY: GP
DRAWING BY: GR
DATE: JULY 26, 2021
JOB NUMBER: 2019-07-003

TITLE:
STORM SEWER PROFILES

SHEET NUMBER:
7 of 7

COMMENTS:

SEE SHEET L1.1



SEE SHEET L1.0

EDRK DESIGN
LANDSCAPE ARCHITECTURE
3251 LaMarc Trail
Cincinnati, Ohio 45241
513.332.8203

PROJECT NAME

HEATHERMERE

SECTION ONE LOT 43

City of Huber Heights,
Montgomery County, Ohio

STATE OF OHIO
DANIEL J. FRANK
932
REGISTERED
LANDSCAPE ARCHITECT
7-9-21

PROJECT INFO

Project #	21102
Date	07/09/2021
By	DF
Scale	1" = 50'

REVISIONS

Addendum	Issued

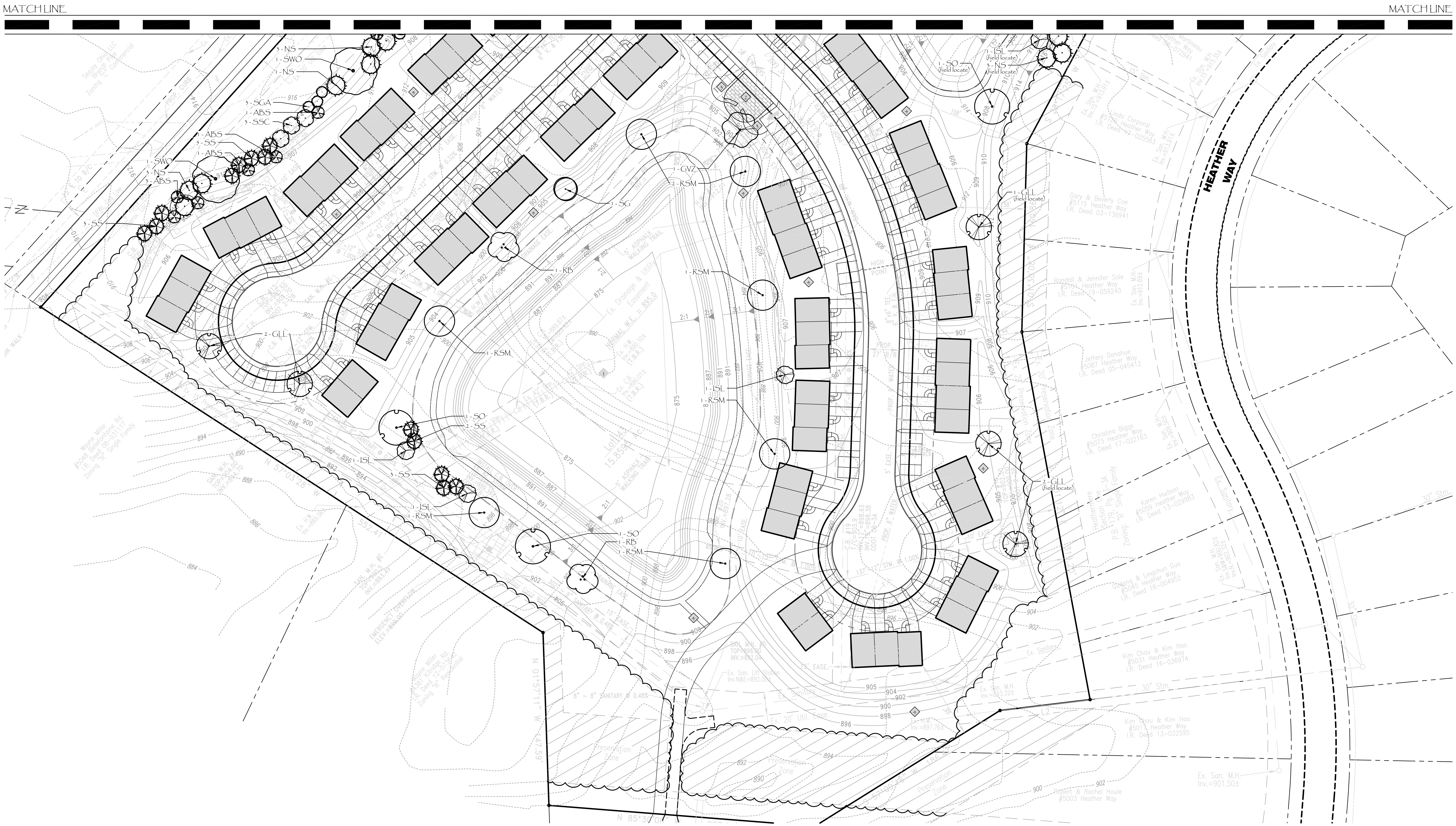
SHEET TITLE

OVERALL LANDSCAPE PLAN

OHIO811.org Before You Dig

SHEET #

L0.1



EDRK DESIGN
LANDSCAPE ARCHITECTURE
3251 LaMarc Trail
Cincinnati, Ohio 45241
513.332.8203

PROJECT NAME

HEATHERMERE

SECTION ONE LOT 43

City of Huber Heights, Montgomery County, Ohio

STATE OF OHIO
DANIEL J. FRANK
932
REGISTERED LANDSCAPE ARCHITECT
7-9-21

PROJECT INFO

Project #	21102
Date	07/09/2021
By	DF
Scale	1" = 40'

REVISIONS

Addendum	Issued

PLANT SCHEDULE L1.0

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
NS	10	Picea abies / Norway Spruce	6`-7` B&B	
SS	13	Picea omorika / Serbian Spruce	6`-7` B&B	
SGA	3	Thuja plicata 'Grovpli' TM / Spring Grove Arborvitae	6`-7` B&B	
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
ABS	6	Amelanchier grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	7`-8` B&B	
SSC	3	Malus x `Spring Snow` / Spring Snow Crabapple	1 1/2" - 2" CAL. B&B	Fruitless Crabapple
ISL	4	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	2" - 2 1/2" CAL. B&B	
SHADE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
RSM	7	Acer rubrum `Franksred` TM / Red Sunset Maple	2 1/2" - 3" CAL. B&B	
RB	2	Betula nigra / River Birch	8`-10` B&B	
SG	1	Nyssa sylvatica / Sour Gum	2 1/2" - 3" CAL. B&B	
SWO	2	Quercus bicolor / Swamp White Oak	2 1/2" - 3" CAL. B&B	
SO	3	Quercus shumardii / Shumard Oak	2 1/2" - 3" CAL. B&B	
GLL	5	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2 1/2" - 3" CAL. B&B	
GVZ	1	Zelkova serrata `Green Vase` / Green Vase Zelkova	2 1/2" - 3" CAL. B&B	

CODED NOTES

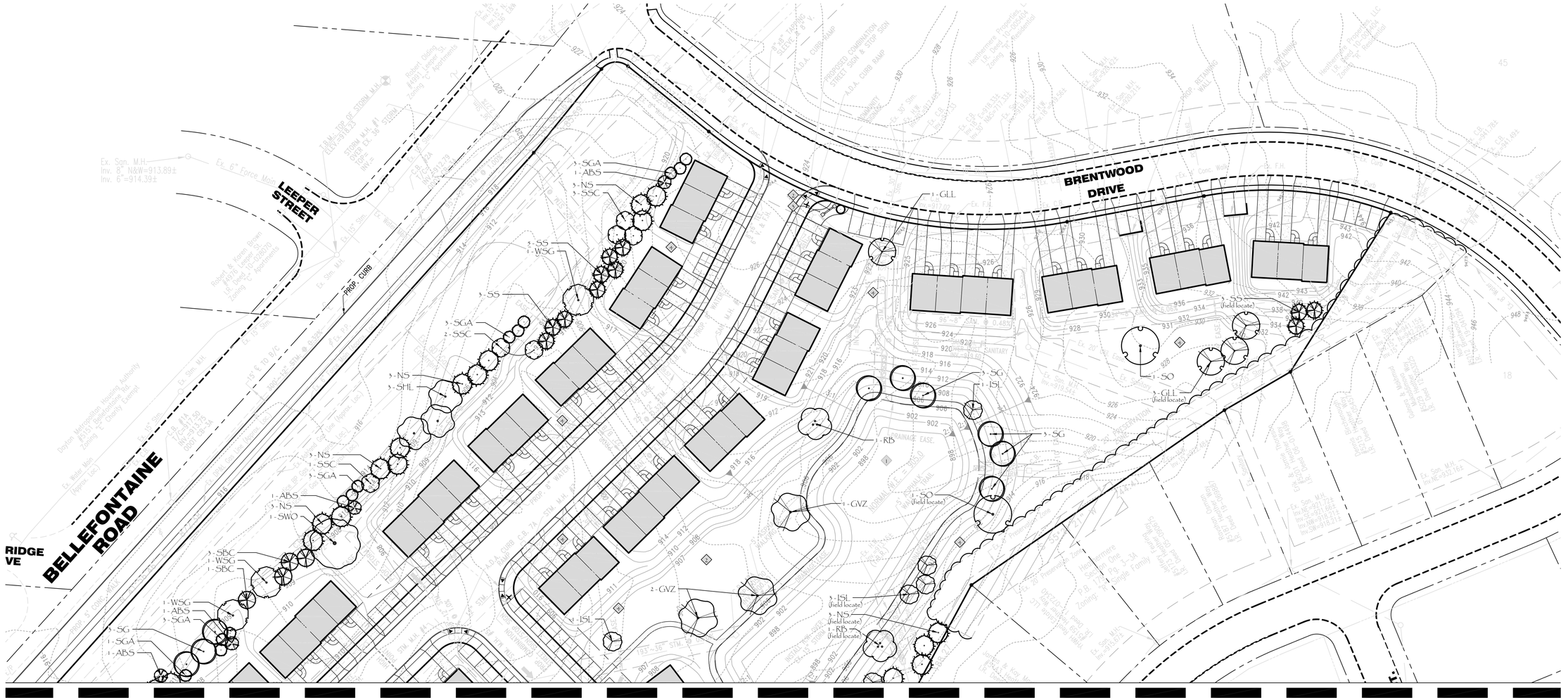
1. DISPLAY AERATOR
2. SITTING AREA WITH BENCHES
3. LANDSCAPE BED (SEE SHEET L1.2)
4. SEEDED LAWN

0 20 40 80

OHIO811.org Before You Dig

SHEET TITLE
LANDSCAPE PLAN

SHEET #
L1.0



PLANT SCHEDULE L1.1

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
NS	15	Picea abies / Norway Spruce	6'-7' B&B
SS	11	Picea omorika / Serbian Spruce	6'-7' B&B
FAS	1	Picea pungens glauca 'Fat Albert' / Fat Albert Colorado Blue Spruce	4'-5' B&B
SGA	13	Thuja plicata 'Grovpli' TM / Spring Grove Arborvitae	6'-7' B&B

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE
ABS	4	Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	7'-8' B&B
SSC	6	Malus x 'Spring Snow' / Spring Snow Crabapple	1 1/2" - 2" CAL. B&B
ISL	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" - 2 1/2" CAL. B&B
SBC	4	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress	2" - 2 1/2" CAL. B&B

SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE
RB	2	Betula nigra / River Birch	8'-10' B&B
SHL	3	Gleditsia triacanthos var. inermis 'Skycole' TM / Skyline Honey Locust	2 1/2" - 3" CAL. B&B
WSG	3	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	2 1/2" - 3" CAL. B&B
SG	9	Nyssa sylvatica / Sour Gum	2 1/2" - 3" CAL. B&B
SWO	1	Quercus bicolor / Swamp White Oak	2 1/2" - 3" CAL. B&B
SO	2	Quercus shumardii / Shumard Oak	2 1/2" - 3" CAL. B&B
GLL	4	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2 1/2" - 3" CAL. B&B
GVZ	3	Zelkova serrata 'Green Vase' / Green Vase Zelkova	2 1/2" - 3" CAL. B&B

CODED NOTES

1. BOTTOM AERATOR
2. ENTRY SIGN
3. LANDSCAPE BED (SEE SHEET L1.2)
4. SEEDED LAWN

0 20 40 80

NORTH

EDRK DESIGN
LANDSCAPE ARCHITECTURE
3251 LaMarc Trail
Cincinnati, Ohio 45241
513.332.8203

PROJECT NAME

HEATHERMERE

SECTION ONE LOT 43

City of Huber Heights,
Montgomery County, Ohio

STATE OF OHIO
DANIEL J. FRANK
932
REGISTERED
LANDSCAPE ARCHITECT
7-9-21

PROJECT INFO

Project #	21102
Date	07/09/2021
By	DF
Scale	1" = 40'

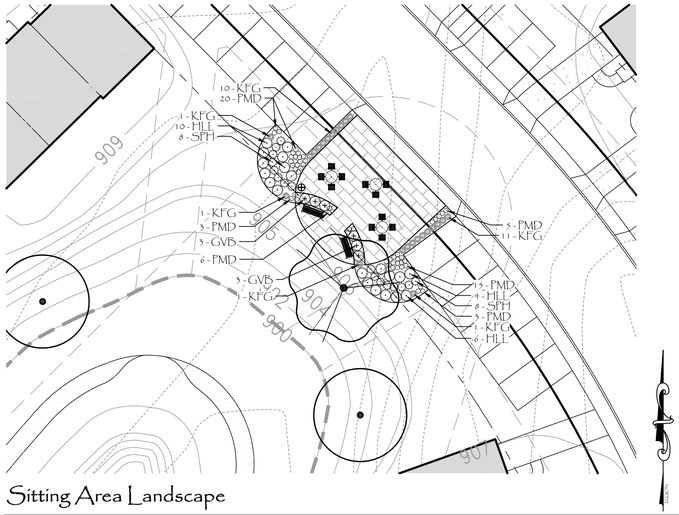
REVISIONS

Addendum	Issued

SHEET TITLE
LANDSCAPE PLAN

OHIO811.org Before You Dig

SHEET #
L1.1

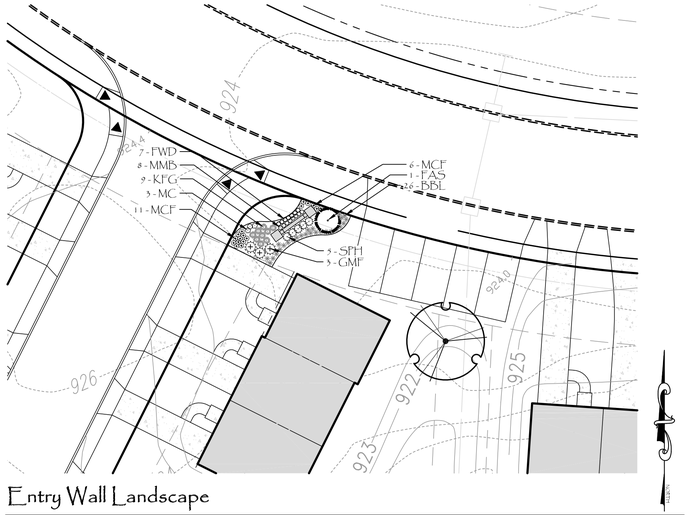


Sitting Area Landscape

0 05 10 20

PLANT SCHEDULE SITTING AREA

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
HLL	20	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#3 CONT.
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
GVB	6	Buxus x 'Green Velvet' / Green Velvet Boxwood	18"-21" B&B
SPH	16	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	#7 CONT.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
KFG	25	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#2 CONT.
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
PMD	52	Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1 CONT.

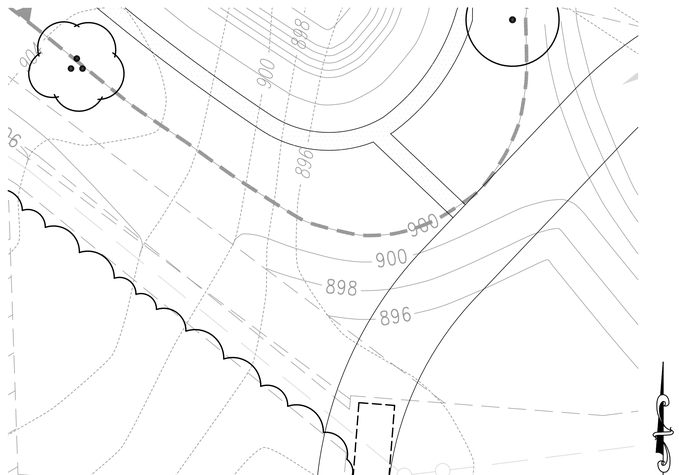


Entry Wall Landscape

0 05 10 20

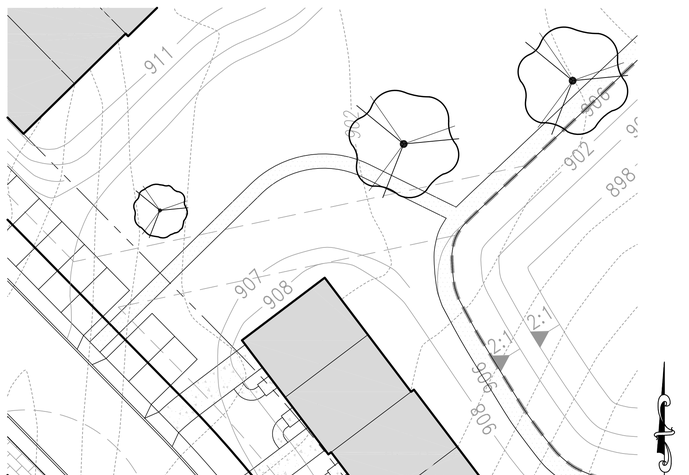
PLANT SCHEDULE ENTRY WALL

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
FAS	1	Picea pungens glauca 'Fat Albert' / Fat Albert Colorado Blue Spruce	4'-5' B&B
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
MMB	8	Buxus microphylla japonica 'Morris Midget' / Morris Midget Japanese Boxwood	#3 CONT.
GMF	3	Chamaecuparis pisifera filifera 'Gold Mop' / 'Gold Mop' Falsecypress	#3 CONT.
SPH	5	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	#7 CONT.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
KFG	9	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#2 CONT.
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
MC	3	Coreopsis verticillata 'Moonbeam' / Moonbeam Coreopsis	#1 CONT.
FWD	7	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	#1 CONT.
MCF	17	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1 CONT.
BBL	26	Liriope muscari 'Big Blue' / Big Blue Liriope	#1 CONT.



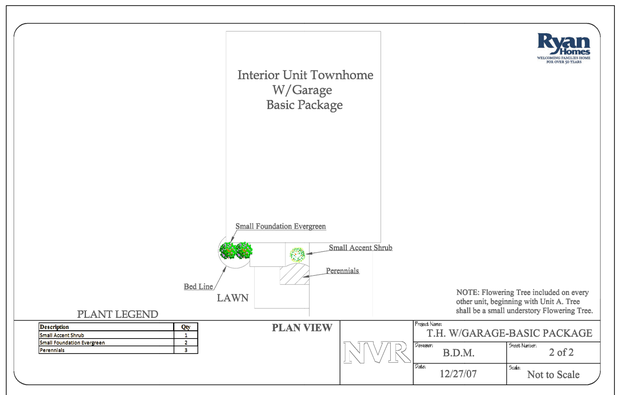
Pond One Landscape

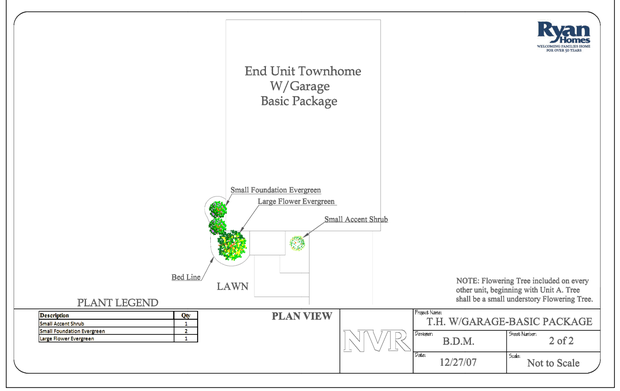
0 05 10 20



Pond Two Landscape

0 05 10 20





Typical Unit Landscape (by builder)

EDRK DESIGN
LANDSCAPE ARCHITECTURE
3251 LaMarc Trail
Cincinnati, Ohio 45241
513.332.8203

PROJECT NAME

HEATHERMERE

SECTION ONE LOT 43

City of Huber Heights,
Montgomery County, Ohio

STATE OF OHIO
DANIEL J. FRANK
932
REGISTERED
LANDSCAPE ARCHITECT
7-9-21

PROJECT INFO

Project #	21102
Date	07/09/2021
By	DF
Scale	as shown

REVISIONS

Addendum	Issued

SHEET TITLE

ENLARGED LANDSCAPE PLANS/TYPICAL UNITS

OHIO811.org Before You Dig

SHEET #

L1.2

General Planting Notes

1. The landscape contractor is to verify locations of all utilities with the owner, owner's representative, general contractor, construction manager or design builder and utility companies prior to beginning construction. The landscape contractor is responsible for determining in the field actual locations and elevations of existing utilities; whether indicated on plans or not. The landscape contractor must call the utilities protection service a minimum of two (2) full days prior to construction. The landscape contractor shall be fully responsible for damage to any utility lines which is caused by their actions or the actions of their consultants.

2. The landscape contractor shall examine the finished surface, grade accuracy and topsoil for depth and quality; refer to specifications (if applicable); if conditions are unsatisfactory, notify owner, owner's representative, general contractor, construction manager or design builder and do not begin work until conditions have been corrected.

3. After the landscape installation, repair all damages made to existing conditions to owner's, owner's representative's, general contractor's, construction manager's or design builder's satisfaction.

4. All plant materials shall conform to the standards of the American Nursery and Landscape Association and shall have passed inspection required under state regulations. Call (202)-789-2900 to obtain a copy of the American Standard for Nursery Stock booklet.

5. All nursery stock identification tags shall not be removed from any planting prior to inspection and approval of installation by the owner's representative.

6. All plantings to be contained within bark mulched edged bed. All trees located within lawn areas are to be contained with a 5' mulch ring. Bark mulch shall be finely shredded hardwood, dark in color or approved by the owner/owner's representative.

7. Seed all disturbed lawn areas that are not landscaped unless specifically called out for sod.

8. The landscape contractor, general contractor, construction manager or design builder is responsible for maintaining positive drainage in lawn areas. The landscape contractor is responsible for plant's livability. Refer to front end specifications if applicable.

9. Any landscape contractor recommended substitutions must be approved by EDRK Design prior to installation. Unapproved substitutions shall be removed and replaced with appropriate plants, at contractor's expense.

10. A complete list of plants, including a schedule of sizes, quantities, and other comments is shown on the drawings (if required). In the event that quantity discrepancies or material omissions occur in the plant schedule, the planting plans shall govern.

11. The general contractor, construction manager, design builder or landscape contractor is responsible for compliance with all federal, state and local ordinances and shall make consultants aware of these ordinances.

12. The general contractor, construction manager, design builder or landscape contractor to coordinate construction staging and material stockpiling with the owner or owner's representative.

13. During all phases of the demolition/construction activities, if the landscape contractor or their subcontractors encounter any "solid waste material" (excluding clean hard fill) the general contractor, construction manager, design builder, owner or owner's representative shall be contacted immediately for further direction.

14. The landscape contractor shall clean streets of mud and debris generated by their construction activities or their subcontractor's construction activities; pursuant with local code requirements.

15. The landscape contractor shall coordinate with the general contractor, construction manager, design builder, owner or owner's representative to provide for appropriate care of existing plant material and newly landscaped and seeded/sodded areas during construction.

16. All street tree locations shall be coordinated with driveway, fire hydrant, and street light locations as well as other utilities as required.

Plant Mix - General Notes

Topsoil: fertile, agricultural soil, typical for locality, capable of sustaining vigorous plant growth, taken from drained site; free of subsoil, clay or impurities, plants, weeds and roots; minimum ph value of 6.0 and a maximum 6.8; organic matter to exceed 1.5%, magnesium to exceed 100 units; phosphorus to exceed 150 units; potassium to exceed 120 units; soluble salts/conductivity not to exceed 900 ppm/0.9 mmhos/cm in soil.

A. Identify source location of topsoil proposed for use on the project.
B. Provide topsoil free of substances harmful to the plants, which will be grown in the soil.

Peat moss: shredded, loose, sphagnum moss; free of lumps, roots, inorganic material or acidic materials; minimum of (85) eighty-five percent organic material measured by oven dry weight, a ph range of (4 to 5) four to five; and a moisture content of (30) thirty percent.

Manure: sterilized cow or dehydrated horse manure, shredded, weed and seed free. furnish in bags or bulk.

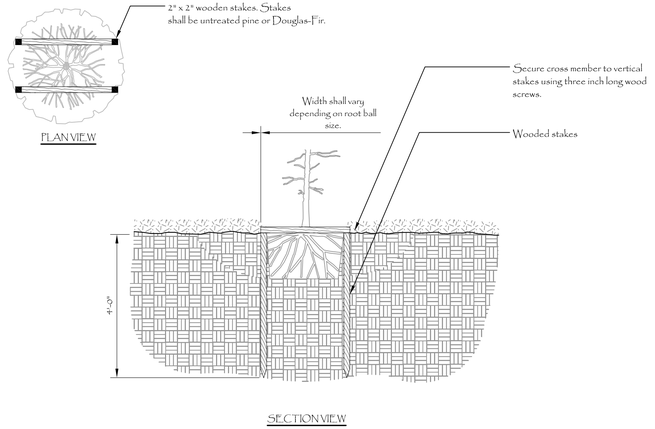
Bone meal: raw, finely ground, commercial grade, minimum 3% nitrogen, 20% phosphorous.

Lime: ground limestone, dolomite type, minimum 95% carbonates.

Water: clean, fresh, and free of substances or matter capable of inhibiting vigorous growth of plants.

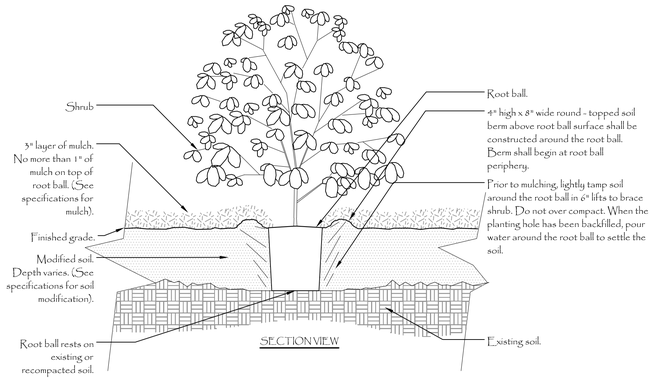
Fertilizer: commercially approved 12-12-12 (12% nitrogen, 12% phosphoric acid, and 12% potash by weight). 1/4 of nitrogen in the form of nitrates; 1/4 in the form of ammonia salt, and 1/2 in the form of organic nitrogen.

Provide pre-mixed planting mixture for use around the root ball/roots of the plants consisting of 3 parts topsoil, 1-part peat moss, 1 part manure, 10 lbs. fertilizer (per cubic yard) and 2 1/3 lbs. of bone meal (per cubic yard) or approved equal.



1 TREE STAKING - STAPLE

1/2" = 1'-0" FX-PL-FX-TREE-29

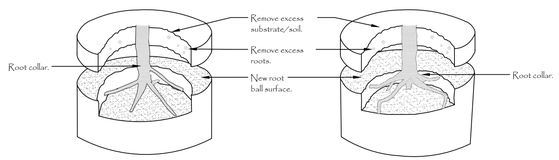


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

3/4" = 1'-0" FX-PL-FX-SHRB-03

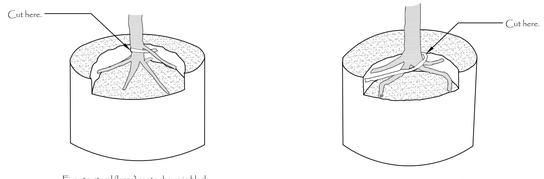
Step 1 - Remove substrate over root collar.



Tree planted too deeply in root ball. Remove excess substrate and roots to meet root inspection detail.

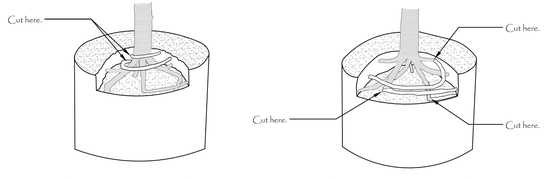
Tree planted too deeply in root ball. Remove excess substrate and roots to meet root inspection detail.

Step 2 - Remove defects.



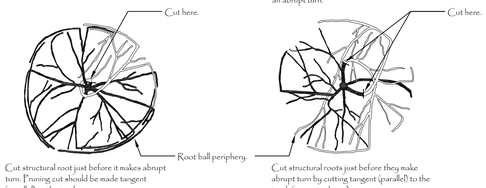
Five structural (large) roots shown in black. Remove structural root (white) wrapping root collar.

Four structural roots shown in black. Remove root (white) growing over structural roots.



Six structural roots shown in black. Remove roots (white) growing over root collar by cutting them just before they make an abrupt turn.

Seven structural roots shown in black. Remove structural roots (white) growing around or over root collar by cutting them just before they make an abrupt turn.



Cut structural root just before it makes abrupt turn. Pruning cut should be made tangent (parallel) to the trunk.

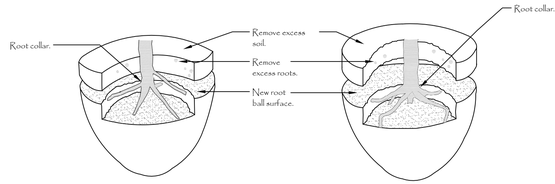
Cut structural roots just before they make abrupt turn by cutting tangent (parallel) to the trunk (two cuts shown).

Notes:
1- All trees shown are rejectable unless they undergo recommended correction.
2- First Step 1, then Step 2. Roots and soil may be removed during the correction process; substrate/soil shall be replaced after correction has been completed.
3- Trees shall meet root observations detail following correction.
4- Small roots (1/4" or less) on the periphery of the root ball are common with container plant production. These small roots are not defined as "defects" and can be addressed at the time of installation (See root ball shaving container detail).

3 ROOT CORRECTION DETAIL - CONTAINER

1 1/2" = 1'-0" FX-PL-FX-CORR-02

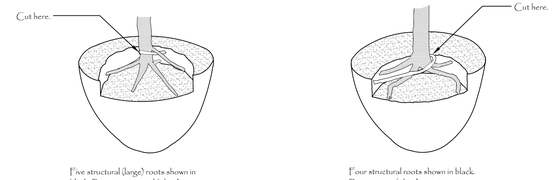
Step 1 - Remove soil and roots over the root collar.



Tree planted too deeply in root ball. Remove excess soil and roots to meet root inspection detail.

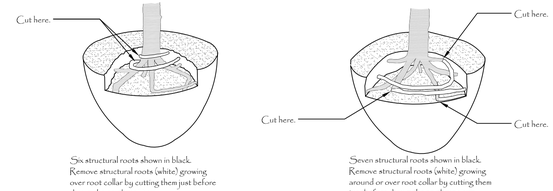
Tree planted too deeply in root ball. Remove excess soil and roots to meet root inspection detail.

Step 2 - Remove defects.



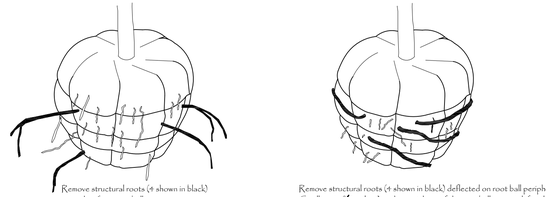
Five structural (large) roots shown in black. Remove structural (white) root wrapping root collar.

Four structural roots shown in black. Remove root (white) growing over structural roots.



Six structural roots shown in black. Remove structural roots (white) growing over root collar by cutting them just before they make an abrupt turn.

Seven structural roots shown in black. Remove structural roots (white) growing around or over root collar by cutting them just before they make an abrupt turn.



Remove structural roots (4 shown in black) extending from root ball.

Remove structural roots (4 shown in black) deflected on root ball periphery. Small roots (¼" or less) at the periphery of the root ball are not defined as defects and do not need to be removed.

Notes:
1- All trees shown are rejectable unless they undergo recommended correction.
2- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
3- Roots and soil may be removed during the correction process; substrate/soil shall be replaced after the correction has been completed.
4- Trees shall pass root observations detail following correction.

4 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED

1 1/2" = 1'-0" FX-PL-FX-CORR-03

EDRK DESIGN
LANDSCAPE ARCHITECTURE
3251 LaMarc Trail
Cincinnati, Ohio 45241
513.332.8203

PROJECT NAME

HEATHERMERE
SECTION ONE LOT 43
City of Huber Heights,
Montgomery County, Ohio

STATE OF OHIO
DANIEL J. FRANK
932
REGISTERED
LANDSCAPE ARCHITECT
7-9-21

PROJECT INFO

Project #	21102
Date	07/09/2021
By	DF
Scale	as shown

REVISIONS

Addendum	Issued

SHEET TITLE

LANDSCAPE NOTES & DETAILS

OHIO811.org Before You Dig

SHEET #

L1.3



Sitting Area Amenities

0 10 20 40

CODED NOTES

1. SCHENLEY 40" ROUND TABLE SET- ADA
2. SCHENLEY 40" ROUND TABLE SET
3. SCHENLEY 8' BENCH WITH BACK
4. EVERETT 32 GAL. LITTER RECEPTACLE



KEYSTONE RIDGE DESIGNS
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Schenley Table Set

1. SC6-2RD Round table set
   Color: Gloss Black 38/80010
   Round top with powder coated steel w/ umbrella hole
   Seat with back, without arms, powder coated steel
   ADA - 3 seats; Standard- 4 seats
   Support: bolt down
2. Or approved equal



KEYSTONE RIDGE DESIGNS
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Schenley Bench

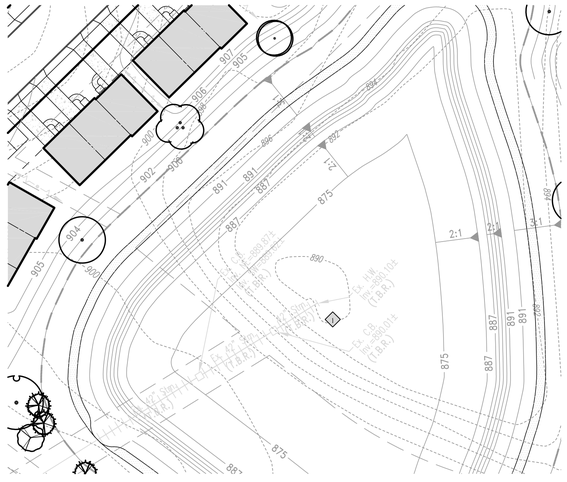
1. SC26 Bench
   Color: Gloss Black 38/80010
   Support: bolt down
2. Or approved equal



KEYSTONE RIDGE DESIGNS
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Everett Litter Receptacle

1. EV3-32E
   Color: Gloss Black 38/80010
   Support: adjustable
   Liner: commercial-grade plastic
   Doors: self-latching hinge system
2. Or approved equal



Pond 1

CODED NOTES

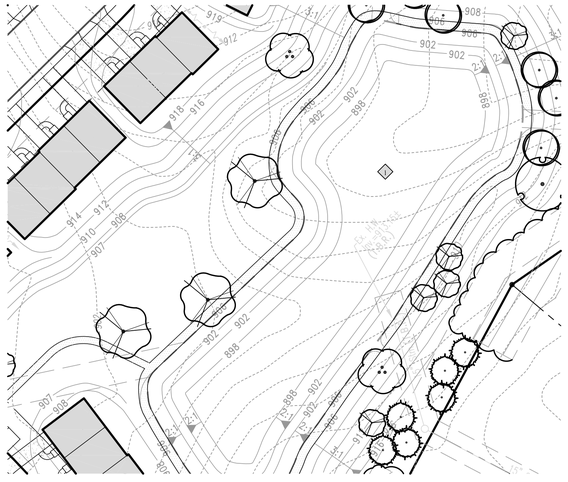
0 20 40 80

1. AQUAMASTER DISPLAY AERATOR



Display Aerator - Pond 1

1. AquaMaster Master Series Stainless Steel Aerator - 1HP 240v (M3412-SC)
   Nozzle: 1 HP Crown & Wide Geyser 2 Tier (820809)
   AquaMaster Cable Assembly 12/4-50' with 4 PIN ALC End (86027ALC)
   AquaMaster Cable In-Water 12/4 SEOW (860027)
2. Light Kit Option
   4 Light Set - 40 Watt RGBW, 1-5HP with Light Brackets (870679)
   Assembly - Cable 14/5 50' W/5 PIN ALC (860845 ALC)
   Cable 14/5 (860845)
   1 HP Master Series panel LED light ready (3412-RGBW)
3. Or approved equal



Pond 2

CODED NOTES

0 20 40 80

1. AQUAMASTER DISPLAY AERATOR



Display Aerator - Pond 2

1. AquaMaster Decorative Series Fountain- 1 Phase 1/2 HP 208-240V (M3502-ESC)
   Nozzle: 1/2 HP Crown & Geyser Mster Series (820808)
   AquaMaster Cable Assembly 14/3-50' with 4 Pin ALC (860024ALC)
   AquaMaster Cable In-Water 14/3 SEOW (860024)
2. Light Kit Option
   4 Light Set - 20 Watt RGBW, 1/2HP (870811)
   Assembly - Cable 14/5 50' with 5 PIN ALC (860845ALC)
   Cable 14/5 (860845)
   1/2 HP Panel LED light ready (3402-RGBW)
3. Or approved equal

EDRK DESIGN
LANDSCAPE ARCHITECTURE
3251 LaMarc Trail
Cincinnati, Ohio 45241
513.332.8203

PROJECT NAME

HEATHERMERE

SECTION ONE LOT 43

City of Huber Heights,
Montgomery County, Ohio

STATE OF OHIO
DANIEL J. FRANK
932
REGISTERED
LANDSCAPE ARCHITECT
12-9-21

PROJECT INFO

Project #	21102
Date	07/09/2021
By	DF
Scale	as shown

REVISIONS

Addendum	Issued

SHEET TITLE

SITE AMENITIES

OHIO811.org Before You Dig

SHEET #

L1.4

AI-7744 **7. A.**

Planning Commission

Meeting Date: 08/10/2021

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, DEC LAND CO I, LLC, is requesting approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (ZC 21-23).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of August 10, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: August 4, 2021

Subject: ZC 21-23 (Detailed Development Plan Carriage Trails Sec. 2, Ph. V)

- Application dated July 26, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	DEC Land Co I LLC – Applicant/Owner
DEVELOPMENT NAME:	Carriage Trails - Section 2, Phase V
ADDRESS/LOCATION:	South Side of Carriage Trails Parkway
ZONING/ACREAGE:	Planned Mixed (PM) / 16.32 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Planned Mixed (PM)
REQUEST:	The applicant requests approval of the Detailed Development Plan for Section 2, Phase V of Carriage Trails.
ORIGINAL APPROVAL:	ZC 08-02
APPLICABLE HHCC:	Chapter 1171
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development, which includes 62 single-family lots and 2 green space lots.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Section 2, Phase V is a new section of 55-foot lots south of Carriage Trails Parkway and West of the existing Waterstone Apartment development. Section 2, Phase V is proposed to contain 62 new houses, along with all applicable utilities, streets, and easements.

Lot Analysis

The 62 proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval with 55-foot widths and 130-foot depth minimums for Section 6. The lots are considered village homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. A new street connection is proposed to connect to Red Buckeye Drive completing another loop in the street network.

This is the fifth phase of Section 2 which continues the growth to the south of Carriage Trails Parkway.

Engineering

The drainage from these sections flow to the east into two proposed detention basins. Public water and sewer are being extended through this Phase to service the lots from the west. Engineering has worked through a set of comments and is working with the applicant's engineer on any issues.

Platting

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

Recommendation

After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Section 2, Phase V in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Planning Commission Decision Record

WHEREAS, on July 26, 2021, the applicant, DEC Land Co I LLC, requested approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (Zoning Case 21-23), and;

WHEREAS, on August 10, 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 application by the applicant, DEC Land Co I LLC, for approval of a Detailed Development Plan for Section 2, Phase V of the Carriage Trails Development (Zoning Case 21-23) in accordance with the recommendation of Staff's Memorandum dated August 4, 2021, with the following conditions:

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

2. The Detailed Development Plan for Section 2, Phase V shall be the plans stamped received by the City of Huber Heights Planning Department on July 12, 2021.

3. Prior to issuance of Permits, the applicant shall address comments from the Fire and Engineering Departments.

4. Prior to construction of Section 2, Phase V, the applicant shall obtain a grading permit and pay all inspection and review fees.

5. Prior to the issuance of a permit for any of the lots within Section 2, Phase V of the development, the applicant shall obtain approval of a final subdivision for the subject area.

6. Prior to the issuance of a zoning permit for any of the lots contained in Section 2, Phase V, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning and Development Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning and Development Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning and Development Department, and upon determination by the Department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning and Development Department. The term of the maintenance bond shall be three growing seasons.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

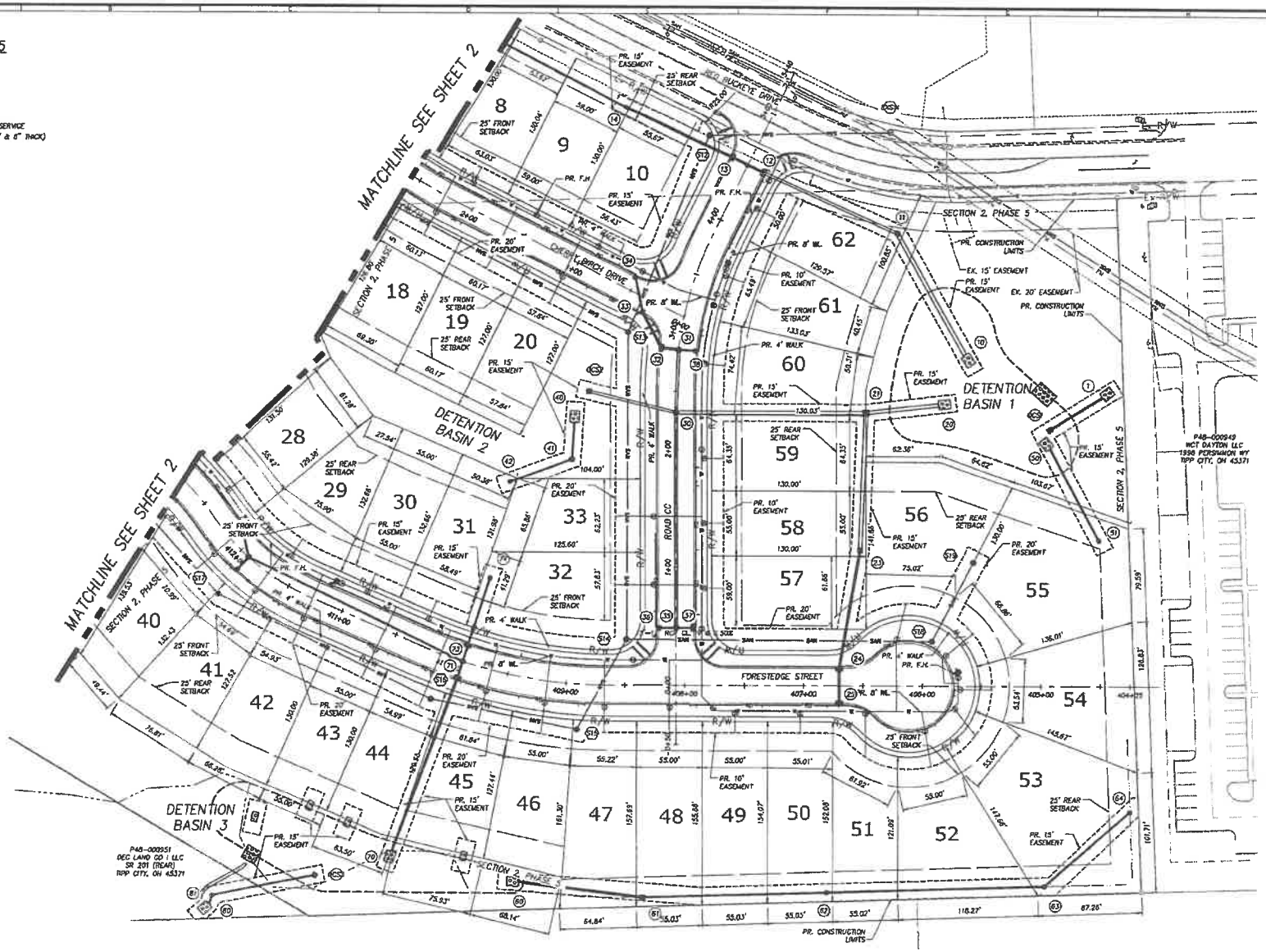
SECTION 2, PHASE 5

TOTAL 62 LOTS;

*ALL LOTS HAVE 25' FRONT AND REAR SETBACKS

CODED NOTES

1. PROPOSED UNITED STATES POSTAL SERVICE CLUSTER BOX UNIT (PAD SIZE: 4'x4' & 6" THICK)



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

GRAPHIC SCALE
(IN FEET)
1 Inch = 40 ft.

IBI

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 851 2283
Contact: Ed Roth Ext: 51004
ibigroup.com

PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
AS-BUILT DOCUMENT SET

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 2 PHASE 5

DESIGN	DRAFT	CHECK
EFR	RLH	JSK

IBI NO.: 124902

DATE: July, 2021

SCALE: HORIZONTAL: 1" = 40'

PLANNING AND ZONING

SHEET NO.: 1/2

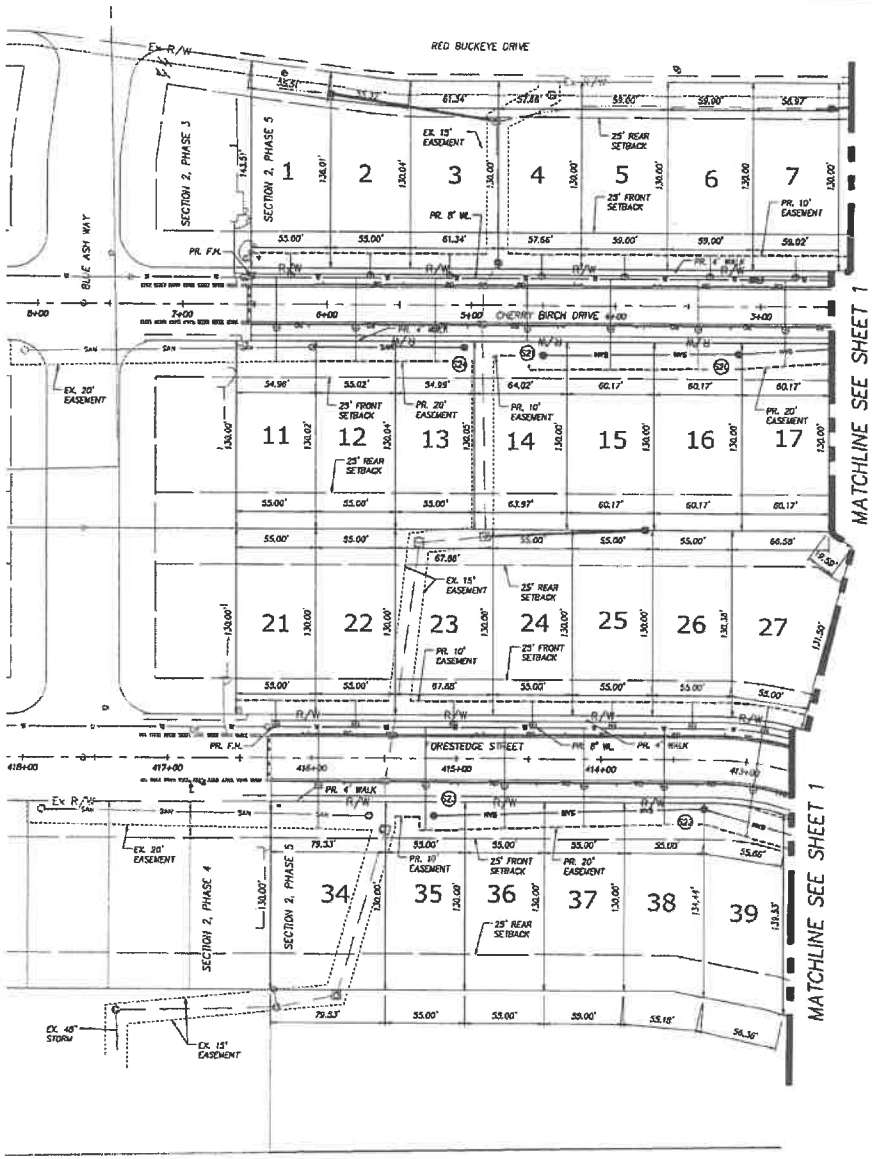
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1. PROPOSED UNITED STATES POSTAL SERVICE CLUSTER BOX UNIT (PAD SIZE: 4'x4' & 6" THICK)



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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

IBI GROUP
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2283
Contact: Ed Rath Ext: 51904
ibigroup.com

REVISION

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF HUBER HEIGHTS

CARRIAGE TRAILS

SECTION 2 PHASE 5

DESIGN	DRAFT	CHECK
CFR	RLH	JBK

PROJECT NO.: 134902

DATE: July, 2021

SCALE: HORIZONTAL: 1" = 40'

SHEET TITLE: PLANNING AND ZONING

SHEET NO.: 2/2

AI-7746 **9. A.**

Planning Commission

Meeting Date: 08/10/2021

Minutes

Information

Agenda Title

Planning Commission June 29, 2021

Purpose and Background

Attachments

Minutes

Planning Commission
June 29, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:01 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. **DETAILED DEVELOPMENT PLAN - The applicant, CAMPBELL BERLING HUBER HEIGHTS, is requesting approval of a Detailed Development Plan for forty-three residential lots in the Quail Ridge Subdivision, located on the South Side of Chambersburg Road (ZC 21-19).**

   Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan for the Quail Ridge Subdivision, which includes 43 single-family lots.
   Quail Ridge is a new development of 60-foot lots east of Lexington Place and west of Stoney Creek. The development is proposed to contain 43 new houses, along with all applicable utilities, streets, and easements. The 43 proposed single-family lots meet the minimum dimensional and area requirements of the 2021 Basic Development Plan conditions of approval with 60-foot widths, 25 feet front yard, 40 feet rear yard and 5 feet side yard minimums. The drainage for this development flows to the west into two proposed detention basins. Public water and sewer are being extended through this development to service the lots. The postal service pad is located at the entrance to the subdivision on the west side of the street. A 20-foot fire access road will connect to Hialeah Park in

the Lexington Place subdivision and will have a gate that has a Knox box for access. There are trees on the south, west and east sides of the property that are included in buffer zones that are not to be disturbed. The building requirements approved in the Basic Development Plan are as follows. A minimum of 25% of the surface area of the front façade shall be finished with masonry products. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.
Engineering has worked through one set of comments and is working with the applicant's engineer on a few remaining minor issues.
Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.
After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Quail Ridge in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Bob Krohngold thanked everyone for their help, they did hit twice as many rocks but were able to make it work. Drainage is still a sensitive issue.
Mr. Jeffries asked about buffered areas. Mr. Krohngold stated they stayed the same.

Mr. Steve Corcoran spoke about the drainage situation and offered to pay a portion to have the back of his lot fixed. Mr. Krohngold agreed to help with it because they will have equipment out there. Ms. Vargo asked for something in writing and Mr. Falkowski said that it was covered in the Decision Record.

Action

Ms. Thomas moved to approve the request by the applicant CAMPBELL BERLING HUBER HEIGHTS, for the approval of a Detailed Development Plan for Quail Ridge Subdivision, (ZC 21-19) in accordance with the recommendation of Staff's Memorandum dated June 17, 2021, and the Planning Commission Decision Record attached thereto.

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

Next step will be final engineering comments taken care of and getting permits.

2. FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V-A (ZC 21-20).

Mr. Falkowski stated that in April 2020, the Planning Commission approved the Detailed Development Plan for Section 6, Phase V. The current request is for the Final Plat of Section 6, Phase V-A in order for the lots to be sold and

developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The request is for a portion of the lots that were approved in Section 6, Phase V to be platted at this time. Fourteen (14) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline, and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is part of the fifth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) foot minimum widths on the north side of Honeylocust Street, one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning.

Engineering has worked with the applicant and is satisfied with the Record Plan.

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 6, Phase V-A in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Ken Conaway added that this finishes out a piece built last year. Remaining lots in this section, ties everything together. Builders are anxious to get started. As of today, year to date sales are 1240 lots.

Action

Ms. Vargo moved to approve the request by the applicant, DEC LAND CO I LLC, for approval of a Final Plat for Section 6, Phase V-A of Carriage Trails Development (ZC 21-20) in accordance with the recommendation of Staff's memorandum dated June 17, 2021, and the Planning Commission's Decision Record attached thereto.

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

3. FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VI (ZC 21-21).

Mr. Falkowski stated in February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VI. The current request is for the Final Plat of Section 6, Phase VI in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The request is for the lots that were approved in Section 6, Phase VI to be platted at this time. Thirty-Two (32) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline, and drainage easements, will also be platted with this application. The

final plat as presented complies with the previously approved Detailed Development Plan.

This is the sixth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have sixty (60) foot minimum widths to comply with the Basic Development Plan approval with one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. The is one open space lot being platted for stormwater detention.

Engineering has worked with the applicant and is satisfied with the Record Plan.

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 6, Phase VI in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Ken Conaway offered to answer any questions, there weren't any.

Action

Mr. Jeffries moved to approve the request by the applicant, DEC LAND CO I LLC, for approval of a Final Plat for Section 6, Phase VI of Carriage Trails Development (ZC 21-21) in accordance with the recommendation of Staff's memorandum dated June 17, 2021, and the Planning Commission's Decision Record attached thereto.

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

4. FINAL PLAT – The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VII (ZC 21-22).

Mr. Falkowski stated in February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VII. The current request is for the Final Plat of Section 6, Phase VII in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The request is for the lots that were approved in Section 6, Phase VII to be platted at this time. Fifty (50) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline, and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is the seventh phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of streets to the east of White Ash Drive and provides a connection to the south to Trowbridge. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) and seventy (70) foot minimum widths on the rest of the Section with one hundred thirty (130)

foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning. There are two open space lots with this Phase as well.
Engineering has worked with the applicant and is satisfied with the Record Plan.
After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 6, Phase VII in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Ken Conaway said this actually plats everything out in the South of Carriage Trails. Discussion about what is left to build out is a little bit by the front pond. 5-acre piece that working with Redwood on. Section 2, designing the last piece of that. All that is left is a strip on the North side.

Mr. Jeffries mentioned the sidewalk that isn't connected. Ms. Vargo asked about the 5 acres being residential. Mr. Conaway said yes. Discussion on Commercial going in there. It is very complex.

Action

Ms. Thomas moved to approve the request by the applicant, DEC LAND CO I LLC, for approval of a Final Plat for Section 6, Phase VII of Carriage Trails Development (ZC 21-22) in accordance with the recommendation of Staff's memorandum dated June 17, 2021, and the Planning Commission's Decision Record attached thereto.

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

Next is signatures and recording.

VIII. Additional Business

Mr. Falkowski explained the need for a Housing Council member to be appointed. Ms. Vargo made a motion for Terry Walton, but he declined.

Action

Mr. Walton moved to appoint Ms. Thomas to The Housing Council.

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

IX. Approval of the Minutes

Without objection, the minutes of the May 25, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski said we have no submitted cases for July 13th meeting, so we'll request to cancel that meeting, coming up Heathermere Woods DDP to move forward.
Mr. Walton asked about Costco coming into Huber Heights. Mr. Falkowski said it is not correct information.
Ms. Vargo asked about land behind furniture store on the interstate. Mr. Falkowski said a couple of inquiries.

XI. Upcoming Meetings

Jul 13, 2021
Jul 27, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:45 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**