HUBER HEIGHTS
Come Grow With Us!

AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
August 24, 2021
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

7. New Business

   A. FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of a Final Plat for Section 3 Phase II of Windbrooke (ZC 21-27).

   B. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24).

   C. DETAILED DEVELOPMENT PLAN - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection (ZC 21-25).

D. FINAL PLAT - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of thr Final Plat for Broad Reach Realty (ZC 21-26).

8. Additional Business

9. Approval of Minutes

A. Planning Commission August 10, 2021

10. Reports and Calendar Review

11. Upcoming Meetings

A. September 14, 2021

B. September 28, 2021

12. Adjournment

AI-7778 **7. A.**

Planning Commission

Meeting Date: 08/24/2021

FINAL PLAT

Information

Agenda Title

FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of a Final Plat for Section 3 Phase II of Windbrooke (ZC 21-27).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: August 19, 2021

Subject: ZC 21-27 (Final Plat Windbrooke Sec. 3 PH II)

- Application dated August 17, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Corridor Development Company LLC – Applicant/Owner
DEVELOPMENT NAME:	Windbrooke Section 3 Phase II
ADDRESS/LOCATION:	5060 East US Route 40
ONING/ACREAGE:	Planned Mixed (PM) / 7.594 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Planned Mixed (PM)
REQUEST:	The applicant requests approval of the Final Plat for Section 3 Phase II of Windbrooke.
ORIGINAL APPROVAL:	ZC 05-10
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In February, 2020, the Planning Commission approved the Detailed Development Plan for Section 3 of the Windbrooke Subdivision. The current request is for the Final Plat of Section 3 Phase II of the Windbrooke Subdivision in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

Lot Analysis

The twenty-five (25) proposed single-family lots meet the minimum dimensional and area requirements of the 2005 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.

Urban Design

This is the second phase of the third Section which continues the growth to the west side of Senna Street. This is a new extension of two streets running east-west. The lots have seventy (70) foot minimum widths with a twenty-five (25) foot minimum building setback. There are five (5) foot side yards and thirty (30) foot rear yard minimums except for the lot on the northern side of Windbrooke Drive that adjoins the existing Lot 320 which shall have a side yard least width of 5 feet with total side yard of 15 feet.

Engineering

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

Recommendation

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 3 Phase II of the Windbrooke Subdivision in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Planning Commission Decision Record

WHEREAS, on August 17, 2021, the applicant, Corridor Development Company LLC, requested approval of the Final Plat for Section 3 Phase II of the Windbrooke Development (Zoning Case 21-27), and;

WHEREAS, on August 24, 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 Corridor Development LLC for approval of the Final Plat for Section 3 Phase II of the Windbrooke Development (Zoning Case 21-27) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, with the following conditions:

1. The Final Plat for Section 3 Phase II of the Windbrooke Development shall be the plans stamped received by the City of Huber Heights Planning Department on August 17, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 3 Phase II of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. Side yard requirement shall be 5 foot minimum for all lots in Section 3 Phase II except for the directly east of existing Lot 320 which shall have a side yard least width of 5 feet with total side yard of 15 feet.

4. Prior to the release of the record plan for recording, the applicant shall enter into a Subdivider's Agreement with the City and provide a surety in an amount to be determined by the City in accordance with Section 1107.03 of the City of Huber Heights Subdivision Regulations.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

WINDBROOKE

SECTION 3 PHASE II

REPLAT INLOT 1610

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

SEPTEMBER 2021

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF INLOT 1610 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY LLC, BY DEED RECORDED IN DOCUMENT No. 20200R–11533, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF CORRIDOR DEVELOPMENT COMPANY LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

By: CORRIDOR DEVELOPMENT
COMPANY LLC,

By: _____
Diana K. Colyer,
Assistant Treasurer

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CORRIDOR DEVELOPMENT COMPANY, LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

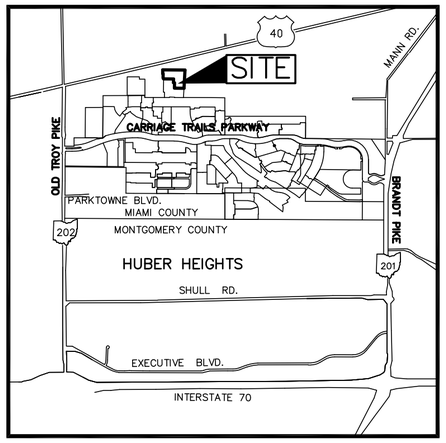
CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:
All of the lots in Windbrooke Section 3, Phase II, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Deed Book 765, Page 181 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN
Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS
Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
DOCUMENT No. 20200R–11533
DOCUMENT No. 20210R–11031
DOCUMENT No. 20210R–12238

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 26, PG. 66 P.B. 21, PG. 41
P.B. 26, PG. 67 P.B. 28, PG. 45
P.B. 28, PG. 60

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 59, PAGE 19
VOLUME 49, PAGE 75

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ ____, 2021.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2021

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 7.594 ACRES AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY LLC, OF RECORD IN DOCUMENT No. 20200R–11533, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

BY_____
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
CORRIDOR DEVELOPMENT COMPANY LLC
5131 POST ROAD SUITE 101
DUBLIN, OHIO 43017

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com

J:\118956_CT_WIn2-3\5.9 Drawings\baseinfo\survey\118956 WIN 3-2 PLAT.dwg by:David.Chiesa on 08/17/2021 @ 03:51:56 pm ~ © M+E Companies, Inc.

CORRIDOR DEVELOPMENT
DOCUMENT No. 2021OR-11031

INLOT 1609
P.B. 28, PG. 45
8.755 ACRES

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD

NORTH

(IN FEET)
1 inch = 50 ft.

WINDBROOKE
SECTION 3 PHASE II

LEGEND
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET-5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP 6872/7740"
- U/E* EXISTING UTILITY EASE P.B. 28, PG. 60
- U/E UTILITY EASEMENT PLATTED BY THIS PLAT
- B/L BUILDING SETBACK LINE

BUILDING SETBACKS
25 FOOT FRONT YARD
5 FOOT SIDE YARD
30 FOOT REAR YARD

6.405 ACRES LOTS
+1.189 ACRES RIGHT-OF-WAY
7.594 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	157.08'	100.00'	90°00'00"	N39°39'22"W	141.42'
C2	139.22'	50.00'	159°31'55"	N39°39'22"W	98.41'
C3	78.54'	100.00'	45°00'00"	N62°09'22"W	76.54'
C4	15.17'	25.00'	34°45'57"	N77°57'39"E	14.94'
C5	42.29'	50.00'	48°27'48"	S84°48'35"W	41.04'
C6	49.31'	50.00'	56°30'06"	N42°42'28"W	47.33'
C7	47.62'	50.00'	54°34'00"	N12°49'35"E	45.84'
C8	15.17'	25.00'	34°45'57"	S22°43'37"W	14.94'
C9	117.81'	75.00'	90°00'00"	N39°39'22"W	106.07'
C10	117.81'	75.00'	90°00'00"	N50°20'38"E	106.07'
C11	157.08'	100.00'	90°00'00"	N50°20'38"E	141.42'
C12	7.87'	125.00'	3°36'20"	S86°27'32"E	7.86'
C13	65.31'	125.00'	29°56'05"	N76°46'16"E	64.57'
C15	62.35'	125.00'	28°34'50"	N47°30'48"E	61.71'
C16	60.82'	125.00'	27°52'45"	N19°17'01"E	60.22'

J:\118956_CT_Win2-3\5.9 Drawings\baseinfo\survey\118956 WIN 3-2 PLAT.dwg by:David.Chiesa on 08/17/2021 @ 03:51:12 pm ~ © M+E Companies, Inc.

AI-7779 **7. B.**

Planning Commission

Meeting Date: 08/24/2021

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Elevations
Fire Assessment

Memorandum

Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: August 19, 2021

Subject: ZC 21-24 (Detailed Development Plan – Hayden Apartments)

- Application dated August 9, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Homestead Development– Applicant HF 2 SUB LLC - Owner
DEVELOPMENT NAME:	Hayden Apartments
ADDRESS/LOCATION:	Northeast corner Old Troy Pike and Taylorsville Road
ZONING/ACREAGE:	Planned Mixed Use (PM) / 7.533 acres
EXISTING LAND USE:	Vacant
ZONING ADJACENT LAND:	B-3, R-6
REQUEST:	The applicant requests approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road
PREVIOUS APPROVAL:	ZC 21-16
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 above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings.

Site

Access will be in multiple locations along Old Troy Pike and Taylorsville Road. Both Taylorsville Road and Old Troy Pike will be widened along the site's frontage. The plan calls for a minimum of 24 feet wide drives.

The traffic improvements included are as follows:

- Old Troy Pike is being widened to add an express lane along the frontage.
- Old Troy Pike & Access 1 is proposed to be right-in/right-out only.
- Old Troy Pike & Access 2 (across from IHOP) restricts left turns out of the development.
- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.
- Taylorsville Road is being widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.
- Huber Road will be vacated with this development.
- Access easements are be granted to the public for access from the businesses to the north to access the signalized intersection.

Storm water is handled through storm sewers flowing into an existing retention pond at the eastern side of the property.

Sanitary will flow into existing public sanitary sewers which flow across the property into the Old Troy Pike right of way. A portion of the sewer will be relocated to align better with the street and lot network.

Water is being provided from the existing public main which also crosses the middle of the property and connects in the Old Troy Pike right of way and into the property to the east. A new main will be located along a portion of the water main and part will also be relocated to align better with the street and lot network.

Site

Two hundred and eighty parking spaces are being provided, which exceeds the amount approved through the Basic Development Plan of one space per bedroom. Eleven ADA spaces are being provided, which exceeds our Code requirement of seven ADA spaces.

Building Elevations

The Approved Architectural Styling is as follows:

The proposed three-story multifamily buildings are designed to be 100% masonry materials, which specifically includes two different color Hardie plank lap siding, Hardie shingle siding, mink grey brick, santa fe brick, and rockcast smooth stone. Asphalt shingles are being used on all buildings. The materials meet the Basic Development Plan approval requirements.

There are six multifamily buildings in addition to the clubhouse building with a total of 192 units, split into 120 one-bedroom units and 72 two-bedroom units.

Landscaping

There is proposed landscaping throughout the complex with a combination of evergreen, shade, and ornamental trees, shrubs and perennials, grasses, and groundcover. In Planned Mixed Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement.

Lighting

The proposed lighting is as follows:

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas

requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.

- Exterior building lighting shall also be decorative, in character with the architectural style of the buildings
- Lighting Standards - Where a site abuts a residential district or use, the following special conditions shall apply:
    - The height of light fixtures shall not exceed 25 feet;
    - All fixtures shall have a cut-off angle of 90 degrees or less;
    - No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
    - Maximum illumination at the property line shall not exceed one half foot-candle

Recommendation:

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

Planning Commission Decision Record

WHEREAS, on August 9, 2021, the applicant, Homestead Development, requested approval of a Detailed Development Plan for property at the northeast corner of Old Troy Pike and Taylorsville Road (Zoning Case 21-24), and;

WHEREAS, on August 24, 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 of the request.

_____ moved to approve the application submitted by Homestead Development, and the applicant's request for approval of a Detailed Development Plan for property at the northeast corner of Old Troy Pike and Taylorsville Road (Zoning Case 21-24) in accordance with the recommendation of Staff's Memorandum dated August 19, 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 August 9, 2021, except as modified herein.

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

3. The trash compactor & bulk storage area shall have a masonry enclosure.

4. All traffic improvements on Old Troy Pike and Taylorsville Road described in Zoning Case 21-25 shall be complete prior to the issuance of a final for any building within this development.

5. Garage materials shall match those of the multi family buildings.

6. 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

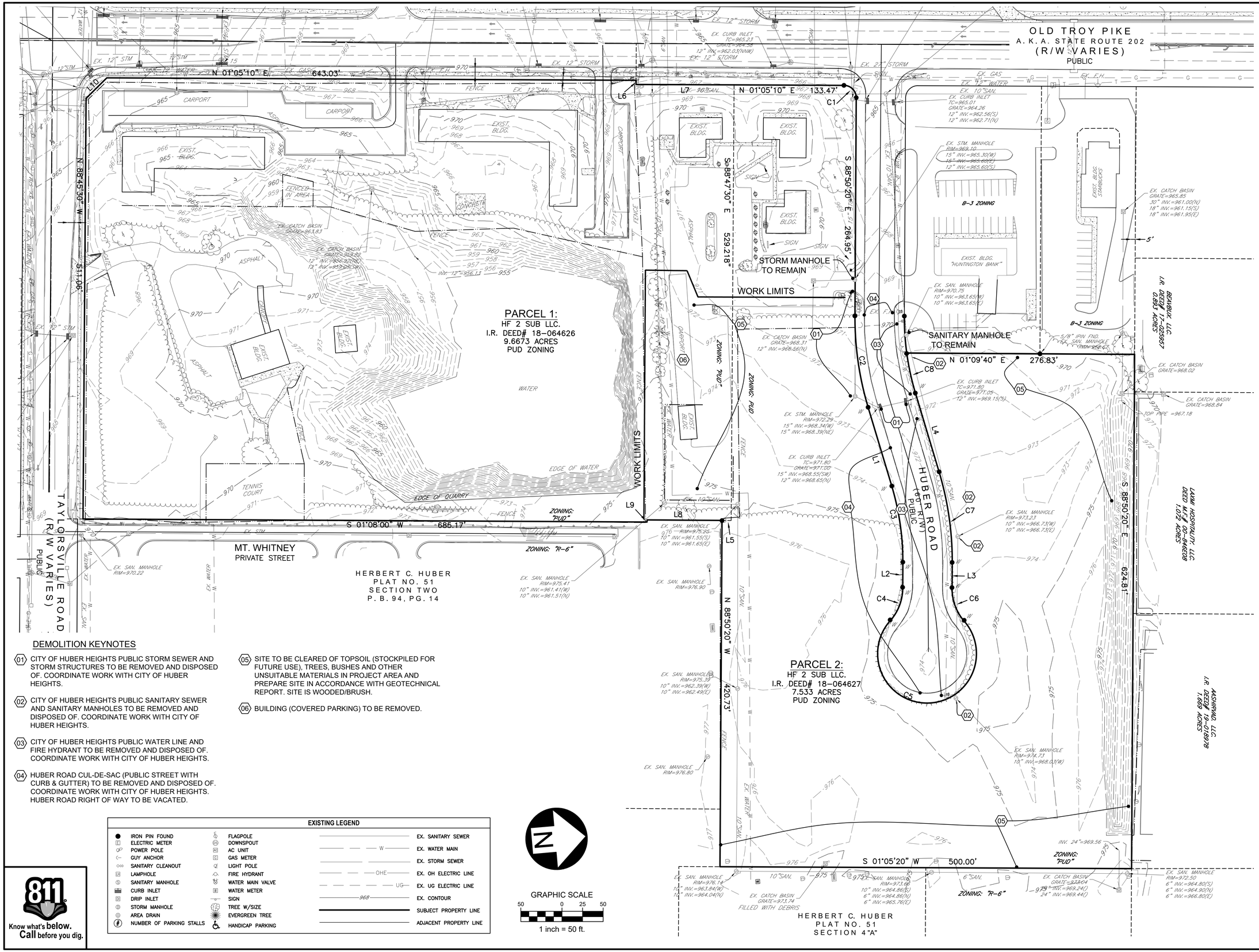
accordance with the approval of this Detailed Development Plan application.

7. 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.

8. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a final subdivision of the subject property for the purpose, but not the sole purpose, of combining/splitting the existing lots, vacating Huber Road and establishing all necessary public easements on the subject property.

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

_____ _____
Terry Walton, Chair Date
Planning Commission



DEMOLITION KEYNOTES

(01) CITY OF HUBER HEIGHTS PUBLIC STORM SEWER AND STORM STRUCTURES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

(02) CITY OF HUBER HEIGHTS PUBLIC SANITARY SEWER AND SANITARY MANHOLES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

(03) CITY OF HUBER HEIGHTS PUBLIC WATER LINE AND FIRE HYDRANT TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

(04) HUBER ROAD CUL-DE-SAC (PUBLIC STREET WITH CURB & GUTTER) TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS. HUBER ROAD RIGHT OF WAY TO BE VACATED.

(05) SITE TO BE CLEARED OF TOPSOIL (STOCKPILED FOR FUTURE USE), TREES, BUSHES AND OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH GEOTECHNICAL REPORT. SITE IS WOODED/BRUSH.

(06) BUILDING (COVERED PARKING) TO BE REMOVED.

EXISTING LEGEND

IRON PIN FOUND	FLAGPOLE	EX. SANITARY SEWER
ELECTRIC METER	DOWNSPOUT	EX. WATER MAIN
POWER POLE	AC UNIT	EX. STORM SEWER
GUY ANCHOR	GAS METER	EX. OH ELECTRIC LINE
SANITARY CLEANOUT	LIGHT POLE	EX. UG ELECTRIC LINE
LAMPHOLE	FIRE HYDRANT	EX. CONTOUR
SANITARY MANHOLE	WATER MAIN VALVE	SUBJECT PROPERTY LINE
CURB INLET	WATER METER	ADJACENT PROPERTY LINE
DRIP INLET	SIGN	
STORM MANHOLE	TREE W/SIZE	
AREA DRAIN	EVERGREEN TREE	
NUMBER OF PARKING STALLS	HANDICAP PARKING	

GRAPHIC SCALE
50 0 25 50
1 inch = 50 ft.

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

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HAYDEN
APARTMENTS AT HUBER HEIGHTS
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT
ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-1
Scale: 1" = 50'	

Date: 08.06.2021

Sheet: EXISTING CONDITIONS & DEMOLITION PLAN

Sheet No.: C-1

GENERAL SITE NOTES

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the structure's facade.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement and concrete to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:
   Curbing: 10'-0" (max) spacing.
   Sidewalks: 5'-0" (max) spacing.
   Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

SITE KEYNOTES

01 PARKING STRIPE / HATCH
- 4" WIDE PAINTED STRIPES. ADA HATCHING TO BE AT 45° AND 2'-0" O.C.
- STRIPING ON ASPHALT PAVEMENT TO BE PAINTED WHITE.
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW

02 ADA ACCESSIBLE RAMP
- PER DETAIL / SHEET C-5.0

03 ADA PARKING SIGNAGE
- PER DETAIL / SHEET C-5.0

04 ADA PARKING SYMBOL
- PER DETAIL / SHEET C-5.0

05 LIGHT-TRAFFIC ASPHALT "PARKING AREA" PAVEMENT
- PER PAVEMENT SECTION / SHEET C-5.0

LIGHT–TRAFFIC PAVEMENT

06 HEAVY-TRAFFIC ASPHALT "DRIVEWAY AREA" PAVEMENT
- PER PAVEMENT SECTION / SHEET C-5.0

HEAVY–TRAFFIC PAVEMENT

07 CONCRETE WALK
-PER DETAIL / SHEET C-5.0

08 CONCRETE WALK WITH INTEGRAL CURB
-PER DETAIL / SHEET C-5.0

09 CONCRETE BARRIER CURB
-PER DETAIL / SHEET C-5.0

10 CURB END TAPER FROM 6" TO 0"
-PER DETAIL / SHEET C-5.0

11 CURB/SIDEWALK HEIGHT GOES FROM 6" TO 0" OVER 6'

12 TRASH ENCLOSURE
-SEE ARCHITECTURAL PLANS FOR DETAILS

13 FENCE
-SEE ARCHITECTURAL PLANS FOR DETAILS

14 CONCRETE WHEEL STOP
-PER DETAIL / SHEET C-5.0

15 FIRE ACCESS DRIVE FROM ROAD. CURB TO BE DEPRESSED IN THIS AREA AND SIGNAGE USED TO MARK DRIVE AS "FIRE ACCESS ONLY".

16 FLAGPOLE

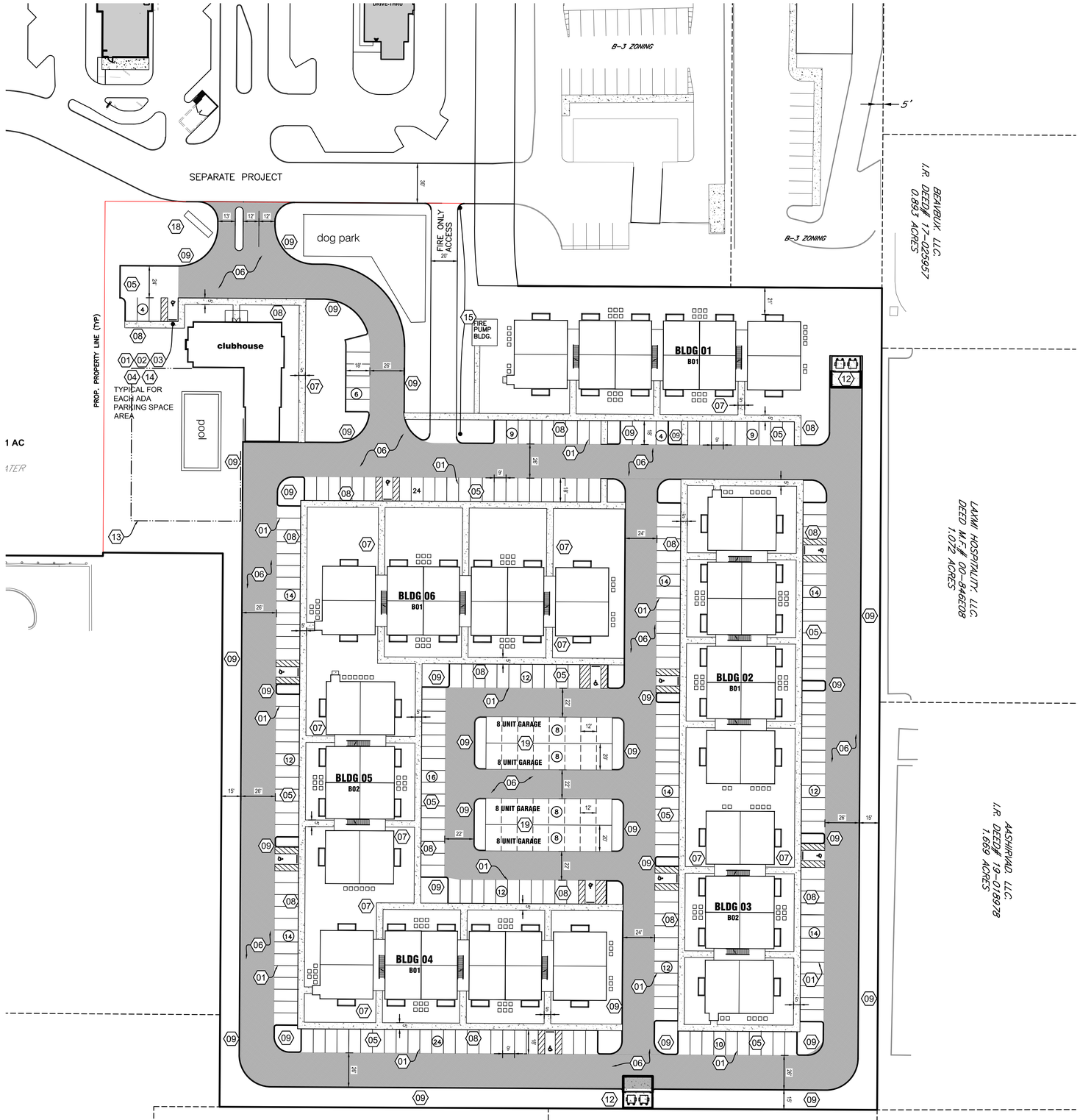
17 BOLLARD
-PER DETAIL/ SHEET C-5.0

18 MONUMENT SIGN
-SEE ARCHITECTURAL PLANS FOR DETAILS

19 8 CAR GARAGE
-SEE ARCHITECTURAL PLANS FOR DETAILS

SITE AND PAVEMENT LEGEND

- (#) NUMBER OF PARKING SPACES
- PARKING SIGNAGE
- CONCRETE
- HEAVY–TRAFFIC PAVEMENT
- LIGHT–TRAFFIC PAVEMENT



PARKING SPACES TABLE

-ONE PARKING SPACE PER EACH BEDROOM
-SITE HAS 120 ONE BEDROOM UNITS AND 72 TWO BEDROOM UNITS.
-TOTAL BEDROOMS = 264 BEDROOMS.
-REQUIRED PARKING = 264 SPACES.
-PROVIDED PARKING = 280 SPACES.
32 OF THESE SPACES ARE GARAGES.

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

Know what's below. Call before you dig.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HAYDEN
APARTMENTS AT HUBER HEIGHTS
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT
ENGINEERS ▾ SURVEYORS
26 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9080 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-2
Scale: 1" = 40'	
Date: 08.06.2021	
Sheet: SITE PLAN	
Sheet No.: C-2	

GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
    - Ramps - 1:12 (8.3%) max.
    - Routes - 1:20 (5.0%) max.
    - Parking - 1:50 (2.0%) max.
    - Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.

GRADING LEGEND

INV	INVERT
TG	TOP–OF–GRATE (ADD 900)
TC	TOP–OF–CURB (ADD 900)
W	TOP–OF–SIDEWALK (ADD 900)
———	HIGH POINT/GRADE BREAK FOR PAVEMENT
←←←	DIRECTION OF FLOW
+00.00	PROP. SPOT ELEVATION (ADD 900)
+00.00	EXIST. SPOT ELEVATION (ADD 900)
—— 970 ——	PROP. CONTOUR
—— 974 ——	EXISTING CONTOUR

*ASSUME ELEVATIONS IN PAVEMENT ARE FOR TOP OF PAVEMENT UNLESS OTHERWISE NOTED

GRADING KEYNOTES

01 ADA ACCESSIBLE RAMP
- PER DETAIL / SHEET C-5.0

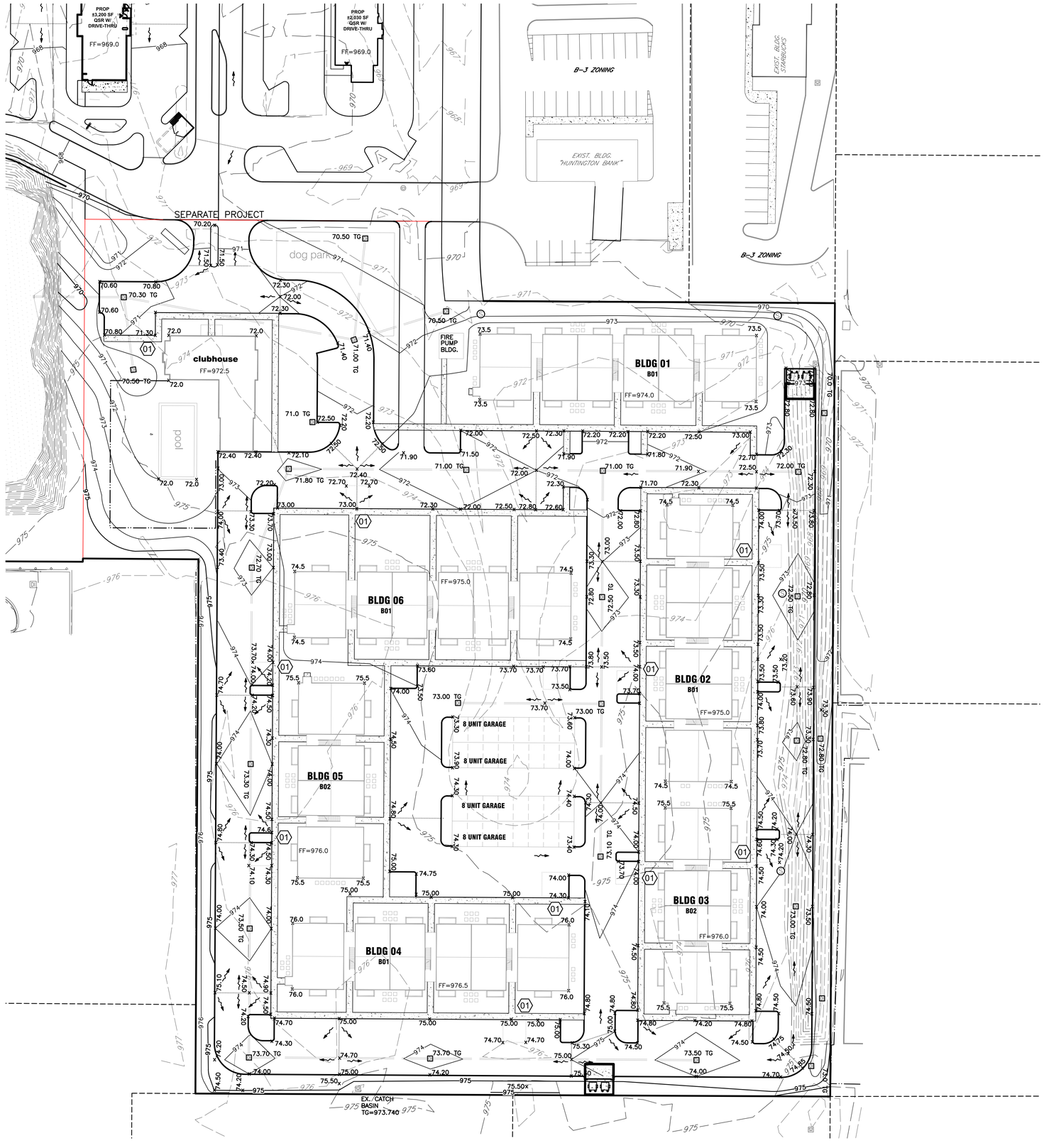
CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR REMOVAL , COMPACTION AND RE-USE OF EXISTING SOILS.

CONTRACTOR IS RESPONSIBLE TO VERIFY THAT EXCAVATED SOILS TO BE RE-USED MEET THE REQUIREMENTS LISTED IN GEOTECHNICAL REPORT.

UNDERGROUND UTILITIES ARE DEPICTED BASED ON OBSERVED EVIDENCE, UNDERGROUND UTILITY LOCATION SERVICES, AND RECORD DRAWINGS. LOCATIONS ARE APPROXIMATE AND NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN ON THIS SURVEY.

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

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



Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HAYDEN
APARTMENTS AT HUBER HEIGHTS
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

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Design: KMZ	Proj: 19.199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-3
Scale: 1" = 40'	

Date: 08.06.2021

Sheet: GRADING PLAN

Sheet No.: C-3

UTILITY KEYNOTES

(01) THE STORM STRUCTURES IN THE PARKING AREAS ARE TO HAVE 4" UNDERDRAINS INSTALLED AND CONNECTED TO THE STORM STRUCTURES (ONE 10' LONG UNDERDRAIN IN EACH DIRECTION THAT WOULD EXTEND INTO PAVEMENT).
-SEE SHEET C-5.0 FOR UNDERDRAIN DETAIL.

(02) POLE MOUNTED LIGHT FIXTURE
-SEE LIGHTING PLAN FOR DETAILS

(03) FIRE HYDRANT THAT IS CONNECTING INTO THE EXISTING PUBLIC WATER LINE. THIS INCLUDES TAPPING SLEEVE AND VALVE TO CONNECT TO EXISTING WATERLINE, 6" WATERLINE TO HYDRANT, HYDRANT VALVE AND FIRE HYDRANT. CONTRACTOR TO COORDINATE WITH CITY OF HUBER HEIGHTS PRIOR TO ORDERED MATERIALS OR SCHEDULING WORK.

(04) MAINTAIN 1.5' VERTICAL CLEARANCE BETWEEN WATER LINES, STORM SEWERS AND SANITARY SEWERS.

(05) EACH APARTMENT BUILDING SHALL HAVE A 3" DOMESTIC WATER LINE AND A 4" FIRE LINE COMING INTO BUILDING. COORDINATE LOCATION OF UTILITY SERVICES COMING INTO BUILDING WITH MEP PLANS.

(06) EACH APARTMENT BUILDING SHALL HAVE A 6" SANITARY SERVICE COMING INTO BUILDING. COORDINATE LOCATION OF UTILITY SERVICES COMING INTO BUILDING WITH MEP PLANS.

(07) EACH APARTMENT BUILDING SHALL HAVE THE DOWN SPOUT/ROOF DRAIN SYSTEM RAN UNDERGROUND AND CONNECTED TO THE STORM SEWER SYSTEM.

(08) CONNECT INTO EX. WATER LINE PER CITY OF HUBER HEIGHTS REQUIREMENTS.

(09) FIRE DEPARTMENT CONNECTION. COORDINATE LOCATION WITH MEP PLANS.

(10) FIRE HYDRANT PER CITY OF HUBER HEIGHTS REQUIREMENTS.

(11) WATER METERS TO BE LOCATED INSIDE FIRE PUMP BUILDING.

STORM SEWER STRUCTURE KEYNOTES

(101) CATCH BASIN
ODOT TYPE 2-4
GRATE = 970.30
12"INV. = 967.42 (E)
36"INV. = 958.90 (N)
36"INV. = 958.80 (S)

(102) CATCH BASIN
ODOT TYPE 2-4
GRATE = 971.00
12"INV. = 967.20(N,W)
36"INV. = 960.84 (SE)
36"INV. = 960.74 (S)

(103) CATCH BASIN
ODOT TYPE 2-4
GRATE = 971.00
36"INV. = 961.66 (SE)
36"INV. = 961.56 (NW)

(104) CATCH BASIN
ODOT TYPE 2-4
GRATE = 971.80
18"INV. = 963.57 (SE)
30"INV. = 962.57 (N)
36"INV. = 962.07 (NW)

(105) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 972.70
18"INV. = 964.40 (E)
18"INV. = 964.30 (W)

(106) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.30
18"INV. = 966.05 (E)
18"INV. = 965.95 (W)

(107) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.50
15"INV. = 967.60 (E)
18"INV. = 967.35 (W)

(108) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.70
12"INV. = 968.87 (N)
15"INV. = 968.62 (W)

(109) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.70
12"INV. = 968.40 (N)
12"INV. = 968.30 (S)

(110) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.50
12"INV. = 970.50 (S)

(111) CATCH BASIN
ODOT TYPE 2-4
GRATE = 971.00
30"INV. = 964.07 (N)
36"INV. = 963.97 (S)

(112) CATCH BASIN
ODOT TYPE 2-4
GRATE = 971.80
18"INV. = 966.15 (E)
24"INV. = 965.65 (N)
30"INV. = 965.15 (S)

(113) CATCH BASIN
ODOT TYPE 2-3
GRATE = 972.00
18"INV. = 967.19 (E)
24"INV. = 966.69 (S)

(114) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 972.50
15"INV. = 968.42 (E)
18"INV. = 968.17 (W)

(115) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 972.50
12"INV. = 969.81 (E)
15"INV. = 969.56 (W)

(116) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.00
12"INV. = 967.48 (W)

(117) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 972.50
18"INV. = 967.24 (E)
18"INV. = 967.14 (W)

(118) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.00
12"INV. = 968.59 (S,E)
18"INV. = 968.09 (W)

(119) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.10
12"INV. = 969.78 (W)

(120) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 973.00
12"INV. = 969.72 (N)

(121) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 970.50
12"INV. = 968.00 (W)

(122) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 970.50
12"INV. = 968.00 (E)

(123) CATCH BASIN
ODOT TYPE 2-2B
GRATE = 970.50
12"INV. = 968.00 (SE)

(124) CATCH BASIN
ODOT TYPE 2-4
GRATE = 974.00
24"INV. = 969.56 (E,W)

(125) CATCH BASIN
ODOT TYPE 2-4
GRATE = 973.40
24"INV. = 969.30 (E,W)

(126) CATCH BASIN
ODOT TYPE 2-4
GRATE = 972.80
24"INV. = 968.28 (E,W)

(127) CATCH BASIN
ODOT TYPE 2-4
GRATE = 972.00
24"INV. = 967.01 (E,W)

UTILITY LEGEND

- PROP. INLET/MANHOLE/CLEANOUT
- PROP. DOWNSPOUT @ BUILDING
- PROP. SANITARY SEWER SERVICE
- PROP. SANITARY MAIN LINE
- PROP. SANITARY MANHOLE
- PROP. WATER MAIN
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. STORM SEWER
- PROP. GAS SERVICE
- PROP. ELECTRIC SERVICE
- PROP. ROOF DRAIN LINE
- PROP. LIGHT POLE
- PROP. DP&L TRANSFORMER PAD

SANITARY SEWER STRUCTURE KEYNOTES

(201) SANITARY MANHOLE
RIM = 972.70
8"INV. = 963.91 (N)
10"INV. = 963.81 (W)

(202) SANITARY MANHOLE
RIM = 972.50
8"INV. = 965.18 (E)
8"INV. = 965.08 (S)

(203) SANITARY MANHOLE
RIM = 973.80
8"INV. = 966.38 (E)
8"INV. = 966.28 (W)

(204) SANITARY MANHOLE
RIM = 974.00
8"INV. = 967.48 (W)

(205) SANITARY CLEANOUT
6"INV. = 971.50

(206) SANITARY CLEANOUT
6"INV. = 970.54

(207) SANITARY CLEANOUT
6"INV. = 971.00

(208) SANITARY CLEANOUT
6"INV. = 970.00

(209) SANITARY CLEANOUT
6"INV. = 969.19

(210) SANITARY CLEANOUT
6"INV. = 969.00

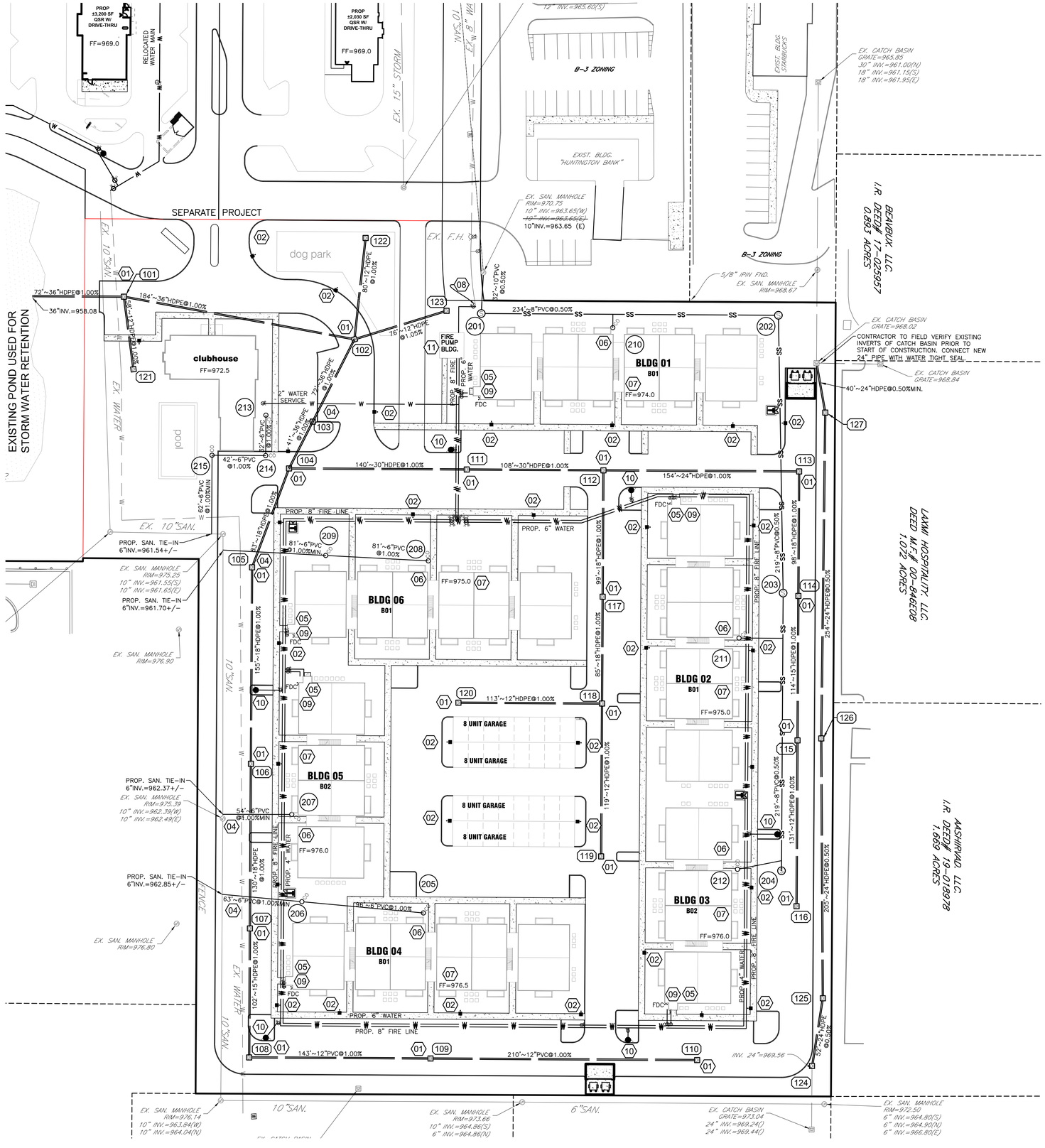
(211) SANITARY CLEANOUT
6"INV. = 970.00

(212) SANITARY CLEANOUT
6"INV. = 971.00

(213) SANITARY CLEANOUT
6"INV. = 967.50

(214) SANITARY CLEANOUT
6"INV. = 967.18

(215) SANITARY CLEANOUT
6"INV. = 966.76



Know what's below. Call before you dig.

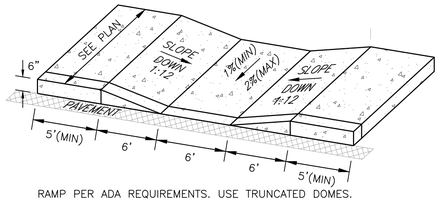
GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HAYDEN
APARTMENTS AT HUBER HEIGHTS
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

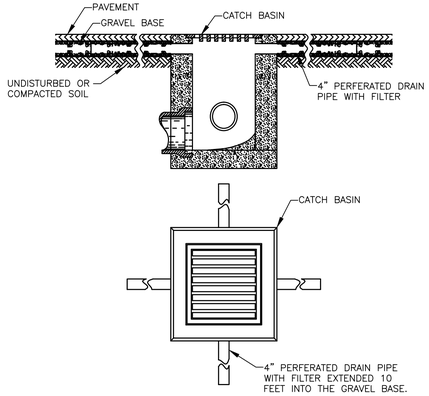
BURKHARDT
ENGINEERS ▼ SURVEYORS
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Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-4
Scale: 1" = 40'	
Date: 08.06.2021	
Sheet: UTILITY PLAN	
Sheet No.: C-4	

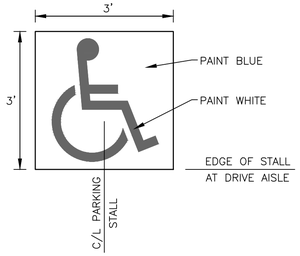


RAMP PER ADA REQUIREMENTS. USE TRUNCATED DOMES.

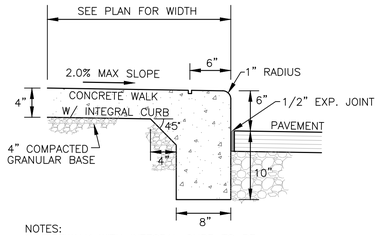
ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE



CATCH BASIN FINGER DRAIN DETAIL
NOT TO SCALE

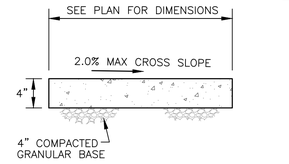


ADA PARKING SYMBOL
NOT TO SCALE



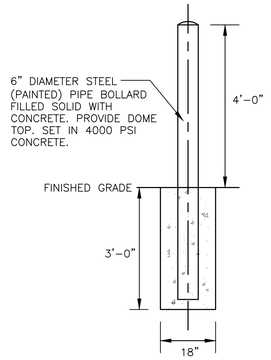
NOTES:
1. SIDEWALK WITH INTEGRAL CURB TO BE CONSTRUCTED OF 4000 PSI CONCRETE (MIN.).
2. SIDEWALK TO HAVE JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE

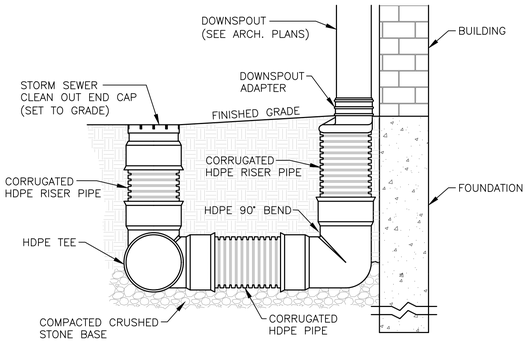


NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 4000 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE



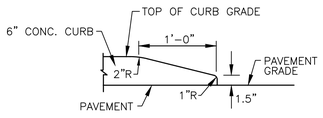
PIPE BOLLARD DETAIL
NOT TO SCALE



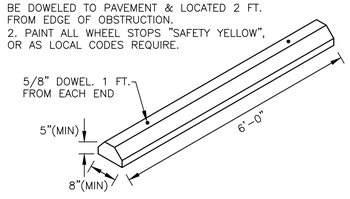
NOTES:
1. HDPE PIPE MAY BE SUBSTITUTED WITH PVC PIPE.
2. ALL JOINTS ARE TO BE WATERTIGHT.
3. CLEAN OUT TO HAVE TRAFFIC BEARING LID AND CONCRETE COLLAR IF INSTALLED IN PAVEMENT AREAS.

DOWNSPOUT COLLECTION DETAIL
NOT TO SCALE

ADA PARKING SIGNAGE
NOT TO SCALE

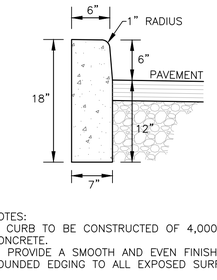


CURB END TAPER DETAIL
NOT TO SCALE



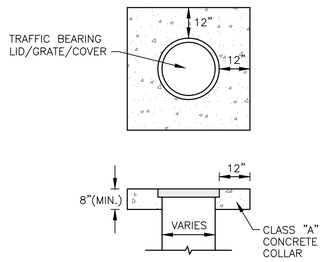
NOTES:
1. PRE-CAST CONCRETE WHEEL STOPS SHALL BE DOWELED TO PAVEMENT & LOCATED 2 FT. FROM EDGE OF OBSTRUCTION.
2. PAINT ALL WHEEL STOPS "SAFETY YELLOW", OR AS LOCAL CODES REQUIRE.

CONCRETE WHEEL STOP
NOT TO SCALE



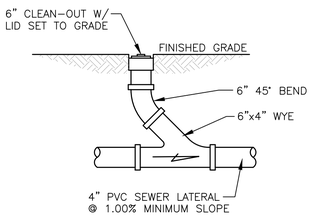
NOTES:
1. CURB TO BE CONSTRUCTED OF 4,000 PSI CONCRETE.
2. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.

BARRIER CURB DETAIL
NOT TO SCALE



NOTE: COLLAR TO BE INSTALLED AROUND ALL STORM INLETS, MANHOLES, CLEANOUTS, PULL BOXES, VALVES, ETC. WHICH ARE LOCATED IN PAVEMENT AREAS.

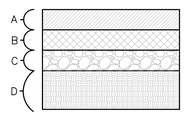
CONCRETE COLLAR
NOT TO SCALE



NOTE: CLEAN OUT TO HAVE TRAFFIC BEARING LID AND CONCRETE COLLAR IF INSTALLED IN PAVEMENT AREAS.

SANITARY CLEAN-OUT
NOT TO SCALE

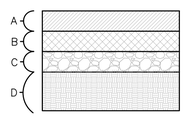
KEY
A – 1-1/2" ODOT ITEM 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
B – 3" ODOT ITEM 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
C – 4" ODOT ITEM 304, AGGREGATE BASE
D – ODOT ITEM 204 SUBGRADE COMPACTION AS PER GEOTECH SPECIFICATIONS



SEE GEOTECHNICAL REPORT PREPARED BY ???? DATED ???? FOR ADDITIONAL INFORMATION.

LIGHT-TRAFFIC ASPHALT "PARKING AREA" PAVEMENT SECTION
NOT TO SCALE

KEY
A – 1-1/2" ODOT ITEM 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
B – 5" ODOT ITEM 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
C – 6" ODOT ITEM 304, AGGREGATE BASE
D – ODOT ITEM 204 SUBGRADE COMPACTION AS PER GEOTECH SPECIFICATIONS



SEE GEOTECHNICAL REPORT PREPARED BY ???? DATED ???? FOR ADDITIONAL INFORMATION.

HEAVY-TRAFFIC ASPHALT "DRIVEWAY AREA" PAVEMENT SECTION
NOT TO SCALE

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

Item	Description	Date

SITE DEVELOPMENT PLANS FOR

HAYDEN
APARTMENTS AT HUBER HEIGHTS

OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT
ENGINEERS ▾ SURVEYORS
26 North Cherry Street | Germantown, Ohio 45327 | Phone 937-388-9080 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-5
Scale: N/A	

Date: 08.06.2021

Sheet: DETAILS

Sheet No.: C-5

GENERAL STORMWATER POLLUTION PREVENTION NOTES

1. All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
2. Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
3. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
4. Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
5. The soil erosion controls are to be inspected once a week and within 24 hours of a 0.50 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
6. Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 14 days. Any disturbed area that is not going to be worked for 365 days or more must be permanently stabilized (seeded and mulched) within 7 days of most recent disturbance.
7. Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 14 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed; these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
8. Soil stockpiles shall be stabilized or protected to prevent soil loss.
9. All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
10. Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
11. The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
12. Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
13. No solid or liquid waste shall be discharged into storm water runoff.
14. Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
15. Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
16. If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
17. No fuel storage is permitted on-site.
18. All storm sewers, infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.
19. The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the Ohio EPA.
20. The General Contractor is responsible for ensuring that all soil erosion and sediment control practices comply with the Ohio EPA's General Permit for Construction No. OHC000005 and follow the best practices set forth in the ODNR Rainwater and Land Development Manual.
21. Dumpsters shall be provided for the disposal of debris, trash, hazardous and petroleum waste. All containers must be covered and leak proof.
22. All construction and demolition debris waste will be disposed of in an OEPA approved C&DD landfill as required by Ohio Revised Code 3714.
23. Any areas that will be used for mixing or storing fertilizers, lime, asphalt or concrete or used for vehicle fueling shall be designated and these areas should be kept away from any watercourses or storm sewers.
24. A Spill Prevention Control and Countermeasures (SPCC) Plan shall be developed if the site has one above ground storage tank of 660 gallons or more, total above ground tank storage of 1330 gallons, or below ground storage of 42,000 gallons of fuel.
25. All contaminated soils must be treated and/or disposed in OEPA approved soild waste management facilities or hazardous waste treatment, storage or disposal facilities (TSDFs).
26. In the event of a large release of petroleum waste (25 gallons or more) contractor shall contact OEPA at 1-800-282-9378, the local fire department and the local emergency planning committee (LEPC) within 30 minutes of spill.
27. Protected storage areas for industrial or construction materials shall be used to minimize exposure of such materials to storm water.
28. If the Contractor uses pumps to assist in construction dewatering efforts, the water must be filtered prior to discharging it into the municipal storm sewer system, ensuring that no soil, silt or sediment enters the system.
29. Contractor to review and determine the best locations for construction entrance, concrete washout, dumpsters, and other SWPPP elements. All dirt and sediment is to be kept off public streets.

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. Stone tracking pad atop geotextile liner.
2. Install silt fence and protection fencing.
3. Initial clearing, grubbing, and demolition.
4. Strip and stockpile top soil.
5. Rough grade and balance site, including detention basin.
6. Install underground utilities (i.e. Sanitary, Storm & Water)
7. Place inlet filters on all storm inlets.
8. Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
9. Final grade site.
10. Install pavement, curb, and other hardscape structures/surfaces.
11. Stabilize ditches, detention basin, common areas and slopes.
12. Establish permanent vegetation for all disturbed areas.
13. Remove all temporary erosion and sediment control devices.
14. Clean out storm sewer system and site upon completion.

SOIL EROSION CONTROL LEGEND

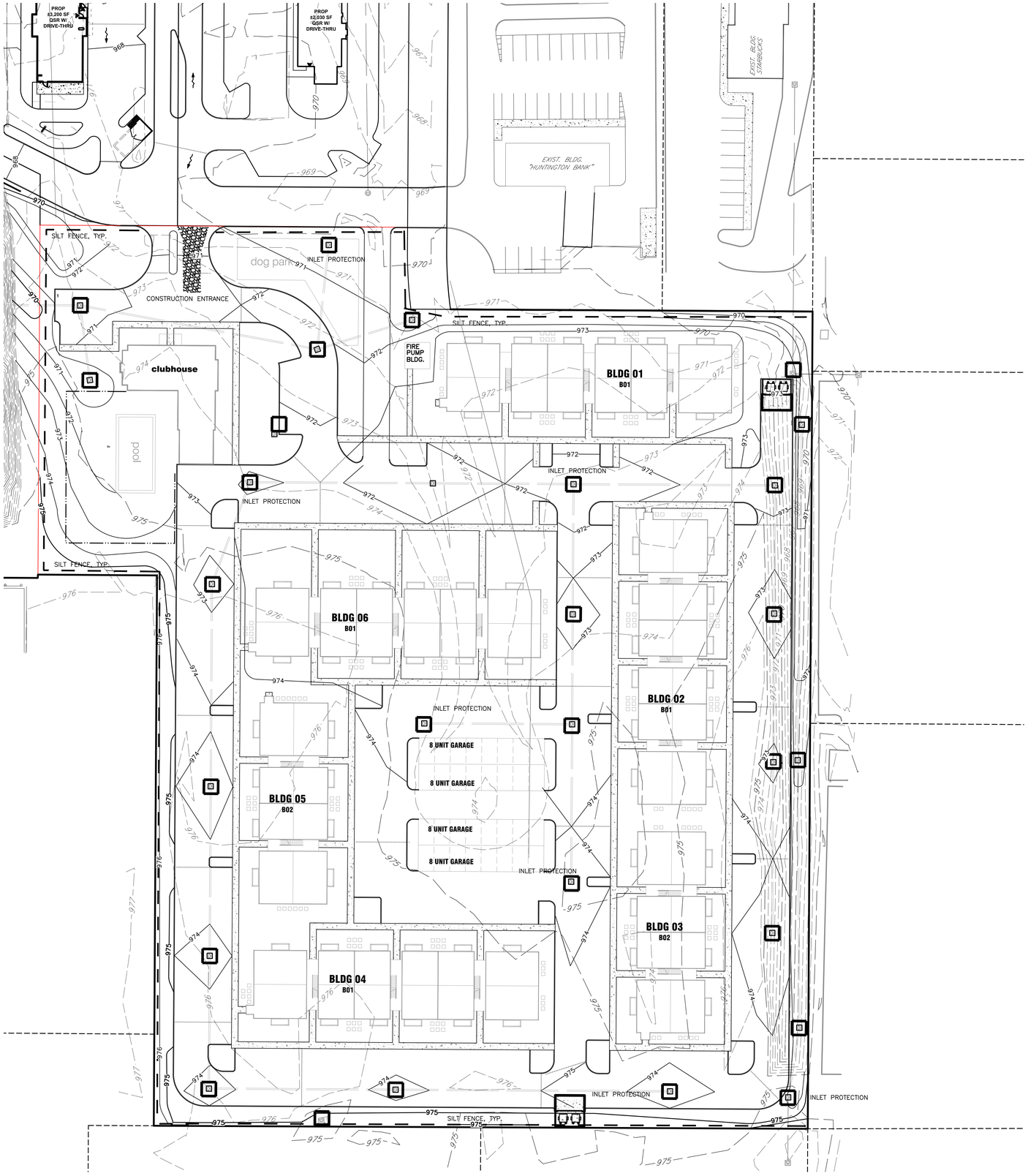
- SILT FENCE
- INLET PROTECTION / DANDY SACK
- CONSTRUCTION ENTRANCE

SOIL EROSION CONTROL MAINTENANCE

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).



GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft.

Know what's below. Call before you dig.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR

HAYDEN

APARTMENTS AT HUBER HEIGHTS

OLD TROY PIKE & TAYLORSVILLE ROAD

CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

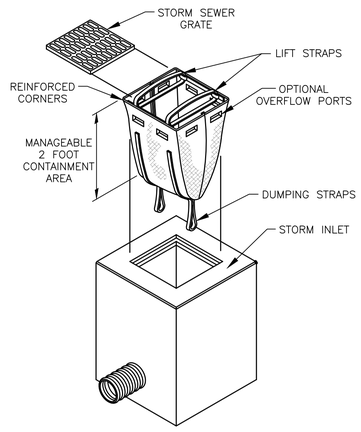
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ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-8060 | BURKHARDTINC.COM
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Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-6
Scale: 1" = 40'	

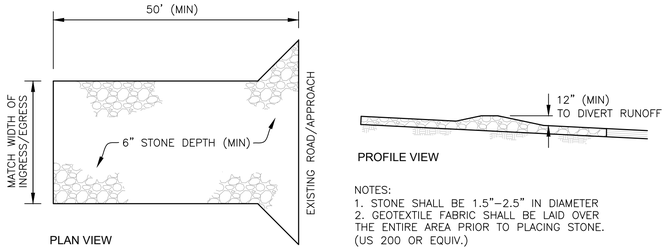
Date: 08.06.2021

Sheet: STORMWATER POLLUTION PREVENTION PLAN

Sheet No.: C-6

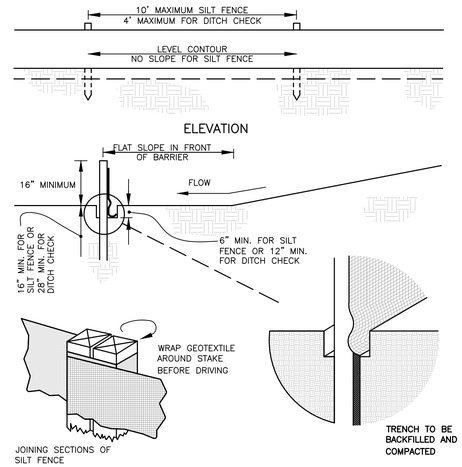


DANDY SACK™ DETAIL
NOT TO SCALE

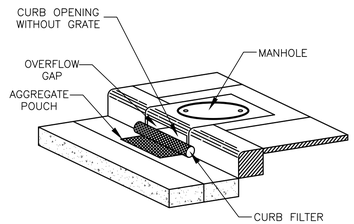


NOTES:
1. STONE SHALL BE 1.5"–2.5" IN DIAMETER
2. GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

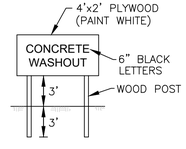


SILT FENCE & SILT DITCH CHECK DETAIL
NOT TO SCALE

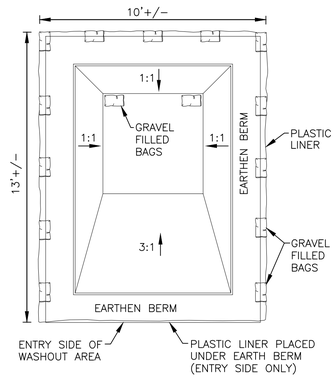


NOTES:
1. INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER TO BE INSTALLED ON EXISTING PAVEMENT

DANDY CURB™ DETAIL
NOT TO SCALE



CONCRETE WASHOUT SIGN
NOT TO SCALE



NOTES:
1. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL–FILLED BAGS.
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.

CONCRETE WASHOUT AREA
NOT TO SCALE

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

Item	Description	Date

SITE DEVELOPMENT PLANS FOR

HAYDEN
APARTMENTS AT HUBER HEIGHTS

OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

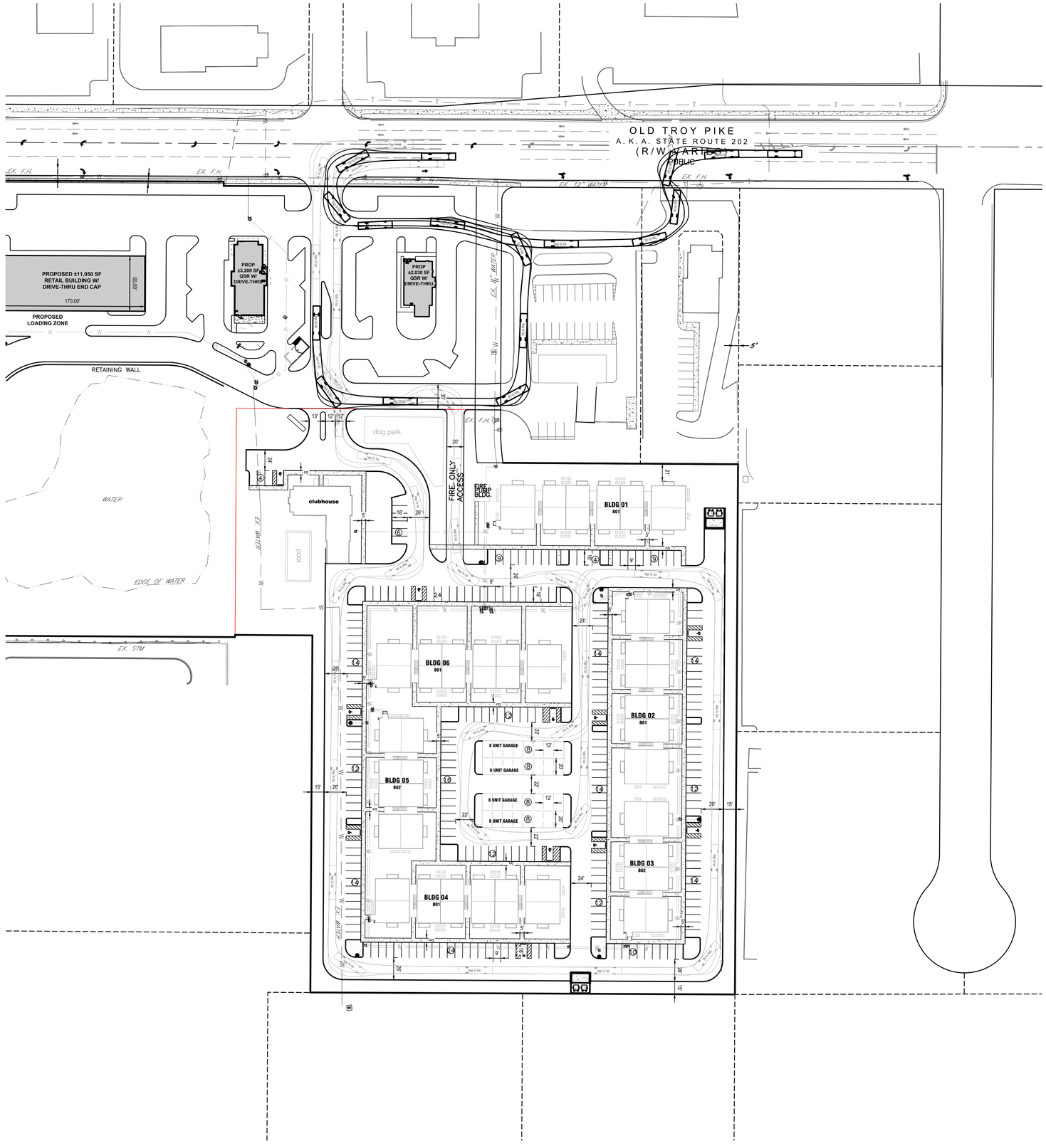
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CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-7
Scale: 1" = 40'	

Date: 08.06.2021

Sheet: SWPPP DETAILS

Sheet No.: C-7



Know what's below. Call before you dig.

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR

HAYDEN

APARTMENTS AT HUBER HEIGHTS

OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

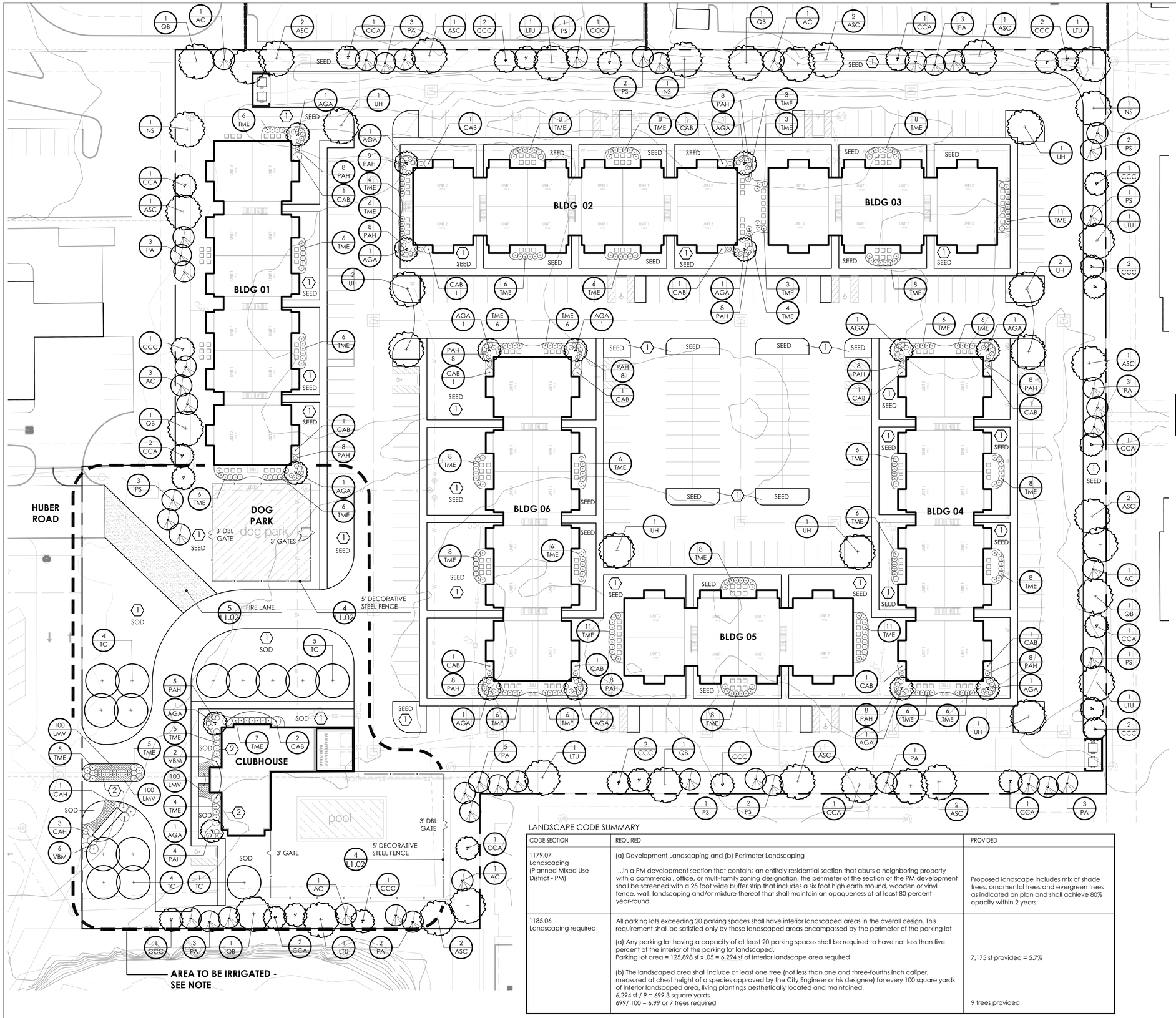
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Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: MF C-8
Scale: 1" = 40'	

Date:
08.06.2021

Sheet:
FIRE TRUCK PLAN

Sheet No.:
C-8



GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

(1) NEW LAWN AREA. FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE. PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) LANDSCAPE AREA. PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

NOTE:
LANDSCAPE CONTRACTOR TO PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM TO LIMITS SHOWN ON PLAN. REFER TO MEP PLANS FOR LOCATION OF IRRIGATION SYSTEM CONNECTION POINT.

LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED
1179.07 Landscaping (Planned Mixed Use District - PM)	(a) Development Landscaping and (b) Perimeter Landscaping ...in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round.	Proposed landscape includes mix of shade trees, ornamental trees and evergreen trees as indicated on plan and shall achieve 80% opacity within 2 years.
1185.06 Landscaping required	All parking lots exceeding 20 parking spaces shall have interior landscaped areas in the overall design. This requirement shall be satisfied only by those landscaped areas encompassed by the perimeter of the parking lot (a) Any parking lot having a capacity of at least 20 parking spaces shall be required to have not less than five percent of the interior of the parking lot landscaped. Parking lot area = 125,898 sf x .05 = 6,294 sf of Interior landscape area required (b) The landscaped area shall include at least one tree (not less than one and three-fourths inch caliper, measured at chest height of a species approved by the City Engineer or his designee) for every 100 square yards of interior landscaped area, living plantings aesthetically located and maintained. 6,294 sf / 9 = 699.3 square yards 699/ 100 = 6.99 or 7 trees required	7,175 sf provided = 5.7% 9 trees provided

0' 15' 30' 60' NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgela.com

CONSULTANTS

Huber Heights Multi-Family

PROJECT NAME
Huber Heights, OH

CLIENT
Homestead Companies
369 E Livingston Ave
Columbus, OH 43215

PROJECT NO. 21019
Date: 4/13/2021
Issued for:

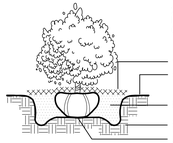
REVISIONS
XX/XX/XXXX XXXXXX

Sheet Title
Planting Plan

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number
L1.01



NOTES:

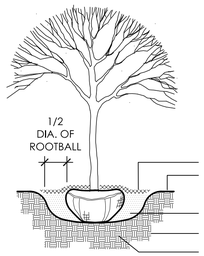
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING DETAIL

NTS



NOTES:

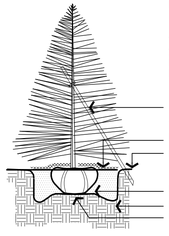
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 DECID. TREE PLANTING DETAIL

NTS



NOTES:

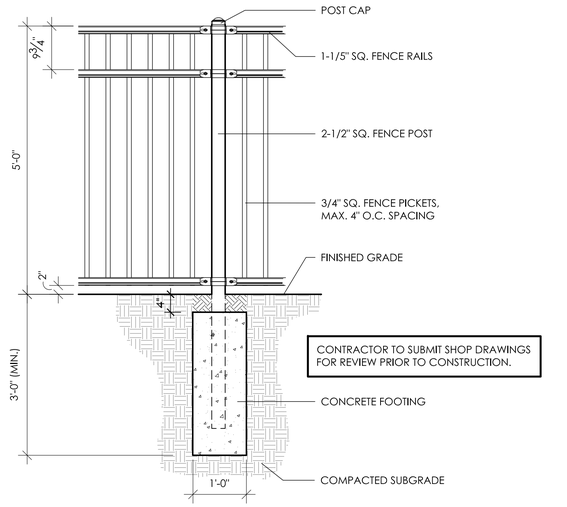
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

2"X 2"X 8' STAKE (DRIVEN 3'-0" INTO GROUND) ANGLE STAKE TOWARD PREVAILING WIND
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

3 EVERGREEN PLANTING DETAIL

NTS



NOTES:
STEEL W/ FLUSH BOTTOM PICKETED FENCE/ GATES
MANUFACTURER: AMERISTAR
MODEL: AEGIS PLUS
STYLE: MAJESTIC
FINISH: BLACK POWDERCOATED

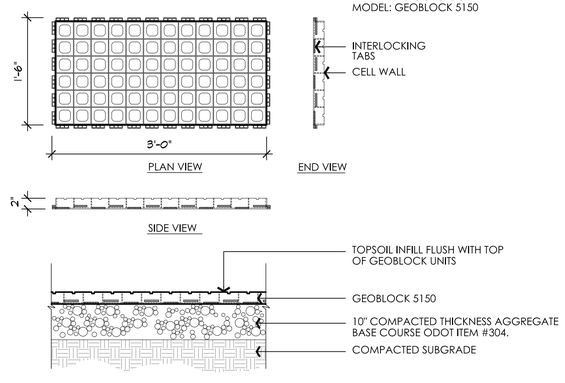
POST CAP
1-1/5" SQ. FENCE RAILS
2-1/2" SQ. FENCE POST
3/4" SQ. FENCE PICKETS, MAX. 4" O.C. SPACING
FINISHED GRADE

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

CONCRETE FOOTING
COMPACTED SUBGRADE

4 5' DECORATIVE STEEL FENCE

SCALE = NTS



NOTE:
REINFORCED TURF GRASS SYSTEM BY:
MANUFACTURER: PRESTO GEOSYSTEMS
WWW.PRESTOGEO.COM
MODEL: GEOBLOCK 5150

INTERLOCKING TABS
CELL WALL

TOPSOIL INFILL FLUSH WITH TOP OF GEOBLOCK UNITS
GEOBLOCK 5150
10" COMPACTED THICKNESS AGGREGATE BASE COURSE ODOT ITEM #304.
COMPACTED SUBGRADE

5 FIRE LANE

SCALE = NTS

PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		TREES				
15	ASC	Acer saccharum	SUGAR MAPLE	2.5" Cal.	B&B	
6	QB	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal.	B&B	
6	LTU	Liriodendron tulipifera	TULIP TREE	2.5" Cal.	B&B	
16	CCC	Crusader crugalli var. inermis	CRUSADER HAWTHORN	1.75" Cal.	B&B	
12	CCA	Cercis canadensis	EASTERN REDBUD	1.75" Cal.	B&B	
14	TC	Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	2.5" Cal.	B&B	
3	NS	Nyssa sylvatica	BLACK TUPELO	2.5" Cal.	B&B	
9	UH	Ulmus 'Homestead'	HOMESTEAD ELM	2.5" Cal.	B&B	
16	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' Hgt.	B&B	MULTI-STEM
		EVERGREEN TREES				
8	AC	Abies concolor	WHITE FIR	6' Hgt.	B&B	
26	PA	Picea abies	NORWAY SPRUCE	6' Hgt.	B&B	
13	PS	Pinus strobus	WHITE PINE	6' Hgt.	B&B	
		SHRUBS				
16	CAB	Cornus alba 'Bailhalo'	IVORY HALO RED TWIG DOGWOOD	24"-30" Hgt.	Cont.	
8	VBM	Viburnum × burkwoodii 'Mohawk'	MOHAWK VIBURNUM	36" Hgt.	B&B	
278	TME	Taxus x media 'Everlow'	EVERLOW YEW	18" Hgt.	B&B	
4	CAH	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	18"-24" Hgt.	Cont.	
		PERENNIALS/ GRASSES/ GROUNDCOVER				
300	LMV	Liriope muscari 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	
121	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	

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CONSULTANTS

Huber Heights Multi-Family

PROJECT NAME

Huber Heights, OH

CLIENT

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

PROJECT NO. 21019

Date: 4/13/2021

Issued for:

REVISIONS

1	XX/XX/XXXX	XXXXXX

Sheet Title

Planting Details

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number

L1.02



10a **residential building 1 // front elevation**
scale : 1/16" = 1'-0"



10b **residential building 1 // side elevation**
scale : 1/16" = 1'-0"

© 2021 ARCHALL ARCHITECTS



11a **residential building 2 // front elevation**
scale : 1/16" = 1'-0"



11b **residential building 2 // side elevation**
scale : 1/16" = 1'-0"

© 2021 ARCHALL ARCHITECTS



12a **clubhouse // front elevation**
scale : 1/16" = 1'-0"



12b **clubhouse // side elevation**
scale : 1/16" = 1'-0"

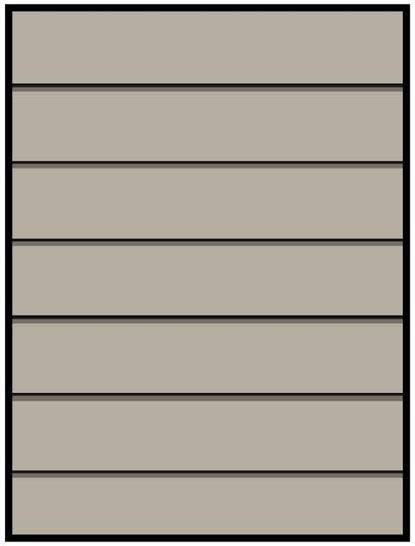


12c **clubhouse // back elevation**
scale : 1/16" = 1'-0"



12d **clubhouse // side elevation**
scale : 1/16" = 1'-0"

© 2021 ARCHALL ARCHITECTS



SIDING 01

product // james hardie
// hardieplank lap siding
color // cobble stone



SIDING 02

product // james hardie
// Hardieshingle siding
color // cobble stone



ROOF 01

product // asphalt dimensional shingle



BRICK 01

product // glen gery
color // mink grey



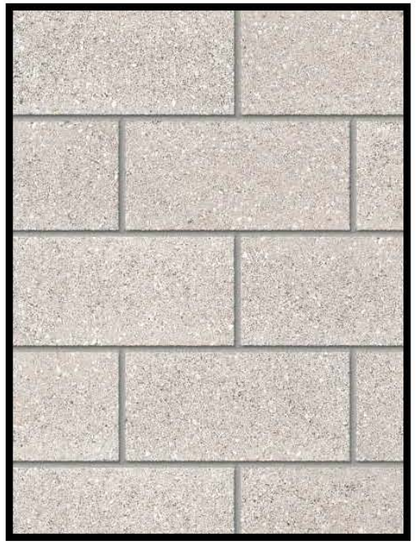
BRICK 02

product // glen gery
color // santa fe



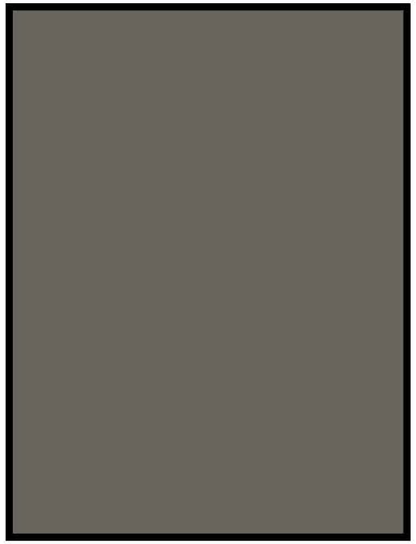
SIDING 03

product // james hardie
// hardieplank lap siding
color // iron gray



STONE 01

product // rockcast smooth
color // charlotte tan



EIFS

product // eifs siding
color // charcoal

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Huber Heights Fire Division

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

Occupancy Name:	Hayden Apartments
Occupancy Address:	East end of Huber Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-178
MCBR ELE:		HHFD Box:	44
REVIEWER:	Susong	DATE:	8/20/2021

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- **Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c).**
- **At least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified**

Ordinance 1521.01(e). (Based on Utility Plan C-4, 8/6/2021, locations appear to meet this requirement.)

- **Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. (See below.)**
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.**
- **The water supply shall be capable of providing required fire flows for fire protection. Ohio Fire Code 507.1 & 507.3. Calculations and findings will need to be determined and provided. (Refer to Ohio Fire Code Appendix B for required flows.)**
- **Verify that proposed trees do not obstruct fire department access and access roads. The minimum clear vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1.**
- **Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1. The secondary fire department access road is shown in different location on the site drawings and landscape drawings. Final location shall be resubmitted before construction.**
- **Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1. (Based on Utility Plan C-4, 8/6/2021, locations appear to meet this requirement.)**
- **Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.**

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.

AI-7780 **7. C.**

Planning Commission

Meeting Date: 08/24/2021

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection (ZC 21-25).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: August 19, 2021

Subject: ZC 21-25 (Detailed Development Plan – Broad Reach)

- Application dated August 9, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Broad Reach Retail Partners, LLC– Applicant HF 2 SUB LLC- Owner
DEVELOPMENT NAME:	Huber Heights Common
ADDRESS/LOCATION:	Northeast corner Taylorsville and Old Troy Pike
ZONING/ACREAGE:	Planned Mixed Use (PM) / 9.2 acres
EXISTING LAND USE:	Multi-Family Residential/Office
ZONING ADJACENT LAND:	R-6, B-3, PC
REQUEST:	The applicant requests approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection
PREVIOUS APPROVAL:	ZC 21-16
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 the infrastructure portion of a commercial and multi-family Mixed Use project at the above-described location.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings.

Site

Access will be in multiple locations along Old Troy Pike and Taylorsville Road. Both Taylorsville Road and Old Troy Pike will be widened along the site's frontage. The plan calls for a minimum of 24 feet wide drives. Individual Detailed Development Plans will be submitted for each user and lot.

The traffic improvements included are as follows:

- Old Troy Pike is being widened to add an express lane along the frontage.
- Old Troy Pike & Access 1 is proposed to be right-in/right-out only.
- Old Troy Pike & Access 2 (across from IHOP) restricts left turns out of the development.
- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.
- Taylorsville Road is being widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.
- Huber Road will be vacated with this development.
- Access easements are be granted to the public for access from the businesses to the north to access the signalized intersection.

With the Huber Road vacation, additional property is being transferred to the adjacent property owners. With this, the QSR has room to relocate the parking area along the shared access drive that parallels Old Troy Pike to the north. Exact layout will come with the individual Detailed Development Plan.

Storm water is handled through storm sewers flowing into an existing retention pond at the eastern side of the property.

Sanitary will flow into existing public sanitary sewers which flow across the property into the Old Troy Pike right of way. A portion of the sewer will be relocated to align better with the street and lot network.

Water is being provided from the existing public main which also crosses the middle of the property and connects in the Old Troy Pike right of way and into the property to the east. A new main will be located along a portion of the water main and part will also be relocated to align better with the street and lot network.

Building Elevations

No buildings are being approved with this application.

Landscaping

There is proposed landscaping throughout the interior street network and along the existing retention pond. The materials include Deciduous Trees, Ornamental Trees and Evergreen Trees. Existing trees will remain around the retention pond and along the eastern property line. A new four foot black coated chain link fence will be installed around the retention pond for safety. In Planned Mixed Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement. Landscaping will also be provided around each building through a combination of bushes, grasses, and flowers and will be part of those individual Detailed Development Plan submittals.

Lighting

Lighting will be address in the individual Detailed Development Plan submittals, but will have the following guidelines:

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.

- Exterior building lighting shall also be decorative, in character with the architectural style of the buildings
- Lighting Standards - Where a site abuts a residential district or use, the following special conditions shall apply:
    - The height of light fixtures shall not exceed 25 feet;
    - All fixtures shall have a cut-off angle of 90 degrees or less;
    - No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
    - Maximum illumination at the property line shall not exceed one half foot-candle

Signage

One community ground sign is being proposed at the southwest corner with details to be provided at a later date. Individual lot signage will be presented at the detailed Development Plan stage for each lot. While the designs have not been submitted, the individual signs shall not exceed that of the City's standard sign code, unless specifically approved by Planning Commission.

Recommendation:

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

Planning Commission Decision Record- Rev

WHEREAS, on August 9, 2021, the applicant, Broad Reach Retail Partners, LLC, requested approval of a Detailed Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike (Zoning Case 21-25), and;

WHEREAS, on August 24, 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 of the request.

_____ moved to approve the application submitted by Broad Reach Retail Partners, LLC, and the applicant's request for approval of a Detailed Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike (Zoning Case 21-25) in accordance with the recommendation of Staff's Memorandum dated August 19, 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 August 9, 2021, except as modified herein.

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

3. The Detailed Development Plan approval is for internal roads, utility, stormwater, landscaping, and Public Road improvements only.

4. No parking spaces shall be located along the shared access drive north of the signalized intersection.

5. Access shall be limited coming off the main access drive from the signalized intersection at the closest crossing drive for right turn only movements.

6. 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.

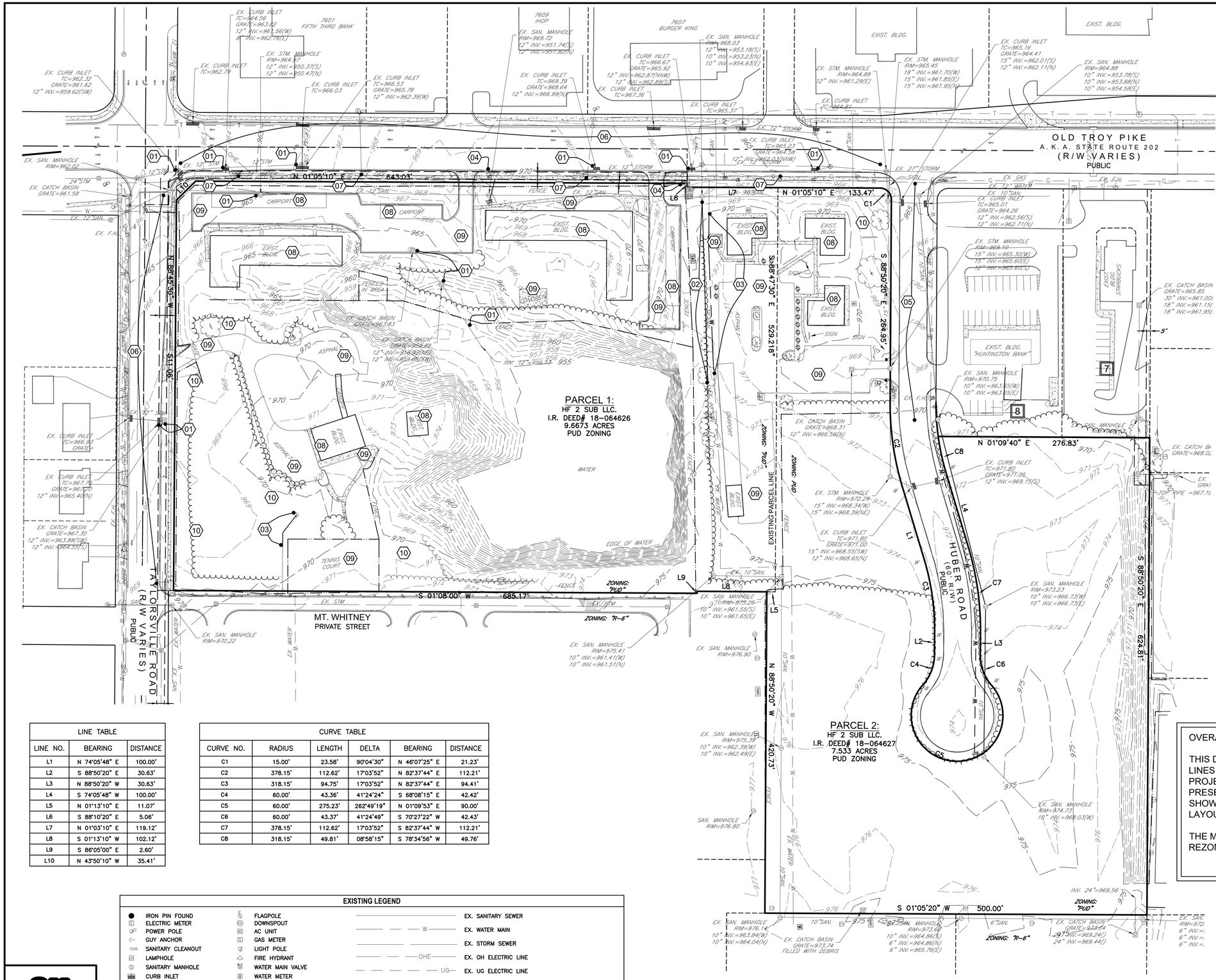
7. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant, and requiring the submittal of a performance bond, cash bond, or letter of credit to insure 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.

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

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

_____ _____

Terry Walton, Chair Date
Planning Commission



DEMOLITION KEYNOTES

01 CITY OF HUBER HEIGHTS PUBLIC STORM SEWER AND STORM STRUCTURES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

02 CITY OF HUBER HEIGHTS PUBLIC SANITARY SEWER TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

03 CITY OF HUBER HEIGHTS PUBLIC WATER LINE TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

04 FIRE HYDRANY TO BE RELOCATED FOR ROAD WIDENING ON OLD TROY PIKE.

05 HUBER ROAD CUL-DE-SAC (PUBLIC STREET WITH CURB & GUTTER) TO BE REMOVED AND DISPOSED OF. WORK INCLUDEDS REMOVING APPROACH ON OLD TROY PIKE. COORDINATE WORK WITH CITY OF HUBER HEIGHTS. HUBER ROAD RIGHT OF WAY TO BE VACATED.

06 CURB AND GUTTER AND SIDEWALKS ALONG OLD TROY PIKE (EAST SIDE) AND TAYLORSVILLE ROAD (NORTH SIDE) TO BE SAWCUT AND REMOVED FOR ROAD WIDENING.

07 UTILITY POLES ALONG OLD TROY PIKE TO BE RELOCATED FOR ROAD WIDENING. COORDINATE WORK WITH UTILITY OWNERS AND CITY OF HUBER HEIGHTS.

08 BUILDING TO BE REMOVED AND UTILITY LINES ABANDONED PER UTILITY PROVIDER REQUIREMENTS.

09 PAVEMENT, SIDEWALKS, PADS AND FENCING TO BE REMOVED AND DISPOSED OF.

10 TREES TO BE CLEARED ON SITE.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 74°05'48" E	100.00'
L2	S 88°50'20" E	30.63'
L3	N 88°50'20" W	30.63'
L4	S 74°05'48" W	100.00'
L5	N 01°13'10" E	11.07'
L6	S 88°10'20" E	5.06'
L7	N 01°03'10" E	119.12'
L8	S 01°13'10" W	102.12'
L9	S 86°05'00" E	2.60'
L10	N 43°50'10" W	35.41'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	15.00'	23.58'	90°04'30"	N 46°07'25" E	21.23'
C2	378.15'	112.62'	17°03'52"	N 82°37'44" E	112.21'
C3	318.15'	94.75'	17°03'52"	N 82°37'44" E	94.41'
C4	60.00'	43.36'	41°24'24"	S 68°08'15" E	42.42'
C5	60.00'	275.23'	262°49'19"	N 01°09'53" E	90.00'
C6	60.00'	43.37'	41°24'49"	S 70°27'22" W	42.43'
C7	378.15'	112.62'	17°03'52"	S 82°37'44" W	112.21'
C8	318.15'	49.81'	08°58'15"	S 78°34'56" W	49.76'

EXISTING LEGEND

- IRON PIN FOUND
- ELECTRIC METER
- POWER POLE
- GUY ANCHOR
- SANITARY CLEANOUT
- LAMPHOLE
- SANITARY MANHOLE
- CURB INLET
- DRIP INLET
- STORM MANHOLE
- AREA DRAIN
- NUMBER OF PARKING STALLS
- FLAGPOLE
- DOWNSPOUT
- AC UNIT
- GAS METER
- LIGHT POLE
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER METER
- SIGN
- TREE W/SIZE
- EVERGREEN TREE
- HANDICAP PARKING
- EX. SANITARY SEWER
- W — EX. WATER MAIN
- EX. STORM SEWER
- OHE — EX. OH ELECTRIC LINE
- UG — EX. UG ELECTRIC LINE
- 968 — EX. CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE

OVERALL SITE DDP SET:

THIS DDP SET IS FOR THE INTERNAL ROADS , UTILITY LINES AND PUBLIC ROAD IMPROVEMENTS FOR THIS PROJECT. EACH INDIVIDUAL LOT WILL NEED TO PRESENT IT'S OWN DDP SET. THE SITE LAYOUTS SHOWN ON THESE PLANS MAY NOT BE THE ACTUAL LAYOUT FOR THE INDIVIDUAL LOTS.

THE MULTI FAMILY SITE THAT WAS PART OF THE PUD REZONING WILL ALSO SUBMIT THEIR OWN DDP SET.

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

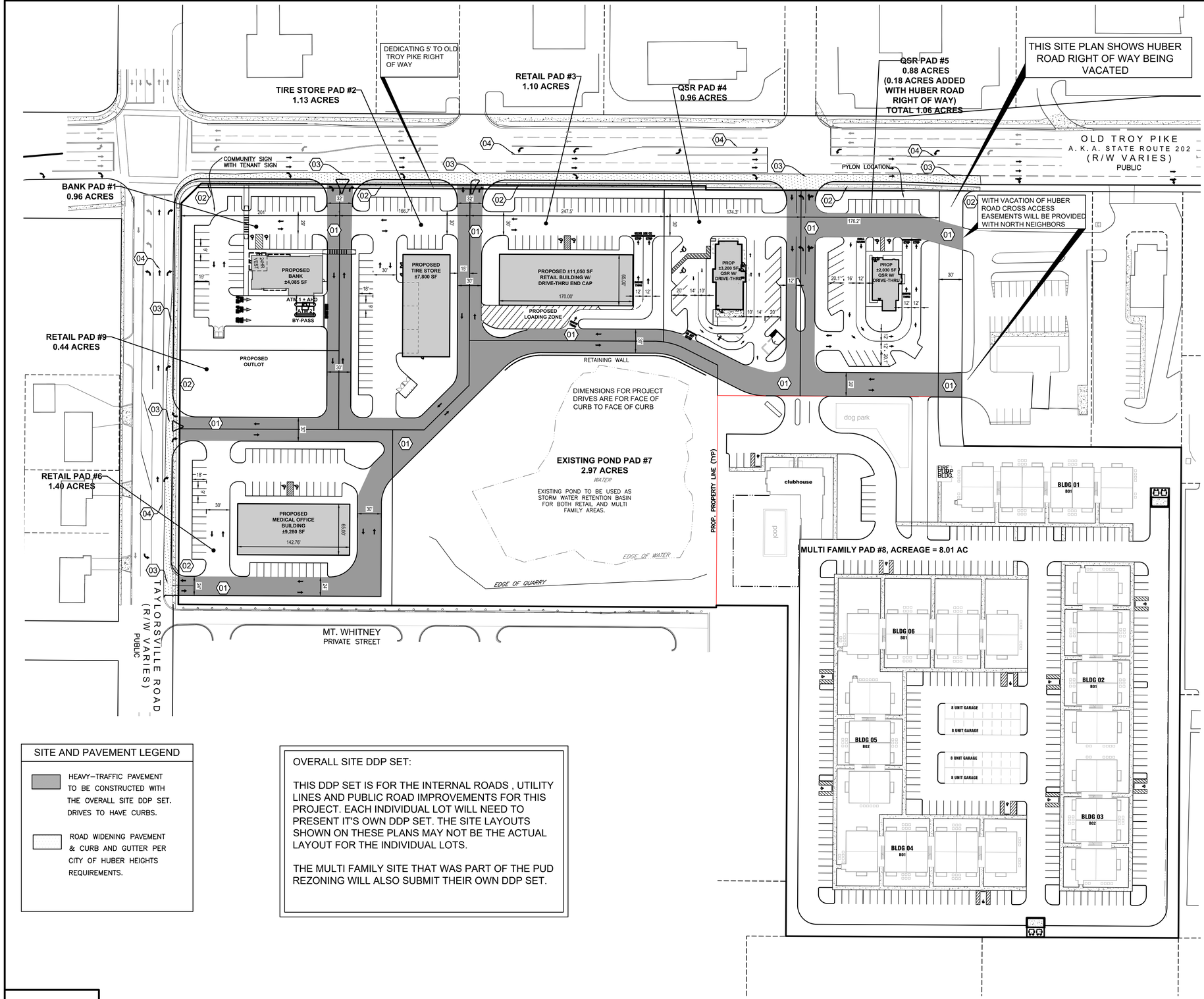
811 Know what's below. Call before you dig.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HUBER HEIGHTS COMMON BROAD REACH RETAIL
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT
ENGINEERS • SURVEYORS
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9060 | BURKHARDTINC.COM

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: PUD C-1
Scale: 1" = 60'	
Date: 08.06.2021	
Sheet: OVERALL SITE DDP TOPO & DEMO PLAN	
Sheet No.: C-1	



GENERAL SITE NOTES

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the structure's facade.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement and concrete to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:

   Curbing: 10'-0" (max) spacing.
   Sidewalks: 5'-0" (max) spacing.
   Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

SITE KEYNOTES

01 HEAVY-TRAFFIC ASPHALT "DRIVEWAY AREA" PAVEMENT
- PER PAVEMENT SECTION / SHEET C-5.0

HEAVY–TRAFFIC PAVEMENT

02 CONCRETE WALK RELOCATED DUE TO OLD TROY PIKE AND TAYLORSVILLE ROAD WIDENING.
-PER CITY OF HUBER HEIGHTS REQUIREMENTS

03 ASPHALT PAVEMENT, ISLANDS, AND CURB AND GUTTER FOR OLD TROY PIKE AND TAYLORSVILLE ROAD WIDENING.
-PER CITY OF HUBER HEIGHTS REQUIREMENTS

ROAD WIDENING PAVEMENT

04 PAVEMENT MARKINGS FOR OLD TROY PIKE AND TAYLORSVILLE ROAD WIDENING.
-PER CITY OF HUBER HEIGHTS REQUIREMENTS

SITE AND PAVEMENT LEGEND

HEAVY–TRAFFIC PAVEMENT TO BE CONSTRUCTED WITH THE OVERALL SITE DDP SET. DRIVES TO HAVE CURBS.

ROAD WIDENING PAVEMENT & CURB AND GUTTER PER CITY OF HUBER HEIGHTS REQUIREMENTS.

OVERALL SITE DDP SET:

THIS DDP SET IS FOR THE INTERNAL ROADS , UTILITY LINES AND PUBLIC ROAD IMPROVEMENTS FOR THIS PROJECT. EACH INDIVIDUAL LOT WILL NEED TO PRESENT IT'S OWN DDP SET. THE SITE LAYOUTS SHOWN ON THESE PLANS MAY NOT BE THE ACTUAL LAYOUT FOR THE INDIVIDUAL LOTS.

THE MULTI FAMILY SITE THAT WAS PART OF THE PUD REZONING WILL ALSO SUBMIT THEIR OWN DDP SET.

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

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

N

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HUBER HEIGHTS COMMON
BROAD REACH RETAIL
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

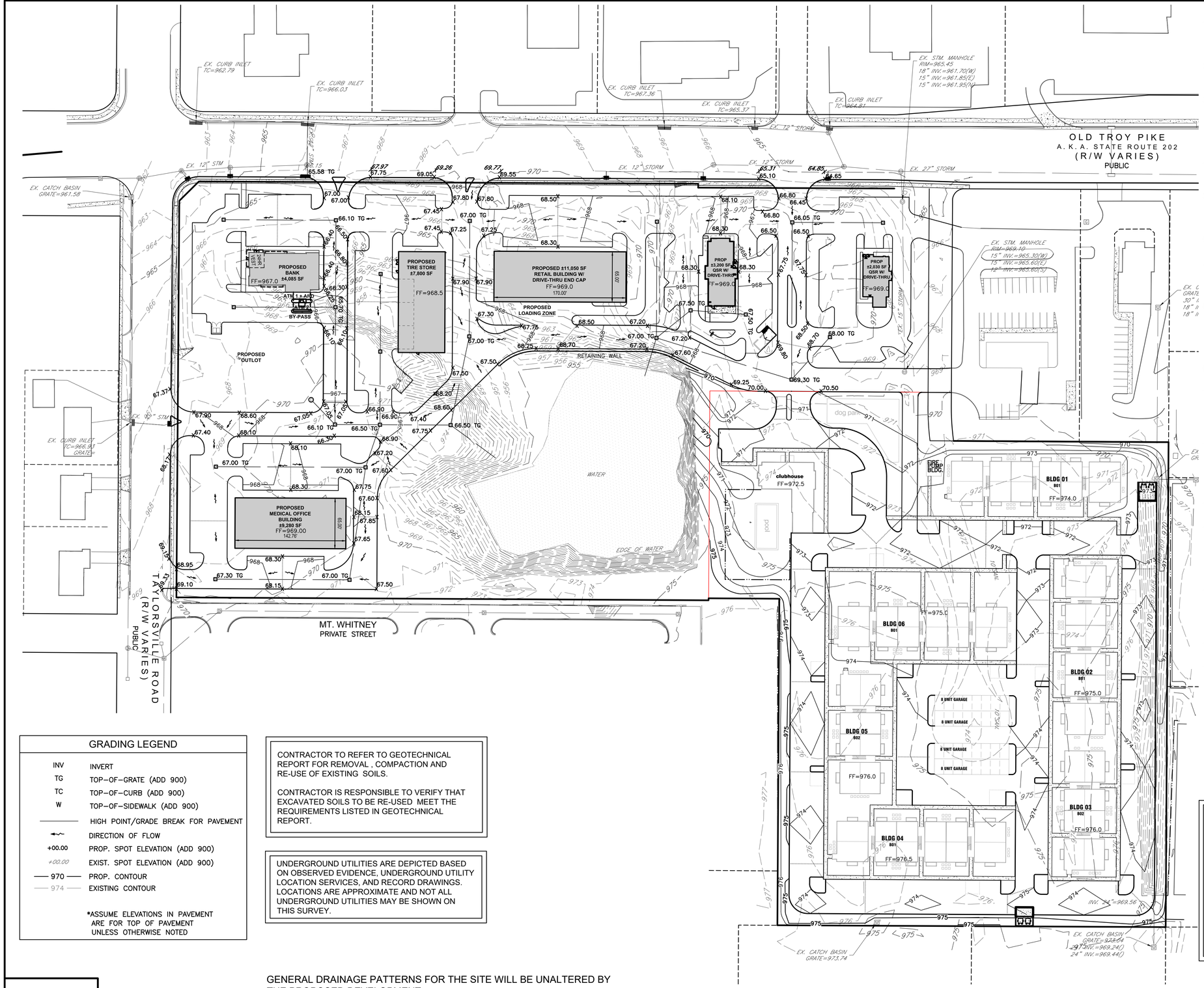
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ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: PUD C-2
Scale: 1" = 60'	

Date: 08.06.2021

Sheet: OVERALL SITE DDP SITE PLAN

Sheet No.: C-2



GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
    - Ramps - 1:12 (8.3%) max.
    - Routes - 1:20 (5.0%) max.
    - Parking - 1:50 (2.0%) max.
    - Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.

GRADING LEGEND

INV	INVERT
TG	TOP–OF–GRATE (ADD 900)
TC	TOP–OF–CURB (ADD 900)
W	TOP–OF–SIDEWALK (ADD 900)
	HIGH POINT/GRADE BREAK FOR PAVEMENT
	DIRECTION OF FLOW
+00.00	PROP. SPOT ELEVATION (ADD 900)
+00.00	EXIST. SPOT ELEVATION (ADD 900)
970	PROP. CONTOUR
974	EXISTING CONTOUR

*ASSUME ELEVATIONS IN PAVEMENT ARE FOR TOP OF PAVEMENT UNLESS OTHERWISE NOTED

CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR REMOVAL , COMPACTION AND RE-USE OF EXISTING SOILS.

CONTRACTOR IS RESPONSIBLE TO VERIFY THAT EXCAVATED SOILS TO BE RE-USED MEET THE REQUIREMENTS LISTED IN GEOTECHNICAL REPORT.

UNDERGROUND UTILITIES ARE DEPICTED BASED ON OBSERVED EVIDENCE, UNDERGROUND UTILITY LOCATION SERVICES, AND RECORD DRAWINGS. LOCATIONS ARE APPROXIMATE AND NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN ON THIS SURVEY.

GENERAL DRAINAGE PATTERNS FOR THE SITE WILL BE UNALTERED BY THE PROPOSED DEVELOPMENT.

THE EXISTING POND WILL BE RE-PURPOSED AS A STORM WATER RETENTION AREA FOR THE PROPOSED DEVELOPMENT.

OVERALL SITE DDP SET:

THIS DDP SET IS FOR THE INTERNAL ROADS , UTILITY LINES AND PUBLIC ROAD IMPROVEMENTS FOR THIS PROJECT. EACH INDIVIDUAL LOT WILL NEED TO PRESENT IT'S OWN DDP SET. THE SITE LAYOUTS SHOWN ON THESE PLANS MAY NOT BE THE ACTUAL LAYOUT FOR THE INDIVIDUAL LOTS.

THE MULTI FAMILY SITE THAT WAS PART OF THE PUD REZONING WILL ALSO SUBMIT THEIR OWN DDP SET.

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

Know what's below. Call before you dig.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HUBER HEIGHTS COMMON
BROAD REACH RETAIL
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

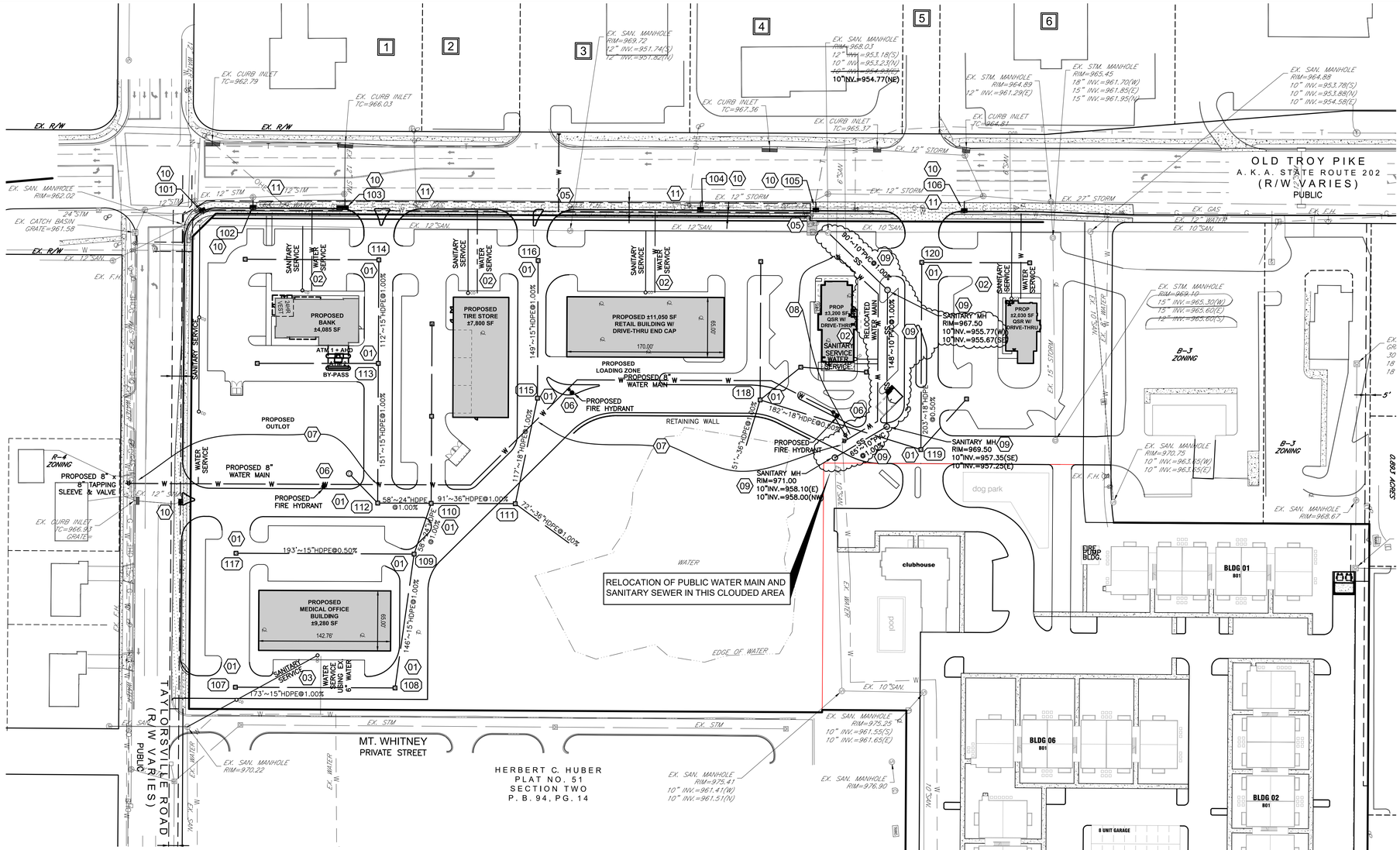
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ENGINEERS • SURVEYORS
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9060 | BURKHARDTINC.COM

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: PUD C-3
Scale: 1" = 60'	

Date: 08.06.2021

Sheet: OVERALL SITE DDP GRADING PLAN

Sheet No.: C-3



UTILITY KEYNOTES

01 THE STORM STRUCTURES IN THE PARKING AREAS ARE TO HAVE 4" UNDERDRAINS INSTALLED AND CONNECTED TO THE STORM STRUCTURES (ONE 10' LONG UNDERDRAIN IN EACH DIRECTION THAT WOULD EXTEND INTO PAVEMENT).
-SEE SHEET C-5.0 FOR UNDERDRAIN DETAIL.

02 LOTS WILL HAVE A WATER SERVICE (FROM THE WATER MAIN IN OLD TROY PIKE) AND A SANITARY SERVICE (FROM THE SANITARY MAIN RUNNING TO THE EAST OF OLD TROY PIKE) BROUGHT INTO LOT TO SERVICE NEW BUILDING.

03 THIS LOT WILL GET SANITARY SERVICE FROM THE EXISTING SANITARY MANHOLE.

04 MAINTAIN 1.5' VERTICAL CLEARANCE BETWEEN WATER LINES, STORM SEWERS AND SANITARY SEWERS.

05 RELOCATED FIRE HYDRANTS FOR ROAD WIDENING ALONG OLD TROY PIKE

06 FIRE HYDRANT PER CITY OF HUBER HEIGHTS REQUIREMENTS.

07 NEW 8" PUBLIC WATER MAIN EXTENSION PER CITY OF HUBER HEIGHTS REQUIREMENTS.

08 RELOCATED 8" PUBLIC WATER MAIN PER CITY OF HUBER HEIGHTS REQUIREMENTS.

09 RELOCATED 10" PUBLIC SANITARY SEWER PER CITY OF HUBER HEIGHTS REQUIREMENTS.

10 STORM SEWER EXTENDED FOR THE ROAD WIDENING FOR TAYLORSVILLE ROAD AND OLD TROY PIKE.

11 UTILITY POLE RELOCATED FOR THE ROAD WIDENING FOR TAYLORSVILLE ROAD AND OLD TROY PIKE.

STORM SEWER STRUCTURE KEYNOTES

101 CATCH BASIN
NO. 3A MODIFIED
GRATE = 961.42
12"INV. = 959.72

102 CATCH BASIN
NO. 3A MODIFIED
GRATE = 963.62
12"INV. = 961.66

103 CATCH BASIN
NO. 3 MODIFIED
GRATE = 965.58
12"INV. = 962.48

104 CATCH BASIN
NO. 3A MODIFIED
GRATE = 968.44
12"INV. = 967.09

105 CATCH BASIN
NO. 3A MODIFIED
GRATE = 965.72
12"INV. = 962.97

106 CATCH BASIN
NO. 3A MODIFIED
GRATE = 964.38
12"INV. = 962.13

107 CATCH BASIN
ODOT 2-2B
GRATE = 967.30
15"INV. = 964.26 (N)

108 CATCH BASIN
ODOT 2-2B
GRATE = 967.00
15"INV.= 962.53 (S)
15"INV.= 962.43 (NE)

109 CATCH BASIN
ODOT 2-2B
GRATE = 967.00
15"INV.= 960.97 (SW)
15"INV.= 960.97 (S)
24"INV.= 960.87 (NE)

110 CATCH BASIN
ODOT 2-4
GRATE = 966.50
15"INV. = 960.29 (E)
24"INV.= 960.29 (SW,N)
36"INV.= 960.19 (N)

111 CATCH BASIN
ODOT 2-4
GRATE = 966.50
18"INV. = 961.23 (NE)
36"INV.= 959.73 (S)
36"INV.= 959.63 (NE)

112 CATCH BASIN
ODOT 2-4
GRATE = 966.10
12"INV. = 961.18 (SW)
18"INV.= 960.68 (E)
24"INV.= 960.58 (N)

113 CATCH BASIN
NO. 2-2B
GRATE = 965.70
12"INV. = 961.79 (S)
15"INV. = 961.54 (E)
18"INV. = 961.44 (W)

114 CATCH BASIN
NO. 2-2B
GRATE = 966.10
12"INV. = 962.20 (S)
15"INV. = 962.10 (E)

115 CATCH BASIN
NO. 2-2B
GRATE = 967.00
18"INV. = 962.50 (E)
18"INV. = 962.40 (SW)

116 CATCH BASIN
NO. 2-2B
GRATE = 967.00
18"INV. = 963.89 (W)

117 CATCH BASIN
NO. 2-2B
GRATE = 967.00
15"INV. = 964.03 (N)

118 CATCH BASIN
NO. 2-2B
GRATE = 967.00
12"INV. = 962.13 (E,NE)
18"INV. = 961.13 (NE)
24"INV. = 961.03 (SW)

119 CATCH BASIN
NO. 2-2B
GRATE = 969.30
18"INV. = 962.04 (NE)
18"INV. = 961.94 (SW)

120 CATCH BASIN
NO. 2-2B
GRATE = 965.70
12"INV. = 963.06 (N)
18"INV. = 963.06 (W)

UTILITY LEGEND

PROP. INLET/MANHOLE/CLEANOUT
PROP. DOWNSPOUT @ BUILDING
PROP. SANITARY SEWER SERVICE
PROP. WATER SERVICE
PROP. STORM SEWER

OVERALL SITE DDP SET:

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GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

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Date | Description | Item

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HUBER HEIGHTS COMMON
BROAD REACH RETAIL
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

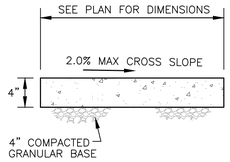
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Design: KMZ	Proj: 19.199
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Check: KMZ	Tab: PUD C-4
Scale: 1" = 60'	

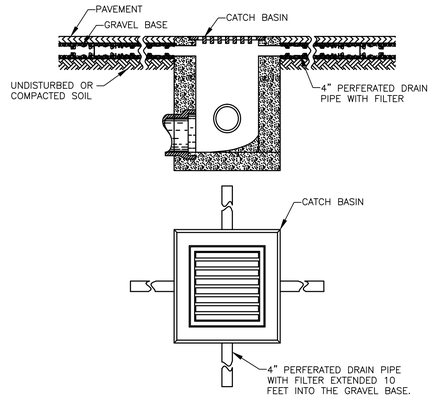
Date: 08.06.2021

Sheet: OVERALL SITE DDP UTILITY PLAN

Sheet No.: C-4

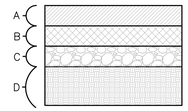


CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE



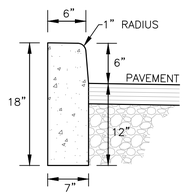
CATCH BASIN FINGER DRAIN DETAIL
NOT TO SCALE

KEY
A – 1–1/2" ODOT ITEM 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64–22
B – 5" ODOT ITEM 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64–22
C – 6" ODOT ITEM 304, AGGREGATE BASE
D – ODOT ITEM 204 SUBGRADE COMPACTION AS PER GEOTECH SPECIFICATIONS



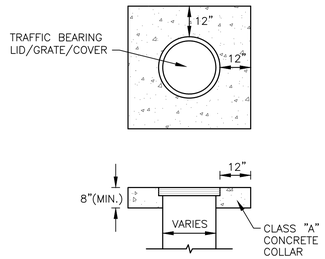
SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

HEAVY-TRAFFIC ASPHALT "DRIVEWAY AREA" PAVEMENT SECTION
NOT TO SCALE



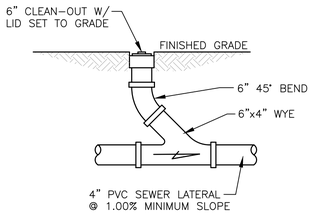
NOTES:
1. CURB TO BE CONSTRUCTED OF 4,000 PSI CONCRETE.
2. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.

BARRIER CURB DETAIL
NOT TO SCALE



NOTE: COLLAR TO BE INSTALLED AROUND ALL STORM INLETS, MANHOLES, CLEANOUTS, PULL BOXES, VALVES, ETC. WHICH ARE LOCATED IN PAVEMENT AREAS.

CONCRETE COLLAR
NOT TO SCALE



NOTE: CLEAN OUT TO HAVE TRAFFIC BEARING LID AND CONCRETE COLLAR IF INSTALLED IN PAVEMENT AREAS.

SANITARY CLEAN-OUT
NOT TO SCALE

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HUBER HEIGHTS COMMONS
BROAD REACH RETAIL
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT ENGINEERS • SURVEYORS
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CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

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Check: KMZ	Tab: PUD C-5
Scale: N/A	

Date: 08.06.2021

Sheet: OVERALL SITE DDP DETAILS

Sheet No.: C-5

OLD TROY PIKE
A. K. A. STATE ROUTE 202
(R/W VARIES)
PUBLIC

MT. WHITNEY
PRIVATE STREET

TAYLORSVILLE ROAD
(R/W VARIES)
PUBLIC

INLET PROTECTION

SILT FENCE, TYP.

CONSTRUCTION ENTRANCE

EDGE OF WATER

WATER

PROPOSED BANK
±4,085 SF
FF=967.0

ATM 1 ±ARD
ATM 2
BY-PASS

PROPOSED TIRE STORE
±7,800 SF
FF=968.5

PROPOSED ±11,050 SF
RETAIL BUILDING W/
DRIVE-THRU END CAP
FF=969.0
170.00'
69.00'

PROPOSED LOADING ZONE

PROP ±3,200 SF
QSR W/ DRIVE-THRU
FF=969.0

PROP ±2,030 SF
QSR W/ DRIVE-THRU
FF=969.0

PROPOSED OUTLOT

PROPOSED MEDICAL OFFICE BUILDING
±9,280 SF
FF=969.00
142.76'
69.00'

clubhouse
FF=972.5

pool

dog park

FIRE PUMP BLDG.

BLDG 01
801
FF=974.0

BLDG 06
801
FF=975.0

BLDG 02
801
FF=975.0

8 UNIT GARAGE
8 UNIT GARAGE
8 UNIT GARAGE
8 UNIT GARAGE
10.34'

BLDG 05
802
FF=976.0

BLDG 03
802
FF=976.0

BLDG 04
801
FF=976.5

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. Stone tracking pad atop geotextile liner.
2. Install silt fence and protection fencing.
3. Initial clearing, grubbing, and demolition.
4. Strip and stockpile top soil.
5. Rough grade and balance site, including detention basin.
6. Install underground utilities (i.e. Sanitary, Storm & Water)
7. Place inlet filters on all storm inlets.
8. Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
9. Final grade site.
10. Install pavement, curb, and other hardscape structures/surfaces.
11. Stabilize ditches, detention basin, common areas and slopes.
12. Establish permanent vegetation for all disturbed areas.
13. Remove all temporary erosion and sediment control devices.
14. Clean out storm sewer system and site upon completion.

SOIL EROSION CONTROL MAINTENANCE

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).

SOIL EROSION CONTROL LEGEND

- SILT FENCE
- INLET PROTECTION / DANDY SACK
- CONSTRUCTION ENTRANCE

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GRAPHIC SCALE
60 0 30 60
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N

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OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

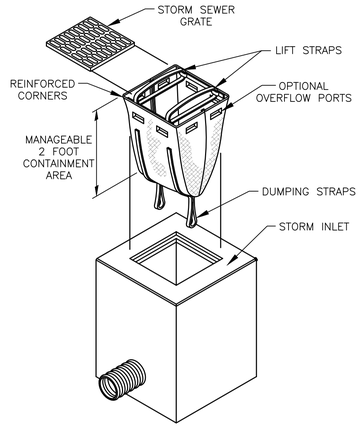
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Check: KMZ	Tab: PUD C-6
Scale: 1" = 60'	

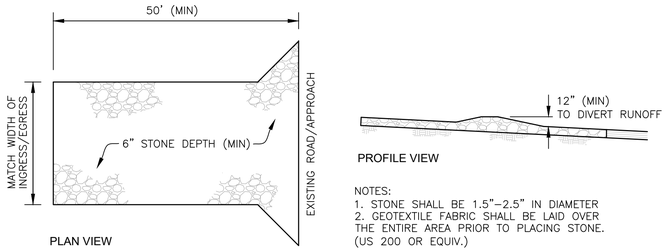
Date: 08.06.2021

Sheet: OVERALL SITE DDP SWPPP PLAN

Sheet No.: C-6

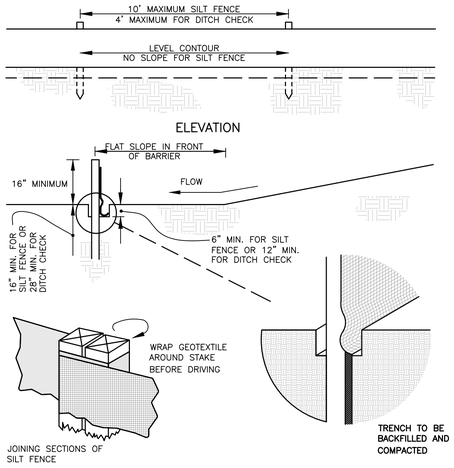


DANDY SACK™ DETAIL
NOT TO SCALE

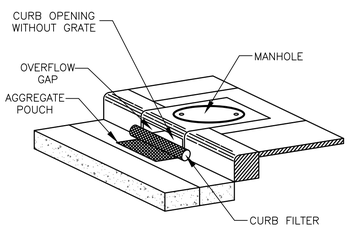


NOTES:
1. STONE SHALL BE 1.5"–2.5" IN DIAMETER
2. GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

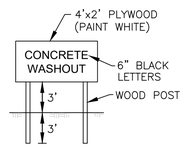


SILT FENCE & SILT DITCH CHECK DETAIL
NOT TO SCALE

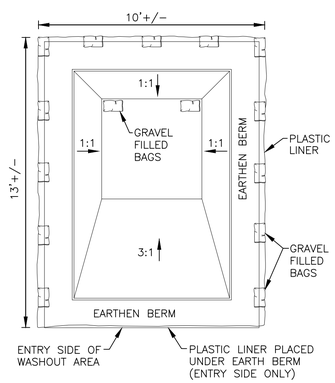


NOTES:
1. INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER TO BE INSTALLED ON EXISTING PAVEMENT

DANDY CURB™ DETAIL
NOT TO SCALE



CONCRETE WASHOUT SIGN
NOT TO SCALE



NOTES:
1. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL–FILLED BAGS.
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.

CONCRETE WASHOUT AREA
NOT TO SCALE

GENERAL STORMWATER POLLUTION PREVENTION NOTES

1. All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
2. Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
3. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
4. Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
5. The soil erosion controls are to be inspected once a week and within 24 hours of a 0.50 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
6. Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 14 days. Any disturbed area that is not going to be worked for 365 days or more must be permanently stabilized (seeded and mulched) within 7 days of most recent disturbance.
7. Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 14 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed; these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
8. Soil stockpiles shall be stabilized or protected to prevent soil loss.
9. All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
10. Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
11. The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
12. Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
13. No solid or liquid waste shall be discharged into storm water runoff.
14. Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
15. Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
16. If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
17. No fuel storage is permitted on-site.
18. All storm sewers, infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.
19. The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the Ohio EPA.
20. The General Contractor is responsible for ensuring that all soil erosion and sediment control practices comply with the Ohio EPA's General Permit for Construction No. OHC000005 and follow the best practices set forth in the ODNR Rainwater and Land Development Manual.
21. Dumpsters shall be provided for the disposal of debris, trash, hazardous and petroleum waste. All containers must be covered and leak proof.
22. All construction and demolition debris waste will be disposed of in an OEPA approved C&DD landfill as required by Ohio Revised Code 3714.
23. Any areas that will be used for mixing or storing fertilizers, lime, asphalt or concrete or used for vehicle fueling shall be designated and these areas should be kept away from any watercourses or storm sewers.
24. A Spill Prevention Control and Countermeasures (SPCC) Plan shall be developed if the site has one above ground storage tank of 660 gallons or more, total above ground tank storage of 1330 gallons, or below ground storage of 42,000 gallons of fuel.
25. All contaminated soils must be treated and/or disposed in OEPA approved soild waste management facilities or hazardous waste treatment, storage or disposal facilities (TSDFs).
26. In the event of a large release of petroleum waste (25 gallons or more) contractor shall contact OEPA at 1-800-282-9378, the local fire department and the local emergency planning committee (LEPC) within 30 minutes of spill.
27. Protected storage areas for industrial or construction materials shall be used to minimize exposure of such materials to storm water.
28. If the Contractor uses pumps to assist in construction dewatering efforts, the water must be filtered prior to discharging it into the municipal storm sewer system, ensuring that no soil, silt or sediment enters the system.
29. Contractor to review and determine the best locations for construction entrance, concrete washout, dumpsters, and other SWPPP elements. All dirt and sediment is to be kept off public streets.

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Item | Description | Date

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CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19-199
Draw: RRT	Dwg: 19.199-ALTA
Check: KMZ	Tab: PUD C-7
Scale: 1" = 40'	

Date: 08.06.2021

Sheet: OVERALL SITE DDP SWPPP DETAILS

Sheet No.: C-7

OVERALL SITE DDP SET:

THIS DDP SET IS FOR THE INTERNAL ROADS , UTILITY LINES AND PUBLIC ROAD IMPROVEMENTS FOR THIS PROJECT. EACH INDIVIDUAL LOT WILL NEED TO PRESENT IT'S OWN DDP SET. THE SITE LAYOUTS SHOWN ON THESE PLANS MAY NOT BE THE ACTUAL LAYOUT FOR THE INDIVIDUAL LOTS.

THE MULTI FAMILY SITE THAT WAS PART OF THE PUD REZONING WILL ALSO SUBMIT THEIR OWN DDP SET.

LANDSCAPE CODE

STREET FRONTAGE REQUIREMENTS:
ALL FRONTAGE PROPERTY WITHIN A PM DEVELOPMENT THAT ABUTS PUBLIC RIGHTS-OF-WAY AND IS DEVELOPED WITH NONRESIDENTIAL, MIXED USE, AND/OR MULTI-FAMILY BUILDINGS IS REQUIRED TO HAVE ONE STREET TREE PER 40 FEET OF FRONTAGE.

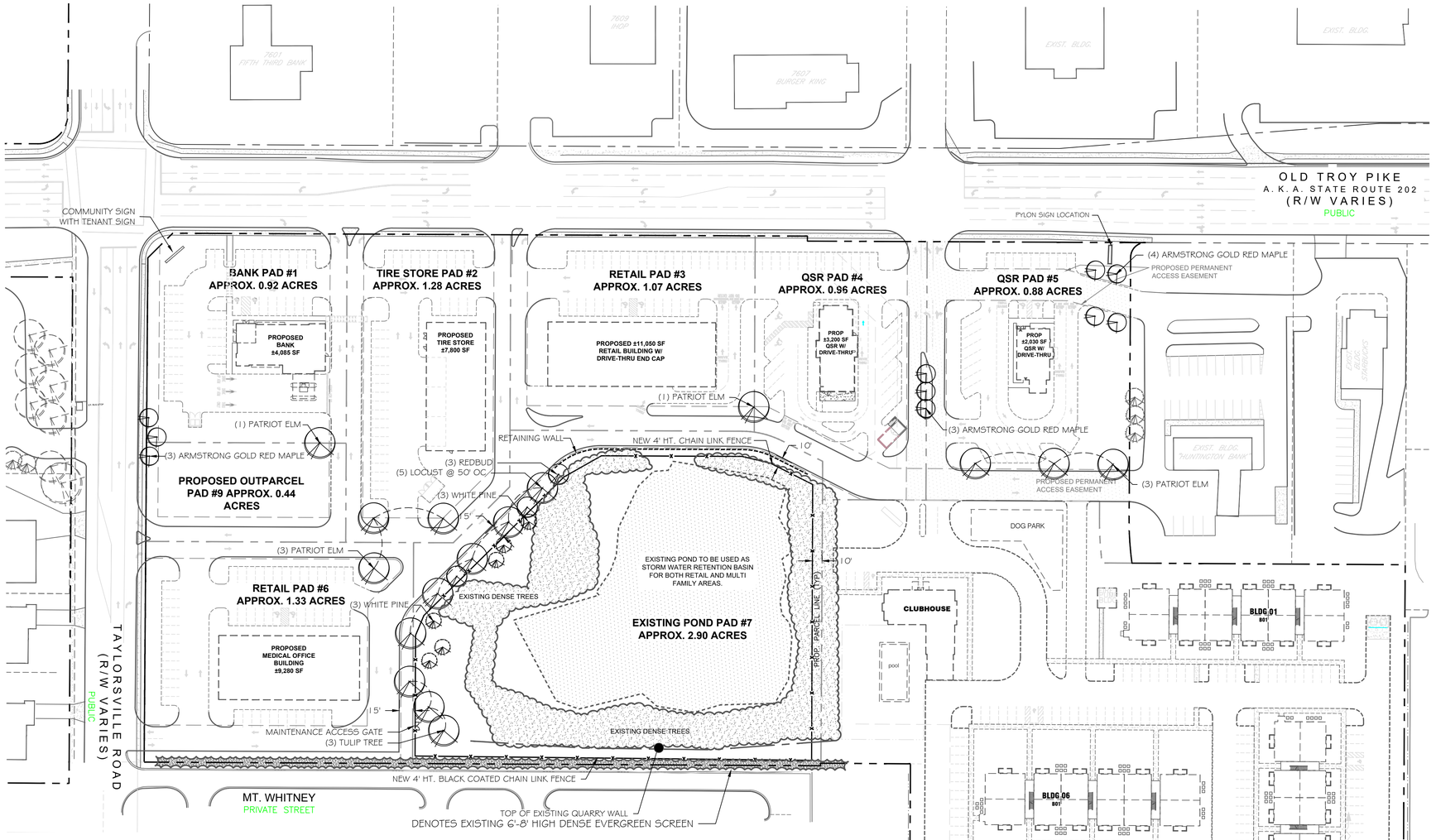
TAYLORSVILLE ROAD 535± LF (-56 LF DRIVEWAYS) = 480± LF/40 = 12 TREES REQUIRED

OLD TROY PIKE 1002± LF (-102 LF DRIVEWAYS) = 900± LF/40 = 23 TREES REQUIRED

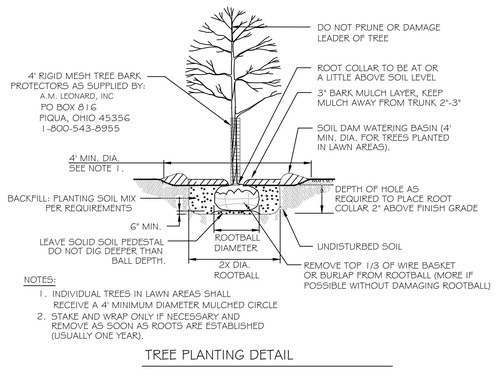
35 TREES REQUIRED - 35 PROPOSED TREES SHOWN ON SITE

PERIMETER LANDSCAPING:
SIDE AND REAR YARD REQUIREMENTS FOR NONRESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS. SUCH SCREENING SHALL HAVE A MINIMUM HEIGHT OF SIX FEET AND BE OF SUFFICIENT DENSITY OR OPAQUENESS TO ACCOMPLISH THE ABOVE STATED PURPOSES. '

EXISTING 6'+ HT SCREENING EVERGREEN TREES AS SHOWN ALONG EAST PROPERTY LINE



PLANT INSTALLATION DETAILS



NOTES:
1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 4' MINIMUM DIAMETER MULCHED CIRCLE
2. STAKE AND WRAP ONLY IF NECESSARY AND REMOVE AS SOON AS ROOTS ARE ESTABLISHED (USUALLY ONE YEAR).

TREE PLANTING DETAIL
NTS

GENERAL LANDSCAPE REQUIREMENTS

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE ADJUSTMENTS ARE MADE.
4. TREES SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. BACKFILL ALL TREES WITH ONE PART COMPOST TO THREE PARTS TOPSOIL.
7. MULCH TREES WITH A MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH.
8. SEED ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AS NOTED ON THE CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT OF SEED WITH THE PROJECT MANAGER.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE. PRIOR TO THE END OF THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

PLANT MATERIALS LIST

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	MATURE HT./SPD.
	DECIDUOUS TREES		
10	ARMSTRONG GOLD RED MAPLE - Acer rubrum 'JFS-KW78'	2-1/2" cal. B/B 6' Clear Trunk	40'/ 12'
3	TULIP TREE - Liriodendron tulipifera	2" cal. B/B	70'/ 40'
5	LOCUST - Robinia pseudoacacia 'Purple Robe'	2" cal. B/B	40'/ 25'
8	PATRIOT ELM - Ulmus x 'Patriot'	2-1/2" cal. B/B 6' Clear Trunk	50'/ 40'
	ORNAMENTAL TREES		
3	REDBUD - Cersis canadensis	1-1/2" cal. B/B	25'/ 25'
	EVERGREEN TREES		
6	NORWAY SPRUCE - Picea abies	5'-6' ht. B/B	60'/ 30'

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

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@bizwoh.rr.com
LICENSED IN: OH, KY, PA, IN, IL, MS, MI, VA, TX, OK, AZ, CO, NM & UT

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

N

STATE OF OHIO
ROGER E. BEAL
443
REGISTERED LANDSCAPE ARCHITECT
NAME: ROGER E. BEAL
REGISTRATION NO: LA B1004433

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
HUBER HEIGHTS COMMON
BROAD REACH RETAIL
OLD TROY PIKE & TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT
ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: REB	Proj: 19-199
Draw: REB	Dwg: L-1.0
Check: REB	Tab: L-1.0
Scale: 1"=60'	

Date: 7.30.21

Sheet: OVERALL SITE DDP LANDSCAPE PLAN

Sheet No.: L-1.0

Huber Heights Fire Division

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

Occupancy Name:	Broad Reach Development
Occupancy Address:	Old Troy Pike and Taylorsville Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-039/21-177
MCBR ELE:		HHFD Box:	47
REVIEWER:	Susong	DATE:	8/23/2021

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

- **Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.**
- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.**
- **The minimum drive width shall be 26 feet with fire hydrants. OFC Appendix D103.1. *(To enable fire apparatus access around buildings we are requesting that the bypass lane at the proposed bank be increased.)***
- **Verify that proposed trees do not obstruct fire department access and access roads. The minimum clear vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1.**
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and**

provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed. (Building Construction Classification and Square Footage will need to be determined first).

- **Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). *(Hydrants appear to meet the 300 feet distance requirement. Additional hydrants may be required to meet the below requirements.)***
- **Buildings provided with fire sprinkler systems will need to have a fire department connection located within 75 feet of a fire hydrant in accordance with Huber Heights Codified Ordinance 1521.01(e).**
- **Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. *(See below.)***
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.**

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.

AI-7781 **7. D.**

Planning Commission

Meeting Date: 08/24/2021

FINAL PLAT

Information

Agenda Title

FINAL PLAT - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of thr Final Plat for Broad Reach Realty (ZC 21-26).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: August 19, 2021

Subject: ZC 21-26 (Final Plat Broad Reach Realty)

- Application dated August 9, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Broad Reach Retail Partners, LLC - Applicant HF 2 SUB LLC – Owner
DEVELOPMENT NAME:	Huber Heights Common
ADDRESS/LOCATION:	NE Corner Old Troy Pike and Taylorsville Road
ONING/ACREAGE:	Planned Mixed (PM) / 17.200 acres
EXISTING LAND USE:	Residential/Office/Vacant
ZONING ADJACENT LAND:	R-6, B-3, PC
REQUEST:	The applicant requests approval of the Final Plat for Broad Reach Realty.
ORIGINAL APPROVAL:	ZC 21.16
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In 2021, City Council approved the Rezoning of the above-described property to Planned Mixed Use. The current request is for the Final Plat to combine the existing lots and dedicate right of way for the development.

Lot Analysis

This plat takes two existing lots and reconfigures the lot lines for two new lots. Also included is dedicating a portion of Old Troy Pike for a consistent right of way along the frontage. This plat also dedicates all easements, including access, utility, waterline, and drainage. Huber Road is to be vacated and a portion is added to this plat. The final plat as presented complies with the proposed Detailed Development Plan.

Engineering

Engineering has worked with the applicant and will require easement for the public utilities on Parcel 2.

Recommendation

After review of the applicant's proposal, staff recommends approval of the Final Plat for Broad Reach Realty in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Planning Commission Decision Record

WHEREAS, on August 9, 2021, the applicant, Broad Reach Retail Partners, LLC, requested approval of the Final Plat for Broad Reach Realty (Zoning Case 21-26), and;

WHEREAS, on August 24, 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 Broad Reach Retail Partners, LLC for approval of the Final Plat for Broad Reach Realty (Zoning Case 21-26) in accordance with the recommendation of Staff's Memorandum dated August 19, 2021, with the following conditions:

1. The Final Plat for Broad Reach Realty shall be the plans stamped received by the City of Huber Heights Planning Department on August 9, 2021.

2. The approval is subject to the vacation of Huber Road.

3. Easements shall be added to Parcel 2 for the public utility extensions.

4. Prior to the release of the record plan for recording, the applicant shall enter into a Subdivider's Agreement with the City and provide a surety in an amount to be determined by the City in accordance with Section 1107.03 of the City of Huber Heights Subdivision Regulations.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

CITY OF HUBER HEIGHTS, OHIO

APPROVED BY CITY PLANNING COMMISSION

_____ _____
PLANNING DIRECTOR DATE

APPROVED BY DIRECTOR OF PUBLIC WORKS

_____ _____
SUPERVISOR OF PLATS DATE

DATE_____ 2021

NUMBERS ACCORDING TO THE PLAN OF THE REVISED AND CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF THE CITY OF HUBER HEIGTHS, OHIO HAVE BEEN GIVEN THE LOTS UPON THIS PLAT AND RECORD THEREOF MADE IN VOLUME _____ PAGE _____ OF THE "RECORDS OF LOT NUMBERS ON NEW SUBDIVISIONS" IN THIS OFFICE.

_____
CITY ENGINEER
OF THE CITY OF HUBER HEIGHTS, OHIO

RECORD PLAN

BROAD REACH REALTY

BEING A REPLAT OF
PARCEL 1, HF 2 SUB LLC, I.R. DEED #18-064626
AND
PARCEL 2, HF 2 SUB LLC, I.R. DEED #18-064627
SITUATED IN
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
CONTAINING 17.200 ACRES
AUGUST, 2021

BASIS OF BEARING:
East right-of-way line of Old Troy Pike, per legal description.
(North 01 degrees 05 minutes 10 seconds East)

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

SURVEYOR NOTES:

1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

Legal Description (per Title Commitment)
PARCEL 1:

Situated in the City of Huber Heights, County of Montgomery, State of Ohio:
Situate in Section 29, Town 2, Range 8 M.Rs., City of Huber Heights, Montgomery County, State of Ohio this description is part of a 10.994 acre tract, current owner Huber Investment Corporation as recorded in Deed Book 1968, Page 270 and Deed MF 73-54D09 and being more particularly) described as follows.
Beginning at a set 5/8-inch iron pin with cap stamped JDF 7902 at the Southeast corner of the street dedication of Huber Road as recorded in Herbert C. Huber Plat No. 67, Sec. 1 as recorded in Plat Book 109, Page 41 Montgomery County Recorder's Office and also being the East line of Old Troy Pike (S.R. 202), R/W varies:
Thence, with the East line of said Old Troy Pike (S.R. 202) North 01 degrees 03 minutes 10 seconds East, 119.12 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the South line of the Huber Investment Corporation tract as recorded in Deed Book 2516, Page 104;
Thence, with the South line of said Huber Investment Corporation South 88 degrees 47 minutes 30 seconds East, 529.28 feet to a set 5/8-inch iron pin with cap stamped JDF 7902;
Thence, continuing with the South line of said Huber tract and the West line of Lot 11148 of the Herbert C. Huber Plat No. 51, Section Two as recorded in Plat Book 94, Page 14 South 01 degrees 13 minutes 10 seconds West, 102.12 feet to a set 5/8-inch iron pin with cap stamped JDF 7902;
Thence, continuing with the West line of said Lot 11148 South 86 degrees 05 minutes 00 seconds East, 2.60 feet to a set 5/8-inch iron pin with cap stamped JDF 7902;
Thence, continuing with said Lot 11148 South 01 degrees 08 minutes 00 seconds West, 685.17 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the North line of Taylorsville Road, 76' R/W;
Thence, with said Taylorsville Road the following two courses:
1. North 88 degrees 45 minutes 30 seconds West, 511.06 feet to a set 5/8-inch iron pin with cap stamped JDF 7902;
2. North 43 degrees 50 minutes 10 seconds West, 35.41 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the East line of said Old Troy Pike (S.R. 202);
Thence, with said East line of Old Troy Pike (S.R. 202) the following two courses:
1. North 01 degrees 05 minutes 10 seconds East, 643.03 feet to a set 5/8-inch iron pin with cap stamped JDF 7902;
2. South 88 degrees 10 minutes 20 seconds East, 5.06 feet to the Place of Beginning.
Containing 9.6673 acres more or less.
Bearings based on the East line of said Old Troy Pike (S.R.202) North 01 degrees 03 minutes 10 seconds East of said Hebert C. Huber Plat No. 67, Sec. 1 as recorded in Plat Book 109, Page 41
Montgomery County Records. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Page, Ohio Reg. No. 7902, July 25, 2013.

PPN: P70-04005-0015, 15 combined

PARCEL 2:
Situate in Section 29, Town 2, Range 8 M.Rs., City of Huber Heights, Montgomery County, State of Ohio, this description is part of an 11.327 acre tract, current owner Huber Investment Corporation as recorded in Deed Book 2516, Page 104 Montgomery County Recorder's Office and being more particularly described as follows:
Commencing at a set 5/8-inch iron pin with cap stamped JDF 7902 at the Southeast corner of the street dedication of Huber Road as recorded in Herbert C. Huber Plat No 67, Sec. 1 as recorded in Plat Book 109, Page 41 Montgomery County Recorder's Office and also being the East line of Old Troy Pike (S.R. 202), R/W varies;
Thence, with the East line of said Old Troy Pike (S.R. 202) North 01 degrees 03 minutes 10 seconds East, 119.12 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 being the Place of Beginning;
Thence, with the said East line of Old Troy Pike (S.R. 202) the following two courses.
1. North 01 degrees 05 minutes 10 seconds East, 133.47 feet to a set 5/8-inch iron pin with cap stamped JDF 7902;
2. on a curve to the right said curve having a radius of 15.00 feet a central angle of 90 degrees 04 minutes 30 seconds a chord bearing North 46 degrees 07 minutes
25 seconds East, 21.23 feet, 23.58 feet as measured along said curve to a set 5/8-inch iron pin with cap stamped JDF 7902 in the South line of said Huber Road;
Thence, with said Huber Road the following twelve courses:
1. South 88 degrees 50 minutes 20 seconds East, 264.95 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 being the Southeast corner of said dedicated
Huber Road and the Southwest corner of dedicated Huber Road as recorded in Herbert C. Huber Plat Number 67, Section Two, Plat Book 109, Page 42;
2. On a curve to the left said curve having a radius of 378.15 feet a central angle of 17 degrees 03 minutes 52 seconds a chord bearing North 82 degrees 37 minutes
44 seconds East, 112.21 feet, 112.62 feet as measured along said curve to an existing 5/8-inch iron pin with an aluminum cap stamped Woolpert Consultants;
3. North 74 degrees 05 minutes 48 seconds East, 100.00 feet to a said Woolpert pin;
4. On a curve to the right said curve having a radius of 318.15 feet a central angle of 17 degrees 03 minutes 52 seconds a chord bearing North 82 degrees 37
minutes 44 seconds East, 94.41 feet, 94.75 feet as measured along said curve to a said Woolpert pin.
5. South 88 degrees 50 minutes 20 seconds East, 30.63 feet to a said Woolpert pin:
6. On a curve to the right said curve having a radius of 60.00 feet a central angle of 41 degrees 24 minutes 24 seconds a chord bearing South 68 degrees 08 minutes
15 seconds East, 42.42 feet. 43.36 feet as measured along said curve to a said Woolpert pin;
7. On a curve to the left said curve having a radius of 60.00 feet a central angle of 262 degrees 49 minutes 19 seconds a chord bearing North 01 degrees 09 minutes
53 seconds East, 90.00 feet, 275.23 feet as measured along said curve to a said Woolpert pin;
8. On a curve to the right said curve having a radius of 60.00 feet a central angle of 41 degrees 24 minutes 49 seconds a chord bearing South 70 degrees 27 minutes
22 seconds West 42.43 feet, 43.37 feet measured along said curve to a said Woolpert pin;
9. North 88 degrees 50 minutes 20 seconds West, 30.63 feet to a said Woolpert pin;
10. On a curve to the left said curve haying a radius of 378.15 feet a central angle of 17 degrees 03 minutes 52 seconds a chord bearing South 82 degrees 37 minutes
44 seconds West, 112.21 feet, 112.62 feet as measured along said curve to a said Woolpert pin;
11. South 74 degrees 05 minutes 48 seconds West, 100.00 feet to a said Woolpert pin;
12. On a curve to the right said curve having a radius of 318.15 feet a central angle of 08 degrees 58 minutes 15 seconds a chord bearing South78 degrees 34
minutes 56 seconds West, 49.76 feet, 49.81 feet as measured along said curve to an existing 5/8-inch iron pin in the West line of Lot 15164 of the Herbert C.
Huber Plat No. 67 Section Three as recorded in Plat Book 112, Page 7 and being the West line the Huntington National Bank tract as recorded in Deed MF
80-547A04;
Thence, leaving said Huber Road North 01 degrees 09 minutes 40 seconds East, 276.83 feet to an existing 5/8-inch iron pin in the North East corner of Lot 15165 of said Herbert C. Huber Plat No. 67 Section Three and being the South line of The Morehead Company tract as recorded in Deed MF 88-668C03;
Thence, South 88 degrees 50 minutes 20 seconds East, 624.81 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the Southeast corner of the Merily Co. LLC tract as recorded in Deed MF 98-440C04; Thence, with the West line of Lots 11155 and 11154 of the Herbert C. Huber Plat No. 51. Section Four "A" as recorded in Plat Book 99, Page 65 South 01 degrees 05 minutes 20 seconds West, 500.00 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the North line of Lot 11147 of the Herbert C. Huber Plat No. 51. Section One as recorded in Plat Book 90, Page 73 and the Charles C. Huber Condominium Plat No. Eight as recorded in Plat Book 92, Page 83 and being the Hilltop Property Owners Association, Section 1 as recorded in M.F 73-119E04; Thence, North 88 degrees 50 minutes 20 seconds West, 420.73 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the West line of Lot 11148 of the Herbert C. Huber Plat No. 51. Section 2 as recorded in Plat Book 94, Page 14 as being the Huber Investment Corporation tract as recorded in Deed MF 73-176C011; Thence, North 01 degrees 13 minutes 10 seconds East, 11.07 feet to a set 5/8-inch iron pin with cap stamped JDF 7902 in the Northeast corner of the Huber Investment Corporation tract as recorded in Deed Book 1968, Page 270;Thence, with the North line of said Huber tract North 88 degrees 47 minutes 30 seconds West, 529.28 feet to the Place of Beginning.

Containing 7.5330 acres more or less.

Bearings based on the East line of said Old Troy Pike (S.R.202) North 01 degrees 03 minutes 10 seconds East of said Hebert C. Huber Plat No. 67. Sec 1 as recorded in Plat Book 109, Page 41 Montgomery County Records. Subject to all legal highways, easements and restrictions of record. This description is based on a survey performed under the direction of James D. Fago, Ohio Reg. No. 7902, July 25, 2013.

PPN: P70-04005-0043

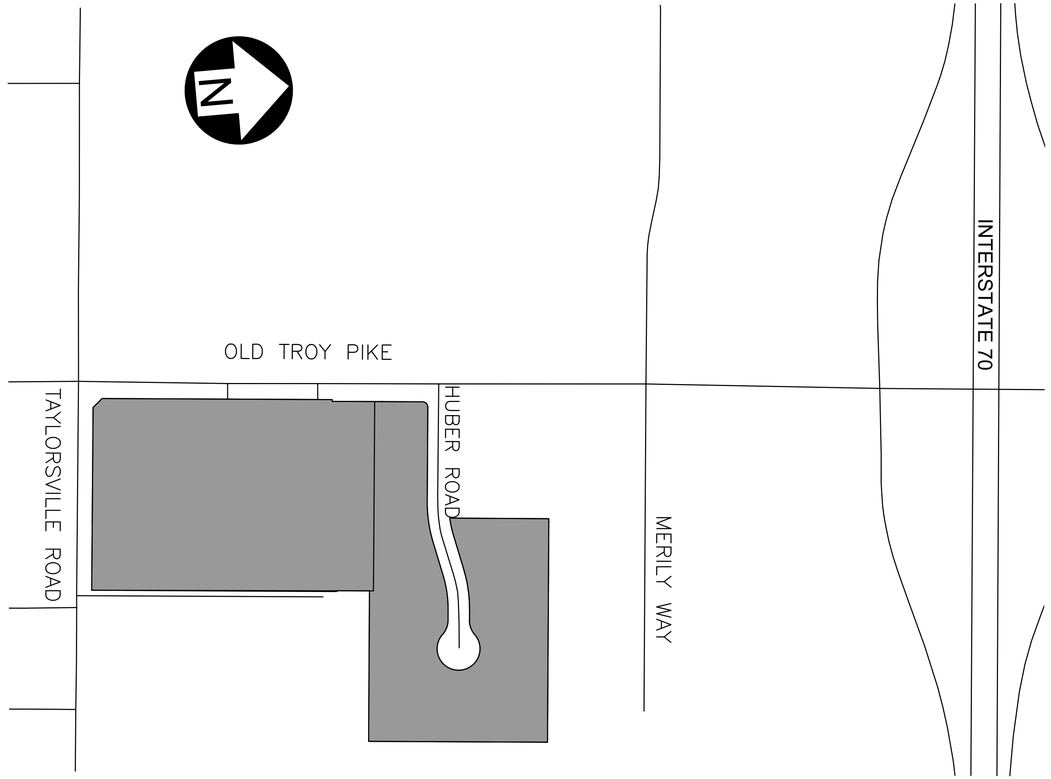
The property described and shown hereon is the same property as described in Chicago Title Insurance Company Commitment No. 19620698 dated September 25, 2019.

APPROVED FOR DESCRIPTION

_____ _____
MONTGOMERY COUNTY ENGINEER DATE

_____ _____
Checked By DATE

_____
FILE#



VICINITY MAP
1' = 200'

CERTIFICATE OF SURVEYOR

I hereby certify the plat/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in April, 2021. All measurements are correct and monuments are to be set as shown. Curve distances are measured on the arc. Iron pins to be set at all lot corners are 5/8" x 30" rebar.

DEDICATION

We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and do hereby reserve the 0.0-- Acre right-of-way shown within the plat to the public for use forever.
Easements shown within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and Acknowledged
in the Presence of:

Owner: ----

_____ _____ By: _____
Witness (signature) Witness (signature) ----, Owner (signature)

_____ _____ By: _____
Witness (printed name) Witness (printed name) ----, Owner (printed name)

ACKNOWLEDGEMENT

State of Ohio, Montgomery County, S.S.
Be it remembered on this___day of _____, 2021, before me, a Notary Public in and for said state, personally came ,to be known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date written above.

_____
Notary Public in and for Montgomery County, Ohio
My Commission Expires _____

OWNER'S STATEMENT

Date _____, 2021
State of Ohio, County of Montgomery, S.S.

____
_____, being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

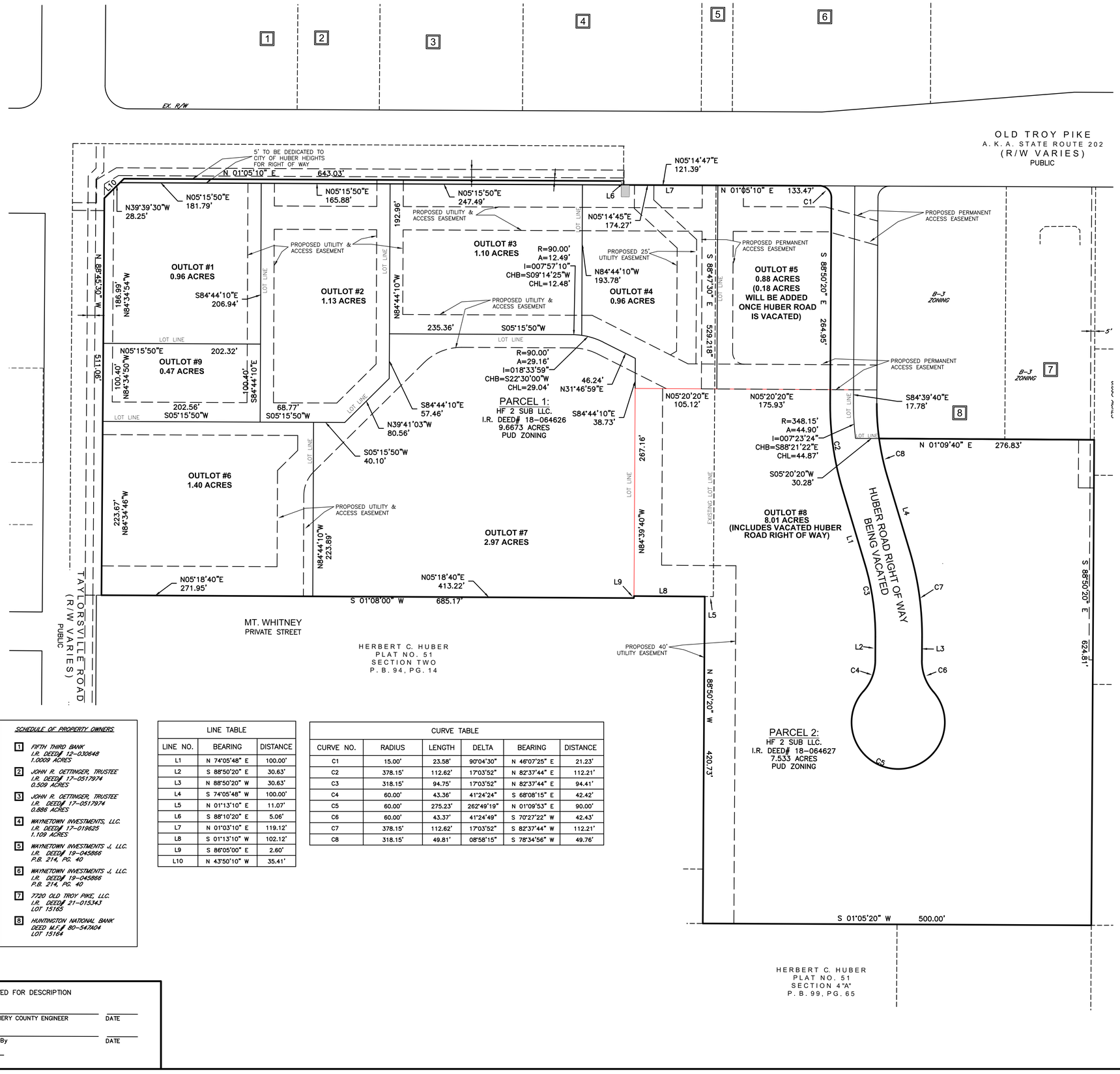
_____
Notary Public in and for Montgomery County, Ohio
My Commission Expires _____

LEGEND

●	5/8" IRON PIN FOUND
▲	IRON PIPE FOUND
⊕	ANGLE IRON
⊙	MAGNAIL SET
EX. R/W	EXISTING RIGHT OF WAY

PREPARED BY:
BURKHARDT
ENGINEERS ▼ SURVEYORS
CIVIL ENGINEERING
LAND SURVEYING
NATIONAL RETAIL
SITE DEVELOPMENT
28 North Cherry Street
Germantown, Ohio 45327
Phone: 937-388-0060
BURKHARDTINC.COM

Design: ---	Proj: 19.199
Draw: RSD	Dwg: 19-199.dwg
Check: MAN	Tab: RP-1
Scale: 1" = 200'	
Date: 08.05.2021	
Sheet: RECORD PLAN	
Sheet No.: RP-1	



SCHEDULE OF PROPERTY OWNERS:

1. *FIFTH THIRD BANK*
   I.R. DEED# 12-030648
   1.0009 ACRES
2. *JOHN R. OETTINGER, TRUSTEE*
   I.R. DEED# 17-0517974
   0.509 ACRES
3. *JOHN R. OETTINGER, TRUSTEE*
   I.R. DEED# 17-0517974
   0.886 ACRES
4. *WAYNETOWN INVESTMENTS, LLC.*
   I.R. DEED# 17-019625
   1.109 ACRES
5. *WAYNETOWN INVESTMENTS J, LLC.*
   I.R. DEED# 19-045866
   P.B. 214, PG. 40
6. *WAYNETOWN INVESTMENTS J, LLC.*
   I.R. DEED# 19-045866
   P.B. 214, PG. 40
7. *7720 OLD TROY PIKE, LLC.*
   I.R. DEED# 21-015343
   LOT 15165
8. *HUNTINGTON NATIONAL BANK*
   DEED M.F.# 80-547A04
   LOT 15164

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 74°05'48" E	100.00'
L2	S 88°50'20" E	30.63'
L3	N 88°50'20" W	30.63'
L4	S 74°05'48" W	100.00'
L5	N 01°13'10" E	11.07'
L6	S 88°10'20" E	5.06'
L7	N 01°03'10" E	119.12'
L8	S 01°13'10" W	102.12'
L9	S 86°05'00" E	2.60'
L10	N 43°50'10" W	35.41'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	15.00'	23.58'	90°04'30"	N 46°07'25" E	21.23'
C2	378.15'	112.62'	17°03'52"	N 82°37'44" E	112.21'
C3	318.15'	94.75'	17°03'52"	N 82°37'44" E	94.41'
C4	60.00'	43.36'	41°24'24"	S 68°08'15" E	42.42'
C5	60.00'	275.23'	262°49'19"	N 01°09'53" E	90.00'
C6	60.00'	43.37'	41°24'49"	S 70°27'22" W	42.43'
C7	378.15'	112.62'	17°03'52"	S 82°37'44" W	112.21'
C8	318.15'	49.81'	08°58'15"	S 78°34'56" W	49.76'

GRAPHIC SCALE
60 0 30 60
1 inch = 60 ft.

N

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER ____ DATE

Checked By ____ DATE

FILE# ----

LEGEND

- ● 5/8" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ⊕ ANGLE IRON
- ⊙ MAGNAIL SET
- EX. R/W EXISTING RIGHT OF WAY

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Design: ---	Proj: 19.199
Draw: RSD	Dwg: 19-199.dwg
Check: MAN	Tab: RP-2
Scale: 1" = 60'	
Date: 08.05.2021	
Sheet: RECORD PLAN	
Sheet No.: RP-2	

AI-7777 **9. A.**

Planning Commission

Meeting Date: 08/24/2021

MINUTES

Information

Agenda Title

Planning Commission August 10, 2021

Purpose and Background

Attachments

No file(s) attached.