

CITY OF HUBER HEIGHTS
STATE OF OHIO

City Council Work Session

June 8, 2021
6:00 P.M.
City Hall – Council Chambers – 6131 Taylorsville Road

1. **Call Meeting To Order/Roll Call**

2. **Approval of Minutes**

   A. May 5, 2021

   B. May 18, 2021

3. **Work Session Topics Of Discussion**

   A. City Manager Report

   B. 2022-2026 Capital Improvement Plan (CIP)

   C. Supplemental Appropriations

   D. Increase Spending Limits - Accountemps - Finance Department

   E. American Rescue Plan Fund Creation

   F. ZC 21-17 - Kyle Flaming - Major Change - 7536 Brandt Pike.

G. ZC 21-14 - Campbell Berling Huber Heights, LLC - Rezoning/Major Change - Chambersburg Road

H. ZC 21-16 - Broadreach Retail Partners, LLC - Rezoning/Basic Development Plan - Old Troy Pike/Taylorsville Road

I. Dial Park/Monita Park Improvements

J. Board and Commission Appointments

* Parks and Recreation Board

* Arts and Beautification Commission

4. **Adjournment**

AI-7650 **Topics of Discussion** **B.**

Council Work Session

Meeting Date: 06/08/2021

2022-2026 Capital Improvement Plan (CIP)

Submitted By: Bryan Chodkowski

Department: Finance

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/18/2021 and 06/08/2021

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

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

2022-2026 Capital Improvement Plan (CIP)

Purpose and Background

The Capital Improvement Plan (CIP) process exists to provide a standard procedure to identify, evaluate and prioritize the current and future capital needs of the City. The CIP process helps provide a standard process and method of proposing the planning and financing of capital improvements, and makes capital expenditures more responsible to community needs by informing and involving the public.

The CIP is a five-year outlook for anticipated capital projects and is reviewed and updated annually by the City. These projects are primarily related to improvements in transportation, parks, utilities, major equipment and facilities.

In developing the Five-Year CIP, several elements are taken into consideration: City Council goals, grant funding opportunities, economic development opportunities, technology improvements, maintenance and improvements to utilities and infrastructure, and maintenance/rehabilitation of existing City facilities and equipment.

As the CIP process develops, the intention is to prioritize projects according to criteria established in the City's goals. The CIP process should also create a more justified and understandable decision-making process, thus linking capital investments and the City's long-term vision and goals.

The 2022-2026 proposed CIP process is developed in support of the City's 2022 Budget with emphasis placed on the City's fiscal health, safety of the public and employees, and advancing the economic growth and stability of the community. The overall goals of the CIP includes:

* Provide a list and outline of the major capital improvement projects the City is considering
* Outline a process for establishing priorities and implementation of CIP projects
* Provide a five-year spending plan to outline funding of the CIP projects

Through the creation and administration of the 5-Year CIP, it brings out discussions on the state of the City's infrastructure and finances. Final approval of the plan establishes understanding and consensus within the City's leadership on priorities to be pursued in the coming years related to capital programs.

The 5-Year CIP is not a budget, and approval of the plan does not commit funding for any specific capital project or purchase. This plan provides an outline of the City's overall capital investment needs and provides a set of recommendations to aid in annual decision-making on capital purchase projects. The 5-Year CIP provides as a linking tool between vision, goals and implementation for City Council and the administration. The CIP process and approving the plan affords an opportunity for accountability and transparency for the entire community.

Fiscal Impact

Source of Funds: N/A

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

Attachments

CIP Discussion Topics - R. Shaw
Resolution
Exhibit A

From: Shaw, Richard
To: Rodgers, Anthony
Subject: Richard Shaw CIP Discussion Topics
Date: Wednesday, June 2, 2021 2:05:47 PM
Attachments: image.png

Good Afternoon,

I have put together a list of Projects and Capital Improvements that I would like to see completed within the next 12 months

Department	Capital Improvement	Cost
Information Technology	Fiber Optic Chambersburg	$50,000
Information Technology	Fiber Optic Senior Center	$30,000
Fire Division	Station 23/22 Upgrades	$30,000
Fire Division	Replace Ladder 22	$1,400,000
Police Division	Replace 4 Patrol Vehicles	$181,900
Police Division	Portable Speed Displays	$3,500
Police Division	In-Car Camera Replacement/Upgrade	$50,000
Public Works	New Street Sweeper	$200,000
Public Works	¾ Ton Truck	$55,000
Public Works	Asphalt Paver	$120,000
Public Works	New Facility Design and Plans	$100,000
Parks & Rec	Improvements & Upgrades	$1,400,000
Engineering – Sewer	Carriage Trails Pump Station	$75,000
Engineering – Sewer	**Increase** Cracked/Broken Pipe Replacement Program	$300,000
Engineering - Water	**Increase** Watermain Lining & Replacement Program	$600,000
Planning & Zoning	Zoning Vehicle	$25,000
Engineering – Streets/Traffic	**Increase** Street Improvement Program	$1,000,000
Engineering – Streets/Traffic	Chambersburg Rd West Widening Design	$200,000
Engineering – Streets/Traffic	Old Troy Pike Northbound Widening Taylorsville to I-70	$100,000
Engineering – Streets/Traffic	Fishburg Rd Widening	$500,000
City Council	Senior Center Upgrades and Improvements	$54,000
City Council	Troy Pike City Gateway Sign	$80,000
City Council	Marion Meadows Project (TED Fund)	$500,000
		$7,054,400.00

Thank you,

Richard E. Shaw Jr
Huber Heights City Council Ward 1
At-Large Officer Dayton First Tier Suburbs
NLC Service Line Warranty Program Advisor
Drive Electric Dayton EV Ambassador
Cell: 937-829-1209
Email = rshaw@hhoh.org

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

APPROVING THE CITY OF HUBER HEIGHTS FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR 2022-2026.

WHEREAS, the City Charter requires the adoption of a Capital Improvement Plan or revisions thereto; and

WHEREAS, the 2022-2026 Five-Year Capital Improvement Plan has been prepared and submitted to City Council for review and consideration.

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

Section 1. The 2022-2026 Five-Year Capital Improvement Plan attached hereto as Exhibit A is hereby approved.

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

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

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

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

EXHIBIT A

2022 - 2026 Five-Year Capital Improvement Plan (CIP)

HUBER HEIGHTS
Come Grow With Us!

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Department	2022	2023	2024	2025	2026	5 Yr. Total
Information Technology	$197,000	$267,000	$251,000	$252,000	$55,000	$1,022,000
Finance	$8,500	$1,500	$5,000	$1,500	$0	$16,500
Fire Division	$1,461,500	$599,075	$483,075	$304,728	$36,000	$2,884,378
Police Division	$280,630	$339,930	$313,750	$273,700	$296,400	$1,504,410
Public Works	$350,000	$350,000	$475,000	$550,000	$0	$1,725,000
Parks and Recreation	$850,000	$510,000	$427,500	$430,000	$395,000	$2,612,500
Engineering - Sewer	$451,000	$565,000	$1,165,000	$465,000	$265,000	$2,911,000
Engineering - Water	$2,436,000	$4,300,000	$1,860,000	$1,800,000	$0	$10,396,000
Engineering - Stormwater	$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000
Engineering - GIS	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
Engineering - Streets/Traffic	$3,035,000	$3,200,000	$4,030,000	$2,500,000	$2,200,000	$14,965,000
Planning and Zoning	$10,000	$0	$25,000	$0	$0	$35,000
Totals	$9,361,652	$10,424,528	$9,302,349	$6,866,928	$3,537,400	$39,486,788

Information Technology

Project	2022	2023	2024	2025	2026
Replacement Vehicle					$40,000
Replace Dispatch CAD Server					
Install fiber optic connection to Water Plant					
Consultant VLAN configuration and support					
Replace and upgrade all WiFi AP's to latest standard	$7,000				
Cloud phone system city wide			$40,000		
Replace Water Dept Server			$9,000		
Replace Aquatic Center POS PC's	$10,000				
Replace Aquatic Center Entrance PC's with Tablets					
Upgrade Network Switches to 10Gbe Data Center		$50,000			
Replace Mobile Laptops Fire Vehicles				$50,000	
Replace Panasonic Toughbooks in Police Cruisers			$50,000	$30,000	
Replace Dell VMWare Server	$12,000		$12,000	$12,000	
Replace Laptops Council Chambers	$10,000				
Replace Routers(3) Aquatic Center and City	$15,000				
Replace Power 911 System			$75,000		
Replace Council Tablets (9)		$6,000			
Replace Tax Server				$10,000	
Replace Dispatch Computers (4)		$6,000			
Replace Backup Appliance				$40,000	
Replace Computers City wide 5 years old	$25,000	$20,000	$10,000	$10,000	$15,000
Replace server for Aquatic Center	$3,000				
Replace Water Plant computers			$5,000		
Replace SAN for VMWare infrastructure			$50,000		
*Upgrade Point-to-Point Wireless equipment Senior		$10,000			
Upgrade Windows Server 2019	$10,000				
Install Fiber Optic Cable Water Plant			$50,000		
Install Fiber Optic Cable Senior Center	$30,000				
Install Fiber Optic Cable Aquatic Center		$100,000			
Install Fiber Optic Backbone Chambersburg Road	$50,000				
Install Fiber Optic Cable Rose Music Center				$100,000	
City Hall building UPS and Generator					
Replace Security Camera Systems at Police and Court					
Replace remote door and jail entry system at Police and	$50,000				
Install security camera system at Water Plant	$5,000				
Add Traffic/Intersection cameras		$75,000			
TOTALS	$197,000	$267,000	$251,000	$252,000	$55,000

Funded By:
General Fund

Finance Department

Project	2022	2023	2024	2025	2026
File Cabinets	$5,500				
Furniture	$3,000				
Laser Printer		$1,500		$1,500	
Fixed Asset Software					
OpenGov budget software					
Replace Carpeting			$5,000		
TOTALS	$8,500	$1,500	$5,000	$1,500	$0

Funded By:

General Fund

Fire Division

Project	2022	2023	2024	2025	2026
Rotational Replacement of PPE sets (10)	$31,500	$33,075	$33,075	$34,728	$36,000
Hydraulic Rescue Tools		$38,000			
SCBA Filling Station					
HVAC system upgrade Stations 22 and 23	$0				
Station 23 /22 upgrades and repairs	$30,000				
Cardiac Monitoring Equipment				$180,000	
Fire Engine Replacement (move E23 to E25 new		$515,000			
Medic Replacement			$275,000		
Staff Vehicle Replacements			$45,000	$90,000	
Lucas CPR Replacement		$13,000			
Replace Ladder 22	$1,400,000				
Radio Equipment			$130,000		
TOTALS	$1,461,500	$599,075	$483,075	$304,728	$36,000

Funded By:

General Fund

Fire Fund

Fire Capital

Police Division

Project	2022	2023	2024	2025	2026
Replacement of patrol vehicles (4)	$181,900	$194,600	$208,250	$222,800	$238,400
Replacement of unmarked vehicles	$25,000	$25,000	$28,000	$31,000	$31,000
Replacement/Upgrade of Handguns	$2,400	$2,400	$2,400	$2,400	$2,400
Replacement/Upgrade of Tasers	$11,730	$11,730			
Body Camera Project					
Ballistic Vests	$6,000	$15,000	$6,000	$11,000	$13,000
Portable and Mobile Radio Replacement	$17,500	$17,500			
Speed Measuring Device Replacement/Upgrade	$6,500	$6,500	$6,500	$6,500	$6,500
Mobile Patrol Computers (moved to IT 2020)					Remove
In-Car Camera Replacement/Upgrade -Capital Lease	$25,000	$25,000			
RERT Tactical ballsitic vests			$12,500		
Patrol Bicycle		$2,200			
Less-Lethal Shotguns	$1,100		$1,100		$1,100
Furniture and Fixtures			$4,000		
Parking Lot Paving			$45,000		
Building Security Upgrades					
Cabinetry and lockers		$40,000			
Portable Speed Displays	$3,500				$4,000
TOTALS	$280,630	$339,930	$313,750	$273,700	$296,400

Funded By:

General Fund
Police Fund
Drug Enforcement Fund
Law Enforcement Fund
Law Enforcement Assistance
Federal Equity Sharing

Public Works

Project	2022	2023	2024	2025	2026
Forklift					
Zero Turn Mower (1)		$20,000			
New Public Works Facility					
Asphalt Paver			$120,000		
Crew Cab Pickup					
3/4 ton work truck	$55,000				
One ton dump truck				$55,000	
Replace snow plow chassis and upfit		$210,000	$210,000	$420,000	$150,000
Asphalt pavement roller		$70,000			
Asphalt Mobile Trailer		$50,000			
Compact work truck			$20,000		
Replace tractor					
New Bucket Truck					$200,000
New street sweeper	$200,000				
Replace Leaf Vac Unit					$200,000
Replace Front End Loader					
Replace Mini Excavator					
TOTALS	$255,000	$350,000	$350,000	$475,000	$550,000

Funded By:

General Fund

Local Streets Operating Fund

Permissive Tax

Parks and Recreation

Project	2022	2023	2024	2025	2026
Roofing on Restroom Buildings		$25,000		$30,000	
Replace Parks Truck			$35,000		
Concession stand equipment			$7,500		
Community Center		$50,000			
Walking path repairs	$180,000		$20,000	$20,000	
Skate Park	$500,000				
Honeysuckle Removal Cloud Park			$15,000	$15,000	
Playing fields regrading		$25,000		$25,000	
Parking lot repair			$20,000	$25,000	$50,000
Replace Roofing on Shelters			$25,000		$25,000
Restore/Upgrade restroom building(s)			$50,000		
Resurface Tennis & Baskeball courts		$50,000		$50,000	
Parks Finish Mower					$60,000
Inclusive play structure and surface			$200,000	$200,000	$200,000
Parks Zero Turn Mower			$20,000		$20,000
Dog Park Repairs			$20,000		
Repair/Replace fixtures and equipment at RMC		$20,000	$15,000	$15,000	
Dial Park Improvements	$170,000	$300,000		$50,000	
Tom Cloud Splash Pad Improvements		$40,000			$40,000
TOTALS	$850,000	$510,000	$427,500	$430,000	$395,000

Funded By:

General Fund

Parks and Recreation Fund

AMOUNTS CARRIED OVER FROM 2021 CAPITAL BUDGET

Engineering - Sewer

Project	2022	2023	2024	2025	2026
Cracked/Broken Pipe Replacement	$100,000	$100,000	$100,000	$100,000	$100,000
Manhole Rehabilitation	$25,000	$25,000	$25,000	$25,000	$25,000
Capital Projects Budgeted Through Suez	$115,000	$100,000	$100,000	$100,000	$100,000
Upgrade Existing Lift Stations & Pump Repair	$40,000	$40,000	$40,000	$40,000	$40,000
City Comprehensive Plan					
Sanitary Sewer Lining		$200,000		$200,000	
Callamere Farms Lift Station Construction Upgrade					
Old Troy Lift Station valve replacement, piping					
Sanitary Sewer Connection to Fairborn WWTP (Design)	$80,000		$900,000		
Carriage Trails Pump Station - New Generator	$75,000				
Inspection Vehicle (Split Cost With Water Fund)	$16,000				
Clearing Wooded Easement for 16" Force Main from Fishburg RD to WWTP		$100,000			
TOTALS	$451,000	$565,000	$1,165,000	$465,000	$265,000

Funded By:

Sewer Fund

Sewer Acq/Capital

Engineering - Water

Project	2022	2023	2024	2025	2026
Capital Projects Budgeted Through Suez	$370,000	$300,000	$300,000	$300,000	$300,000
Watermain Lining/ Replacement Program	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
VFD Pump @ WTP					
EPA Risk and Resilience Plan					
Replacement of Electronics @RRRWTP					
City Comprehensive Plan					
Repaint Emeraldgate water tower			$460,000		
Repaint Chambersburg water tower				$650,000	
RMA Water Meter Replacement		$3,000,000			
Replace Bulk Chlorine Storage Tanks at RRRWTP			$100,000		
Taylorsville Watermain Extension - Brandt to Bellefontaine					$500,000
New Well Design and Construction Incl. Land Purchase	$600,000				
Mardi Gras Water Main Replacement	$450,000				
Inspection Vehicle (Split Cost with Sewer)	$16,000				
TOTALS	$2,436,000	$4,300,000	$1,860,000	$1,950,000	$1,800,000

Funded By:

Water Fund

Water Renewal/Improvement

Water Reserve

Engineering - Stormwater

Project	2022	2023	2024	2025	2026
Stormwater Management (Ditch cleaning, Storm Pipe/Culvert Repair, Lining or Replacement, Catch Basin Repair)	$250,000	$250,000	$250,000	$250,000	$250,000
TOTALS	$250,000	$250,000	$250,000	$250,000	$250,000

Funded By:

Storm Water Management

Engineering - GIS

Project	2022	2023	2024	2025	2026
Water Main Survey	$40,000	$40,000			
Storm Sewer Survey			$40,000	$40,000	$40,000
TOTALS	$40,000	$40,000	$40,000	$40,000	$40,000

Funded By:

Water Fund

Sewer Fund

Storm Water Management

General Fund

Engineering - Streets/Traffic

Project	2022	2023	2024	2025	2026
Street Improvement Program	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000
Sidewalk Program	$150,000	$150,000	$150,000	$150,000	$150,000
Miscellaneous Traffic Studies & Upgrades	$50,000	$50,000	$50,000	$50,000	$50,000
Fishburg Rd South Side Widening (Old Troy to Brandt)	$500,000				
Old Troy Pike Northbound Widening - Taylorsville Rd to I-70 (Design and ODOT Overpass Study)	$100,000				
Mast Arm Traffic Signal at S.R. 202/Taylorsville					
Chambersburg Road West Widening - Design	$200,000				
Fire Station 25- Install New Taffic Signal- Design & Construction					
S.R. 201/ Carriage Trails Intersection Impovements		$700,000			
ADA Transistion Plan					
Bellefontaine Rd Realignment (S. of Chambersburg)					
Powell Road Curve Realignment - Design and Construction			$30,000	$300,000	
Old Troy and Merlly Way Mast Arm Design & Construction	$35,000	$300,000			
Chambersburg Road Improvement-Phase IV Construction			$1,800,000		
TOTALS	$3,035,000	$3,200,000	$4,030,000	$2,500,000	$2,200,000
Five-Year Total					

Funded By:

Local Streets Capital Improvement
Capital Improvements
Issue 2 (MVPRC/STP Funds)
Permissive Tax

Planning and Zoning

Project	2022	2023	2024	2025	2026
Comprehensive Plan Update					
Online Review Software	$10,000				
Zoning Vehicle			$25,000		
TOTALS	$10,000	$0	$25,000	$0	$0

Funded By:

General Fund

AI-7645 **Topics of Discussion** **C.**

Council Work Session

Meeting Date: 06/08/2021

Supplemental Appropriations

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/08/2021

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

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Supplemental Appropriations

Purpose and Background

The supplemental appropriations are for the following purposes:

- $13,126 for Finance Staff health insurance.
- $10,000 decrease in part-time Tax wages and $10,000 increase in Tax professional services for temporary worker.
- $25,000 for liability insurance premiums and deductibles.
- $75,000 for 6 electric vehicle charging stations at Cloud Park and Rose Music Center ($37,500 covered by Ohio EPA grant).
- $514,375 transfer from Mont County TIF Fund to G.O. Bond Retirement Fund for debt payments for Rose Music Center and Veterans Memorial.
- $175,100 for issuance costs for the 6/1/21 bonds for the RMC and Veterans Memorial (covered by bond proceeds).
- $514,300 for assessment from TCA (Huber Height's portion) to help restore the fund balance.

Fiscal Impact

Source of Funds: Various Funds

Cost: $1,104,301

Recurring Cost? (Yes/No): No

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

Financial Implications:

Other requested increases to the budget are offset by grant funds or bond proceeds.

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made to reflect transfers and for appropriations of funds for various 2021 operating and project funding.

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

Section 1. Authorization is hereby given to transfer certain monies up to amounts not exceeding those shown and for the purposes cited in Exhibit A, and such authorization applies to any and all such transfers necessary and effected after January 1, 2021.

Section 2. Ordinance No. 2020-O-2453 is hereby amended as shown in Exhibit B of this Ordinance.

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

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

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

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

EXHIBIT A

Transfer:

Amount	*Fund From*	*Fund To*	*Purpose*
$514,375.00	240 Montgomery County TIF	308 G.O. Bond Ret.	Debt service for RMC and Veterans Memorial

EXHIBIT B

AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

1) Section 1 of Ordinance No. 2020-O-2453 is hereby amended to reflect changes in the appropriations of the 101 General Fund, as follows:

   a. Subsection k) Accounting, Personnel increase of $3,150.00

   b. Subsection l) Taxation, Personnel decrease of $10,000.00 and Operations and Capital increase of $10,000.00

   c. Subsection Human Resources, Operations and Capital increase of $25,000.00.

2) Section 4 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 207 Lighting District Fund, Personnel of $3,400.00.

3) Section 12 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 218 Parks & Recreation Fund, as follows:

   a. Subsection b) Parks & Recreation, Operations and Capital of $75,000.00.

4) Section 17 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 240 Montgomery County TIF Fund, as follows:

   a. Subsection b) Non-Departmental, Transfers of $514,375.00.

5) Section 26 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 308 G.O. Bond Retirement Fund, as follows:

   a. Subsection b) Non-Departmental, Debt Service of $514,375.00.

6) Section 27 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 406 Capital Improvement Fund, as follows:

   a. Subsection b) Finance, Personnel of $3,400.00

   b. Subsection d) Non-Departmental, Debt Service of $175,100.00.

7) Section 37 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 501 Water Fund, as follows:

   a. Subsection d) Finance, Personnel of $1,588.00.

8) Section 41 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 551 Sewer Fund, as follows:

   a. Subsection a) Engineering, Operations and Capital of $514,300.00

   b. Subsection c) Finance, Personnel of $1,588.00.

General Fund	$28,150.00
Lighting District Fund	$3,400.00
Parks & Recreation Fund	$75,000.00
Montgomery County TIF Fund	$514,375.00
G.O. Bond Retirement Fund	$514,375.00
Capital Improvement Fund	$178,500.00
Water Fund	$1,588.00
Sewer Fund	$515,888.00

AI-7646 **Topics of Discussion** **D.**

Council Work Session

Meeting Date: 06/08/2021

Increase Spending Limits - Accountemps - Finance Department

Submitted By: Jim Bell

Department: Finance **Division:** Tax

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/08/2021

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

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Increase Spending Limits - Accountemps - Finance Department

Purpose and Background

The Tax Division has two vacant part-time positions. Temporary workers from Accountemps have been used to assist in daily workload. An additional $5,000 will be needed for Accountemps as the vendor limit of $25,000 per year will be exceeded. It is anticipated that the vacant positions will be filled in the next two months, thereby reducing the need for any additional temporary assistance.

Fiscal Impact

Source of Funds: General Fund

Cost: $5,000

Recurring Cost? (Yes/No): No

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

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

TO INCREASE THE NOT TO EXCEED AMOUNT FOR ACCOUNTEMPS FOR THE INCOME TAX DIVISION IN CALENDAR YEAR 2021.

WHEREAS, Accountemps has previously supplied temporary workers for the Income Tax Division of the City of Huber Heights; and

WHEREAS, the City Charter requires that City Council approve all work performed by a single vendor in excess of $25,000.00 in any given year.

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

Section 1. The City Manager is hereby authorized to increase the not to exceed amount for Accountemps by $5,000.00 for a new total of $30,000.00 for the Tax Division to cover all additional expenses throughout Calendar Year 2021 as needed.

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

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

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

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7647 **Topics of Discussion** **E.**

Council Work Session

Meeting Date: 06/08/2021

American Rescue Plan Fund Creation

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/08/2021

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

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

American Rescue Plan Fund Creation

Purpose and Background

This legislation will authorize the acceptance of federal funding from the American Rescue Plan Act (ARPA) and also establish the American Rescue Plan Fund to track all revenue and expenditures for eligible uses incurred by December 31, 2024. The City of Huber Heights is estimated to receive $3.75 million in ARPA funding in the next month and an additional $3.75 million in June 2022.

Fiscal Impact

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

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE ACCEPTANCE OF FEDERAL FUNDING FROM THE AMERICAN RESCUE PLAN ACT THROUGH H.R. 1315 UNDER CERTAIN TERMS AND CONDITIONS AND ESTABLISHING THE AMERICAN RESCUE PLAN FUND.

WHEREAS, on March 11, 2021, the President of the United States signed into law the American Rescue Plan Act of 2021 (H.R. 1315), which allocates $130.2 billion in funding to local governments for COVID-19 pandemic relief; and

WHEREAS, the City of Huber Heights has been negatively impacted by the COVID-19 pandemic; and

WHEREAS, the U.S. Department of Treasury will administer the plan, and the City of Huber Heights should receive its first of two distributions of funding within 90 days of the enactment of the American Rescue Plan Act of 2021; and

WHEREAS, the City of Huber Heights must agree to specific Terms and Conditions set forth by the U.S. Department of Treasury as part of accepting the funds; and

WHEREAS, part of the Terms and Conditions reference the recording of receipts, expenditures, and transfers of the funds.

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

Section 1. There is hereby created and established the new American Rescue Plan Fund which shall be maintained separately from all other City funds to account for the revenue and expenditures as described in Section 2.

Section 2. Expenditures in this new fund can only be used to cover costs of the City of Huber Heights incurred by December 31, 2024 and for eligible uses as defined by the American Rescue Plan Act of 2021. Expenditures in this fund will comply with the other related aspects of the American Rescue Plan Act of 2021 and guidance published by the U.S. Department of Treasury.

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

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

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

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7642 **Topics of Discussion** F.

Council Work Session

Meeting Date: 06/08/2021

ZC 21-17 - Kyle Flaming - Major Change - 7536 Brandt Pike.

Submitted By:	Geri Hoskins		
Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/08/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

ZC 21-17 - Kyle Flaming - Major Change - 7536 Brandt Pike.

Purpose and Background

The applicant, Kyle Flaming, is requesting approval of a Major Change to the Basic and Detailed Development Plan for a new oil change facility in a Planned Commercial (PC) District at property located at 7536 Brandt Pike.

Fiscal Impact

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

Attachments

Drawings
Elevations
Fire Assessment
Aerial Map
Staff Report
Decision Record
Ordinance

SITE DEVELOPMENT PLANS FOR

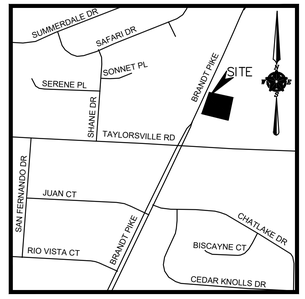
TAKE FIVE OIL

7536 BRANDT PIKE, HUBER HEIGHTS, OH 45424

SHEET INDEX

C 001	COVER SHEET
	PLAT / SURVEY
C 050	GENERAL NOTES
C 051	CITY SITE NOTES
C 060	DEMOLITION PLAN
C 100	SITE PLAN
C 200	PAVING PLAN
C 300	GRADING PLAN
C 400	SOIL EROSION AND SEDIMENT CONTROL PLAN
C 500	PRE DEV. DRAINAGE AREA MAP
C 510	POST DEV. DRAINAGE AREA MAP
C 600	UTILITY PLAN
C 700	DETAILS
C 710	CITY DETAILS
L 100	LANDSCAPE PLAN
L 200	LANDSCAPE DETAILS
I 100	IRRIGATION PLAN
I 200	IRRIGATION DETAILS

ZONING - PC



LOCATION MAP

NOT TO SCALE

CAUTION NOTICE TO CONTRACTOR

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

BENCHMARKS

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

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

FLOODNOTE

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

OWNER/DEVELOPER:

DRIVEN BRANDS, INC.

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

ENGINEER:

JM CIVIL ENGINEERING

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

SURVEYOR:

YOUNG - HOBBS AND ASSOCIATES

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

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

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

INITIAL SUBMITTAL
DATE:04/27/21

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

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

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

COVER SHEET

C 001

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

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

PARKING:

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

ADDRESS:

BRANDT PIKE
HUBER HEIGHTS, OH 45424

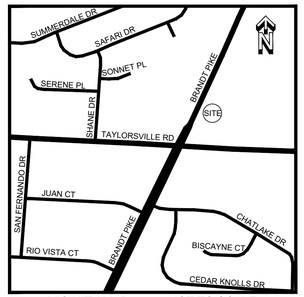
NOTES CORRESPONDING TO SCHEDULE B-II:

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

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

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

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



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATION:

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

DATE OF PLAT OR MAP: MARCH 25, 2021.

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

LAND DESCRIPTION

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

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

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

LESS AND EXCEPT:

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

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

TABLE A NOTES:

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

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

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

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

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

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

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

SURVEY NOTES:

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

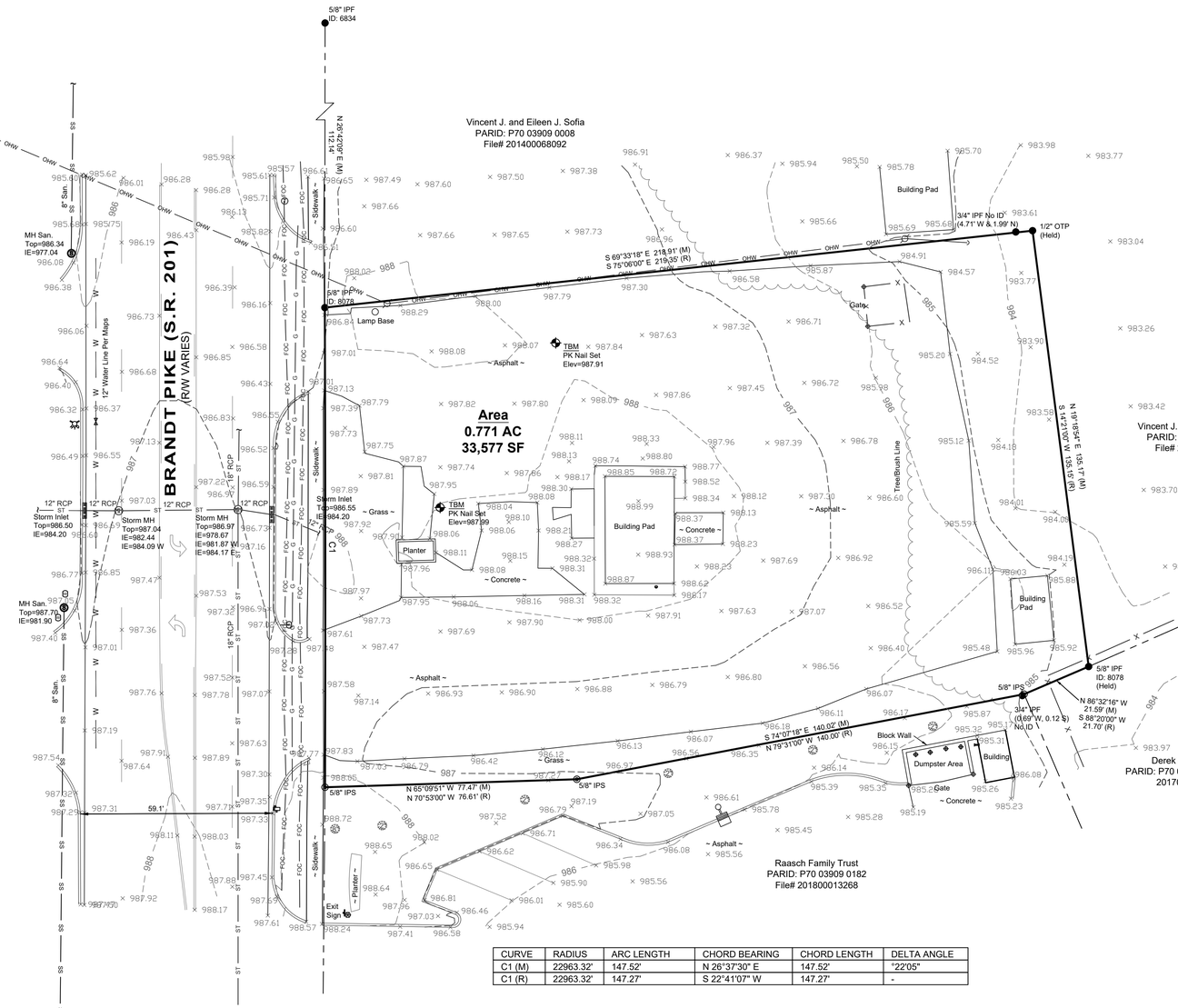
NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

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

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

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

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



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

LEGEND

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

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

0 20 40 60
SCALE 1" = 20'

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

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

DAVE R. HOBBS
OHIO PLS # 8773

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

No.	Date	Revision
1		

CLIENT

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

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

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

PARID: P70 03909 0080
File# 2001-00008670

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

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

SHEET 1 OF 1

GENERAL SITE NOTES:

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

GENERAL UTILITY NOTES:

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

GENERAL EROSION CONTROL NOTES:

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

GENERAL DEMOLITION NOTES:

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

GENERAL PAVING NOTES:

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

GENERAL GRADING/DRAINAGE NOTES:

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

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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

GENERAL NOTES

C 050

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

CITY SITE NOTES:

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

SANITARY NOTES

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

WATER NOTES

29. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
30. WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
31. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
32. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
33. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
34. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
35. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
36. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
37. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
38. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
39. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
40. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A L' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
41. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
42. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
43. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½" OUTLETS WITH CITY OF DAYTON THREADS.
44. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
45. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
46. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
47. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
48. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
49. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAME.
50. DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

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

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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

CITY SITE NOTES

C 051

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

CAUTION NOTICE TO CONTRACTOR

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BENCHMARKS

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

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

FLOODNOTE

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

DEMOLITION KEY NOTES:

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

LEGEND:

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

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

BRANDT PIKE (S.R. 201)

CONCRETE CURB & GUTTER (1)
925 SF CONCRETE DRIVEWAY (1)
CAUTION: EXISTING UNDERGROUND UTILITIES
EX. POWER POLE (3) (2)
Lamp Base
EX. CONCRETE BASE (1)
TBM PK Nail Set Elev=987.84
TBM PK Nail Set Elev=987.91
~ Asphalt ~
Area 0.771 AC 33,577 SF
24,759 SF ASPHALT CONCRETE (1)
EX. GATE POSTS (1)
Gate
EX. DUMPSTER FENCING (1)
EX. TREE LINE (1)
Tree/Brush Line
~ Grass ~
Planter
PLANTER (1)
1104 SF CONCRETE (1)
~ Concrete ~
430 SF CONCRETE (1)
Building Pad
700 SF CONCRETE BUILDING PAD (1)
140 SF CONCRETE (1)
CLEANOUT (1)
Storm Inlet Top=986.55 IE=984.20
Storm MH Top=987.04 IE=982.44 IE=984.09 W
Storm MH Top=986.97 IE=978.67 IE=981.87 W IE=984.17 E
Sidewalk
12" Water Line Per Maps
12" RCP
18" RCP
5/8" IPF ID: 8078
5/8" IPS
3/4" IPF No ID (4.71' W & 0.99' N)
1/2" OTP (Held)
S 69°33'18" E 218.91' (M)
S 75°06'00" E 219.35' (R)
N 19°18'54" E 135.17' (M)
S 14°21'00" W 135.15' (R)
N 86°21'54" E 21.5
S 88°21'00" W 21.7
3/4" IPF (0.69' W, 0.12' S) No ID
S 74°07'18" E 140.02' (M)
N 79°31'00" W 140.00' (R)
N 65°09'51" W 77.47' (M)
N 70°53'00" W 76.61' (R)
243 SF CONCRETE BUILDING PAD (1)
Building Pad
Block Wall
Dumpster Area
Building
Gate
~ Concrete ~
~ Asphalt ~

Know what's below. Call before you dig.

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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

DEMOLITION PLAN

C 050

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

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FLOODNOTE

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

SITE DATA TABLE

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

BENCHMARKS

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

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

LEGEND:

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

SEE DEMO PLAN AND SURVEY FOR LEGEND OF EXISTING ELEMENTS

SITE KEY NOTES:

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

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

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

CAUTION: EXISTING UNDERGROUND UTILITIES

Sidewalk

Area
0.771 AC
33,577 SF

TAKE FIVE OIL
3–BAY BUILDING
FF=988.70

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

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

25' BUILDING SETBACK

76.37' 27.17' 26.46' 61.54' 14.42' 10.61' 40.67' 52.71' 33.5' 44' 24' 43.39' 14.25' 5.58' 6' 24.5' 10.23' 5' 14' 6' 30' 18' 10' 8' 10' 10' 39.72' 33.65' 36'

R20' R10' R3' R5' R24'

C1

STOP

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

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

Block Wall
Dumpster Area
Building
Gate
~ Concrete ~

Know what's below. Call before you dig.

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John Measels, PE
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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

SITE PLAN

C 100

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

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N=68,2032.53 E=1518307.45
ELEVATION=987.99'

PROPOSED PAVING LEGEND:

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

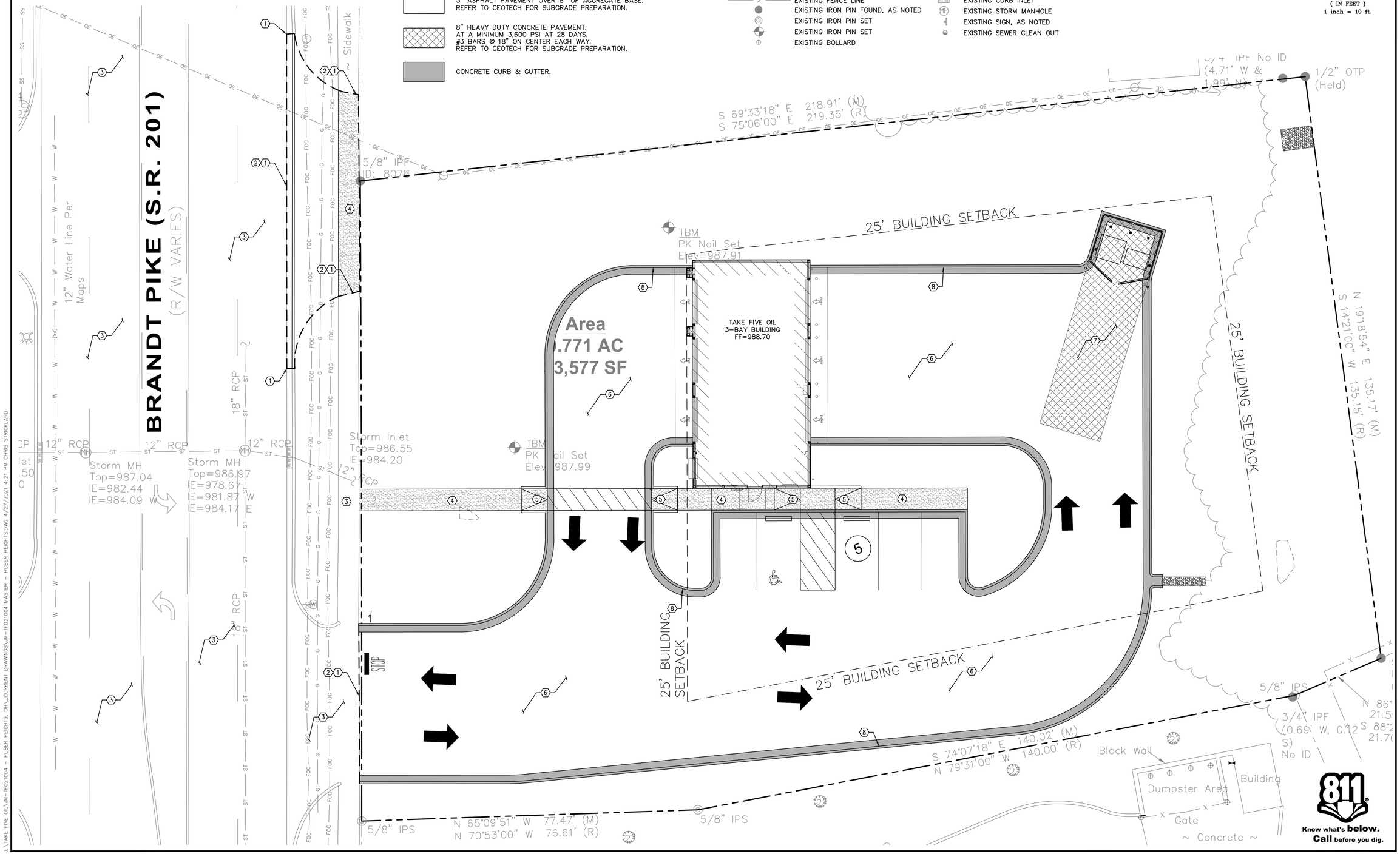
LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CURB & GUTTER
- EXISTING WATER LINE
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- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT

PAVING KEY NOTES:

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

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



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7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

PAVING PLAN

C 200

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

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- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
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- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

GRADING KEY NOTES:

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

LEGEND:

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

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

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Area
0.771 AC
33,587 SF

TAKE FIVE OIL
3-BAY BUILDING
FF=988.70

FF = 988.70

TBM
PK Nail Set
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Top=986.97
IE=978.67
IE=981.87 W
IE=984.17 E

12" RCP
18" RCP

5/8" IPF
ID: 8078

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

1/2" OTP
(Held)

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

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

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

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

5/8" IPS

Block Wall

Dumpster Area

Building

Gate

~ Concrete ~

Know what's below.
Call before you dig.

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

FIRM APP-000449670
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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

GRADING PLAN

C 300

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

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BENCHMARKS

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

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

FLOODNOTE

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

SEQUENCE OF CONSTRUCTION ACTIVITIES:

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

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

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

D. BEGIN CLEARING AND GRADING OF SITE.

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

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

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

H. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

MAINTENANCE:

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

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

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

LEGEND:

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

EROSION CONTROL KEY NOTES:

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

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

NOTES:

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

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

12" Water Line Per Maps

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

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

Storm Inlet
T=986.55
IE=984.20

TBM
PK Nail Set
Elev=987.99

TBM
PK Nail Set
Elev=987.91

Area
0.771 AC
33,577 SF

TAKE FIVE OIL
3-BAY BUILDING
FF=988.70

25' BUILDING SETBACK

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

5/8" IPF
(0.69' W, 0.12' S)
No ID

1/2" OTP
(Held)

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

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

N 86° 21.5

3/4" IPF
(0.69' W, 0.12' S)
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S 74°07'18" E 140.02' (M)
N 79°31'00" W 140.00' (R)

N 65°09'51" W 77.47' (M)
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5/8" IPS

5/8" IPS

Block Wall

Dumpster Area

Building

Gate

~ Concrete ~

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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

SOIL EROSION AND SEDIMENT CONTROL PLAN

C 400

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LEGEND - EXISTING:

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

LEGEND:

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

PRE DEVELOPMENT DRAINAGE AREA KEY:

- DRAINAGE DIVIDE

X
X.XX AC
X.XX AC

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

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

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

12" Water Line Per Maps

Sidewalk

5/8" IPF
ID: 8878

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

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

1/2" OTP
(Held)

TBM
PK Nail Set
Elev=987.91

Area
0.771 AC
33,577 SF

SITE
0.77 AC
0.63 AC

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PK Nail Set
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C1

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Block Wall

Dumpster Area

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~ Concrete ~

5/8" IPS

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

N 86°
21.5
S 88°
21.7

5/8" IPS

N 65°09'51" W 77.47' (M)
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987
988
986
985
984

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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

PRE DEV. DRAINAGE AREA MAP

C 500

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- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
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- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
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- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
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LEGEND:

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- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
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- DRAINAGE SLOPE AND DIRECTION

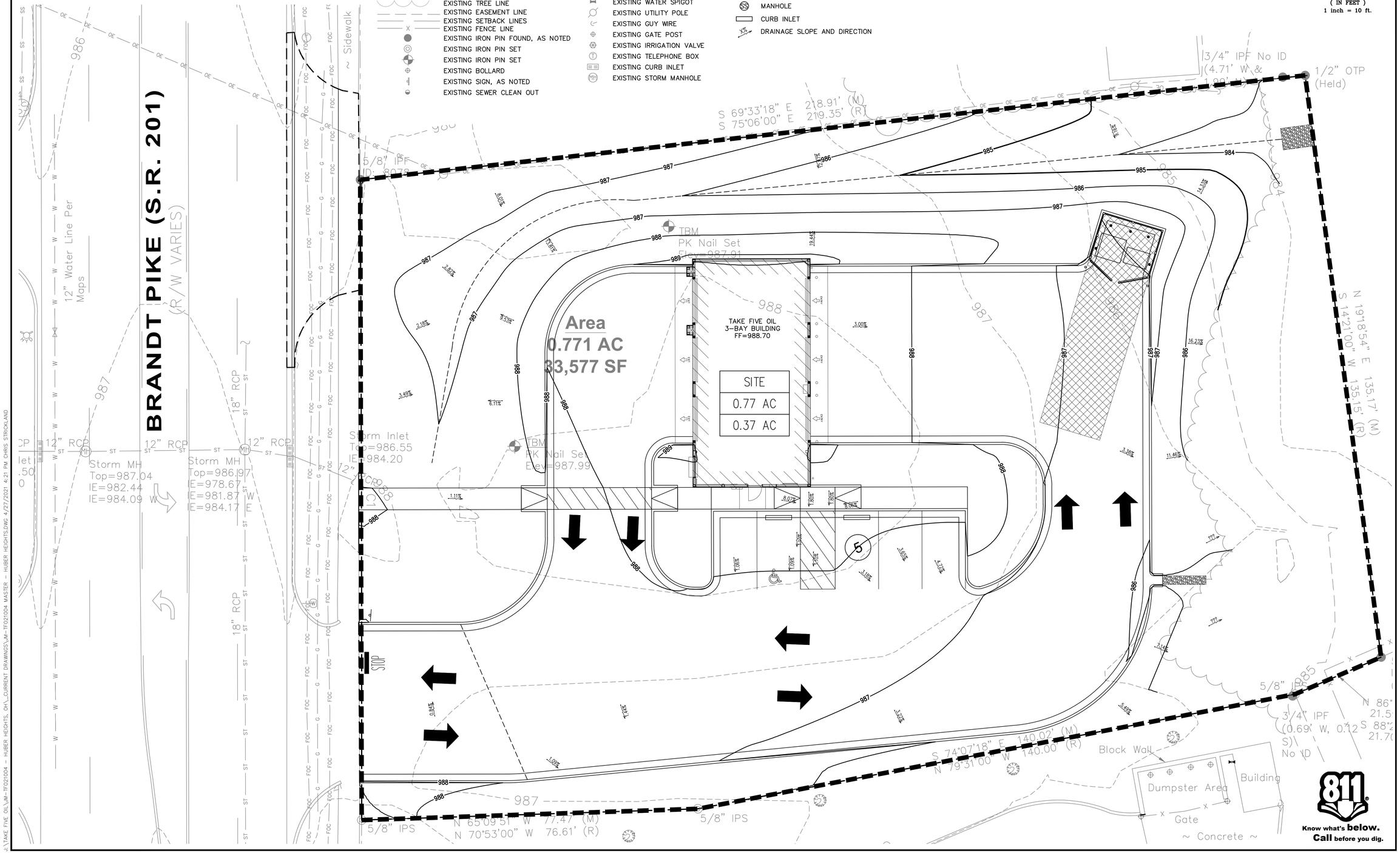
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X
X.XX AC
X.XX AC

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

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



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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

POST DEV. DRAINAGE AREA MAP

C 510

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- STOP BAR STRIPING
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- ADA RAMP
- TRAFFIC SIGN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET

SEE DEMO PLAN AND SURVEY FOR LEGEND OF EXISTING ELEMENTS

UTILITY KEY NOTES:

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

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

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

MH San.
Top=986.34
IE=977.04

8" San.

12" Water Line Per Maps

5/8" IPF
D: 8078

POLE MOUNT 24

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

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

985

TBM
PK Nail Set
Elev=987.91

25' BUILDING SETBACK

Area
0.771 AC
33,577 SF

TAKE FIVE OIL
3-BAY BUILDING
FF=988.70

4" FL 984.70

1"x45° BEND

4"x45° BEND
4" FL 984.64

4"x45° BEND
4" FL 984.55

4"x45° BEND
4" FL 984.39

4"x45° BEND
4" FL 984.30

4" PVC
1.22% SLOPE

1" PVC

12" RCP
Storm Inlet
Top=986.50
IE=984.20

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

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

18" RCP

Storm Inlet
Top=986.55
IE=984.20

4' INV. 982.00

MH San.
Top=987.20
IE=981.90

8" San.

STOP

5/8" IPS
N 65°09'51" W 77.47' (M)
N 70°53'00" W 76.61' (R)

5/8" IPS

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

Block Wall

Dumpster Are

Gate

~ Con

5/8" IPF

3/4"
(0.69
S)\
No ID

Sidewalk

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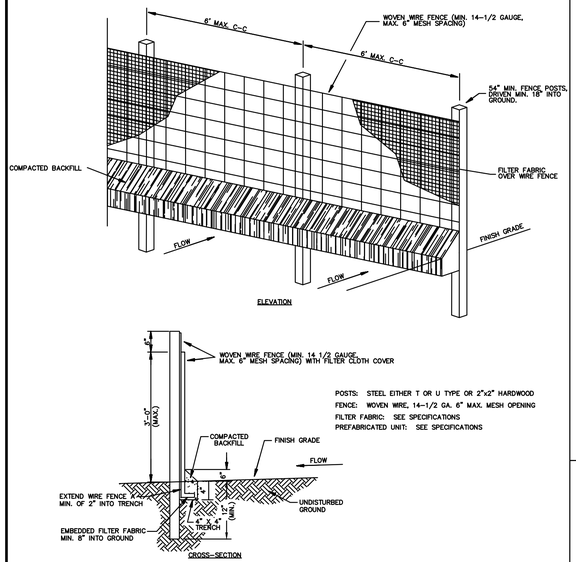
REV	DATE	DESCRIPTION	NAME

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

UTILITY PLAN

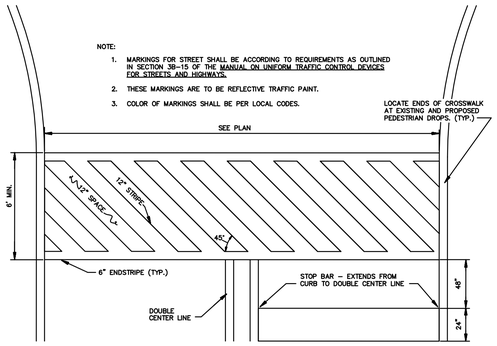
C 600

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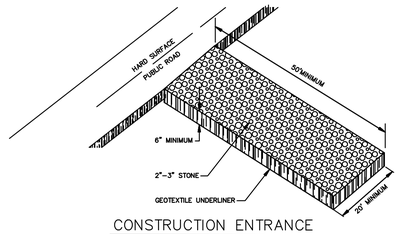


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.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

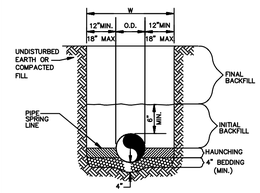
SILT FENCE
N.T.S.



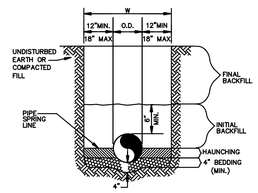
CROSSWALK MARKINGS
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.



WATER LINE
N.T.S.

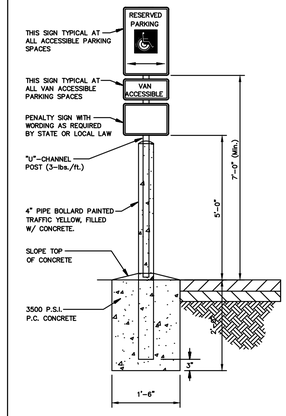


SANITARY SEWER
N.T.S.

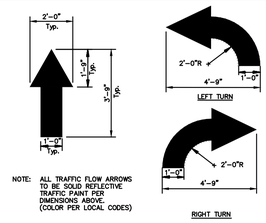
GENERAL NOTES

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

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

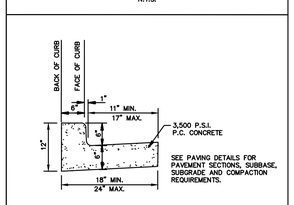


ACCESSIBLE PARKING SIGN
N.T.S.



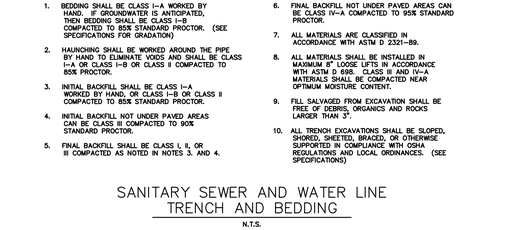
NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE. (COLOR PER LOCAL CODES)

TRAFFIC FLOW ARROW
N.T.S.



SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

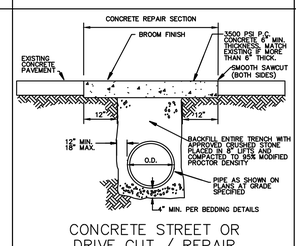
TYPE "A" CONCRETE CURB AND GUTTER
N.T.S.



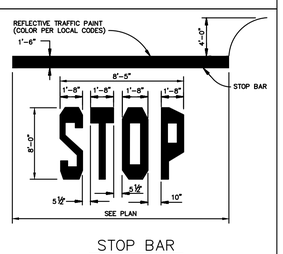
RISER FROM DEEP MAIN

NORMAL DEPTH

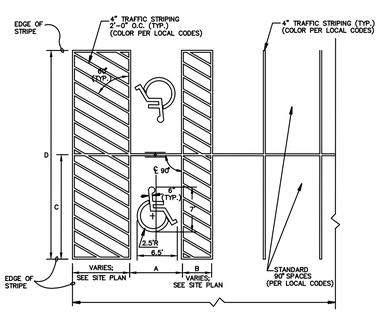
SANITARY SEWER SERVICE WYE
N.T.S.



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



STOP BAR
N.T.S.

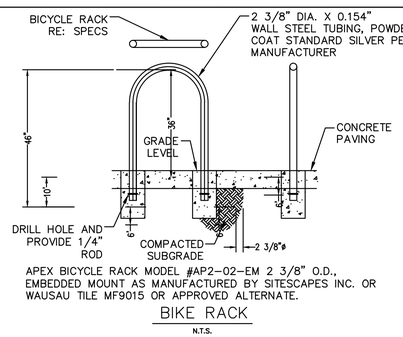


MINIMUM DIMENSION CHART		
A	8' (VAN 8')	8' (VAN 8')
B	5' (VAN 8')	5' (VAN 8')
C	18'	20'
D	36'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

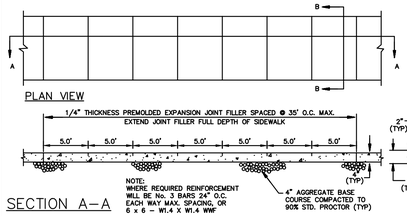
NOTE: ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

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

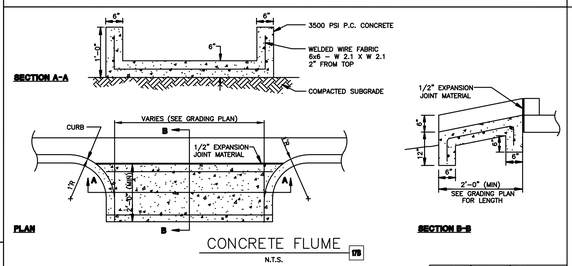


APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" O.D., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR WAUSAU TILE MF9015 OR APPROVED ALTERNATE.

BIKE RACK
N.T.S.

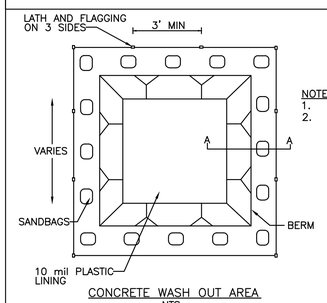


CONCRETE SIDEWALK
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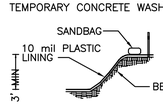


CONCRETE FLUME
N.T.S.

09-05-95	SLK	17B

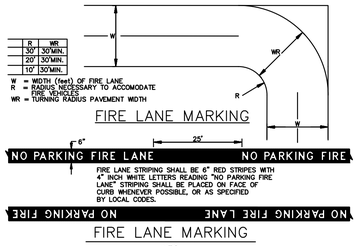


NOTES:
1. ACTUAL SIZE DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SECTION A-A
NTS

CONCRETE WASH OUT AREA
NTS

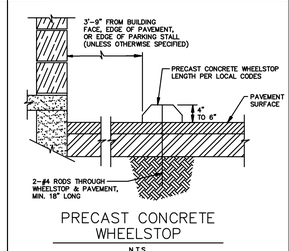


FIRE LANE MARKING

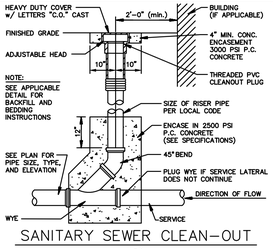
FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.



FIRE LANE MARKING
N.T.S.



PRECAST CONCRETE WHEELSTOP
N.T.S.



SANITARY SEWER CLEAN-OUT
N.T.S.

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

FIRM APP-000449670
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TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

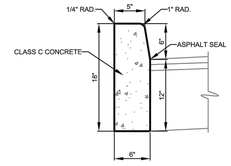
REV	DATE	DESCRIPTION	NAME

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

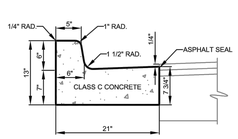
DETAILS

C 700

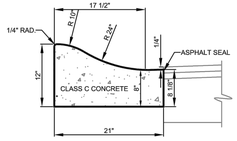
J:\TAKE FIVE OIL_JM-TF021004 - HUBER HEIGHTS, OH_CURRENT DRAWINGS_JM-TF021004 MASTER - HUBER HEIGHTS.DWG 4/27/2021 4:21 PM CHRIS STRICKLAND



BARRIER CURB TYPE 6



COMBINED BARRIER
CURB AND GUTTER



COMBINED MOUNTABLE (ROLL)
CURB AND GUTTER

GENERAL NOTES:

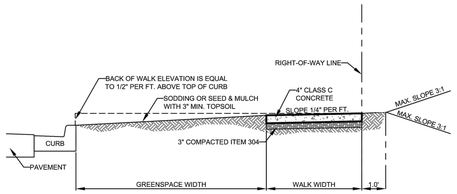
1. ALL BARRIER TYPE SHALL BE DEPRESSED AT DRIVE APPROACHES. SEE CONCRETE DRIVEWAY DETAIL.
2. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/4" CONTRACTION JOINTS CONSTRUCTED AT 5' INTERVALS. THE DEPTH SHALL AVERAGE 2" OR MORE FOR COMBINATION CURB AND GUTTER, AND FOR CURB SHALL AVERAGE 1/5 OR MORE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

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

TITLE OF DRAWING: CURB SECTION DETAILS

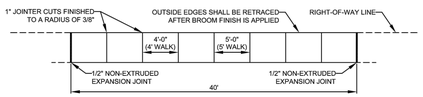
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-3.0



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

SIDEWALK CROSS-SECTION



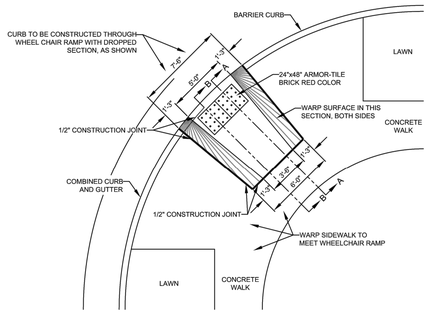
SIDEWALK PLAN

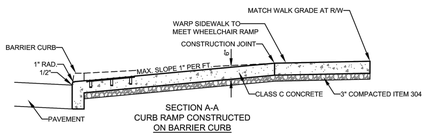
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(937) 233-1423

TITLE OF DRAWING: SIDEWALK LAYOUT

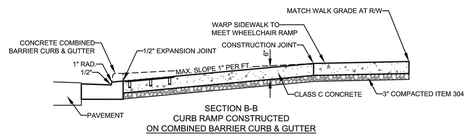
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-5.0





SECTION A-A
CURB RAMP CONSTRUCTED
ON BARRIER CURB



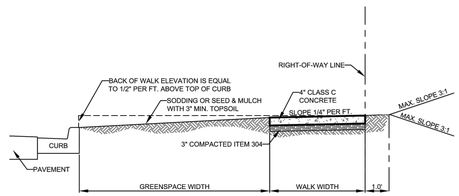
SECTION B-B
CURB RAMP CONSTRUCTED
ON COMBINED BARRIER CURB & GUTTER

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

TITLE OF DRAWING: CURB RAMP

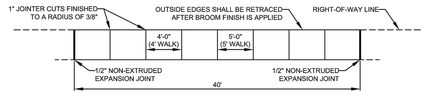
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-4.0



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

SIDEWALK CROSS-SECTION



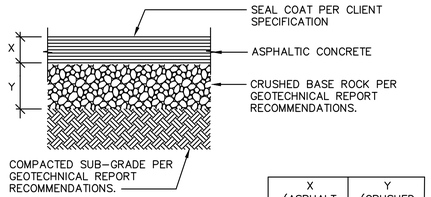
SIDEWALK PLAN

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

TITLE OF DRAWING: SIDEWALK LAYOUT

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. PV-5.0



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

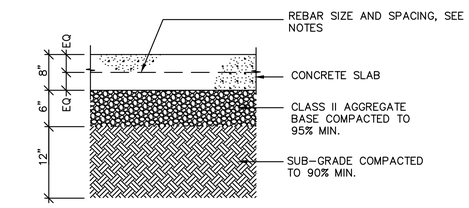
NOTES:

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

THIS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.

AC PAVEMENT SECTION

N.T.S.

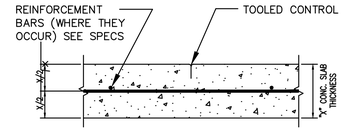


NOTES:

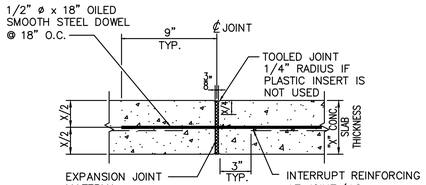
1. REFER TO "CONCRETE PAVING JOINTS" DETAILS THIS SHEET.
2. CONTROL JOINTS SHALL BE ½" DEEP (MIN.) TOOLED JOINTS (SAW CUTTING IS NOT ACCEPTABLE), SPACED AS TO OBTAIN APPROXIMATELY SQUARE SECTIONS WITH A MAXIMUM SPACING OF 10'–0".
3. EXPANSION JOINTS SHALL BE ½" WIDE PREFORMED FILLER, FULL DEPTH, SPACED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

CONCRETE PAVING SECTION

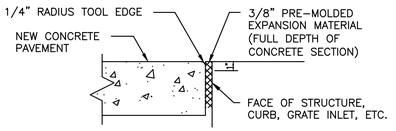
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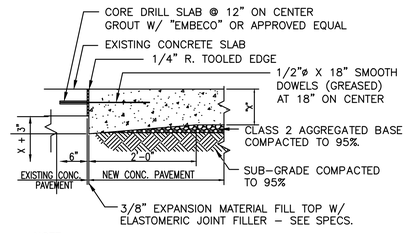
CONTROL JOINT
N.T.S.



EXPANSION JOINT
N.T.S.

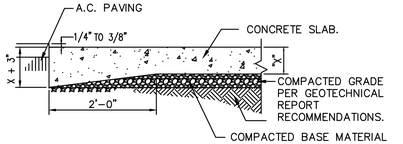


ISOLATION JOINT
N.T.S.



NOTE
"X" = PROPOSED CONCRETE PAVEMENT SECTION.

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



NOTE
"X" = PROPOSED CONCRETE PAVEMENT SECTION.

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

CONCRETE PAVING JOINTS

N.T.S.

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

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TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

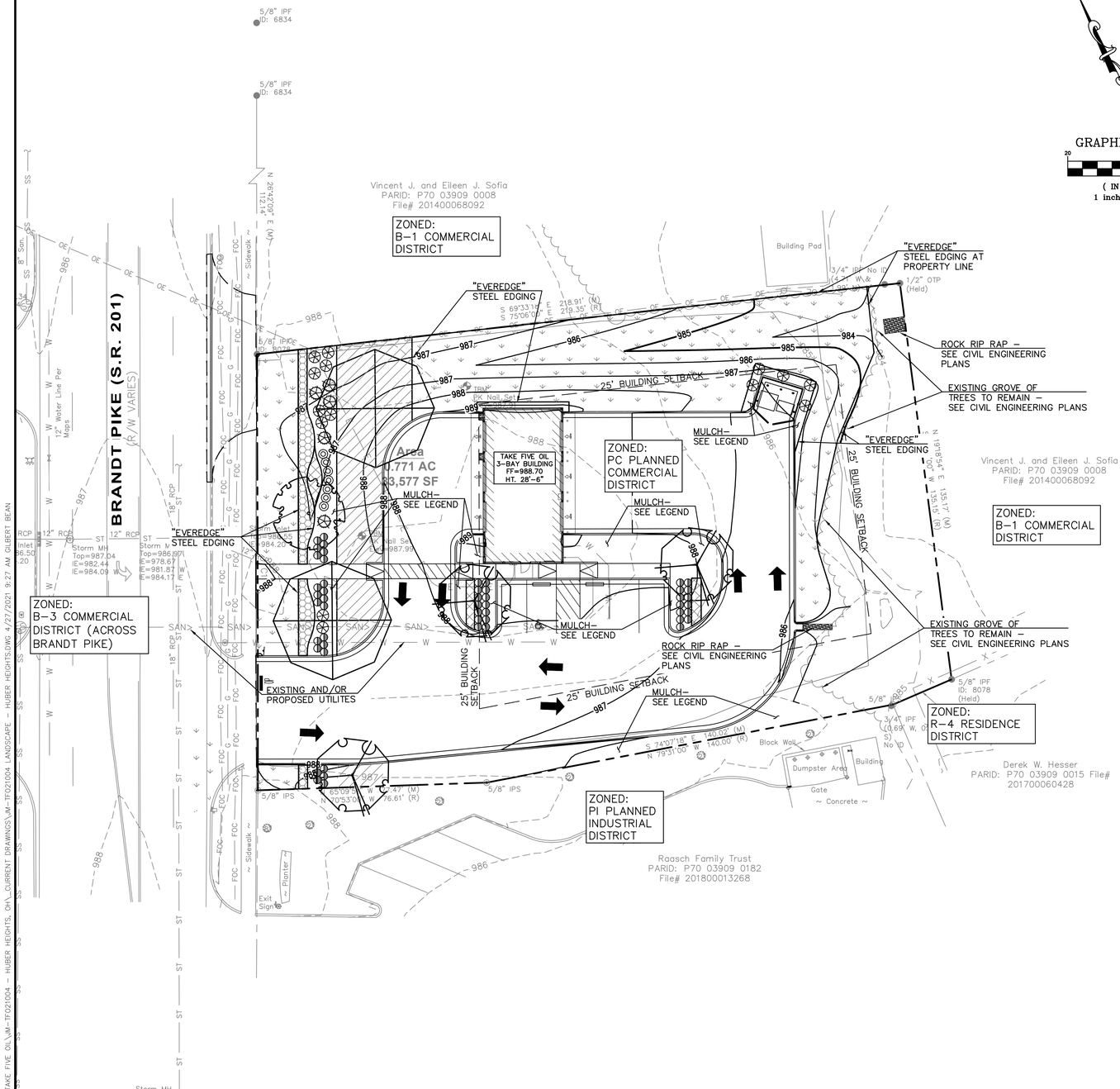
PROJECT NO: JM–TF021004
DRAWN BY: CES
CHECKED BY: JMCE
ISSUE DATE: 04/27/21

CITY DETAILS

C 710

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REFER TO SHEET L-2 FOR CALCULATIONS AND LANDSCAPE NOTES



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

LEGEND:

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

SOD, GROUND GOVER, PERENNIALS AND MULCH

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

Know what's below. Call before you dig.

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

TAKE 5 OIL CHANGE

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

REV	DATE	DESCRIPTION	NAME

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

PRELIMINARY PLANTING PLAN

L 100

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LANDSCAPE CALCULATIONS :

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

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

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

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

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

PLANTING NOTES :

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TAKE 5 OIL CHANGE

REV	DATE	DESCRIPTION	NAME

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

TAKE FIVE OIL
7536 BRANDT PIKE
HUBER HEIGHTS, OH 45424

PLANTING NOTES AND CALCULATIONS

L 200

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

TOWER HEIGHT
19' - 10 1/8"

PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

TOWER HEIGHT
19' - 10 1/8"

PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

TOWER HEIGHT
19' - 10 1/8"

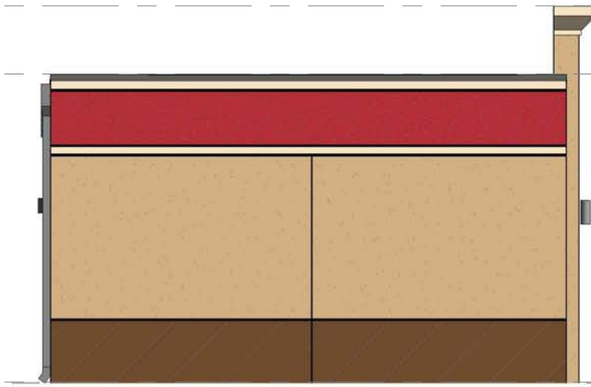
PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

TOWER HEIGHT
19' - 10 1/8"

PARAPET HEIGHT
16' - 3"



FIRST FLOOR
0' - 0"

WALL MATERIAL LEGEND

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

*EIFS OR STUCCO. REFER TO FINISH SCHEDULE FOR COLOR

0' 2' 4' 8' 16'

1/8" = 1'-0"

METHOD architecture
methodarchitecture.com

TAKE 5 OIL CHANGE

M21-01-B0066

ELEVATIONS

05/17/2021

Huber Heights Fire Division

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

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

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

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

Fire Department Comments:

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

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

Requirements: (Site Plan)

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

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

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

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



City of Huber Heights

1 in = 94 ft

Date : 5/25/2021

N

Memorandum

Staff Report for Meeting of May 25, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: May 20, 2021

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

- Application dated April 27, 2021.

Department of Planning and Development City of Huber Heights

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

STATEMENT OF FACT:

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

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

STAFF ANALYSIS AND RECOMMENDATION:

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

Building Elevations:

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

Site Design and Engineering:

The Planned Commercial Code is as follows:

1176.03 DEVELOPMENT STANDARDS.

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

(a) Minimum Land Area Requirement.

(1) No minimum land area shall be required.

(b) Site Planning.

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

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

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

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

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

Parking is as follows.

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

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

Utilities:

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

Signage:

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

Landscaping:

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

Recommendation:

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

Planning Commission Decision Record

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

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

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

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

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

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

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

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

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

6. The applicant shall have a minimum of 7 parking spaces.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A MAJOR CHANGE TO THE BASIC AND DETAILED DEVELOPMENT PLAN IN A PLANNED COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 7536 BRANDT PIKE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 03909 0080 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-17).

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

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-17 and on May 25, 2021, recommended approval by a vote of 5-0 of the Major Change to the Basic and Detailed Development Plan for a new oil change facility, and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District (Zoning Case 21-17) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

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

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

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

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

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

6. The applicant shall have a minimum of 7 parking spaces.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action

were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

Passed by Council on the_____ day of_____, 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-7625 **Topics of Discussion** **G.**

Council Work Session

Meeting Date: 06/08/2021

ZC 21-14 - Campbell Berling Huber Heights, LLC - Rezoning/Major Change - Chambersburg Road

Submitted By:	Geri Hoskins		
Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/08/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

ZC 21-14 - Campbell Berling Huber Heights, LLC - Rezoning/Major Change - Chambersburg Road

Purpose and Background

The applicant, Cambell Berling Huber Heights, LLC is requesting a Major Change to the Basic Development Plan and a Rezoning from R-4 (Residence) to PR (Planned Residential).

Fiscal Impact

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

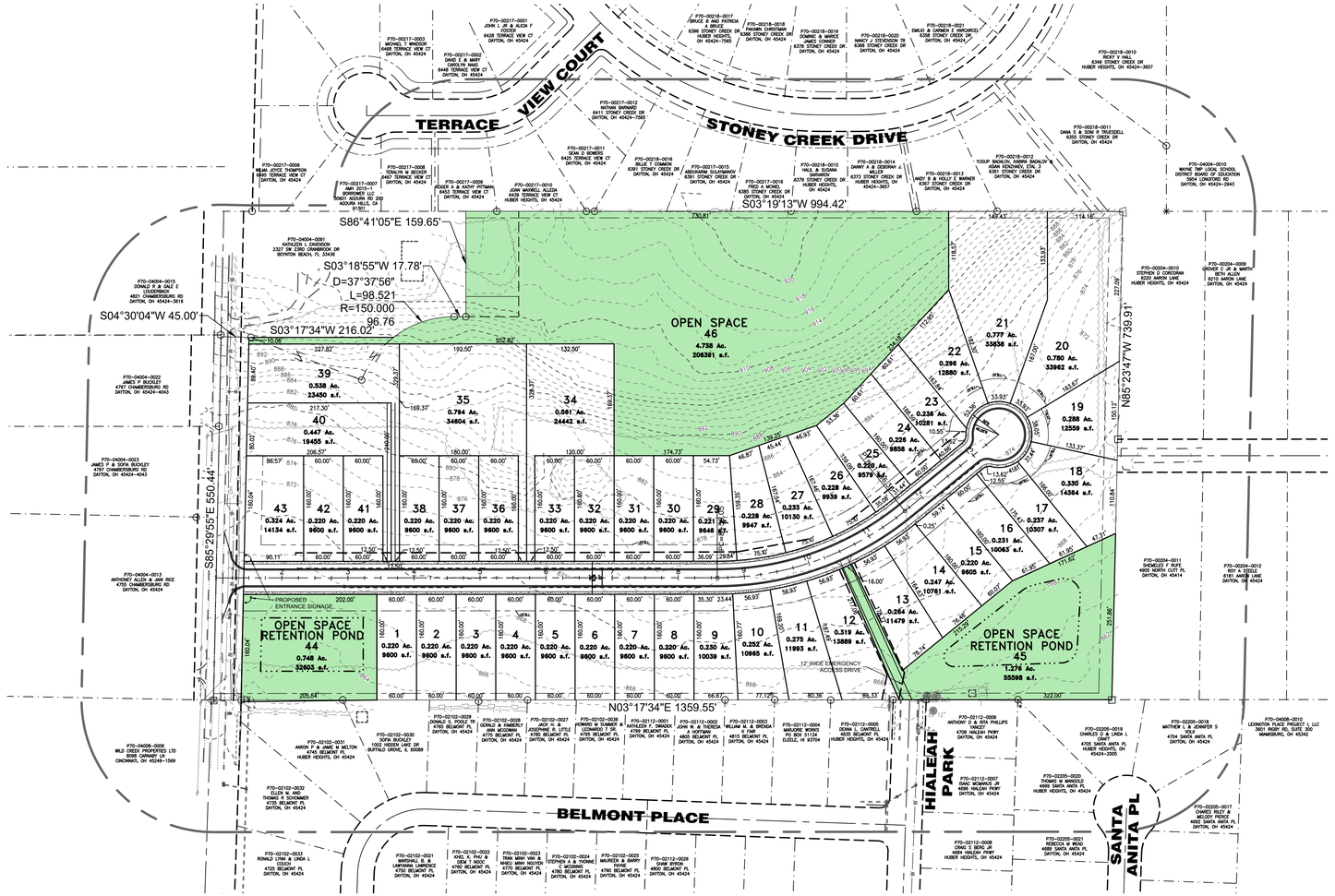
Attachments

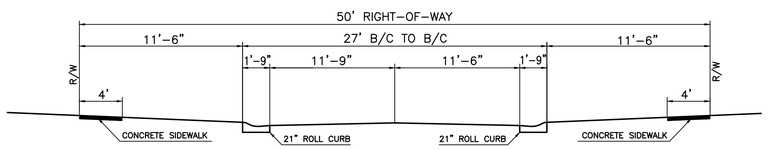
Drawings
Fire Assessment
Staff Report
Decision Record
Minutes
Ordinance

BASIC DEVELOPMENT PLAN

QUAIL RIDGE

SECTION 34, TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO





TYPICAL SECTION

LEGEND

OPEN SPACE

CONCRETE WALK



VICINITY MAP

1"=1,000'

OWNER

Quail Ridge Land and Development LLC
2327 SW 23rd Cranbrook Drive
Boynton Beach, FL 33436
(561) 445 - 5441

APPLICANT

Campbell Berling Development
3333 Madison Pike, Suite C
Ft. Wright, KY 41017
(513) 252 - 4376

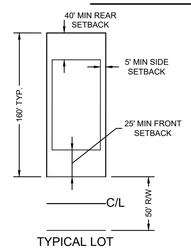
ENGINEER & SURVEYOR

Bayer Becker
6900 Tylersville Road, Suite A
Mason, OH 45040
(513) 336 - 6600

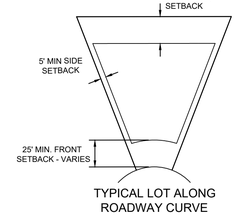
GENERAL NOTES

1. Sanitary to be tied into City of Huber Heights System.
2. Water to be installed and connected to City of Huber Heights System.
3. Electric to be supplied by Dayton Power and Light Co..
4. All proposed streets to be public streets and are to be constructed according to City of Huber Heights Standard Construction Drawings and State of Ohio Department of Transportation Specifications, latest edition.
5. Existing contours furnished from topographic survey performed by Bayer Becker in March 2021 and from Montgomery County GIS Mapping.
6. Existing utility information shown per survey performed by Bayer Becker in March 2021 and available records.
7. Existing site drains northwest and southwest to existing storm sewers. Retention pond outlets to preserve existing drainage patterns.
8. 4' concrete walk to be installed on both sides of the street.
9. Proposed Use: Single Family Residential Development
10. Total Site Acreage: 21.55 Acres
11. Existing Zoning: R-4 & PUD
12. Proposed Zoning: PUD
13. Number of Single Family Residential Lots: 43
14. Proposed Right-of-Way: 2.04 Acres
15. Overall Density: 2.00 D.U./Acre
16. Open Space Provided: 6.76 Acres (31.4%)
17. Lots 34 & 35 and Lots 39 & 40 to access proposed street via shared drives with cross-access easements as-needed.

TYPICAL LOT DETAILS



TYPICAL LOT



TYPICAL LOT ALONG ROADWAY CURVE

57' MIN. LOT WIDTH MEASURED AT SETBACK LINE

Basis of Bearing:
State Plane NAD83 (2011)

0 100 150

SCALE: 1" = 100'

Item	Revision Description	Date	Drwn.	Chk.
1.	Revised Open Space	5-3-21	JAB	

QUAIL RIDGE

SECTION 34N TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

BASIC DEVELOPMENT PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	20-0257 CD
Drawn by:	JAB
Checked By:	EMR
Issue Date:	04-16-21
Sheet:	1 OF 1

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Plot time: May 03, 2021 - 4:11pm
Drawing name: J:\2020\20-0257\CVIDWG\20-0257 CD.dwg - Layout Tab: Pre PUD

Huber Heights Fire Division

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

Occupancy Name:	Quail Ridge – Revision 1
Occupancy Address:	Chambersburg Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:	Not Yet Assigned	HHFD Plan:	21-019/21-081
MCBR ELE:	Not Yet Assigned	HHFD Box:	
REVIEWER:	Susong	DATE:	5/3/2021

Fire Department Comments:

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

Approved per Review of Ohio Fire Code and adopted Life Safety Standards based on the following:

- **One- or two-family residential projects having more than 30 dwelling units shall be equipped with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D106.1. A secondary access is shown connecting Hialeah Park and new road. This access shall comply with the following:**
  - **Be a minimum 20 feet wide, access is currently shown as 12 feet. (Ohio Fire Code 503.2.1)**
  - **Constructed of materials capable of handling 75,000 pounds (Ohio Fire Code D102.1.)**
- **Site utility plan showing fire hydrants has not been provided.**

Code Reference	Standard Requirement Comment
2017 OFC / IFC Appendices B and C and (OAC)1301:7-7-05(G) and HH City Code 1521	***Fire Hydrants***: Locations and Distribution shall comply with the referenced code (75' Spacing from FDC to hydrant and minimum 40'spacing from hydrant to building exterior walls)

	(See city code for more detail)
Specific Code Requirement Comments (In Accordance with (OAC)1301:7-7-01 to 44 Including IFC Appendices as adopted by HH City Code Part 15) Go To: Ohio Fire Code Go To: HH City Code Go To: OAC/OBC	
OFC 2017	**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with *paragraph* (C)(6)(503.6) *of this rule,* and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. **D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family *dwellings* where the number of *dwellings units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. **Exception:** 1) Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. 2) The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.
Huber Heights Codified Ordinance	**1521.06 FIRE HYDRANT PLACEMENT AND STANDARDS** c) 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. (1) The Fire Code Official shall make a determination if a double STORTZ hydrant can be omitted in commercial and multi-family districts. When determining the need, the Code Official shall reference the capacity of the hydrant and fire flow requirements listed in the 2006 International Fire Code appendix B. Reductions shall be given for automatic sprinkler systems. (d) The Fire Code Official shall make a determination on the location and distribution of fire hydrants. The fire official shall make this determination by referencing the location and distribution listed in the 2006 International Fire Code appendix C. (Ord. 2010-0-1845. Passed 9-13-10.) **1521.01 HYDRANT LOCATION, NUMBER AND APPROVAL.** (e) A fire hydrant meeting the specifications and installed according to this standard and connected to a public water supply, shall be installed at a location designated by the Code Official that is within seventy-five feet of a suppression system Fire department connection, but no closer than forty feet to the building or structure unless otherwise approved by the Code Official.

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

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

Memorandum

Staff Report for Meeting of May 11, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: May 6, 2021

Subject: ZC 21-14 (Major Change and Rezoning from R-4 Residence to PR Planned Residential) Quail Ridge Subdivision Chambersburg Road

- Application dated April 15, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: Campbell Berling Huber Heights, LLC, Applicant
Quail Ridge Land & Development, LLC, Owner

DEVELOPMENT NAME: Quail Ridge

ADDRESS/LOCATION: Chambersburg Road

ZONING/ACREAGE: R-4 / 21.55 Acres

EXISTING LAND USE: Residential

ZONING ADJACENT LAND:
South R-1
East R-4
West R-4B
North R-1

REQUEST: The applicant requests a Major Change to the Basic Development Plan and rezoning from R-4 Residence to PR Planned Residential.

ORIGINAL APPROVAL:

APPLICABLE HHCC: 1147 & 1130

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

OVERVIEW:

The applicant requests a Major Change to the Basic Development Plan and rezoning from R-4 Residence to PR Planned Residential.

STAFF ANALYSIS AND RECOMMENDATION:

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

The Zoning Code is as follows:

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

1172.01 - Principal permitted uses.

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

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

(b) Churches and other places of worship;

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

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

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

1172.02 - Accessory uses.

The following accessory uses are permitted:

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

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

1172.03 - Development standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1172.04 - Parking and loading.

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

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

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

1171.07 - Review and recommendations by planning commission.

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

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

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

1171.08 - Action by council.

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

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

1171.11 - Changes in the basic and detailed development plans.

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

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

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

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

Recommendation

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

Planning Commission Decision Record

WHEREAS, on April 15, 2021, the applicant, Campbell Berling Huber Heights, LLC, requested approval of a Major Change and rezoning from R-4 (Residence) to PR (Planned Residential) for properties located on Chambersburg Road, Parcel Number P70 04004 0009 and part of parcel P70 04004 0091 of the Montgomery County, Ohio Records (ZC 21-14); and

WHEREAS, on May 11, 2021, the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Opp moved to recommend approval of the request by the applicant, Campbell Berling Huber Heights, LLC, for a Major Change and rezoning from R-4 (Residence) to PR (Planned Residential) for properties located on Chambersburg Road, Parcel Number P70 04004 0009 and part of parcel P70 04004 0091 of the Montgomery County, Ohio Records (ZC 21-14) in accordance with the recommendation of Staff's Memorandum dated May 6, 2021, with the following conditions:

1. All previous Planned Unit Development approvals and conditions shall remain in full force and effect unless specifically modified herein.

2. The approved plans shall be those stamped as received by the Planning Department on April 16, 2021 except as modified herein.

3. The emergency access to Hialeah Park shall meet Fire Code requirements for width and construction materials.

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

5. No drive access shall be permitted from any residential lot onto Chambersburg Road.

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

7. Driveway access to flag lots shall be notified in writing to adjacent lots before sale.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
May 11, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

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

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

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

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

Action

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

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

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

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

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

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

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

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

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

Action

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

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

The next step is this will go to City Council.

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

Mr. Falkowski stated that the applicant proposes to utilize the existing building and site for a dog training facility. In order to accommodate the operation, the request is as follows:
The existing site has been approved for a place of worship. The applicant proposes to train dogs inside and outside under control of the dog's dedicated trainer. There will be no unattended or boarding of animals at any time, dogs go home with trainers if needed. Outside training doesn't take place until the trainers are confident the dogs will respond to any and all commands. The applicant has stated that he intends to install complete fencing. https://daytonohiooffleashdogtrainers.com/ is his website.
The Planned Public and Private Building and Grounds zoning district allows for animal hospitals and kennels as Principal permitted uses.
The current site includes an existing parking area of fourteen (14) spaces. There is an existing curb cut at Apache Road. No new utility extensions are required for this use.
Staff recommends that the area to be used for training be surrounded by a minimum of six feet tall privacy fence.
1171.06 - General standards for approval.
The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

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

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

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets

and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kelly Hawkins said children and dogs, safety.

Mr. Jeffries asked about maximum hours and current zoning.

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

Action

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

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

The next step is this will go to City Council.

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

Mr. Falkowski stated that the applicant requests approval of a Rezoning and Basic Development Plan for the properties at the northeast corner of Old Troy Pike and Taylorsville Road, which includes commercial and multi-family uses.

The above described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

The City's 2011 Comprehensive Plan Update shows this area as Commercial Business and Mixed Density Residential, which includes retail, office, and service uses and represents traditional automotive oriented development. This land use requires high levels of access and visibility. The Mixed Density Residential area allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas.

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

Site

The site currently has two multifamily buildings, three office buildings, an additional residential building and five accessory buildings. The proposal is to raze all of those buildings to provide for a new multi-use development.
Parking will be provided following Chapter 1185 of the City's Zoning Code.

Storm water will be handled through storm sewers flowing into an existing retention pond located on the southern parcel.

Sanitary will flow into existing public sanitary sewers which flow along Old Troy Pike and through the existing property.

Water will be public and is located along Old Troy Pike, on Taylorsville Road and in the neighborhood to the east.

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

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

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

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

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

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

- Huber Road will be vacated with this development.

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

Buildings

The City Code for buildings are as follows:

1181.24 COMMERCIAL BUILDING DESIGN STANDARDS.

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

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

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

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

(b) Design Standards.

(1) Building materials.

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

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

C. Masonry Materials shall be defined as:

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

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

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

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

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

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

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

b. A base coat over the foam insulation panels,

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

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

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

(2) Roofing design and materials.

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

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

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

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

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

F. Parapet shall require cornice detailing or similar design.

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

A. Aluminum or vinyl siding or cladding.

B. Galvanized steel or other metal.

C. Wood or plastic siding.

D. Cementitious fiberboard.

E. Unfinished concrete block.

F. Exposed aggregate.

G. Wood roof shingles.

H. Reflective glass.

(4) Architectural design features.

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

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

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

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

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

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

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

The Proposed Architectural Styling is as follows:

Commercial Buildings:

- The proposal calls for six commercial buildings to be located on individual lots.

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

Multi-Family Housing:

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

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

Landscaping

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

1179.07 LANDSCAPING

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of

landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

(a) Development Landscaping. Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed-use buildings with a twenty (20) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features, or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(b) Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a twenty-five (25) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year-round. Parking areas, accessways or impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features, or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(c) Parking Lot Landscaping. All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, “Parking and Loading”.

(d) Street Tree Requirement. All frontage property within a PM development that abuts public rights of way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per forty (40) feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four (4) feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer’s Office.

Lighting

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

Signage

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Action

Ms. Thomas moved to approve the request by the applicant BROAD REACH RETAIL PARTNERS, LLC, for a Rezoning from R6 Residence and B3 Commercial to Planned Mixed Use and Basic Development Plan for property at the Northeast corner of Taylorsville Road and Old Troy Pike including parcels

P70 04005 0043 and P70 04005 0015 of the Montgomery County Ohio Recorders office (ZC 21-16) in accordance with the recommendations of Staff's Memorandum dated May 6, 2021, and the Planning Commission Decision Record attached thereto.

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

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

VIII. Additional Business

None.

IX. Approval of the Minutes

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

X. Reports and Calendar Review

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

XI. Upcoming Meetings

May 25, 2021
Jun 15, 2021

XII. Adjournment

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

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN AND REZONING FROM R-4 (RESIDENCE) TO PR (PLANNED RESIDENTIAL) FOR PROPERTIES LOCATED ON CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 04004 0009 AND PART OF PARCEL P70 04004 0091 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-14).

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

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-14 and on May 11, 2021, recommended approval by a vote of 5-0 of the Major Change to the Basic Development Plan and the Rezoning; and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Major Change to the Basic Development Plan and Rezoning from R-4 Residence to PR Planned Residential (Zoning Case 21-14) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. All previous Planned Unit Development approvals and conditions shall remain in full force and effect unless specifically modified herein.

2. The approved plans shall be those stamped as received by the Planning Department on April 16, 2021 except as modified herein.

3. The emergency access to Hialeah Park shall meet Fire Code requirements for width and construction materials.

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

5. No drive access shall be permitted from any residential lot onto Chambersburg Road.

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

7. Driveway access to flag lots shall be notified in writing to adjacent lots before sale.

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

is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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

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

Passed by Council on the_____ day of_____, 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7627 **Topics of Discussion** H.

Council Work Session

Meeting Date: 06/08/2021

ZC 21-16 - Broadreach Retail Partners, LLC - Rezoning/Basic Development Plan - Old Troy Pike/Taylorsville Road

Submitted By:	Geri Hoskins		
Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/08/2021
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

ZC 21-16 - Broadreach Retail Partners, LLC - Rezoning/Basic Development Plan - Old Troy Pike/Taylorsville Road

Purpose and Background

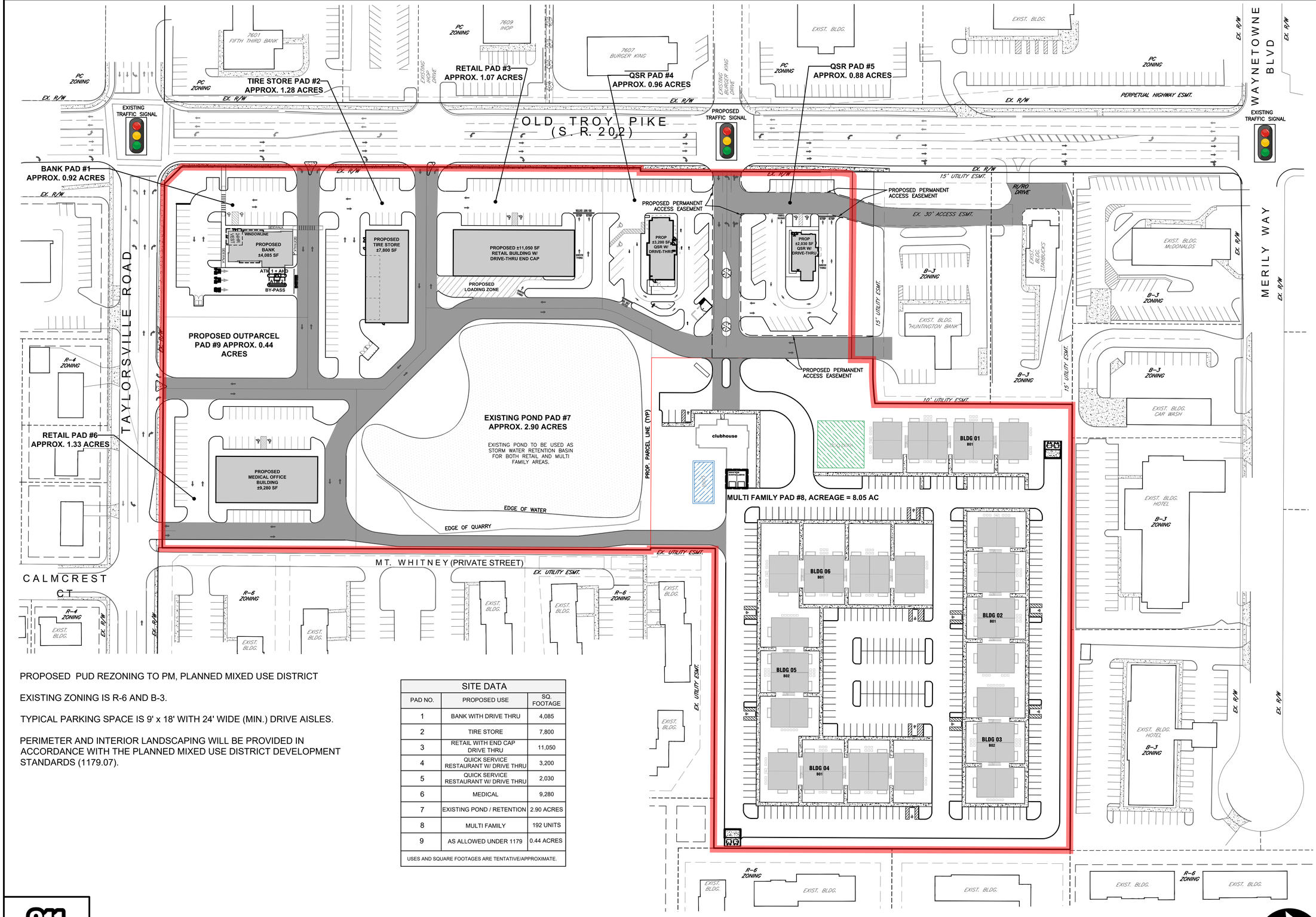
The applicant, Broadreach Retail Partners, LLC, is requesting approval of a Rezoning and a Basic Development Plan for the properties at the northeast corner of Old Troy Pike and Taylorsville Road which includes commercial and mult-family uses.

Fiscal Impact

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

Attachments

Drawings
Elevations
Traffic Study Memorandum
Staff Report
Decision Record
Minutes
Ordinance



PROPOSED PUD REZONING TO PM, PLANNED MIXED USE DISTRICT

EXISTING ZONING IS R-6 AND B-3.

TYPICAL PARKING SPACE IS 9' x 18' WITH 24' WIDE (MIN.) DRIVE AISLES.

PERIMETER AND INTERIOR LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE PLANNED MIXED USE DISTRICT DEVELOPMENT STANDARDS (1179.07).

SITE DATA		
PAD NO.	PROPOSED USE	SQ. FOOTAGE
1	BANK WITH DRIVE THRU	4,085
2	TIRE STORE	7,800
3	RETAIL WITH END CAP DRIVE THRU	11,050
4	QUICK SERVICE RESTAURANT W/ DRIVE THRU	3,200
5	QUICK SERVICE RESTAURANT W/ DRIVE THRU	2,030
6	MEDICAL	9,280
7	EXISTING POND / RETENTION	2.90 ACRES
8	MULTI FAMILY	192 UNITS
9	AS ALLOWED UNDER 1179	0.44 ACRES
USES AND SQUARE FOOTAGES ARE TENTATIVE/APPROXIMATE.		

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

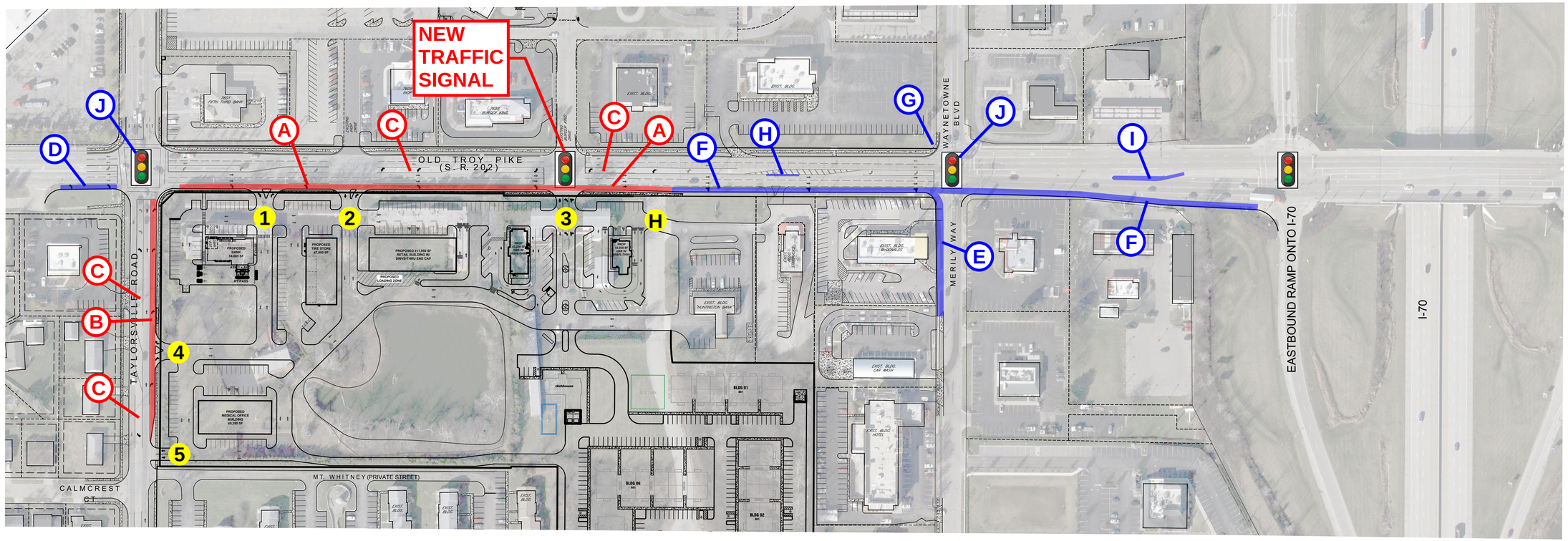
BURKHARDT
ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9000 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

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

Date: 05.05.2021

Sheet: PUD SITE PLAN

Sheet No.: PUD C-2



DEVELOPMENT PLANNED TRAFFIC IMPROVEMENTS

- **A** NEW WIDENING OF OLD TROY PIKE TO PROVIDE DROP RIGHT TURN LANE ALONG DEVELOPMENT FRONTAGE, FROM TAYLORSVILLE ROAD TO HUBER ROAD.
- **B** NEW WIDENING OF TAYLORSVILLE ROAD TO PROVIDE DROP RIGHT TURN LANE ALONG DEVELOPMENT FRONTAGE, FROM ACCESS 5 TO OLD TROY PIKE.
- **C** RESTRIPING OF CENTER TURN LANES IN OLD TROY PIKE AND TAYLORSVILLE ROAD TO MAXIMIZE LEFT TURN STACKING SPACE AND IMPROVE TRAFFIC FLOW.
- **1** ACCESS 1 LIMITED TO RIGHT IN AND RIGHT OUT.
- **2** ACCESS 2 (ACROSS FROM IHOP) LIMITED TO RIGHT IN, RIGHT OUT AND LEFT IN.
- **3** ACCESS 3 (ACROSS FROM BURGER KING) WILL BE A SIGNALIZED INTERSECTION.
- **H** HUBER ROAD VACATED AND ROAD REMOVED.
- **4** ACCESS 4 LIMITED TO RIGHT IN AND RIGHT OUT.
- **5** ACCESS 5 TO BE FULL MOVEMENT.

CITY PLANNED TRAFFIC IMPROVEMENTS

- **D** NEW WIDENING OF THE EAST SIDE OF OLD TROY PIKE FROM THE OLD TROY PIKE FRONTAGE ROAD ACCESS TO TAYLORSVILLE ROAD FOR A DEDICATED RIGHT TURN LANE (CONSTRUCTION BEGINNING SPRING 2021).
- **E** NEW WIDENING OF THE SOUTH SIDE OF MERILY WAY FROM MCDONALDS THROUGH CAR WASH PROPERTY TO THE EAST.
- **F** NEW WIDENING OF THE EAST SIDE OF OLD TROY PIKE FROM HUBER ROAD TO THE I-70 EASTBOUND RAMP.
- **G** ADDITION OF SIGNAGE AT THE INTERSECTION OF OLD TROY PIKE AND WAYNETOWNE BOULEVARD AS A WARNING TO NOT BLOCK INTERSECTION.
- **H** ADDITION OF DEFLECTORS ON OLD TROY PIKE IN THE CENTER AISLE TO PROHIBIT SOUTHBOUND LEFT TURN MOVEMENTS INTO STARBUCKS.
- **I** MODIFICATION OF THE CENTER MEDIAN ON OLD TROY PIKE TO IMPROVE TURN MOVEMENTS INTO THE GAS STATIONS ON BOTH SIDES OF THE STREET.
- **J** RETIMING OF THE SIGNALS TO IMPROVE TRAFFIC FLOW WITH THE ADDITION OF THE NEW SIGNAL (ACCESS 3) WITH THIS DEVELOPMENT.

GRAPHIC SCALE
100 0 50 100
1 inch = 100 ft.

SEE SHEETS PUD C-5 & PUD C-6 FOR DEVELOPMENT'S PROPOSED ACCESS DETAILS.

TRAFFIC IMPROVEMENTS LEGEND

- DEVELOPMENT PLANNED TRAFFIC IMPROVEMENTS
- CITY PLANNED TRAFFIC IMPROVEMENTS

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

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

Item | Description | Date

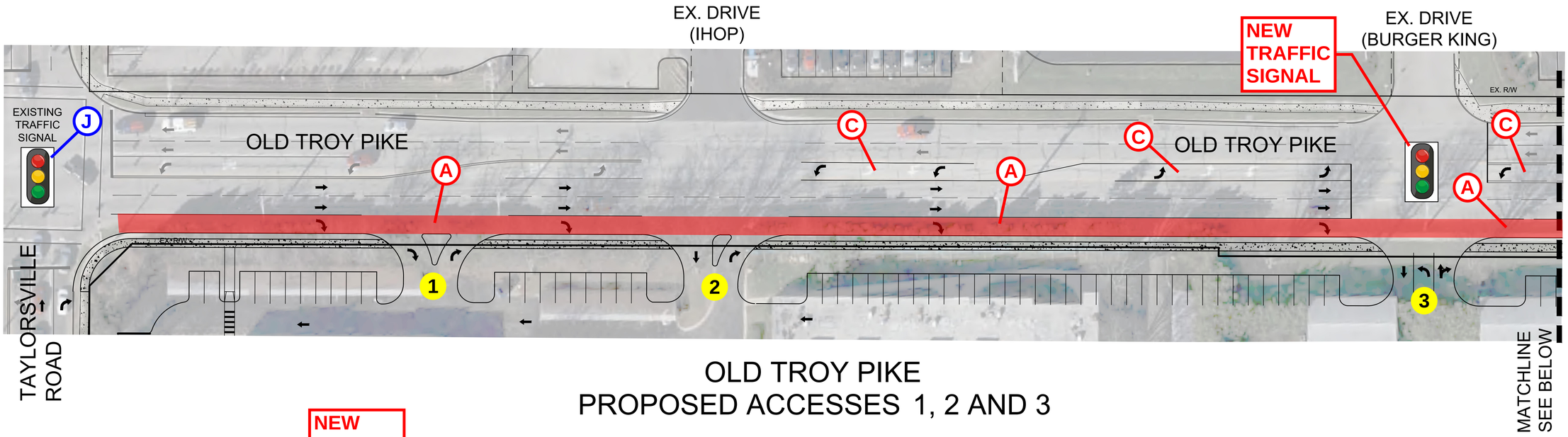
BURKHARDT ENGINEERS • SURVEYORS
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Design: KMZ	Proj: 19.199
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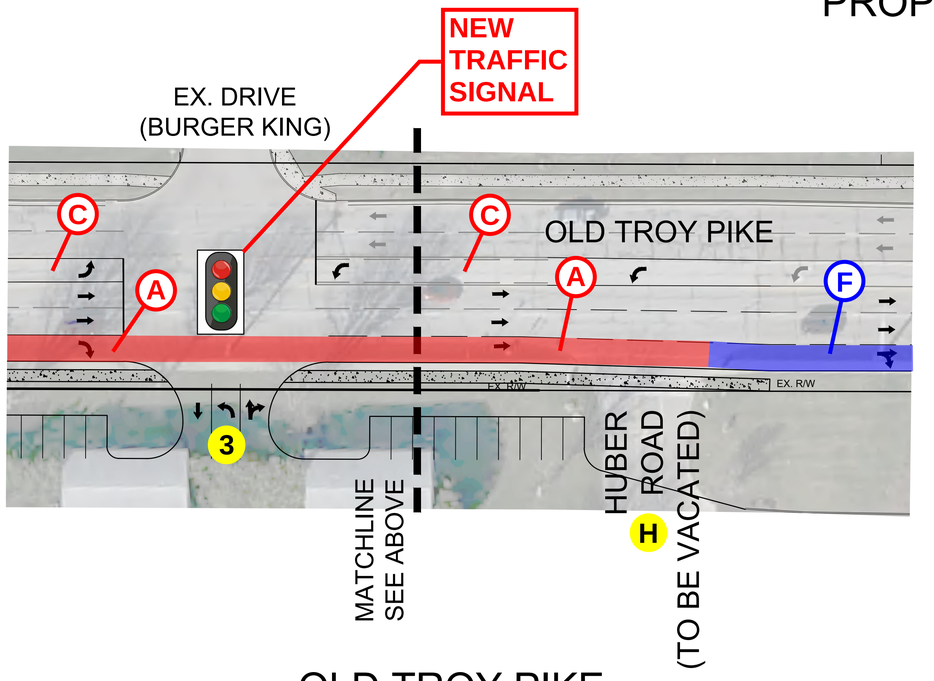
Date: 04.29.2021

Sheet: PUD AREA TRAFFIC PLAN

Sheet No.: PUD C-4



OLD TROY PIKE
PROPOSED ACCESSES 1, 2 AND 3



OLD TROY PIKE
PROPOSED ACCESS 3 AND HUBER ROAD

DEVELOPMENT PLANNED TRAFFIC IMPROVEMENTS

- **A** NEW WIDENING OF OLD TROY PIKE TO PROVIDE DROP RIGHT TURN LANE ALONG DEVELOPMENT FRONTAGE, FROM TAYLORSVILLE ROAD TO HUBER ROAD.
- **C** RESTRIPING OF CENTER TURN LANES IN OLD TROY PIKE TO MAXIMIZE LEFT TURN STACKING SPACE AND IMPROVE TRAFFIC FLOW.
- **1** ACCESS 1 LIMITED TO RIGHT IN AND RIGHT OUT.
- **2** ACCESS 2 (ACROSS FROM IHOP) LIMITED TO RIGHT IN, RIGHT OUT AND LEFT IN.
- **3** ACCESS 3 (ACROSS FROM BURGER KING) WILL BE A SIGNALIZED INTERSECTION.
- **H** HUBER ROAD TO BE VACATED AND REMOVED.

CITY PLANNED TRAFFIC IMPROVEMENTS

- **F** NEW WIDENING OF THE EAST SIDE OF OLD TROY PIKE FROM HUBER ROAD TO THE I-70 EASTBOUND RAMP.
- **J** RETIMING OF THE SIGNALS TO IMPROVE TRAFFIC FLOW WITH THE ADDITION OF THE NEW SIGNAL (ACCESS 3) WITH THIS DEVELOPMENT.

N

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.

TRAFFIC IMPROVEMENTS LEGEND

- DEVELOPMENT PLANNED TRAFFIC IMPROVEMENTS
- CITY PLANNED TRAFFIC IMPROVEMENTS

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

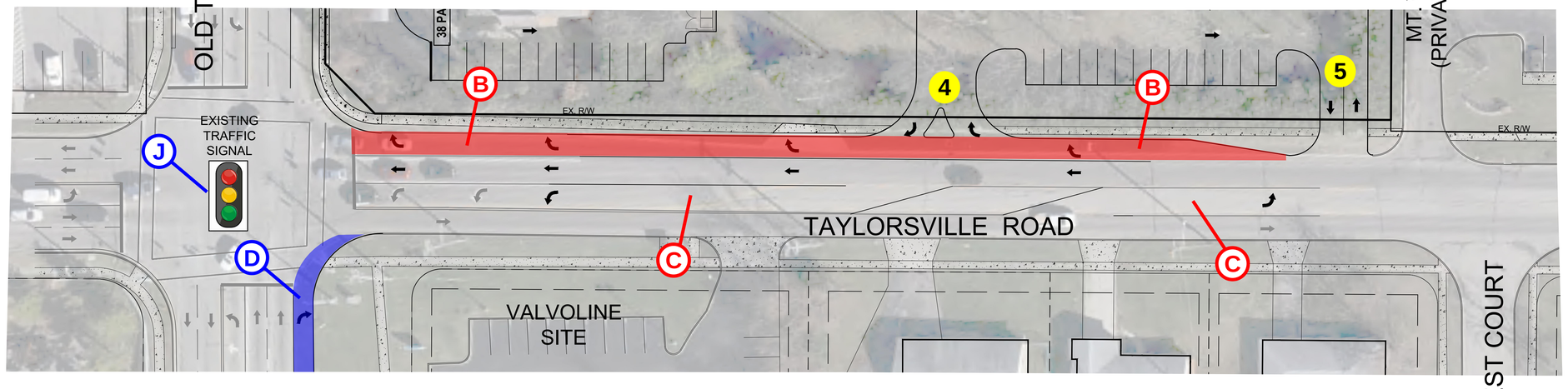
BURKHARDT
ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9000 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19.199
Draw: JMK	Dwg: 19-199.dwg
Check: KMZ	Tab: PUD C-5
Scale: 1" = 30'	

Date: 04.29.2021

Sheet: OLD TROY PIKE ACCESS DETAILS

Sheet No.: PUD C-5



TAYLORSVILLE ROAD
PROPOSED ACCESSES 4 AND 5

DEVELOPMENT PLANNED TRAFFIC IMPROVEMENTS

B NEW WIDENING OF TAYLORSVILLE ROAD TO PROVIDE DROP RIGHT TURN LANE ALONG DEVELOPMENT FRONTAGE, FROM ACCESS 5 TO OLD TROY PIKE.

C RESTRIPING OF CENTER TURN LANES IN TAYLORSVILLE ROAD TO MAXIMIZE LEFT TURN STACKING SPACE AND IMPROVE TRAFFIC FLOW.

4 ACCESS 4 LIMITED TO RIGHT IN AND RIGHT OUT.

5 ACCESS 5 TO BE FULL MOVEMENT.

CITY PLANNED TRAFFIC IMPROVEMENTS

D NEW WIDENING OF THE EAST SIDE OF OLD TROY PIKE FROM THE OLD TROY PIKE FRONTAGE ROAD ACCESS TO TAYLORSVILLE ROAD FOR A DEDICATED RIGHT TURN LANE (CONSTRUCTION BEGINNING SPRING 2021).

J RETIMING OF THE SIGNALS TO IMPROVE TRAFFIC FLOW WITH THE ADDITION OF THE NEW SIGNAL (ACCESS 3) WITH THIS DEVELOPMENT.

N

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.

TRAFFIC IMPROVEMENTS LEGEND

DEVELOPMENT PLANNED TRAFFIC IMPROVEMENTS

CITY PLANNED TRAFFIC IMPROVEMENTS

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
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9000 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: KMZ	Proj: 19.199
Draw: JMK	Dwg: 19-199.dwg
Check: KMZ	Tab: PUD C-6
Scale: 1" = 30'	
Date: 04.29.2021	
Sheet: TAYLORSVILLE ROAD ACCESS DETAILS	
Sheet No.: PUD C-6	



1 **aerial view**
looking northeast

huber heights crossing

PUD SUBMISSION | FEBRUARY 12, 2021

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3 **street view 1**

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4 **street view 2**

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5 **commercial building (N)**

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6 **commercial building (S)**

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7 **residential view**

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8a **commercial building (N) // front elevation**
scale : 3/32" = 1'-0"



8b **commercial building (N) // side elevation**
scale : 3/32" = 1'-0"

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9a **commercial building (S) // front elevation**
scale : 3/32" = 1'-0"



9b **commercial building (S) // side elevation**
scale : 3/32" = 1'-0"

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



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

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



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

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



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

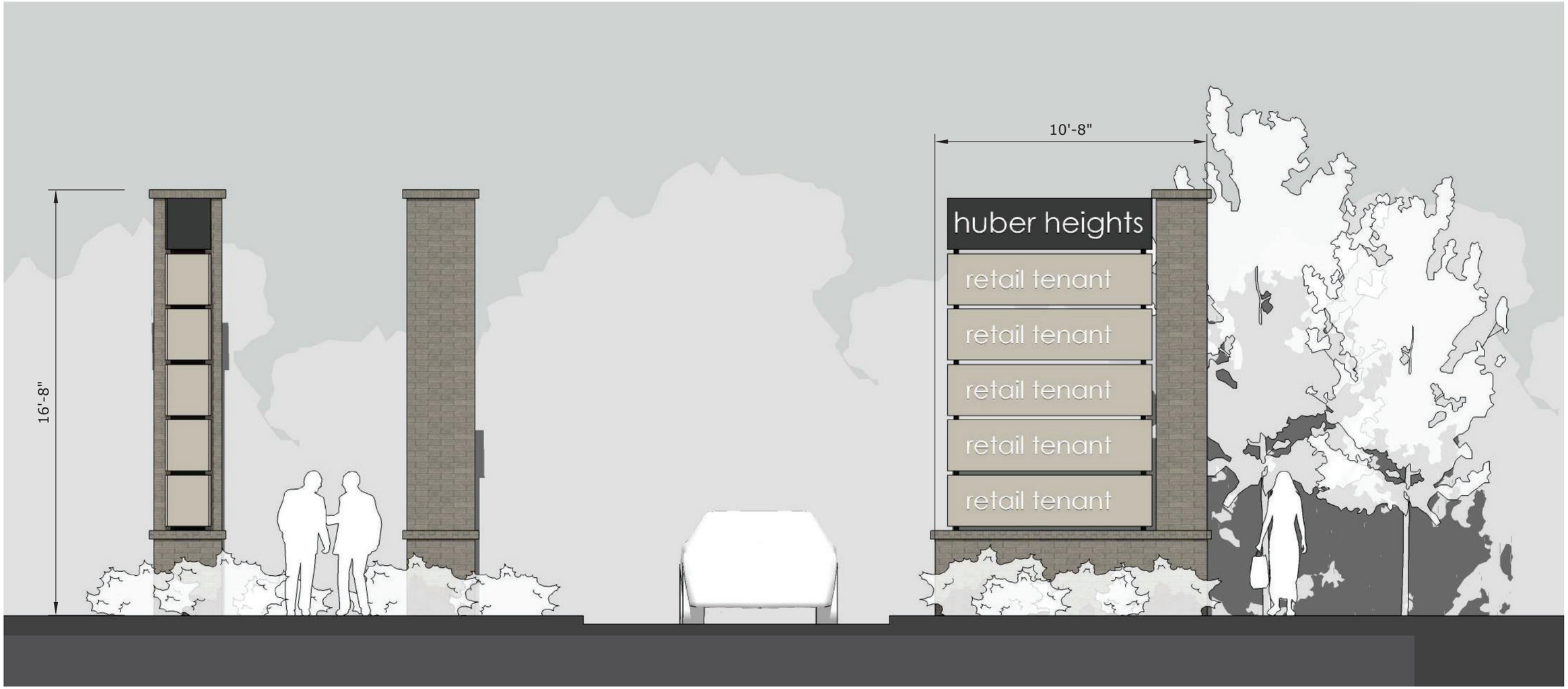


12c **clubhouse // back elevation**
scale : 1/16" = 1'-0"



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

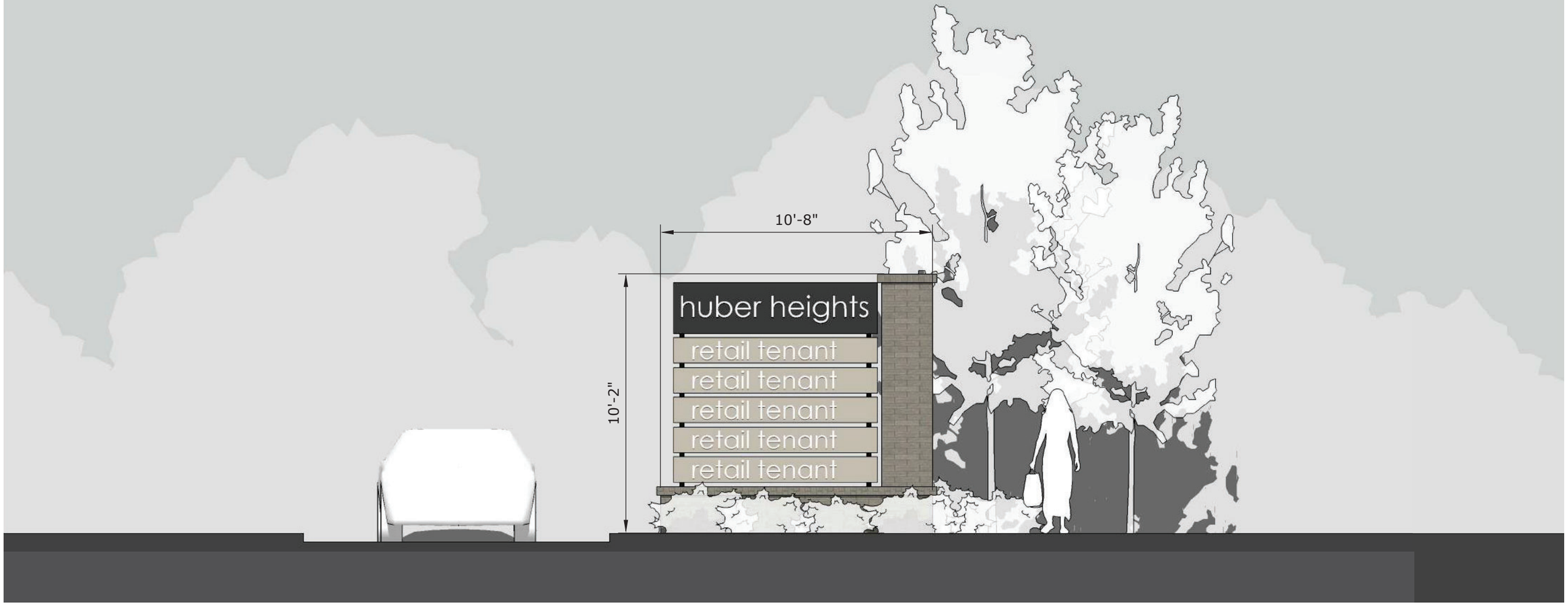
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13a **primary signage // side elevations**
scale : 1/4" = 1'-0"

13b **primary signage // front elevation**
scale : 1/4" = 1'-0"

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14a **secondary signage // front elevation**
scale : 1/4" = 1'-0"

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SIDING 01
product // james hardie
// hardieplank lap siding
color // cobble stone



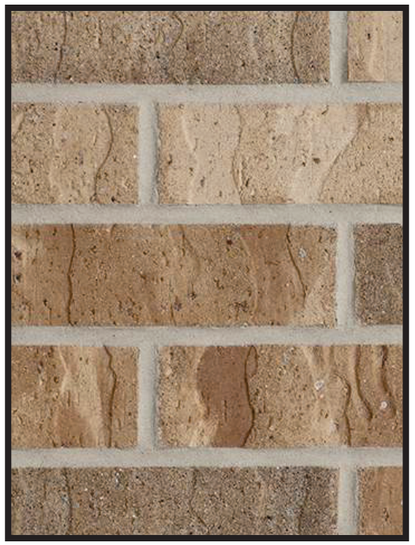
SIDING 02
product // james hardie
// Hardieshingle siding
color // cobble stone



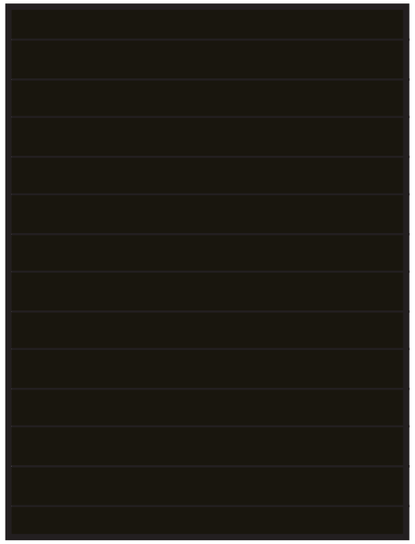
ROOF 01
product // asphalt dimensional shingle



BRICK 01
product // glen gery
color // mink grey



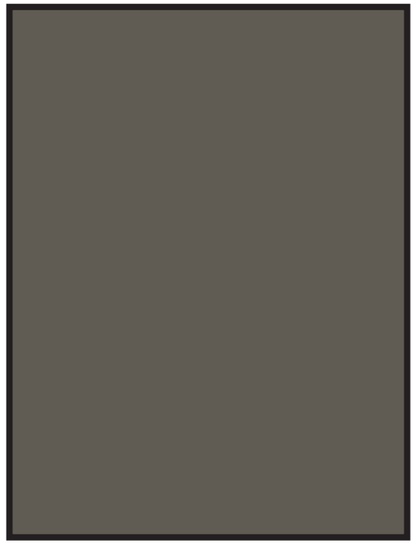
BRICK 02
product // glen gery
color // santa fe



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

huber heights crossing

PUD SUBMISSION | FEBRUARY 12, 2021

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MEMORANDUM

DATE: February 17, 2021
SUBJECT: Broad Reach Development – Huber Heights, Ohio - Traffic Assessment
PREPARED BY: Michael J. Hafner, PE, PTOE (TEC Engineering, Inc.)
PREPARED FOR: Project Stakeholders

TEC performed a preliminary transportation impact assessment for the proposed Broad Reach Development site in Huber Heights, Ohio.

Study Limits

The development will be located on the "Huber" property located on east side of Old Troy Pike and generally bounded by Huber Road on the north and Taylorsville Road on the south. The study limits include the roadways adjacent to the proposed development, all proposed development access points, and the following intersections:

- Old Troy Pike & Taylorsville Road
- Old Troy Pike & Shopping Center Access (IHOP)
- Old Troy Pike & Shopping Center Access (Burger King)
- Old Troy Pike & Huber Road
- Old Troy Pike & Waynetowne Boulevard/Merily Way
- Old Troy Pike & I-70 Eastbound
- Old Troy Pike & I-70 Westbound

Background Traffic

Traffic volume data for the study area was compiled from historical traffic data (2018/2020) and current (2021) traffic data. Recent traffic volume data was collected in 2021 at the intersections of Old Troy Pike & Waynetowne/Merily Way and Old Troy Pike & Huber Road. These counts were conducted to ensure traffic volumes associated with new businesses (Raising Cane's & Starbucks) are incorporated into the volume dataset used for the analysis. TEC combined and balanced the available count data to create a traffic volume data set that best resembles anticipated future volumes for the corridor.

Trip Generation & Distribution

The proposed multi-use development includes a combination of restaurant, retail, and apartment land uses. TEC evaluated the proposed land uses and sizes identified on the site plan using ITE Land Use Codes to estimate the peak hour generated trips associated with this development. Internal trip capture and pass-by trip capture data was also utilized to define the final trip generation for the site including new trips and redirected existing trips. TEC examined the existing traffic patterns for the area to develop distribution assumptions for application of these newly generated trips to the adjacent roadway network.

Scenario Evaluation

To determine any area modifications and gain understanding of the future operations of the project area, the following four scenarios will be compared and analyzed:

- *2022 Opening Year – No Build*
- *2022 Opening Year – Build (with development trips)*
- *2042 Design Year – No Build*
- *2042 Design Year – Build (with development trips)*

Intersection Impacts

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

Moving from south to north along Old Troy Pike

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

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

Old Troy Pike & Access 2 (across from IHOP)

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

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

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

- *The proposed southbound left turn bay at the signal calculates to extends through Huber Road.*
- *The proposed westbound storage length exiting the site calculates to 200'.*

Accesses along Taylorsville Road moving west to east

Taylorsville Road & Access 4

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

Taylorsville Road & Access 5

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

External Intersections

Old Troy Pike & Huber Road

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

Old Troy Pike & Taylorsville Road

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

Old Troy Pike & Waynetowne/Merily

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

Old Troy Pike & I-70 EB Ramp

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

Old Troy Pike & I-70 WB Ramp

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

Memorandum

Staff Report for Meeting of May 11, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: May 6, 2021

Subject: ZC 21-06 (Rezoning of a total of 17.2 acres to PM-Planned Mixed Use and approval of a Basic Development Plan)

- Application dated February 17, 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 Crossing

ADDRESS/LOCATION: Northeast corner Old Troy Pike and Taylorsville Road

ZONING/ACREAGE: R-6 and B-3 / 17.2 acres

EXISTING LAND USE: Residential/Office and Vacant

ZONING ADJACENT LAND: A, PEP

REQUEST: The applicant requests approval of a Rezoning and Basic Development Plan for 17.2 acres at the Old Troy Pike and Taylorsville intersection

PREVIOUS APPROVAL:

APPLICABLE HHCC: Chapter 1179

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

STATEMENT OF FACT:

The applicant requests approval of a Rezoning and Basic Development Plan for the properties at the northeast corner of Old Troy Pike and Taylorsville Road, which includes commercial and multi-family uses.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The above described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

The City's 2011 Comprehensive Plan Update shows this area as Commercial Business and Mixed Density Residential, which includes retail, office, and service uses and represents traditional automotive oriented development. This land use requires high levels of access and visibility. The Mixed Density Residential area allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas.

The current zoning districts allow for the following:

CHAPTER 1150 - "R-6" RESIDENCE DISTRICT[28]

1150.01 - Principal permitted uses.

Only the following uses as approved by the Planning Commission shall be permitted of all property located in this District:

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

(b) Home occupations.

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

1150.02 - Accessory uses.

Only the following accessory uses shall be permitted in this District:

(a) Uses customarily incident to all principal uses;

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

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

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

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

1150.03 - Height standard.

No building shall exceed two stories or 35 feet in height.

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

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

Footnotes:

*--- (**34**) ---*

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

1155.01 - Principal permitted uses.

The following principal uses and no other shall be permitted in this District:

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

(b) Hotel and Motel;

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

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

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

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

(g) Lumber yard;

(h) Sign shop;

(i) Newspaper publishing establishment;

(j) Commercial greenhouse.

(k) Sweepstakes cafe.

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

1155.02 - Accessory uses.

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

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

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

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

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

1155.03 - Height standard.

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

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

1155.04 - Area standard.

All lots shall have an area, frontage and yard requirements as follows:

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

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

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

1155.05 - Conditions.

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

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

1155.06 - Special uses.

The following shall be permitted as a special use:

(a) Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements have to be reviewed yearly; and

(b) Places of worship.

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

1150.04 - Area standard.

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

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

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

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

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

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

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

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

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

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

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

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

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

Site

The site currently has two multifamily buildings, three office buildings, an additional residential building and five accessory buildings. The proposal is to raze all of those buildings to provide for a new multi-use development.
Parking will be provided following Chapter 1185 of the City's Zoning Code.

Storm water will be handled through storm sewers flowing into an existing retention pond located on the southern parcel.

Sanitary will flow into existing public sanitary sewers which flow along Old Troy Pike and through the existing property.

Water will be public and is located along Old Troy Pike, on Taylorsville Road and in the neighborhood to the east.

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

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

Buildings

The City Code for buildings are as follows:

1181.24 COMMERCIAL BUILDING DESIGN STANDARDS.

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

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

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

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

(b) Design Standards.

(1) Building materials.

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

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

C. Masonry Materials shall be defined as:

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

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

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

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

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

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

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

b. A base coat over the foam insulation panels,

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

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

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

(2) Roofing design and materials.

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

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

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

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

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

F. Parapet shall require cornice detailing or similar design.

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

A. Aluminum or vinyl siding or cladding.

B. Galvanized steel or other metal.

C. Wood or plastic siding.

D. Cementitious fiberboard.

E. Unfinished concrete block.

F. Exposed aggregate.

G. Wood roof shingles.

H. Reflective glass.

(4) Architectural design features.

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

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

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

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

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

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

1. Canopies, awnings, arcades, covered walkways or porticos.

2. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals or projecting ribs used to express architectural or structural bays.

3. Varies roof heights for pitched, peaked, sloped or flat roof styles.

4. Articulated cornice line.

5. Arches.

6. Display windows, faux windows, or decorative windows.

7. Architectural details (such as tile work and molding) or accent materials integrated into the building façade.

8. Integrated planted or wing walls that incorporate landscaping and sitting areas or outdoor patios.

9. Integrated water features.

10. Other architectural features approved by the Planning and development Director or his/her designee.

The Proposed Architectural Styling is as follows:

Commercial Buildings:

- The proposal calls for six commercial buildings to be located on individual lots.

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

Multi-Family Housing:

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

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

Landscaping

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

1179.07 LANDSCAPING

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

(a) Development Landscaping. Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed-use buildings with a twenty (20) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features, or amenities as

part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(b) Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a twenty-five (25) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year-round. Parking areas, accessways or impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features, or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(c) Parking Lot Landscaping. All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, "Parking and Loading".

(d) Street Tree Requirement. All frontage property within a PM development that abuts public rights of way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per forty (40) feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four (4) feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.

Lighting

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

Signage

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

Recommendation:

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

Planning Commission Decision Record

WHEREAS, on April 19, 2021, the applicant, Broad Reach Retail Partners, LLC, requested approval of a Rezoning from R-6 Residence and B-3 Commercial to Planned Mixed Use and Basic Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike, including parcels P70 04005 0043 and P70 04005 0015 of the Montgomery County, Ohio Recorder's Office (Zoning Case 21-16), and;

WHEREAS, on May 11, 2021 the Planning Commission did meet and fully discuss the details of the request.

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

Ms. Thomas moved to recommend approval of the application by Broad Reach Retail Partners, LLC, and the applicant's request for approval of a Rezoning from R-6 Residence and B-3 Commercial to Planned Mixed Use and Basic Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike, including parcels P70 04005 0043 and P70 04005 0015 of the Montgomery County, Ohio Recorder's Office (Zoning Case 21-16) in accordance with the recommendation of Staff's Memorandum dated May 6, 2021, with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on May 5, 2021 unless specifically modified below.

2. The allowable uses shall be those that are permitted within the PM – Planned Mixed Use District as described in Chapter 1179 of the City's Zoning Code.

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

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

5. A drop express lane shall be installed along the frontage of Old Troy Pike at the development.

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

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

8. Access shall be provided directly from the multi family area to Taylorsville Road.

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

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
May 11, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

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

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

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

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

Action

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

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

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

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

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

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

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

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

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

Action

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

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

The next step is this will go to City Council.

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

Mr. Falkowski stated that the applicant proposes to utilize the existing building and site for a dog training facility. In order to accommodate the operation, the request is as follows:
The existing site has been approved for a place of worship. The applicant proposes to train dogs inside and outside under control of the dog's dedicated trainer. There will be no unattended or boarding of animals at any time, dogs go home with trainers if needed. Outside training doesn't take place until the trainers are confident the dogs will respond to any and all commands. The applicant has stated that he intends to install complete fencing. https://daytonohiooffleashdogtrainers.com/ is his website.
The Planned Public and Private Building and Grounds zoning district allows for animal hospitals and kennels as Principal permitted uses.
The current site includes an existing parking area of fourteen (14) spaces. There is an existing curb cut at Apache Road. No new utility extensions are required for this use.
Staff recommends that the area to be used for training be surrounded by a minimum of six feet tall privacy fence.
1171.06 - General standards for approval.
The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

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

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

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets

and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kelly Hawkins said children and dogs, safety.

Mr. Jeffries asked about maximum hours and current zoning.

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

Action

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

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

The next step is this will go to City Council.

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

Mr. Falkowski stated that the applicant requests approval of a Rezoning and Basic Development Plan for the properties at the northeast corner of Old Troy Pike and Taylorsville Road, which includes commercial and multi-family uses.

The above described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

The City's 2011 Comprehensive Plan Update shows this area as Commercial Business and Mixed Density Residential, which includes retail, office, and service uses and represents traditional automotive oriented development. This land use requires high levels of access and visibility. The Mixed Density Residential area allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas.

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

Site

The site currently has two multifamily buildings, three office buildings, an additional residential building and five accessory buildings. The proposal is to raze all of those buildings to provide for a new multi-use development.
Parking will be provided following Chapter 1185 of the City's Zoning Code.

Storm water will be handled through storm sewers flowing into an existing retention pond located on the southern parcel.

Sanitary will flow into existing public sanitary sewers which flow along Old Troy Pike and through the existing property.

Water will be public and is located along Old Troy Pike, on Taylorsville Road and in the neighborhood to the east.

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

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

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

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

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

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

- Huber Road will be vacated with this development.

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

Buildings

The City Code for buildings are as follows:

1181.24 COMMERCIAL BUILDING DESIGN STANDARDS.

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

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

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

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

(b) Design Standards.

(1) Building materials.

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

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

C. Masonry Materials shall be defined as:

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

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

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

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

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

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

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

b. A base coat over the foam insulation panels,

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

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

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

(2) Roofing design and materials.

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

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

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

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

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

F. Parapet shall require cornice detailing or similar design.

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

A. Aluminum or vinyl siding or cladding.

B. Galvanized steel or other metal.

C. Wood or plastic siding.

D. Cementitious fiberboard.

E. Unfinished concrete block.

F. Exposed aggregate.

G. Wood roof shingles.

H. Reflective glass.

(4) Architectural design features.

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

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

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

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

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

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

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

The Proposed Architectural Styling is as follows:

Commercial Buildings:

- The proposal calls for six commercial buildings to be located on individual lots.

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

Multi-Family Housing:

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

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

Landscaping

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

1179.07 LANDSCAPING

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of

landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

(a) Development Landscaping. Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed-use buildings with a twenty (20) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features, or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(b) Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a twenty-five (25) foot wide buffer strip that includes a six (6) foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least eighty percent (80%) year-round. Parking areas, accessways or impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features, or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

(c) Parking Lot Landscaping. All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, “Parking and Loading”.

(d) Street Tree Requirement. All frontage property within a PM development that abuts public rights of way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per forty (40) feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four (4) feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer’s Office.

Lighting

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

Signage

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Action

Ms. Thomas moved to approve the request by the applicant BROAD REACH RETAIL PARTNERS, LLC, for a Rezoning from R6 Residence and B3 Commercial to Planned Mixed Use and Basic Development Plan for property at the Northeast corner of Taylorsville Road and Old Troy Pike including parcels

P70 04005 0043 and P70 04005 0015 of the Montgomery County Ohio Recorders office (ZC 21-16) in accordance with the recommendations of Staff's Memorandum dated May 6, 2021, and the Planning Commission Decision Record attached thereto.

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

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

VIII. Additional Business

None.

IX. Approval of the Minutes

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

X. Reports and Calendar Review

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

XI. Upcoming Meetings

May 25, 2021
Jun 15, 2021

XII. Adjournment

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

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING FROM R-6 (RESIDENCE) AND B-3 (COMMERCIAL) TO PLANNED MIXED USE AND A BASIC DEVELOPMENT PLAN FOR PROPERTY AT THE NORTHEAST CORNER OF TAYLORSVILLE ROAD AND OLD TROY PIKE AND FURTHER IDENTIFIED AS PARCELS P70 04005 0043 AND P70 04005 0015 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-16).

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

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-16 and on May 11, 2021, recommended approval by a vote of 4-1 of the Major Change to the Basic Development Plan and the Rezoning; and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Rezoning from R-6 (Residence) and B-3 (Commercial) to Planned Mixed Use and a Basic Development Plan (Zoning Case 21-16) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on May 5, 2021 unless specifically modified below.

2. The allowable uses shall be those that are permitted within the PM – Planned Mixed Use District as described in Chapter 1179 of the City's Zoning Code.

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

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

5. A drop express lane shall be installed along the frontage of Old Troy Pike at the development.

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

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

8. Access shall be provided directly from the multi-family area to Taylorsville Road.

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

10. 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 percent 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 percent of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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

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

Passed by Council on the_____ day of_____, 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7644		**Topics of Discussion**	**I.**
Council Work Session			
Meeting Date:	06/08/2021		
Dial Park/Monita Park Improvements			
Submitted By:	Scott Falkowski		
Department:	Planning	**Division:**	Parks and Recreation
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/08/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

Dial Park/Monita Park Improvements

Purpose and Background

This agenda topic is to discuss the bids to be received on June 3, 2021 for trails, bicycle and skate board improvements to Dial Park and Monita Park.

Fiscal Impact

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

Attachments

No file(s) attached.

AI-7648 **Topics of Discussion** **J.**

Council Work Session

Meeting Date: 06/08/2021

Parks and Recreation Board Appointment - M. Teague

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/08/2021

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

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Board and Commission Appointments

* Parks and Recreation Board

Purpose and Background

The City's interview panel recommends the appointment of Matthew Teague to the Parks and Recreation Board for a term ending March 31, 2023. A background check on Mr. Teague is currently in process through Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

Application - M. Teague

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MAY 03 2021
CLERK OF COUNCIL

RECEIVED
MAY 03 2021
BY

Application For City Boards and Commissions

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PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY

Board or Commission Applied For:	**Date Applied:**
Parks and Recreation Board	26 Apr 2021

Last Name	First Name	Middle Name
Teague	Matthew	Kyle

Address	City	State	Zip Code
5445 Marigold Dr	Huber Heights	OH	45424

Home Phone Number	Daytime Phone Number	E-mail Address
937-242-2223		mteague74@gmail.com

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Wayne High School	
COLLEGE	Clark State Community College	Associate in Logistics and Supply Chain Management
GRADUATE SCHOOL		
OTHER (Specify)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization	Dates of Service

EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
Prairie Farms Dairy	Driver, Inventory Manager	4/2014 to present
Martin Brower Co	Driver	10/2011 to 4/2014

REFERENCES

Chad Wynkoop	802 Swigart Dr, Fairborn OH 45324	937-768-1767
Name	Address	Telephone Number
Michelle Moe	6435 Larcomb Dr Huber Heights OH 45424	937.270-2196
Name	Address	Telephone Number
Priscilla Blevins	5663 Shady Oak, Huber Heights OH 45424	937-479-5522
Name	Address	Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

I am a 1992 Graduate of Wayne High School, and have lived in Huber Heights for more than 30 years. In that time, I have participated in many events at our wonderful park system, and I want to be a part of ensuring that the next generation has that opportunity as well.

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ **Yes** ☐ **No**

Do you currently reside in the City of Huber Heights? ☒ **Yes** ☐ **No**

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ **Yes** ☐ **No**

Are you a registered voter? ☒ **Yes** ☐ **No**

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ **Yes** ☐ **No**

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.

Signature Matthew McLeague **Date** 26Apr-21

AI-7649 **Topics of Discussion**

Council Work Session

Meeting Date: 06/08/2021

Arts and Beautification Commission Appointment - T. Daniel

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/08/2021

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

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

* Arts and Beautification Commission

Purpose and Background

The City's interview panel recommends the appointment of Tina Daniel to the Arts and Beautification Commission for a term ending June 30, 2022. A background check on Ms. Daniel is currently in process through Human Resources.

Fiscal Impact

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

Attachments

Application - T. Daniel

5/21/21

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Application For City Boards and Commissions

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY

Board or Commission Applied For: Arts and Beautification

Date Applied: 5/14/2021

Last Name	First Name	Middle Name
Daniel	Tina	MArie

Address	City	State	Zip Code
4881 Queensbury Rd	Huber Heights	OH	45424

Home Phone Number	Daytime Phone Number	E-mail Address
	937-684-1182	TinaDaniel0526@Gmail

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Rosecrans Zanesville OHIO	
COLLEGE		
GRADUATE SCHOOL		
OTHER (Specify)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization	Dates of Service
Chamber of Commerce	
Relay for life	
Girl Scouts	

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EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
McDonalds	Crew, Mgt	1992 - 2013
Kettering Health	Ambassador	2013 - Present

REFERENCES

Tony Paulette 6809 Laurelview Dr HH 937-718-1979
Name Address Telephone Number

Jo Ann Clark 1151 Ambridge Rd Centerville 937-409-9285
Name Address Telephone Number

Preston Stegman 67 Aberdeen Village Beavercreek 937-559-3157
Name Address Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

I have been a resident of Huber Heights for 30yrs. I Love what the Arts and Beautification has done over the last several years and I would like to be apart of it. My children & I have always enjoyed the 4th of July Parades. My late husband & I built floats for McDonald's and Girlscouts for the Parades. Would love to join and be apart of it again for my grandchildren.

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ Yes ☐ No

Do you currently reside in the City of Huber Heights? ☒ Yes ☐ No

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ Yes ☐ No

Are you a registered voter? ☒ Yes ☐ No

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ Yes ☐ No

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.

Tina M. Daniel

Signature

5/14/2021

Date