AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
January 25, 2022
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, RJK, ASSOCIATES, INC., is requesting approval of a Detailed Development Plan for 8.755 acres at 5060 US Route 40 (ZC 21-46).

7. New Business

   A. LOT SPLIT - The applicant, THOMAS E DUSA, is requesting approval of a Replat of 6.501 acres at 7621 Progress Court into two lots of 3.0861 acres and 3.4142 acres (ZC 22-02).

B. LOT SPLIT - The applicant, SCOTT ALLEN BIEHL, JR., is requesting approval to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot at 6890 Chambersburg Road (ZC 22-03).

C. SPECIAL USE -The applicant, DARIN SCHMIDT, is requesting approval of a Special use of the Agricultural Code to allow an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 22-01).

D. COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, LWC, INC., is requesting approval of a Combined Basic & Detailed Development Plan for 4.0 acres for property located at 6243 Brandt Pike for construction of a New Library (ZC 22-05).

8. Additional Business

A. Pre-Application Conference, Basic Development Plan, Cedar Hill property.

B. Election of Officers

C. Approval of 2022 Meeting Schedule

9. Approval of Minutes

10. Reports and Calendar Review

A. Sign Package Popeyes and Dunkin
Major Change Tabled 5840 Old Troy Pike

11. Upcoming Meetings

A. February 15, 2022

B. March 15, 2022

12. Adjournment

AI-8156 **6. A.**

Planning Commission

Meeting Date: 01/25/2022

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, RJK, ASSOCIATES, INC., is requesting approval of a Detailed Development Plan for 8.755 acres at 5060 US Route 40 (ZC 21-46).

Purpose and Background

Attachments

Staff Report

Decision Record

Fire Assessment

Drawings

Memorandum

Staff Report for Meeting of January 25, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: January 18, 2022

Subject: ZC 21-46 (Detailed Development Plan in a PM Planned Mixed Use District – 5060 US Route 40)

Application dated November 12, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	RJK Associate – Applicant Corridor Development Company LLC - Owner
DEVELOPMENT NAME:	Bearcat Self Storage
ADDRESS/LOCATION:	5060 W. National Road.
ZONING/ACREAGE:	PM / 8.755 Acres
EXISTING LAND USE:	Neighborhood entry feature / vacant land
ZONING ADJACENT LAND:	PM Planned Mixed Use
REQUEST:	The applicant requests approval of a Detailed Development Plan in a PM Planned Mixed use District for a Storage Facility.
ORIGINAL APPROVAL:	05-10
APPLICABLE HHCC:	Chapter 1171, 1179
CORRESPONDENCE:	In Favor – In Opposition –

Overview:

This proposal develops an indoor storage facility at the southeast corner of Senna Street and West National Road (S.R. 40).

The original rezoning to establish the PUD in 2005 limited the commercial uses at this site to those permitted in the B-1 and B-2 Business District. At the same time, the following variances were granted for the commercial property:

- Deferral of the requirements of Section 1179.07 A & B regarding a buffer strip until such time that the commercial development begins.
- Deferral of Section 1179.07 (d) which requires street trees in the commercial area until such time that the commercial portion was initiated.

The applicant proposes access to the storage facility from Senna Street, approximately 110 feet south of the intersection. During the September 28, 2021, Planning Commission meeting, relocating the entrance to S.R. 40 was discussed and the case was tabled. At the December 14, 2021 meeting, the Planning Commission tabled the matter to gather additional information regarding an entrance to S.R. 40.

ODOT has since informed the City that the decision to grant or deny access to the site from S.R. 40 lies solely within the purview of the City of Huber Heights.

STAFF ANALYSIS:

The applicant has submitted no revisions to the Development Plan since the case was last heard by the Planning Commission.

1171.09 Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.

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

1171.091 Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the City. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

Excerpts From the Previous Staff Report:

The site in question is the one that currently is the remainder parcel at the north end of the Windbrooke Subdivision. The applicant is requesting approval of a Detailed Development Plan that would allow for the installation of fourteen new storage buildings with leasable space, split into four phases. The applicant had formerly applied for and withdrew an application for the same use after discussion.

Building Elevations:

The buildings are made up of multiple materials. The office portion is covered with brick veneer and has a metal roof. The storage building that also faces Senna Drive has a brick veneer façade on the west face. The storage units have a combination of metal siding and tilt-up piers. Each unit will have roll up doors. Any dumpster enclosure will be masonry with gates at the front.

Development Standards:

The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. Five total parking spaces are proposed at 9 feet by 19 feet. City standard is 10 feet by 18 feet. Staff recommends the 10-foot-wide space requirement. Paved drive aisles access each building with no dead-end drives. Six-foot wrought iron fencing is proposed at the north and west perimeter of the site with a gate at the front and an emergency gate at the rear and six-foot wood privacy fence is proposed at the south

and east perimeters. The interior aisles are 25 and 30 feet in width and exterior aisles vary to allow for emergency vehicle turning movements.

Utilities:

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through proposed detention basins onsite. The detention basins are designed to meet current water quality and quantity detention requirements. All field tile encountered are to be routed around the proposed buildings and into the storm water drainage system. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

Signage:

The proposal calls for a wall sign on the front of the office building. No dimensions are shown, but staff would recommend limiting the size to a maximum of seventy-five (75) square feet in area as per the standard City Code.

Landscaping:

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs, and grasses. A twenty-five-foot landscape buffer is proposed along the southern property line, protecting some of the vegetation and adding buffer type trees for year-round protection. The landscaping along the southern property line, which backs up to residential will include Twelve (12) White Pine trees, thirty-five (35) Norway Spruce trees, and six (6) Black Spruce trees. Additional landscaping has been added from the original submittal. The Landscaping Plan complies with the City Standards.

<u>Development Standards Analysis:</u>

1179.06 Development standards.

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

(a) Minimum Land Area Requirement. A minimum of 20 acres shall be required.

The original subdivision was 47.1236 acres when rezoned from R-4 to PM.

(b) Covenants. The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as

it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.

Covenants were submitted and approved with the Basic Development Plan.

(c) Required Mix of Land Uses. A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

At the time of the rezoning, two land uses were proposed: the residential development and the commercial area being discussed today.

(d) Site Planning.

(1) The combination of different uses, whether as part of one building or as part of the overall development, shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

When the original Windbrooke Development Plan was approved by the City Council in 2005, the commercial development area was planned to be 2.77 acres. At some later point when the water tower was constructed, this lot was enlarged to 8.755 acres. The applicant's engineer estimates the proposed development will generate approximately 13 vehicles per day to the site.

(2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

There are limited natural features on this site, and the site plan appears to be limited to 75 percent total development area. As proposed, the development eliminates the neighborhood identity feature into the Windbrooke community, and it does not appear that a replacement is contemplated in the submitted landscaping plans.

(3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

Much of the previous discussion has focused on whether access from Route 40 will be less intrusive to the residents of the Windbrooke Subdivision. Staff expects most traffic to be generated from the south and travel north along Senna Street to the facility, regardless

of the drive access on Senna Street or S.R 40. The household density is significantly higher south of this site than in any other direction. The Carriage Trails Parkway network will naturally collect and funnel traffic northward and ultimately onto Senna Street.

Access to the site from Senna Street is better from a traffic management and safety perspective. There is safer access for the facility customers from Senna Street due to S.R. 40 being 55 mph versus 25 mph on the side street. Additionally, S.R. 40 is a major arterial roadway and curb cuts should be minimized. ODOT standards require a 500 feet minimum distance between driveways. If a curb cut is installed, the drive entrance will be approximately 480 feet between existing drives.

(4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

Eight dedicated parking spaces are proposed. Most customers will load and unload in front of their storage unit.

(5) The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

The proposal includes no additional sidewalks along Senna Street or S.R. 40. When possible, good planning practices dictate that pedestrian connections are extended, especially when new development occurs. Additionally, the comprehensive plan recommends requiring sidewalks and paths in all new developments and infill/redevelopment projects.

At a minimum, the Senna Street sidewalk on the south property line should be extended northward to S.R. 40. If a sidewalk is constructed, an ADA curb ramp should also be installed at the sidewalk terminus.

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

The proposal calls for a wall sign on the front of the office building. No dimensions are shown, but staff would recommend limiting the size to a maximum of seventy-five (75) square feet as per the standard City Code.

(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

B. With multiple buildings on a single property, nonresidential buildings or mixed use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

The proposed buildings are set back 50 feet from the adjacent residential lots to the south. The proposed buildings are set back approximately 50 feet from the S.R. 40 Right-of-Way.

(8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

The tallest building is approximately 22 feet high.

(9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

The photometric plan indicates little to no light trespass to the adjacent residential properties. All wallpaks are fully shielded with flat lenses.

(10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

The site plan does not indicate any exterior trash containers or receptacles.

(11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

The exterior of the office building is brick veneer, with a gable end trim of cementitious faux shake siding. The remaining structure facades are largely roll-up metal doors on each side. The three buildings closest to the adjacent residents will not have any doors facing their property, simply metal siding on the rear of the three structures.

(12) The distribution systems for utilities are required to be underground.

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through proposed detention basins on site. The detention basins are designed to meet current water quality and quantity detention requirements. All field tile encountered are to be routed around the proposed buildings and into the storm water drainage system.

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

N/A

(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

The applicant is proposing a six-foot-tall wrought iron fence along R.S. 40, and a six-foot-tall wooden privacy fence along the west and south sides of the development.

(15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

The applicant is proposing to develop the site in four phases.

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

The proposed buffer exceeds the 25-foot minimum width and will be densely planted with a mixture of spruce and pine trees. The landscape mounding varies in height from three to five feet. A six-foot-high wooden privacy fence is proposed on the west half of the site facing the residential area.

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

The proposal meets this requirement.

(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 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 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.

The proposed development meets this requirement.

STAFF RECOMMENDATION

The staff's professional opinion is that residents along Senna Street will be impacted by traffic from this use regardless of site access from S.R. 40 or Senna Street. If Planning Commission deems the proposed development meets the development standards set forth in the code, staff recommend the following conditions:

1. Extend the sidewalk along Senna Street to the intersection of S.R. 40 and terminate the sidewalk with an approved ADA curb per the City Engineer's requirements.
2. All signs shall be constructed according to city code.
3. All parking stalls shall be dimensioned according to city code.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the detailed development plan;
2) Deny the detailed development plan (the Commission should state the specific reasons for denial); or
3) Table the application.

Planning Commission Decision Record

WHEREAS, on November 12, 2021, the applicant, RJK Associates Inc, requested approval of a Detailed Development Plan in a PM (Planned Mixed Use) District for the property located at 5060 US Route 40 (Zoning Case 21-46); and

WHEREAS, on January 25, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the application submitted by the applicant, RJK Associates Inc, requesting approval of a Detailed Development Plan in a PM (Planned Mixed Use) District for the property located at 5060 US Route 40 (Zoning Case 21-46), with the following conditions:

1. The approved Detailed Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on November 12, 2021, except as modified herein.

2. Extend the sidewalk along Senna Street to the intersection of SR 40 and terminate the sidewalk with an approved ADA curb per the city Engineer's requirements.

3. All signs shall be constructed to city code.

4. All parking stalls shall be dimensioned according to city code.

5. Applicant shall comply with Section 1182.06 (landscaping bond requirements), prior to the issuance of a zoning permit.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Huber Heights Fire Division

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

Occupancy Name:	Bearcat Proposed Self Storage – Phase 1
Occupancy Address:	5060 US Route 40

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:	21-238
MCBR ELE:		HHFD Box:	13
REVIEWER:	Susong	DATE:	11/22/2021

Fire Department Comments:

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

Review is for Phase I only, subject to compliance with the following. Additional requirements for structure may arise during permitting process:

Requirements Phase I: (Site Plan)

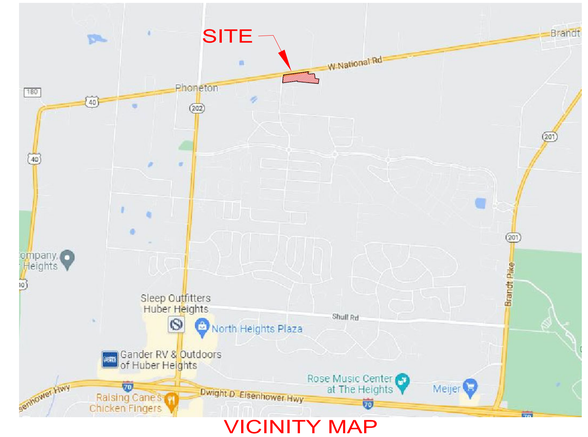
- **The turn radius appears to comply with Ohio Fire Code D103.3 and 503.2.4.**
- **The access road around property shall be marked as a fire lane, refer to Ohio Fire Code 503.3 and D103.6.**
- **If the building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. Huber Heights Codified Ordinance 1521.01.**
- **If the property is to be fenced provisions for the Huber Heights Fire Division to obtain access shall be provided. (Knox switches are shown at each gate.)**
- **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

Bearcat STORAGE
Carriage Trails



VICINITY MAP

DETAILED DEVELOPMENT PLAN SET

FOR

PLANNED UNIT DEVELOPMENT

PARCEL P48-250161
8.755 ACRE TRACT
E US RT 40
CITY OF HUBER HEIGHTS
MIAMI COUNTY OHIO

SHEET INDEX

1. COVER SHEET
2. PUD LAYOUT
3. EXISTING CONDITIONS PLAN
4. SITE LAYOUT PLAN
5. SITE GRADING PLAN
6. SITE DRAINAGE PLAN
7. LANDSCAPING PLAN
8. SITE PHOTOMETRIC PLAN
9. SITE FIRE PROTECTION PLAN
10. OFFICE AND BUILDING 200 ELEVATIONS
11. BUILDING 100 AND 300 ELEVATIONS
12. BUILDING 400 AND 500 ELEVATIONS
13. BUILDING 600 ELEVATIONS

DEVELOPER / CONTRACTOR

RJK ASSOCIATES INC.
6257 SPRINGDALE ROAD
CINCINNATI, OHIO 45247

513-741-1400
513-741-4479 FAX

SURVEYOR / ENGINEER

THOMAS GRAHAM ASSOCIATES INC.
903 COMPTON ROAD
CINCINNATI, OHIO 45231

513-521-4760

RJK ASSOCIATES INCORPORATED
6257 SPRINGDALE ROAD
Cincinnati, Ohio 45247
(513) 741-1400
Fax # 741-4479

Date: AUGUST 30, 2021
Scale: 1" = 60'
Job No:

Revisions

No.	Date	TYPE
1.	11/5/21	REVISED DR.

BEARCAT SELF STORAGE
US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER
CORRIDOR DEVELOPMENT
6375 RIVERSIDE DR SUITE 200
DUBLIN OH 43017

CONTRACTOR
RJK ASSOCIATES INC.
6257 SPRINGDALE RD
CINCINNATI, OHIO 45247
513-741-1400 FAX 741-4479

Drawn By:
Sheet

THIS DRAWING AND ALL ORIGINAL DESIGN WORK CONTAINED HEREIN REPRESENTS THE UNPUBLISHED WORK OF RJK & ASSOCIATES AND IS INTENDED SOLELY FOR USE RELATED TO THE PROJECT LISTED HEREIN AND SHALL NOT BE REPRODUCED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF RJK & ASSOCIATES.
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RJK
ASSOCIATES
INCORPORATED

6257 SPRINGDALE ROAD
Cincinnati, Ohio 45247
(513) 741-1400
Fax # 741-4479

Date: AUGUST 30, 2021
Scale: 1" = 60'
Job No:

Revisions

No.	Date	TYPE
1.	11/5/21	REVISED DR.

PUD LAYOUT PLAN
BEARCAT SELF STORAGE

US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER

CORRIDOR DEVELOPMENT
6375 RIVERSIDE DR SUITE 200
DUBLIN OH 43017

CONTRACTOR

RJK ASSOCIATES INC.
6257 SPRINGDALE RD
CINCINNATI, OHIO 45247
513-741-1400 FAX 741-4479

Drawn By:

Sheet

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GRAPHIC SCALE

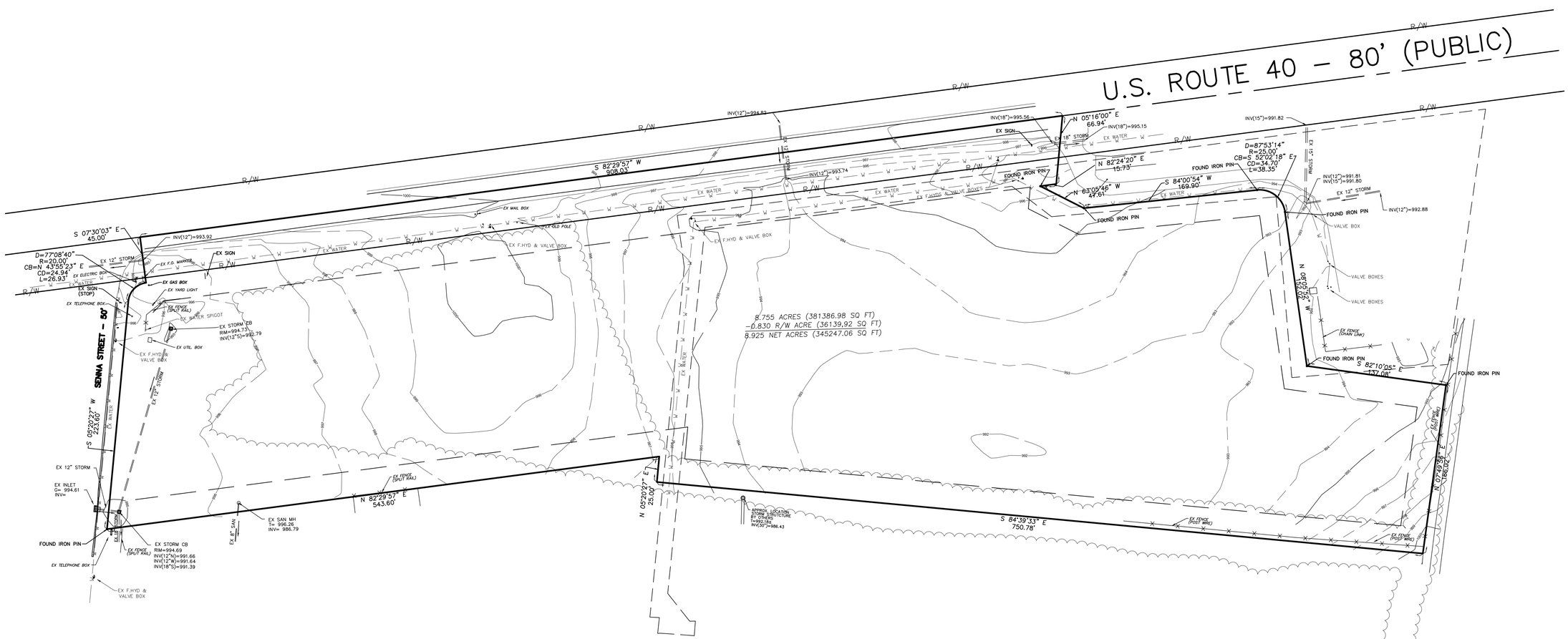
50 0 25 50 100

1" = 50'

N

DEMOLITION LEGEND

× INDICATES EXISTING FEATURE TO BE REMOVED



tga

THOMAS GRAHAM ASSOCIATES, INC.

• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: MAY 21, 2021
Scale: 1" = 50'
Job No: 8323

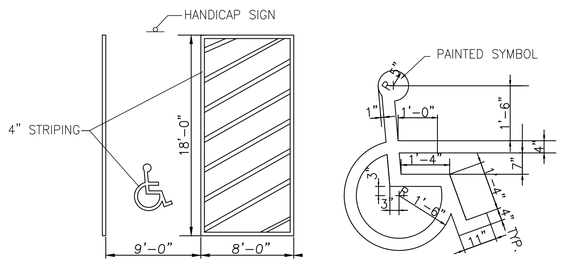
Revisions	
No.	Date

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT: HUBER HEIGHTS SELF STORAGE
ADDRESS:
CITY OF HUBER HEIGHTS
MIAMI COUNTY, STATE OF OHIO

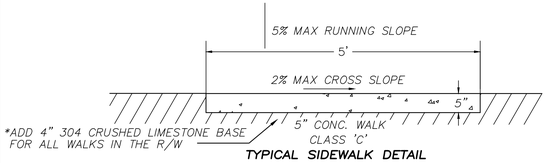
ACAD FILENAME: 8323_HUBER_HTS_OH_BASE.dwg

Sheet 3 OF 13
CO.2
Job No: 8323-2021



ADA PARKING DETAILS

NOT TO SCALE



TYPICAL SIDEWALK DETAIL

N.T.S.

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UNDERGROUND UTILITIES

Ohio Utilities Protection Service
Call 811 before you dig

NON-MEMBERS MUST BE CALLED DIRECTLY

KEYNOTES

1. SEE LANDSCAPE PLAN (BY OTHERS) FOR DETAILS OF LANDSCAPED AREAS.
2. SEE ACCESSIBLE PARKING SIGN DETAIL ON THIS SHEET TO BE LOCATED AT EACH ACCESSIBLE SPACE.
3. PAVEMENT MARKINGS SHALL BE YELLOW PAINT, 4" WIDTH AND 2' ON CENTER FOR ACCESSIBLE AREAS, CROSSWALKS, AND PAINTED ISLANDS.
4. SLOPES IN ACCESSIBLE AREAS SHALL BE PER ICC/ANSI A1171 REQUIREMENTS. 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSSLOPES AND AND 5% MAX RUNNING SLOPE ALONG ROUTES.

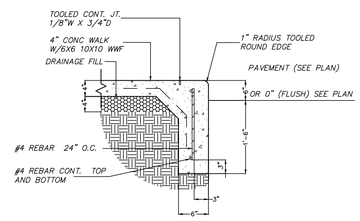
LEGEND

INDICATES ASPHALT PAVEMENT AREA

INDICATES CONCRETE PAVEMENT

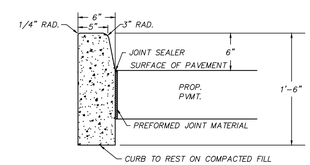
— X — X — INDICATES NEW FENCE (SEE THIS SHEET FOR TYPE AND HEIGHT) (SEE C0.1 FOR FENCE DETAILS)

R=25.0' F/C INDICATES RADIUS DIMEMSION @ FACE OF CURB ODOT TYPE 6 CONCRETE CURB (SEE THIS SHEET FOR DETAIL)



COMBINATION WALK/CURB DETAIL

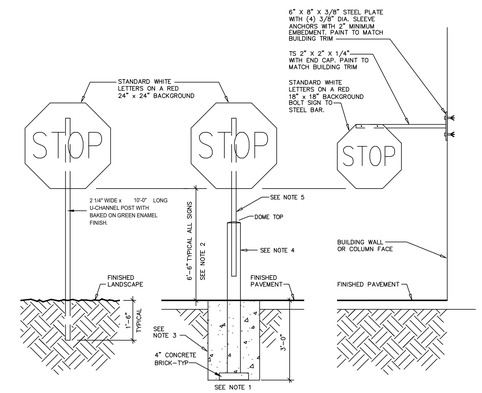
N.T.S.



ODOT BP-5.1 (TYPE 6 CURB)

NOT TO SCALE

CAST-IN-PLACE CONCRETE CURB PROVIDE EXPANSION JOINTS @ 25'-0" O/C MAX. & @ CURVES, TANGENTS & CORNERS.



TYPE-1 LANDSCAPE INSTALLED
LIGHT DUTY (GENERAL USE) SEE NOTE No. 6

TYPE-2 PAVEMENT INSTALLED
HEAVY DUTY SEE NOTE No. 6

TYPE-3 WALL/COLUMN INSTALLED

NOTES:

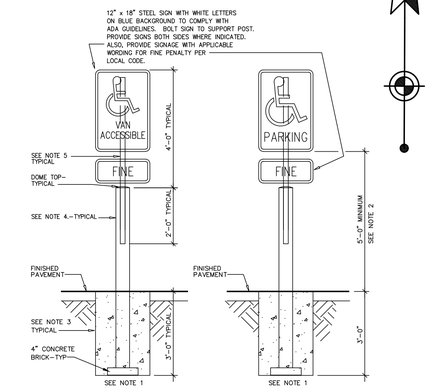
1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 10" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. 4" x 6'-0" CONCRETE FILLED SCHEDULE 40 STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
5. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.
6. LIGHT DUTY – LANDSCAPED AREAS and AREAS NOT SUBJECT TO VEHICULAR TRAFFIC. HEAVY DUTY – PAVED AREAS and AREAS SUBJECT TO VEHICULAR TRAFFIC or NOT PROTECTED IN LANDSCAPED AREAS.

GRAPHIC SCALE

50 0 25 50 100

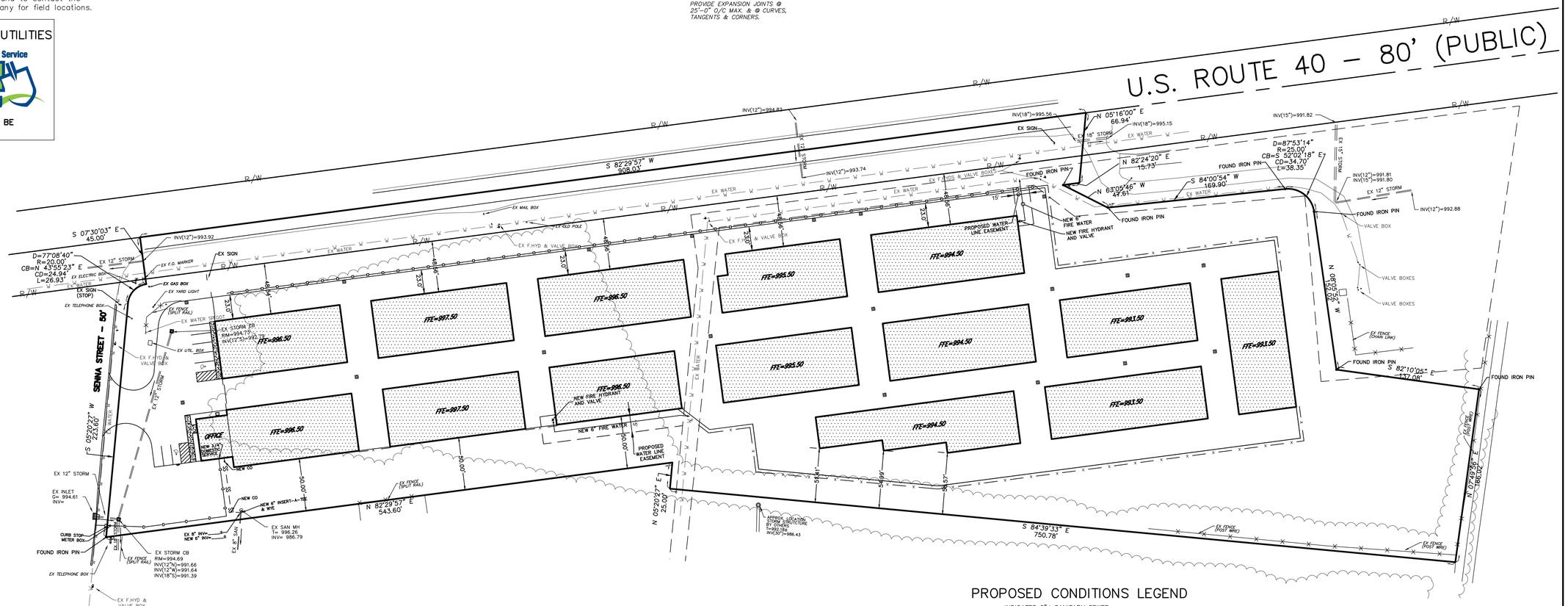
1" = 50'

N



NOTES:

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 10" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. 4" x 6'-0" CONCRETE FILLED STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS. SCHEDULE 40
5. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.



PROPOSED CONDITIONS LEGEND

— SS — INDICATES 6"ø SANITARY SEWER (6"ø PVC SDR-35 @ 2% MIN. SLOPE W/ CLEANOUTS @ 100' MAX.)

— D — INDICATES NEW DOMESTIC WATER LINE (CONFIRM W/ ARCH)

—E— INDICATES PROPOSED CONDUIT FOR ELECTRIC SERVICE

—T— INDICATES PROPOSED CONDUIT FOR TELEPHONE/COMMUNICATION SERVICE

—CONDUIT— INDICATES NEW CONDUIT FOR MONUMENT & PYLON SIGN (1) 2"ø SCHEDULE 40 PVC CONDUIT (COMFIRM WITH ARCH)

INDICATES NEW LIGHT POLE (REFER TO SITE PHOTOMETRIC PLAN FOR DETAILS)

UTILITY INSTALLATION TABLE

UTILITY	TYPICAL DEPTH
GAS	36"
WATER	54" (MONTGOMERY COUNTY)
ELECTRIC	30"
TELEPHONE	30"
CABLE TV	30"

IF CONFLICT OCCURS BETWEEN UTILITIES SHOWN ABOVE AND THE GRAVITY SYSTEMS INCLUDING SANITARY AND STORM SEWERS, THE CONTRACTOR IS TO ADJUST THE UTILITIES LISTED ABOVE AS NEEDED.

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: JUNE 24, 2021
Scale: 1" = 50'
Job No: 8323

Revisions

No.	Date

SITE LAYOUT PLAN

PROJECT: HUBER HEIGHTS SELF STORAGE
ADDRESS:
CITY OF HUBER HEIGHTS
MIAMI COUNTY, STATE OF OHIO

ACAD FILENAME: 8323_HUBER_HTS_OH_BASE.dwg

NOTES:

1. Topographic information — As follows:

   A. Existing grades are indicated on the drawings. Contractor shall be responsible for becoming completely familiar with present site conditions and shall be responsible for reporting any discrepancy in the information to Thomas Graham Associates, Inc. immediately for decision, prior to starting work.

   B. Proposed finish grades as indicated are to surface elevation of finished work. See appropriate detail to determine subgrade elevations.

2. Check exact location of existing active sewers, electric and other utility services on the job site with a representative of the utility company or agency involved. When encountered in work, protect these utilities and keep them from damage. Where required for proper execution of work, relocate them as directed by the appropriate agency.

3. Contractor shall become completely familiar with the soil report prior to beginning any work and shall follow recommendations of the Geotechnical Engineer

4. Contractor shall be responsible for keeping neighboring streets clean and free of mud and debris.

5. Records of sediment control inspections made according to the General Permit Requirements must be maintained and made available upon request.

6. Adjust valve boxes, F.H., Lids etc. to new grades

KEYNOTES

1. EROSION AND SEDIMENT CONTROLS NEED TO BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SPECIFICALLY, A SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT WASH INTO THE ADJACENT LAND UNTIL VEGETATIVE COVER CAN BE ESTABLISHED AND THE PERMANENT SLOPE HAS BEEN CONSTRUCTED. **SEE SHEET EC3.1 AND EC3.2 FOR DETAILS OF EROSION AND SEDIMENTATION CONTROL**
2. SLOPES IN ACCESSIBLE AREAS SHALL BE PER ICC/ANSI A1171 REQUIREMENTS. 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSSLOPES AND 5% MAX RUNNING SLOPE ALONG ROUTES.
3. SEE LANDSCAPE PLAN (BY OTHERS) FOR DETAILS OF LANDSCAPED AREAS.
4. EARTHWORK, WATER LINE, AND STORM SEWER INSTALLED PER PLANS FOR 4420 DISPLAY LANE

NOTE:
REMOVE ALL EXISTING TREES, SHRUBS AND LANDSCAPE MATERIALS UNLESS NOTED OTHERWISE
ADJUST ALL EXISTING MANHOLES, VALVES, CLEAN OUTS, ETC. TO NEW GRADES AS NEEDED.

PROPOSED CONDITIONS LEGEND

INDICATES LIMITS OF DISTURBANCE	— · · — · · —
INDICATES EXISTING CONTOUR	— — —996— — —
INDICATES PROPOSED CONTOUR	——994——
INDICATES PROPOSED PAVEMENT GRADE ELEVATION	+ 994.00
INDICATES PROPOSED DIRECTION OF DRAINAGE FLOW	~~→

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc. , was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

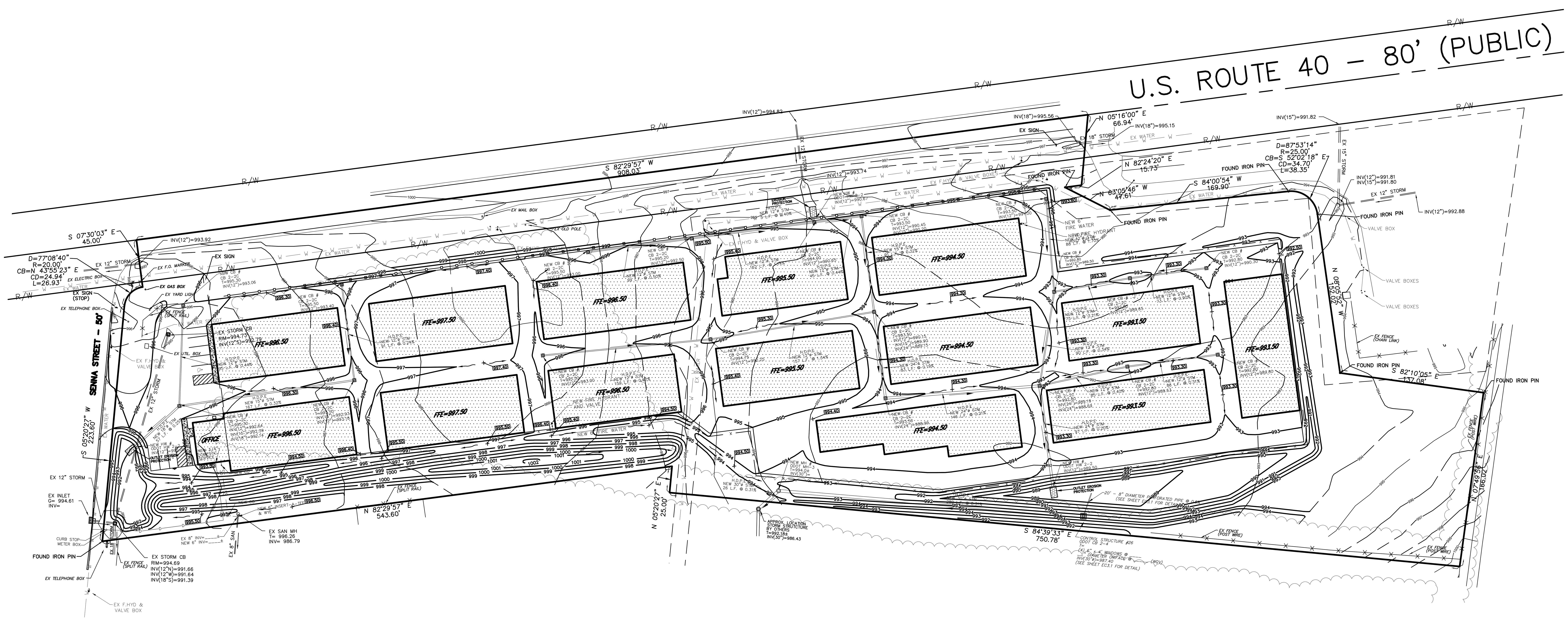
UNDERGROUND UTILITIES

Ohio Utilities Protection Service
Call 811 before you dig

NON-MEMBERS MUST BE CALLED DIRECTLY

GRAPHIC SCALE
50 0 25 50 100
1" = 50'

N



tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: OCT. 28, 2021
Scale: 1" = 50'
Job No: 8323

Revisions

No.	Date

SITE GRADING PLAN

PROJECT: HUBER HEIGHTS SELF STORAGE
ADDRESS:
CITY OF HUBER HEIGHTS
MIAMI COUNTY, STATE OF OHIO

ACAD FILENAME: 8323_HUBER_HTS_OH_BASE.dwg

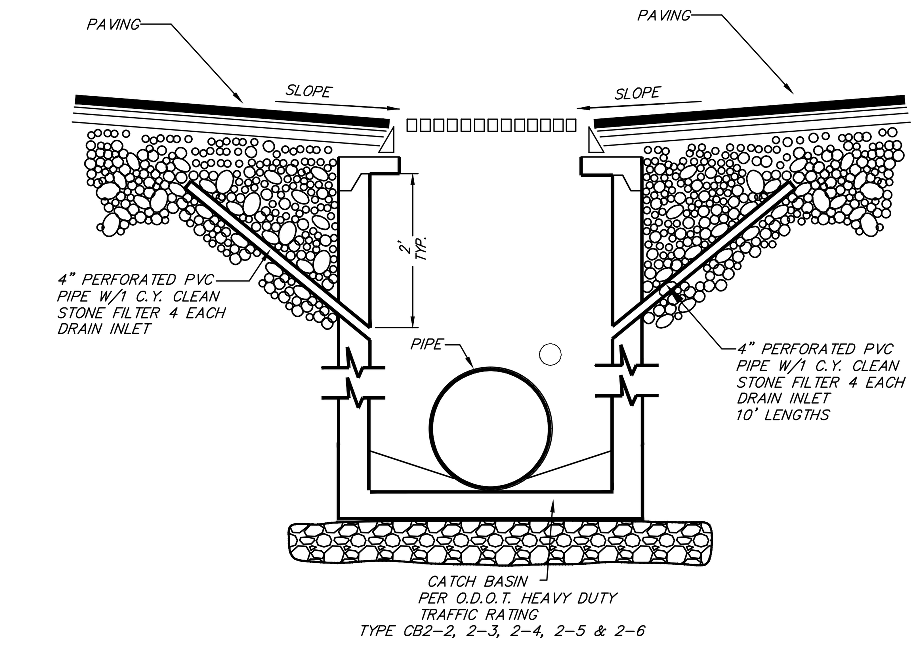
Sheet 5 OF 13
C2.0
Job No: 8323-2021

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc. , was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES

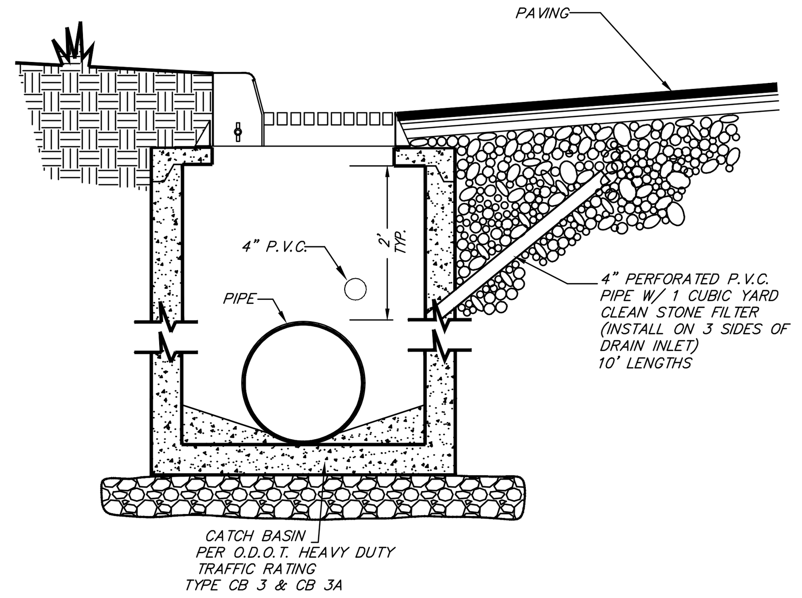
Ohio Utilities Protection Service
Call 811 before you dig

NON-MEMBERS MUST BE CALLED DIRECTLY



AGGREGATE BASE DRAINAGE DETAIL #1

N.T.S.



AGGREGATE BASE DRAINAGE DETAIL #2

N.T.S.

GRAPHIC SCALE

50 0 25 50 100

1" = 50'

N

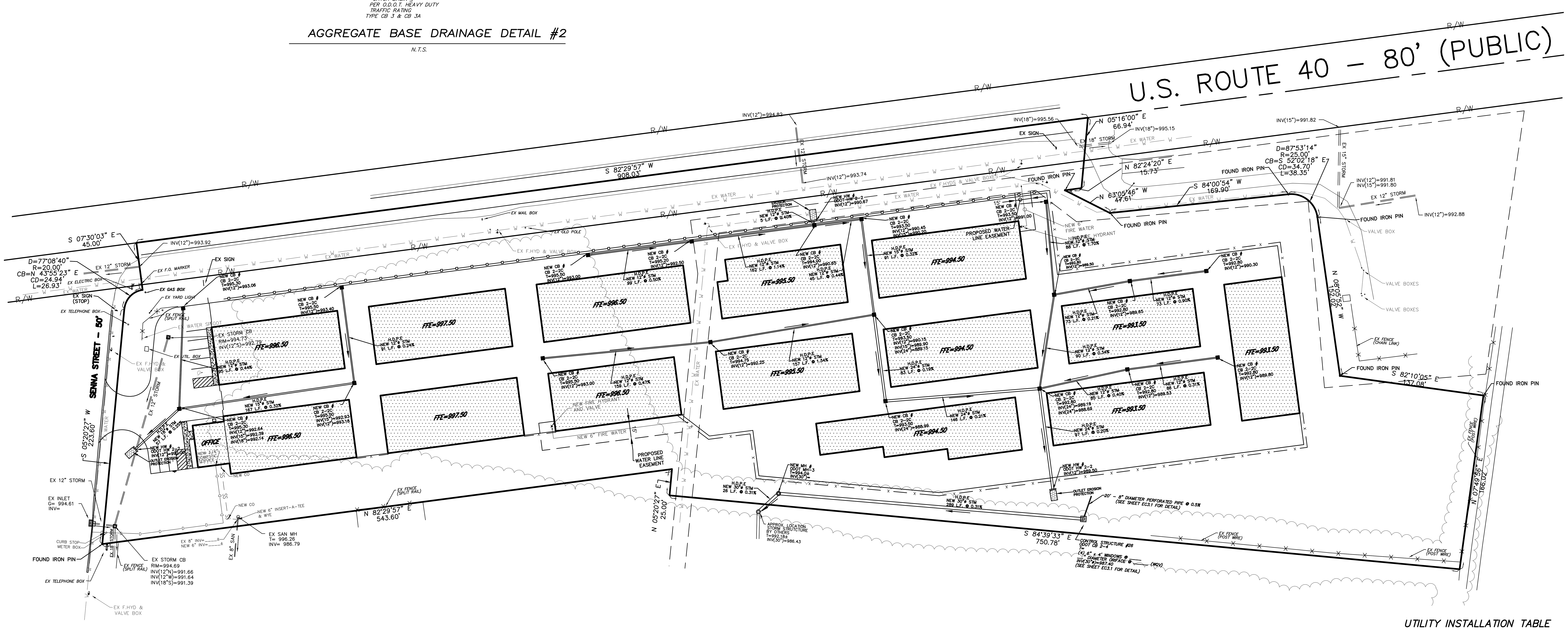
GENERAL NOTES

1. ALL DOWNSPOUTS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL PLUMB DOWNSPOUTS WITH 6"ø PVC SDR-35 PIPE TO THE NEAREST DOWNSPOUT HEADER PIPE OF STORM SEWER PIPE. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND CONNECTION DETAILS.

2. 6"ø AND 8"ø STORM (PVC SDR-35) FOR DOWNSPOUT SHALL BE AT 1.00% MINIMUM SLOPE.

KEYNOTES

(1.) *TYPICAL FINGER AGGREGATE DRAINAGE FOR ALL CATCH BASINS. SEE AGGREGATE BASE DRAINAGE DETAILS ON THIS SHEET*



UTILITY INSTALLATION TABLE

UTILITY	*TYPICAL DEPTH*
GAS	36"
WATER	54" (MONTGOMERY COUNTY)
ELECTRIC	30"
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IF CONFLICT OCCURS BETWEEN UTILITIES SHOWN ABOVE AND THE GRAVITY SYSTEMS INCLUDING SANITARY AND STORM SEWERS, THE CONTRACTOR IS TO ADJUST THE UTILITIES LISTED ABOVE AS NEEDED.

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: OCT. 28, 2021
Scale: 1" = 40'
Job No: 8323

Revisions

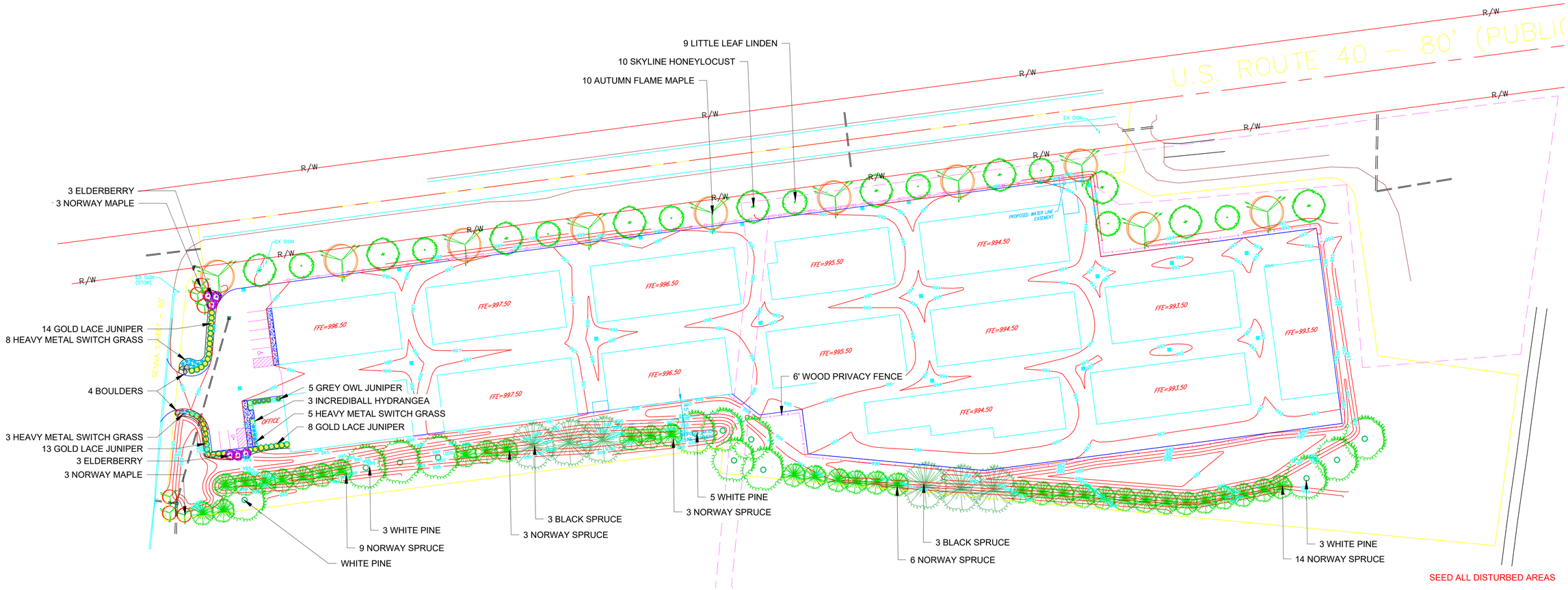
No.	Date

SITE DRAINAGE PLAN

PROJECT: HUBER HEIGHTS SELF STORAGE
ADDRESS:
CITY OF HUBER HEIGHTS
MIAMI COUNTY, STATE OF OHIO

ACAD FILENAME: 8323_HUBER_HTS_OH_BASE.dwg

Sheet 6 OF 13
C2.1
Job No: 8323-2021



HUBER HEIGHTS STORAGE			
PLANT KEY			10/29/2021
QNT	SIZE	COMMON	LATIN
6	2.5 in	Norway Columnar Maple	Acer platanoides 'Columnar'
10	2.5 in	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze'
10	2.5 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
9	2 in	Black Gum Wildfire	Nyssa sylvatica 'Wildfire'
35	6'	Norway Spruce	Picea abies
6	6'	Black Spruce	Picea mariana
12	6'-7'	White Pine	Pinus strobus
3	5 gal	Incrediball Hydrangea	Hydrangea arborescens "Incrediball"
6	5 gal	Black Beauty Elderberry	Sambucus nigra 'Black Beauty'
35	3 gal	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
5	3 gal	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
16	3 gal	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'

SCALE: 1/8"=1'-0" at 22X34
0 4' 8' 12' 16' 20' 24'
SCALE: 1/16"=1'-0" at 11X17
0 8' 16' 20' 32' 40' 48'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RJK & ASSOCIATES
HUBER HEIGHTS
SELF-STORAGE

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

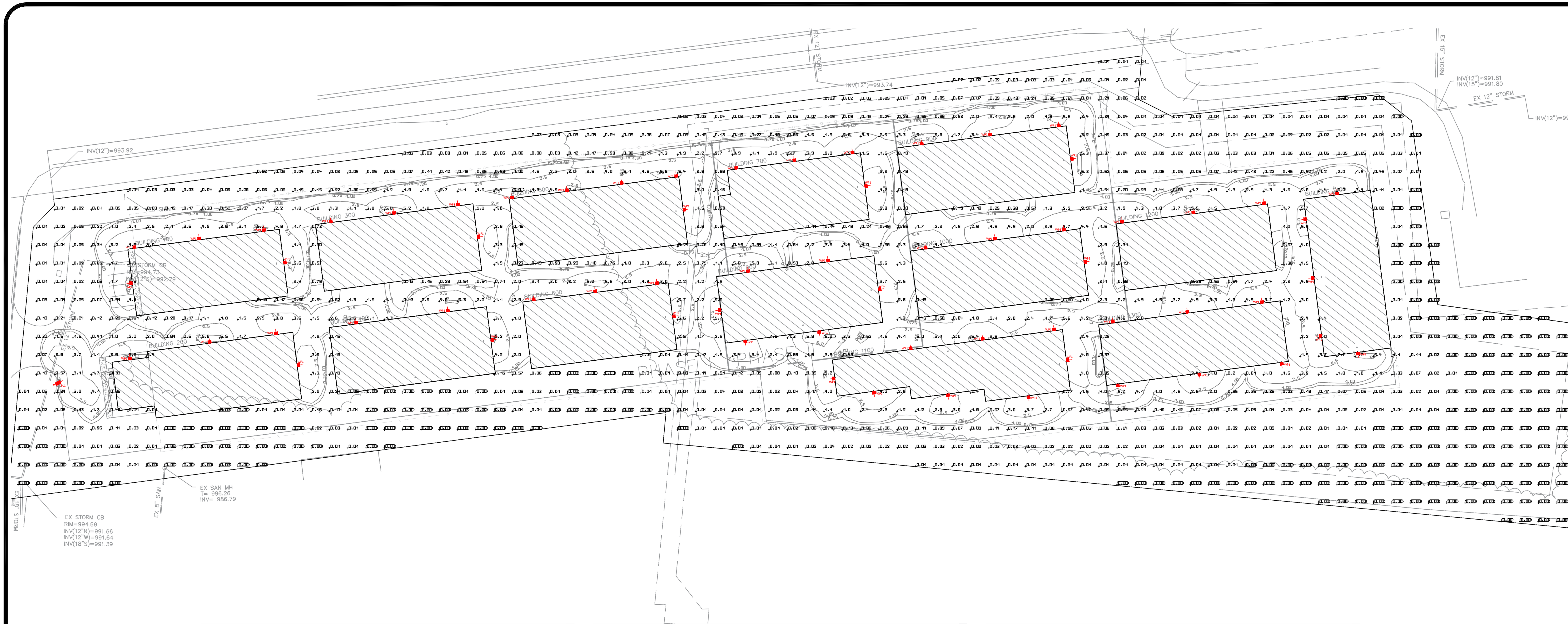
LANDSCAPE PLAN

SCALE AT 22X34: 1/8"=1'-0"
SCALE AT 11X17: 1/16"=1'-0"

10/29/2021

REVISIONS:

L1



HUBBELL Outdoor Lighting

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K

RELATED PRODUCTS

Ratio Family | Ratio Area | Ratio Flood

PHOTOMETRY | RATIO BROCHURE | RAR1/RAR2 PSG PAGE | INSTALLATION INSTRUCTIONS

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE™ | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C

CONTROLS (CONTINUED)
- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

HUBBELL Outdoor Lighting

DATE: 8/13/21 | LOCATION:
TYPE: | PROJECT: Bearcat Storage - Carriage Trails
CATALOG #: RWL1 - 48L -35 -4K7 - 3 - U

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

CATALOG # RWL1 - 48L -35 -4K7 - 3 - U

Example: RWL1–48L–10–3K7–2–UNV–BLS–E

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
RWL1	48L-35	4K7	3	UNV	
RWL1 Ratio Wall 1	48L-10 1,000 Lumens[4]	3K7 3000K, 70 CRI	2 IES TYPE II[1]	UNV 120-277V	BLT Black Matte Textured
	48L-15 2,000 Lumens[4]	4K7 4000K, 70 CRI	3 IES TYPE III	120 120V	BLS Black Gloss Smooth
	48L-20 2,500 Lumens[4]	5K7 5000K, 70 CRI	4W IES TYPE IV	208 208V	DBT Dark Bronze Matte Textured
	48L-25 3,500 Lumens[4]			240 240V	DBS Dark Bronze Gloss Smooth
	48L-35 4,500 Lumens			277 277V	GTT Graphite Matte Textured
	48L-45 5,500 Lumens			347 347V	LGS Light Grey Gloss Smooth
RWL2 Ratio Wall 2	160L-45 6,500 Lumens			480 480V	LGT Light Grey Matte Textured
	160L-50 7,500 Lumens				PSS Platinum Silver Smooth
	160L-65 9,500 Lumens				WHT White Matte Textured
	160L-80 11,000 Lumens				WHS White Gloss Smooth
	160L-95 13,000 Lumens				VGT Verde Green Textured
	160L-115 15,000 Lumens				**Color Option**
	160L-135 17,500 Lumens				CC Custom Color
	160L-155 19,500 Lumens				

Control Options Network	
NXWE	NX Wireless Enabled (module + radio)[4,7]
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting[4,5,7]
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting[4,5,7]
WIR	Wireless Controls, wiSCAPE™[2,6]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor[3,4]
SCP-20F	Remote control programmable line voltage sensor[3,4]
Control Options	
7PR_	7-Pin Receptacle[6]

Options	
F	Fusing[3]
E	Emergency Battery Backup[7,8,9]
EH	Emergency Battery w/ Heater Option[7,8]
2DR	Dual Driver[4,6]
2PF	Dual Power Feed[4,6]
PC	Button Photocontrol[8]

Notes:
1 Only available with RWL2
2 wiSCAPE Gateway required for system programming
3 Specific voltage selection is required
4 Not available with 347/480V
5 Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
6 This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
7 This item is located in the integral backbox for RWL1 configurations only.
8 Option only available at 120 or 277V

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
WP-BB-XXX	Accessory for conduit entry[1]

Notes:
1 replace "xxx" with color option

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

HUBBELL Outdoor Lighting

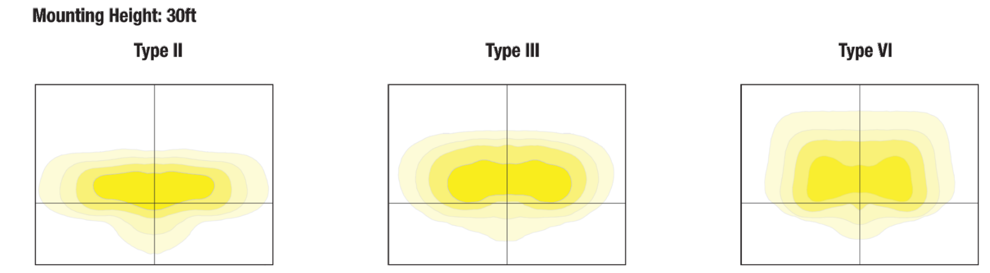
DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

RATIO WALL

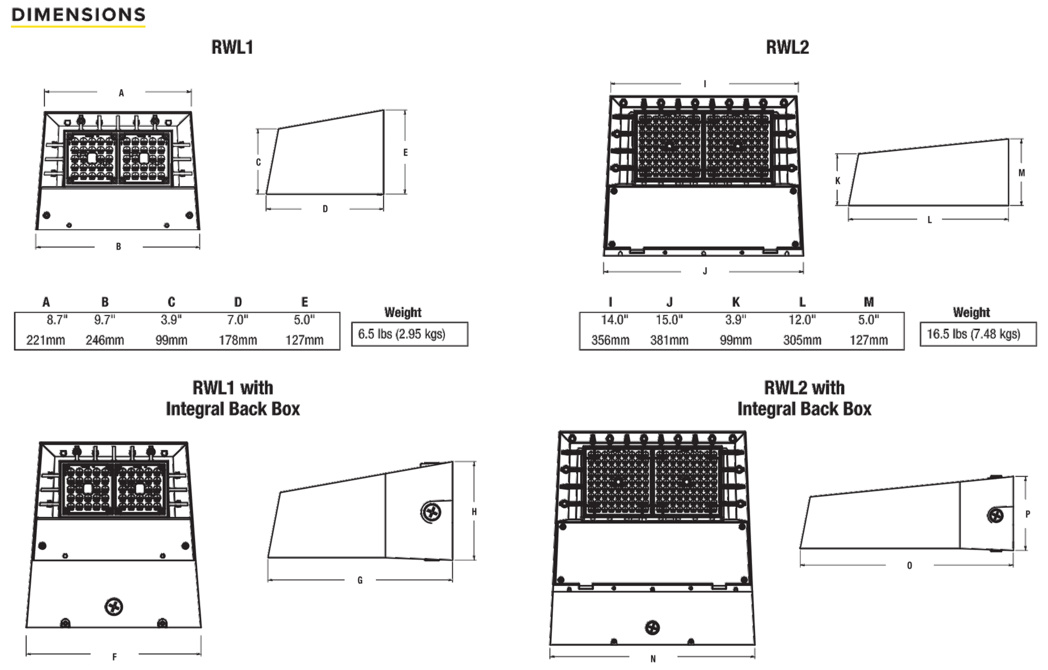
RWL1/RWL2 LED WALLPACK

PHOTOMETRY

Mounting Height: 30ft



DIMENSIONS



RWL1

A	B	C	D	E
8.7" 221mm	9.7" 246mm	3.9" 99mm	7.0" 178mm	5.0" 127mm

Weight: 6.5 lbs (2.95 kgs)

RWL2

I	J	K	L	M
14.0" 356mm	15.0" 381mm	3.9" 99mm	12.0" 305mm	5.0" 127mm

Weight: 16.5 lbs (7.48 kgs)

RWL1 with Integral Back Box

F	G	H
10.4" 264mm	11.0" 279mm	5.9" 150mm

RWL2 with Integral Back Box

N	O	P
15.4" 391mm	16.0" 406mm	5.5" 140mm

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

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6257 SPRINGDALE ROAD
Cincinnati, Ohio 45247
(513) 741-1400
Fax # 741-4479

Date: AUGUST 30, 2021
Scale: 1" = 60'
Job No:

Revisions

No.	Date	TYPE
1.	11/9/21	REVISED DR.

PHOTOMETRIC PLAN
BEARCAT SELF STORAGE

US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER
CORRIDOR DEVELOPMENT
6375 RIVERSIDE DR SUITE 200
DUBLIN OH 43017

CONTRACTOR
RJK ASSOCIATES INC.
6257 SPRINGDALE RD
CINCINNATI, OHIO 45247
513-741-1400 FAX 741-4479

Drawn By:

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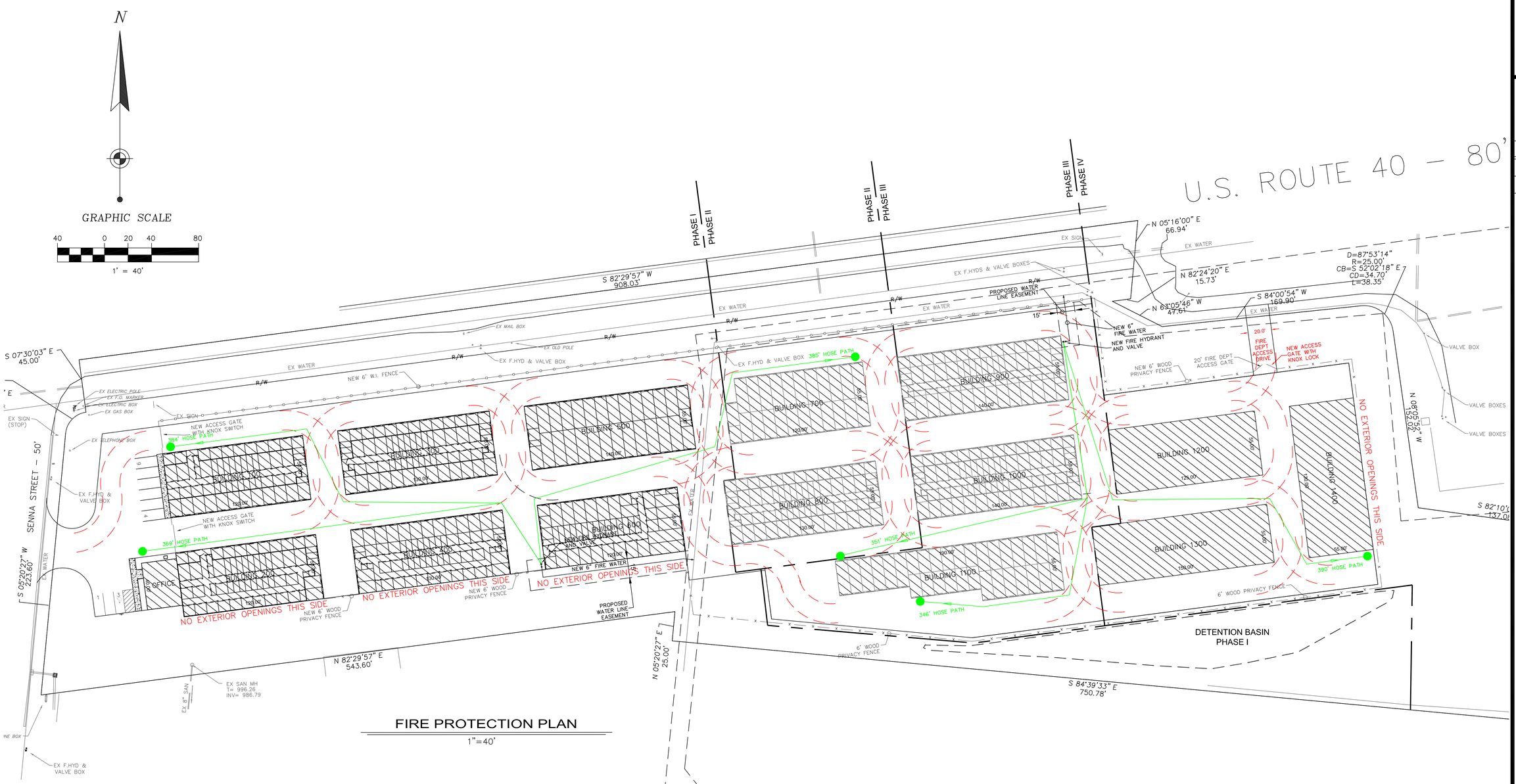
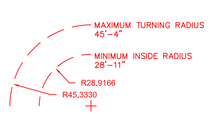


FIRE PROTECTION PLAN

1"=40'



APPARATUS TURNING RADIUS

- 5 EXISTING HYDRANTS LOCATED AROUND PERIMETER OF SITE
- NO OPENINGS GREATER THAN 400' FROM EXISTING HYDRANT
- PHASED CONSTRUCTION PROPOSED WEST HYDRANT SERVES PHASE I & II, EAST HYDRANT PHASE III & IV

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Date: JUNE 28, 2021
Scale: 1" = 40'
Job No:

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FIRE PROTECTION PLAN
BEARCAT SELF STORAGE

US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER

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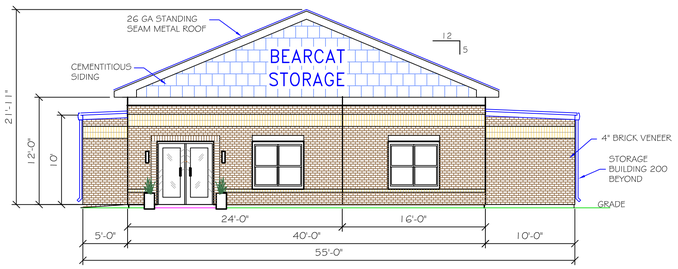
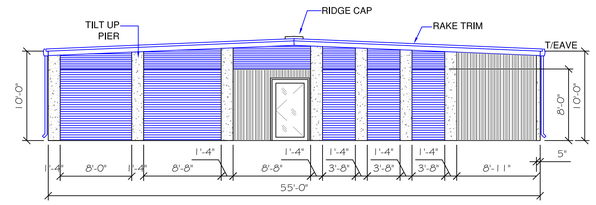


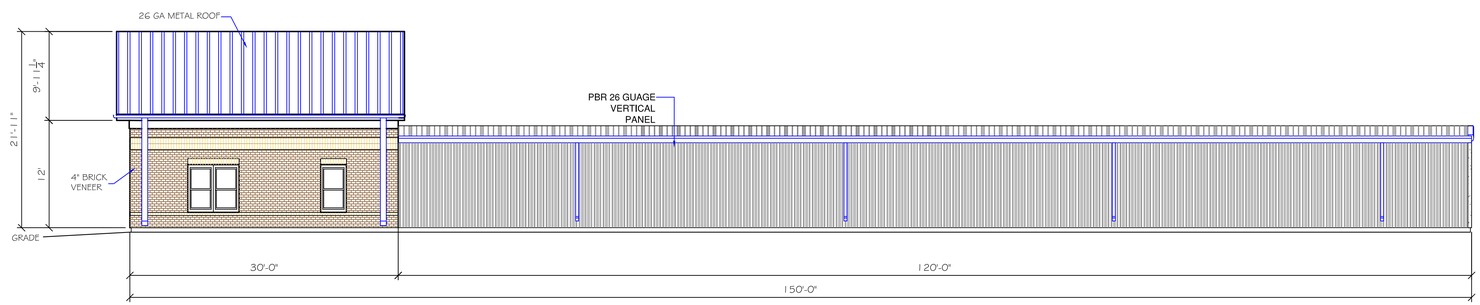
OFFICE & BUILDING 200
WEST ELEVATION

SCALE 1/8" = 1'-0"



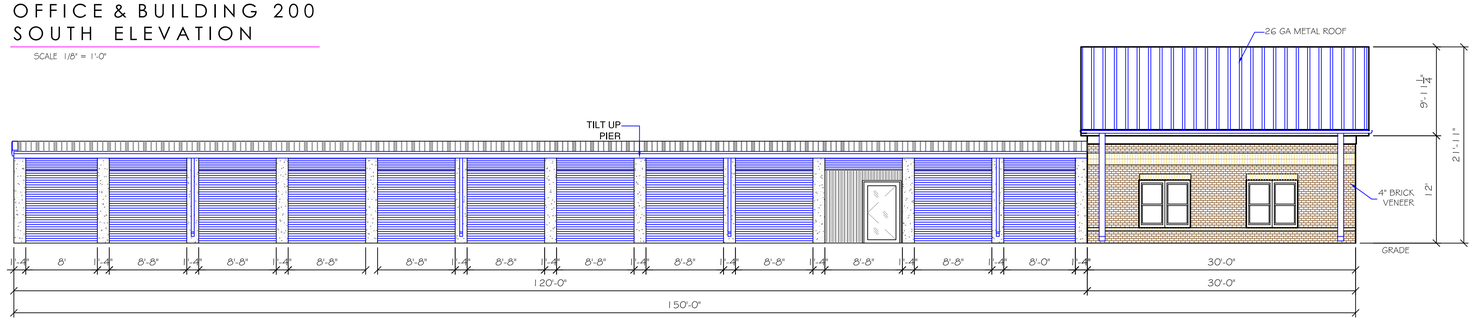
BUILDING 200
EAST ELEVATION

SCALE 1/8" = 1'-0"



OFFICE & BUILDING 200
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



OFFICE & BUILDING 200
NORTH ELEVATION

SCALE 1/8" = 1'-0"

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BEARCAT SELF STORAGE

US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER

CORRIDOR DEVELOPMENT
6375 RIVERSIDE DR SUITE 200
DUBLIN OH 43017

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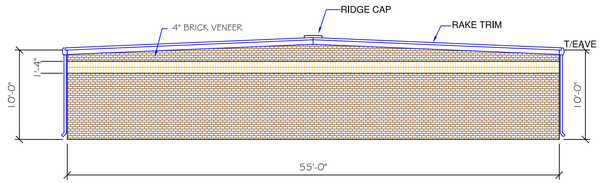
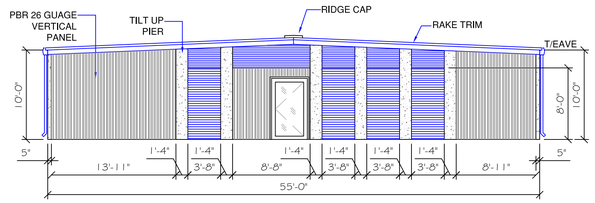


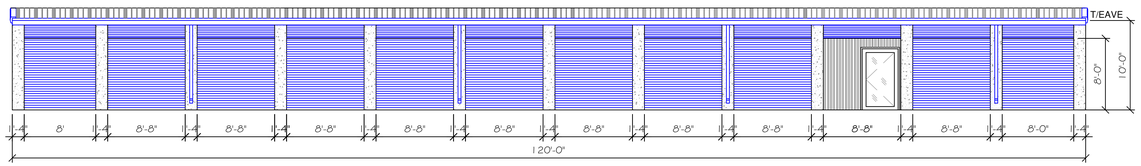
BUILDING 100
WEST ELEVATION

SCALE 1/8" = 1'-0"



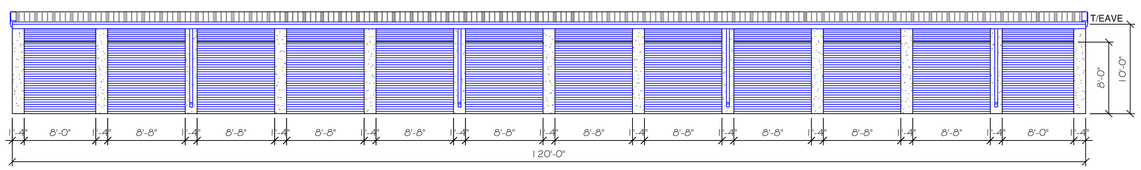
BUILDING 100
EAST ELEVATION

SCALE 1/8" = 1'-0"



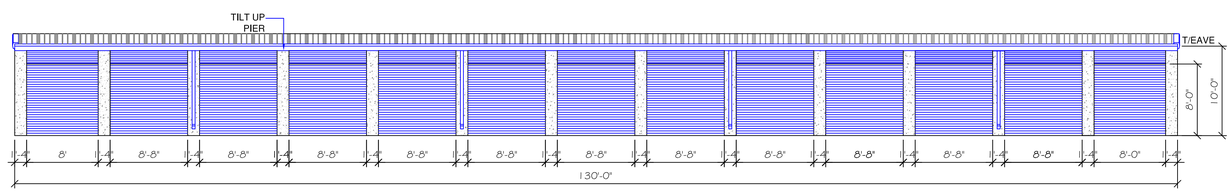
BUILDING 100
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



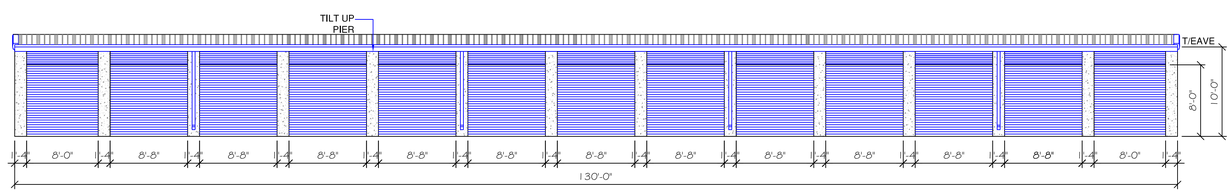
BUILDING 100
NORTH ELEVATION

SCALE 1/8" = 1'-0"



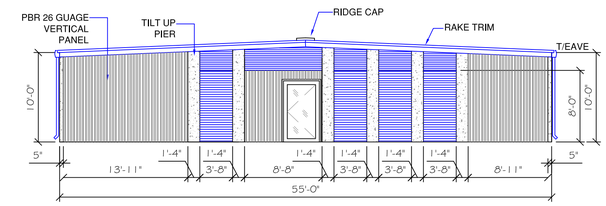
BUILDING 300
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



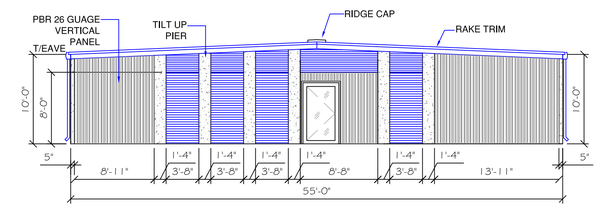
BUILDING 300
NORTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 300
EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 300
WEST ELEVATION

SCALE 1/8" = 1'-0"

RJK
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Cincinnati, Ohio 45247
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Date: JULY 28, 2021

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BEARCAT SELF STORAGE

US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER

CORRIDOR DEVELOPMENT
6375 RIVERSIDE DR SUITE 200
DUBLIN OH 43017

CONTRACTOR

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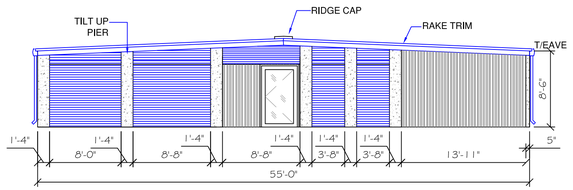
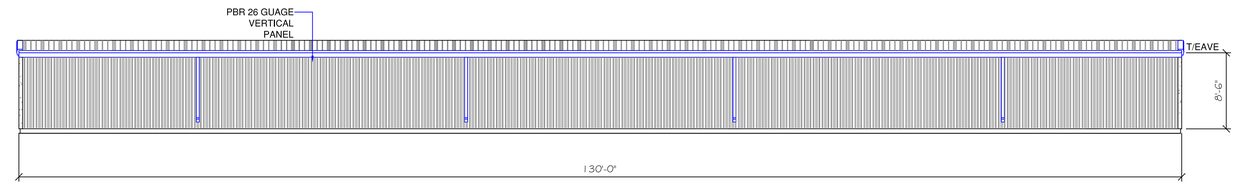


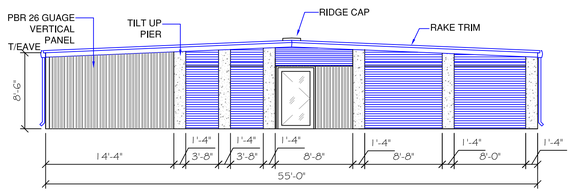
BUILDING 400
EAST ELEVATION

SCALE 1/8" = 1'-0"



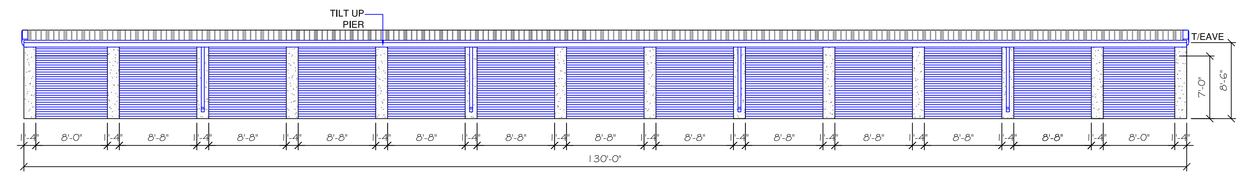
BUILDING 400
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



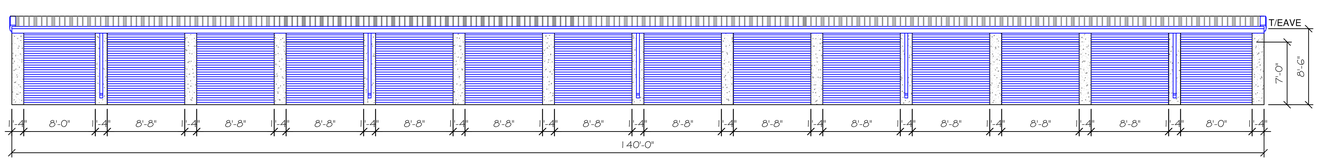
BUILDING 400
WEST ELEVATION

SCALE 1/8" = 1'-0"



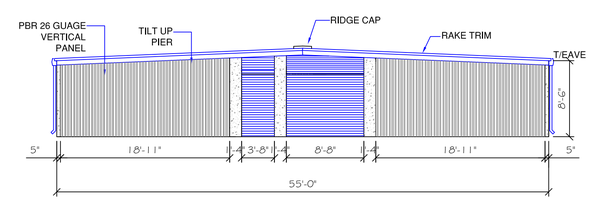
BUILDING 400
NORTH ELEVATION

SCALE 1/8" = 1'-0"



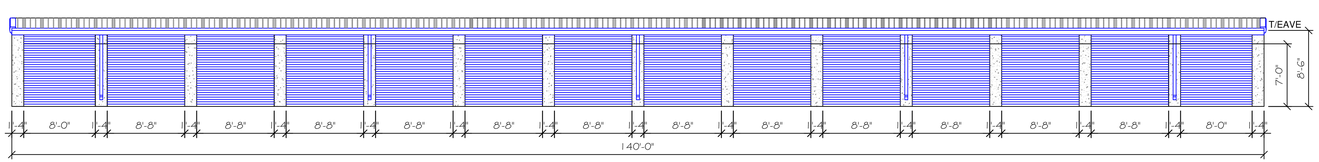
BUILDING 500
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



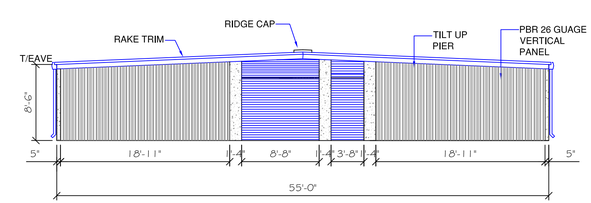
BUILDING 500
EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 500
NORTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 500
WEST ELEVATION

SCALE 1/8" = 1'-0"

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BUILDING 400 & 500 ELEVATIONS
BEARCAT SELF STORAGE

US RT 40 E
HUBER HEIGHTS / MIAMI COUNTY, OHIO

PROPERTY OWNER

CORRIDOR DEVELOPMENT
6375 RIVERSIDE DR SUITE 200
DUBLIN OH 43017

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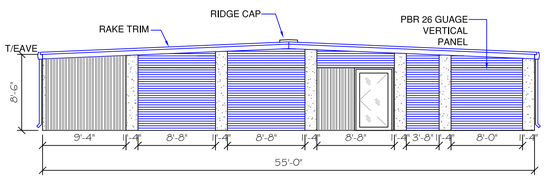
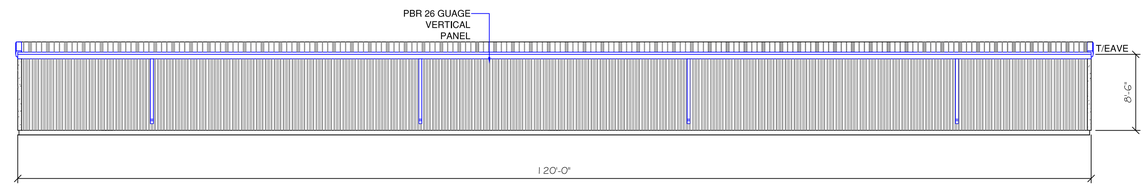


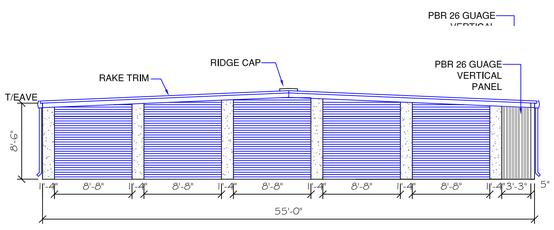
BUILDING 600
WEST ELEVATION

SCALE 1/8" = 1'-0"



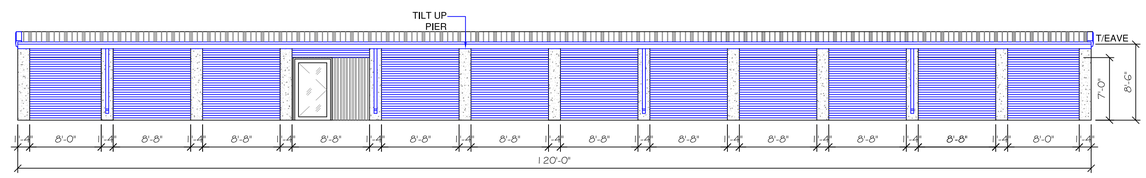
BUILDING 600
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 600
EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 600
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AI-8114 **7. A.**

Planning Commission

Meeting Date: 01/25/2022

LOT SPLIT

Information

Agenda Title

LOT SPLIT - The applicant, THOMAS E DUSA, is requesting approval of a Replat of 6.501 acres at 7621 Progress Court into two lots of 3.0861 acres and 3.4142 acres (ZC 22-02).

Purpose and Background

Attachments

Staff Report

Decision Record

Fire Assessment

Drawing

Memorandum

Staff Report for Meeting of January 25, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: January 14, 2022

Subject: ZC 22-02 Lot Split/Replat – 7621 Progress Court

- Application dated December 30, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Thomas Dusa - Applicant R&S Winters Family LLC - Owner
DEVELOPMENT NAME:	Center Point 70 Subdivision
ADDRESS/LOCATION:	7621 Progress Court (Center Point 70 Commerce Park)
ZONING/ACREAGE:	Light-Industrial/Mixed Use (I-1) 6.501 acres
EXISTING LAND USE:	Industrial / Agricultural
ZONING ADJACENT LAND:	I-1
REQUEST:	The applicant requests approval of a replat of 6.501 acres at 7621 Progress Court into two lots of 3.0861 acres and 3.4142 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107, 1156
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests a lot split and replat of a 6.501-acre parcel to split off a 3.0861-acre tract (Lot 1) and a 3.4142-acre tract (Lot 2). The intent is that the current owner will retain Lot 1 and sell Lot 2 to a buyer wishing to build and use the land consistent with the current zoning code.

The property's zoning is I-1, Light Industrial and Mixed Use. Lot 1, which is currently developed, will have 511.37 feet of frontage along Progress Court. Lot 2 will have 67.41 feet of frontage along Progress Court. The minimum lot frontage in the I-1 district is 100 feet (or such lessor frontage as shall permit compliance with the side yard off-street parking requirements). No additional right of way dedication is recommended at this location.

Zoning Regulations

CHAPTER 1156 "I-1" LIGHT INDUSTRIAL AND MIXED-USE DISTRICT

1156.01 Purpose.

This District is intended to provide for industrial and mixed office-industrial uses having a minimum impact upon the surrounding environment in areas that are suitable for such development by reason of location and the availability of adequate utility and transportation systems. Uses that can be operated in a clean and quiet manner (subject only to those regulations and performance standards necessary to prohibit congestion and to protect adjacent residential uses, business activities, and the overall environment) are permitted. Uses which may present problematic characteristics are administered as special uses.

(Case 388; Ord. 2002-O-1365, Passed 8-26-02)

1156.02 Uses.

(a) *Permitted Uses.*

(1) All uses permitted in the O-1 District.
(2) Any use the principal function of which is basic research, design and/or pilot or experimental product development or technical training.
(3) Office buildings of an executive or of an administrative nature or incidental to those uses listed herein.
(4) Business and industrial service facilities.
(5) Laboratories: experimental, film, testing, research or engineering.
(6) Printing, publishing, binding and typesetting plants.
(7) Warehouses and distribution facilities.
(8) Wholesale or combined wholesale-retail sales facilities.
(9) The manufacture, compounding, processing, packaging or treatment of products such as, but not limited to: bakery goods; business machinery; candy; clocks; toys; cosmetics; electrical and electronic products, components and equipment; food products; hardware including cutlery, tools, dies, gauges; pharmaceuticals. The Zoning Officer shall make the decision that an unlisted product is similar and that such decision may be appealed to the Planning Commission.
(10) The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, sheet metal (excluding large stampings, such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
(11) Computer-communications hardware assembly, testing and operation; development, testing, operation and maintenance of software; and communications services and facilities that are incidental to the principal use.
(12) Medical, dental and optical manufacturing.
(13) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
(14) The manufacture, installation and repair of signs including, but not limited to electric and neon signs.
(15) The manufacture, compounding, fabricating, assembling, die-casting or treatment of light sheet metal, aluminum, or cast iron products, including heating and ventilating equipment, cornices, eaves, gutters or automotive parts or bodies.
(16) Accessory buildings and uses incidental to the principal use. Regulations governing accessory facilities and uses are specified in Chapter 1191.
(17) Truck and motor freight terminals and hauling services.

(b) *Accessory Uses.* Accessory uses shall be permitted in this District that are customarily accessory and incidental to any permitted use.

(c) *Special Uses.* The following special uses are subject to review in accordance with Chapter 1135.

(1) Electroplating.
(2) Graphic products manufacture.
(3) Laundries and dry cleaning plants.
(4) Automobile service stations.
(5) Car and truck washing facilities.
(6) Garages for storage, repair and servicing of motor vehicles, including but not limited to body repair, painting, and engine rebuilding.
(7) Radio, television or other transmission towers and related station facilities.
(8) Yards for the storage, display, minor repair or sales of building materials or equipment; materials and equipment yards of general contractors engaged in building or heavy construction.
(9) Machinery and heavy equipment storage, rental or sales.
(10) Other manufacturing, processing or storage uses determined by the City Planning Commission to be of the same general character as the permitted uses previously listed and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, heat, odors or glare. In this regard, the Commission may seek expert advice on what conditions should be imposed on a particular operation to carry out the purposes of this zone; and the cost of such expert advice shall be borne by the applicant.
(11) Places of worship.
(12) Fraternal organizations, service clubs, youth centers and senior citizens' centers.
(13) Machine shops.
(14) Sexually oriented businesses.

(Ord. 2006-O-1656, Passed 10-5-06)

1156.03 Site development regulations.

(a) *Lot Requirements.*

(1)	Minimum lot area	None
(2)	Minimum lot frontage	100 feet*

* Or such lesser frontage as shall permit compliance with the side yard off-street parking requirements.

(b) *Yard Requirements.*

(1) Minimum front yard depth. Fifty feet from the established or future right-of-way line as shown on the approved Official Thoroughfare Plan.

(2) Minimum rear yard depth and minimum side yard width on each side.

A. The side or rear yards shall be 25 feet or equal to the height of the building, whichever is greater. Where a side or rear yard abuts onto a residential

district, the yard shall in no case be less than 50 feet or equal to the height of the building, whichever is greater, and no building, structure, paving or parking shall be permitted in such yard. A landscaped area including ground cover and a screening shall be required containing a six foot high wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent in such side or rear yard abutting a residential district.

B. The side or rear yards for special uses shall be 50 feet or equal to two times the height of the principal building, whichever is greater. Where a side or rear yard abuts onto a residential district, such yard shall in no case be less than 100 feet. A landscaped area including ground cover and a screening shall be required containing a six foot high wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent in such side or rear yard abutting a residential district.

C. Any portion of the side and rear yards in excess of 15 feet from the property line may be used for parking, except where such a yard abuts a residential district.

Staff Analysis

The applicant desires to subdivide a 6.501 acres lot into two lots. The first (Lot 1) being 3.0861 acres is currently developed and will be retained by the owner. The proposed Lot 1 meets all frontage, and lot area requirements of the zoning code. No additional right of way is being dedicated, and all setbacks and easements are delineated on the record plan.

Lot 2 is 3.4142 acres and is being sold for development that the applicant maintains is consistent with the zoning code. Lot 2 meets the lot area of the zoning code. The frontage requirements of the zoning code are met since the frontage can accommodate a minimum 25-foot driveway, and the lot allows compliance with the side yard and off-street parking requirements.

The proposed replat meets all requirements of the subdivision regulations.

Additional Comments:

Fire: Approves of the replat as submitted.

City Engineer: Approves of the replat as submitted.

Recommendation

After review of the applicant's proposal, staff recommends approval of the replat of 6.501 acres at 7621 Progress Court into two lots of 3.0861 acres (Lot #1) and 3.4142 acres (Lot#2) as submitted on the Record Plan stamped "Received December 30, 2021".

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Approve the Record Plan as submitted (staff recommendation);
2) Approve the Record Plan with conditions; or,
3) Deny the Record Plan.

Planning Commission Decision Record

WHEREAS, on December 30, 2021, the applicant, Thomas Dusa, requested approval of a lot split of 6.501 acres at 7621 Progress Court into two lots of 3.0861 acres and 3.4142 acres (Zoning Case 22-02), and;

WHEREAS, on January 25, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

_____ moved to approve the request by Thomas Dusa for approval of Lot Split of 6.501 acres at 7621 Progress Court into two lots of 3.0861 acres and 3.42142 acres (Zoning Case 22-02) in accordance with the recommendation of Staff's Memorandum dated January 10, 2022, with the following conditions:

1. The Lot Split for 7621 Progress Court Avenue shall be the plans stamped received by the City of Huber Heights Planning Department on December 30, 2021.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Huber Heights Fire Division

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

Occupancy Name:	Lot Split
Occupancy Address:	7621 Progress Court

Type of Permit:	Structure (New/Alterations)
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	N/A	HH P&D:	
MCBR MEC:		HHFD Plan:	22-201
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	1/11/2022

Fire Department Comments:

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

Plan submittal is approved as shown on drawing, lot split only. Proposed use of land has not been indicated. Additional requirements regarding fire department access and fire hydrants may be forthcoming during development.

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

RECORD PLAN
PROGRESS COURT AT CENTER POINT 70 SUBDIVISION

LOCATED IN SECTION 12, TOWN 2, RANGE 8 M.Rs.,
AND BEING A REPLAT OF LOT NUMBER 37
CENTER POINT 70 SUBDIVISION SECTION 8A
AS RECORDED IN PLAT BOOK 196, PAGE 15

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CONTAINING 6.5014 ACRES

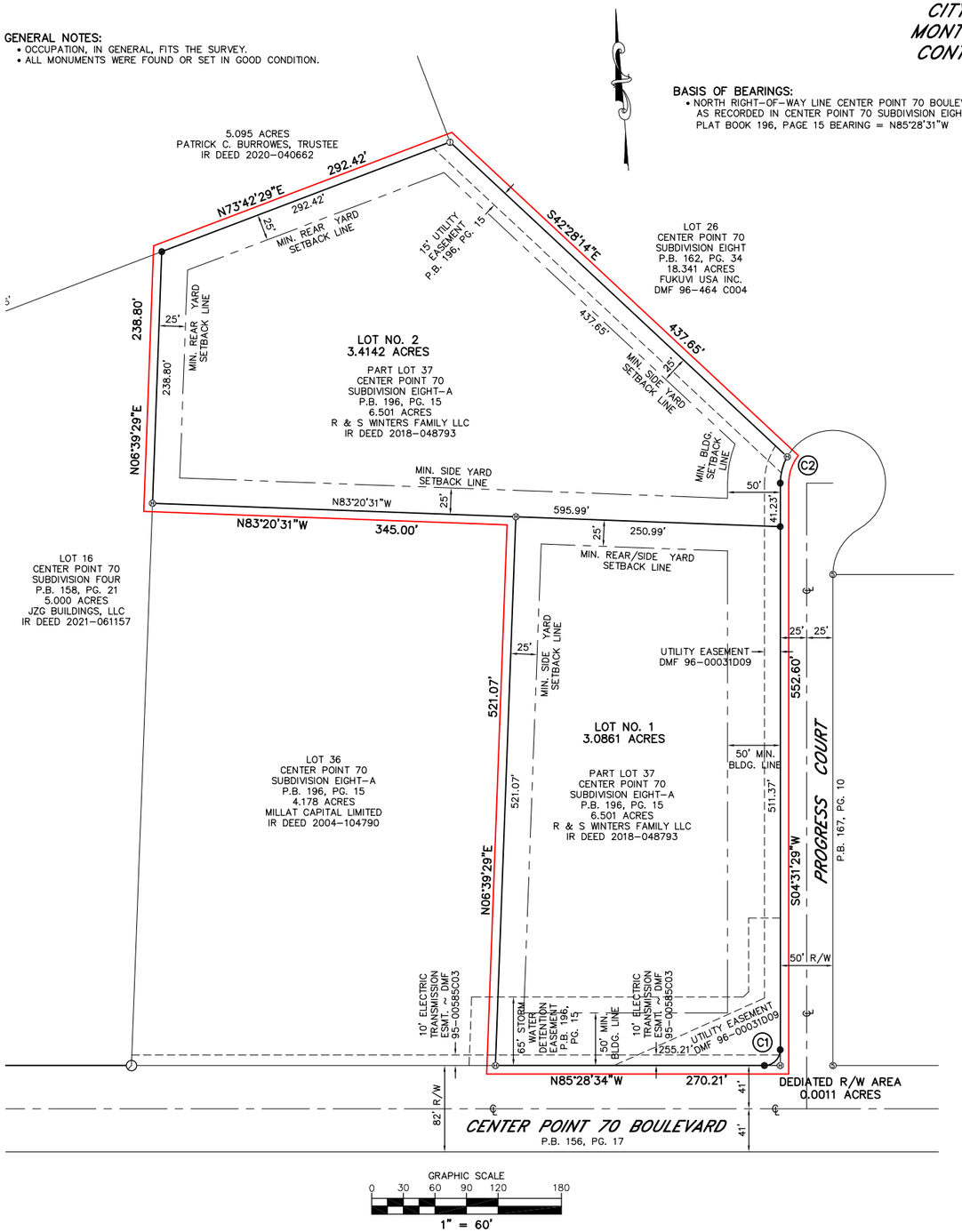
DECEMBER 22, 2021

SURVEY REFERENCES:
- **SUBDIVISIONS:**
  CENTER POINT 70 SUBDIVISION FOUR P.B. 158, PAGE 21
  CENTER POINT 70 SUBDIVISION EIGHT P.B. 162, PAGE 34
  CENTER POINT 70 SUBDIVISION EIGHT–A P.B. 196, PAGE 15

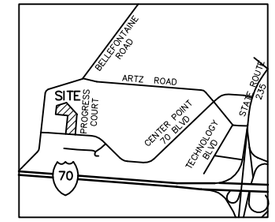
SUPERIMPOSED NOTE:
- ALL OF THE LANDS OF THE DEDICATORS, OF WHICH THIS PLAT IS DRAWN, ARE SHOWN HEREON..

GENERAL NOTES:
- OCCUPATION, IN GENERAL, FITS THE SURVEY.
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

BASIS OF BEARINGS:
- NORTH RIGHT–OF–WAY LINE CENTER POINT 70 BOULEVARD AS RECORDED IN CENTER POINT 70 SUBDIVISION EIGHT–A PLAT BOOK 196, PAGE 15 BEARING = N85°28'31"W



GRAPHIC SCALE
0 30 60 90 120 180
1" = 60'



VICINITY MAP
APPROX SCALE: 1" = 2000'

APPROVED FOR DESCRIPTION

ENGINEER OF MONTGOMERY COUNTY — JOB #

CHECKED BY — DATE

DEDICATION:

We the undersigned, being all the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby dedicate the street and reserve the easements as shown within the plat to the public use forever. New easements shown on the within plat are reserved for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other utility lines or services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress from the premises for said purposes, and are to be maintained as such forever.

WITNESSES:

Print Name:

Print Name:

OWNER
R & S WINTERS FAMILY LLC

Print Name:
Title:

R & S Winters Family LLC, Owner, by _____, its_____ being duly sworn, says that all persons and corporations, to the best of their knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

Print Name:
Title:

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this _____ day of _____, 2022, before me the undersigned, a notary public in and for said State of Ohio, personally came R & S Winters Family LLC by _____, its _____, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

SYMBOL LEGEND

- ① – ½" IRON PIN FOUND
- ⑥ – IRON PIN FOUND W/ "HUGHES" ID CAP
- ⑤ – IRON PIN FOUND W/ "5589" ID CAP
- ● – IRON PIN SET W/ PLASTIC ID CAP STAMPED "HALEY DUSA 7413"

DESCRIPTION:

Situate in Section 12, Town 2, Range 8 M.Rs., City of Huber Heights, County of Montgomery, State of Ohio and being a replat of all of Lot 37 of the Center Point 70 Subdivision Eight–A as recorded in Plat Book 196, Page 15 of the Montgomery County, Ohio Plat Records, as conveyed to K & S Winters Family LLC by deed as recorded in IR deed 2018–048793 of the Montgomery County, Ohio deed records, containing a total of 6.5014 acres, of which 6.5003 acres are in lots and 0.0011 acres are in dedicated street right–of–way.

STATE OF OHIO
THOMAS E. DUSA
S–7143
REGISTERED
SURVEYOR

CERTIFICATION:

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for Record Plans and was conducted under my supervision based on field work in June 2015. All measurements are correct and monuments are to be set on all lot corners as shown.

Thomas E. Dusa, P.S.
OHIO LICENSE NO. S–7143

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	90°00'00"	N49°31'29"E	21.21'
C2	50.00'	26.18'	30°00'11"	S19°31'35"W	25.88'

PREPARED BY:

Haley–Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439–4300 Fax: (937) 439–2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=60'	Drawn: JRC	Checked: TED
Date: DEC. 22, 2021	Job No. E3421	

AI-8140 **7. B.**

Planning Commission

Meeting Date: 01/25/2022

LOT SPLIT

Information

Agenda Title

LOT SPLIT - The applicant, SCOTT ALLEN BIEHL, JR., is requesting approval to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot at 6890 Chambersburg Road (ZC 22-03).

Purpose and Background

Attachments

Staff Report

Decision Record

Fire Assessment

Drawing

Drawing

Memorandum

Staff Report for Meeting of January 25, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: January 15, 2022

Subject: ZC 22-03 Replat – Biehl Estates

Application dated January 7, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Scott Biehl, Jr. – Owner/Applicant
DEVELOPMENT NAME:	N/A
ADDRESS/LOCATION:	6890 Chambersburg Rd. (subject site is west parcel)
ZONING/ACREAGE:	Planned Residential / 2.2932 Acres
EXISTING LAND USE:	Residential / Vacant
ZONING ADJACENT LAND:	PR, R-1
REQUEST:	The applicant requests approval to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107, 1172
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a record plan to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot. The replat has no impact on the Chambersburg Road frontage and is effectively the enlargement of a rear yard area.

No additional right of way or easement dedication is recommended at this location.

Zoning Regulations

CHAPTER 1172 – (PR) PLANNED RESIDENTIAL DISTRICT

1171.01 Purpose.

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

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

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.

1172.03 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.

(Staff note: The existing drainage easements make future redevelopment of this parcel difficult and probably unlikely.)

Staff Analysis

The applicant requests approval of a record plan to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot.

The proposed replat meets all requirements of the subdivision regulations.

Additional Comments:

Fire: Approves of the record plan as submitted.

City Engineer: Approves of the record plan as submitted.

Recommendation

After review of the applicant's proposal, staff recommends approval of the record plan to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to create a consolidated 2.2932 acre lot as submitted on the Record Plan stamped "Received January 7, 2022".

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Approve the Record Plan as submitted (staff recommendation);
2) Approve the Record Plan with conditions; or,
3) Deny the Record Plan.

Planning Commission Decision Record

WHEREAS, on January 7, 2022, the applicant, Scott Biehl, Jr., requested approval to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot at 6890 Chambersburg Road (Zoning Case 22-03), and;

WHEREAS, on January 25, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.
_____ moved to approve the request by Thomas Scott Biehl, Jr., for approval to consolidate an existing 1.872 acre lot with a 0.4322 acre tract to the rear to create a consolidated 2.2932 acre lot at 6890 Chambersburg Road (Zoning Case 22-03) in accordance with the recommendation of Staff's Memorandum dated January 25, 2022, with the following conditions:

1. The Lot Consolidation 6890 Chambersburg Road shall be the plans stamped received by the City of Huber Heights Planning Department on January 7, 2022.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

Huber Heights Fire Division

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

Occupancy Name:	Lot Split
Occupancy Address:	Chambersburg Road west of Bellefontaine Road

Type of Permit:	Structure (New/Alterations)
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	N/A	HH P&D:	
MCBR MEC:		HHFD Plan:	22-210
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	1/11/2022

Fire Department Comments:

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

Plan submittal is approved as shown on drawing, lot split only. Proposed use of land has not been indicated. Additional requirements regarding fire department access and fire hydrants may be forthcoming if property is proposed to be used for additional residential development.

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

RECORD PLAN
BIEHL ESTATES

BEING PART OF LOT 1 OF STORCK ESTATES SECTION ONE AS RECORDED IN P.B. 209, PG. 23 AND A 0.4332 ACRE TRACT OF LAND LOCATED IN SECTION 16, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

CONTAINING: 2.2932 ACRES

JANUARY, 2022

PREPARED BY:

VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

CHECKED BY: _____ DATE: ____

JOB No: 21-0403

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

APPROVED THIS ____ DAY OF _____, 2022.

CHAIRMAN

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

OWNER:
SCOTT ALLEN BIEHL, JR.

STATE OF OHIO)
)SS:
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, DAY OF _____, 2022, BY SCOTT ALLEN BIEHIL, JR., ITS OWNER. NO OATH OR AFFIRMATION WAS GIVEN.

NOTARY PUBLIC

OWNERS STATEMENT:

SCOTT ALLEN BIEHL, JR., OWNER, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

SWORN TO OR AFFIRMED AND SUBSCRIBED BEFORE ME BY SCOTT ALLEN BIEHL, JR. THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

DESCRIPTION

THE WITHIN IS A PLAT CONTAINING 2.2932 ACRES, BEING 1.8610 ACRES OF LOT 1 OF STORCK ESTATES SECTION ONE AS RECORDED ON P.B. 209, PAGE 23 AND AS CONVEYED TO SCOTT ALLEN BIEHL, JR. BY I.R. DEED 19-010020 AND A 0.4322 ACRE TRACT AS CONVEYED TO SCOTT ALLEN BIEHL, JR. BY I.R. DEED 22-_____ OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

CERTIFICATION

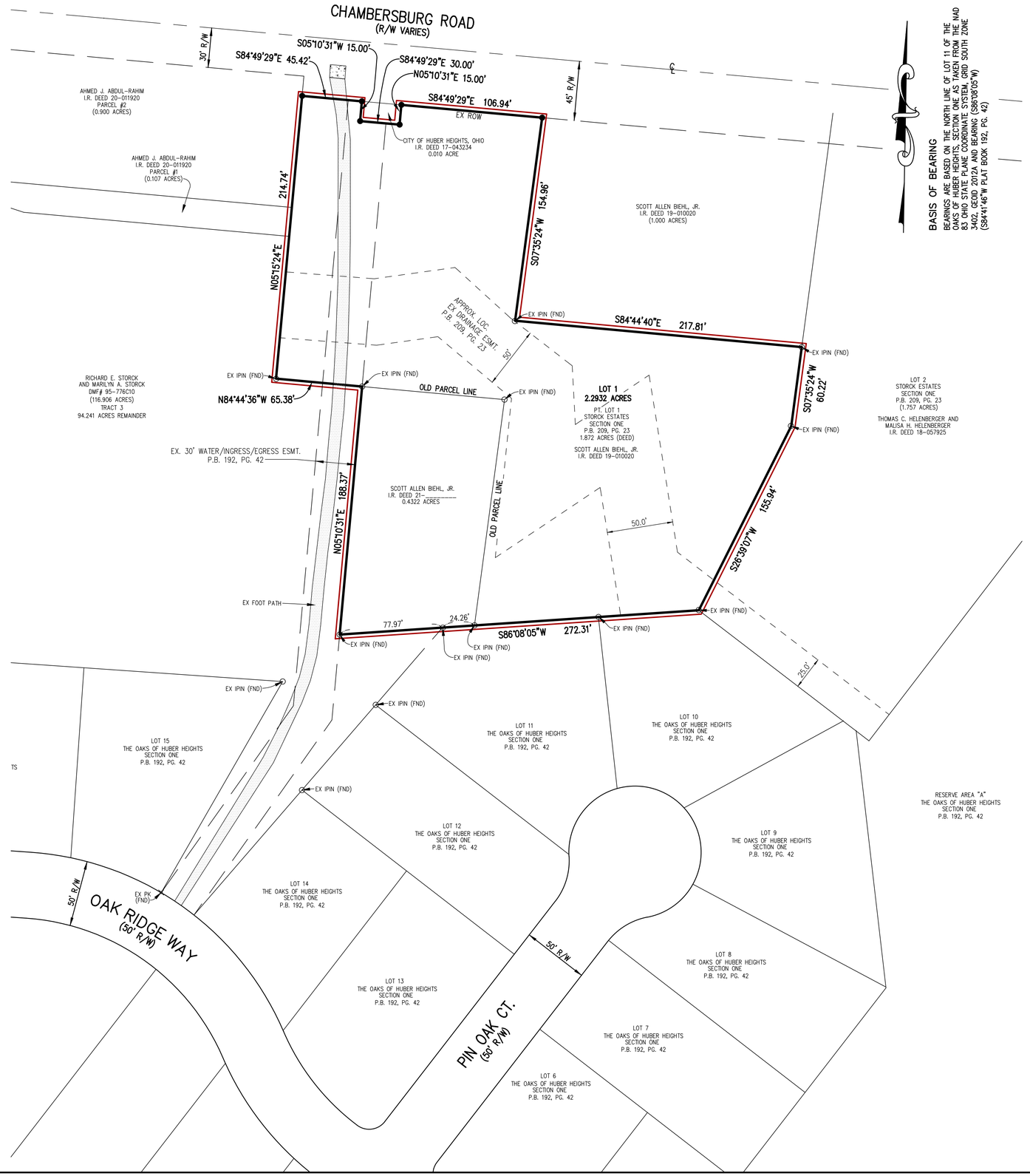
I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN DECEMBER 9, 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

VAN ATTA ENGINEERING, INC.

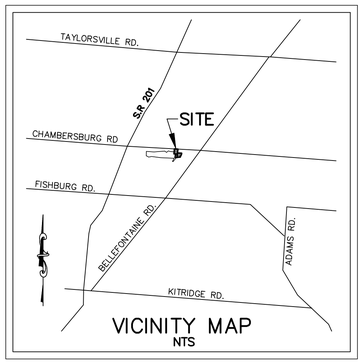
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354

DATE

STATE OF OHIO
JEFFREY A. VAN ATTA
7354
REGISTERED
PROFESSIONAL SURVEYOR



BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 11 OF THE OAKS OF HUBER HEIGHTS, SECTION ONE AS TAKEN FROM THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE 3402, US SURVEY FOOT, ADJ. GPS NAD 83 (S86°08'05"W) (S84°41'46"W PLAT BOOK 192, PG. 42)



VICINITY MAP
NTS

SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8"IRON PIN FOUND
- EX 1"IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- PK NAIL SET
- CROSS NOTCH SET
- RAILROAD SPIKE SET

SURVEY REFERENCES:

DMF# 95-776C10
I.R. DEED 19-026115
I.R. DEED 20-011920
I.R. DEED 19-010020
P.B. 192, PG. 42
P.B. 209, PG. 23
SUR. 2013-241
SUR. 2016-290
TAX MAP

GRAPHIC SCALE
-40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

JOB No. 7561 SHEET 1 OF 1

G:\P\STORCK\Storck Biehl Lot Split\BIEHL RP.DWG, JAN 07, 2022 - 09:02:53

MONTGOMERY COUNTY ENGINEER

RECORD OF LAND SURVEYS
VOLUME 2021 PAGE 0402

PLAT OF SURVEY
STORCK PROPERTY

LOCATED IN
SECTION 16, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

CONTAINING: 0.4322 ACRES

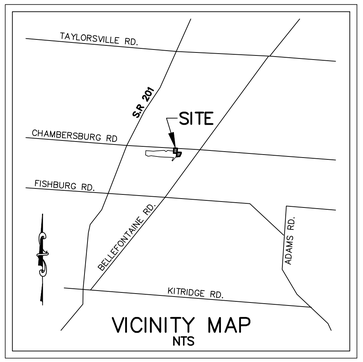
JANUARY, 2022

PREPARED BY:

VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

NOTE:

THE 0.4322 ACRE TRACT SHOWN HEREON IS TO BE COMBINED WITH LOT 1 OF STORCKS ESTATE SECTION ONE AS RECORDED IN P.B. 209, PG. 23.



VICINITY MAP
NTS

LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8"IRON PIN FOUND
- EX 1"IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- PK NAIL SET
- CROSS NOTCH SET
- RAILROAD SPIKE SET

OCCUPATION STATEMENT

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SURVEY REFERENCES:

DMF 95-776C10
I.R. DEED 19-026115
I.R. DEED 20-011920
I.R. DEED 19-010020
P.B. 192, PG. 42
P.B. 209, PG. 23
SUR. 2013-241
SUR. 2016-290
TAX MAP

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 11 OF THE OAKS OF HUBER HEIGHTS, SECTION ONE AS TAKEN FROM THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE 3402, GEOID 2012A AND BEARING (S86°08'05"W – STATEPLANE) (S84°41'46"W – PLAT BOOK 192, PG. 42)

CERTIFICATION:

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY DATED DECEMBER 9, 2021.

JEFFREY A. VAN ATTA
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

DATE

STATE OF OHIO
JEFFREY A. VAN ATTA
7354
REGISTERED
PROFESSIONAL SURVEYOR

G:\P\STORCK\Storck Biehl Lot Split\STORK PS.DWG, JAN 04, 2022 - 09:01:32

JOB No 7561 SHEET 1 OF 1

AI-8089 **7. C.**

Planning Commission

Meeting Date: 01/25/2022

Special Use

Information

Agenda Title

SPECIAL USE -The applicant, DARIN SCHMIDT, is requesting approval of a Special use of the Agricultural Code to allow an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 22-01).

Purpose and Background

Attachments

Staff Report

Decision Record

Material Safety Data

Product Safety Data

Paintball Safety

Fire

Fire Assessment

Drawing

Memorandum

Staff Report for Meeting of January 25, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: January 15, 2022

Subject: ZC 22-01 Special Use Application - G2 Tactical
7860 Bellefontaine Road

Application dated December 3, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: Mr. Darin Schmidt – Applicant / Owner

DEVELOPMENT NAME: N/A

ADDRESS/LOCATION: 7860 Bellefontaine Road

ZONING/ACREAGE: Agriculture - 19.097 acres

EXISTING LAND USE: Agricultural / Vacant

ZONING ADJACENT LAND: A – Agriculture

REQUEST: The applicant requests Special Use approval for an airsoft / paintball facility.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1135 (Special Uses), 1142 (Agricultural District), 1185 (Parking and Loading)

CORRESPONDENCE: In Favor –
In Opposition –

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Note: The applicant initially applied for a Basic Development Plan and heard at the October 26, 2021, Planning Commission meeting. The Planning Commission tabled the case. The applicant has withdrawn the Basic Development Plan application and applied for Special Use approval.

The applicant proposes an airsoft and paintball recreational facility on 19.097 acres at 7860 Bellefontaine Road. The land is zoned "Agricultural," as are the surrounding properties, except for I-70 directly north of the site. No public water utilities currently serve this site; however, a water main extension is planned for late 2022.

Current Site Conditions

The site is currently used for agricultural purposes. The ROW depth from the roadway varies from approximately 60-feet on the south end of the site, to 125-feet on the north end. The perimeter of the site is tree-lined that varies in depth from approximately 10- to 20-feet on the south side to as deep as approximately 140-feet on the east side of the site.

Drylick Run Creek bisects the southwest edge of the site and is approximately 300-feet from the proposed playfields, at its closest point. The National Wetlands Inventory does not indicate any wetlands on the site.

On-Site Facilities

The proposed facility will include one airsoft field, two paintball fields, a gravel parking lot and a "shop." The size and height of the shop structure are not indicated on the site plan or in the application. The applicant has indicated that the shop will only be open during on-site activities.

The applicant has indicated restroom facilities will be available. A well will provide water, and waste will be removed through a waste disposal service.

While not illustrated on the site plan, the applicant intends to construct various obstacle structures throughout the airsoft and paintball areas. The size and height of the structures are not indicated in the application materials.

The applicant proposes a gravel parking area on the northwestern portion of the site.

Facility Operations

The applicant intends the facility to be open on Saturdays from 9 am – 5 pm for simultaneous airsoft and paintball activities. The applicant indicates the paintballs and airsoft projectiles are biodegradable. There will be approximately 4 – 5 rounds of play per day, per field. While not stated in the Special Use application, the minutes of the October 31st meeting indicate the applicant anticipates approximately 80 people at peak times.

<u>Zoning Regulations</u>
The citations below are only the relevant sections of each chapter that pertain to this application.

CHAPTER 1135 SPECIAL USES

1135.01 Compliance.

Special uses shall conform to the procedures and requirements of sections inclusive of this Zoning Ordinance.

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

1135.02 General.

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses pose characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use shall be considered individually. These specific uses as they are specially permitted under the provisions of this chapter, shall follow the procedures and requirements set forth in Section 1135.03, inclusive.

(Ord. 87-O-249, Passed 6-29-87)

1135.03 Permit application.

(a) *Contents of Application for Special Use Permit.* An application for a special use permit shall be submitted to the Planning Commission and it shall contain the following data:

(1) Name, address and phone number of applicant;

(2) Legal description of property and also street address if applicable;

(3) Description of existing use;

(4) Zoning district;

(5) Description of proposed special use;

(6) Plans depicting location and dimensions of all proposed drives, service access roads, sidewalks, curb openings, signs, exterior lighting, parking lot areas (show dimensions of a typical parking space), unloading areas, walls, fences and landscaping. Also, plans showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of existing and proposed structures. In addition, typical elevation views of the front and side of each type of building should be provided. Proposals containing residential units shall specify the number of housing units by size, type and respective location upon the plan. The plans shall conform to standard requirements for drawings established by the City.

(7) For each general and specific requirement, a separate paragraph stating how and why the proposed special use meets that particular requirement.

(Ord. 87-O-249, Passed 6-29-87)

1135.04 Review and approval by planning commission.

The Planning Commission shall review the proposed special use as presented in the application in terms of the standards established in this Zoning Ordinance. The Commission shall hold a public meeting on the proposed special use. At least ten days and not more than 30 days in advance of such meeting, notice of the time and place of such hearing shall be mailed to the owners of property located within 200 feet of the property proposed for the special use. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Zoning Code will be observed.

(Ord. 87-O-249, Passed 6-29-87)

1135.05 Construction or implementation; permit issuance, invalidation.

(a) Construction or implementation of the proposed special use shall comply with the plans submitted with the application except to the extent those plans are modified by the Planning Commission, and shall also comply with all terms of the decision of the Commission.

(b) The City shall issue a special use permit to the extent a special use has been permitted by the Commission. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted and shall constitute a violation of this Zoning Ordinance. The penalties for such violations are specified in Section 1125.99.

(Ord. 87-O-249, Passed 6-29-87)

1135.06 Expiration of special use permit.

A special use permit shall be deemed to authorize only one particular special use and such permit shall automatically expire if, for any reason, the special use shall cease for more than one year.

(Ord. 87-O-249, Passed 6-29-87)

1135.07 Transfer of special use.

A special use permit shall be transferable, but only if and when the transferee signs a form provided by the City acknowledging that the transferee is bound by all terms and conditions of the prior approval and permit.

(Ord. 87-O-249, Passed 6-29-87)

1135.08 Permit reapplication.

No application for a special use permit which has been denied wholly or in part by the Planning Commission shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions which would be sufficient to justify reconsideration.

(Ord. 87-O-249, Passed 6-29-87)

1135.09 Requirements.

The Planning Commission shall make findings of fact that the proposed special use complies with all the general and specific requirements pertinent to each special use indicated herein and such requirements shall be satisfied by the establishment and operation of the proposed special use.

(Ord. 87-O-249, Passed 6-29-87)

1135.10 General requirements.

The Planning Commission shall review the particular facts and circumstance of each proposed use in terms of the following requirements and shall find by a preponderance of the evidence that such use on the proposed location:

(a) Is in fact a special use as established under the provisions of this chapter, for the zoning district involved;

(b) Shall be harmonious with and in accordance with the general objectives, or with any specific objectives of the City and/or the Zoning Ordinance;

(c) Shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity that such uses shall not change the essential character of the same area;

Structures to be constructed, reconstructed or altered pursuant to special uses in residential districts shall, whenever practicable, have the exterior appearance of residential buildings of a type otherwise permitted and have suitable landscaping, screen planting and fencing wherever deemed necessary by the Commission;

(d) Shall not be hazardous or disturbing to existing or future neighboring uses;

(e) Shall be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

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

(g) 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;

(h) Shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

(i) Shall not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and

(j) Shall substantially conform to all zoning regulations in the district where located upon a finding that approval shall not adversely affect the public peace, health, morals, safety or welfare. Only uses which are principal permitted uses, accessory uses or special uses of the subject zoning district shall be allowed.

(Case 101, 6-29-87; Ord. 87-O-249, Passed 6-29-87; Case 182, 2-25-91, Effective 2-25-91; Ord. 91-O-466, Passed 2-25-91)

CHAPTER 1142 "A" AGRICULTURAL DISTRICT

1142.01 Principal permitted uses.

The following uses shall be permitted of all property located in an Agricultural District. Other uses may be considered and approved by the Board of Zoning Appeals to be of similar character and therefore permitted.

(a) Agriculture, or buildings and structures commonly required for the operation of a farm;

(b) One-family dwellings; or two-family dwellings when located on five acres or more;

(c) Facilities used by the City or City schools, such as garages for more than five trucks or automobiles; storage yards for machinery, garbage or refuse disposal;

(d) Sawmills, only for temporary operation, if same are used for removing timber on the premises or on abutting properties for a period not exceeding six months;

(e) Animal hospitals, clinics and kennels;

(f) Home occupations; and/or

(g) The keeping of two roomers or boarders by a resident family using the property for the operation of a farm.

(Case 101, 6-29-87; Ord. 87-O-249, Passed 6-29-87)

1142.02 Accessory uses.

Only the following accessory uses shall be permitted in this district. Other uses are considered and approved by the Board of Zoning Appeals to be of similar character.

(a) Accessory buildings and uses incident to any principal use when located on the same lot or tract;

(b) Temporary stands for the sale of farm products, provided such products are produced on the premises and provided that the stand does not exceed an area of 200 square feet and is located in accordance with the Official Thoroughfare Plan; and/or

(c) Temporary buildings for the use in conjunction with construction work, which buildings shall be removed upon the completion of the construction work.

(Case 101, 6-29-87; Ord. 87-O-249, Passed 6-29-87)

1142.03 Special uses.

The following special uses are subject to review in accordance with Chapter 1135:

(a) Private and public recreational uses such as: fishing lakes, swimming pools, camps and retreats and riding facilities;

(b) Such recreational uses may include accessory uses limited to persons using the recreational facility;

(c) Kindergartens, nurseries and day care in accordance with the provisions of Chapter 1135A;

(d) Residential care facilities in accordance with the provisions of Section 1135B.01 to 1135B.04;

(e) Places of worship; and

(f) Private and public utility facilities.

(Case 267, 7-16-69; Case 13, 9-20-82; Case 55, 7-3-85; Case 101, 6-29-87; Ord. 87-O-249, Passed 6-29-87; Case 182, 2-25-91, Effective 2-25-91; Ord. 91-O-466, Passed 2-25-91)

1142.04 Height standard.

No building shall exceed two and one-half stories or 35 feet in height, excepting agricultural buildings.

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

1142.05 Area standard.

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

			*Front	Side Yard Widths		Rear
	Lot (acres)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
Dwellings	1	200	60	30	60	50
Other uses	2	200	60	30	60	50

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

CHAPTER 1185 PARKING AND LOADING

1185.01 Purpose.

The intent of this chapter is to:

(a) Provide for off-street parking and loading areas to assure that all development adequately and safely provide for the parking, loading and movement of vehicles on a premises; and

(b) Off-street vehicle parking and loading space shall be required for all land uses as specified in the standards in this chapter.

(Ord. 90-O-450, Passed 12-3-90)

1185.02 Off-street parking standards.

(a) General Standards. Off-street parking facilities shall be used solely for the parking of motor vehicles except as otherwise permitted in this chapter. Other approved accessory structures such as landscaping islands, light poles, shopping cart racks, and ATM's are considered as part of the off-street parking facilities. All motor vehicles shall be in operating condition by persons on the premises in connection with any use of the premises allowed by the Zoning Ordinance.

(b) Parking of motor vehicles on a residentially zoned premises shall be on a continuous hard surface, as defined by the term "hard surface driveway" in Chapter 1123.

(c) Garage sales may be conducted on off-street parking facilities located on a residentially zoned premises.

(d) Festival and fund raising activities sponsored by nonprofit organizations, as well as activities/events organized by government agencies, may be conducted on off-street parking facilities.

(e) Planned unit developments may be approved to permit other uses of off-street parking facilities.

(Case 293; Ord. 90-O-450, Passed 12-3-90; Ord. 96-O-922, Passed 10-28-96)

1185.03 Size and design.

(a) Off-street parking spaces shall meet or exceed the minimum design standards for parking lot layouts as set forth in this chapter. The minimum size for an off-street parking space shall be 18 feet in length by ten feet wide.

(b) Off-street parking requirements and limitations for semis are defined in HHCO Chapter 1193.

(c) Minimum Design and Construction Standards.

(1) Off-street parking may be open to the sky, or enclosed in a building or structure, either above or below ground. Off-street parking areas shall meet City and, as set forth by the City Engineer, Southwest Ohio Engineers Association (S.W.O.E.A) standards. Such standards shall include, but not be limited to, driveway widths, island design, curbs, barriers, grades, turning radii, vertical clearance, stacking, and waiting areas and drainage.

(2) Nonresidential uses (including multi-family residential uses).

A. Each off-street parking space shall open directly into an aisle or driveway of adequate width and design for safe and efficient vehicular access to the parking space. No parking space shall open directly onto any public street.

B. An aisle or driveway shall not be used for parking of vehicles.

C. All off-street parking areas shall be graded and have a continuous hard surface of asphalt or concrete. When approved by the City Engineer the off-street parking areas for impound lots, junked vehicle yards, dormant semi-truck parking areas, and certain storage areas may be composed of granular aggregate and a double chip seal or a fabric type pavement with aggregate base and surface stabilization or a slurry seal pavement with aggregate base as shown on the attached sketches. A chip sealed lot or a slurry seal lot or a fabric type lot shall be resealed at a minimum of five year intervals or as designated by the City Engineer.

D. City zoning permit shall be required for any off-street parking area and any driveway opening onto a public street with a date of beginning of construction after the 31st day of December, 1990. The applicant shall secure all appropriate approvals from the City Engineer prior to the issuance of any zoning permit.

(4) Driveway width.

B Nonresidential Uses (Including Multi-Family Residential Uses).

1. All driveway openings shall have a minimum width of 25 feet. This provision may be modified by the City Engineer to allow for a second

entrance lane and/or a left-turn exit lane for a large or intensive nonresidential or multi-family residential use. In no case shall any driveway opening exceed 35 feet in width.

1185.04 Drainage.

All off-street parking areas shall meet the standards for stormwater run-off control as adopted by the City.

1185.05 Marking.

Except for detached single-family dwellings, designated parking spaces shall be marked on the surface of the parking area with paint or permanent marking materials and maintained in a clearly visible condition. Where driveways intersect the public right-of-way, the paint lines dividing vehicle paths and other pavement markings shall be in accordance with the State Manual of Uniform Traffic Control Devices.

1185.06 Landscaping required.

All parking lots exceeding 20 parking spaces shall have interior landscaped areas in the overall design. This requirement shall be satisfied only by those landscaped areas encompassed by the perimeter of the parking lot. Required parking or paving setbacks, screening areas, or other landscaping required by this Zoning Ordinance shall not be utilized to meet any requirement of these landscaping provisions.

(a) Any parking lot having a capacity of at least 20 parking spaces shall be required to have not less than five percent of the interior of the parking lot landscaped.

(b) The landscaped area shall include at least one tree (not less than one and three-fourths inch caliper, measured at chest height of a species approved by the City Engineer or his designee) for every 100 square yards of interior landscaped area, living plantings aesthetically located and maintained.

(c) All landscaped areas shall be designed and located in a manner that clearly defines internal streets, traffic lanes and parking areas and to standards acceptable to the Department of Engineering, Zoning and Planning.

(1) Landscaped areas shall have a minimum width of five feet.

(2) A turning radius shall be constructed where a landscaped area defines an intersection of streets, traffic lanes or parking stalls.

(3) Concrete curbing shall be placed around the perimeter of all landscaped areas.

(4) Intersection sign distance shall be maintained at all entrance and exit points to a public street and all internal intersections of streets and traffic lanes.

1185.07 Parking spaces for people with disabilities.

Parking spaces designated for people with disabilities shall be in compliance with the accessible parking space design set forth in the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities. The number and location of the designated spaces shall be in compliance with the requirements of the ADAAG (ADAAG 4.1.2) as follows:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1,000

Such accessible parking spaces shall be at least ten feet wide by 18 feet deep with a five-foot access aisle on one side. One in every eight accessible parking spaces, but not less than one, shall be served by an access aisle of eight feet wide minimum to provide "van accessible" parking space(s). Both the five- and eight-foot wide aisles shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. Access aisles shall either blend with the accessible route or have an adjoining ramp meeting the ADAAG requirements. Two accessible parking spaces may share a common access aisle. Design drawings for accessible parking spaces are on file in the office of the Zoning Officer.

Accessible parking spaces shall be designated as reserved by a visible free-standing or wall-mounted traffic control sign and by paint marking on the hard surface pavement at the entry point of the space both showing the symbol of accessibility. If designating a van accessible parking space, both the sign and paint marking shall have an additional sign or marking "Van Accessible" mounted or marked below the symbol of accessibility. Both the freestanding sign and wall-mounted sign shall be mounted on a pole or wall least four feet above the finished grade of the hard surface pavement.

1185.10 Location.

(b) *Multi-Family Residential or Nonresidential Uses.* All off-street parking shall be located behind the minimum front, side or rear setback line.

(c) *Zoning District.* All required off-street parking shall be located in the same zoning district as the use served or a zoning district where the use served is a principal

permitted use or a use requiring special approval, and in the latter situation such special approval shall be granted for this parking.

1185.12 Computation.

(a) *Number of Spaces Rounded Up.* When determination of the number of off-street parking spaces required by this chapter results in a fraction that is less than a whole, such fraction shall be rounded up to a whole number and counted as one parking space.

(b) *Units of Measurement.* For the purpose of determining off-street parking requirements, the following units of measurement shall apply:

(1) Floor area. Floor area for nonresidential purposes shall be the sum of the gross horizontal area of all floors of a building measured from the exterior faces of the exterior walls.

(2) Hospital beds. In hospitals, bassinets shall not be counted as beds.

(3) Places of public assembly.

A. Benches. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each 20 inches of such seating facilities shall be counted as one seat.

B. Fixed Seats and Assembly Areas. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

(4) Employees on the largest work shift. Employees on the largest work shift means the maximum number of employees which could be employed at a facility, regardless of whether any such person is a full-time employee. The largest work shift may be a particular day of the week or a lunch or dinner period in the case of a restaurant.

(5) Capacity. Capacity means the maximum number of persons which may be accommodated by the use as determined by Fire Code regulations.

(c) *Number of Parking Spaces Required.*

(3) *Institutional and recreational uses.*

A. Cemetery: one space per employee, plus one space per four seats in any chapels.

B. College, university or seminary: one space for every three student classroom seats, plus one space per employee.

C. Community center, library, museum, art gallery, botanical garden or other establishments of historical, educational and cultural interest: one space per 250 square feet of gross floor area, plus one space per employee on the largest work shift.

D. Day care, kindergarten or nursery: one space per employee, plus one space per five children at capacity, plus a drop-off area consistent with the provisions of this chapter.

E. Elementary or junior high school: one space per employee, plus one space per two classrooms.

F. High school: one space per employee, plus one space per six students at capacity.

G. Hospital or medical center: one space for every two beds, plus one space for every staff and employee on the largest work shift.

H. Place of worship: one space per four seats at maximum capacity in the main auditorium.

I. Public office or building: one space for every 250 square feet of gross floor area.

J. Nursing or personal care facility, including a nursing home, extended care facility, rest home or convalescent home: one space per six beds, plus one space for each staff and employee on the largest work shift.

K. Recreational Uses, Indoor and Outdoor. In addition to the following requirements, all recreational uses shall provide one space for every two employees on the largest work shift.

All recreation uses shall provide the total number of spaces required for the specific combination of recreational facilities, provided, based on the following:

1. Auditorium, arena, stadium, gymnasium or a playing field with stands: one space for every four seats at capacity.
2. Golf course: ten spaces per hole, plus 50 percent of the spaces otherwise required for any accessory uses, (such as a bar, restaurant or pro shop).
3. Park, playground, nature area or open space: one space for every five users at maximum capacity. The City Engineer or the Zoning Officer may waive any portion or all of this requirement for neighborhood parks, nature areas and open space providing there is adequate on-street parking.
4. Recreation center: one space for every 250 square feet of floor area, except those designed for use exclusively by senior citizens or youth under age 16, in which case there shall be one space for every 750 square feet.
5. Skating rink: one space per 300 square feet of gross floor area.
6. Swimming pool: one space for every 75 square feet of water surface area.
7. Tennis, racquetball or handball court: indoor - four spaces for each playing court; outdoor tennis court - two spaces for each court.

1185.13 Off-street loading.

(a) Any building or structure constructed, structurally altered, enlarged or having a change of use, which requires a greater number of off-street loading spaces or which also requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, shall provide off-street loading spaces or berths as required in this chapter.

(b) *Design Standards.*

(1) *Dimension.* Each off-street loading space shall be at least ten feet in width by 25 feet in length with a vertical clearance of 15 feet or more and adequate area for ingress and egress.

(2) *Access.*

A. Each required loading space shall be served by access to a street, service drive or alley in a manner that shall not unreasonably, at the City's sole discretion, interfere with traffic or parking lot circulation. All such openings shall be approved by the City Engineer.

B. No loading space shall be located in such a manner as to allow a vehicle to back onto a public street or to extend into the right-of-way while being loaded or unloaded.

C. All access to loading spaces shall meet the access control requirements of the City's access control policy.

(3) *Surfacing and drainage.* All loading areas shall be graded as necessary and improved with asphaltic concrete or portland cement and shall meet the standards for stormwater runoff control as adopted by the City.

(4) Off-street loading areas shall not be located in any front yard or within 25 feet of any street right-of-way, except for areas used for the occasional drop-off or pick-up of goods in vans, step vans, panel trucks or smaller vehicles.

(5) *Marking.* Designated loading areas shall be marked as such on the surface of the loading area with paint or permanent marking materials that is maintained in clearly visible condition.

(c) *Utilization.*

(1) No storage, motor vehicle repair work or service of any kind (other than for an emergency) shall be permitted within any required loading berth.

(2) Space allocated to a required loading berth shall not be used to satisfy any requirement of this Zoning Ordinance for off-street parking spaces.

(d) *Number of Loading Spaces Required.*

(1) *Institutional, public assembly and residential buildings.*

A. School, retirement, community, hospital, nursing home or other similar institutional use: one loading space for 20,000 to 200,000 square feet of gross floor area and one space for each additional 200,000 square feet or fraction thereof.

B. Auditoriums, gymnasiums, stadiums, theaters, convention centers and other buildings for public assembly: one space for 10,000 to 20,000 square feet of gross floor area and one space for each additional 100,000 square feet.

(2) *Offices and financial institutions.* one space for 5,000 to 75,000 square feet of gross floor area and one space for additional 25,000 square feet of gross floor area.

(3) *Retail commercial service, road service and commercial entertainment uses.* For each establishment, one space for the first 10,000 square feet of gross floor area and one space for each additional 20,000 square feet of gross floor area.

(4) *Industrial uses.* one space for the first 10,000 square feet of gross floor area and one space for each additional 50,000 square feet of gross floor area.

(Ord. 90-O-450, Passed 12-3-90)

Staff Analysis

The applicant requests Special Use approval for a recreational airsoft and paintball facility on approximately 19-acres zoned Agricultural (A). Since the site is in an Agricultural District, the relevant sections of the zoning code are the Zoning District standards, Parking and Loading standards, General Provisions, and the General Requirements for Special Use.

Zoning District Standards

Airsoft and paintball games are generally considered recreational uses, and thus the request for Special Use approval is appropriate. The proposed site meets the area standards of the Agricultural District. The site is larger than the minimum 2 acres, and the lot frontage exceeds 200 feet.

While the site plan is not dimensioned, the proposed building appears behind the 60-foot front yard requirement. It is unclear from the application or site plan if the proposed building is below the maximum height standard of 35 feet.

Parking and Loading

Section 1185 requires all parking to be graded and have a continuous hard surface of asphalt or concrete, with a driveway width between 25 and 35 feet wide. The applicant is seeking to construct a gravel parking lot. In the staff's opinion, a gravel parking lot is appropriate for this use and location at this time. The applicant is initially proposing a temporary building. The Planning Commission could revisit the parking lot construction standards when the applicant seeks to construct a permanent structure. However, the drive apron and driveway should meet city standards determined by the City Engineer.

It is unclear from the site plan if the proposed gravel parking is located behind the front and side yards as required in Section 1185.10(b). The distance between the Bellefontaine Road pavement and the property line in the general vicinity of the proposed parking area is between approximately 90-feet on the southern end and 140-feet on the northern end.

Staff recommends a parking lot setback of 25-feet, rather than the required 60-feet. Staff feels dedicated loading spaces are unnecessary for this use.

The site has ample land available for off-street parking. Staff recommends the minimum parking requirements should be the park use requirements of one space for every five users at maximum capacity, plus the number of staff anticipated to be on-site during peak activity. Based upon 80 – 100 users at peak periods, a minimum of 16 – 20 spaces should be required for guests, plus the number of staff on-site during peak activity.

General Provisions

1181.18 Screening of Service Structures: No details were submitted regarding the placement and screening of service structures. At this time, the applicant is proposing a temporary building. Given the distance between adjacent properties, and the natural screening of the tree lines, staff does not feel screening is warranted at this time. However, staff recommends the Planning Commission revisit this issue when the applicant proposes a permanent retail or restroom facility.

1181.21 Lighting Standards: No exterior lighting plan was submitted with the application. If outdoor lighting is proposed, staff recommends that the plans be consistent with this code section.

Special Uses

Approval of a special use requires the Planning Commission to make findings of fact that the proposed special use meets ten specific and general requirements. The staff analysis of each paraphrased requirement is presented below.

1) *The proposed use is in fact a special use as established under the provisions of this chapter, for the zoning district involved.*

   The staff's opinion is that the proposed airsoft and paintball activities use is recreational and thus would be considered a Special Use under 1142.03.

2) *The special use shall be harmonious with and in accordance with the general objectives, or with any specific objectives of the City and/or the Zoning Ordinance.*

   The zoning code does not explicitly define paintball or airsoft activities as a use. However, these facilities are customarily considered recreational, and a similar facility exists with the City.

   The proposed site is approximately 19 acres with substantial natural screening and buffering along the perimeter of the property line. It is staff's opinion that the proposed special use can be operated in a manner that complies with city codes' general and specific objectives, subject to the conditions outlined in the staff recommendation.

3) *The special use shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity that such uses shall not change the essential character of the same area.*

   Structures to be constructed, reconstructed or altered pursuant to special uses in residential districts shall, whenever practicable, have the exterior appearance of residential buildings of a type otherwise permitted and have suitable landscaping, screen planting and fencing wherever deemed necessary by the Commission.

   The site is rural in nature. The existing frontage vegetation will likely screen most, if not all, activities.

4) *The special use shall not be hazardous or disturbing to existing or future neighboring uses.*

   The applicant indicates the substances in the paintballs and airsoft projectiles are non-toxic. The Planning Commission may wish to put conditions on the hours of operation to limit activities during the evening or night.

5) *The special use shall be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*

   The site is not served by public water, though a water main extension is planned for late 2022. The applicant indicates they plan to have on-site sanitation facilities with an on-site well for water, and the applicant will contract for sanitary waste disposal services.

   The Fire Department has outlined its conditions for approval in a memo dated 10/25/2021.

6) *The special use shall not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the community.*

   Staff does not anticipate excessive service requests associated with this use at this site.

7) *The special use 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;*

The applicant has indicated that small pyrotechnic devices can be used during play activities. The material data sheet supplied with the application shows these devices have a max impact noise level of 150 decibels at 30 feet, similar to a small firecracker. Additionally, smoke devices may also be used during gameplay.

Given the rural nature and large site size, and limited hours of operation, staff anticipates the noise generated by this activity to have minimal impact on surrounding residents. The Planning Commission may place conditions on the approval of the special use to limit the effects to surrounding neighbors.

8) *The special use shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.*

Staff anticipates little interference from this proposed use with traffic along Bellefontaine Road. Staff recommends constructing the drive apron and driveways according to the standards outlined in City codes or an alternative acceptable to the City Engineer.

9) *The special use shall not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.*

The site is currently used for agricultural purposes and has natural tree lines providing screening and buffering along the property line. Staff recommends preservation of the tree line buffer in the following manner:

a. In the front yard, a preservation setback distance of no less than 25 feet from the property line.
b. On the south property line, preservation setback distance of no less than 30 feet from the property line to provide a natural buffer between the proposed activities and adjacent properties.
c. On the east property line, a preservation setback of no less than 25 feet from the property line.
d. On the north property line, a preservation setback of no less than 15 feet from the property line.

All preservation areas should be delineated on the revised site plan.

10) *The special use shall substantially conform to all zoning regulations in the district where located upon a finding that approval shall not adversely affect the public peace, health, morals, safety or welfare. Only uses which are principal permitted uses, accessory uses or special uses of the subject zoning district shall be allowed.*

With reasonable conditions, the staff's opinion is the proposed special use can conform to all zoning regulations and minimally impact surrounding properties.

Additional Comments:

Fire: See comments dated 10/25/2021. The comments have not changed since the previous application. The applicant must provide additional details regarding fire access, hydrant locations, parking configuration, use of buildings, and obstacle structures before the Fire Department will approve the plans.

City Engineer: TBD

Recommendation

Staff recommends approval of the Special Use with the following conditions:

1) The construction and placement of all buildings, structures and obstacles shall conform to the height and yard requirements of the Agricultural District.
2) A 25-foot parking lot setback shall be provided and indicated on the site plan.
3) The minimum parking requirements shall be calculated according to Section 1185.12(c)(3)(K)(3), plus the number of anticipated staff at the expected peak capacity. No loading spaces shall be required. The applicant shall indicate the number of expected staff at peak capacity.
4) A temporary gravel parking area shall be permitted until a permanent building is proposed and constructed. The Planning Commission shall review proposals for permanent buildings and review the continued appropriateness of a temporary gravel parking area at such time.
5) The applicant shall construct all exterior lighting according to the Lighting Standards of the code. The applicant shall submit a lighting plan for review by the City.
6) The existing tree line buffer shall be preserved and delineated on the revised site plan:
    a. In the front yard, a preservation setback distance of no less than 25 feet from the property line.
    b. On the south property line, a preservation setback distance of no less than 30 feet from the property line.
    c. On the east property line, a preservation setback of no less than 25 feet from the property line.
    d. On the north property line, a preservation setback of no less than 15 feet from the property line.
7) All signage shall conform to the regulations outlined in Chapter 1189. Permitted signs shall include only those outlined in Section 1189.07; however, no signs shall be internally illuminated, and only downcast illumination is permitted. Billboards shall be prohibited.

8) The applicant shall submit revised site plans illustrating the approved conditions of the Planning Commission, along with any additional information required by the City.

Planning Commission Action

The Planning Commission shall review the proposed special use as presented in the application in terms of the standards established in this Zoning Ordinance. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Zoning Code will be observed.

Planning Commission may take the following actions with a motion:

1) Approve the Special Use with conditions (state the conditions) based upon the preponderance of the evidence the proposed use meets the General Requirements of the Special Use. (Staff recommendation);
2) Approve the Special Use as submitted, based upon the preponderance of the evidence the proposed use meets the General Requirements of the Special Use.;
3) Table the application to gather additional information; or,
4) Deny the Special Use based upon the preponderance of the evidence the proposed use does not meet the General Requirements of the Special Use. (The Planning Commission should explicitly state which requirement is not met.)

Planning Commission Decision Record

WHEREAS, on December 3, 2021, the applicant, Darin Schmidt, requested approval of a Special Use of the Agricultural Code to allow an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (Zoning Case 22-01), and;

WHEREAS, on January 25, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Darin Schmidt, for approval of a Special Use of the Agricultural Code to allow for an Airsoft and Paintball Facility for property located at 7860 Bellefontaine Road (Zoning Case 22-01) in accordance with the recommendation of Staff's Memorandum dated January 15, 2022, with the following conditions:

1. The construction and placement of all buildings, structures and obstacles shall conform to the height and yard requirements of the Agricultural District.
2. A 25-foot parking lot setback shall be provided and indicated on the site plan.
3. The minimum parking requirements shall be calculated according to Section 1185.12(c)(3)(K)(3), plus the number of anticipated staff at the expected peak capacity. No loading spaces shall be required. The applicant shall indicate the number of expected staff at peak capacity.
4. A temporary gravel parking area shall be permitted until a permanent building is proposed and constructed. The Planning Commission shall review proposals for permanent buildings and review the continued appropriateness of a temporary gravel parking area at such time.
5. The applicant shall construct all exterior lighting according to the Lighting Standards of the code. The applicant shall submit a lighting plan for review by the City.

6. The existing tree line buffer shall be preserved and delineated on the revised site plan:
    a. In the front yard, a preservation setback distance of no less than 25 feet from the property line.
    b. On the south property line, a preservation setback distance of no less than 30 feet from the property line.
    c. On the east property line, a preservation setback of no less than 25 feet from the property line.
    d. On the north property line, a preservation setback of no less than 15 feet from the property line.
7. All signage shall conform to the regulations outlined in Chapter 1189. Permitted signs shall include only those outlined in Section 1189.07; however, no signs shall be internally illuminated, and only downcast illumination is permitted. Billboards shall be prohibited.
8. The applicant shall submit revised site plans illustrating the approved conditions of the Planning Commission, along with any additional information required by the City.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

MATERIAL SAFETY DATA SHEET

SECTION 1 - CHEMICAL PRODUCT AND COMPANY INDENTIFICATION

PRODUCT NAME : **PAINT BALL 68 Caliber.**
PRODUCT USE/CLASS : Marking for Sport

SECTION 2 - COMPOSITION / INFORMATION ON INGREDIENTS

No Hazardous materials are contained in this product.

SECTION 3 - PHYSICAL DATA

BOILING RANGE : N.A.
ODOR : Not Objectionable.
APPEARANCE : Coloured.
SOLUBILITY IN H2O : Partial
VAPOR DENSITY : Is Lighter than air.
EVAPORATION RATE : Is slower than Butyl Acetate.
VOLATILE CHEMICAL BY WEIGHT : 0.0%
VOLATILE CHEMICAL BY VOLUME: 0.0%

SECTION 4 - FIRE AND EXPLOSION HAZARD DATA

FLASH POINT : More than 150 Deg C.
LOWER EXPLOSIVE LIMIT : N.A
UPPER EXPLOSIVE LIMIT: N.A.

EXTINGUISHING MEDIA: CO2 DRY CHEMICAL FOAM WATER FOG

UNUSUAL FIRE AND EXPLOSION HAZARDS: None known.

SPECIAL FIREFIGHTING PROCEDURES: As in any fire, wear self-contained breathing apparatus pressure-demand (MSHA/NIOSH approved or equivalent) and full protective gear.

SECTION 5 - HEALTH HAZARD DATA

EFFECTS OF OVEREXPOSURE –

EYE CONTACT: Essentially nonirritating to eyes.

OVEREXPOSURE - SKIN CONTACT: Essentially nonirritating to skin.

OVEREXPOSURE - INHALATION: Vapors are unlikely, due to physical properties.

OVEREXPOSURE - INGESTION: No hazard in normal industrial use.

OVEREXPOSURE - CHRONIC HAZARDS: Based on available data, repeated exposures are not anticipated to cause any significant adverse effects.

FIRST AID –

EYE CONTACT: Flush eyes thoroughly with water for 15 minutes. Get immediate medical attention.

SKIN CONTACT: Wash skin with soap and water. If irritation develops, get medical attention.

FIRST AID - INHALATION: N.A.

INGESTION: Induce vomiting if large amounts are ingested. Consult medical personnel.

PRIMARY ROUTE(S) OF ENTRY: EYE CONTACT

SECTION 6 - REACTIVITY DATA

HAZARDOUS DECOMPOSITION PRODUCTS: Thermal decomposition may yield carbon dioxide and/or carbon monoxide.

PREFERRED CONDITION OF STORAGE : Paintballs must be stored in temperature above 15 Deg C (59 Deg F)and less than 25 Deg C (77 Deg F).

Do not store Paintballs direct sunlight.

For best results, protect from freezing and keep below 60% relative humidity in its original packing.

Failure to comply with the above may affect the performance and quality of these paintballs.

INCOMPATABILITY: Avoid contact with: strong oxidizing agents.

HAZARDOUS POLYMERIZATION: Will not occur under normal conditions

STABILITY: This product is stable under normal storage conditions.

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SECTION 7 - SPILL OR LEAK PROCEDURES

STEPS TO BE TAKEN IN CASE MATERIAL IS RELEASED OR SPILLED: Spills should be contained and placed in suitable containers for disposal in accordance with Federal and State Laws.

WASTE DISPOSAL METHOD: Dispose of in accordance with all local, state and federal regulations.

SECTION 8 - SAFE HANDLING AND USE INFORMATION

Do not shoot this product at a range of less than 06 meters (20 ft.).

RESPIRATORY PROTECTION: None needed

VENTILATION: Use good general ventilation.

SKIN PROTECTION: None needed.

EYE PROTECTION: Impact resistant Safety goggles that will withstand a paintball impact at 325 feet per second are required

OTHER PROTECTIVE EQUIPMENT: Protective head gear is required! Eyes, ears, and head in general must be protected from impact!

HYGENIC PRACTICES: Wash hands before eating or smoking. Liquid is removed with warm water and soap.

Failure to adhere to the above safety instructions may result in serious bodily injury.

SECTION 9 - SPECIAL PRECAUTIONS

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORAGE: Store away from incompatible substances. Keep from freezing. Keep container closed when not in use. Recommended storage conditions are 59 to 77 Deg. Fahrenheit and relative humidity of 30% to 50%. Keep products sealed tight after opening container. Prolonged exposure to uncontrolled environment will cause degradation of the product.

OTHER PRECAUTIONS: Keep away from children.
Do not take internally. Washable Paintballs are not toxic, however ingestion may cause diarrhea. Do not aim or shoot pellets towards the head or neck of persons or animals.

SECTION 10 - HMIS RATINGS

HMIS RATINGS - HEALTH: 1 FLAMMABILITY: 1 REACTIVITY: 0

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SECTION 11 - OTHER REGULATIONS

SARA SECTION 313: This product contains the following substances subject to the reporting requirements of Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372:

No SARA Section 313 components exist in this product.

LEGEND: N.A. - Not Applicable, N.E. - Not Established, N.D. - Not Determined

SECTION 12 – Regulatory Information

Nothing to declare.

SECTION 13 – Information about Transport.

The product is not classified dangerous for the transport.

SECTION 14 – Considerations about the disposal.

Not applicable.

SECTION 15 – Identification of the dangers.

Emergency overview : This product is intended for recreational purpose, not intended for human use. Main risks: the product is not dangerous and toxic in the normal use. Potential health effects: none expected with the occupational handling of this product.

SECTION 16 - Other Information.

Gelkaps Sports Pvt. Ltd. expressly disclaims all expressed or implied warranties of merchantability and fitness for a particular purpose, with respect to the product or information provided herein.

All information appearing herein is based upon data obtained from the manufacturer and/or recognized technical sources. While the information is believed to be accurate. Users are responsible to verify this data under their own operating conditions to determine whether the product is suitable for their particular purposes and they assume all risks of their use, handling, and disposal of the product, or from the publication or use of, or reliance upon, information contained herein. This information relates only to the product designated herein, and does not relate to its use in combination with any other material or in any other process.

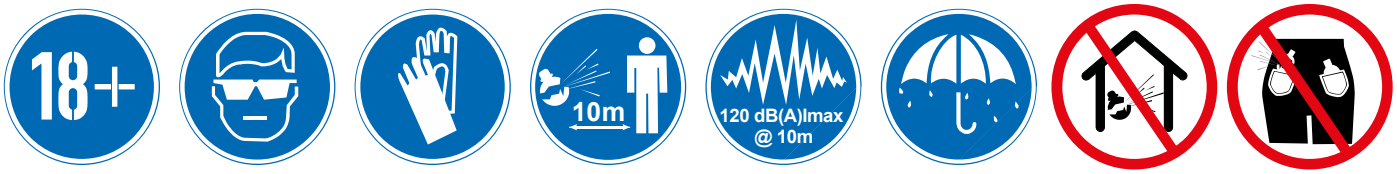
PRODUCT SAFETY DATA SHEET

EG67

Pyrotechnic device for outdoor use only by persons of 18 years of age and over

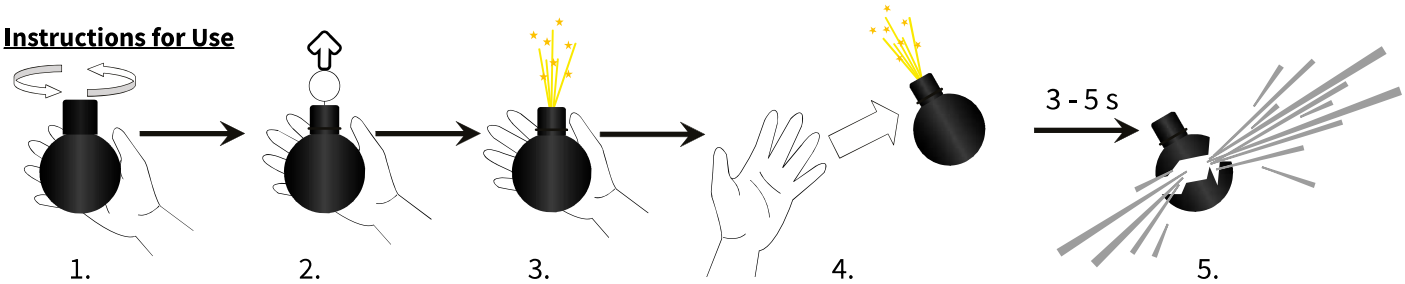
General Information

- Simulation Device
- Category P1
- Diameter = 67 ± 5mm
- Length = 85 ± 5mm
- Net Explosive Content (NEC/NEQ) = 0.5g
- Total Weight (GW) = 95 ± 30g
- Ignition Type = Wire Pull®
- Fuse Delay = 4 ± 1s
- Effect = Bang and pellet scatter
- Noise Level = 115-120 dB(A)Imax @ 10m
- Manufactured date is shown on cap.
- Don't be a dick with our products.



- Safety Distance = 10m
- For outdoor use only, do not use indoors.
- Do Not supply to persons under 18 years of age.
- Always use Gloves and Eye protection.
- For use only at supervised events.
- Ensure everybody in the active area is wearing the correct protective equipment.
- Do Not carry in pockets, use EG approved pouch.
- Do Not use in confined spaces.
- Do Not hold when device produces bang effect.
- Do Not throw dircetly at people or animals.
- Do Not throw or place onto flammable materials.

Instructions for Use



1. Hold EG67 in throwing hand. Twist and remove the cap (put cap in pocket).
2. Pull metal ring upwards.
3. Keep fingers away from ignition point, sparks / hot gas emitted.
4. Immediately throw the device paying attention to the safety distance and warnings.
5. After 3 – 5 seconds the device goes bang and scattering the pellets.

WARNINGS

- Keep device dry, moisture will soften the shell and change the effect.
- If device fails to go off, leave at least 5 minutes before picking it up.
- The manufacturer will not accept any liability where their pyrotechnics are misused, modified or tampered with.
- It is illegal to send these devices through the postal system or to take on aeroplanes. Always use an approved courier.
- Misuse of these products may lead to prosecution.

Hazard Information

Device

Exposure to the articles themselves does not pose any health hazards.

Pyrotechnic Article

WARNING
FIRE OR
PROJECTION
HAZARD

KEEP out of reach of children
Read label before use
Heating may cause fire.

Manufactured by 3rd Light Ltd, Reading, RG7 4HY, UK.
Tel: +44(0)1189 714470; e-mail: support@EG-products.com
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EG67

STABILITY AND REACTIITY

- Reactivity	Reaction occurs on ignition. Stable unless ignited
- Stability	Stable under normal storage, transport and handling conditions as recommended below.
- Hazardous Reactions	Fire or heat will ignite the devices individually or packaged.
- Conditions to avoid	Avoid contact with ignition sources including high temperature radiant heat, sparks, electrostatic, shock, impact, friction. Avoid getting wet.
- Chemical incompatibility	Organic solvents, strong acids and Alkalis
- Material incompatibility	Do not use or store near flammable liquids or solids.

HAZARDOUS DECOMPOSITION PRODUCTS

On ignition or in a fire the device will function to produce some or all of the following decomposition products. The exact nature of the decomposition is unknown and is dependant on the conditions at the time.

Carbon Monoxide, Carbon Dioxide, Nitric Oxide, Nitrogen Dioxide, Potassium Hydroxide, Potassium Chloride, Aluminium oxide, Magnesium oxides.

REGULATION

- UN Number:	0432
- Proper Shipping Name:	ARTICLES PYROTECHNIC, for technical purposes
- Classification :	1.4S
- UK Classification Reference(s):	SVC4362809P
- Packaging:	25 devices per inner box 50 devices / outer carton (max)

0589-P1-0891

CE 0589

FIRST AID

From the designed effect produced once ignited and the device functioning normally.

Inhalation:	Excessive inhalation of the smoke produced maybe harmful and cause respiratory irritation and difficulty breathing. Remove victim to fresh air, loosen clothing around airway, keep warm and rest. Seek medical advice or attention if symptoms persist.
Burns:	Burns may occur if product is not used correctly. Always follow the instructions on the product label. Place burnt area under clean cold running water for at least 10 minutes. Keep the affected area clean. For serious burns seek medical attention.

STORAGE

- Hazard Type for Storage = HT4
- You may require a storage license/permit to store these products. Consult your local authority.
- Keep packaging closed when not in use.
- Store in a secure cool dry place in the original transport packaging.
- Do not store these products above 50 °C and above 70% humidity.

DISPOSAL

- Once cool, used products can be disposed of in normal waste bins.
- If a product fails to ignite you can either use the original packaging to return to the distributor or place of purchase. Ensure products are secure within the package and package is properly sealed marked and labelled. Send using an approved courier;
- Or, submerge device in a bucket of water allowing water to enter the product. Leave soaking for a minimum of 48 hours in a secure area. Dispose of the waste according to local or national regulations.

Manufactured by 3rd Light Ltd, Reading, RG7 4HY, UK.
Tel: +44(0)1189 714470; e-mail: support@EG-products.com
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Gmail

Darin Schmidt <darinschmidt@gmail.com>

Fwd: Valken Paintballs and Safety

Darin Schmidt <darinschmidt@gmail.com> Mon, Nov 8, 2021 at 3:38 PM
To: "Falkowski, Scott" <sfalkowski@hhoh.org>

Letter and info from Valken

On Mon, Nov 8, 2021, 3:37 PM Darin Schmidt <g2tact@g2tact.com> wrote:

---------- Forwarded message ---------
From: **Josh Silverman** <Josh@valken.com>
Date: Wed, Oct 27, 2021, 2:02 PM
Subject: Valken Paintballs and Safety
To: g2tact@g2tact.com <g2tact@g2tact.com>, George Somers <George@valken.com>

Sir:
Thank you so much for your time this afternoon! As promised, please find the attached link to a BLOG on the Valken website addressing many of the concerns you might be facing, hopefully they will help you to inform these people that paintballs are by no means and in now way dangerous to wildlife or the environment!

Like I said on the phone, we are happy to help you in any way we can!

Thank you and have a great day!

https://www.valken.com/blog-entries/anatomy-of-a-paintball

Joshua D. Silverman
Paintball Merchandiser
Valken Sports

1 Hawk Ct
Swedesboro, NJ 08085
(866) 978-2553 x1448
Visit our NEW retail website at www.Valken.com NOW!
Wholesale Dealer Website: www.ValkenDealer.com

Huber Heights Fire Division

To: Huber Heights Planning Commission

From: Keith Knisley, Fire Chief

Date: January 20, 2022

Subject: G2 Tactical

I am writing to express concerns regarding the review process for the proposed G2 Tactical Property. Our Fire Prevention Manager, Regina Susong was alerted to a few different items while performing her routine plans review. Our concerns with code compliance are presented on our normal plans review document. At this point no approvals have been issued due to the lack of information regarding access roads and proposed construction of obstacles have been provided to the Fire Division.

A significant concern of mine revolves around the Product Safety Data Sheet (EG67) that was provided by the applicant. The data sheet shows that they are using regulated pyrotechnics classified as 1.4 S device. Per Jason Corwin, Southwest District Chief, of the Ohio Fire Marshal's Office this classification of device is required to only be discharged by an exhibitor who holds an Exhibitor's License in the State of Ohio and only after having the proper permits. The data sheets also indicate the device creates 120dB at 10 meters the sheets also indicate that the devices shouldn't be thrown or placed onto flammable materials (ie, like dry grass / weeds).

Understanding that G2 is possibly using a pyrotechnic device which requires permitting and licensing, we reached out to the City of Dayton Fire Department for their experience. The Dayton Fire Department informed us that their department has responded to G2 Tactical 13 times within the last 3 years on various complaints (2 appear to be of a medical nature). Of the 13 responses, 4 calls occurred between 12am and 6am. Dayton Fire Department has had issues with illegal burning on site where they found burning pallets, grass, and even trash to simulate the smoke of a combat environment. Dayton reports that they even assigned Fire Investigators to perform increased patrols in the area to create a presence due to the illegal burning complaints.

I believe it is important to note that location of the property along with the feel of being in a more rural part of the community shouldn't cause the operators to believe that open/illegal burning or unauthorized utilization of pyrotechnics will go unnoticed or without consequence. This property will fall under all the same codes and ordinances as any other location within the City, including open burning.

Reviewing the experience reported by the Dayton Fire Department's data from fire/EMS responses to G2 Tactical on Irwin Street routine outside burning, the utilization of fireworks/pyrotechnics or open burning will likely create a demand for Fire / EMS services that is not observed in that area today. Some of the responses may not be the result of an actual emergency, but due to passersby or complaints from neighboring properties concerned about the sounds from pyrotechnics or sight and odor of smoke. The proximity of the new wedding venue at the Bicentennial Barn and the Interstate highway will also increase the possibility for nuisance types of Police and Fire calls.

Huber Heights Fire Division

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

Occupancy Name:	G2 Tactical – Revision 1
Occupancy Address:	7860 Bellefontaine Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-220/21-274
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	1/20/2022

Fire Department Comments:

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

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

Site Plan :

- **Fire Department access roads shall be 20 feet in width and a vertical clearance of 13 feet 6 inches. Ohio Fire Code 503.2.1. Access needs to be shown on drawing.**
- **Access roads shall be capable of handling the imposed load of fire apparatus and have an all-weather driving surface. Ohio Fire Code 503.2.4.**
- **Fire hydrants shall be provided where any portion of the building is greater than 400 feet from existing hydrants. Ohio Fire Code 507.5.1 and HHCO 1521.06(c).**
- **Please clarify parking and staging areas**
- **All new places of assembly, educational, health care, detention and correctional occupancies, and business, industrial, storage or unusual structures, which are located more than 150 feet from a public street, or which require quantities of water beyond the capabilities of the public water distribution system shall be provided with properly placed fire hydrants. HHCO 1521.01(a).**
- **A site plan showing proposed locations of any obstacles that will be built shall be submitted. Plan shall include construction materials that will be used to build obstacles.**
- **It is illegal in the State of Ohio to buy, sell or use explosives and fireworks except for licensed wholesaler or licensed exhibitor. Refer to Ohio Revised Code 3743.65 and Ohio Fire Code Rule 56.**

Building:

- **Clarify proposed occupancy of building.**

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

AI-8157 **7. D.**

Planning Commission

Meeting Date: 01/25/2022

COMBINED BASIC AND DETAILED DEVELOPMENT PLAN

Information

Agenda Title

COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, LWC, INC., is requesting approval of a Combined Basic & Detailed Development Plan for 4.0 acres for property located at 6243 Brandt Pike for construction of a New Library (ZC 22-05).

Purpose and Background

Attachments

Staff Report
Decision Record
Fire Assessment
Drawings
Renderings
Lighting Report

Memorandum

Staff Report for Meeting of January 25, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: January 19, 2022

Subject: ZC 22-05 Huber Heights Branch Library Combined Basic & Detailed Development Plan

Application dated January 14, 2022

APPLICANT/OWNER: LWC, Inc. – Applicant
Dayton Metro Library - Owner

DEVELOPMENT NAME: Huber Heights Branch Library

ADDRESS/LOCATION: 6243 Brandt Pike

ZONING/ACREAGE: PM - Planned Mixed Use District / 4.0 Acres

EXISTING LAND USE: Vacant land

ZONING ADJACENT LAND: PM

REQUEST: The applicant requests approval of a Combined Basic & Detailed Development Plan in a PM Planned Mixed Use District for a new 26,617 SF branch library

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1171, 1179

CORRESPONDENCE: In Favor –
In Opposition –

Overview:
The City of Huber Heights and the Dayton Metro Library (DML) have been working together for quite some time to develop a new branch library at this targeted redevelopment area. This branch is one of the last to be constructed as part of the DML's ambitious system-wide library expansion/replacement program that started with a voter-approved $187 million bond issue in 2012.

STAFF ANALYSIS:
The applicant has submitted approval for a combined Basic and Detailed Development Plan for a 26,617SF library on a site currently zoned PM. At its highest point, the building is approximately 34 feet tall. The exterior facade is a mixture of 40% standing seam metal panel, 35% storefront and curtain wall, 22% brick, 2% ACM panel. Access to the site will be from Miami Valley Way, which eliminates a curb cut on Brandt Pike and provides a safer means of ingress and egress.

As the cover letter indicates, minor site development concessions are included in this proposal including a minor encroachment into the building setback and provision for seventeen off-site parking. The building setback encroachment brings the pedestrian entrance closer to the sidewalk and breaks up the front building wall facade, which is nearly 270 feet long. Planning staff is very supportive of this minor encroachment and design element.

The proposal contains 143 parking spaces including seven (7) ADA and eight (8) LEED (fuel-efficient cars) spaces. The parking spaces meet city standards. The 17 off-site parking spaces are located on adjacent land owned by the City and integrated into the site. These parking spaces will be indistinguishable to library patrons. The parking lot lights are full cut-off, with flat lenses on poles with a height up to 20 feet. The photometric calculations supplied by the applicant indicate little to no off-site light trespass.

1171.09 Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

> *(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.*
>
> *(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval*

of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.

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

1171.091 Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the City. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

<u>Development Standards Analysis:</u>

1179.06 Development standards.

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

(a) Minimum Land Area Requirement. A minimum of 20 acres shall be required.

The area zoned PM is approximately 40 acres.

(b) Covenants. The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.

N/A

(c) Required Mix of Land Uses. A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

The area contains a mixture of institutional and retail uses.

(d) Site Planning.

(1) The combination of different uses, whether as part of one building or as part of the overall development, shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

This site is located along a well-traveled thoroughfare, surrounded by institutional and retail uses. All lighting fixtures are full cut-off and should produce little to no light trespass to adjacent properties. The parking is located to the rear of the building and site access is moved from Brandt Pike to Miami Valley Way.

(2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

This is an urban redevelopment site with little to no existing natural features. The proposed development will reduce the amount of impervious surface from 2.72 acres to 2.32 acres, a reduction of 17%. Approximately 56.5% of the site is will be developed, and 43.5% is undeveloped or green space.

(3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

This development will have one vehicular access from Miami Valley Way and will eliminate site access and a curb cut on Brandt Pike. The parking lot is well designed with sidewalks at the end of the four main parking isles. A separate pedestrian entrance is available along Brandt Pike for those patrons who may walk or utilize the RTA.

(4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

The parking lot is broken up by landscaped islands throughout the parking area. The zoning code requires 122 parking spaces and the applicant is proposing 143 spaces (133 spaces are unrestricted). The parking meets city standards.

(5) The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

The proposal provides for a dedicated, well-landscaped pedestrian entrance along Brandt Pike. The building overhang provides protection for pedestrians during times of inclement weather. The site is on the RTA bus line and there is a stop in front of the building. Additionally, the development will have bike racks at the front and rear entrances.

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

A sign package was not submitted with the application and the elevation drawings only indicate one wall sign that is approximately 35 square feet. Staff recommends limiting the size of any single wall sign to a maximum of seventy-five (75) square feet, with a combined maximum 150 square feet for all wall signs, per the standard City Code,

(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

B. With multiple buildings on a single property, nonresidential buildings or mixed use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

As the cover letter indicates, minor site development concessions are included in this proposal including a minor encroachment into the building setback. Approximately 16% of the building frontage encroaches into the setback area. The building setback encroachment brings the pedestrian entrance closer to the sidewalk and breaks up the front building wall facade, which is nearly 270 feet long.

Planning staff is very supportive of this minor encroachment and design element.

(8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

At its highest point, the building is approximately 34 feet tall.

(9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

The photometric plan indicates little to no light trespass to the adjacent properties. All light fixtures are full cut-off with flat lenses.

(10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

The site plan indicates the trash receptacle will be fully enclosed.

(11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

The architecture of the proposed branch library is attractive, contemporary design that is consistent with the DML brand throughout Montgomery County. The exterior facade is

a mixture of 40% standing seam metal panel, 35% storefront and curtain wall, 22% brick, 2% ACM panel.

(12) The distribution systems for utilities are required to be underground.

All utilities will be placed underground.

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

N/A

(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

No on-site fencing is proposed

(15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

The applicant is proposing to develop the site in one phase.

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 20 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year 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 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round. Parking areas, accessways or an impervious surface 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.

There are no residential uses adjacent to the subject site. The existing street trees along Miami Valley Way will be preserved. The landscaping plan meets city code.

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

The proposal meets this requirement.

(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 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 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.

The existing street trees along Miami Valley Way meet this requirement and will be retained. There are currently no street trees along Brandt Pike. As an alternative to Brandt Pike street trees, the applicant is proposing two street trees at the corners of the Brandt Pike frontage and a significantly landscaped planning bed that accents the front entrance, main stairway and ADA ramps. The front landscaped area spans approximately 67% of the front footage. Staff supports this landscaped alternative.

STAFF RECOMMENDATION

Staff recommends approval of the combined Basic and Detailed Development Plan to construct a new Huber Heights Library Branch. Staff recommends the following conditions for approval:

1) The applicant shall submit a sign package consistent with Section 1189 of the Huber Heights Planning and Zoning Code when seeking a zoning permit;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department;
4) The applicant will submit a revised site and landscaping plan reflecting all conditions of the Planning Commission decision, if any, prior to review by City Council.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the Combined Basic and Detailed Development Plan;
2) Deny the Combined Basic and Detailed Development Plan (the Commission should state the specific reasons for denial); or
3) Table the application.

Planning Commission Decision Record

WHEREAS, on January 14, 2022, the applicant, LWC, Inc., requested approval of a Combined Basic and Detailed Development Plan in a PM (Planned Mixed Use) District for a new 26,617 SF branch Library for property located at 6243 Brandt Pike (Zoning Case 22-05); and

WHEREAS, on January 25, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the application submitted by the applicant, LWC, Inc, requesting approval of a Combined Basic and Detailed Development Plan in a PM (Planned Mixed Use) District for the property located at 6243 Brandt Pike (Zoning Case 22-05), with the following conditions:

1. The applicant shall submit a sign package consistent with Section 1189 of the Huber heights Planning and Zoning Code when seeking a zoning permit.

2. The applicant will comply with all stormwater requirements, per the City Engineer.

3. The applicant will comply with all Fire code requirements, per the Huber Heights Fire Department.

4. The applicant will submit a revised site and landscaping plan reflecting all conditions of the Planning Commission decision, if any, prior to review by City Council.

5. In accordance with Section 1182..06 Prior to the issuance of a zoning permit, the applicant shall submit 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.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Huber Heights Fire Division

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

Occupancy Name:	Huber Heights Branch Dayton Metro Library
Occupancy Address:	6243 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:	22-014
MCBR ELE:		HHFD Box:	16
REVIEWER:	Susong	DATE:	1/20/2022

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:**

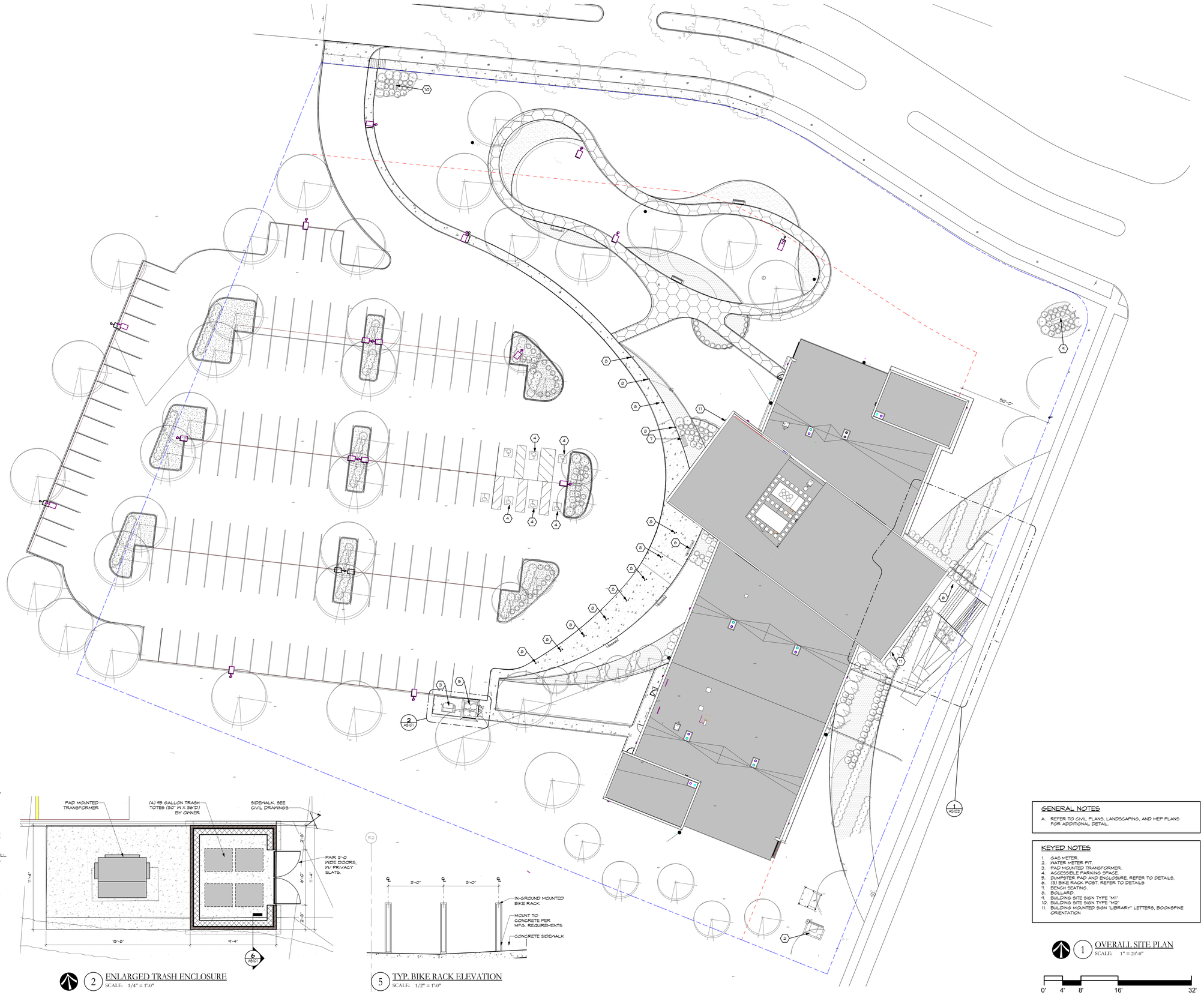
Requirements: (Site Plan)

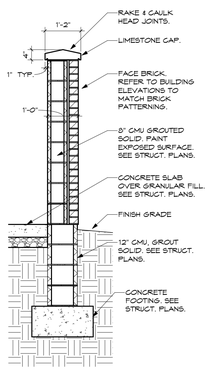
- **The turn radius at the corner of the island on the north side of parking lot needs to be increased/decreased for Huber Heights Fire apparatus to make turn (adjacent to four parking spaces). Ohio Fire Code D103.3 and 503.2.4.**
- **If building will be equipped with a fire sprinkler system at least 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 new hydrant is shown on Brandt Pike near the new water meter pit. Due to the location and traffic on Brandt Pike we recommend the fire department connection and fire hydrant be moved to the parking lot side of structure.**
- **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





6 WALL SECTION
SCALE: 1/2" = 1'-0"

2 ENLARGED TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

5 TYP. BIKE RACK ELEVATION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

A. REFER TO CIVIL PLANS, LANDSCAPING, AND MEP PLANS FOR ADDITIONAL DETAIL.

KEYED NOTES

1. GAS METER.
2. WATER METER PIT.
3. PAD MOUNTED TRANSFORMER.
4. ACCESSIBLE PARKING SPACE.
5. DUMPSTER PAD AND ENCLOSURE. REFER TO DETAILS.
6. (3) BIKE RACK POST. REFER TO DETAILS
7. BENCH SEATING.
8. BOLLARD.
9. BUILDING SITE SIGN TYPE "M1"
10. BUILDING SITE SIGN TYPE "M2"
11. BUILDING MOUNTED SIGN "LIBRARY" LETTERS, BOOKSPINE ORIENTATION

1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

0' 4' 8' 16' 32'

STATE OF OHIO
JOHN CHARLES FABELO
REGISTERED ARCHITECT
LICENSED
LICENSE ARC#7118 EXPIRES: 12/31/21

ARCHITECT OF RECORD

LWC INCORPORATED
454 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

DDC
DAYTON DESIGN COLLABORATIVE
GROUP 4 ARCHITECTURE RESEARCH & PLANNING, INC.

CONSULTANT

No.	Revisions / Submissions	Date
1	CONSTRUCTION DOCUMENTS	2021.12.21

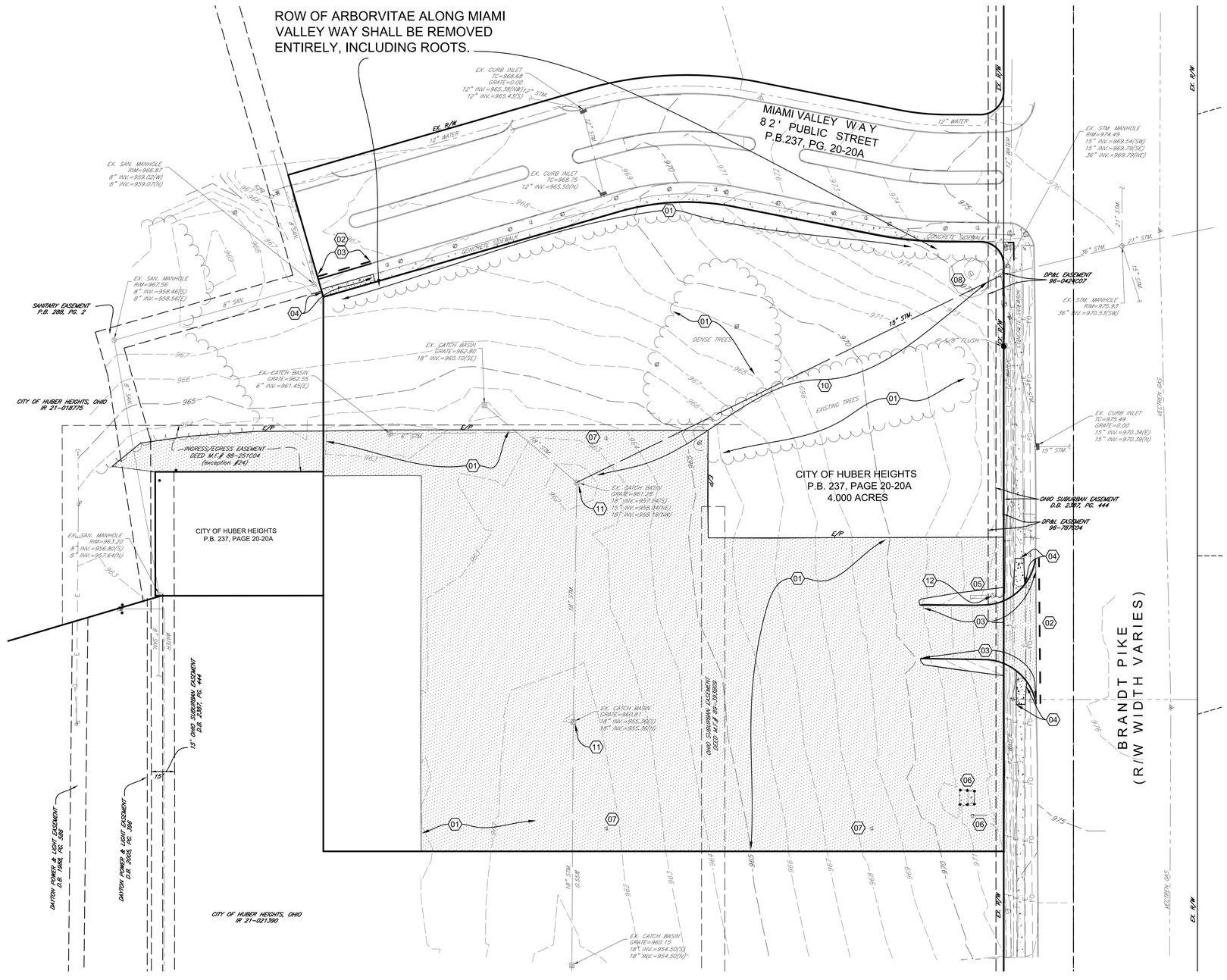
HUBER HEIGHTS BRANCH
6243 BRANDT PIKE
HUBER HEIGHTS, OH, 45424

DAYTON METRO LIBRARY

ARCHITECTURAL SITE PLAN

PROJECT NUMBER 20640.00
DRAWN DJB
REVIEWED ECS
DATE 12/21/2021

AS101



DEMOLITION KEYNOTES

01. REMOVE EXISTING PAVEMENT, GRAVEL, TOPSOIL, TREES, BUSHES AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
    - ASPHALT TO BE REMOVED
02. SAWCUT AND REMOVE EXISTING CURB FOR NEW CURB CUT / DRIVEWAY OR SAWCUT PAVEMENT TO REMOVE EX. DRIVE APPROACH.
    - SAWCUT LINE
03. REMOVE CURB
04. REMOVE SIDEWALK
05. REMOVE ENTRANCE SIGN PAD. COORDINATE WORK WITH OWNER AND CITY OF HUBER HEIGHTS.
06. REMOVE ATM MACHINE CONCRETE PAD AND ACCESSORIES. COORDINATE WORK WITH OWNER AND CITY OF HUBER HEIGHTS.
07. REMOVE PARKING LOT POLE LIGHT.
08. REMOVE ELECTRICAL BOX ON POLE.
09. REMOVE BUILDING AND SIDEWALK IN FRONT OF BUILDING. COORDINATE WORK WITH OWNER AND CITY OF HUBER HEIGHTS.
10. REMOVE 15" STORM SEWER. PROPOSED STORM SEWER IN THIS AREA TO BE IN PLACE PRIOR TO REMOVING EXISTING STORM.
11. REMOVE CATCH BASIN. CATCH BASIN WILL BE REPLACED WITH A NEW STORM STRUCTURE.
12. TELEPHONE PEDESTAL TO BE RELOCATED, COORDINATE WORK WITH UTILITY OWNER.

GRAPHIC SCALE

30 0 15 30

1 inch = 30 ft.

GENERAL DEMOLITION NOTES

1. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
2. All items noted to be removed shall be done as part of the contract for general construction.
3. Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
4. The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
5. The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan. All cuts and plugs shall be performed according to City of Huber Heights standards where applicable.
6. For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable materials, etc.
7. The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed.
8. Limits of removal shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
9. Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.
10. During the initial field survey, many storm and sanitary sewer structures were observed as damaged. For structures that are to be retained and/or protected on-site, the Contractor shall coordinate with the City of Huber Heights to have damaged structures repaired or replaced as necessary.

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

EXISTING CONDITIONS LEGEND

IRON PIN FOUND	SANITARY MANHOLE
MAGNAIL FOUND	CURB INLET
IRON PIPE FOUND	DRIP INLET
CONC. MONUMENT FOUND	STORM MANHOLE
ELECTRIC CABINET	FIRE HYDRANT
POWER POLE	WATER MAIN VALVE
TRAFFIC SIGNAL POLE	WATER MANHOLE
LIGHT POLE	FIRE DEPT. CONNECTION
TELEPHONE MANHOLE	BOLLARD
TRAFFIC CONTROL BOX	SIGN
CROSSWALK SIGNAL POLE	TREE W/SIZE
LAMPHOLE	EVERGREEN TREE
G	EX. GAS MAIN
	EX. SANITARY SEWER
W	EX. WATER MAIN
	EX. STORM SEWER
E	EX. UNDERGROUND ELECTRIC LINE
OHE	EX. OVERHEAD ELECTRIC LINE
T	EX. TELEPHONE LINE
000	EX. CONTOUR LINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE

STATE OF OHIO — KURT M. ZIESSLER — E-62910 — REGISTERED PROFESSIONAL ENGINEER

2021-12-21

ARCHITECT OF RECORD

LWC INCORPORATED
434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.5546

DDC DAYTON DESIGN COLLABORATIVE

CONSULTANT

BURKHARDT ENGINEERS • SURVEYORS
20 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-855-6600 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

No.	Revisions / Submission	Date
1	SCHEMATIC DESIGN	2021/11/12
2	DESIGN DEVELOPMENT	2021/11/01
3	CONSTRUCTION DOCUMENTS	2021/12/21

HUBER HEIGHTS BRANCH
6243 BRANDT PIKE HUBER HEIGHTS OH, 45424

DAYTON METRO LIBRARY

DEMOLITION PLAN

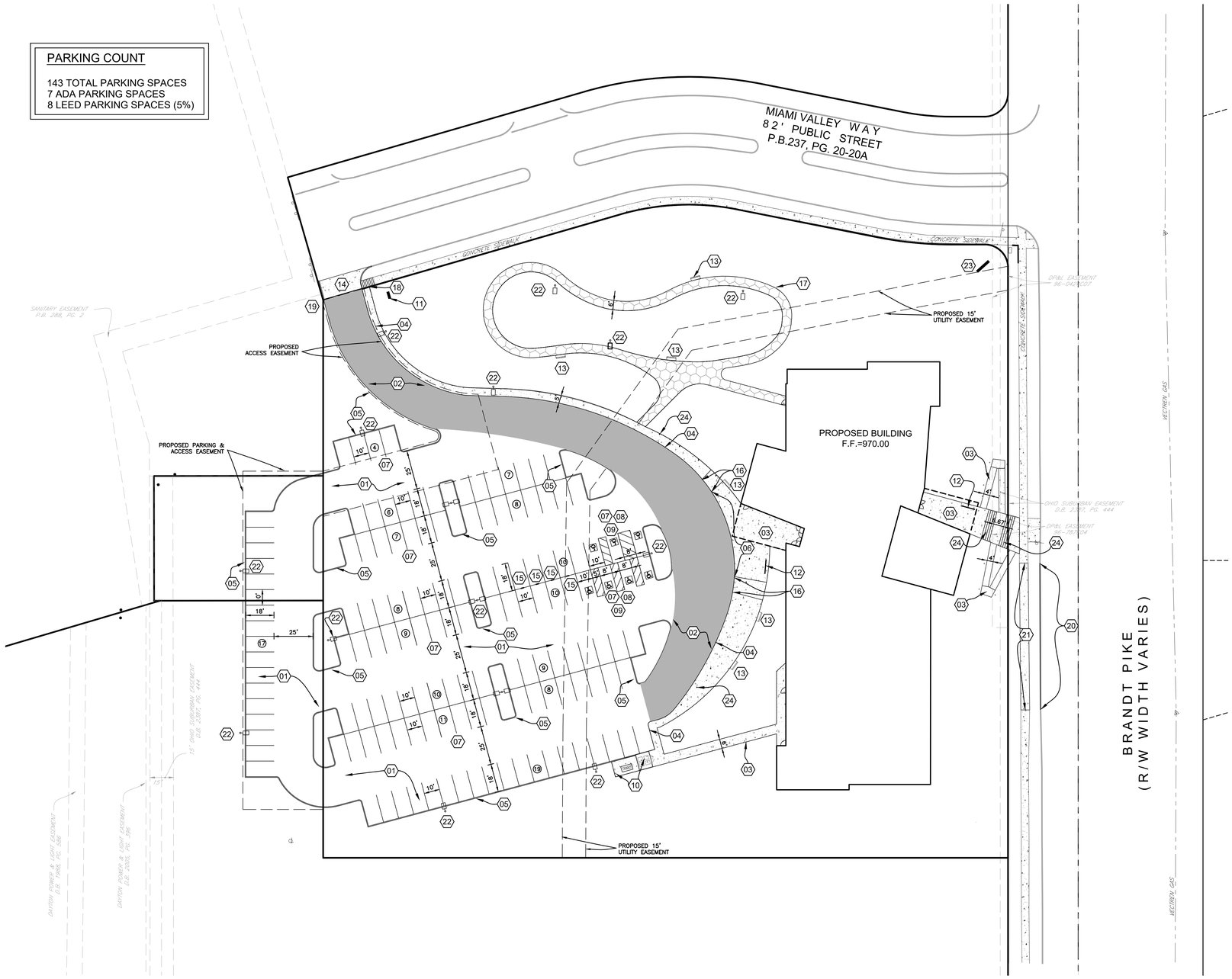
PROJECT NUMBER 20.238 | DRAWN HB | REVIEWED KZ

DATE 2021.08.11

C-1.0

PARKING COUNT

143 TOTAL PARKING SPACES
7 ADA PARKING SPACES
8 LEED PARKING SPACES (5%)



GENERAL SITE NOTES

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

SITE KEYNOTES

01 STANDARD DUTY ASPHALT PAVEMENT
- PER DETAIL / SHEET C-5.0

02 HEAVY DUTY ASPHALT PAVEMENT
- SEE DETAIL / SHEET C-5.0

03 CONCRETE SIDEWALK
- SEE DETAIL / SHEET C-5.0
- SEE ARCH. PLANS FOR JOINTING

04 CONCRETE SIDEWALK WITH INTEGRAL CURB
-SEE DETAIL / SHEET C-5.0

05 CONCRETE BARRIER CURB
- SEE DETAIL / SHEET C-5.0

06 CONCRETE CURB IS FLUSH WITH PAVEMENT IN THIS AREA

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

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

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

10 CONCRETE TRASH TOTE PAD AND ELECTRIC TRANSFORMER PAD AND ENCLOSURE
- SEE CONCRETE SIDEWALK DETAIL FOR TRASH TOTE PAD SECTION.
- SEE ARCHITECTURAL PLANS FOR LAYOUT AND ENCLOSURE DETAILS.
-TRANSFORMER PAD PER UTILITY PROVIDER REQUIREMENTS.

11 PROPOSED MONUMENT SIGN
- SEE ARCHITECTURAL PLANS FOR DETAILS

12 BICYCLE RACKS
- SEE ARCHITECTURAL PLANS FOR DETAILS

13 BENCH
- SEE ARCHITECTURAL PLANS FOR DETAILS

14 CONCRETE DRIVE APPROACH
- PER CITY SPECIFICATIONS

15 FUEL EFFICIENT VEHICLE PARKING SIGNAGE
- PER DETAIL / SHEET C-5.0

16 FACE OF CONCRETE CURB TRANSITIONS FROM 6" IN HEIGHT TO 0" IN HEIGHT OVER 10'.

17 WALKING PATH
- SEE ARCHITECTURAL PLANS FOR DETAILS

18 ADA RAMP
- PER DETAIL / SHEET C-5.0

19 CURB END TAPER
- PER DETAIL / SHEET C-5.0

20 CONCRETE CURB & GUTTER
- PER CITY SPECIFICATIONS

21 CONCRETE SIDEWALK
-PER CITY SPECIFICATIONS

22 LIGHT POST
SEE MEP PLANS FOR DETAILS

23 BUILDING SIGN
- SEE ARCHITECTURAL PLANS FOR DETAILS

24 STEPS
- SEE ARCHITECTURAL PLANS FOR DETAILS

SITE AND PAVEMENT LEGEND

- NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- PROPOSED LIGHT FIXTURE
- BOLLARD
- BENCH
- CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- WALKING PATH

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

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

STATE OF OHIO
KURT M. ZIESSLER
E-62902
REGISTERED PROFESSIONAL ENGINEER
2021-12-21

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CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

No.	Revisions / Submission	Date
1	SCHEMATIC DESIGN	2021.03.12
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

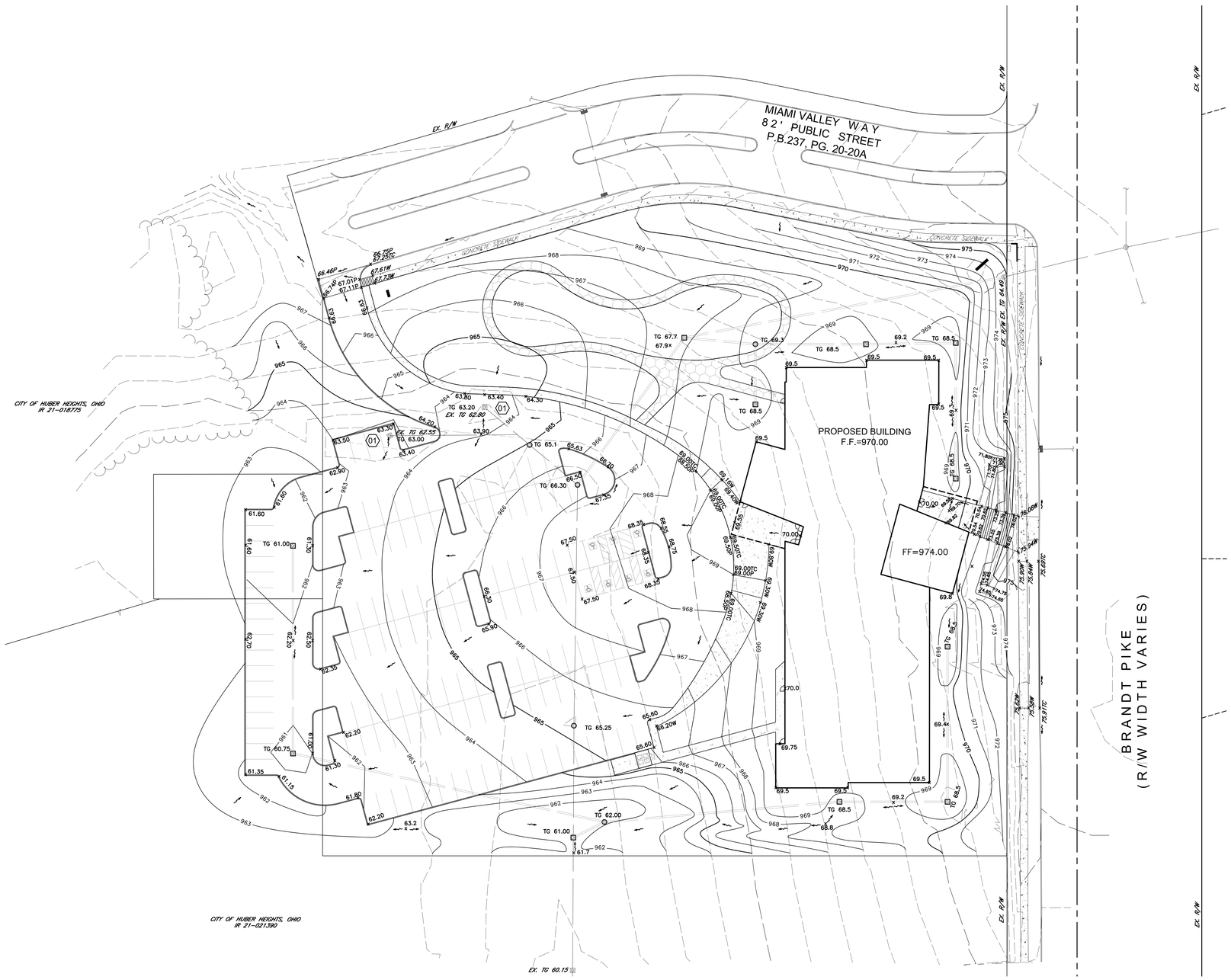
HUBER HEIGHTS BRANCH
6243 BRANDT PIKE HUBER HEIGHTS OH, 45424

DAYTON METRO LIBRARY

SITE PLAN

PROJECT NUMBER 20.238
DRAWN HB
REVIEWED KZ
DATE 2021.08.11

C-2.0



01 ADJUST/RECONSTRUCT CATCH BASIN TOP OF CASTING.

REFERENCE ATC GEOTECHNICAL REPORT DATED JANUARY 15, 2021 FOR RECOMMENDED EARTHWORK PROCEDURES AND SITE PREPARATION.

GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
    Ramps - 1:12 (8.3%) max.
    Routes - 1:20 (5.0%) max.
    Parking - 1:50 (2.0%) max.
    Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all existing and proposed cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.
17. Proposed spot elevations are provided in a truncated form to save space, add 900' to each spot elevation to convert the elevation to NAVD88 datum.
18. Refer to the Landscape Plans for finish material specifications (topsoil, seed, sod, mulch, etc.) in all landscape and open space areas.

GRADING LEGEND

INV	INVERT
P	TOP-OF-PAVEMENT
TC	TOP-OF-CURB
TG	GRATE/RIM ELEVATION
W	TOP-OF-SIDEWALK
←〰	DIRECTION OF FLOW
+00.00	PROP. SPOT ELEVATION (ADD 900)
+00.00	EXIST. SPOT ELEVATION (ADD 900)
—— 969 ——	PROP. CONTOUR

SPOT ELEVATIONS IN PAVEMENT AREAS ARE FOR TOP OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED

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

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No.	Revision / Submissions	Date
1	SCHEMATIC DESIGN	2021.05.12
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

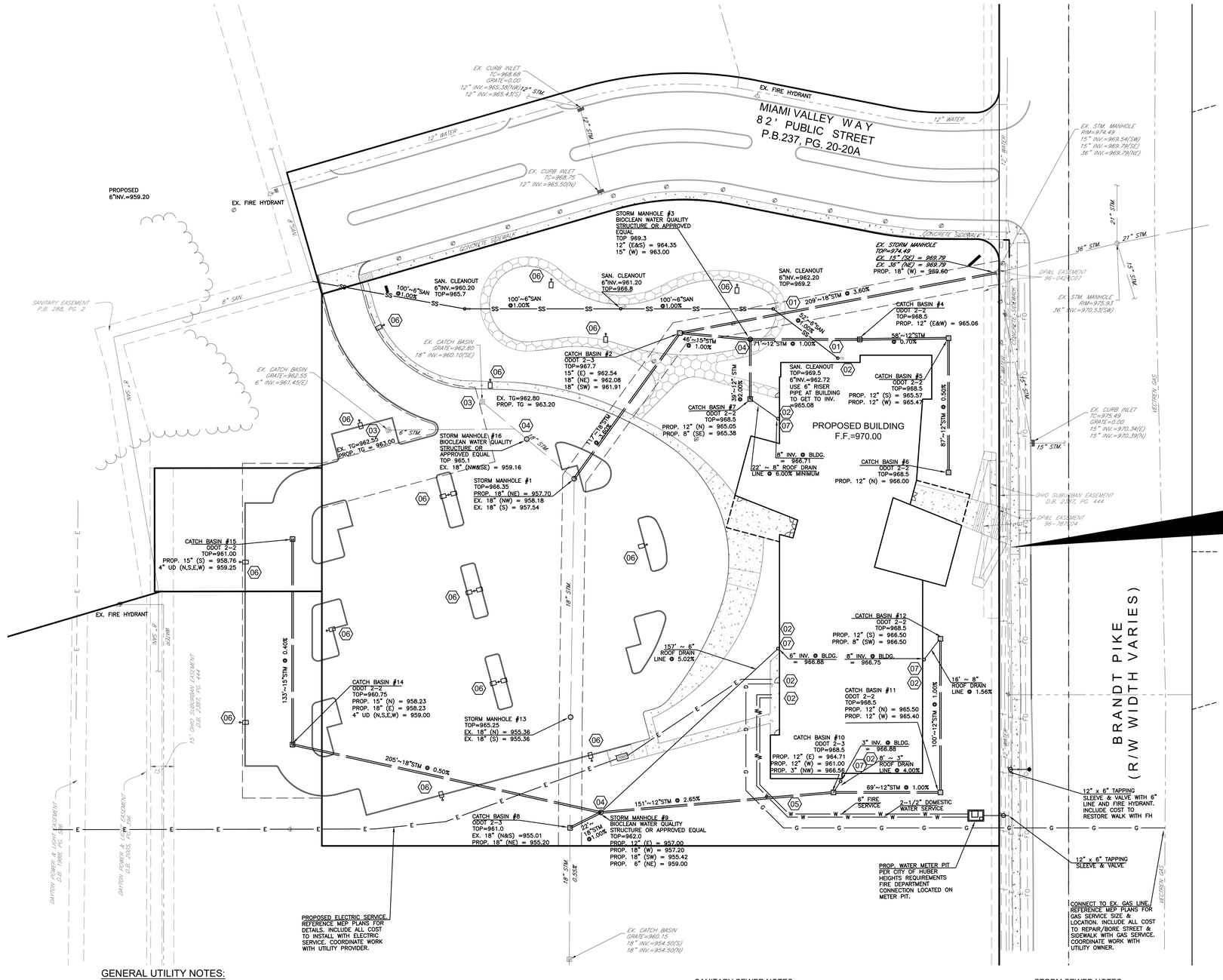
HUBER HEIGHTS BRANCH
6243 BRANDT PIKE
HUBER HEIGHTS OH, 45424

DAYTON METRO LIBRARY

GRADING PLAN

PROJECT NUMBER 20.238
DATE 2021.08.11
DRAWN HB
REVIEWED KZ

C-3.0



UTILITY LEGEND

	PROP. INLET/MANHOLE/CLEANOUT/DOWNSPOUT
SS	PROP. SANITARY SEWER SERVICE
W	PROP. WATER SERVICE
	PROP. STORM SEWER
E	PROP. ELECTRIC SERVICE
G	PROP. GAS SERVICE

01 MAINTAIN 1.5' VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND STORM SEWER.SANITARY SERVICE WILL BE BELOW STORM SEWER.

02 REFERENCE MEP PLANS FOR EXACT SIZES, LOCATIONS AND ELEVATIONS FOR UTILITY SERVICES COMING INTO THE BUILDING.

03 ADJUST/RECONSTRUCT CATCH BASIN TOP OF CASTING.

04 BIOCLEAN WATER QUALITY STRUCTURE, OR APPROVED EQUAL.

05 MAINTAIN 1.5' VERTICAL CLEARANCE BETWEEN WATER SEWER AND STORM SEWER.LOWER WATER SERVICE IF NEEDED.

06 LIGHT POLE. SEE MEP PLANS FOR DETAILS.

07 INTERIOR ROOF DRAIN COMING OUT OF BUILDING, REFERENCE MEP PLANS FOR EXACT LOCATION AND ELEVATION. SITE CONTRACTOR TO PICK UP ROOF DRAIN LINES FROM THAT POINT, INSTALL CLEAN OUT AND CONNECT TO STORM SEWER WITH ROOF DRAIN LINE.

NOTE: VERIFY EXISTING ELEVATIONS FOR THE TOP OF WATER LINE WHERE WALK IS CROSSING SO THAT 4'-6" MINIMUM COVER CAN BE MAINTAINED. IF COVER IS NOT MAINTAINED WATER LINE SHALL BE LOWERED PER CITY OF HUBER HEIGHTS REQUIREMENTS.

NOTE: USE EXTREME CAUTION WHEN EXCAVATING NEAR UNDER GROUND FIBER OPTIC, ELECTRIC AND TELEPHONE LINES ALONG BRANT PIKE. THE UTILITY LINES SHALL BE UNCOVERED TO DETERMINE EXACT LOCATION AND ELEVATION BEFORE PROCEEDING WITH ANY UNDERGROUND UTILITY WORK.

GENERAL UTILITY NOTES:

1. All utilities shown are approximate locations only and have been compiled from the latest available mapping. The exact location of all underground utilities shall be verified by the Contractor prior to the start of construction.
2. Contractor to coordinate with the local utility companies for all locations and connections. A preconstruction meeting with the various utility companies may be required prior to the start of any construction activity.
3. The Contractor shall visit the site and verify the location, elevation, and condition of all existing utilities by various means prior to beginning any excavation. Test pits shall be dug at all locations where existing and proposed utility lines cross, and the horizontal and vertical locations of the utilities shall be determined. The Contractor shall contact the Engineer in the event of any unforeseen conflicts between existing and proposed utilities so that an appropriate modification may be made.
4. The Contractor shall ensure that all utility companies and local standards for materials and construction methods are met. The Contractor shall perform proper coordination with the respective utility company. The Contractor shall coordinate work to be performed by the various utility companies and shall pay all fees for connections, disconnection, relocations, inspections, and demolition.
5. This plan details pipes up to 5' from the building face. Refer to the building drawings for building connections. Supply and install pipe adapters as necessary.
6. All valve boxes and curb boxes shall be adjusted to the final grades and located in grassed areas unless indicated otherwise on the plans.
7. The Contractor shall provide traffic bearing concrete collars and lids for all cleanouts, manholes, inlets, valves, etc. which are located in paved areas.
8. All existing pavement within the rights-of-way where utility piping is to be installed shall be saw cut and replaced or directionally bored in accordance with City of Dayton requirements. Existing pavement shall be repaired as necessary.
9. All utility lines and trenches shall be installed, bedded and backfilled according to manufacturer's specifications, and to the satisfaction of Local and State Authorities.
10. Sanitary sewer laterals shall maintain (10' min. horizontal, 1.5' min. vertical) separation distance from water lines unless otherwise shown, or additional protection measures will be required. Where water line crosses above sanitary lateral by less than 2' vertical, a concrete encasement shall be installed, Contractor shall center one joint of pipe at crossing.
11. Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

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SANITARY SEWER NOTES:

Contractor to provide 6" (min.) sanitary sewer service line from building to public sewer main. Install tap, manholes, cleanouts and other appurtenances as required by the City of Huber Heights. Coordinate building connection with plumbing plans.

All sanitary sewer pipe shall be P.V.C. SDR 35, ASTM D-3034 with joints conforming to ASTM 3212. All pipe shall be installed in accordance with the manufacturer's recommended procedures and shall maintain a minimum slope of 1.00%.

Sanitary sewer clean-outs shall be installed at all sewer pipe bends, angles, and junctions, unless a manhole is indicated. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars. Cleanout spacing should not exceed 100'. Per detail / Sheet C-5.0.

Sanitary sewer service connection, permit and construction to be coordinated with the City of Huber Heights

WATER NOTES:

Contractor to provide fire and domestic water service from public water main to building, according to City of Huber Heights requirements and specifications. Install tap, valves, meter, backflow preventer, and other appurtenances as required by the City of Huber Heights and other applicable codes. Coordinate building connections with plumbing and fire protection plans.

Fire service line (6") and fittings to be ductile cast iron, class 52 conforming with ANSI A-21.51 (AWWA C-151) unless otherwise noted. Blocking and fully restrained joints should be provided in accordance with City of Huber Heights standards. Thrust blocks to be provided at all tees and bends, per City of Huber Heights details. All water line sizes, materials and specifications to be verified by the Fire Protection Engineer. 2-1/2" Domestic service line and fittings shall be ductile cast iron, class 52 conforming with ANSI A-21.51 (AWWA C-151) unless otherwise noted. Installed per manufacturer's recommendations. Service lines to be installed at a minimum depth of 4'-6" and be backfilled according to City of Huber Heights specifications.

Water service connection, meter, permit and construction to be coordinated with City of Huber Heights Water Department

STORM SEWER NOTES:

All storm sewer shall be reinforced concrete pipe (RCP, ASTM C76 - Class III, minimum) or high-density polyethylene pipe (ADS N-12 or equivalent), unless otherwise noted on plans. All pipe shall be installed according to manufacturer's specifications.

Contractor to provide downspout collection system to connect building downspouts / roof drains to storm sewer system. See architectural/plumbing plans for downspout locations and connection details.

Roofdrain collection pipe (DCP) may be HDPE (ADS N-12 or equivalent) or Schedule 40 PVC pipe. All downspout collector pipes to be at 1.00% minimum slope. All pipe shall be installed according to Local, State, and manufacturer's specifications. Coordinate with MEP Plans. Provide cleanouts at all bends, angles, and junctions. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars, per detail / Sheet C-5.0.

All catch basins installed in pavement areas to have finger drains as detailed on Sheet C-5.0

Storm sewer connection, permit and construction to be coordinated with the City of Huber Heights.

GAS NOTES:

Coordinate gas service lines, meter, and connections with mechanical plans and CenterPoint Energy. Contractor shall verify both location and availability of service prior to the start of construction.

ELECTRIC NOTES:

Coordinate electric service lines, transformer, meter, and connections with electrical plans and AES. Contractor shall verify both location and availability of service prior to the start of construction.

Coordinate site lighting, signage wiring, conduit locations, connections, etc. with electrical plans. Notify Engineers of any potential conflicts.

TELECOM NOTES:

Coordinate telecommunication service lines and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

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

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No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN	2020.12.23
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

HUBER HEIGHTS BRANCH
6243 BRANDT PIKE
HUBER HEIGHTS OH, 45424

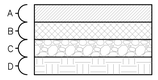
DAYTON METRO LIBRARY

UTILITY PLAN

PROJECT NUMBER 20.238
DRAWN HB
REVIEWED KZ
DATE 2021.08.11

C-4.0

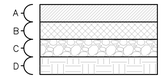
KEY
A – 1.5" ASPHALT SURFACE COURSE
ODOT ITEM 448
B – 4" ASPHALT INTERMEDIATE COURSE
ODOT ITEM 448
C – 8" CRUSHED AGGREGATE BASE
ODOT ITEM 304
D – COMPACTED SUBGRADE, ODOT ITEM 204



*PAVEMENT SECTION TO BE OWNER APPROVED. NO TESTING OR DESIGN WAS PERFORMED BY THE CIVIL ENGINEER IN SELECTING THIS SECTION.

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

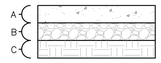
KEY
A – 1.5" ASPHALT SURFACE COURSE
ODOT ITEM 448
B – 2.5" ASPHALT INTERMEDIATE COURSE
ODOT ITEM 448
C – 6" CRUSHED AGGREGATE BASE
ODOT ITEM 304
D – COMPACTED SUBGRADE, ODOT ITEM 204



*PAVEMENT SECTION TO BE OWNER APPROVED. NO TESTING OR DESIGN WAS PERFORMED BY THE CIVIL ENGINEER IN SELECTING THIS SECTION.

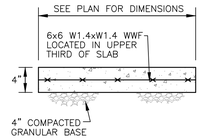
STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

KEY
A – 5" PORTLAND CEMENT CONCRETE REINFORCED WITH 6X6W1.4XW1.4WWF LOCATED IN THE UPPER THIRD OF SLAB
B – 4" CRUSHED AGGREGATE BASE
ODOT ITEM 304
C – COMPACTED SUBGRADE, ODOT ITEM 204



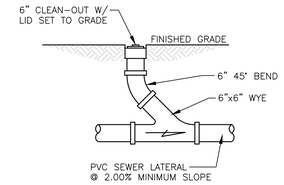
*PAVEMENT SECTION TO BE OWNER APPROVED. NO TESTING OR DESIGN WAS PERFORMED BY THE CIVIL ENGINEER IN SELECTING THIS SECTION.

CONCRETE PAVEMENT SECTION
NOT TO SCALE



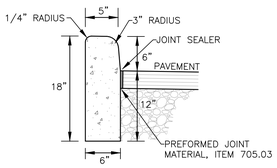
NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3500 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE



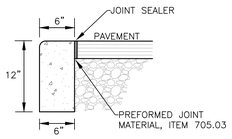
NOTE: CLEAN OUT TO HAVE TRAFFIC BEARING LID AND CONCRETE COLLAR IF INSTALLED IN PAVEMENT AREAS.

SANITARY CLEAN-OUT
NOT TO SCALE



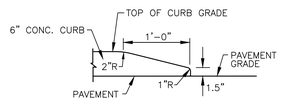
NOTES:
1. ODOT TYPE 6 CURB
2. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.

BARRIER CURB DETAIL
NOT TO SCALE

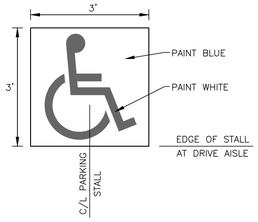


NOTES:
1. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.

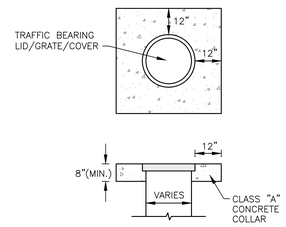
FLUSH CONCRETE CURB DETAIL
NOT TO SCALE



CURB END TAPER DETAIL
NOT TO SCALE

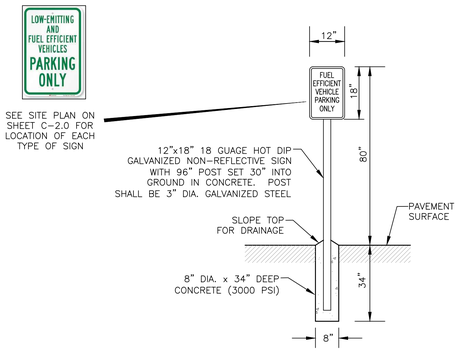


ADA PARKING SYMBOL
NOT TO SCALE

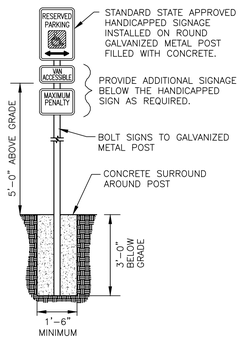


NOTE: COLLAR TO BE INSTALLED AROUND ALL STORM INLETS, MANHOLES, CLEANOUTS, PULL BOXES, VALVES, ETC. WHICH ARE LOCATED IN PAVEMENT AREAS.

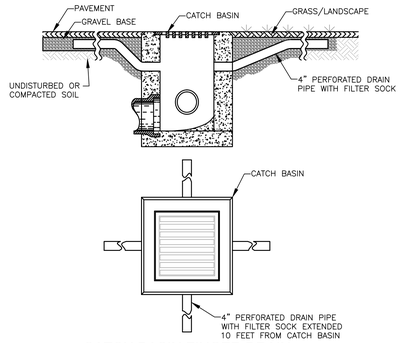
CONCRETE COLLAR
NOT TO SCALE



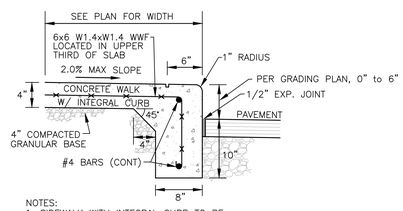
FUEL EFFICIENT VEHICLE PARKING SIGNAGE
NOT TO SCALE



ADA PARKING SIGNAGE
NOT TO SCALE

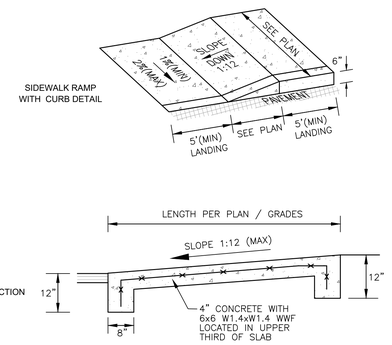


CATCH BASIN FINGER DRAIN DETAIL
NOT TO SCALE



NOTES:
1. SIDEWALK WITH INTEGRAL CURB TO BE CONSTRUCTED OF 3500 PSI CONCRETE (MIN.).
2. SIDEWALK TO HAVE JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



NOTES:
1. SEE SITE PLAN AND GRADING PLAN FOR LAYOUT AND ELEVATIONS
2. RAMPS TO COMPLY WITH ACCESSIBILITY/ADA STANDARDS

CONCRETE RAMP DETAILS
NOT TO SCALE

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

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2021-12-21

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BURKHARDT ENGINEERS • SURVEYORS
20 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-855-6600 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN	2021/10/12
2	DESIGN DEVELOPMENT	2021/11/01
3	CONSTRUCTION DOCUMENTS	2021/12/21

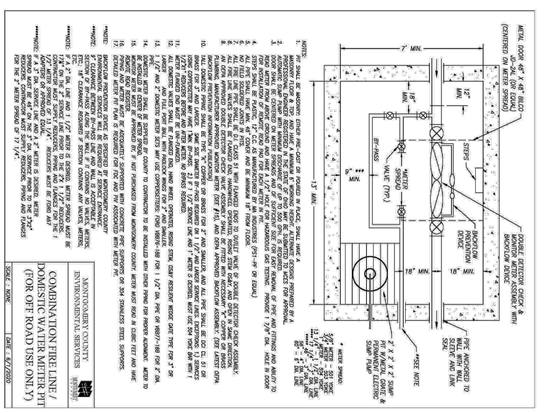
HUBER HEIGHTS BRANCH
6243 BRANDT PIKE
HUBER HEIGHTS
OH, 45424

DAYTON METRO LIBRARY

DETAILS

PROJECT NUMBER 20.238
DRAWN HB
REVIEWED KZ
DATE 2021.08.11

C-5.0



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JANUARY 2019

STANDARD DETAILS

DATE	PROJECT NUMBER
2021.08.11	20.238
C-5.1	DRAWN HB
	REVIEWED KZ

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HUBER HEIGHTS BRANCH
6243 BRANDT PIKE
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OH, 45424

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN	2021.05.12
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

CONSULTANT

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

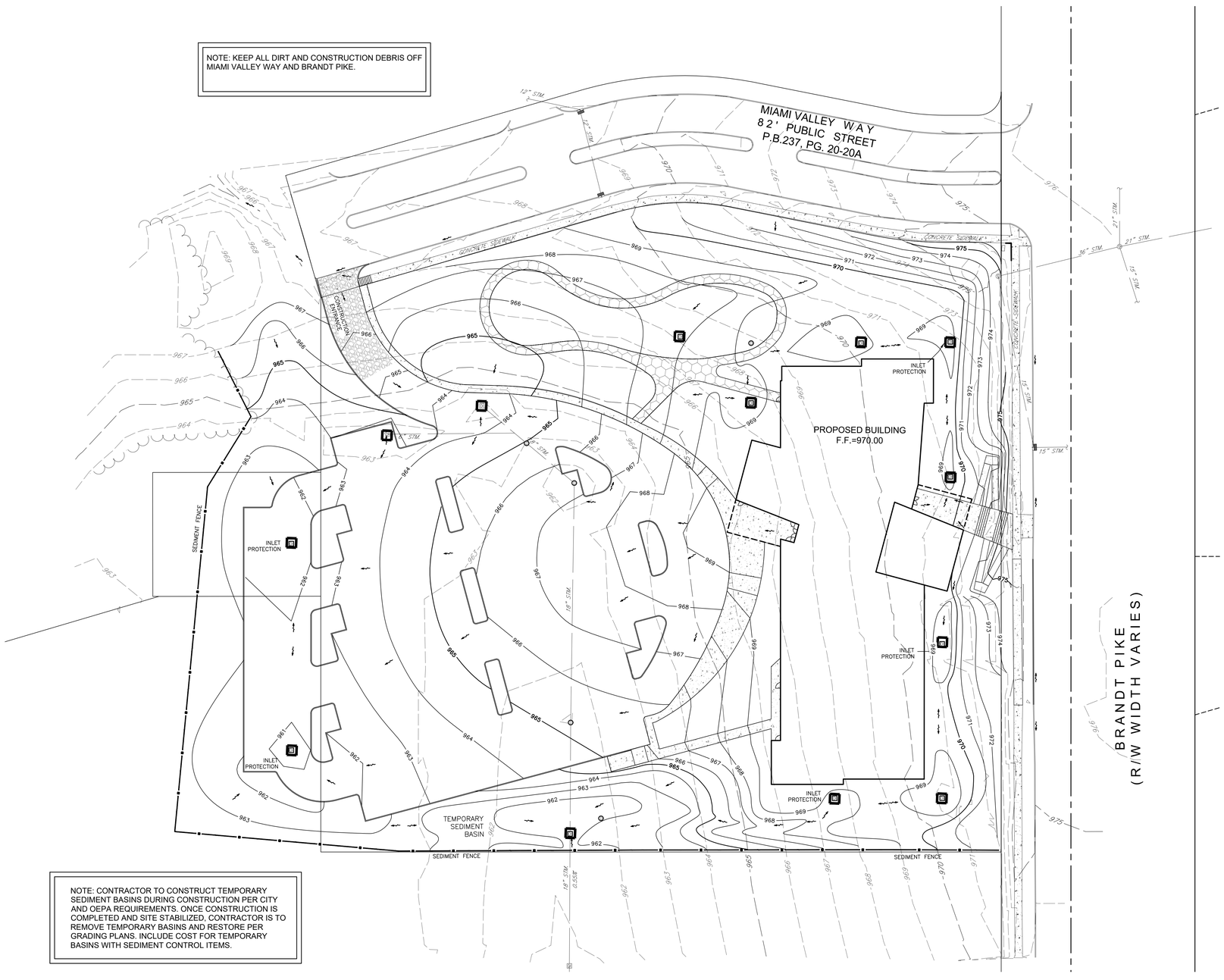
DDC
DAYTON DESIGN COLLABORATIVE
GROUP 4 ARCHITECTURE RESEARCH + PLANNING, INC

ARCHITECT OF RECORD

LWC INCORPORATED
434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

STATE OF OHIO
KURT M. ZIESSLER
E-62901
REGISTERED PROFESSIONAL ENGINEER
2021-12-21

NOTE: KEEP ALL DIRT AND CONSTRUCTION DEBRIS OFF MIAMI VALLEY WAY AND BRANDT PIKE.



NOTE: CONTRACTOR TO CONSTRUCT TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION PER CITY AND OEPA REQUIREMENTS. ONCE CONSTRUCTION IS COMPLETED AND SITE STABILIZED, CONTRACTOR IS TO REMOVE TEMPORARY BASINS AND RESTORE PER GRADING PLANS. INCLUDE COST FOR TEMPORARY BASINS WITH SEDIMENT CONTROL ITEMS.

TOTAL DISTURBED AREA
4.6 ACRES

SOIL EROSION CONTROL LEGEND

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

STABILIZE AND SEED ALL DISTURBED AREAS AS NECESSARY

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

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

SOIL EROSION CONTROL MAINTENANCE

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

SOIL EROSION CONTROL NOTES

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

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

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

STATE OF OHIO
KURT M. ZIESSLER
E-62910
REGISTERED
PROFESSIONAL ENGINEER
2021-12-21

ARCHITECT OF RECORD
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EROSION CONTROL PLAN

PROJECT NUMBER 20.238
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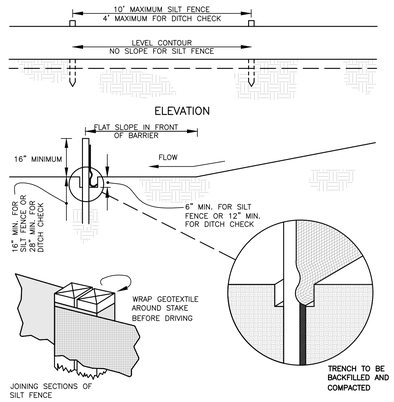
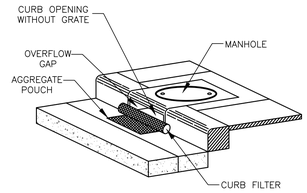
C-6.0

GENERAL STORMWATER POLLUTION PREVENTION NOTES

1. All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
2. Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
3. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
4. Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
5. The soil erosion controls and sediment basin are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
6. Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 14 days. Any disturbed area that is not going to be worked for 365 days or more must be seeded and mulched within 7 days of most recent disturbance.
7. Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 14 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed; these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
8. Soil stockpiles shall be stabilized or protected to prevent soil loss.
9. All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
10. The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
11. Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
12. No solid or liquid waste shall be discharged into storm water runoff.
13. Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
14. Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
15. If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
16. No fuel storage is permitted on-site.
17. All areas shall be cleared of construction sediment upon completion of construction.
18. The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the Ohio EPA. Contact Burkhardt Engineering prior to construction to coordinate submission of Ohio EPA NOI.
19. The General Contractor is responsible for ensuring that all soil erosion and sediment control practices comply with the Ohio EPA and follow the best practices set forth in the ODNR Rainwater and Land Development Manual.

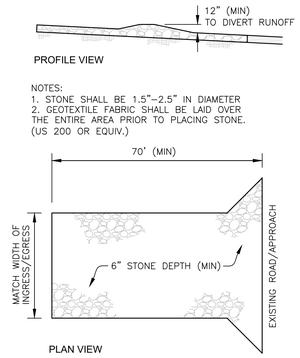


SILT FENCE & SILT DITCH CHECK DETAIL
NOT TO SCALE



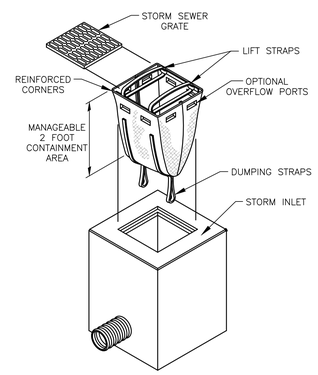
NOTES:
1. INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER TO BE INSTALLED ON EXISTING PAVEMENT

DANDY CURB™ DETAIL
NOT TO SCALE

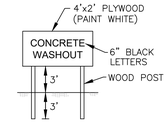


NOTES:
1. STONE SHALL BE 1.5"–2.5" IN DIAMETER
2. GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

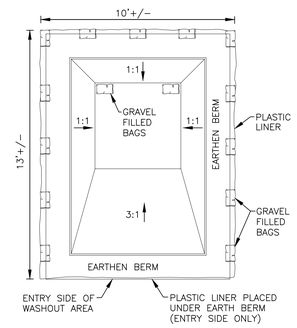
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



DANDY SACK™ DETAIL
NOT TO SCALE



CONCRETE WASHOUT SIGN
NOT TO SCALE



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

CONCRETE WASHOUT AREA
NOT TO SCALE

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

STATE OF OHIO
KURT M. ZIESSLER
E-62910
REGISTERED PROFESSIONAL ENGINEER
2021-12-21

ARCHITECT OF RECORD

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DDC DAYTON DESIGN COLLABORATIVE

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OH, 45424

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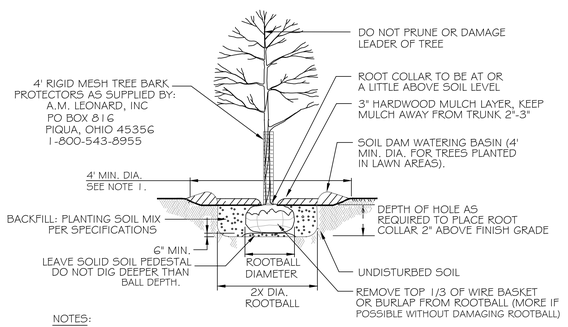
EROSION CONTROL DETAILS

DATE: 2021.08.11
PROJECT NUMBER: 20.238
DRAWN: HB
REVIEWED: KZ

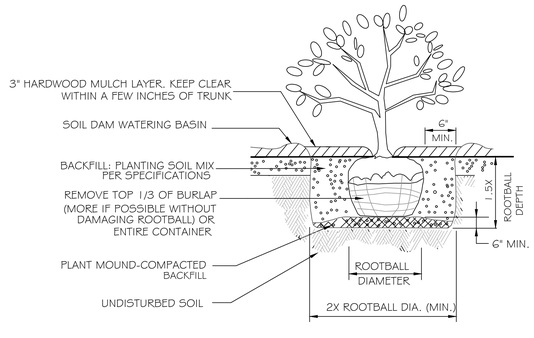
C-6.1



NOTES:

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

SHADE TREE PLANTING DETAIL



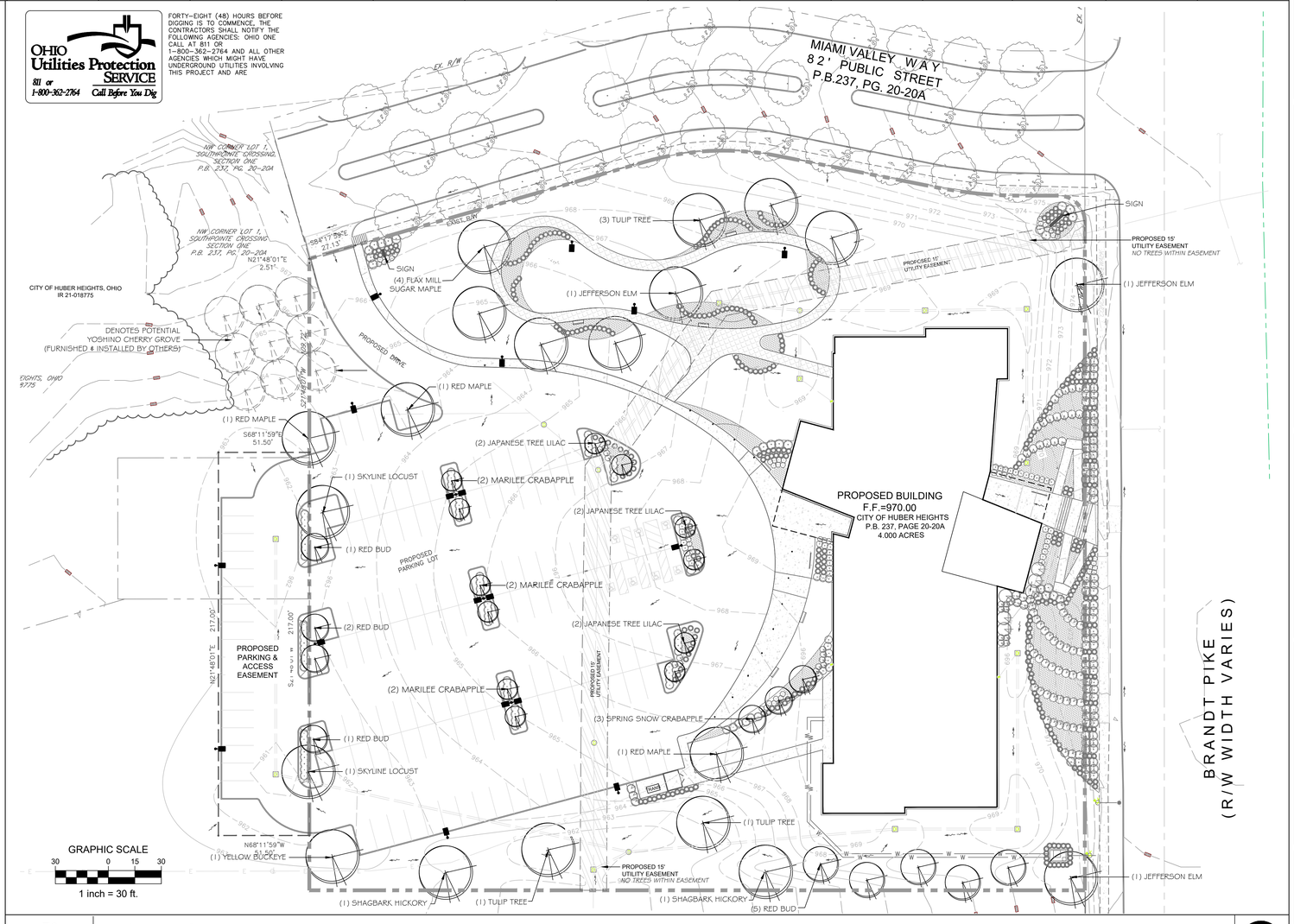
SHRUB PLANTING DETAIL

A1 | LANDSCAPE INSTALLATION DETAILS

NTS

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO ONE CALL AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE



F8 | SITE LANDSCAPE PLAN

1" = 30'-0"

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE.
4. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
5. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
6. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL BE OF UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
7. A MINIMUM OF 4" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART PEAT TO THREE PARTS TOPSOIL
   A. ROCKHOUND ALL AREAS TO LOOSEN SOIL TO A DEPTH OF 6" AND REMOVE ROCKS AND WEEDS. AFTER TOPSOIL HAS BEEN SPREAD, ROCKHOUND AGAIN TO REMOVE ALL STONES AND LUMPS.
8. MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH AND PERENNIAL BEDS WITH 2" DEPTH OF HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH MIN. 1/2" BELOW TOP OF CURB & ADJACENT PAVED SURFACES.
9. SEED *(WITH SOD AS AN ALTERNATE)* ALL DISTURBED LAWN AREAS WITHIN PROJECT LIMITS. REFER TO CIVIL DRAWINGS FOR REQUIREMENTS AND EXTENT OF WORK AND VERIFY EXTENT WITH ARCHITECT'S REPRESENTATIVE.
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A MIN. OF 30 DAYS AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT'S REPRESENTATIVE. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE AT END OF MAINTENANCE PERIOD. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

A8 | GENERAL LANDSCAPE REQUIREMENTS

QTY	PLANT NAME	MIN. INSTALLED SIZE
	SHRUBS AND ORNAMENTAL GRASSES	
28	ROSE GLOW BARBERRY - Berberis thunbergii 'Rose Glow'	# 3 cont.
40	BOXWOOD - Buxus x 'Green Velvet'	# 3 cont.
66	SHAMROCK INKBERRY - Ilex glabra 'Shamrock'	# 3 cont.
109	CALGARY CARPET JUNIPER - Juniperus sabina 'Monna'	# 3 cont.
5	ANNABELLE HYDRANGEA - Hydrangea arborescens* 'Annabelle'	# 3 cont.
36	RUBY SLIPPERS HYDRANGEA - Hydrangea quercifolia* 'Ruby Slippers'	# 3 cont.
22	NEON FLASH SPIREA - Spirea bumalda 'Neon Flash'	# 3 cont.
40	GOLDFINGER POTENTILLA - Potentilla fruticosa 'Goldfinger'	# 3 cont.
10	DENSE YEW - Taxus media densiformis	24" spd. B/B
6	BLUE MUFFIN VIBURNUM - Viburnum dentatum* 'Christom'	# 3 cont.
78	MAIDEN GRASS - Miscanthus sinensis* 'Morning Light'	# 3 cont.
123	SWITCH GRASS - Panicum virgatum*	# 3 cont.
152	DWARF FOUNTAIN GRASS - Pennisetum alopecuroides 'Hameln'	# 3 cont.
50	LITTLE BLUESTEM - Schizachynum scopanum*	# 1 cont.
	PERENNIALS	
40	MOONBEAM COREOPSIS - Coreopsis vert. 'Moonbeam'	# 1 cont.
35	SHASTA DAISY - Chrysanthemum x superbum*	# 1 cont.
150	PURPLE CONEFLOWER - Echinacea purpurea	# 1 cont.
96	PARDON ME RED DAYLILIES - Hemerocallis x 'Pardon Me'	# 1 cont.
60	STELLA D'ORO DAYLILIES - Hemerocallis x 'Stella d'Oro'	# 1 cont.
25	GENTLE SHEPHERD WHITE DAYLILIES - Hemerocallis x 'Gentle Shepherd'	# 1 cont.
185	BLACKEYED SUSAN - Rudbeckia hirta*	# 1 cont.
212	RUSSIAN SAGE - Perovskia atriplicifolia	# 1 cont.

A13 | PLANT MATERIALS LIST *FOR SHEET L-1.1*

QTY	PLANT NAME	MIN. INSTALLED SIZE	MATURE HT./SPD.
	DECIDUOUS TREES		
3	RED MAPLE - Acer rubrum* 'October Glory'	2" cal. B/B	40'/ 30'
4	FLAX MILL SUGAR MAPLE - Acer saccharum* 'Flax Mill Majesty'	2" cal. B/B	65'/ 40'
1	YELLOW BUCKEYE - Aesculus octandra*	2" cal. B/B	65'/ 40'
2	SHAGBARK HICKORY - Carya ovata*	2-1/2" cal. B/B	75'/ 40'
2	SKYLINE LOCUST - Gleditsia triacanthos* 'Skyline'	2-1/2" cal. B/B 5' Clear Trunk	45'/ 35'
5	TULIP TREE - Liriodendron tulipifera*	2" cal. B/B	70'/ 40'
3	JEFFERSON ELM - Ulmus americana* 'Jefferson'	2-1/2" cal. B/B 5' Clear Trunk	70'/ 50'
	ORNAMENTAL TREES		
9	RED BUD - Cercis canadensis*	6' ht. B/B - Bush Form	20'/ 25'
6	JAPANESE TREE LILAC - Syringa reticulata	1-1/2" cal. B/B	15'/ 10'
6	MARILEE CRABAPPLE - Malus 'Jarmin' (Fruitless)	1-1/2" cal. B/B	20'/ 10'
3	SPRING SNOW CRABAPPLE - Malus x 'Spring Snow' (Fruitless)	1-1/2" cal. B/B	25'/ 15'

* DENOTES OHIO NATIVE PLANT MATERIAL

A17 | PLANT MATERIALS LIST *FOR SHEET L-1.0*

STATE OF OHIO ROGER E. BEAL 443 REGISTERED LANDSCAPE ARCHITECT

NAME: ROGER E. BEAL
REGISTRATION NO: LA 8100433

ARCHITECT OF RECORD

LWC INCORPORATED
434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

DDC DAYTON DESIGN COLLABORATIVE

CONSULTANT

LANDSCAPE ARCHITECT:
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YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.564.8199
LICENSED IN OH, IN, KY, WV, PA, NY, IL, MS, MI, VA, TX, OK, AZ, CO, NM & UT

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3.	CLC/CONSTRUCTION DOCUMENTS	2021.12.21

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OH, 45424

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SITE LANDSCAPE PLAN

PROJECT NUMBER 20.230
DRAWN REB
REVIEWED REB
DATE 2021.10.01

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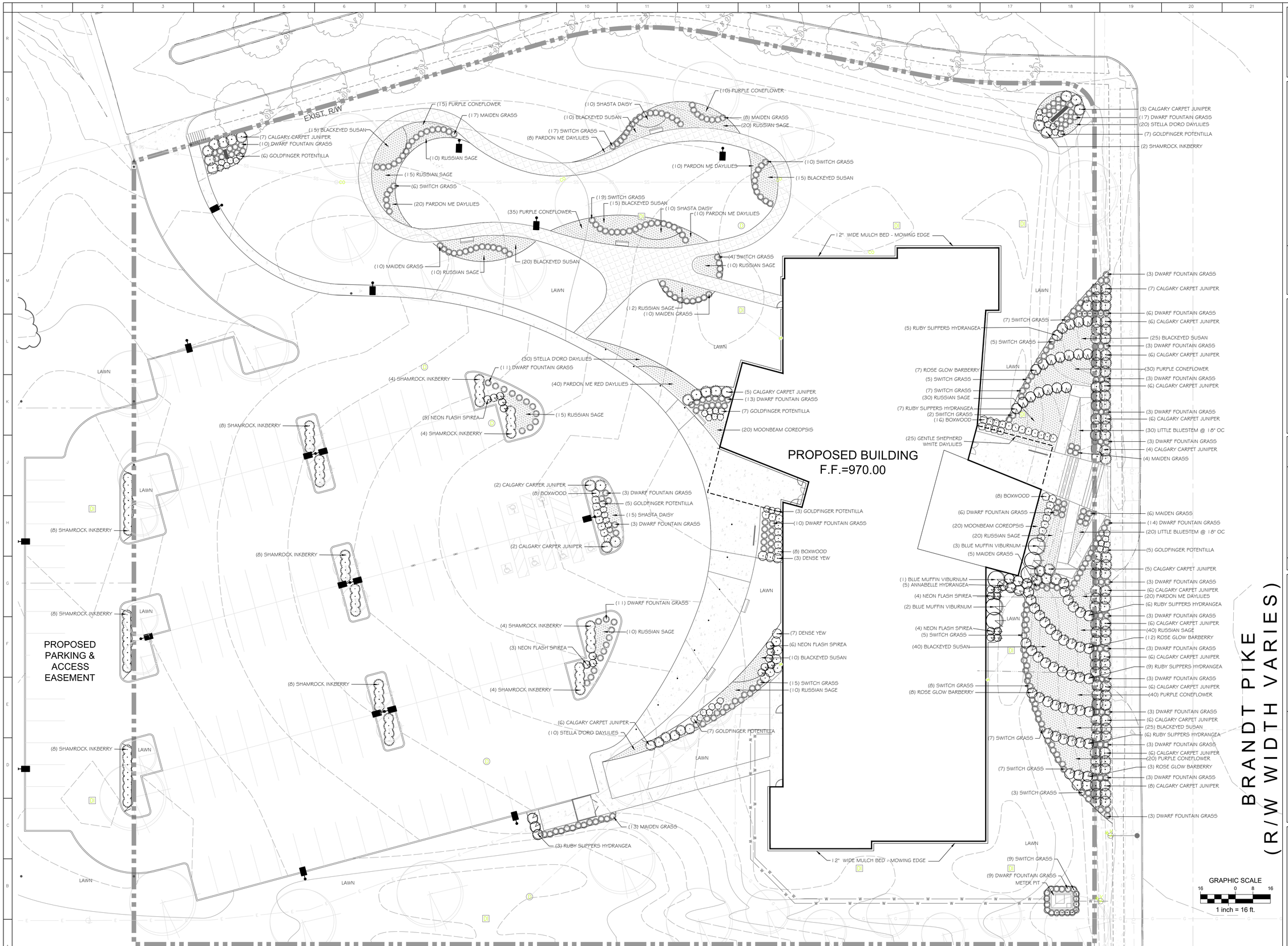

A1 BUILDING & SITE DETAIL PLANTING PLAN

1" = 16'-0"

STATE OF OHIO
ROGER E. BEAL
443
REGISTERED
LANDSCAPE ARCHITECT

NAME: ROGER E. BEAL
REGISTRATION NO: LA 8100433

ARCHITECT OF RECORD

LWC INCORPORATED
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712 East Main Street Richmond, IN 47374 765.962.3546

DDC DAYTON DESIGN COLLABORATIVE
GROUP ARCHITECTURE ENGINEERING CONSULTING

CONSULTANT

LANDSCAPE ARCHITECT:
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BUILDING LANDSCAPE PLAN

PROJECT NUMBER 20.238
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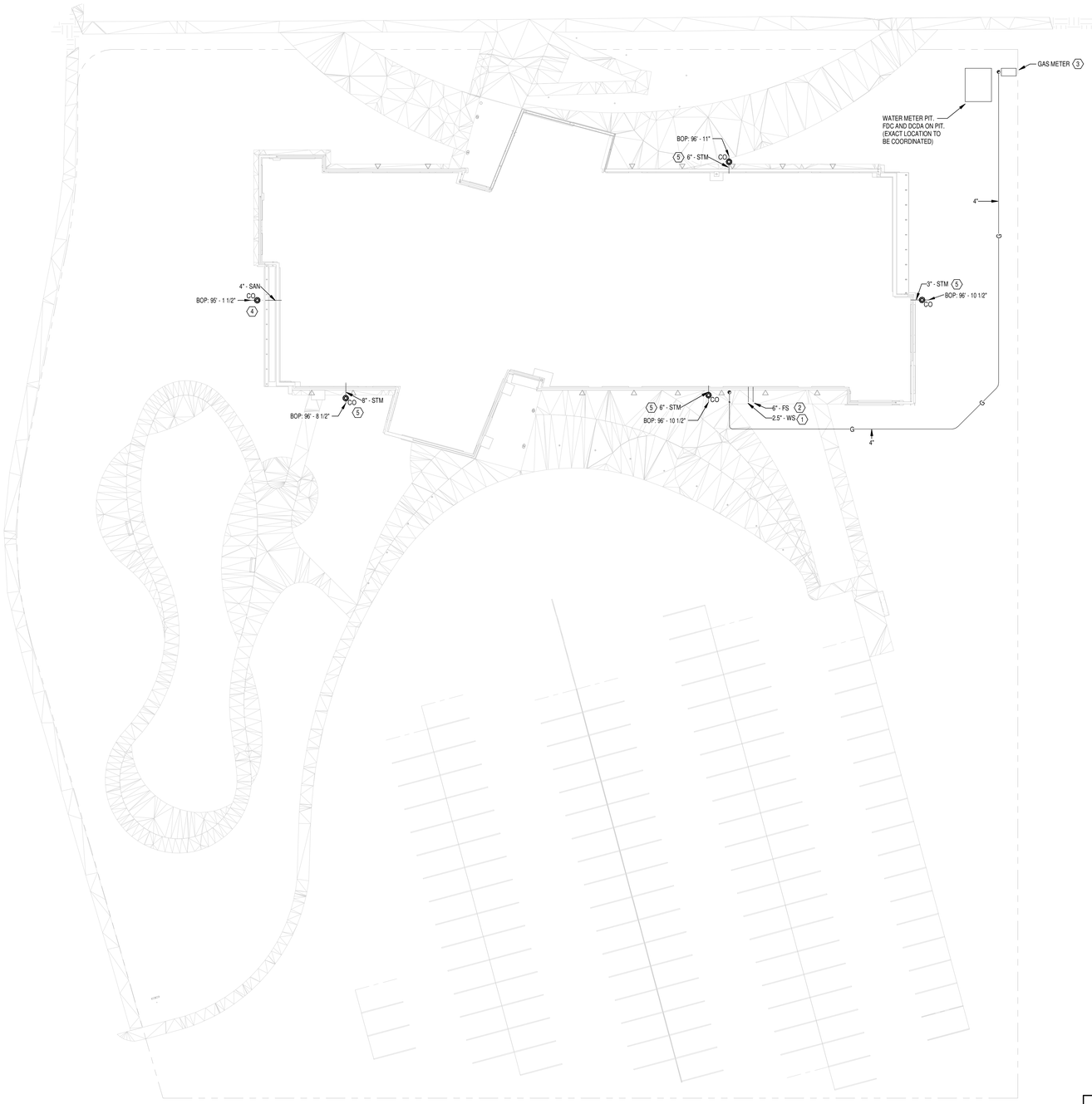
DATE 2021.10.01

L-1.1



1 **PLUMBING SITE PLAN**
SCALE: 3/64" = 1'-0"

GAS CONNECTED LOAD

MECHANICAL EQUIPMENT	QTY.	CFH	TOTAL
BOILERS	2	750	1500 CFH
PLUMBING EQUIPMENT			
DOMESTIC WATER HEATER	1	100	100 CFH
TOTAL			1600 CFH

SHEET NOTES:

1. 2.5" WATER SERVICE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
2. 6" FIRE SERVICE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. GAS METER/REGULATOR SETTING AND PIPING UP TO SETTING BY GAS COMPANY. CONNECT TO OUTLET OF METER AND PROVIDE ALL PIPING DOWNSTREAM OF METER. TOTAL CONNECTED LOAD IS 1600 CFH. OUTLET PRESSURE TO BE 7" W.C. COORDINATE ALL GAS WORK WITH GAS COMPANY. COORDINATE EXACT LOCATION WITH ADJACENT WATER METER PIT.
4. CONNECT TO SANITARY PIPING BY SUC AT POINT 5' - 0" OUTSIDE BUILDING. PROVIDE TEST-WYE AND CLEANOUT AT POINT OF CONNECTION TO SUC PIPING. LOCATE CLEANOUT WITHIN LANDSCAPING AREA AT EDGE OF WHERE LANDSCAPING MEETS LAWN. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
5. CONNECT TO STORM PIPING PROVIDED BY SUC AT A POINT 5' - 0" OUTSIDE OF BUILDING. PROVIDE TEST WYE AND CLEANOUT AT POINT OF CONNECTION TO SUC PIPING. LOCATE CLEANOUT WITHIN LANDSCAPING AREA AT EDGE OF WHERE LANDSCAPING MEETS LAWN. REFER TO CIVIL DRAWINGS FOR CONTINUATION.

STATE OF OHIO
MATTHEW T. SCIARRETTI #E-66177 REGISTERED
PROFESSIONAL ENGINEER
12/21/2021

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DAYTON DESIGN COLLABORATIVE
GROUP 4 ARCHITECTURE RESEARCH + PLANNING, INC.

CONSULTANT

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN	2021.05.12
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

HUBER HEIGHTS BRANCH
BRANDT PIKE
HUBER HEIGHTS, OH, 45424

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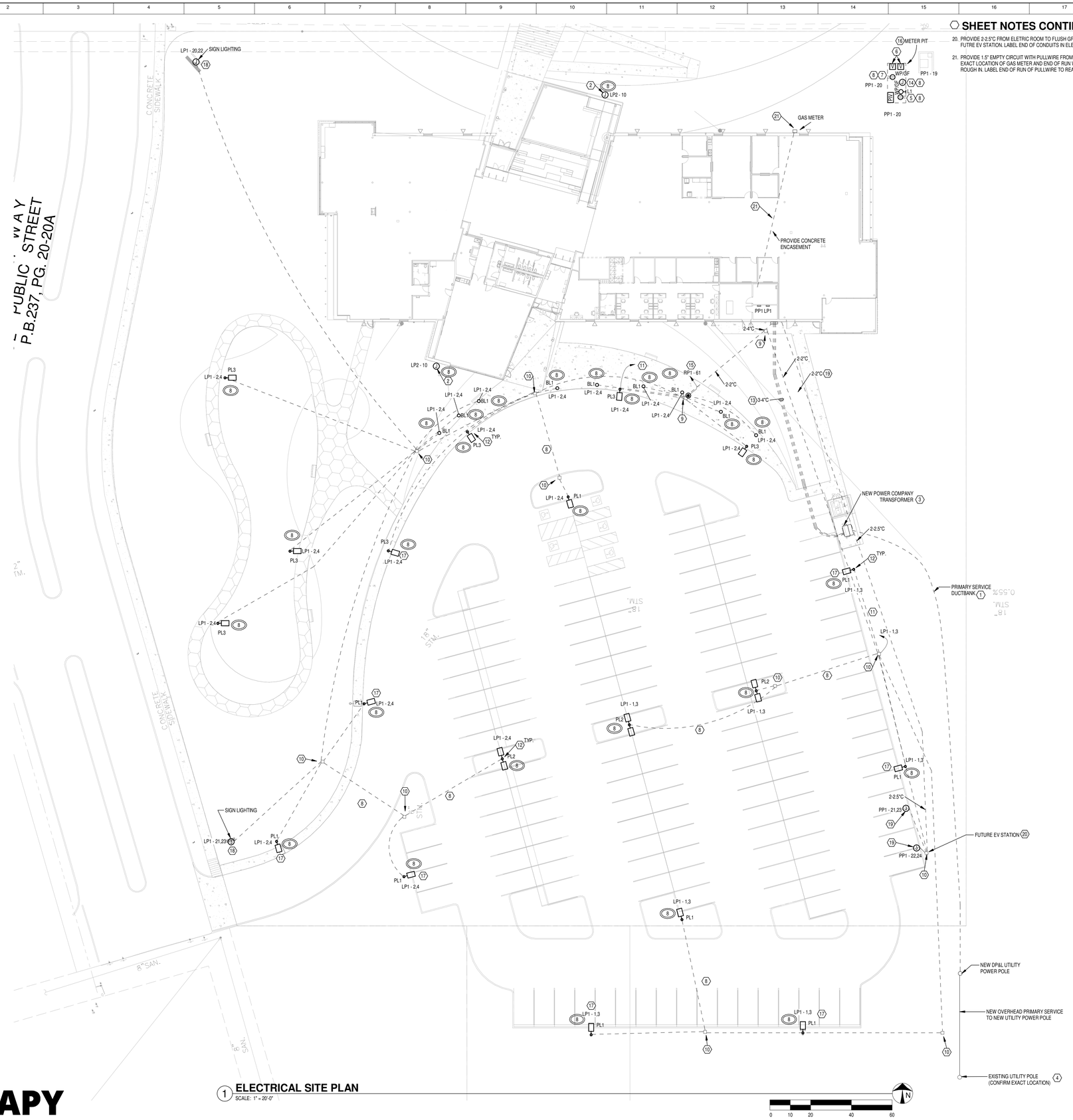
PLUMBING SITE PLAN

PROJECT NUMBER 2021-07022.00
DRAWN Author
REVIEWED Checker
DATE 12/21/21
P003

HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2021-07022



1 **ELECTRICAL SITE PLAN**
SCALE: 1" = 20'-0"

SHEET NOTES CONTINUE:

20. PROVIDE 2-2.5°C FROM ELETRIC ROOM TO FLUSH GRADE PULLBOX LOCATED ON SITE FOR FUTRE EV STATION. LABEL END OF CONDUITS IN ELECTRIC ROOM TO READ "EV STATION".

21. PROVIDE 1.5" EMPTY CIRCUIT WITH PULLWIRE FROM GAS METER TO IT ROOM. VERIFY EXACT LOCATION OF GAS METER AND END OF RUN WITH DIV 23 CONTRACTOR PRIOR TO ROUGH IN. LABEL END OF RUN OF PULLWIRE TO READ "GAS METER".

SHEET NOTES:

1. NEW UNDERGROUND PRIMARY ELECTRIC DUCTBANK CONSISTING OF (3)-4" DUCTS PER DETAIL 5, SHEET E004. DUCTS SHALL BE ENCASED IN 3000LB CONCRETE. DUCTBANK PROVIDED BY E.C; ALL PRIMARY CONDUCTORS PROVIDED BY POWER CO. COORDINATE EXACT LOCATION/ROUTE OF DUCTBANK AND SERVICE ENTRANCE REQUIREMENTS WITH POWER CO. PRIOR TO THIS WORK, AND PROVIDE ACCORDINGLY.

2. PROVIDE ASSOCIATED DECORATIVE BACKBOX AND WIRING FOR EXTERIOR SIGN. BACKBOX SHALL BE SMALL ENOUGH TO BE INCONSPICUOUS ON THE BUILDING, AND LARGE ENOUGH TO ACCOMMODATE TRANSFORMER AND ASSOCIATED CONDUIT AND CIRCUIT.LOW VOLTAGE WIRING TO EACH INDIVIDUAL LETTER TO EXTERIOR SIGN. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH ARCHITECT/SIGNAGE CONTRACTOR PRIOR TO ROUGH IN AND PROVIDE ACCORDINGLY. RUN CIRCUIT THROUGH LIGHTING CONTROL PANEL; REFER TO SHEET E003. EXTERIOR SIGN IS BY SIGNAGE CONTRACTOR AND SHALL BE CONNECTED BY E.C. G.C. SHALL PAINT COVERPLATE OF BACK BOX TO MATCH EXTERIOR WALL.

3. APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER; E.C. SHALL PROVIDE TRANSFORMER PAD PER DETAIL 2, SHEET E005 AND PER POWER CO. STANDARD DRAWINGS. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. POWER CO. SHALL INSTALL TRANSFORMER AND PERFORM FINAL TERMINATIONS. POWER CO. SHALL EXTEND PRIMARY ELECTRIC FEEDER FROM UTILITY POLE TO LOCATION OF TRANSFORMER AND CONNECT TO PRIMARY. E.C. SHALL EXTEND SECONDARY ELECTRIC SERVICE FROM TRANSFORMER TO MAIN SERVICE DISCONNECT SWITCH LOCATED IN THE BUILDING. REFER TO SINGLE- LINE DIAGRAM.

4. EXISTING U LIGHTING POLE

5. VERIFY EXACT MOUNTING LOCATION OF WORK LIGHT. COORDINATE SWITCH AND RECEPTACLE LOCATION WITH P.C. PRIOR TO INSTALLATION AND PROVIDE ACCORDINGLY.

6. E.C. SHALL PROVIDE (2)-1"C. WITH FIRE ALARM WIRING FROM FIRE ALARM DEVICES MOUNTED IN WATER METER PIT INTO BUILDING AND TO MAIN FIRE ALARM PANEL FOR MONITORING FIRE ALARM DEVICES. WIRE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

7. PROVIDE WEATHERPROOF RECEPTACLE WITH 120V-1PH BRANCH CIRCUIT WITH (2-#8, 1-#8 GRD. IN 1"C.) TO SERVE NEW SUMP PUMP. RUN CIRCUIT TO PANEL INDICATED.

8. ALL CONDUITS INSTALLED UNDER DRIVEWAYS AND PARKING AREAS WHERE AUTOMOBILE TRAFFIC PASSES THROUGH SHALL BE CONCRETE ENCASED.

9. 36"x36" FLUSH GRADE PULLBOX ENCLOSURE WITH GREEN GASKET COVER WITH APPROPRIATE LOGO, PER DETAIL 4, SHEET E004. PULLBOX CONTAINS ALL EXTERIOR LIGHTING (AND RECEPTACLE) CONDUITS; EXTEND (2)-4" CONDUITS FROM THIS PULLBOX TO ELECTRIC ROOM TO SERVE EXTERIOR LIGHTING AND EXTERIOR RECEPTACLE CIRCUITS. PROVIDE DIVIDER PLATE INSIDE TO SEGREGATE THE LIGHTING AND RECEPTACLE CIRCUITS AND PROVIDE LABEL ON WIRING TO INDICATE BRANCH CIRCUITS. REFER TO NOTES ON THIS SHEET.

10. FLUSH GRADE PULLBOX ENCLOSURE WITH GREEN GASKETED COVER WITH APPROPRIATE LOGO, PER DETAIL 3, SHEET E004.

11. RUN 20A, 208V-1PH LIGHTING CIRCUIT WITH 2-#8, 1#8 GRD. IN COMMON 1.5" CONDUIT WITH RECEPTACLE CIRCUIT TO EXTERIOR LIGHTING PULLBOX(NOTE 9, THIS SHEET). EXTEND FROM PULLBOX TO PANEL IN MAIN ELECTRIC ROOM AS INDICATED. RUN LIGHTING BRANCH CIRCUITS THROUGH EXTERIOR LIGHTING CONTROLS PER DETAILS ON SHEET E003.

12. G.C. IS RESPONSIBLE TO PROVIDE FINISHED WALKWAY (BRICK, PAVERS ETC.) UP TO POLE BASE.

13. PROVIDE (3)-4" CONDUIT FROM THIS LOCATION TO LOCATION OF NEW TRANSFORMER/TRANSFORMER PAD. COORDINATE EXACT LOCATION AND ROUTE WITH DP&L PRIOR TO ROUGH IN AND PROVIDE ACCORDINGLY.

14. E.C. SHALL PROVIDE 20A, 120V HEAT TRACE CIRCUIT WITH 2-#6, 1-#8 GRD. IN 1"C. FROM POWER PANEL "PP1" LOCATED IN MAIN ELECTRIC ROOM. PROVIDE GROUND FAULT BREAKER IN PANEL TO SERVE THIS CIRCUIT.

15. RUN 20A, 120V RECEPTACLE CIRCUIT WITH 2-#8, 1-#8 GRD., IN COMMON 1.5" CONDUIT WITH LIGHTING CIRCUIT TO EXTERIOR LIGHTING PULLBOX (NOTE 9, THIS SHEET). EXTEND FROM PULLBOX AND TO PANEL IN BUILDING. RUN RECEPTACLE BRANCH CIRCUITS THROUGH EXTERIOR LIGHTING/RECEPTACLE CONTROL RELAY PER DETAIL ON SHEET E004.

16. COORDINATE EXACT LOCATION OF WATER METER PIT WITH P.C.

17. PROVIDE HOUSE SIDE SHIELD.

18. PROVIDE ASSOCIATED BACK BOX AND WIRING FOR EXTERIOR SIGN. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT/ SIGN PRIOR TO ROUGH IN AND PROVIDE ACCORDINGLY. RUN CIRCUIT THROUGH LIGHTING CONTROL PANEL; REFER TO SHEET E003.

19. PROVIDE (2)-2"C AND CABLING FOR FUTURE CAR CHARGING STATION POWER AND DATA. BASIS OF DESIGN: LEVITON EVR-GREEN 4000 POWER-SHARING CHARGER. E.C. SHALL PROVIDE A 208V-1PH, 40A BRANCH CIRCUIT UTILIZING A NON-GFCI BREAKER IN PANEL PP1. CONDUIT SHALL BE ROUTED BACK TO NECESSARY ELECTRICAL AND LT. ROOMS IN MAIN BUILDING.

GENERAL NOTES:

A. ALL UNDERGROUND CONDUITS AND DUCTBANKS SHALL BE DIRECT BURIED PER DETAILS, ON SHEET E-005 UNLESS INDICATED OTHERWISE. ALL PRIMARY AND SECONDARY CONDUITS AND DUCTBANKS SHALL HAVE LONG SWEEPING BENDS. ALL CONDUITS BURIED UNDER DRIVEWAYS AND PARKING AREAS WHERE AUTOMOBILE TRAFFIC PASSES THROUGH AND ANY BENDS IN CONDUIT SHALL BE CONCRETE ENCASED. PROVIDE ALL CONDUITS WITH PULLWIRE; ALL CONDUITS SHALL BE 1.5" UNLESS INDICATED OTHERWISE. CONTRACTORS SHALL UTILIZE COMMON TRENCH(ES) WHERE EVER FEASIBLE.

B. E.C. IS RESPONSIBLE FOR ALL CUTTING, PATCHING, AND RESURFACING OF ANY/ALL HARD SURFACES DISTURBED TO FACILITATE THIS WORK.

C. E.C. SHALL REFER TO CIVIL DRAWINGS SHEET FOR EXACT ROUTING OF ALL UNDERGROUND UTILITIES.

D. THE SITE WILL BE REGRADED AND RENOVATED UNDER THIS PROJECT; REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR AREAS WHERE NEW WORK WILL OCCUR. E.C. SHALL REMOVE ALL ELECTRICAL DEVICES, LIGHT POLES, UNDERGROUND CONDUITS AND OTHER EQUIPMENT ASSOCIATED WITH DIVISION 26 TO ACCOMMODATE ALL NEW CONSTRUCTION ON SITE. ONLY EXISTING DEVICES SERVING EXISTING EQUIPMENT TO REMAIN AND DEVICES INDICATED AS EXISTING SHALL BE MAINTAINED.

E. E.C. SHALL PROVIDE EXTERIOR MOUNTED WEATHERPROOF FIRE AUDIO/VISUAL DEVICE ON THE OUTSIDE OF THE BUILDING AS DIRECTED BY LOCAL FIRE DEPARTMENT. REFER TO SPEC SECTION 28 31 00.

F. COORDINATE INCOMING ELECTRICAL SERVICE ROUTING WITH AES PRIOR TO ROUGH-IN AND PROVIDE ACCORDINGLY. CONTACT JULIE SULLIVAN @ JULIE.SULLIVAN@AES.COM FOR MORE INFORMATION.

CALL 811
MINIMUM 2 WORK DAYS BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

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DONALD E. ALLEN JR.
86723
REGISTERED
PROFESSIONAL ENGINEER
12-21-2021

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HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2021-07022

Revisions / Submissions		
No.		Date
1	SCHEMATIC DESIGN	2021.10.15
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

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BRANDT PIKE
HUBER HEIGHTS, OH, 45424

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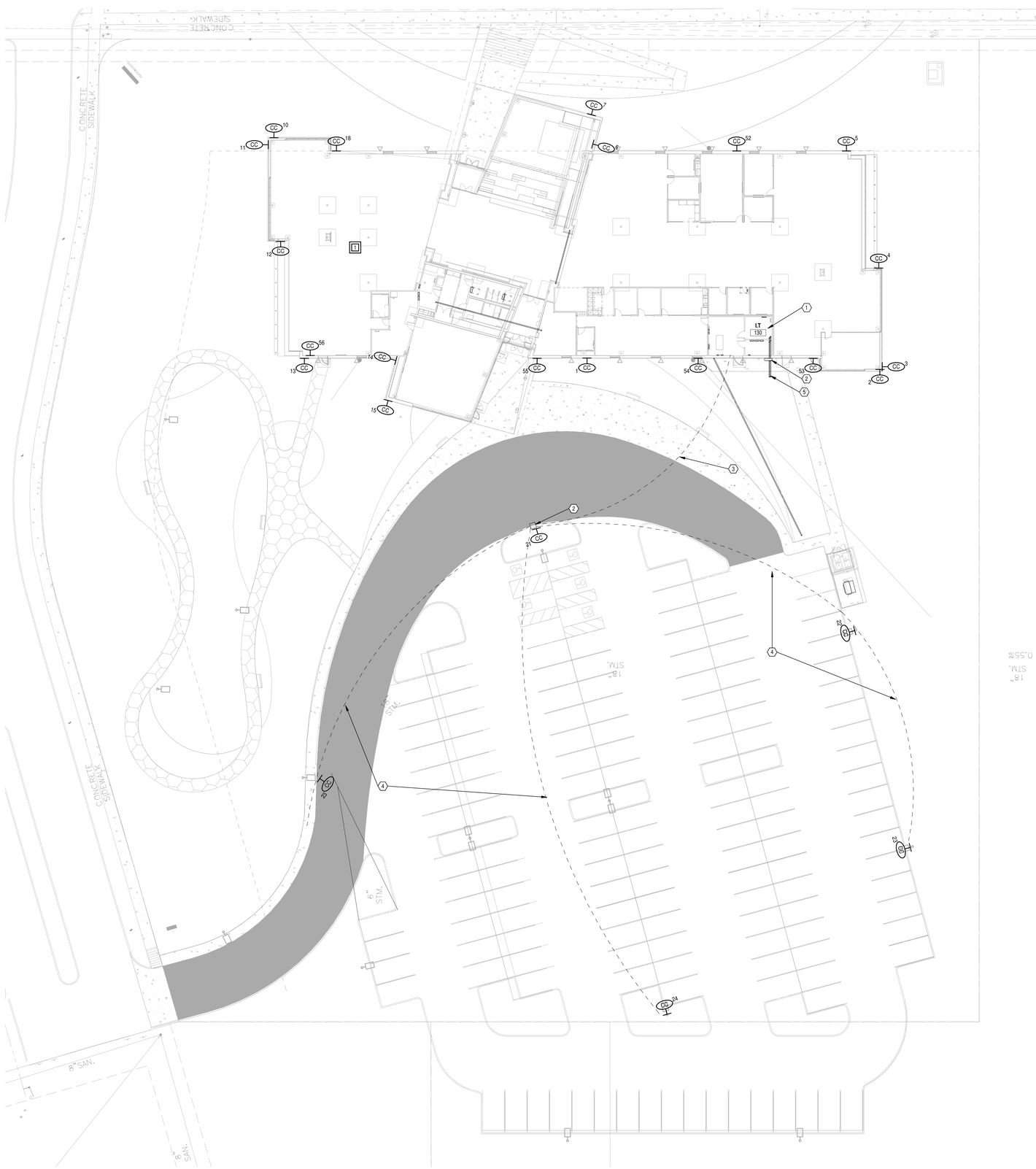
ELECTRICAL SITE PLAN

DATE 12.21.21
PROJECT NUMBER 2021-07022.00
DRAWN MPH
REVIEWED DEA

E007

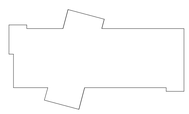


SHEET NOTES:

1. LOCATION OF IT ROOM 130.
2. HANDHOLE.
3. 2" CONDUIT FOR ROUTING OF CABLING TO THE LIGHT POLES.
4. 1.5" CONDUIT FOR ROUTING OF CABLING TO THE LIGHT POLES.
5. (2) 4" CONDUITS TO THE STREET. COORDINATE LOCATION OF CONDUITS BASED ON THE SELECTION OF THE SERVICE PROVIDER BY THE OWNER.

GENERAL NOTES:

KEY PLAN:



HEAPY
P: 937-224-0861 www.heapy.com
PROJECT NO. 2021-07022

1 **SITE PLAN**
SCALE: 1" = 20'-0"

REGISTERED COMMUNICATIONS DISTRIBUTION DESIGNER
Bicsi
Russell S Gill
BICSI ID # 255680
EXPIRES 12-31-22
RCDD

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CONSULTANT

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN	2021.09.12
2	DESIGN DEVELOPMENT	2021.10.01
3	CONSTRUCTION DOCUMENTS	2021.12.21

HUBER HEIGHTS BRANCH
BRANDT PIKE
HUBER HEIGHTS, OH, 45424

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TECHNOLOGY SITE PLAN

DATE 12/21/21
PROJECT NUMBER 2021-07022.00
DRAWN JHH
REVIEWED RSG

T002

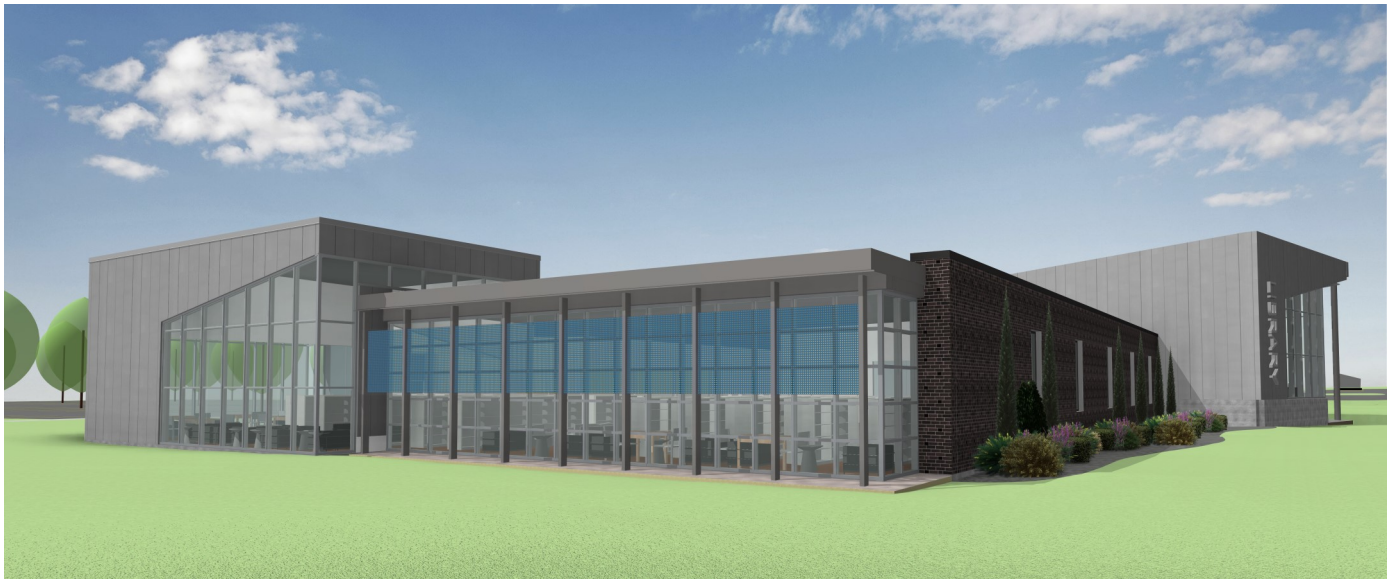
HUBER HEIGHTS

West Elevation - Main Entrance

HUBER HEIGHTS

West Elevation - Northwest Corner

HUBER HEIGHTS



South Elevation

East Elevation - North Corner

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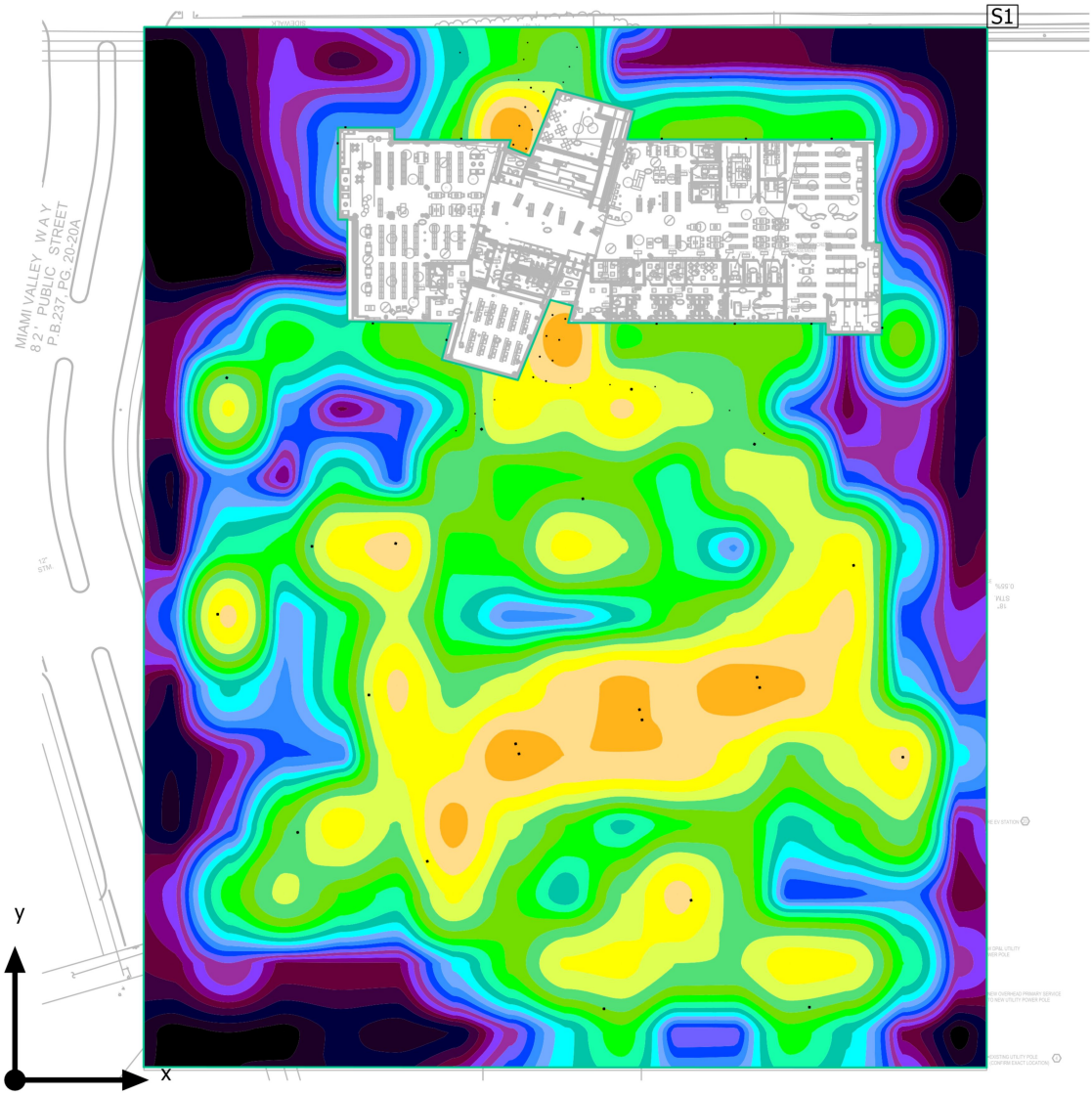
Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
449611 lm	3478.2 W	129.3 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy
12	HUBBELL OUTDOOR LIGHTING	TRP1-12L30-4K7-3	GeoPak Size 1	28.1 W	2836 lm	100.9 lm/W
15	Industrial Lighting Products Inc	SAS-18L-U-40-T3	Skyline Small, 18,000 Lumens, 4000K, Type 3 Optic	132.6 W	20379 lm	153.7 lm/W
7	Industrial Lighting Products Inc	SAS-9L-U-40-T3	Skyline Small, 9,000 Lumens, 4000K, Type 3 Optic	66.3 W	10189 lm	153.7 lm/W
17	LIGMAN	LH-10603-W40	Mini Lightsoft 2 bollard LED	14.3 W	347 lm	24.2 lm/W
16	WILLIAMS INDOOR	4DR-TL-L30-840-DIM-UNV-LW-OF-WH-WETCC	Black formed aluminum housing, white reflector, clear patt erned glass lens enclosure	27.8 W	2042 lm	73.4 lm/W

Site 1

Calculation objects



0.01	0.02	0.03	0.05	0.07	0.10	0.13	0.17	0.22	0.28	0.37	0.48	0.62	0.81	1.04	1.36	1.77
2.29	2.98	3.87	5.04	6.54	8.50	31	113	411	1500 [fc]							

Site 1

Calculation objects

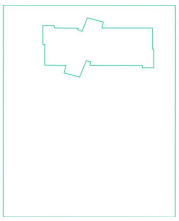
Calculation surfaces

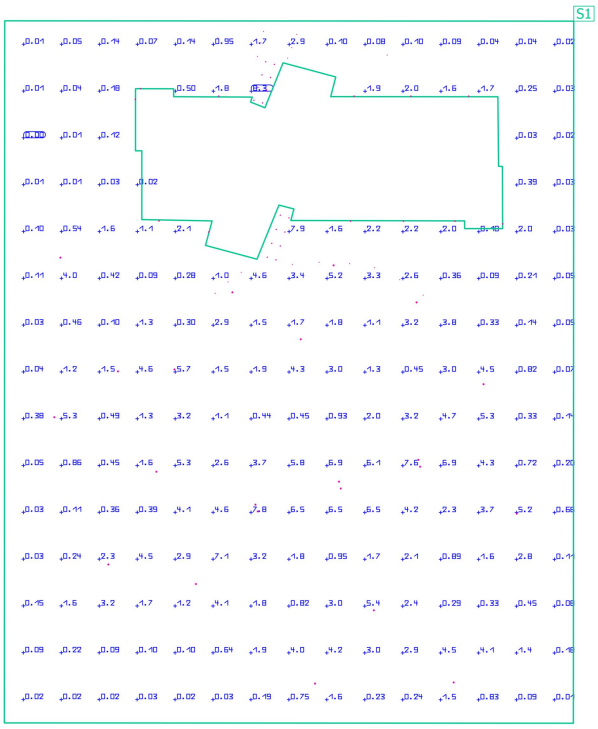
Properties	$\bar{E}$	E_{min}	E_{max}	g_1	g_2	Index
Calculation surface 1 Perpendicular illuminance Height: 0.000 ft	1.76 fc	0.005 fc	8.32 fc	0.003	0.001	S1

Utilisation profile: DIALux presetting, Standard (outdoor transportation area)

Site 1

Calculation surface 1





Properties	Ē	E_{min}	E_{max}	g_1	g_2	Index
Calculation surface 1 Perpendicular illuminance Height: 0.000 ft	1.76 fc	0.005 fc	8.32 fc	0.003	0.001	S1

Utilisation profile: DIALux presetting, Standard (outdoor transportation area)