AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
September 27, 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

7. New Business

A. MINOR CHANGE - The applicant, Sign Dynamics, is requesting approval of a Minor Change for signage for a new replacement monument sign. Property is located at 7505 Taylorsville Road (MC 22-37).

B. REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning to PI - Planned industrial and a Basic Development Plan to construct a truck sto and repair facility on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road (RZ BDP 22-35).

C. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan, to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres. Property is located 6209 Brandt Pike (rear lots of former Marian Shopping Center) (DDP 22-34),

8. Additional Business

A. Yard & Company presentation

9. Approval of Minutes

A. Planning Commission September 13, 2022

10. Reports and Calendar Review

A. Major Change to the Detailed Plan - Kopilchack

11. Upcoming Meetings

A. October 11, 2022
October 25, 2022

12. Adjournment

AI-8659 **7. A.**

Planning Commission

Meeting Date: 09/27/2022

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, Sign Dynamics, is requesting approval of a Minor Change for signage for a new replacement monument sign. Property is located at 7505 Taylorsville Road (MC 22-37).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Letter

Memorandum

Staff Report for Meeting of September 27, 2022

To: Huber Heights City Planning Commission

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

Date: September 22, 2022

Subject: MC 22-37 Minor change for new monument sign.

Application dated August 30, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: Sign Dynamics - Applicant
The Sulphur Grove UMC - Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: 7505 Taylorsville Rd.

ZONING/ACREAGE: Planned Public and Private Buildings / 7.8 acres

EXISTING LAND USE: Quasi-Public

ZONING ADJACENT LAND: Commercial / Residential

REQUEST: The applicant requests approval to replace their existing wood ground sign with a monument sign with electronic message board.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1189;

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval to replace their existing wood panel ground sign with an approximately 6-foot-tall monument sign that has an incorporated electronic message center.

Applicable Zoning Regulations

Chapter 1189 Signs

(i) *Planned Unit Development Sign Programs.* Signs which have been approved as part of a planned unit development sign program may vary from the requirements stated within this chapter. Variations permitted through a PUD sign program may include but are not limited to the following: total number of signs permitted, sign size, sign setback, sign height and percentage of sign area devoted to changeable copy or electronic copy. Such deviations are recognized to be primarily for safety or unique parcel configuration circumstances and are not intended to circumvent the intent of the sign code.

(Ord. 2013-O-2016, Passed 1-28-13; Ord. No. 2019-O-2398 , § 1, 10-14-19)

Conformance with Zoning Regulations

The Planning Commission has great flexibility for approving signs within a planned district. The applicant is requesting a 6'-foot high monument sign on a brick base, which is consistent with the zoning code. The electronic message center is less than 50% of the sign area, consistent with the code. However, the digital area is 25" high and the code suggests 18" in height in the "B", "O" or "I" districts.

Standards for Approval

1171.11 Changes in the basic and detailed development plans.

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

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

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

Staff Analysis

The applicant seeks a minor change to replace their existing wood ground mounted sign with a 6-foot monument sign, on a brick base with an electronic message center. If this sign were in a “B”, “O” or “I” district the sign conforms in all respects to the code, with the exception that the height of the digital lettering is slightly too tall. Despite the height of the digital lettering, the electronic message center is still less than 50% of the sign area, consistent with the zoning code.

Additional Comments:

Fire: None received

City Engineer: None Received

Recommendation

Staff recommends approval of the minor change to construct the monument sign as submitted.

Planning Commission Action

The Planning Commission has significant leeway when reviewing and approving sign packages within planned districts. The Planning Commission may approve the sign packages as submitted or make revisions as it sees fit.

Planning Commission Decision Record

WHEREAS, on August 30, 2022, the applicant, Sign Dynamics, requested approval of a Minor Change for signage for a new replacement monument sign. Property is located 7505 Taylorsville Road, Sulphur Grove, further identified as Parcel Number P70 02208 0001 of the Montgomery County Auditor's Map (Case MC 22-37), and;

WHEREAS, on September 27, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Sign Dynamics, for approval of a Minor Change for signage for a new replacement monument sign. Property is located 7505 Taylorsville Road, Sulphur Grove, (Case MC 22-37), in accordance with the recommendation of Staff's Memorandum dated September 22, 2022.

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

2-Sided, Internally-Illuminated Cabinet with LED Message Center
5'11.25"T x 8'W (overall)
Monument to be built as one cabinet, with routed aluminum faces with acrylic backs at top, an opening for the EMC in the middle, and brick-painted aluminum skirting on bottom.
Primary cabinet area to be painted SW 6194 "Basil"

SIGN Dynamics

Design Proof

Project Manager: Alex Harrison

***Sulphur Grove UMC** - LED Message Board Monument* (7505 Taylorsville Rd.)

Drawn by: Bill Scheiding 10-18-2021

Approved by: _____


Sulphur Grove
United Methodist Church
ESTABLISHED 1871

Site map for 7505 Taylorsville Road

Red line is ROW and yellow line is setback 15 feet from ROW.

Red circled X is new sign location 10 feet West of sidewalk

CONNECT GROW SULPHUR GROVE CHURCH SERVE GO

Sulphur Grove United Methodist Church
7505 Taylorsville Rd.
Huber Heights, OH 45424
937-236-5970

August 29, 2022

Members of the Planning Commission,

As you know, we recently submitted a permit request for a new roadside sign through Sign Dynamics in Dayton. As part of the process, we have been asked to submit answers to the Minor Change Submittal Checklist, provided by your department. Please find our responses below.

Sulphur Grove Church embarked on a revitalization campaign in 2019. In the church's 150-year history, changes of this importance have only occurred a few times. This campaign was a formal, managed process through which the church was evaluated by the district office and other experts over several months, and was then provided recommendations for improvement across a broad spectrum of operating, usage, and outreach areas. These improvements were voted on by the church membership and included community-interfacing changes such as improved social media, improved media streaming of services and other events, a significant update to the lobby, a master review of building usage, and a completely new system of interior and exterior signage.

Including the recent revitalization plans, in the last 15 years the church has invested well over $2MM in a large 2007 addition, a complete parking lot replacement, a new playground, and now new signage and construction of a new student area in an unused part of the 2007 addition (plans for which are currently with the city plan inspector). Sulphur Grove has been a part of the community for many years and wishes to continue serving the community to the best of our abilities.

Under the mentorship of a consultant in signage and interior design from Columbus, and made real by the experts at Sign Dynamics, the church is in the process of installing a complete system of exterior directional, interior wayfinding, and interior room signs. One of the most significant aspects of the plan is the replacement of the monument sign located alongside Taylorsville Road. The old sign, despite its size, is difficult to see for passersby because it is parallel to the road and is nearly the same color as the building. It is also a static sign with only the name of the church on the face. As such, special events have necessitated the use of temporary wood and vinyl signs. Aside from the recurring cost of these temporary signs, they detract from the aesthetic of the building and grounds.

When considering sign options, the signage committee and church leadership agreed that an electronic sign would be preferred over a changeable-letter sign. This excellent technology would take the place of temporary signs and allow for real-time updates to information displayed. It helps the church in our mission to support the community by improving communications.

CONNECT GROW SULPHUR GROVE CHURCH SERVE GO

While using an electronic sign, the church desires to abide by the ordinances and guidance of the City of Huber Heights. No special operation or appearance is requested, and efforts have been made to ensure the design reflects the existing building brick and pleasant green of the landscape.

We recognize that the church is in a residential area (the city schools transportation building and proximity to Walmart notwithstanding) and as such we have chosen a design that allows for dimming and timed off/on, if required. The church is also considering a variance request to move the sign farther away from the neighbors to the East, and more central between the two main church buildings. This would improve visibility while also reducing light visible to residential neighbors. The church would also abide by any city requirements for electronic displays, e.g., frequency of change, animated/non-animated, etc.

We believe that allowing an electronic sign for Sulphur Grove Church is not setting a new precedent. Other local organizations and businesses with electronic signs include:

- Goodwill at 7590 Brandt Pike, in front of Walmart and just around the corner from the church
- St. Peter Catholic Church on Chambersburg Road
- North Huber Heights Baptist Church at 6193 Taylorsville Road
- Large format electronic signs at Brandt and Chambersburg and on I-70 by The Rose

Sulphur Grove will continue to support the community of Huber Heights and asks that the city support the church by approving this permit request.

With God's blessings,

Ryan Buffenbarger
Church Trustee and Signage Team Lead

AI-8658 **7. B.**

Planning Commission

Meeting Date: 09/27/2022

Rezoning and Basic Development Plan

Information

Agenda Title

REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning to PI - Planned industrial and a Basic Development Plan to construct a truck sto and repair facility on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road (RZ BDP 22-35).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of September 27, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner

Date: September 22, 2022

Subject: Basic Development Plan and Rezoning
(Overnight truck parking and truck repair facility)

Revised application dated September 19, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Thomas Dusa – Applicant Said Agaliyev - Owner
DEVELOPMENT NAME:	Technology Blvd. Trucking Facility
ADDRESS/LOCATION:	South East corner of Technology Blvd. and Artz Rd.
ZONING/ACREAGE:	B-3 / 3.3 Acres
EXISTING LAND USE:	Vacant / Agricultural
ZONING ADJACENT LAND:	North: I-1 & PC East: PC (recently rezoning for a fueling station and truck repair facility) West: I-1 South: I-1
REQUEST:	The applicant requests approval of a basic development plan and rezoning to Planned Industrial to construct a truck stop and repair facility on approximately three (3) acres.
ORIGINAL APPROVAL:	N/A

APPLICABLE HHCC: Chapter 1171, 1177, 1181

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a basic development plan and rezoning to Planned Industrial to construct a truck stop and repair facility on a three (3) acre parcel. The site is very close to the I-70 / SR 235 interchange.

The land is currently zoned B-3. The surrounding lands are predominantly zoned I-1 and used for manufacturing or logistics purposes. There is a significant amount of agricultural / vacant land immediately east of this site in Clark County that has development potential but limited access to SR 235 and I-70.

Approximately 35 acres was recently rezoned to Planned Commercial to accommodate a fueling station, truck stop and repair facility. The City Council amended the basic development plan to increase the number of truck stop spaces to 30, from 10 spaces that was approved by the Planning Commission.

On-Site Uses and Facilities

The applicant is proposing a 4,500 SF building with 12 semi-truck parking spaces. The "shop floor" is approximately 843 SF. In comparison, the recently approved diesel repair facility on the east side of SR 235 is planned to be 6,642 SF.

The applicant feels there is a need for support services for over-the-road truckers who have maximized their legal driving time and must rest. Through discussions with the applicant, the programing of the proposed building includes facilities for drivers who are parked and resting including restrooms, showers, etc. However, the final programing of the building has not been finalized.

Site Characteristics

The site is located just north of the I-70 / SR-235 interchange and has a prominent location for those entering or leaving the city. The developable area sits approximately six (6) feet below street grade including SR-235, Artz Road and Technology Boulevard. There is an existing tree line along the east and south side of the site, which effectively screen the site from the view of those traveling northbound on SR-235.

The site has access to all utilities.

Applicable Zoning Regulations

The appliable zoning chapters include: 1171 General Provisions, 1177 Planned Industrial District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading. The relevant sections are citied below:

Chapter 1171 General Provisions

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)

1171.05 Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan 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 the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

(Ord. 2006-O-1655, Passed 9-25-05)

Chapter 1177 (PI) Planned Industrial District

1177.01 Principal permitted uses.

Any principal permitted use in the Industrial Districts, I-1 and I-2, and PO Planned Office District shall be permitted. Manufacturing, processing, warehousing, industrial service activities, office and associated activities may be developed, operated and maintained within a single, organized development in accordance with an approved Planned Industrial Development District.

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

1177.02 Accessory uses.

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

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

(b) Temporary buildings and uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

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

1177.03 Development standards.

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

(a) *Minimum Land Area Requirements.*

(1) No minimum land area shall be required.

(b) *Site Planning, General Design Standards and Improvement Requirements.*

(1) Total land occupancy by all buildings for a Planned Industrial Development District shall not exceed 75 percent of the area of the tract to be developed.

(2) Planned Industrial Development Districts shall have access to at least one major thoroughfare as established on the Official Thoroughfare Plan.

(3) Landscaping and use of yards shall be as follows:

A. Required side and rear yards shall be maintained in landscaping and shall not be used for off-street parking along all property lines which abut residential or PM districts. The landscaping shall include, at a minimum, a six-foot high wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent.

B. Any front, side or rear yard that fronts a public street is required to be landscaped including street trees as outlined in Chapter 1181 and additional landscaping as determined appropriate by the Planning Commission.

C. The project area, where it abuts another business, office, or industrial district, shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15-foot depth along property lines.

(4) Off-street parking and loading spaces shall be required as set forth in Chapter 1185. In addition:

A. Off-street parking and loading facilities shall be provided, with area, location and design appropriate to the needs and specific uses of the industrial project. Space designated for off-street parking shall not be used for off-street loading.

B. Off-street parking and loading facilities shall not be located in the front yard of any property.

C. Off-street parking and loading shall be of sufficient size to accommodate normal peak loads.

D. Loading docks shall not be placed between the building and the front lot line.

(5) There shall be a side and rear yard setback of 25 feet or equal to the heights of the principal building, whichever is greater. If adjacent to a residential district or PM District, a minimum of 75 feet.

(6) All streets within the Planned Industrial Development District shall have a width of not less than 40 feet and shall comply with the City's construction standards.

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

(8) Building materials. The front facade of a principal building facing any public street on any property in the PI District shall be required to be constructed of at least 30 percent masonry materials that will extend along the entire length of the facade of the principal building. For the purposes of this section, the front facade of a principal building shall include any wall of the principal building that is parallel to the public street and is located within 100 feet of the established building line. The Planning Commission shall determine the appropriateness of the proposed masonry material design. In the case of a property which has frontage on more than one public street, the facade facing the public street from which access to the property is provided shall be considered the front facade of the building. In addition to the front facade, the side or rear facades of the principal building that face Interstate 70 or a State Route shall be constructed of at least 30 percent masonry materials that shall be clearly visible to Interstate 70 or the State Route unless a sufficient landscaping buffer is provided and is determined appropriate by Planning Commission. Recommended masonry materials include brick, split face block, tilt-up concrete, dryvit or any similar material determined appropriate by the Planning Commission.

(9) Street tree requirement. Please refer to Chapter 1181 for street tree requirements.

(10) Trash container enclosures. Please refer to Chapter 1181 for trash container enclosure requirements.

1177.04 Conditions.

All uses shall be conducted wholly within a completely enclosed building except for parking, loading and unloading facilities, which shall all be off-street. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious or offensive owing to the emission of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste.

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

Chapter 1181 General Provisions

1181.17 Street trees.

Any property that is zoned commercial, industrial, institutional or multi-family and that abuts a public street right-of-way and is being developed shall have one street tree per 40 feet of frontage planted at least four feet from the edge of the sidewalk on private property as determined appropriate by the City Engineer. If the location of the proposed street trees is determined inappropriate by the City Engineer, the City Engineer shall determine a location that is appropriate for the planting of the street trees. The City Engineer shall also approve the type of and the caliper of street trees that are to be planted. A list of appropriate trees and required caliper is available in the City Engineer's office.

(Case 389; Ord. 2001-O-1240, Passed 2-12-01)

1181.18 Screening of service structures.

Service structures shall be screened in all zoning districts. For the purposes of this section, service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a nonresidential (excluding agricultural uses) or multi-family building or site. Structures may be grouped together; however, screening height shall be based upon the tallest of the structures. Service structures located in the public right-of-way or public right-of-way easement shall be exempt from these provisions.

(a) Screening Requirements.

(1) Rooftop utilities screening. All mechanical equipment located on the roof or around the perimeter of the building shall be screened by the following means and with materials that are comparable and compatible with that of the exterior building materials. Roof top mechanical units must be screened to the full height of the unit and also be fully screened from view from surrounding public rights-of-way. A sight distance analysis may be required by the City to determine the necessary height or design of rooftop utilities screening. If due to factors unique to the property or the project, it is physically impossible or impractical to screen these utilities, the Board of Zoning Appeals, may approve alternative solutions that render them aesthetically compatible with the principal structure, except for development within a planned unit development district for which the Planning Commission would have authority to approve any alternative solutions.

A. *A raised parapet or other architectural feature is an integral part of the building as a method of screening for rooftop mechanical equipment or to soften rooftop view.*

B. *Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.*

(2) *Waste Handling Screening. All waste, recycling and related handling equipment shall be stored and kept in four-sided enclosure constructed of a brick, stone, decorative concrete material or a material compatible with the material of the principle structure.*

A. *Curbs to protect screening material. Whenever screening materials is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.*

(3) *Screening of other service structures. A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure but shall not be required to exceed 12 feet in height. Whenever a service structure is located next to a building wall or landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s) and meet the height and opacity requirements within four years.*

1181.21 Lighting standards.

(a) *Intent. This section intends to regulate outdoor lighting in order to: establish appropriate minimum levels of illumination, prevent unnecessary glare, and reduce both spill-over onto adjacent properties and unnecessary transmission of light into the night sky. It is not intended to eliminate the need for an applicant to seek professional assistance to determine appropriate lighting for the use and design proposed.*

(b) *Approved Lighting Plan. Whenever the installation or modification of outdoor lighting is proposed or, for a commercial, industrial, multi-family or special use of a site plan approval, the enforcing officer shall review and approve all proposed lighting as part of the approval process. These standards shall also apply to modifications to existing lighting fixtures, whether or not site plan approval is required.*

(1) A lighting plan submitted for review shall contain the following:

A. A site plan showing the location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures;

B. Specifications for all proposed and existing lighting fixtures. These include: photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site, including spill-over illumination from neighboring properties; and

C. Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming of points of any remote fixtures.

(2) A proposed lighting plan shall be reviewed based upon the following considerations:

A. Whether the lighting is designed to minimize glare;

B. Whether light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;

C. Whether the lighting will cause negative impacts on residential districts and uses;

D. Whether the plan will achieve appropriate levels of illumination for the use proposed;

E. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties; and

F. Whether the lighting is in keeping with the city' s goal of prohibiting unnecessary illumination of the night sky.

(c) Required Conditions. When site plan or zoning permit approval is required for the installation or modification of exterior lighting, the following conditions shall apply:

(1) Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. Those maximum heights are listed below:

•	*B-1, B-2, B-3, and EP*	*25' maximum mounting height*
•	*O-1*	*20' maximum mounting height*
•	*I-1 and I-2*	*35' maximum mounting height*
•	*Planned Unit Developments*	*Established by the City at the detailed plan approval stage (if not addressed, maximum mounting height shall be 25')*

Electrical service to light fixtures shall be placed underground.

(3) No flashing lights or intermittent illumination shall be permitted.

(4) Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and similar screening methods be considered acceptable means for reducing glare.

(5) Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed 4:1. One foot-candle is equal to the amount of light generated by one candle shining on a square foot surface one foot away. The average illumination is determined by: adding the foot-candle value of all the points in the photometric grid, and dividing the sum by the total number of points.

(6) The use of true color rendering lamps, such as metal halide, is required instead of the utilization of high and low pressure sodium lamps.

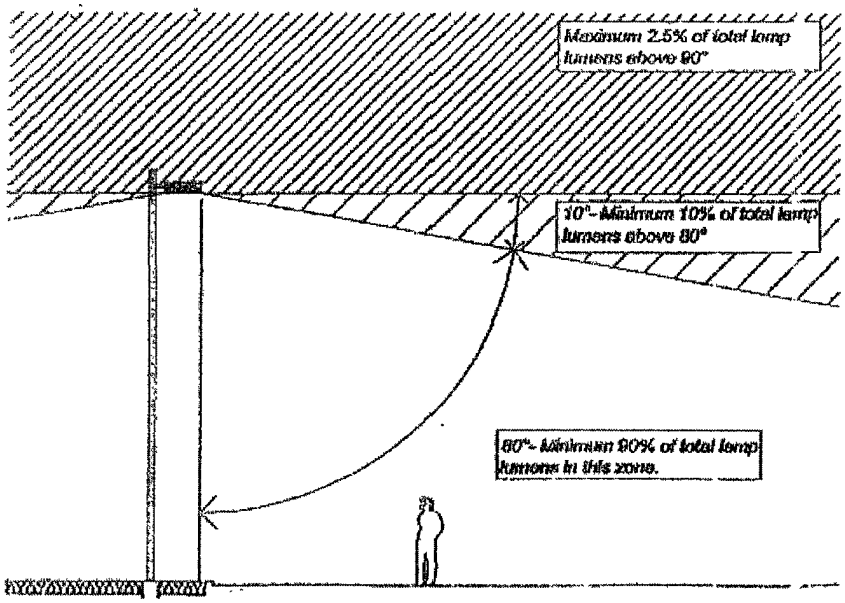
(7) Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.

(8) Lighting for security purposes shall be directed only onto the area to be secured.

A. All fixtures shall be located, shielded and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky.

B. Fixtures mounted on the building and designed to illuminate the facade are preferred.

(9) Parking lot lighting shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets. Designs that result in even levels of illumination across a parking area are preferred

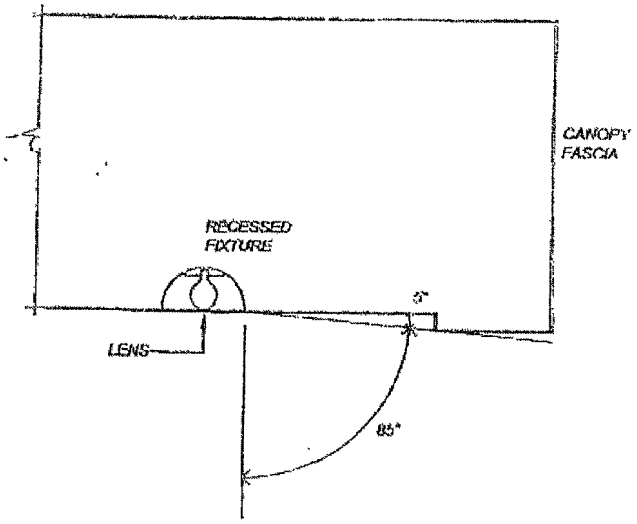


Cut-off fixture as defined by IESNA.

(10) The illumination of gasoline service stations and convenience stores shall be the minimum level necessary to facilitate such uses. Unnecessary lighting for the purposes of attraction and advertising shall not be permitted.

A. Areas away from gasoline pump islands that are used for parking and vehicle storage shall be illuminated in accordance with the parking area requirements of subsection (9) above.

B. Light fixtures mounted on canopies shall be recessed or flush with the bottom of the canopy. Where a drop-down fixture is used, the lens shall be flush with (i.e., no more than one inch beyond) the casing so that light is directed down and not sideways. All canopy lighting shall be shielded to provide a cut-off angle of 85 degrees. Fixtures shall not be mounted on the top or sides of canopies.



This illustration provides an example of a fixture with an 85-degree cut-off. Other designs that achieve the same cut-off requirement are also acceptable.

Chapter 1182 Landscaping and Screening Standards

1182.01 General information.

(a) Applicability. All of the requirements of this chapter of the Zoning Code are applicable to all new developments located in all zoning districts except for those located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts. For new developments located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts, only the requirements listed in the schedule of required buffers, detailed in figure 4 in Section 1182.05, shall apply. Property owners are under a continuing obligation to ensure that their property is maintained in accordance with these requirements.

(b) Application Process. For PUD applications and standard zoning permit applications certain landscape information must be provided.

(1) In a PUD application, proposals in the re-zoning and basic development plan stage need to illustrate conceptual buffering and screening requirements on the basic development plan.

(2) In a PUD application in the detailed development plan stage and final plat stage, a detailed landscape plan shall be submitted as outlined in 1182.02.

Chapter 1185 Parking and Loading

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 ATMs 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.

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.

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

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.

(6) Road service and commercial entertainment uses.

A. Automobile accessories sale or installation: two spaces for every service bay, plus one space for every 400 square feet of sales area.

B. Automobile filling station and auto repair, painting, and body shop: two spaces for each service bay, plus one space for each employee on the largest shift, and also one space for each service vehicle; with a minimum of six spaces, plus one space for every 125 square feet of retail floor area if a convenience store is an accessory use.

C. Automobile washing facility: one space for each employee with a minimum of four spaces, plus five off-street waiting spaces for each car-washing device or stall, or 15 off-street

waiting spaces for an assembly-line type washing establishment, and two parking spaces at the end of each washing bay for drying and hand-finishing vehicles.

Standards for Approval

1171.06 – General Standards For Approval

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

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

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

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

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

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

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

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

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

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

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

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

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

Staff Analysis

The analysis below is divided into two discussions: the rezoning analysis and the conformance with the zoning regulations.

Rezoning Analysis:

The applicant desires to rezone the property from B-3 to PI for the purpose of constructing a truck stop and repair facility. The applicant is in the trucking business and feels there is a need for facilities that allow drivers to rest and recuperate after they have maximized their allowable driving hours.

The majority of properties in the vicinity are zoned I-1 and are engaged in the manufacturing or warehousing and distribution of various goods. The majority of surrounding lands heavily utilize trucking services.

Recently, the Planning Commission and City Council approved the rezoning of 35 acres from I-1 to Planned Commercial to facilitate the construction of a convenience store, truck parking and diesel repair facility on approximately nine (9) acres. Planned Commercial zoning was required to support all the uses on the site, mainly the convenience store. During the rezoning discussion, the City Council increased the allowable truck stop parking spaces from 10 to 30, because at least one member felt there was a need for such services in the area.

Conformance with Comprehensive Plan

The city's comprehensive plan indicates the site is located in a "Gateway" and "Growth" area. Gateways are prominent entrances into the city which should be designed and landscaped in an attractive manner, limit sign clutter and preserve and maintain mature trees where possible. Growth areas are those locations within the city that where economic development should be encouraged, and low-density residential developments discouraged. These areas are the future economic engines of the city.

The rezoning request from B-3 to PI could be consistent with the comprehensive plan.

Staff feels the rezoning from business to an industrial use is appropriate for this site. It has been widely reported there is a need for facilities and services to support truck drivers who have exhausted their allowable driving hours. It is unclear to staff whether the rest facility proposed directly or indirectly benefit the surrounding businesses or if the majority of users are over-the-road drivers simply passing through the community.

Conformance with Zoning Regulations:

1177 (PI) Planned Industrial District

The proposed uses are principally permitted in the PI district. The current plan indicates a 10-foot perimeter buffer yard, which must be 15-feet. All other standards for this Chapter are met.

Chapter 1181 General Provisions

The rezoning and basic development plan do not have enough detail to evaluate against the zoning requirements in this Chapter. The applicant has indicated to staff that all requirements will be met during the detailed development plan phase.

Chapter 1182 Landscaping and Screening Standards

The rezoning and basic development plan do not have enough detail to evaluate against the zoning requirements in this Chapter. Additional detail shall be provided during the detailed development plan phase.

Chapter 1185 Parking and Loading

Since the exact programming of the unknown at this time, the required number of spaces cannot be calculated. However, the site is just over three (3) acres and there should be room to accommodate all required parking once they are determined.

Other Considerations:
Staff has concerns about the applicant's timeline and ability to construct the proposed building and the actual programming of such building. During conversations with the applicant, the services provided to the drivers (restrooms, showers, etc.) seems to be fluid and not entirely decided. While a 4,500 SF building is not small by itself, it seems small for the type of services being considered. As a comparison, the truck repair facility approved on the east side of SR 235 is 6,660 SF for repairs alone.

During discussions with the applicant, it is clear there is an intent to construct a building, but it is unclear when the applicant plans to construct the facility. Staff is concerned that this location will simply become a trailer drop lot with no value-added services for drivers or surrounding businesses.

Additional Comments:

Fire: See Attached.

City Engineer:

Recommendation

Staff is concerned with the applicant's timing of construction and lack of detail regarding the actual programming of the facility. It is staff's opinion that a simple drop lot or facility for overnight trucking without driver support services is not consistent with the comprehensive plan.

If Planning Commission feels the rezoning and basic development plan are consistent with the comprehensive plan and the standards for development can be met, then staff recommends the following conditions:

1. The applicant shall submit a detailed programming plan, including floor plans and elevations for the building prior to detailed development plan approval;
2. The applicant shall submit a phasing plan for consideration and approval by the Planning Commission;
3. A 20'-foot tree preservation easement along the east property line shall be recorded and enforced;
4. The applicant shall comply will all provisions of the zoning code;
5. The proposed overnight parking area shall be asphalt or concrete;
6. No activities including parking, storage or site improvements shall occur until a detailed development plan is approved and a zoning certificate issued.

Planning Commission Action

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

1) Approve the rezoning and basic development plan application, with or without conditions.
2) Deny the basic development plan.
3) Table the application in order to gather additional information.

Planning Commission Decision Record

WHEREAS, on August 22, 2022, the applicant, Thomas E. Dusa, requested approval of a Rezoning to PI – Planned Industrial and a Basic Development Plan to construct a truck stop and repair facility on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road, further identified as Parcel Number P70 03903 0007 of the Montgomery County Auditor's Map (Case RZ BDP 22-35), and;

WHEREAS, on September 27, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Thomas E. Dusa, for approval of a Rezoning to PI – Planned Industrial and a Basic Development Plan to construct a truck stop and repair facility on approximately three (3) acres. Property is located at the South East Corner of Technology Blvd and Artz Road (Case RZ BDP 22-35), in accordance with the recommendation of Staff's Memorandum dated September 22, 2022, with the following conditions:

1. The applicant shall submit a detailed programming plan, including floor plans and elevations for the building prior to detailed development plan approval;

2. The applicant shall submit a phasing plan for consideration and approval by the Planning Commission;
3. A 20'-foot tree preservation easement along the east property line shall be recorded and enforced;
4. The applicant shall comply will all provisions of the zoning code;

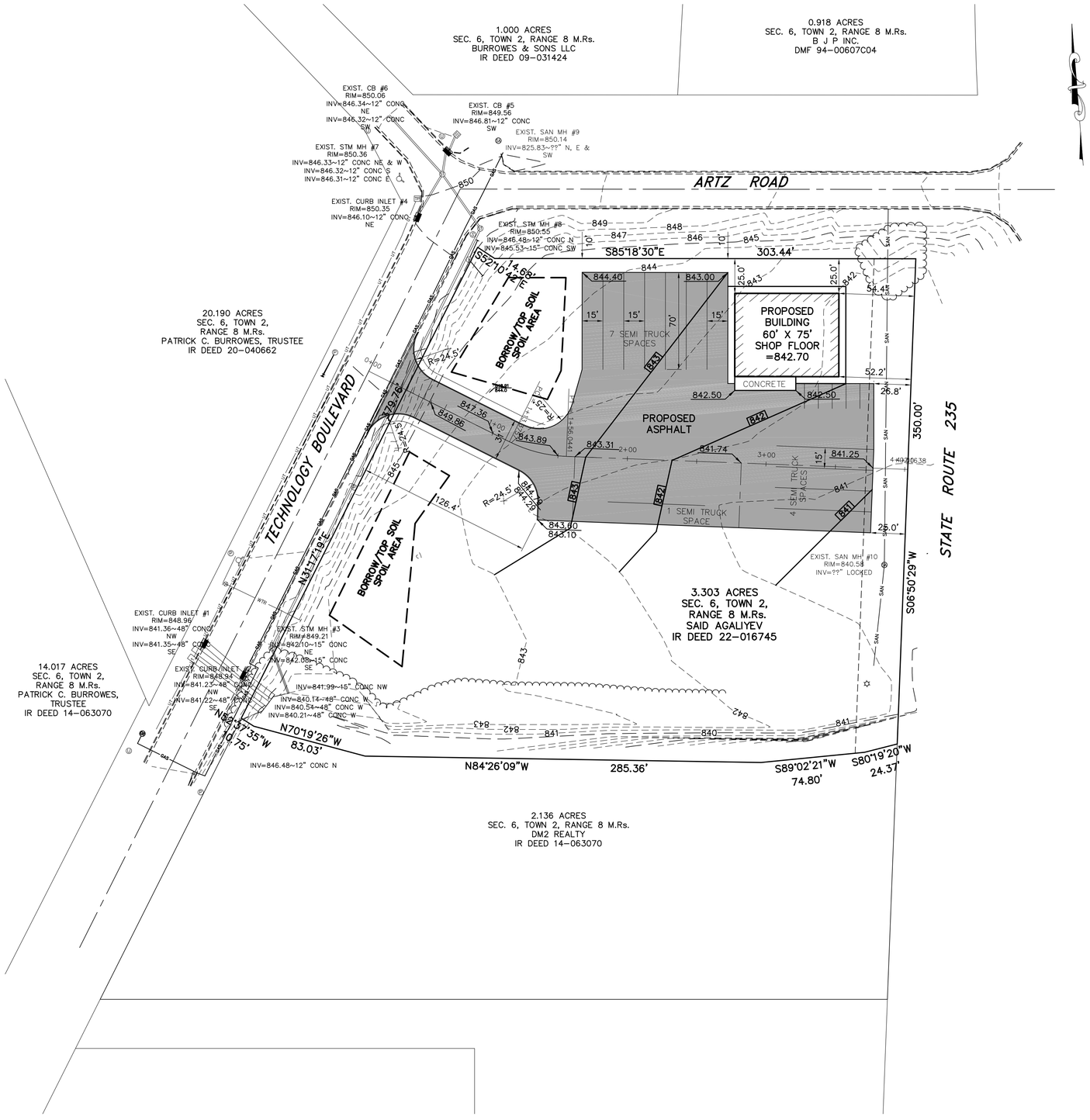
5. The proposed overnight parking area shall be asphalt or concrete;
6. No activities including parking, storage or site improvements shall occur until a detailed development plan is approved and a zoning certificate issued.

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

_____ _____
Terry Walton, Chair Date
Planning Commission

ZONING CHANGE REQUEST PLAN

3.303 ACRES
SEC. 6, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CURRENT ZONING: B-3
REQUESTED ZONING: PI



CIVIL SITE DEVELOPMENT NOTES:

1. THE PROPOSED USE OF THE SITE IS OVER-NIGHT SEMI TRUCK PARKING. THE PROPOSED BUILDING SHOWN MAY NOT BE BUILT INITIALLY, BUT POSSIBLY IN THE FUTURE. THE PROPOSED BUILDING WILL BE USED TO SERVICE AND REPAIR TRUCKS.

2. THE PROPOSED BUILDING WILL BE CONSTRUCTED WITH 30% MASONRY MATERIALS ON AT LEAST THE 3 SIDES FACING PUBLIC STREETS PER PI ZONING REGULATIONS. PRIOR TO BUILDING PERMITTING & CONSTRUCTION, DETAILED PLANS SHALL BE SUBMITTED OF THE BUILDING INCLUDING ELEVATION VIEWS ILLUSTRATING THE TYPE OF MASONRY TO BE USED.

3. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE INCLUDING SANITARY SEWER, POTABLE WATER, NATURAL GAS AND ELECTRICITY. WHEN THE SERVICE BUILDING IS BUILT, THE OWNER, ENGINEER AND CONSTRUCTION CONTRACTOR WILL WORK WITH UTILITY OWNERS TO COORDINATE CONNECTIONS TO THE PUBLIC UTILITIES. DETAILS TO CONNECT REQUIRED UTILITIES WILL BE SHOWN ON THE FINAL DESIGN PLANS.

4. STORM WATER WILL BE MANAGED AND DIRECTED IN A MANNER TO CONTROL THE RUN OFF AMOUNT AND QUALITY. STORM WATER CALCULATIONS WILL BE INCLUDED WITH FINAL DESIGN PLANS.

SYMBOL LEGEND

	STORM MANHOLE
	CURB INLET CATCH BASIN
	CATCH BASIN
	SANITARY MANHOLE
	GAS REGULATOR
	LIGHT POLE
	POWER/TELECOM POLE W/ U/G CONNECTION(S)
	POWER POLE
	POWER/TELECOM POLE
	STOP SIGN
	TELECOM PULL BOX
	WATER VALVE
	FIRE HYDRANT
	POLE ANCHOR

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE
8-1-1 OR 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

OUPS REFERENCE NUMBERS:
A 209 700 450 – SURVEY
A 209 700 466 – DESIGN

By: Thomas E. Dusa Reg. Engineer E-49719

No.	DATE	REVISION

PROJECT No: E3428
DATE 09-19-22
SCALE 1" = 40'
DES. TED
DR. JRC
CKD. TED

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005

SEMI TRUCK LOT
8080 TECHNOLOGY BOULEVARD
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

PRELIMINARY SITE PLAN

STATE OF OHIO
THOMAS E. DUSA
E-49719
REGISTERED
PROFESSIONAL ENGINEER

SHEET NO.
1

AI-8670 **7. C.**

Planning Commission

Meeting Date: 09/27/2022

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan, to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres. Property is located 6209 Brandt Pike (rear lots of former Marian Shopping Center) (DDP 22-34),

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Landscaping
Sightline
Zoning Package
Site Utilities
Lighting
Lighting
Fire Assessment
Resident Letter

Memorandum

Staff Report for Meeting of September 27, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner

Date: September 22, 2022

Subject: DDP 22-34 Detailed Development Plan - Marian Meadows

Revised Plans dated September 21, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Homestead Development – Applicant City of Huber Heights - Owner
DEVELOPMENT NAME:	Marian Meadows
ADDRESS/LOCATION:	6209 Brandt Pike (rear lots of former Marian Shopping Center) P70 03912 0140
ZONING/ACREAGE:	PM – Planned Mixed Use / 15.56 Acres BPO – Brandt Pike Revitalization Overlay District
EXISTING LAND USE:	Vacant
ZONING ADJACENT LAND:	R-4 – West; PC – North; PM – East; PP/B-3 - South
REQUEST:	The applicant requests approval of a Detailed Development Plan to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1179, 1180
CORRESPONDENCE:	In Favor – In Opposition – One letter received

STAFF ANALYSIS AND RECOMMENDATION:

Overview:
This project grew out from the Brandt Pike Redevelopment Plan (2017), which identified a need and demand for senior housing and market-rate multi-family housing along and near the Brandt Pike corridor. The city subsequently purchased the shopping center to facilitate redevelopment. New developments within this site include Dayton Metro Library Huber Heights Branch, Dogtown, and the shopping center will be refaced with a brick or stone façade.

The applicant received Basic Development Plan (BDP) approval by the Planning Commission and City Council and is now requesting approval of the Detailed Development Plan (DDP) approval for a 192-unit market-rate apartment community and a 135-unit senior apartment community.

The applicant has made two revisions to the overall site plans since approved by the Planning Commission and City Council. First, there are now two stormwater retention ponds, with the second pond placed in front of the senior building. The second change is to the west property line. Due to grading issues, the buffer area has decreased to between 30- and 32-feet, from the originally proposed 37 feet. The proposed privacy fence and evergreen screening remain. The proposed 5-foot mound remains for those properties closest to the market-rate apartment building.

Lastly, in your packets are revised civil and landscaping drawings showing the above-mentioned changes. The utility plans are from the original submission showing the location of light poles and the photometric plan. The locations and designs of the buildings, parking and exterior lighting remain unchanged.

Applicable Zoning Regulations
The approved BDP includes ten conditions:

1. Sidewalks shall be required connecting the senior building and along the future roadway.
2. All sidewalks shall be a minimum of 5 feet in width.
3. Street trees shall be provided 40-foot on center.
4. A sign package meeting code shall be submitted with the Detailed Development Plan.
5. A lighting plan shall be submitted with the Detailed Development Plan.
6. A landscaping plan shall be submitted with the Detailed Development Plan.
7. In lieu of mounding and screening along the new roadway, clustered landscaping areas shall be provided between the apartments and sidewalks.
8. The applicant will comply with all stormwater requirements, per the City Engineer.
9. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Division.

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

The relevant conditions are discussed below.

1. Sidewalks shall be required connecting the senior building and along the future roadway. 2. All sidewalks shall be a minimum of 5 feet in width.

The DDP illustrates five-foot sidewalks throughout the developments including those along the planned roadway, connections to the market-rate apartment buildings from the streets, as well as internal sidewalk connections.

The senior building has five-foot wide sidewalks connecting the facility to the main road, and five-foot sidewalks around the building perimeter. Both buildings satisfy conditions #1 and #2.

3. Street trees shall be provided 40-foot on center.

The DDP illustrates street trees along the main road placed at 40-foot intervals, consistent with the BDP condition.

4. A sign package meeting code shall be submitted with the Detailed Development Plan.

The DDP illustrates three ground mounted signs, approximately 6-feet tall. Two located at the Homestead Apartments and one located at the senior community. These signs are consistent with the zoning code requirements.

5. A lighting plan shall be submitted with the Detailed Development Plan.

The DDP indicates full cut-off LED lights mounted on 20-foot-tall poles. This is consistent with the zoning code requirements. The photometric plan submitted in the application illustrates that there will be no light trespass along the western edge of the Homestead Apartments site, adjacent to the residential neighborhood.

Along the western edge of the senior facility, the photometric plan shows illumination of up to .2 foot-candle along the property line, which is less than the maximum .5 foot-candle required by the zoning code. There should be minimal lighting impacts to the adjacent residential neighbors.

The illumination levels throughout the walkways and parking areas meet zoning code requirements.

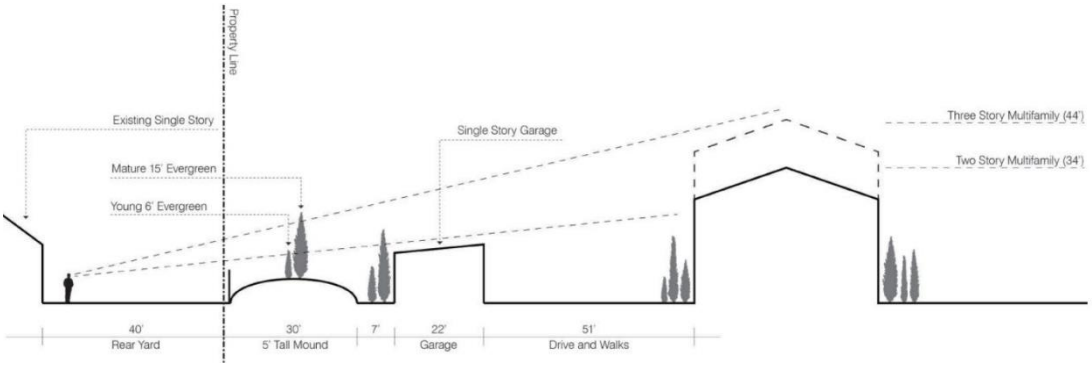
6. A landscaping plan shall be submitted with the Detailed Development Plan. 7. In lieu of mounding and screening along the new roadway, clustered landscaping areas shall be provided between the apartments and sidewalks.
The DDP illustrates extensive landscaping throughout both developments. The applicant is proposing a mixture of small bushes and ornamental trees around the perimeter of each building, as well as shade trees throughout the parking areas. There is also extensive landscaping proposed in the common areas between the main street and each building.

Street Trees:
The applicant is proposing street trees placed 40-feet on center.

Parking Landscaping
For this development the zoning code requires 66 shade trees and 198 large shrubs. The applicant is proposing 59 shade trees and 185 large shrubs. The proposed landscaping plan is in substantial compliance to this provision, and in reviewing the landscaping plan, staff does not think the site can realistically accommodate the additional trees and shrubs given the location of the stormwater retention pond and the existing wooded area. Staff recommends a preservation easement on the south edge of the property line to retain as many existing quality trees as practical.

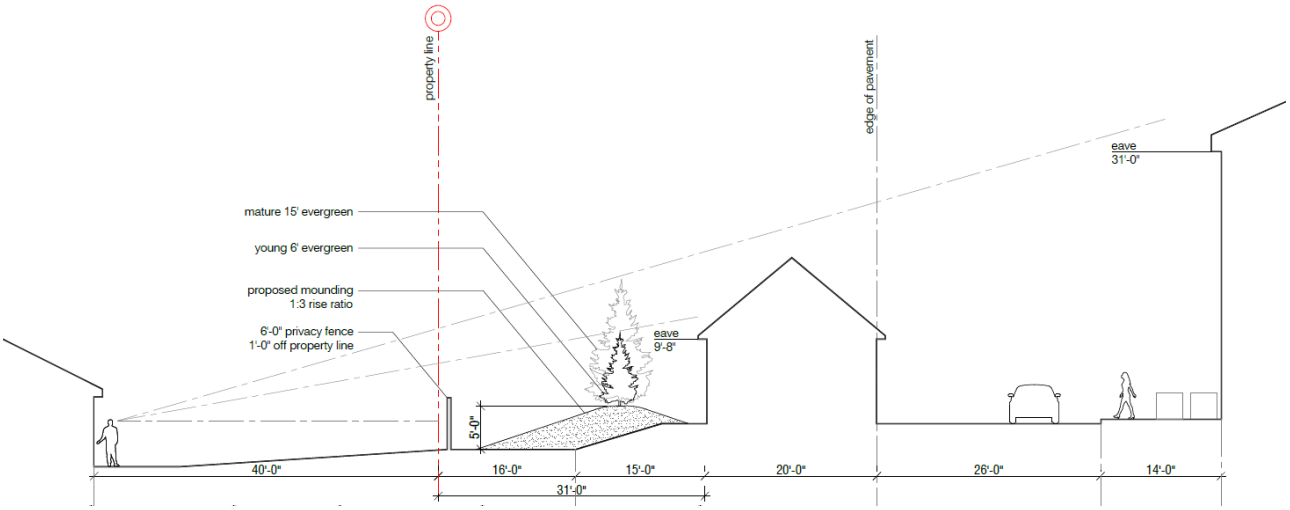
Interior Parking Landscaping
The landscaping proposal is substantially consistent with the code requirements. The code requires at least 5% of the interior parking area be landscaped. The applicant is proposing nearly 30% through a large landscape island and a dog park area.

West Property Line Landscaping and Screening
During the Basic Development Plan approval process the applicant submitted a line-of-sight illustration that included a 37-foot buffer, 5-foot mound, evergreen trees and a new privacy fence. See below.



Original submission

Due to grading issues and further refinement of the plans, the applicant is proposing to vary the buffer yard size, but still achieve the desired effects of reducing the visual impacts on the residents to the west of the development. See below.



Revised submission

Staff has reviewed the revisions and feels the revised plans will have the same or similar visual screening impact as the original proposal.

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

All stormwater requirements will be enforced during permitting. The applicant has added a second retention pond to address stormwater concerns.

9. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Division.

All Fire Code requirements will be enforced during permitting.

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

The landscaping bond shall be submitted prior to issuance of any zoning permits.

Other comments and issues:

- The DDP illustrates dumpster locations and screening consistent with the zoning code.

Staff Analysis of Standards for approval

Chapter 1171 General Provisions

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.

It is the staff's opinion that the revised Detailed Development Plan submitted on September 21, 2022, conforms substantially to the approved Basic Development Plan and meets the standards outlined in Section 1171.09.

STAFF RECOMMENDATION

Staff recommends approval of the Detailed Development Plan submitted on September 21, 2022, to construct approximately 192 market-rate apartments and 135 senior apartments within two residential communities. Staff recommends approval with the following conditions:

1) A 40-foot tree preservation easement be placed on the south property line to preserve healthy trees.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the Detailed Development Plan with or without conditions;
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 August 22, 2022, the applicant, Homestead Development, requested approval of a Detailed Development Plan to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres. Property is located 6209 Brandt Pike (rear lots of former Marian Shopping Center) further identified as Parcel Number P70 03912 0140 of the Montgomery County Auditor's Map (Case DDP 22-34), and;

WHEREAS, on September 27, 2022, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Homestead Development, for approval of a Detailed Development Plan to construct a 135-unit senior community and a 192-unit market rate community on a combined 15.56 acres. Property is located 6209 Brandt Pike (rear lots of former Marian Shopping Center) (Case DDP 22-34), in accordance with the recommendation of Staff's Memorandum dated September 22, 2022, with the following conditions:

1. A 40-foot tree preservation easement be placed on the south property line to preserve healthy trees.

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

SITE DEVELOPMENT PLANS FOR:

MARIAN MEADOWS HOMESTEAD SENIOR LIVING

6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

CIVIL SHEET INDEX

EXISTING ZONING B-2 – COMMERCIAL
EXISTING ZONING R-4 – RESIDENTIAL
EXISTING ZONING PEP- PLANNED EMPLOYMENT PARK
EXISTING ZONING O-1 GENERAL OFFICE
CITY OF HUBER HEIGHTS IR DEED 21-018775 LOT 10 – P070 03912 0130
MIAMI VALLEY WAY
82' RIGHT OF WAY
BRANDT PIKE (R/W WIDTH VARIES)
FISHBURG ROAD (R/W VARIES)
DAYTON METRO LIBRARY
EXISTING BUILDING
WOODED AREA
NON-EXCLUSIVE INGRESS/EGRESS EASEMENT
10' WATERLINE EASEMENT
15' UTILITY EASEMENT
25' EASEMENT DEED# 04-078021
50' OHIO SUBURBAN EASEMENT D.B. 2387, PG. 444
DAYTON POWER & LIGHT EASEMENT D.B. 2035, PG. 586
40' ZONING EASEMENT
10' ROAD EASEMENT
EX. CATCH BASIN GRATE=955.63 18" INV.=953.38(NW)
EX. CATCH BASIN GRATE=954.46 18" INV.=947.26(W)
EX. SAN. MANHOLE RIM=966.80 8" INV.=958.94(W) 8" INV.=959.04(N) 8" INV.=958.20(SE)
EX. CURB INLET TC=968.75 INV.=()
EX. STM. MANHOLE RIM=975.93
EX. STM. MANHOLE RIM=974.49
EX. CURB INLET TC=975.49 GRATE=
EX. SAN. MANHOLE RIM=959.14 8" INV.=952.09(N) 8" INV.=952.04(S)
EX. STM. MANHOLE RIM=960.85 18" INV.=951.08(E) 24" INV.=951.06(S)
EX. CATCH BASIN GRATE=955.88 24" INV.=952.78(N) 24" INV.=952.58(S)
EX. STM. MANHOLE RIM=963.41
EX. SAN. MANHOLE RIM=962.41 8" INV.=962.86(S)
EX. SAN. MANHOLE RIM=958.57 8" INV.=951.28(N) 8" INV.=949.27(S)
EX. SAN. MANHOLE RIM=956.04 8" INV.=949.60(N) 8" INV.=949.50(S)
EX. SAN. MANHOLE RIM=954.70 8" INV.=948.60(W) 8" INV.=948.70(N) 8" INV.=948.60(W) 8" INV.=948.70(S)
EX. CURB INLET TC=967.10 GRATE=967.60
EX. STM. MANHOLE RIM=947.11
EX. SAN. MANHOLE RIM=954.25 8" INV.=947.74(N) 8" INV.=947.64(S)
EX. CATCH BASIN GRATE=953.88 12" INV.=949.82(N)
EX. CATCH BASIN GRATE=954.12 18" INV.=949.48(SW) 18" INV.=949.38(E) TC=952.88 GRATE=952.28 18" INV.=949.38(SW) 18" INV.=949.38(E)
EX. CURB INLET TC=957.53 GRATE=956.99
EX. CATCH BASIN GRATE=955.19 18" INV.=951.29(W)

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

N

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

Item	Description	Date

SITE DEVELOPMENT PLANS FOR:
MARIAN MEADOWS HOMESTEAD SENIOR LIVING
6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

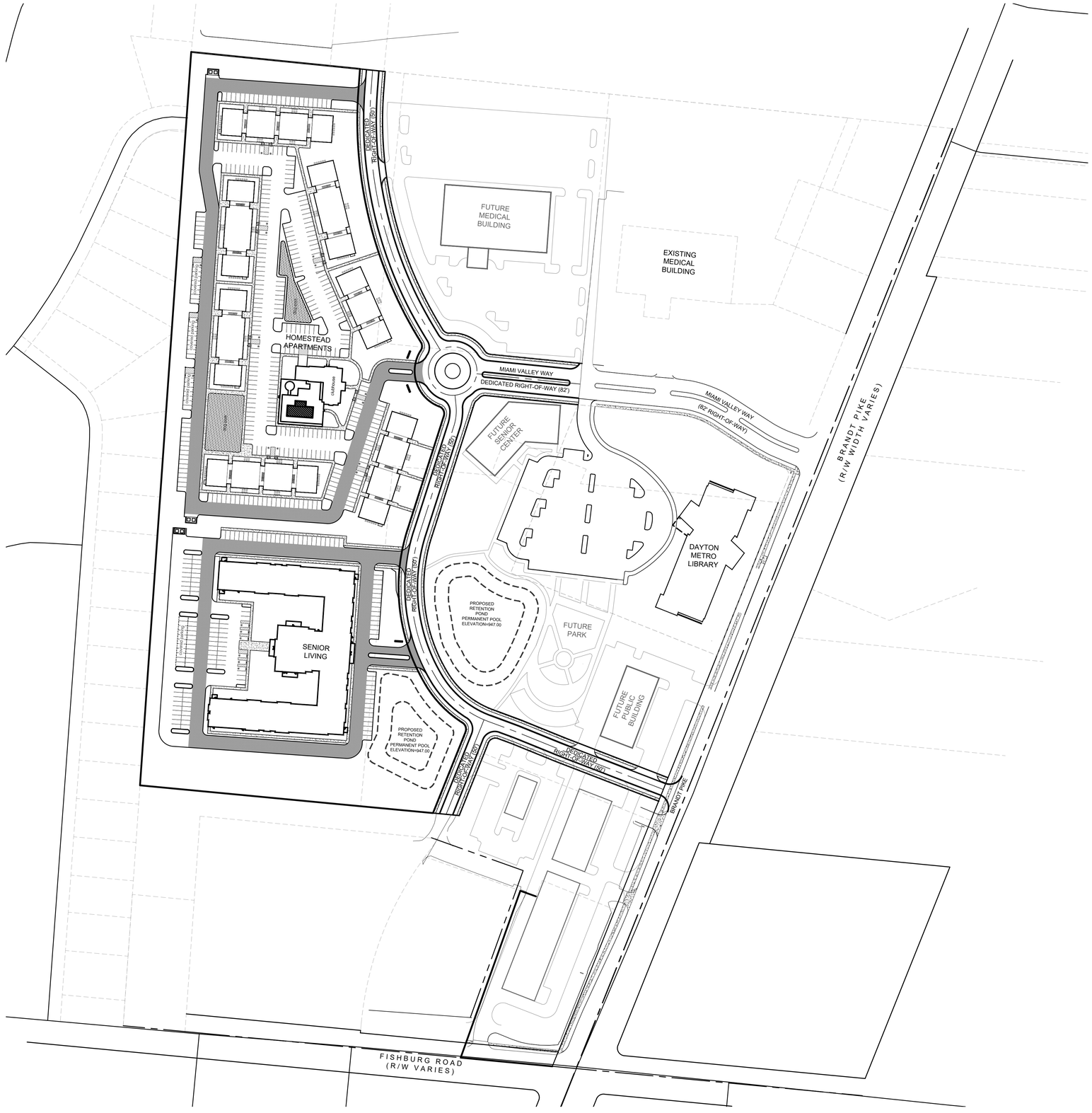
BURKHARDT ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9080 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C1.1-EC
Scale: 1" = 100'	

Date: 09.20.2022

Sheet: EXISTING CONDITIONS

Sheet No.: C-1.1



SITE NOTES

1. All sidewalks depicted on plan are 5' (min.) in width, including sidewalks in the proposed right-of-ways.
2. Proposed Miami Valley Way extension matches existing width and improvement style with an 82' wide right-of-way. All other proposed dedicated right-of-way are 50' in width according to Huber Heights Minor Street Section, Huber Heights Standard Drawing PV-1.0.
3. Fire lanes throughout both the Multi-Family area and the Senior Living area are 26' in width.
4. All driveways, parking areas, and landscape islands to be curbed.

PARKING SUMMARY

Homestead Apartment Community
- 357 Parking Spaces

Senior Living Community
- 149 Parking Spaces

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

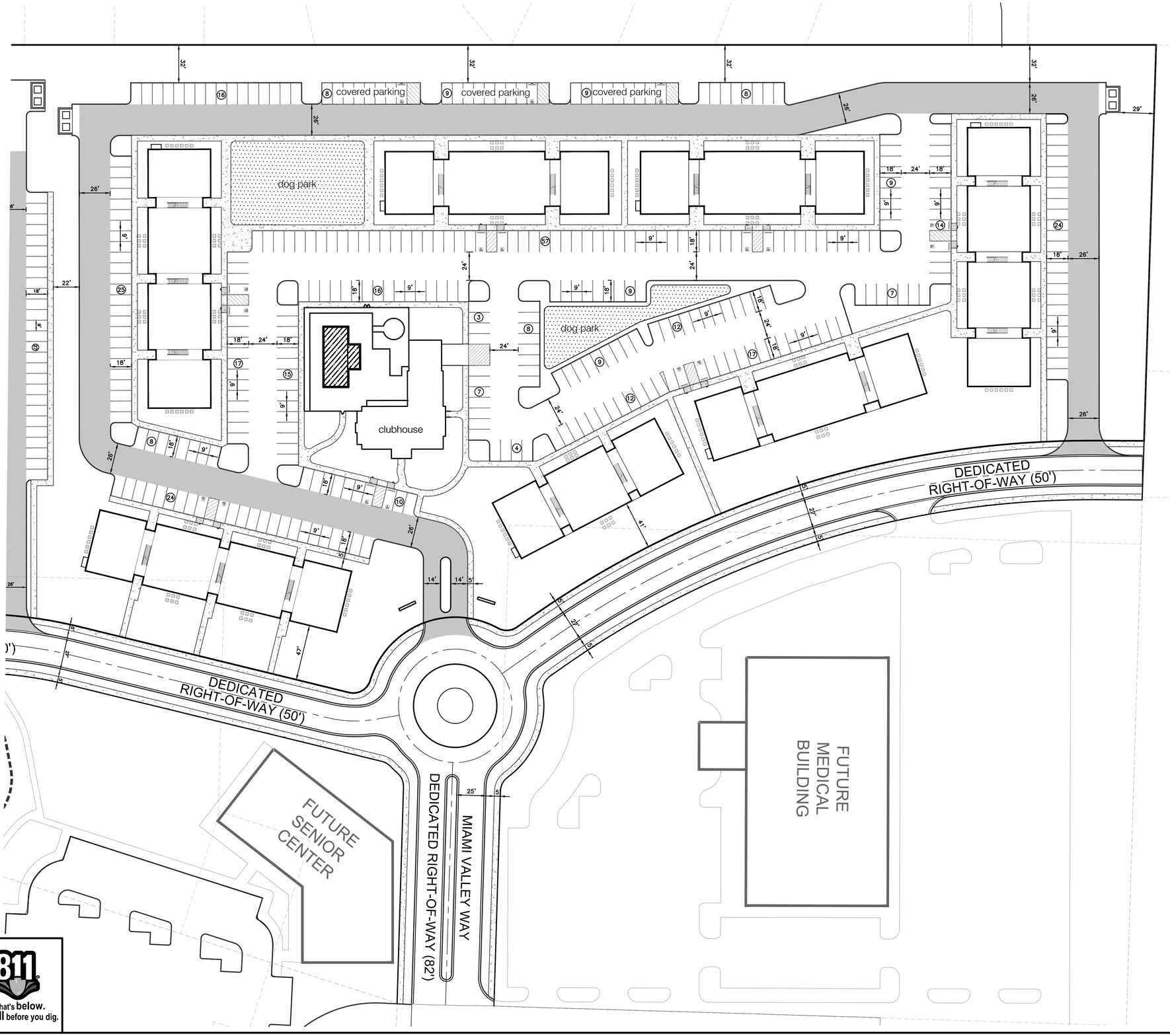
811 Know what's below. Call before you dig.

Item	Description	Date

SITE DEVELOPMENT PLANS FOR:
MARIAN MEADOWS
HOMESTEAD
SENIOR LIVING
6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

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

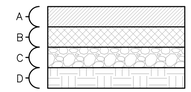
Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C2.0-SP
Scale: 1" = 100'	
Date: 09.20.2022	
Sheet: OVERALL SITE PLAN	
Sheet No.: C-2.0	



SITE NOTES

1. All sidewalks depicted on plan are 5' (min.) in width, including sidewalks in the proposed right-of-ways.
2. Proposed Miami Valley Way extension matches existing width and improvement style with an 82' wide right-of-way. All other proposed dedicated right-of-way are 50' in width according to Huber Heights Minor Street Section, Huber Heights Standard Drawing PV-1.0.
3. Fire lanes throughout both the Multi-Family area and the Senior Living area are 26' in width.
4. All driveways, parking areas, and landscape islands to be curbed.

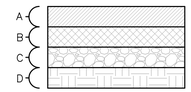
KEY
A – 1.5" ASPHALT SURFACE COURSE
ASPHALT CONCRETE, ITEM 403 OR 404
B – 3.5" INTERMEDIATE COURSE
ASPHALT CONCRETE, ITEM 403
C – 8.0" BASE COURSE
CRUSHED AGGREGATE, ITEM 304
D – COMPACTED SUBGRADE, ITEM 204



*COMPACT AND PROOF ROLL ALL AREAS PRIOR TO BASE COURSE PLACEMENT. APPLY PRIME COAT AND TACK COAT IN ACCORDANCE WITH ODOT SPECIFICATIONS.
*PAVEMENT SECTION PER GEOTECHNICAL RECOMMENDATIONS.

ASPHALT PAVEMENT SECTION (DRIVE AISLES AND FIRE LANES)
NOT TO SCALE

KEY
A – 1.5" ASPHALT SURFACE COURSE
ASPHALT CONCRETE, ITEM 403 OR 404
B – 2.5" INTERMEDIATE COURSE
ASPHALT CONCRETE, ITEM 403
C – 6.0" BASE COURSE
CRUSHED AGGREGATE, ITEM 304
D – COMPACTED SUBGRADE, ITEM 204



*COMPACT AND PROOF ROLL ALL AREAS PRIOR TO BASE COURSE PLACEMENT. APPLY PRIME COAT AND TACK COAT IN ACCORDANCE WITH ODOT SPECIFICATIONS.
*PAVEMENT SECTION PER GEOTECHNICAL RECOMMENDATIONS.

ASPHALT PAVEMENT SECTION (PARKING STALLS)
NOT TO SCALE

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

SITE AND PAVEMENT LEGEND
- (#) NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- CONCRETE
- FIRE LANE

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

Item	Description	Date

SITE DEVELOPMENT PLANS FOR:
MARIAN MEADOWS HOMESTEAD SENIOR LIVING
6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

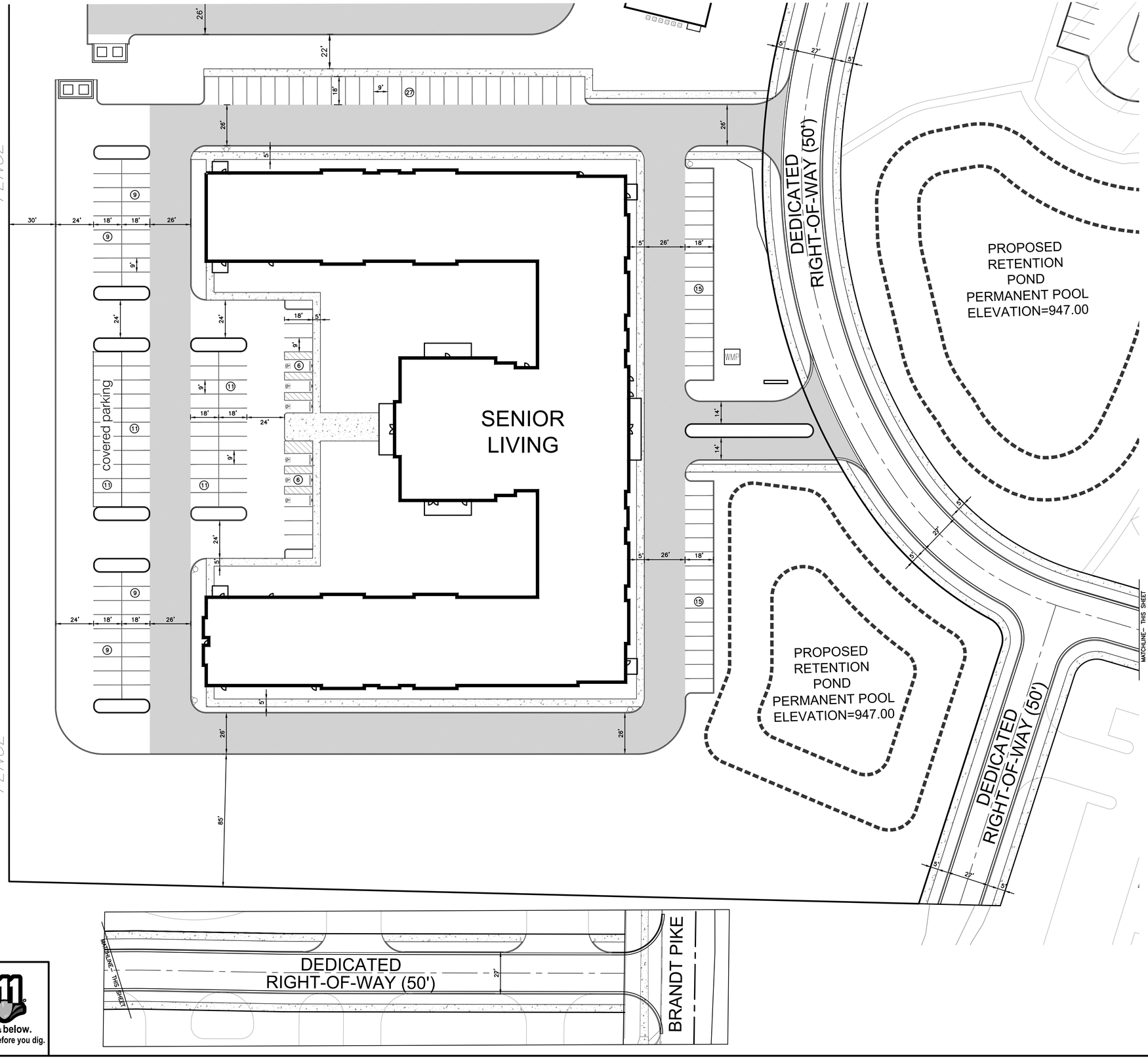
BURKHARDT ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C2.1-SP
Scale: 1"=40'	

Date: 09.20.2022

Sheet: MULTI-FAMILY SITE PLAN

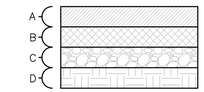
Sheet No.: C-2.1



SITE NOTES

1. All sidewalks depicted on plan are 5' (min.) in width, including sidewalks in the proposed right-of-ways.
2. Proposed Miami Valley Way extension matches existing width and improvement style with an 82' wide right-of-way. All other proposed dedicated right-of-way are 50' in width according to Huber Heights Minor Street Section, Huber Heights Standard Drawing PV-1.0.
3. Fire lanes throughout both the Multi-Family area and the Senior Living area are 26' in width.
4. All driveways, parking areas, and landscape islands to be curbed.

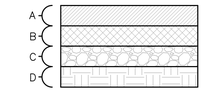
KEY
A – 1.5" ASPHALT SURFACE COURSE
ASPHALT CONCRETE, ITEM 403 OR 404
B – 3.5" INTERMEDIATE COURSE
ASPHALT CONCRETE, ITEM 403
C – 8.0" BASE COURSE
CRUSHED AGGREGATE, ITEM 304
D – COMPACTED SUBGRADE, ITEM 204



*COMPACT AND PROOF ROLL ALL AREAS PRIOR TO BASE COURSE PLACEMENT. APPLY PRIME COAT AND TACK COAT IN ACCORDANCE WITH ODOT SPECIFICATIONS.
*PAVEMENT SECTION PER GEOTECHNICAL RECOMMENDATIONS.

ASPHALT PAVEMENT SECTION
(DRIVE AISLES AND FIRE LANES)
NOT TO SCALE

KEY
A – 1.5" ASPHALT SURFACE COURSE
ASPHALT CONCRETE, ITEM 403 OR 404
B – 2.5" INTERMEDIATE COURSE
ASPHALT CONCRETE, ITEM 403
C – 6.0" BASE COURSE
CRUSHED AGGREGATE, ITEM 304
D – COMPACTED SUBGRADE, ITEM 204



*COMPACT AND PROOF ROLL ALL AREAS PRIOR TO BASE COURSE PLACEMENT. APPLY PRIME COAT AND TACK COAT IN ACCORDANCE WITH ODOT SPECIFICATIONS.
*PAVEMENT SECTION PER GEOTECHNICAL RECOMMENDATIONS.

ASPHALT PAVEMENT SECTION
(PARKING STALLS)
NOT TO SCALE

N

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

SITE AND PAVEMENT LEGEND
- (#) NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- CONCRETE
- FIRE LANE

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

Item | Description | Date

SITE DEVELOPMENT PLANS FOR:
MARIAN MEADOWS
HOMESTEAD
SENIOR LIVING
6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

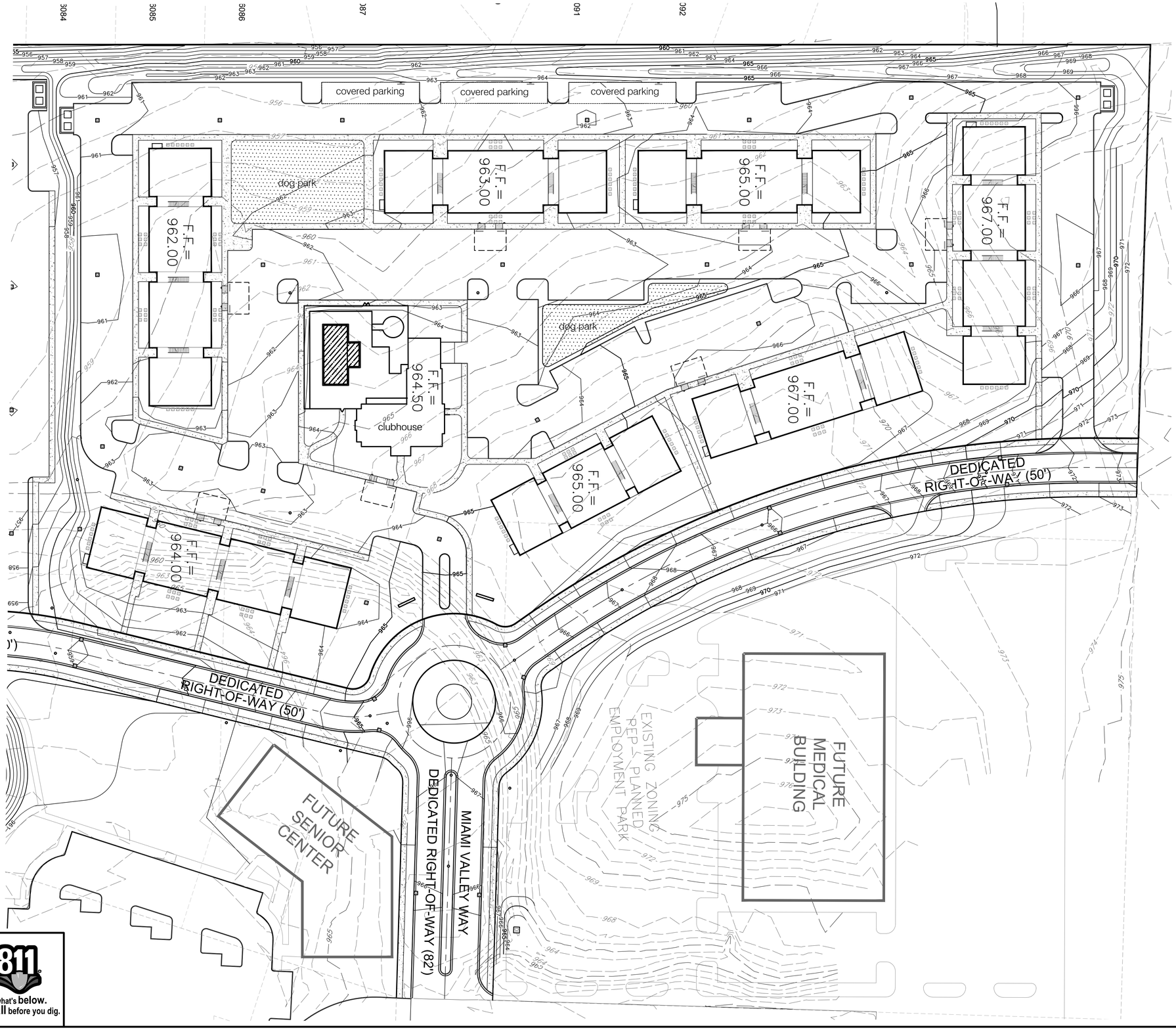
BURKHARDT
ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-8060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C2.2-SP
Scale: 1"=30'	

Date: 09.20.2022

Sheet: SENIOR LIVING SITE PLAN

Sheet No.: C-2.2



Know what's below. Call before you dig.

GRAPHIC SCALE

40 0 20 40

1 inch = 40 ft.

GRADING LEGEND

⇐	SHEET FLOW
+00.00	PROP. SPOT ELEVATION
0000	PROP. CONTOUR

Item	Description	Date

SITE DEVELOPMENT PLANS FOR:

MARIAN MEADOWS HOMESTEAD SENIOR LIVING

6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

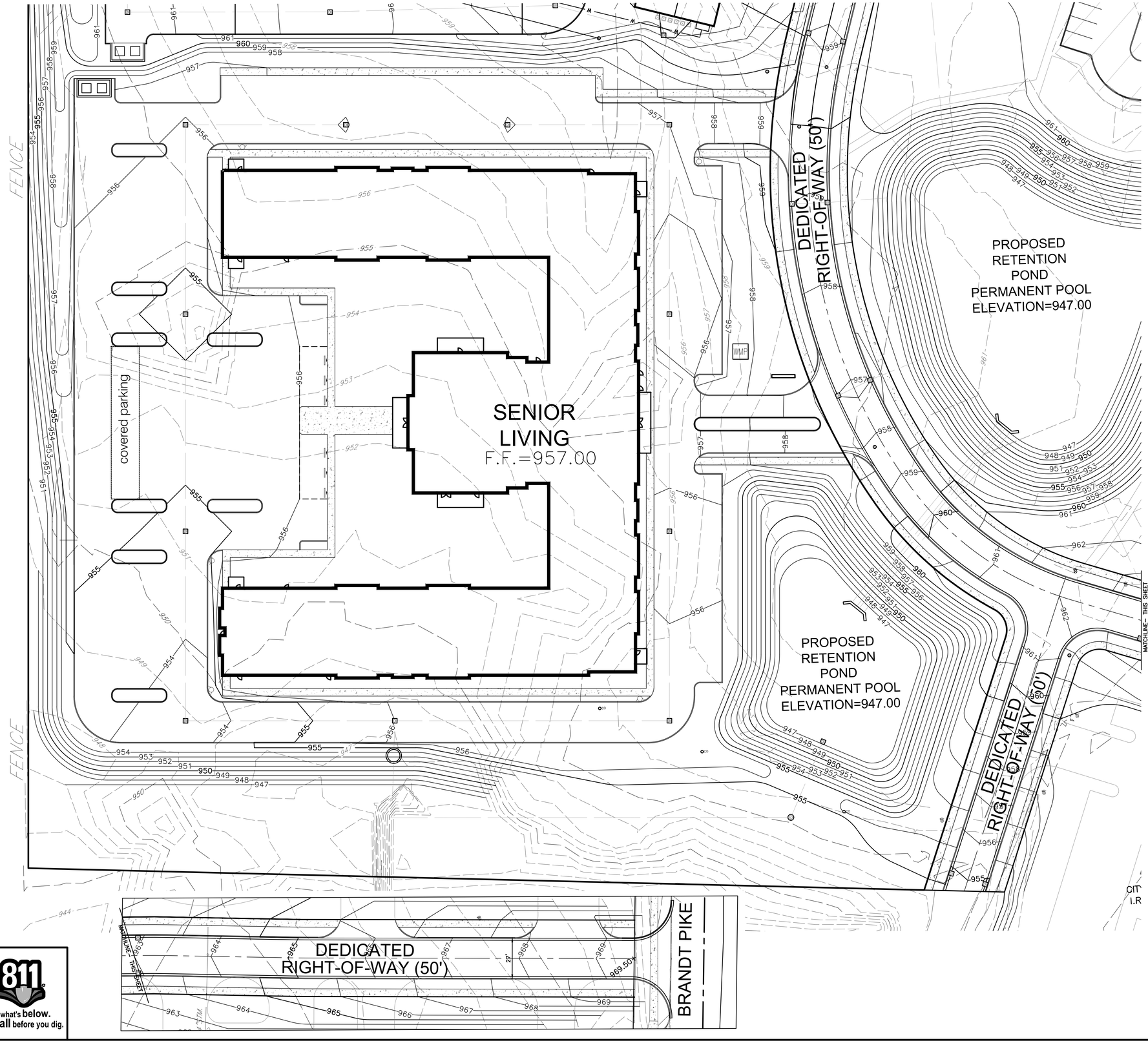
BURKHARDT ENGINEERS ▾ SURVEYORS
26 North Cherry Street | Germantown, Ohio 43327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C3.1-GP
Scale: 1" = 100'	

Date: 09.20.2022

Sheet: MULTI-FAMILY GRADING & DRAINAGE

Sheet No.: C-3.1



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

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

GRADING LEGEND	
⇐	SHEET FLOW
+00.00	PROP. SPOT ELEVATION
0000	PROP. CONTOUR

SITE DEVELOPMENT PLANS FOR:
MARIAN MEADOWS
HOMESTEAD
SENIOR LIVING
6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Item	Description	Date

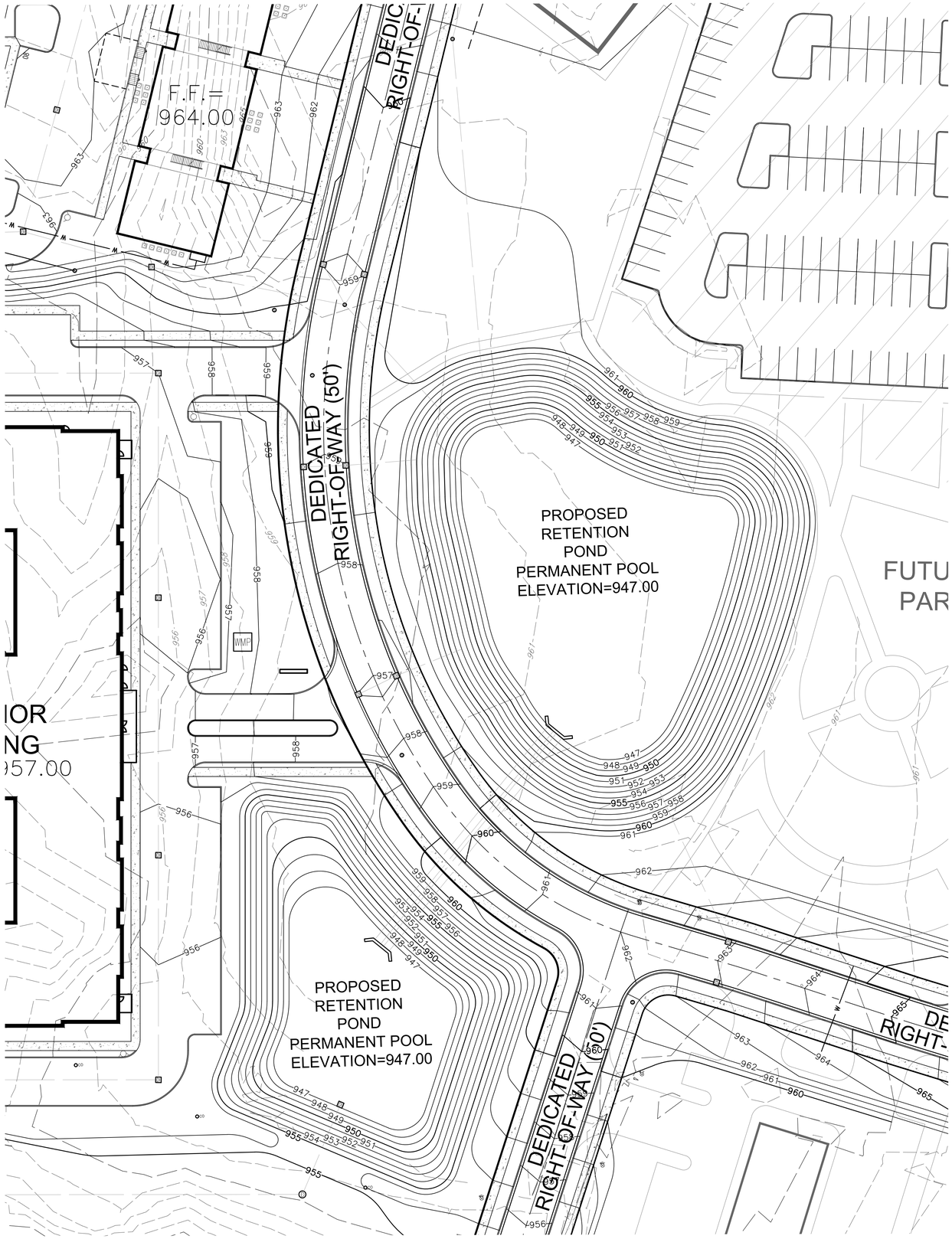
BURKHARDT
ENGINEERS • SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C3.2-GP
Scale: 1" = 100'	

Date: 09.20.2022

Sheet: SENIOR LIVING GRADING & DRAINAGE

Sheet No.: C-3.2



GRAPHIC SCALE

30 0 15 30

1 inch = 30 ft.

GRADING LEGEND	
⇐	SHEET FLOW
+00.00	PROP. SPOT ELEVATION
——0000——	PROP. CONTOUR

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

SITE DEVELOPMENT PLANS FOR:

MARIAN MEADOWS HOMESTEAD SENIOR LIVING

6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Item	Description	Date

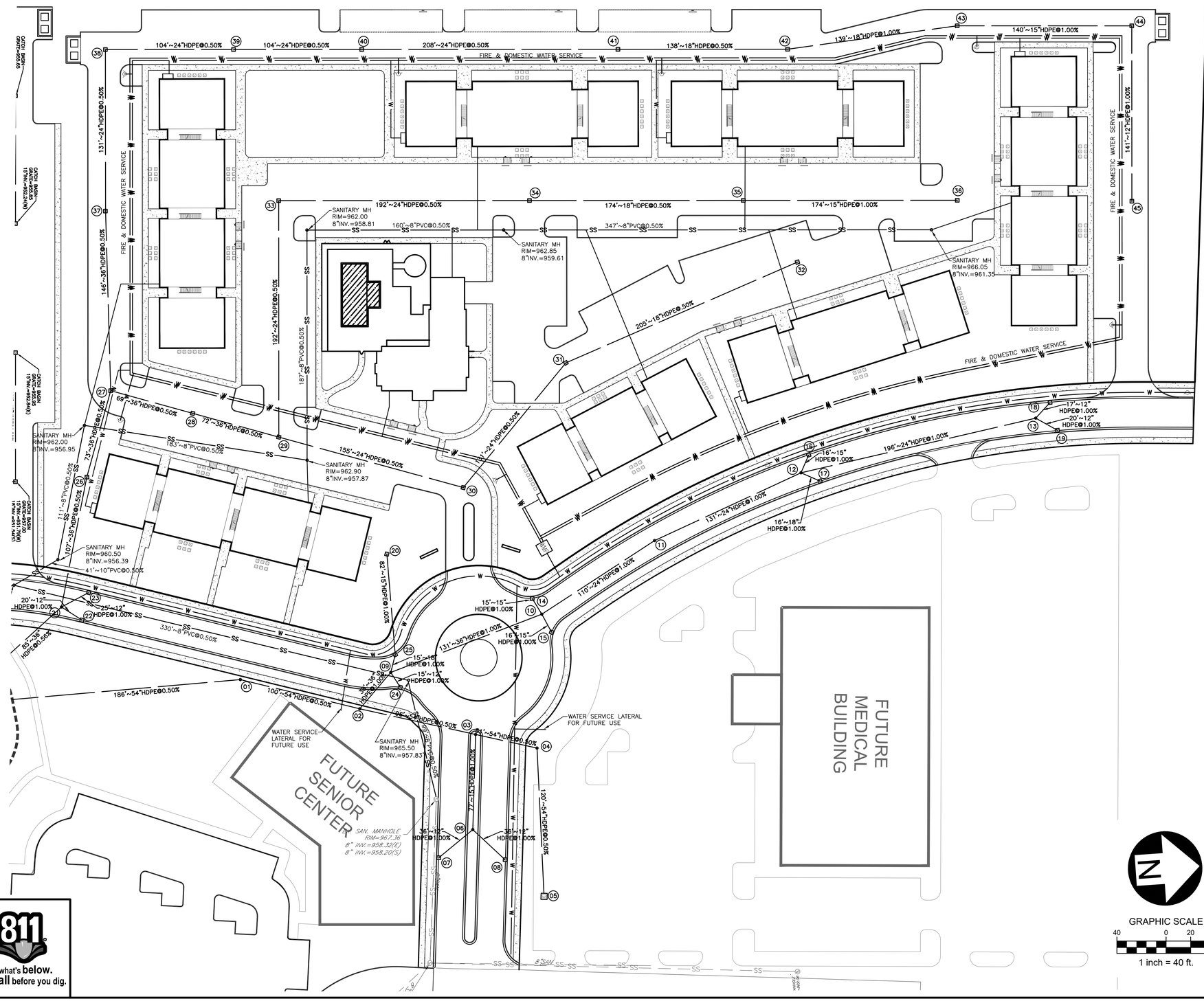
BURKHARDT ENGINEERS ▾ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-8660 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C3.3-GP
Scale: 1" = 100'	

Date: 09.20.2022

Sheet: RETENTION POND GRADING & DRAINAGE

Sheet No.: C-3.3



01 STORM MANHOLE
RIM=962.90
54"INV.=956.93(N)
54"INV.=956.93(SE)

02 STORM MANHOLE
RIM=964.90
36"INV.=957.72(NW)
54"INV.=957.43(N)
54"INV.=957.43(S)

03 STORM MANHOLE
RIM=967.55
15"INV.=959.81(W)
54"INV.=957.91(N)
54"INV.=957.91(S)

04 STORM MANHOLE
RIM=966.50
54"INV.=958.15(W)
54"INV.=958.15(S)

05 6x6 CATCH BASIN
GRATE=963.95
54"INV.=958.75(E)

06 STORM MANHOLE
RIM=966.70
12"INV.=960.68(NE/SE)
15"INV.=960.58(W)

07 CURB INLET
GRATE=965,90
12"INV.=961.04(NW)

08 CURB INLET
GRATE=965.90
12"INV.=961.04(SW)

09 STORM MANHOLE
RIM=965.30
12"INV.=960.10(E)
15"INV.=960.10(E)
36"INV.=959.10(N)
36"INV.=958.10(SW)

10 STORM MANHOLE
RIM=965.60
15"INV.=961.41(E/W)
24"INV.=960.91(N)
36"INV.=960.41(S)

11 STORM MANHOLE
RIM=967.30
24"INV.=962.11(N)
24"INV.=962.01(S)

12 STORM MANHOLE
RIM=966.10
15"INV.=964.05(E/W)
24"INV.=963.52(N)
24"INV.=963.42(S)

13 STORM MANHOLE
RIM=970.10
12"INV.=966.48(E/W)
18"INV.=965.48(S)

14 CURB INLET
GRATE=965.40
15"INV.=961.56(E)

15 CURB INLET
GRATE=965.40
15"INV.=961.57(W)

16 CURB INLET
GRATE=966.00
15"INV.=964.21(E)

17 CURB INLET
GRATE=966.00
18"INV.=964.21(W)

18 CURB INLET
GRATE=970.55
12"INV.=966.65(E)

19 CURB INLET
GRATE=970.55
12"INV.=966.68(W)

20 CATCH BASIN
GRATE=963.50
12"INV.=961.17(W)

21 STORM MANHOLE
RIM=961.40
12"INV.=954.48(NE/NW)
36"INV.=952.48(W)
36"INV.=952.38(E)

22 CURB INLET
GRATE=961.00
12"INV.=954.68(SE)

23 CURB INLET
GRATE=961.00
12"INV.=954.73(SW)

24 CURB INLET
GRATE=965.40
12"INV.=960.25(E)

25 CURB INLET
GRATE=965.40
15"INV.=960.35(E)
15"INV.=960.25(E)

26 CATCH BASIN
GRATE=962.00
36"INV.=953.12(W)
36"INV.=953.02(E)

27 CATCH BASIN
GRATE=962.85
36"INV.=953.59(N/W)
36"INV.=953.49(E)

28 CATCH BASIN
GRATE=962.65
36"INV.=954.04(N)
36"INV.=953.94(S)

29 CATCH BASIN
GRATE=962.55
24"INV.=954.50(N)
36"INV.=954.40(S)

30 CATCH BASIN
GRATE=964.55
24"INV.=955.38(NE)
24"INV.=955.28(S)

31 CATCHBASIN
GRATE=963.05
18"INV.=956.14(NW)
24"INV.=956.04(SE)

32 CATCH BASIN
GRATE=965.60
18"INV.=957.17(NW)

33 CATCH BASIN
GRATE=960.65
24"INV.=955.56(N)
24"INV.=955.46(E)

34 CATCH BASIN
GRATE=961.30
18"INV.=957.02(N)
24"INV.=956.52(S)

35 CATCH BASIN
GRATE=963.40
15"INV.=958.14(N)
18"INV.=957.89(S)

36 CATCH BASIN
GRATE=965.60
15"INV.=959.88(S)

37 CATCHBASIN
GRATE=960.55
24"INV.=954.42(W)
24"INV.=954.32(E)

38 CATCH BASIN
GRATE=960.50
24"INV.=955.18(N)
24"INV.=955.08(E)

39 CATCH BASIN
GRATE=960.65
24"INV.=955.80(N)
24"INV.=955.70(S)

40 CATCH BASIN
GRATE=961.20
24"INV.=956.42(N)
24"INV.=956.32(S)

41 CATCH BASIN
GRATE=961.90
24"INV.=957.56(N)
24"INV.=957.46(S)

42 CATCH BASIN
GRATE=963.20
18"INV.=958.75(N)
24"INV.=958.25(S)

43 CATCHBASIN
GRATE=964.20
15"INV.=960.39(N)
18"INV.=960.14(S)

44 CATCH BASIN
GRATE=966.00
12"INV.=962.04(E)
15"INV.=961.79(S)

45 CATCH BASIN
GRATE=965.55
12"INV.=963.45(W)

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

UTILITY LEGEND

- PROP. CLEANOUT
- PROP. MANHOLE/CATCH BASIN CURB INLET
- PROP. STORM SEWER PIPE
- PROP. SANITARY SEWER SERVICE
- PROP. WATER SERVICE

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

SITE DEVELOPMENT PLANS FOR:

MARIAN MEADOWS HOMESTEAD SENIOR LIVING

6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Item	Description	Date

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

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C4.1-UP
Scale: 1" = 100'	

Date: 09.20.2022

Sheet: MULTI-FAMILY UTILITY PLAN

Sheet No.: C-4.1

SENIOR LIVING

covered parking

DEDICATED RIGHT-OF-WAY (50')

PROPOSED RETENTION POND PERMANENT POOL ELEVATION=947.00

PROPOSED RETENTION POND PERMANENT POOL ELEVATION=947.00

DEDICATED RIGHT-OF-WAY (50')

BRANDT PIKE

CATCH BASIN GRATE=955.65 15"INV.=951.20(E) 18"INV.=950.95(S)

CATCH BASIN GRATE=955.85 15"INV.=952.24(W)

CATCH BASIN GRATE=955.95 15"INV.=952.84(E)

CATCH BASIN GRATE=957.00 15"INV.=951.79(W) 18"INV.=951.54(S)

CATCH BASIN GRATE=954.70 18"INV.=949.72(N) 18"INV.=949.62(S)

CATCH BASIN GRATE=954.70 18"INV.=948.21(N) 24"INV.=947.71(S)

CATCH BASIN GRATE=953.45 24"INV.=946.48(N) 24"INV.=946.38(E)

CATCH BASIN GRATE=955.60 18"INV.=950.04(N) 24"INV.=949.54(S)

CATCH BASIN GRATE=955.60 24"INV.=948.23(N) 24"INV.=948.13(S)

CATCH BASIN GRATE=956.10 24"INV.=945.02(E/W) 30"INV.=944.52(S)

CATCH BASIN GRATE=959.00 12"INV.=955.72(E)

CATCH BASIN GRATE=957.00 12"INV.=953.71(E)

CATCH BASIN GRATE=957.00 12"INV.=953.48(W) 12"INV.=953.38(E)

CATCH BASIN GRATE=959.00 12"INV.=955.49(W) 12"INV.=955.39(E)

CATCH BASIN GRATE=962.95 12"INV.=956.00(S) 12"INV.=955.90(N)

CATCH BASIN GRATE=962.95 12"INV.=956.23(N)

CATCH BASIN GRATE=956.60 24"INV.=948.90(N) 24"INV.=946.80(W)

SANITARY MH RIM=962.00 8"INV.=956.95

SANITARY MH RIM=960.43 8"INV.=953.31'

SANITARY MH RIM=959.00 8"INV.=956.18'

SANITARY MH RIM=961.55 8"INV.=951.90'

SANITARY C/O 8"INV.=952.89'

SANITARY C/O 8"INV.=952.10'

SANITARY C/O 8"INV.=951.10'

STORM MANHOLE RIM=956.10 36"INV.=946.48(N/W)

STORM MANHOLE (HYDRODYNAMIC SEPARATOR) GRATE=953.00 30"INV.=944.30(N/S)

5x5 OUTLET STRUCTURE GRATE=953.20 15"x48"WINDOW=949.70 4.75"ORIFICE=947.00 36"OUTLET=947.00

FULL HEIGHT HEADWALL 48"INV.=946.50

FULL HEIGHT HEADWALL 48"INV.=945.00

STORM WATER OUTLETS TO EX. DRAINAGE DITCH

OUTLET 30"INV.=944.00

OUTLET 36"INV.=943.88

WMF

PROP. FIRE SERVICE LINE

PROP. WATER

EX. WATER

EX. SAN. MANHOLE RIM=958.57 8" INV.=951.26(N) 8" INV.=949.27(S)

EX. SAN. MANHOLE RIM=956.04 8" INV.=948.84(N) 8" INV.=948.80(S)

EX. SAN. MANHOLE RIM=954.70 8" INV.=948.60(N) 8" INV.=947.80(W) 8" INV.=948.17(N) 8" INV.=947.09(NW) 8" INV.=947.12(S) PROP.8"INV.=948.60

3/4" IPIN FND.

36"STM.

MATCHLINE - THIS SHEET

WATER SERVICE LATERAL FOR FUTURE USE

WATER SERVICE LATERAL FOR FUTURE USE

GRAPHIC SCALE

30 0 15 30

1 inch = 30 ft.

UTILITY LEGEND

- PROP. CLEANOUT
- PROP. MANHOLE/CATCH BASIN CURB INLET
- PROP. STORM SEWER PIPE
- PROP. SANITARY SEWER SERVICE
- PROP. WATER SERVICE

Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS FOR:

MARIAN MEADOWS HOMESTEAD SENIOR LIVING

6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Item	Description	Date

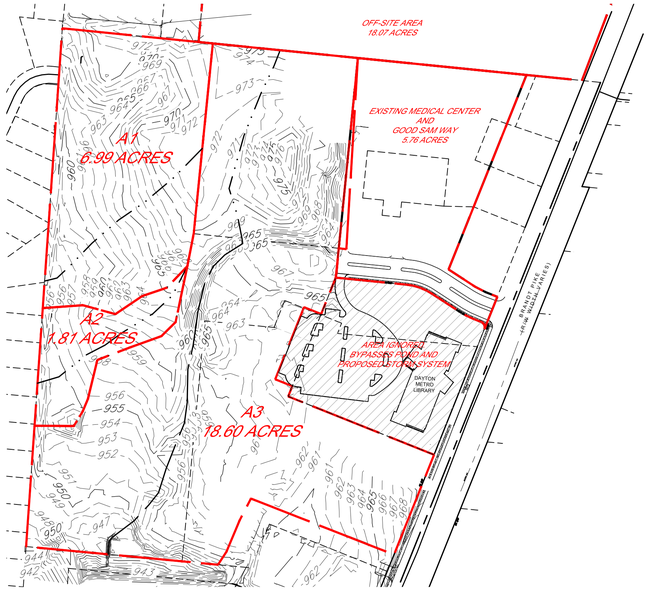
BURKHARDT ENGINEERS • SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-386-9869 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD	Proj: 22.112
Draw: AFD	Dwg: 22.112.dwg
Check: JDB	Tab: C4.2-UP
Scale: 1" = 100'	

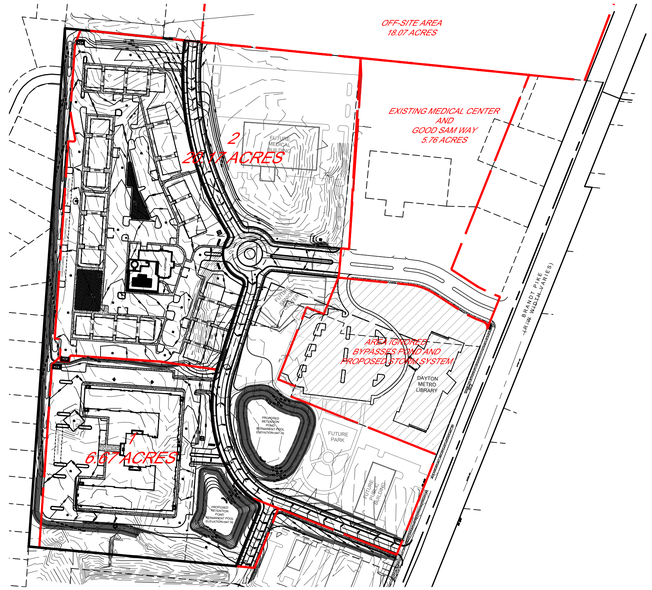
Date: 09.20.2022

Sheet: SENIOR LIVING UTILITY PLAN

Sheet No.: C-4.2



EXISTING CONDITIONS



PROPOSED CONDITIONS

EXISTING DRAINAGE AREAS

A1 Existing Drainage Area A1
Area = 6.99 acres
Coverage: Grass/Woods
CN = 73
Tc = 51 minutes
Q100 = 11.74 cfs

A2 Existing Drainage Area A2
Area = 1.81 acres
Coverage: Grass/Woods/Dirt
CN = 76
Tc = 52 minutes
Q100 = 3.30 cfs

A3 Existing Drainage Area A3
Area = 18.6 acres
Coverage: Building, pavement, and grass/woods
CN = 81
Tc = 64 minutes
Q100 = 34.21 cfs

PROPOSED DRAINAGE AREAS

A1 Proposed Drainage Area A1
Area = 6.99 acres
Coverage: Asphalt/Buildings and Grass/Landscaping
CN = 91
Tc = 10 minutes
Q100 = 46.20 cfs

A2 Proposed Drainage Area A2
Area = 1.81 acres
Coverage: Asphalt/Buildings and Grass/Landscaping
CN = 91
Tc = 10 minutes
Q100 = 11.96 cfs

A3 Proposed Drainage Area A3
Area = 18.6 acres
Coverage: Buildings/Pavement and Grass/Landscaping
CN = 87
Tc = 10 minutes
Q100 = 114.58 cfs

OFFSITE DRAINAGE AREAS

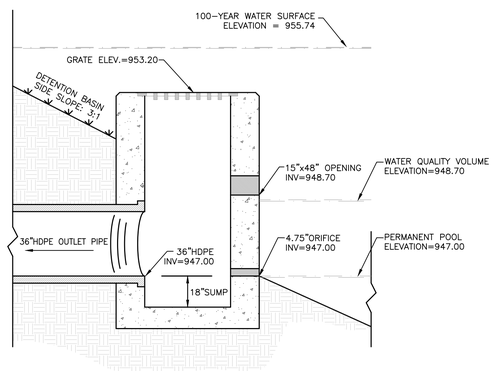
1 Existing Medical Center and Good Sam Way
Area = 5.76 acres
Coverage: Asphalt/Buildings and Grass/Landscaping
CN = 91
Tc = 10 minutes
Q100 = 38.07 cfs

2 Existing Off-site Area to North
Area = 18.07 acres
Coverage: Asphalt/Buildings and Grass/Landscaping
CN = 94
Tc = 10 minutes
Q100 = 124.32 cfs

PROPOSED DRAINAGE AREAS

1 Proposed Senior Living Property
Area = 6.67 acres
Coverage: Asphalt/Buildings and Grass/Landscaping
CN = 87
Tc = 10 minutes
Q100 = 41.09 cfs

2 Proposed Multi Family Housing
Area = 20.17 acres
Coverage: Asphalt/Buildings and Grass/Landscaping
CN = 89
Tc = 10 minutes
Q100 = 129.98 cfs



OUTLET STRUCTURE DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT

Reference Materials and Methodology for Calculations:
USDA - Urban Hydrology for Small Watersheds - Technical Release 55
USDA - Web Soil Survey
City of Huber Heights Stormwater Regulations
Ohio EPA Permit No OHC000005
ODNR Rainwater and Land Development Manual
NOAA Altas 14, Volume 2, Version 3

On-Site Soils:
-MsB - Milton Silt Loam, 2 to 6 % slopes, Hydrologic Soil Group C (approximately 63% of site)
-CrA - Milton Silt Loam, 0 to 2 % slopes, Hydrologic Soil Group C (approximately 30% of site)
-Gp - Gravel Pits (approximately 7% of site)

24-hour Storm Event
Huber Heights, Ohio Rainfall Depths:
1 year - 2.26"
2 year - 2.71"
5 year - 3.32"
10 year - 3.79"
25 year - 4.44"
50 year - 4.95"
100 year - 5.47"

Storm Water Control Requirements:
Provide water quantity control as necessary to reduce post-construction runoff rates to pre-development rates in accordance with the Critical Storm Method. Provide water quality control according to City of Huber Heights and Ohio EPA requirements.

Critical Storm Method Calculations
Pre-Development Conditions
Area = 27.4 acres (A1 + A2 + A3)

Post-Development Conditions (A1 + A2 + A3)
Area = 27.4 acres acres

Pre-developed 1 year storm runoff volume = 67,689 cu-ft
Post-developed 1 year storm runoff volume = 120,510 cu-ft
78.03% increase in runoff volume

10-Year Critical Storm

WATER QUALITY VOLUME CALCULATIONS

WQv = Rv * 0.90 * A / 12
Rv = 0.05 + 0.9i
i = 0.64 (percent impervious of site)
Rv = 0.625
A = 20.17 (disturbed area)
WQv = 0.625 * 0.90 * (20.17 / 12)
WQv = 0.946 ac/ft = 41,191 cu.ft.
WQv + 20% = 49,429 cu.ft.

49,429 cu.ft. is reached at elevation 948.96
4.60" orifice provides a 48 hour (minimum) draw down time

SENIOR LIVING WATER QUALITY FLOWRATE CALCULATIONS

WQF = C * i * A
C = 0.62 (3.08 acres @ 0.30 & 3.59 acres @ 0.90)
i = 1.85 in/hr
A = 6.67 acres
WQF = 7.65 cfs

DETENTION BASIN DESIGN

The proposed detention basin will detain the storm runoff from the proposed multifamily housing site, existing medical center, Good Sam Way, existing property to the North, future medical center property, and the areas surrounding the detention pond (future park and public building).

The proposed Senior Living area will release directly into the existing ditch to the south of the property. Water quality will be addressed with a hydrodynamic separator.

The combined discharge from the senior living and the retention pond will conform to the critical storm method for the property and will release the 10-year post developed storm at the pre-developed 1 year rate.

PROPOSED STAGE-STORAGE-DISCHARGE

Elevation (ft)	Volume (cu-ft)	Discharge (cfs)	
947.00	0	0.00	4.75" Orifice
948.00	29,524	0.51	Water Quality Volume (948.63)
949.00	62,165	2.93	15"x48" Orifice Opening (948.70)
950.00	98,096	20.43	
951.00	137,515	31.52	
952.00	180,486	37.45	
953.00	227,013	42.37	Outlet Structure Grate (953.20)
954.00	277,212	72.24	Emergency Spillway (954.50)
955.00	331,202	82.72	
956.00	389,071	88.21	

PROPOSED STORM WATER BASIN PERFORMANCE SUMMARY

Storm Event (year)	Allowable (cfs)	Inflow (cfs)	Pond Outfow (cfs)	Total Discharge (cfs) (Pond Outflow+Senior Living Discharge)	Max Elevation (ft)	Storage Volume (cu-ft)
1	60.99	99.31	24.01	30.30	950.27	108,569
2	60.99	125.79	31.50	41.75	951.00	137,369
5	60.99	162.65	37.42	53.75	952.00	180,288
10	60.99	188.63	40.81	60.89	952.65	210,914
25	141.09	229.61	54.20	71.22	953.57	255,552
50	160.27	260.24	74.51	90.89	954.09	281,820
100	179.86	291.37	80.13	108.06	954.62	310,462

-AutoDesk 2022 Hydraflow Hydrographs used for storm water calculations and detention modeling.

GRAPHIC SCALE
200 0 100 200
1 inch = 200 ft.

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

Item | Description | Date

SITE DEVELOPMENT PLANS FOR:
MARIAN MEADOWS
HOMESTEAD
SENIOR LIVING
6007-6054 & 6061-6119 BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

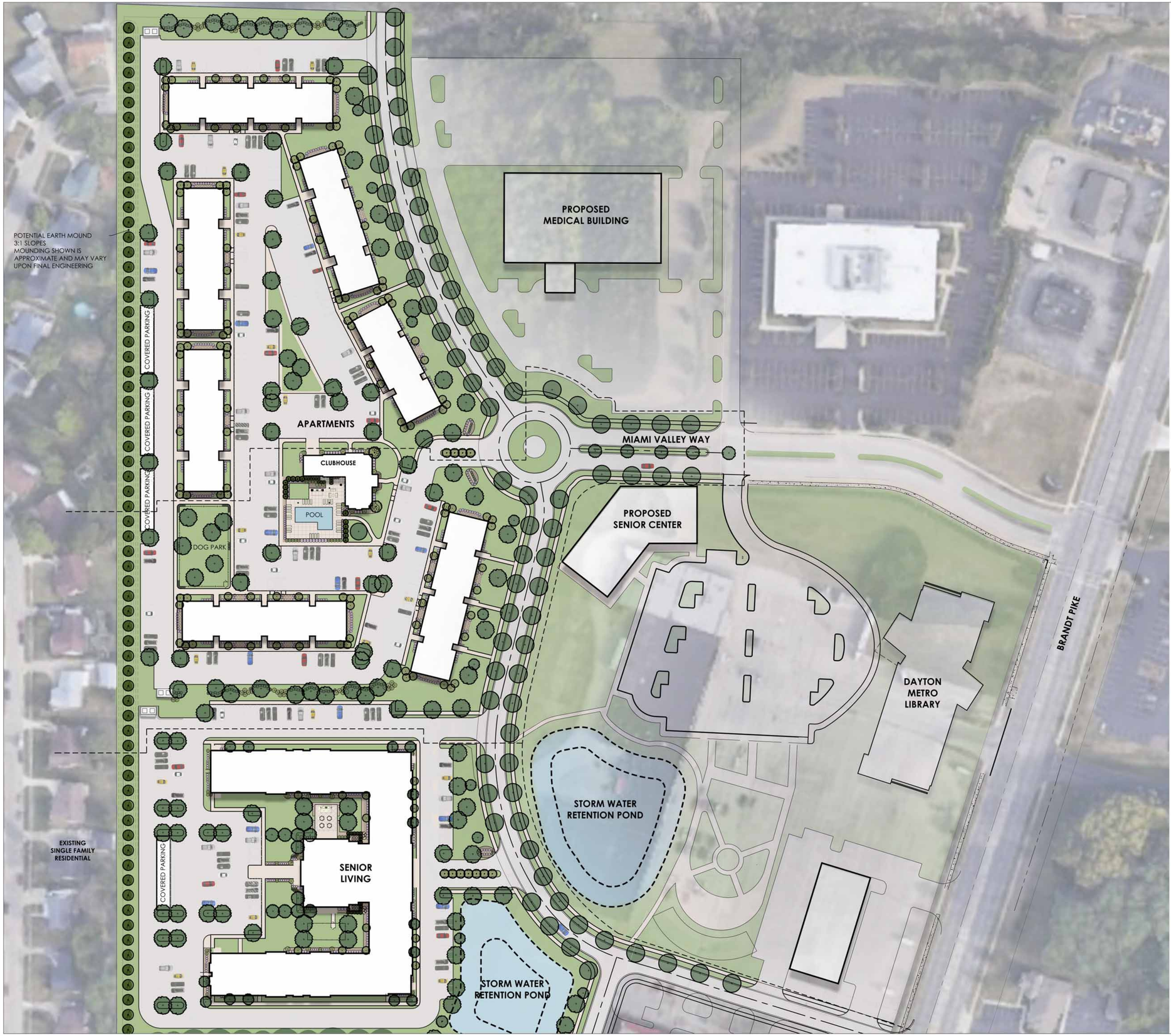
BURKHARDT ENGINEERS ▼ SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: AFD | Proj: 22.112
Draw: AFD | Dwg: 22.112.dwg
Check: JDB | Tab: C3.0-GP
Scale: 1" = 100'

Date: 09.20.2022

Sheet: STORM WATER MANAGEMENT PLAN

Sheet No.: C-7.0



GENERAL NOTES:

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

LEGEND

- STREET TREES SPACED AT 40' O.C.
- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SMALL/ MEDIUM SHRUBS

0' 30' 60' 120'

NORTH

EDGE
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
330 OLIVE STREET, SUITE 304
NASHVILLE, TN 37203
615.255.5383
www.edgela.com

CONSULTANTS

PROJECT NAME

Marian Meadows

Homestead Senior Living

Dayton, OH

CLIENT

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

PROJECT NO.	22110
Date:	9/21/2022
Issued for:	
REVISIONS	

Sheet Title

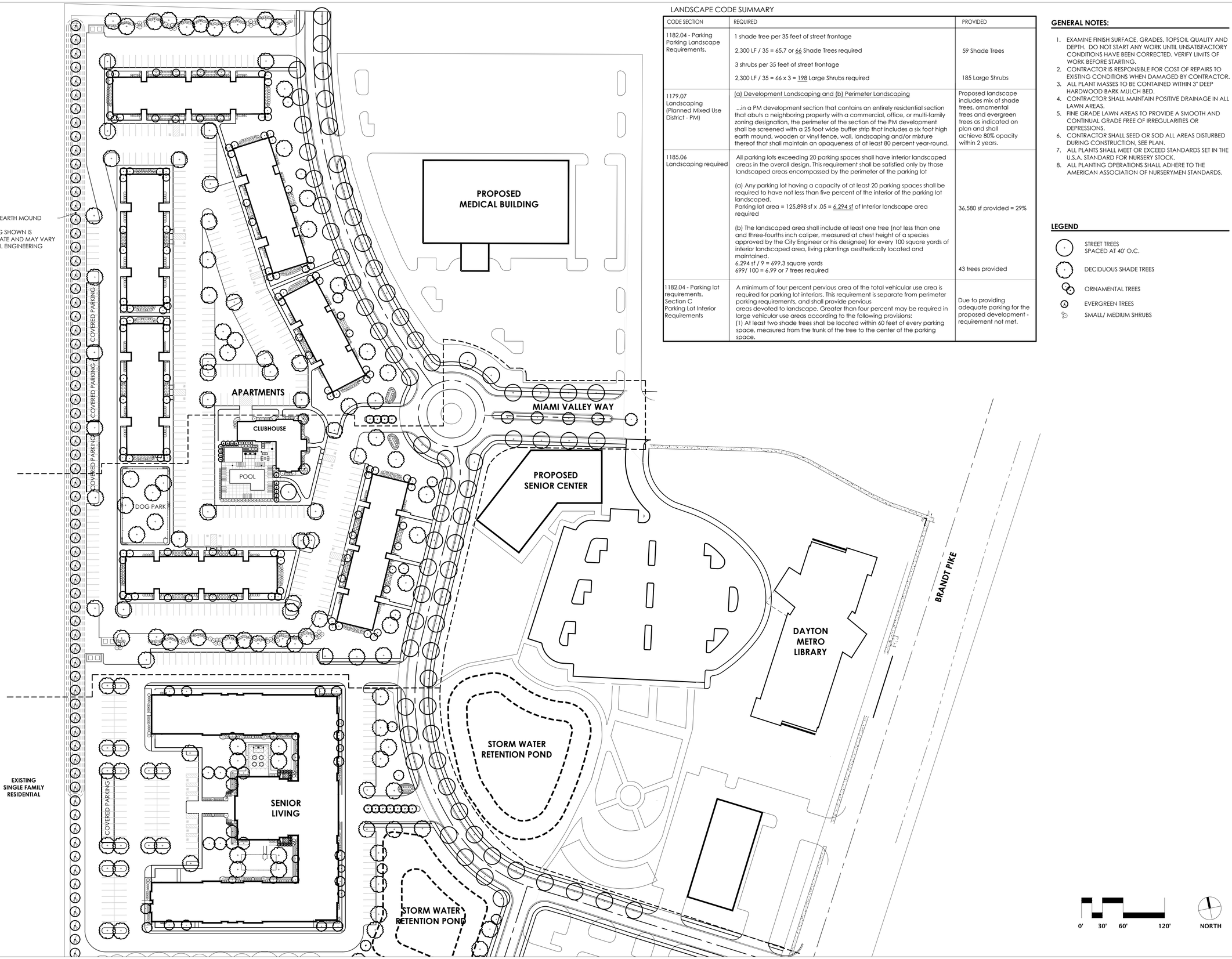
LANDSCAPE PLAN - OVERALL SITE

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number

L1.01



LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED
1182.04 - Parking Parking Landscape Requirements.	1 shade tree per 35 feet of street frontage 2,300 LF / 35 = 65.7 or 66 Shade Trees required 3 shrubs per 35 feet of street frontage 2,300 LF / 35 = 66 x 3 = 198 Large Shrubs required	59 Shade Trees 185 Large Shrubs
1179.07 Landscaping (Planned Mixed Use District - PM)	(a) Development Landscaping and (b) Perimeter Landscaping ...in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round.	Proposed landscape includes mix of shade trees, ornamental trees and evergreen trees as indicated on plan and shall achieve 80% opacity within 2 years.
1185.06 Landscaping required	All parking lots exceeding 20 parking spaces shall have interior landscaped areas in the overall design. This requirement shall be satisfied only by those landscaped areas encompassed by the perimeter of the parking lot (a) Any parking lot having a capacity of at least 20 parking spaces shall be required to have not less than five percent of the interior of the parking lot landscaped. Parking lot area = 125,898 sf x .05 = 6,294 sf of Interior landscape area required (b) The landscaped area shall include at least one tree (not less than one and three-fourths inch caliper, measured at chest height of a species approved by the City Engineer or his designee) for every 100 square yards of interior landscaped area, living plantings aesthetically located and maintained. 6,294 sf / 9 = 699.3 square yards 699/ 100 = 6.99 or 7 trees required	36,580 sf provided = 29% 43 trees provided
1182.04 - Parking lot requirements, Section C Parking Lot Interior Requirements	A minimum of four percent pervious area of the total vehicular use area is required for parking lot interiors. This requirement is separate from perimeter parking requirements, and shall provide pervious areas devoted to landscape. Greater than four percent may be required in large vehicular use areas according to the following provisions: (1) At least two shade trees shall be located within 60 feet of every parking space, measured from the trunk of the tree to the center of the parking space.	Due to providing adequate parking for the proposed development - requirement not met.

GENERAL NOTES:

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

LEGEND

- STREET TREES SPACED AT 40' O.C.
- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SMALL/ MEDIUM SHRUBS

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
330 CULLEN AVENUE, SUITE 202 304
COLUMBUS, OH 43215
614.256.5333
www.edgela.com

CONSULTANTS

PROJECT NAME

Marian Meadows

Homestead Senior Living

Dayton, OH

CLIENT

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

PROJECT NO. 22110

Date: 9/21/2022

Issued for:

REVISIONS

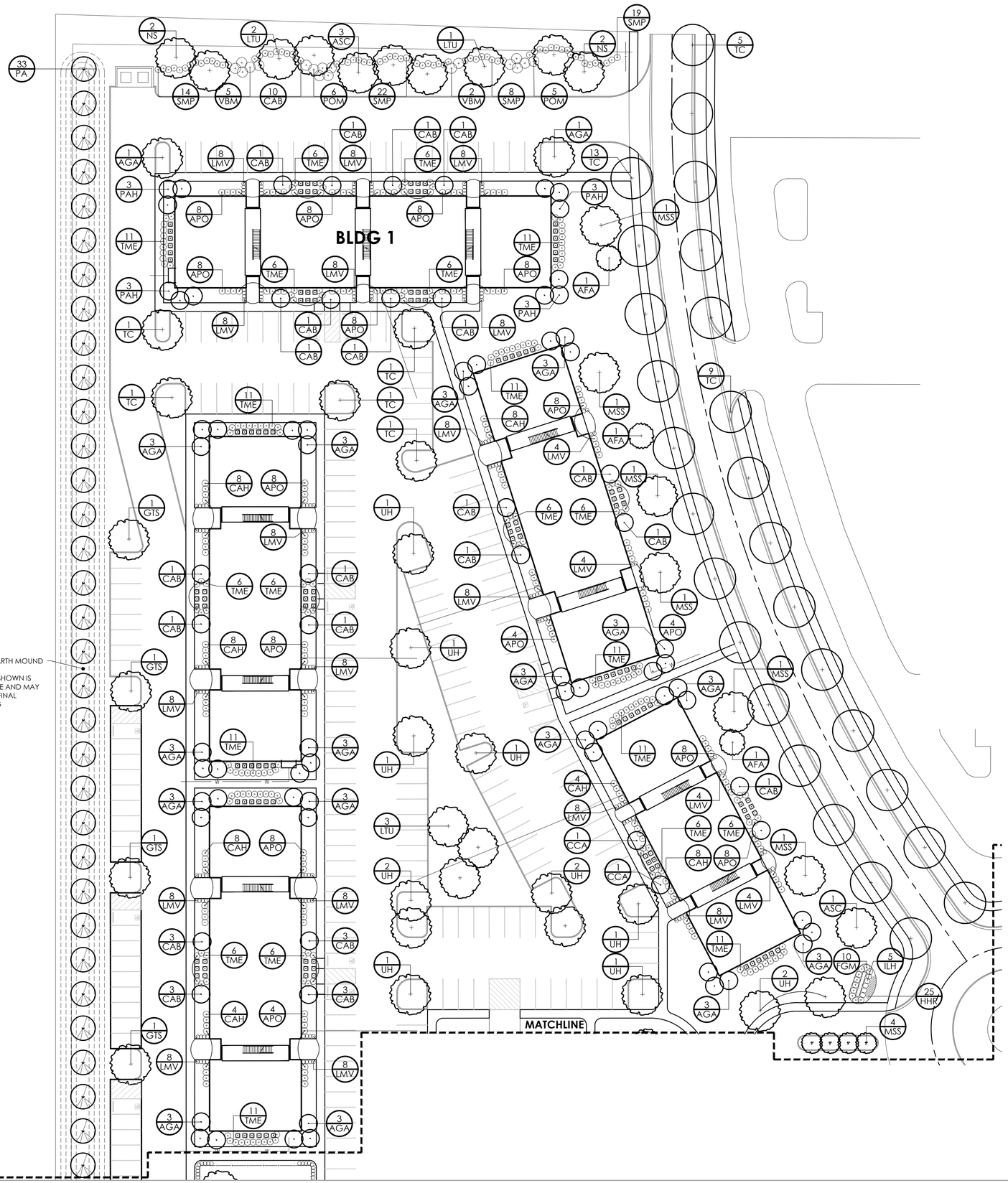
Sheet Title

LANDSCAPE PLAN - OVERALL SITE

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number L1.01



GENERAL NOTES:

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

LEGEND

- STREET TREES SPACED AT 40' O.C.
- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SMALL/ MEDIUM SHRUBS

0' 15' 30' 60'

NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
330 PINE STREET, SUITE 304
COLUMBUS, OH 43215
614.255.5343
www.edgela.com

CONSULTANTS

PROJECT NAME

Marian Meadows

Homestead Senior Living

Dayton, OH

CLIENT

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

PROJECT NO. 22110

Date: 9/21/2022

Issued for:

REVISIONS

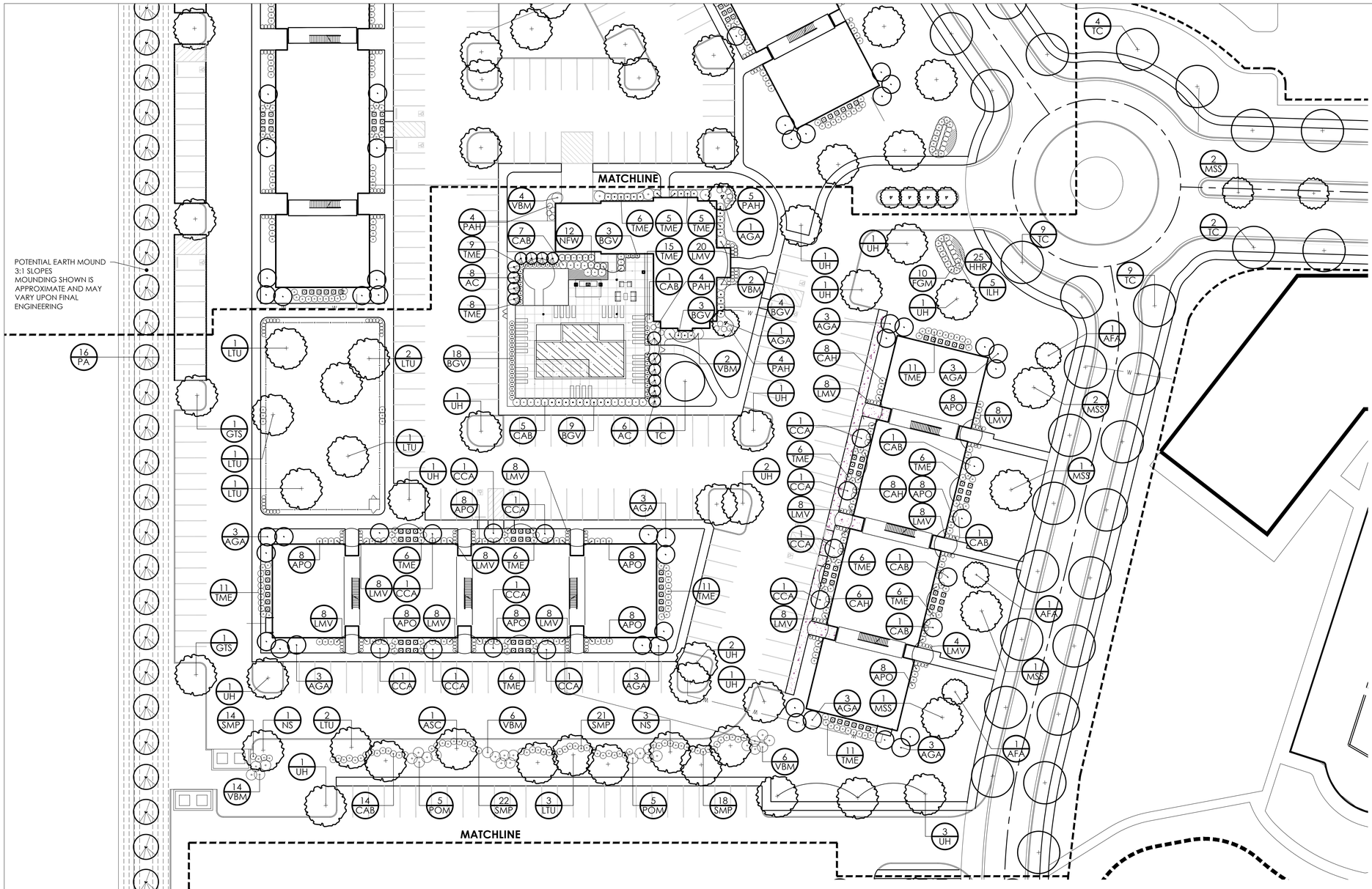
Sheet Title

LANDSCAPE PLAN - MF SITE NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number L2.01



GENERAL NOTES:

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

LEGEND

- STREET TREES SPACED AT 40' O.C.
- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SMALL/ MEDIUM SHRUBS

0' 15' 30' 60'

NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
330 OLD FRANKLIN STREET, SUITE 304
COLUMBUS, OH 43215
614.256.5383
www.edgela.com

CONSULTANTS

PROJECT NAME

Marian Meadows

Homestead Senior Living

Dayton, OH

CLIENT

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

PROJECT NO. 22110

Date: 9/21/2022

Issued for:

REVISIONS

Sheet Title

LANDSCAPE PLAN - MF SITE SOUTH

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number L2.02

MATCHLINE

STORM WATER RETENTION POND

STORM WATER RETENTION POND

EXISTING WOODED AREA

GENERAL NOTES:

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

LEGEND

- STREET TREES SPACED AT 40' O.C.
- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SMALL/ MEDIUM SHRUBS

0' 15' 30' 60'

NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
330 PINE STREET, SUITE 304
CINCINNATI, OH 45202
513.256.5333
www.edgela.com

CONSULTANTS

PROJECT NAME

Marian Meadows

Homestead Senior Living

Dayton, OH

CLIENT

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

PROJECT NO. 22110

Date: 9/21/2022

Issued for:

REVISIONS

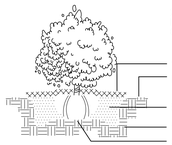
Sheet Title

LANDSCAPE PLAN - SENIOR HOUSING

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number L2.03



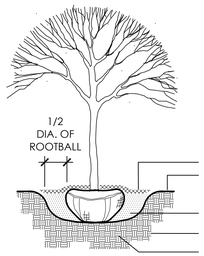
NOTES:

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

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

1 SHRUB PLANTING DETAIL

NTS



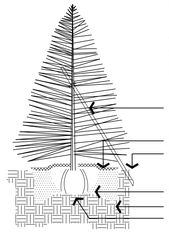
NOTES:

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

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

2 DECID. TREE PLANTING DETAIL

NTS



NOTES:

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

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

3 EVERGREEN PLANTING DETAIL

NTS

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

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		TREES				
82	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' Hgt.	B&B	MULTI-STEM
15	AFA	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	2" Cal.	B&B	
10	ARB	Acer rubrum 'Brandywine'	BRANDYWINE MAPLE	2" Cal.	B&B	
16	ARO	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	2.5" Cal.	B&B	
5	ASC	Acer saccharum	SUGAR MAPLE	2.5" Cal.	B&B	
33	CCA	Cercis canadensis	EASTERN REDBUD	1.75" Cal.	B&B	
2	CCC	Crusader crugalli var. inermis	CRUSADER HAWTHORN	1.75" Cal.	B&B	
4	COC	Celtis occidentalis	COMMON HACKBERRY	2.5" Cal.	B&B	
20	LTU	Liriodendron tulipifera	TULIP TREE	2.5" Cal.	B&B	
6	GTS	Gleditsia triacanthos inermis 'Skycole'	SKYLINE HONEYLOCUST	2.5" Cal.	B&B	
24	MSS	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	1.75" Cal.	B&B	
8	NS	Nyssa sylvatica	BLACK TUPELO	2.5" Cal.	B&B	
8	PAM	Platanus x acerifolia 'Morton Circle'	EXCLAMATION LONDON PLANETREE	2-1/2" Cal.	B&B	
4	QB	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal.	B&B	
12	SRI	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE LILAC TREE	1-3/4" Cal.	B&B	
88	TC	Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	2.5" Cal.	B&B	
30	UH	Ulmus 'Homestead'	HOMESTEAD ELM	2.5" Cal.	B&B	
		EVERGREEN TREES				
14	AC	Abies concolor	WHITE FIR	6' Hgt.	B&B	
82	PA	Picea abies	NORWAY SPRUCE	6' Hgt.	B&B	
X	PS	Pinus strobus	WHITE PINE	6' Hgt.	B&B	
		SHRUBS				
192	APO	Potentilla fruticosa 'Abbotswood'	ABBOTTSWOOD POTENTILLA	18" Hgt.	Cont.	
197	BGV	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18" Hgt.	Cont.	
70	CAB	Cornus alba 'Bailhalo'	IVORY HALO RED TWIG DOGWOOD	24"-30" Hgt.	Cont.	
87	CAH	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	18"-24" Hgt.	Cont.	
30	FGM	Fathergilla gardenii 'Mt. Airy'	DWARF FATHERGILLA	24" Hgt.	Cont.	
25	HPL	Hydrangea paniculata 'Little Limelight'	LITTLE LIMELIGHT HYDRANGEA	24" Hgt.	Cont.	
15	ILH	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	18"-24" Hgt.	Cont.	
21	POM	Physocarpus opulifolius 'Monlo'	DIABLO NINEBARK	8'-10' Hgt.	Cont.	
22	ROS	Rosa x 'radrazz' knockout	KNOCKOUT ROSE	24" Hgt.	Cont.	
150	SMP	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	24"-30" Hgt.	Cont.	
338	TME	Taxus x media 'Everlow'	EVERLOW YEW	18" Hgt.	B&B	
18	TMH	Taxus x media 'Hicksii'	HICK'S YEW	30" Hgt.	B&B	
41	VBM	Viburnum × burkwoodii 'Mohawk'	MOHAWK VIBURNUM	36" Hgt.	B&B	
4	VJU	Viburnum x juddii	JUDD VIBURNUM	30" Hgt.	Cont.	
		PERENNIALS/ GRASSES/ GROUNDCOVER				
75	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
12	NFW	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 Gal.	Cont.	
29	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	
614	LMV	Liriope muscari 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
330 [redacted] 304
[redacted] 5
614.255.5343
www.edgela.com

CONSULTANTS

Marian Meadows

Homestead Senior Living

Dayton, OH

PROJECT NAME

Homestead Companies

369 E Livingston Ave
Columbus, OH 43215

CLIENT

PROJECT NO. 22110

Date: 9/21/2022

Issued for:

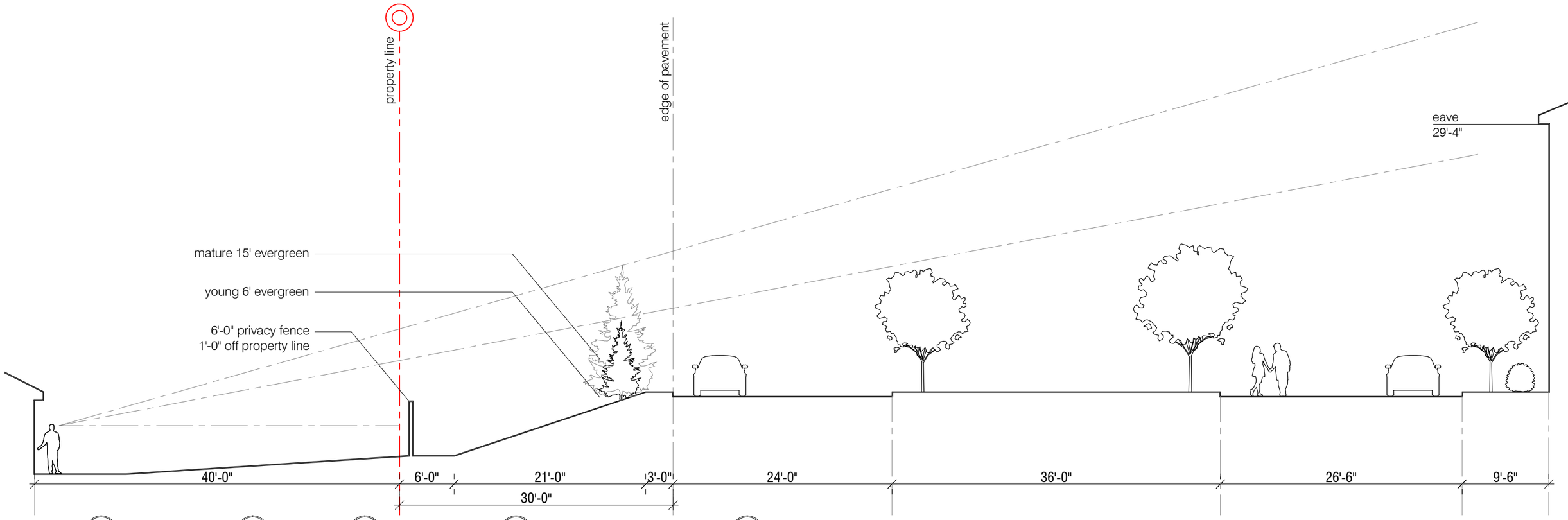
REVISIONS

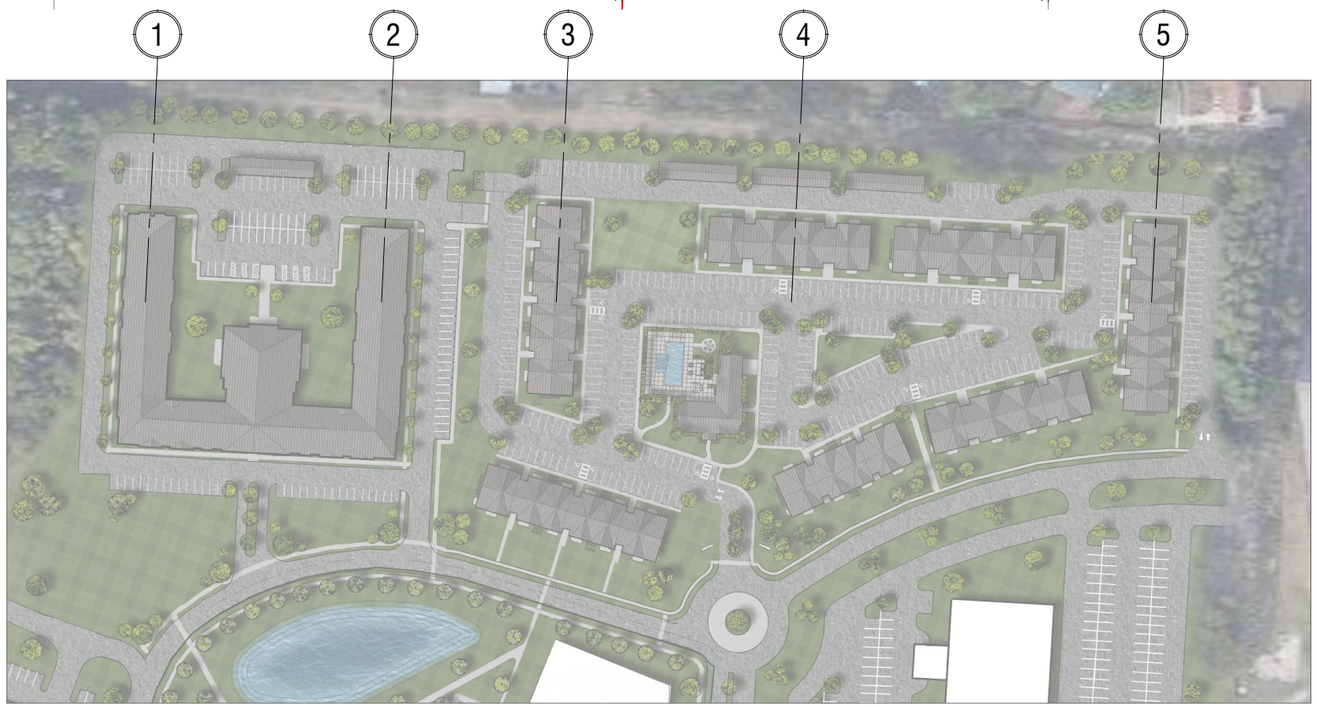
Sheet Title: LANDSCAPE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number: L2.04



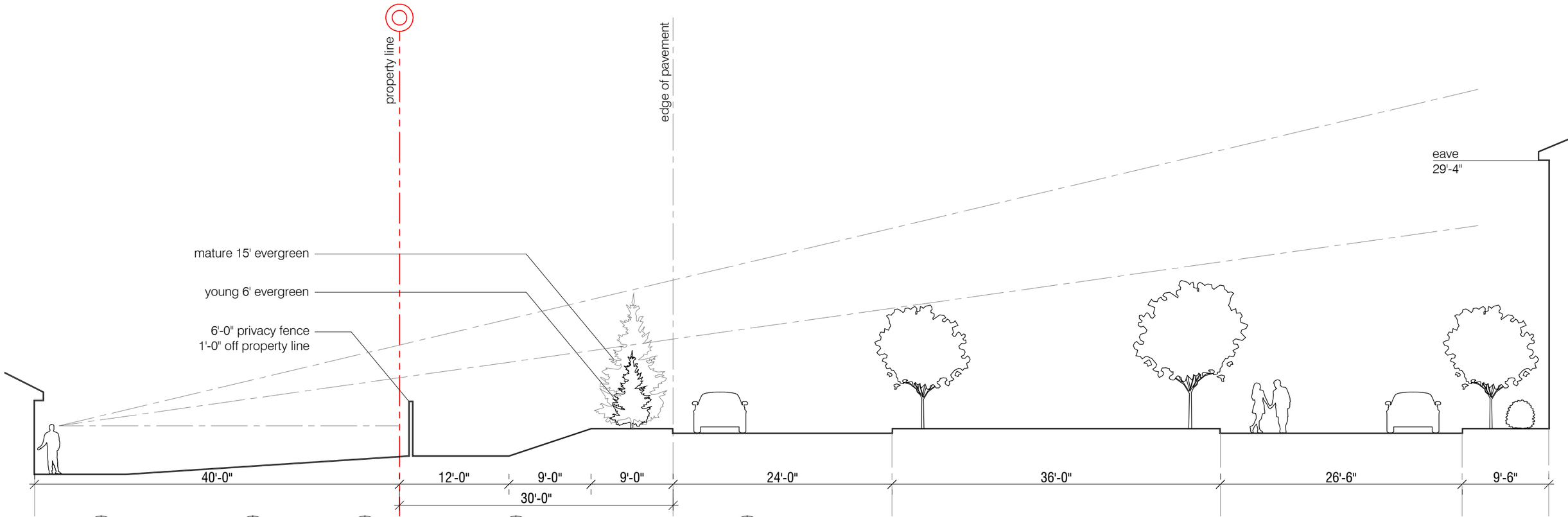


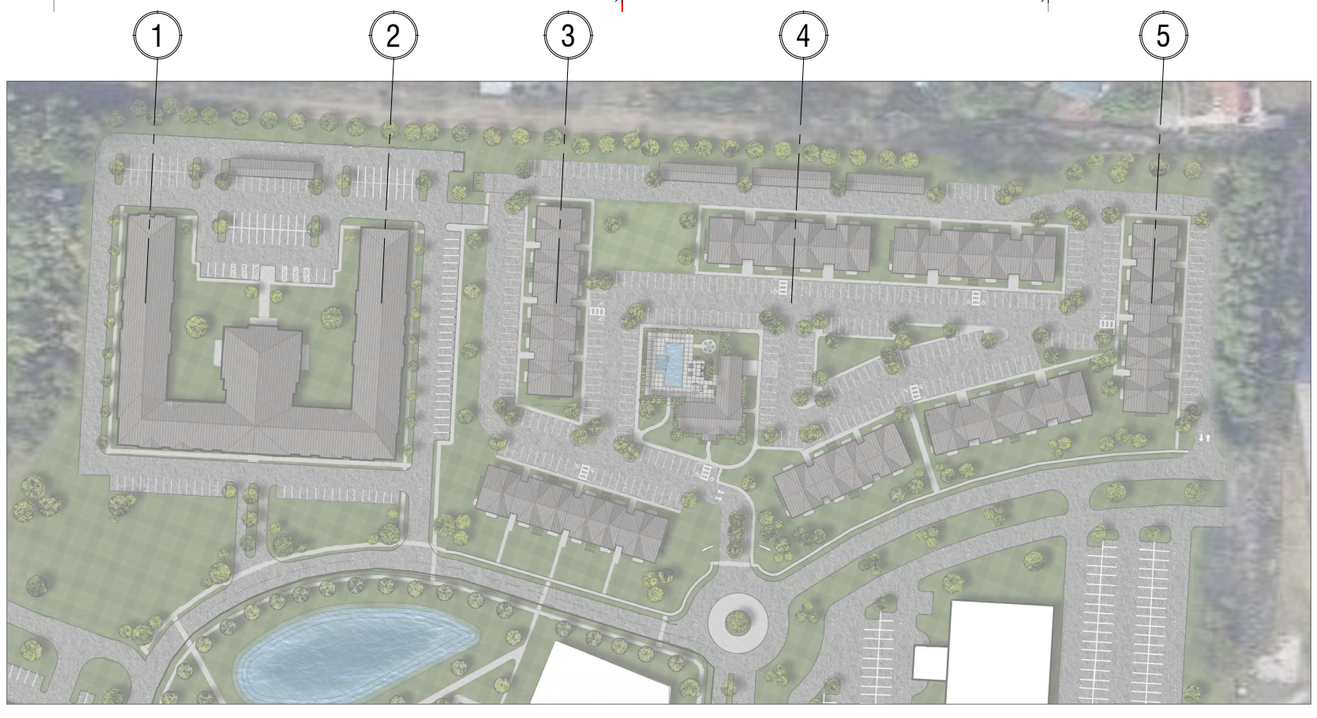
1 sightline exhibit
SCALE 3/32" = 1'-0"
10 8 6 4 2 0

A overall site plan
NOT TO SCALE

homestead // marian meadows
SITE SECTION EXHIBITS | SEPTEMBER 19, 2022

HOMESTEAD COMPANIES | archall





2 sightline exhibit

SCALE 3/32" = 1'-0"

10 8 6 4 2 0

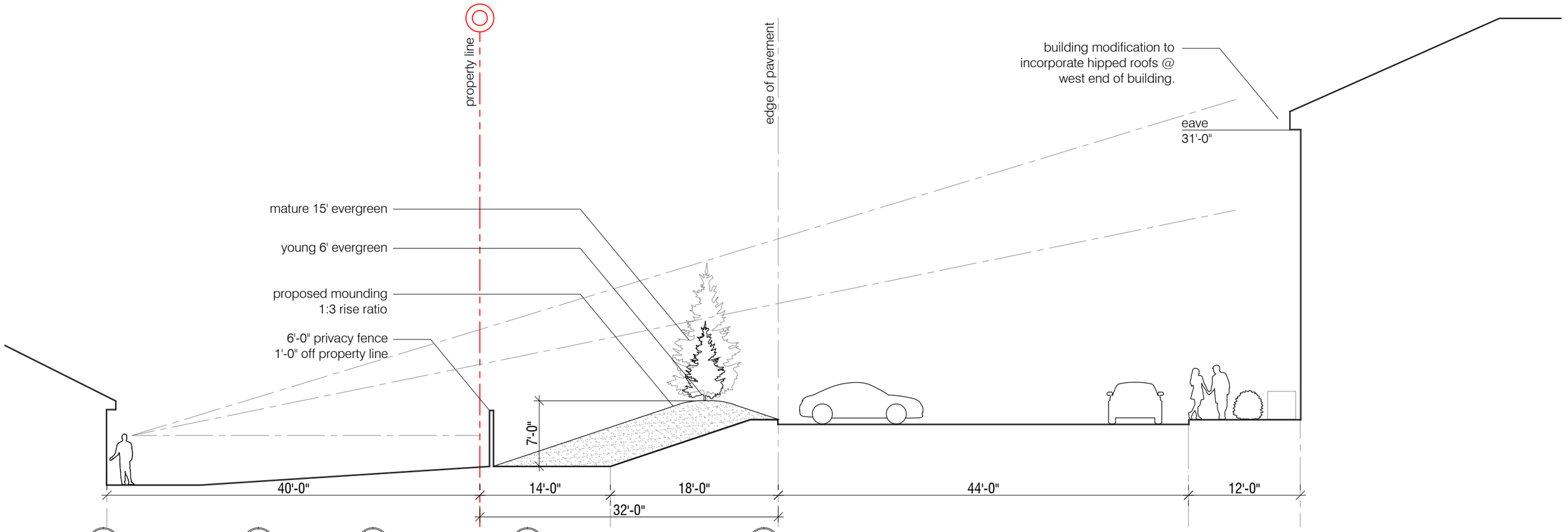
A2 overall site plan

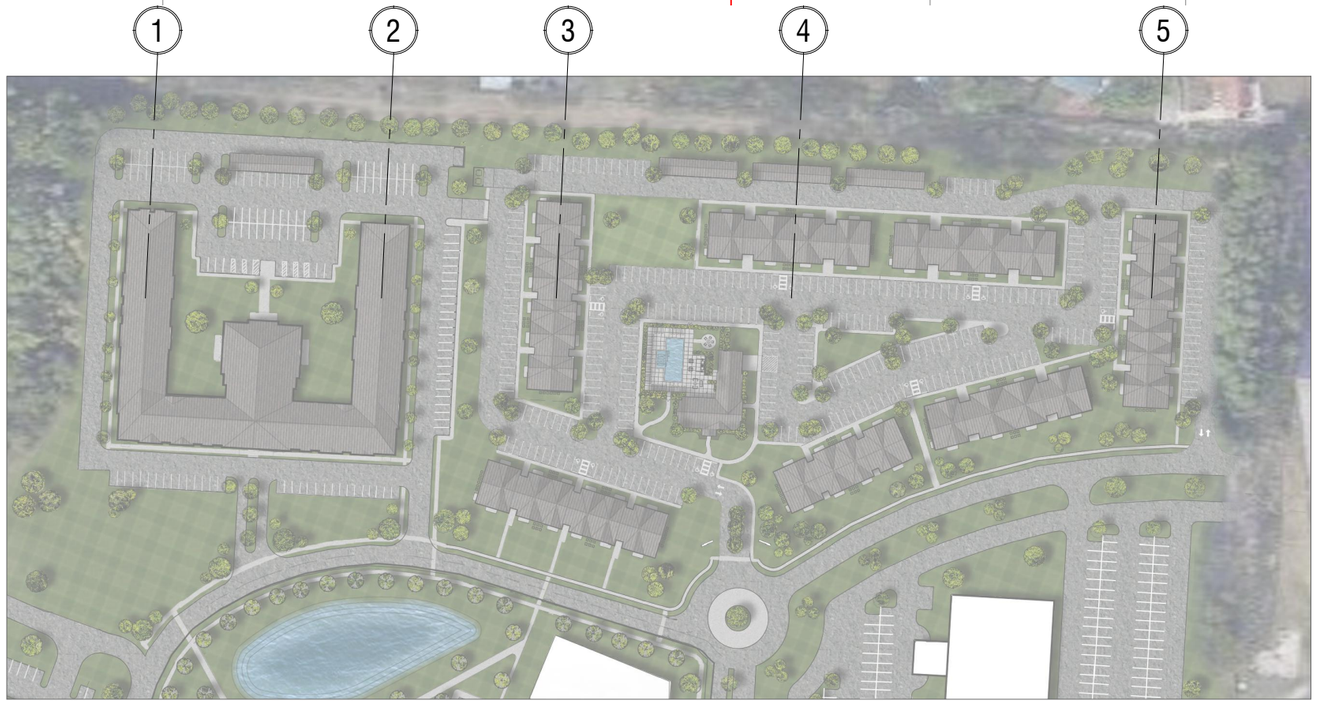
NOT TO SCALE

homestead // marian meadows

SITE SECTION EXHIBITS | SEPTEMBER 19, 2022

HOMESTEAD COMPANIES | archall



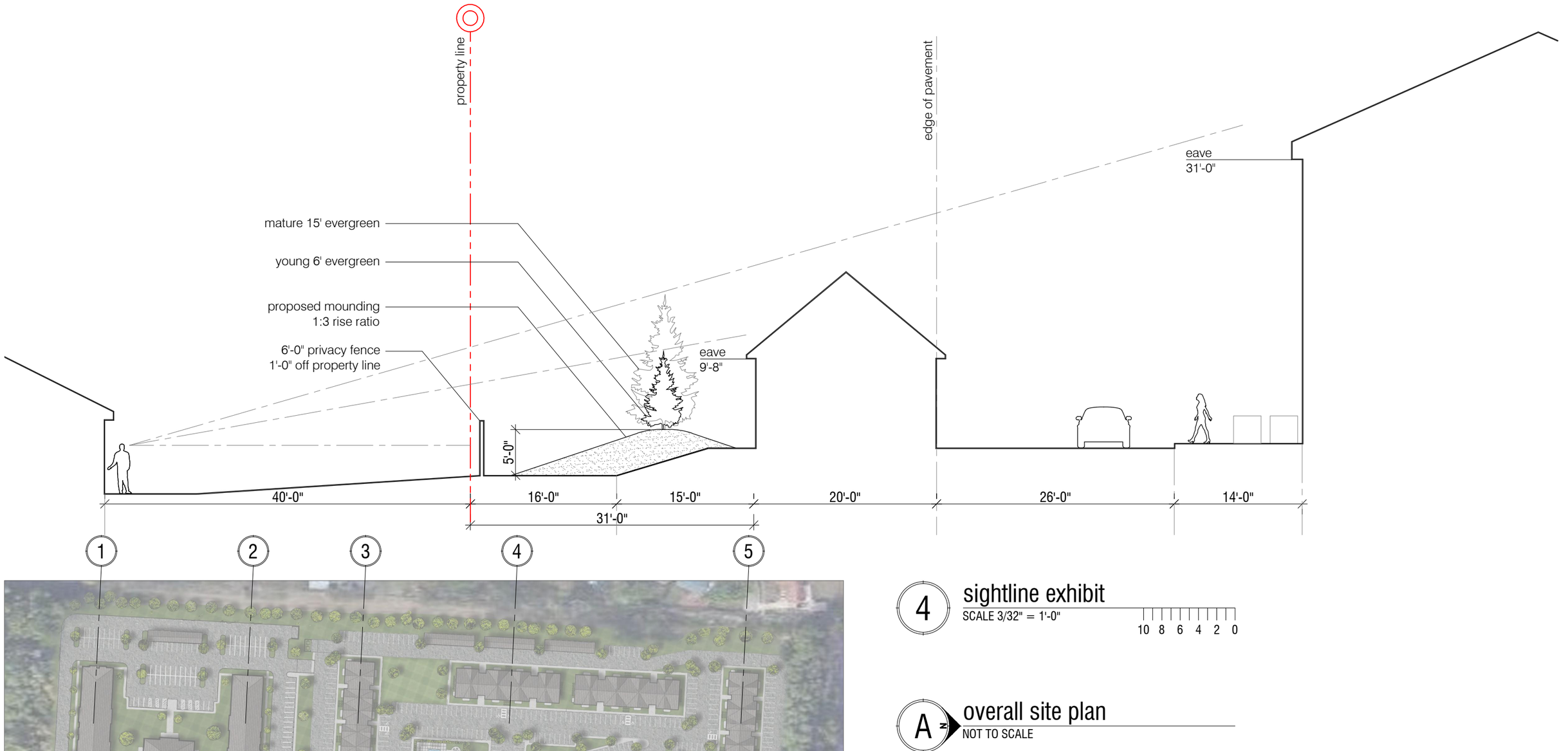


3 sightline exhibit
SCALE 3/32" = 1'-0"
10 8 6 4 2 0

A overall site plan
NOT TO SCALE

homestead // marian meadows
SITE SECTION EXHIBITS | SEPTEMBER 19, 2022

HOMESTEAD COMPANIES | archall



4 sightline exhibit

SCALE 3/32" = 1'-0"

10 8 6 4 2 0

A2 overall site plan

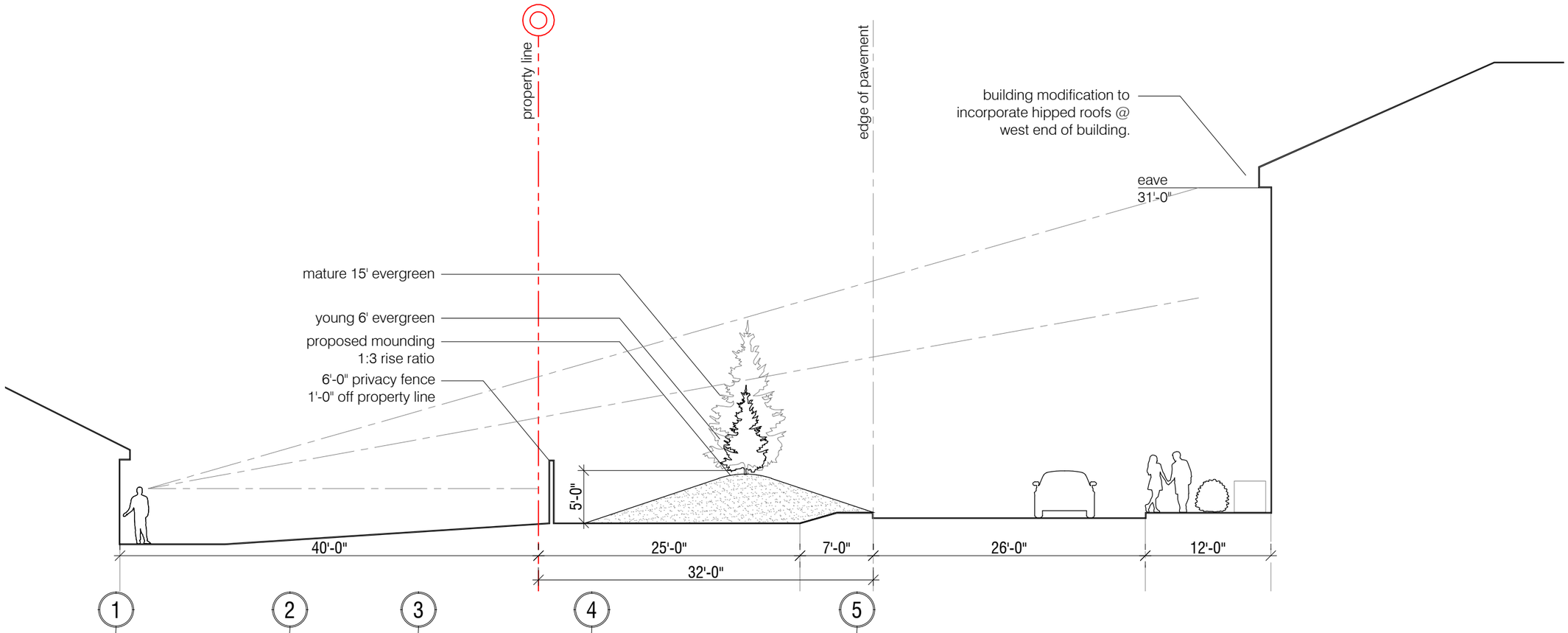
NOT TO SCALE

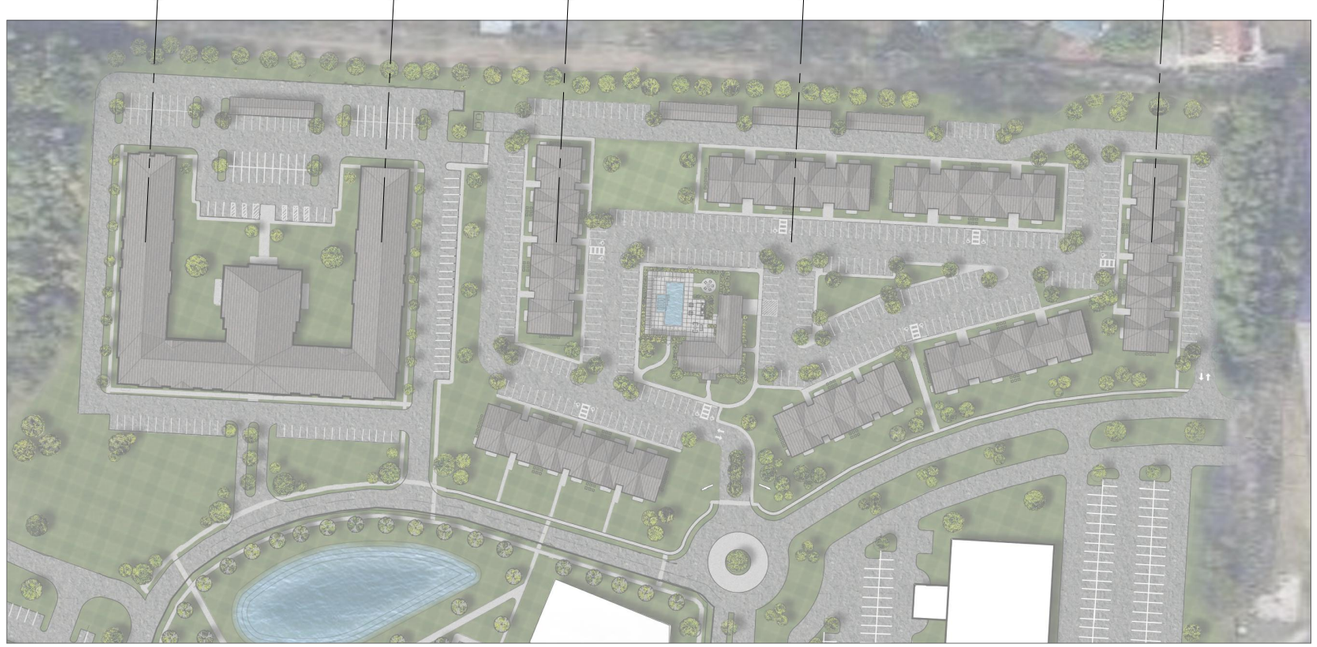
homestead // marian meadows

SITE SECTION EXHIBITS | SEPTEMBER 19, 2022

HOMESTEAD COMPANIES

archall





5 sightline exhibit
SCALE 3/32" = 1'-0"
10 8 6 4 2 0

A N overall site plan
NOT TO SCALE

homestead // marian meadows
SITE SECTION EXHIBITS | SEPTEMBER 19, 2022

HOMESTEAD COMPANIES | archall

Marian Meadows

HOMESTEAD
COMPANIES

site plan // overall

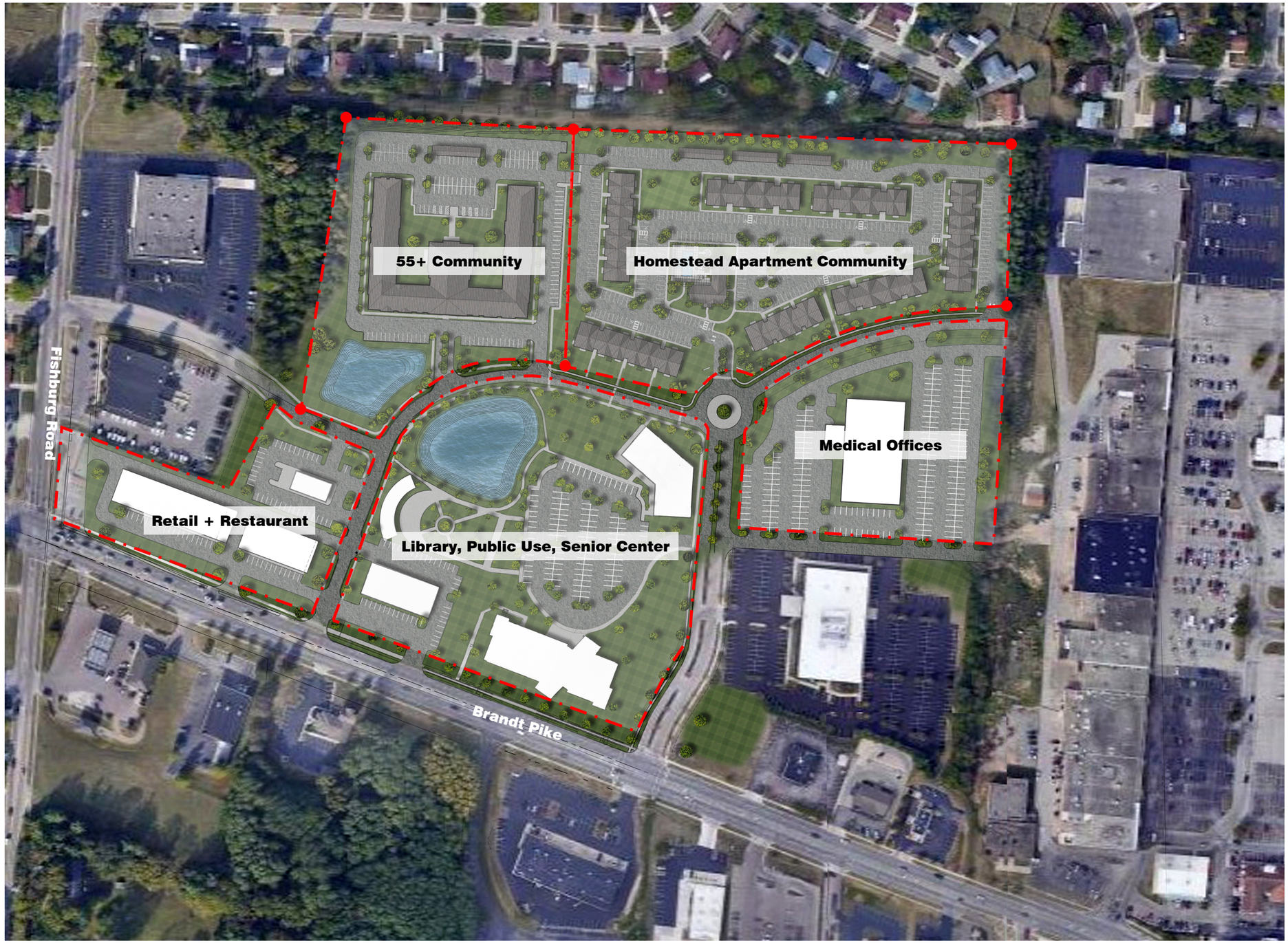
SCALE: NTS

marian meadows

PROPOSED MASTERPLAN | JULY 13, 2022

HOMESTEAD COMPANIES

archall



55+ community

site area	6.0 acres
parking provided	150 spaces

Homestead Apartment Community

site area	8.1 acres
parking provided	320 spaces

Retail + Restaurant

site area	1.3 acres
parking provided	81 spaces

Library, Public Use, Senior Center

site area	9.1 acres
parking provided	219 spaces

Medical Offices

site area	4.7 acres
parking provided	306 spaces

N

site plan // parcels

SCALE: 1" = 200'-0"

marian meadows
PROPOSED MASTERPLAN | JULY 13, 2022

HOMESTEAD COMPANIES

archall

55+ Community

area	6.0 acres
units	135
parking	150 spaces

Homestead Apartment Community

area	8.1 acres
units	192
parking	320 spaces
parking ratio	1.67/ unit

N

site plan // homestead

SCALE: 1" = 100'-0"

marian meadows
PROPOSED MASTERPLAN | JULY 13, 2022

HOMESTEAD COMPANIES

archall

marian meadows
PROPOSED MASTERPLAN | JULY 13, 2022

HOMESTEAD COMPANIES

archall

FRONT/BACK ELEVATION

SIDE ELEVATION

STONE 01
product // provia
color // lakepointe - dry stack
// no grout

SIDING 01
product // james hardie
// hardieplank lap siding
color // dorian gray
SW 7017

SIDING 03
product // shake siding
color // white

ROOF
product // tamko
// dimensional asphalt
shingle
color // weathered wood

SHUTTERS
product // na
color // night owl
SW 7061

TRIM
product // na
color // white

SIDING 01
product // james hardie lap siding
color // arctic white

SIDING 02
product // james hardie lap siding
color // evening blue

SIDING 03
product // hardie shingle siding
color // arctic white

STONE 01
product // taylor clay products
color // executive grey

SHUTTERS
product// na
color // black

TRIM
product// na
color // arctic white

ROOF
product // asphalt shingle

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

marian meadows
PROPOSED MASTERPLAN | JULY 13, 2022

HOMESTEAD COMPANIES

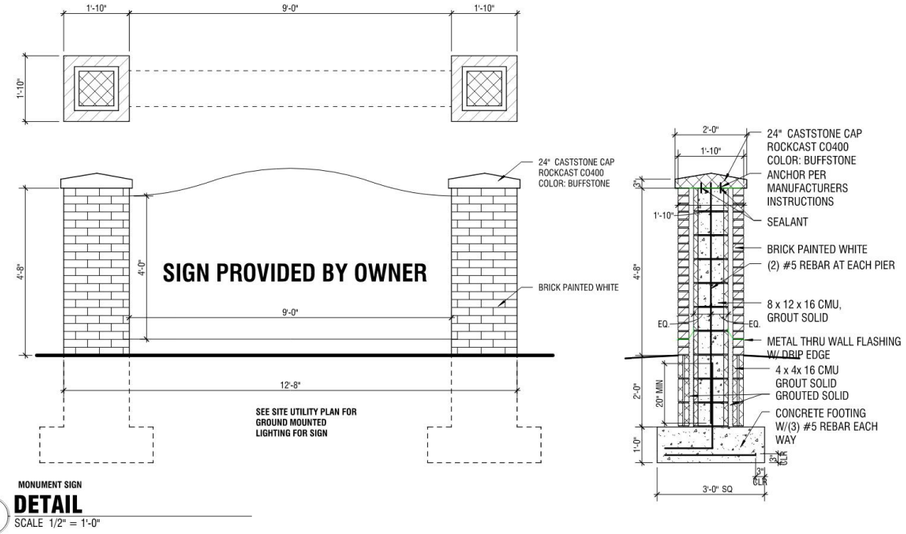
archall

PLAN

EXAMPLE GRAPHICS - OWNER TO PROVIDE INFORMATION FOR EACH PROJECT

TEMPORARY CONSTRUCTION SIGN
8'-0 x 8'-0" DIBOLD SIGN
INSTALLED TWO SIDES ON 4x4 PRESSURED TREATED POSTS. PROVIDE 2X PRESSURED TREATED FRAMING AS REQUIRED FOR ATTACHMENT OF SIGN
PAINT ALL POSTS WHITE

NOTE: CONFIRM ALL SIGN PERMITTING WITH LOCAL JURISDICTIONS AND MODIFY SIGN HEIGHT AND DETAILS AS REQUIRED



MONUMENT SIGN
1 DETAIL
SCALE 1/2" = 1'-0"

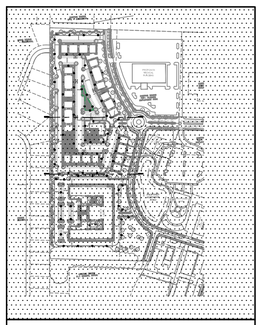
signage

SCALE: 1/2" = 1'-0"

NORTH

SITE UTILITY PLAN - NORTHERN APARTMENTS

SCALE: 1" = 30'



SITE PLAN KEY

REVISIONS

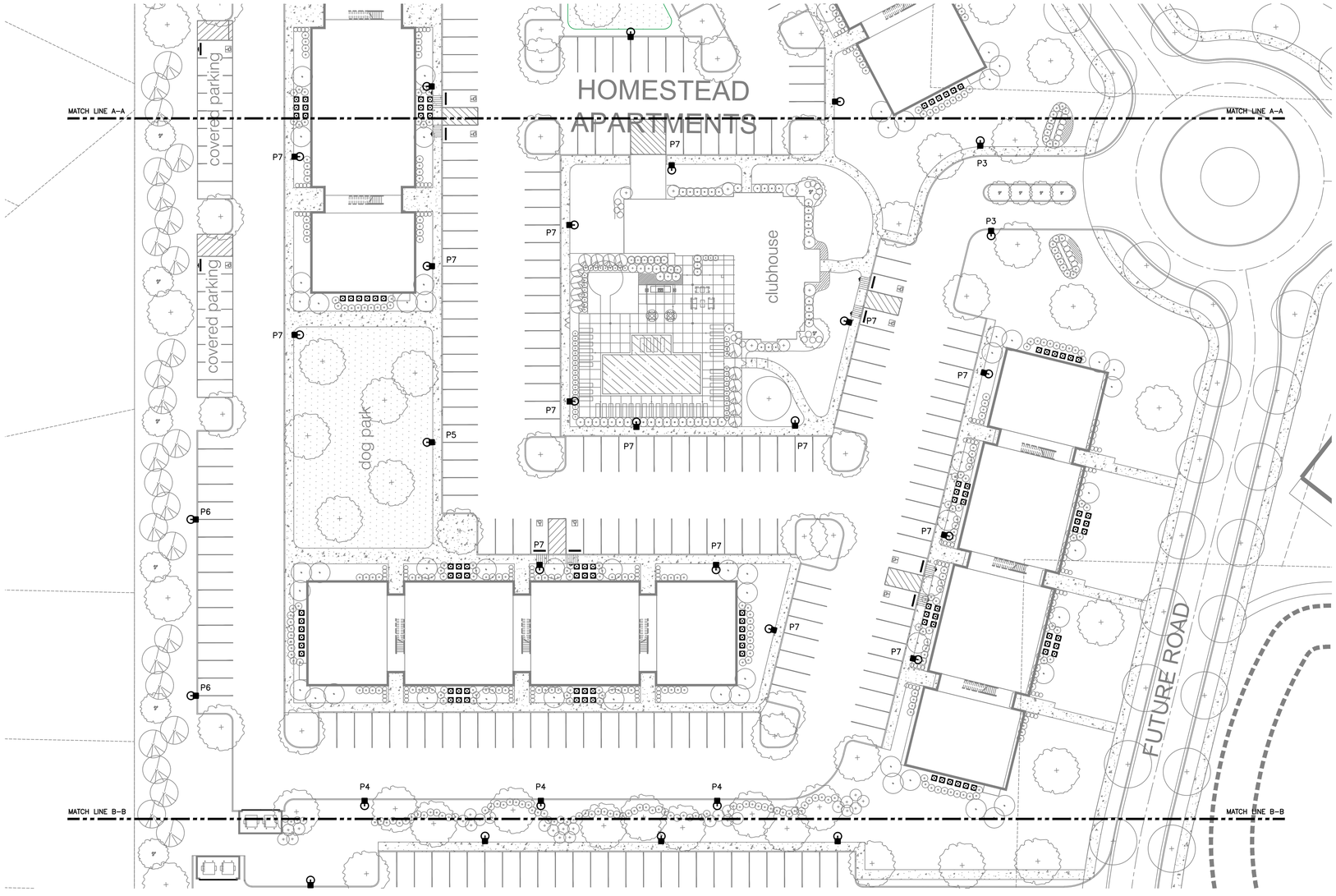
McMULLEN ENGINEERING CO. INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614–895–9408 FAX:614–895–9450
E-Mail: mec@mcmullenengineering.com
Web: http://www.mcmullenengineering.com

SITE UTILITY PLAN - NORTHERN APARTMENTS

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205–A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8–22–22

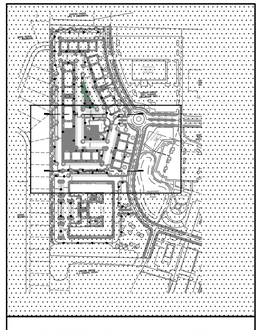
SHEET NO.
SU.01



NORTH

SITE UTILITY PLAN - SOUTHERN APARTMENTS

SCALE: 1" = 30'



SITE PLAN KEY

REVISIONS

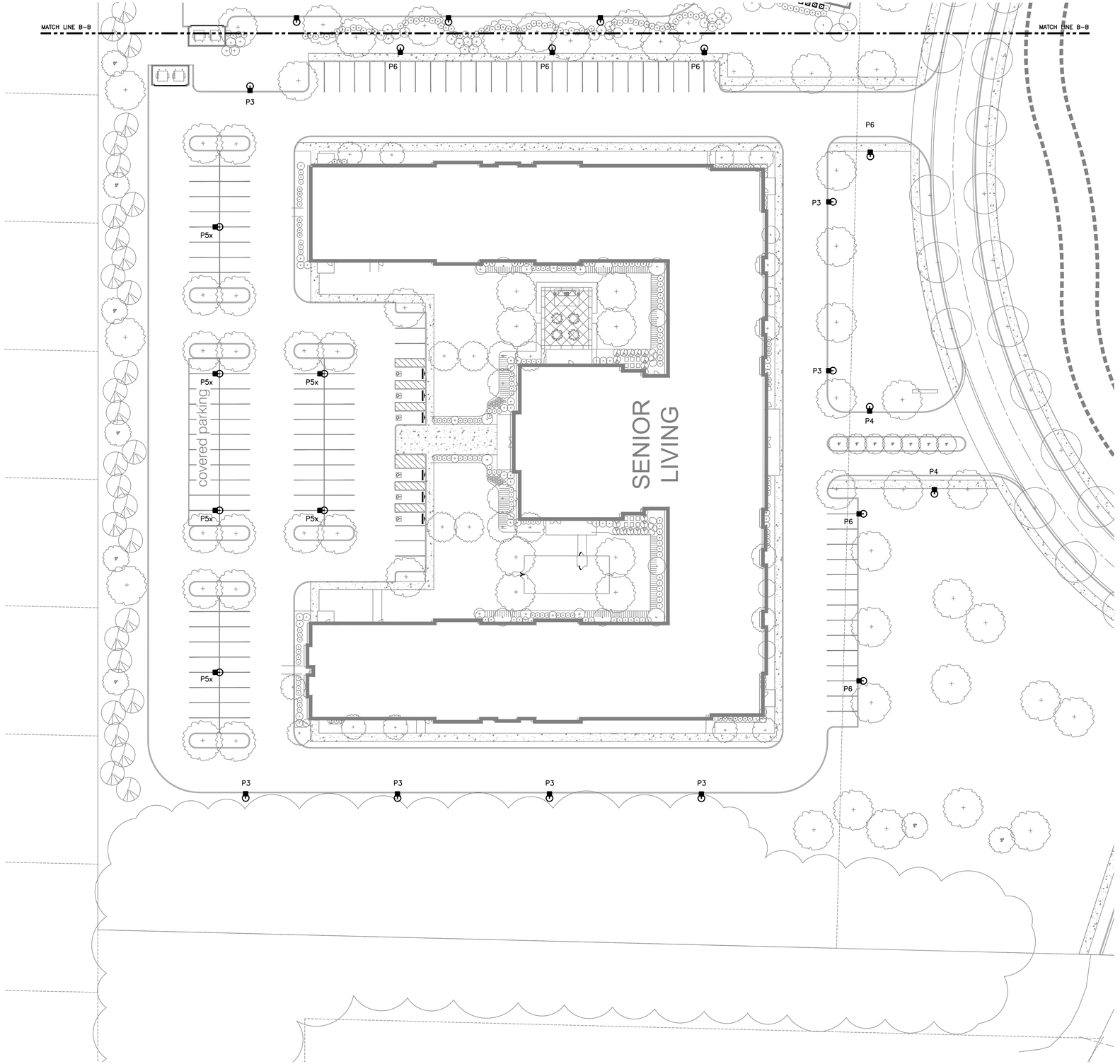
McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mcmullenengineering.com
Web: http://www.mcmullenengineering.com

SITE UTILITY PLAN - SOUTHERN APARTMENTS

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205-A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8-22-22

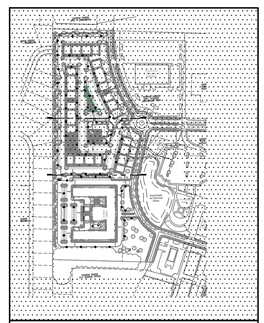
SHEET NO.
SU.02



NORTH

SITE UTILITY PLAN - SENIOR LIVING

SCALE: 1" = 30'



SITE PLAN KEY

REVISIONS

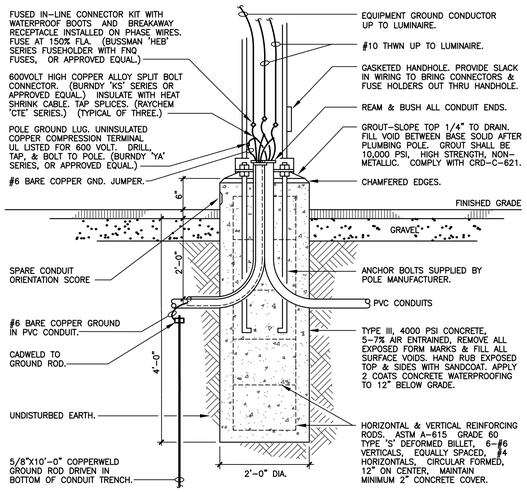
McMULLEN ENGINEERING CO. INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mcmulleneng.com
Web: http://www.mcmulleneng.com

SITE UTILITY PLAN - SENIOR LIVING

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205-A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8-22-22

SHEET NO.
SU.03

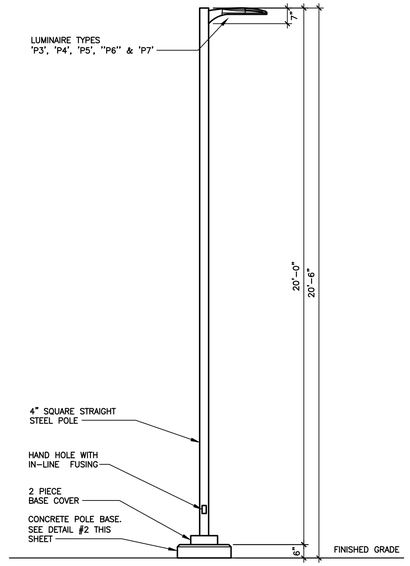


SECTION

2 / SU.02 **6" POLE BASE DETAIL**

N.T.S.

USED IN NON-PAVED AREAS



1 / SU.02 **LIGHTING FIXTURE w/6" POLE BASE ELEVATION**

N.T.S.

USED IN NON-PAVED AREAS

SITE LIGHTING FIXTURE SCHEDULE

P3

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 MEDIUM DISTRIBUTION w/ HOUSE SIDE SHIELD, SINGLE PIECE DIE CAST ALUMINUM HOUSING INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20 LED ARRAY, 8,452 LUMENS, 4,000'K, 70 CRI. 1,050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 20'-0" LONG, 4" SQUARE STRAIGHT STEEL POLE, 0.1196" THICK WALL, 11 GAUGE w/ HAND HOLE AND BASE COVER TO MATCH POLE FINISH. FINISH POLE AND LUMINAIRE IN BLACK. 120 VOLT, 71 WATTS.
FIXTURE: LITHONIA #DSX0 LED P3 40K T3M MVOLT SPA HS DBLXD
POLE: #SSS QS 20 4C DM19AS DBLXD
or APPROVED EQUAL.

P4

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 4 MEDIUM DISTRIBUTION w/ HOUSE SIDE SHIELD, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 40 LED ARRAY, 11,434 LUMENS, 4,000'K, 70 CRI. (2) 700 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 20'-0" LONG, 4" SQUARE STRAIGHT STEEL POLE, 0.1196" THICK WALL, 11 GAUGE w/ HAND HOLE. FINISH POLE AND LUMINAIRE IN BLACK. 120 VOLT, 89 WATTS.
FIXTURE: LITHONIA #DSX0 LED P5 40K T4M MVOLT SPA HS DBLXD
POLE: #SSS QS 20 4C DM19AS DBLXD
or APPROVED EQUAL.

P5

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 WIDE DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 40 LED ARRAY, 16,704 LUMENS, 4,000'K, 70 CRI. (2) 1050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 20'-0" LONG, 4" SQUARE STRAIGHT STEEL POLE, 0.1196" THICK WALL, 11 GAUGE w/ HAND HOLE. FINISH POLE AND LUMINAIRE IN BLACK. 120V, 134 WATTS.
FIXTURE: LITHONIA #DSX0 LED P6 40K T5W MVOLT SPA DBLXD
POLE: #SSS QS 20 4C DM19AS DBLXD
or APPROVED EQUAL.

P5x

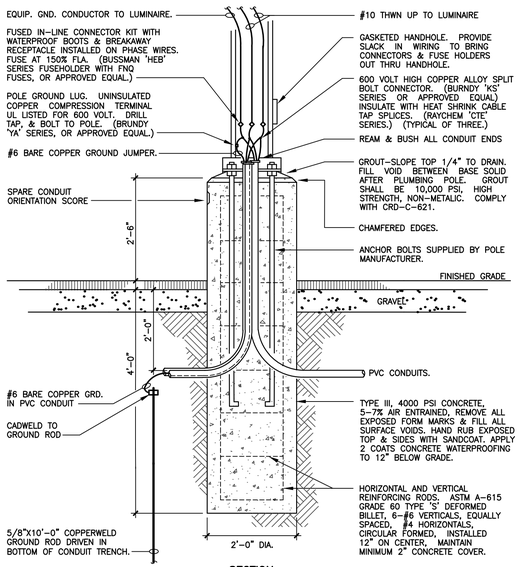
POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 WIDE DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 40 LED ARRAY, 16,704 LUMENS, 4,000'K, 70 CRI. (2) 1050 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 18'-0" LONG, 4" SQUARE STRAIGHT STEEL POLE, 0.1196" THICK WALL, 11 GAUGE w/ HAND HOLE. FINISH POLE AND LUMINAIRE IN BLACK. 120V, 134 WATTS.
FIXTURE: LITHONIA #DSX0 LED P6 40K T5W MVOLT SPA DBLXD
POLE: #SSS QS 18 4C DM19AS DBLXD
or APPROVED EQUAL.

P6

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH FORWARD THROW & MEDIUM DISTRIBUTION w/ HOUSE SIDE SHIELD, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 40 LED ARRAY, 9,119 LUMENS, 4,000'K, 70 CRI. (2) 700 mA CLASS 1 ELECTRONIC DRIVERS, POWER FACTOR >90%, THD <20%. MOUNT TO 20'-0" LONG, 4" SQUARE STRAIGHT STEEL POLE, 0.1196" THICK WALL, 11 GAUGE w/ HAND HOLE AND BASE COVER TO MATCH POLE FINISH. FINISH POLE AND LUMINAIRE IN BLACK. 120V, 89 WATTS.
FIXTURE: LITHONIA #DSX0 LED P5 40K TFTM MVOLT SPA HS DBLXD
POLE: #SSS 20 4C DM19AS DBLXD
or APPROVED EQUAL.

P7

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH BACKLIGHT CONTROL DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 40 LED ARRAY, 6,926 LUMENS, 4,000'K, 70 CRI. (2) 1,050 mA CLASS 1 ELECTRONIC DRIVER, POWER FACTOR >90%, THD <20%. MOUNT TO 20'-0" LONG, 4" SQUARE STRAIGHT STEEL POLE, 0.1196" THICK WALL, 11 GAUGE w/ HAND HOLE AND BASE COVER TO MATCH POLE FINISH. FINISH POLE AND LUMINAIRE IN BLACK. 120 VOLT, 71 WATTS.
FIXTURE: LITHONIA #DSX0 LED P3 40K BLC MVOLT SPA DBLXD
POLE: #SSS 20 4C DM19AS DBLXD
or APPROVED EQUAL.

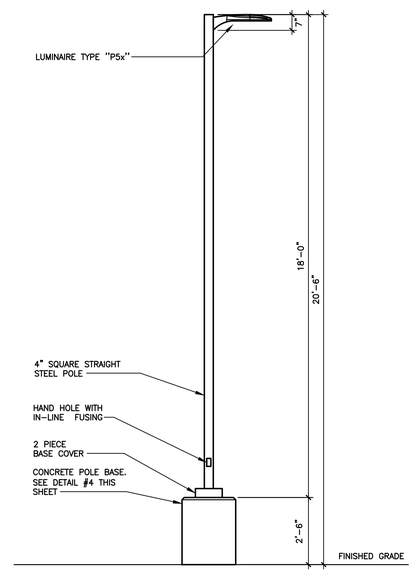


SECTION

4 / SU.02 **30" POLE BASE DETAIL**

N.T.S.

USED IN PAVED AREAS



3 / SU.02 **LIGHTING FIXTURE w/6" POLE BASE ELEVATION**

N.T.S.

USED IN PAVED AREAS

REVISIONS

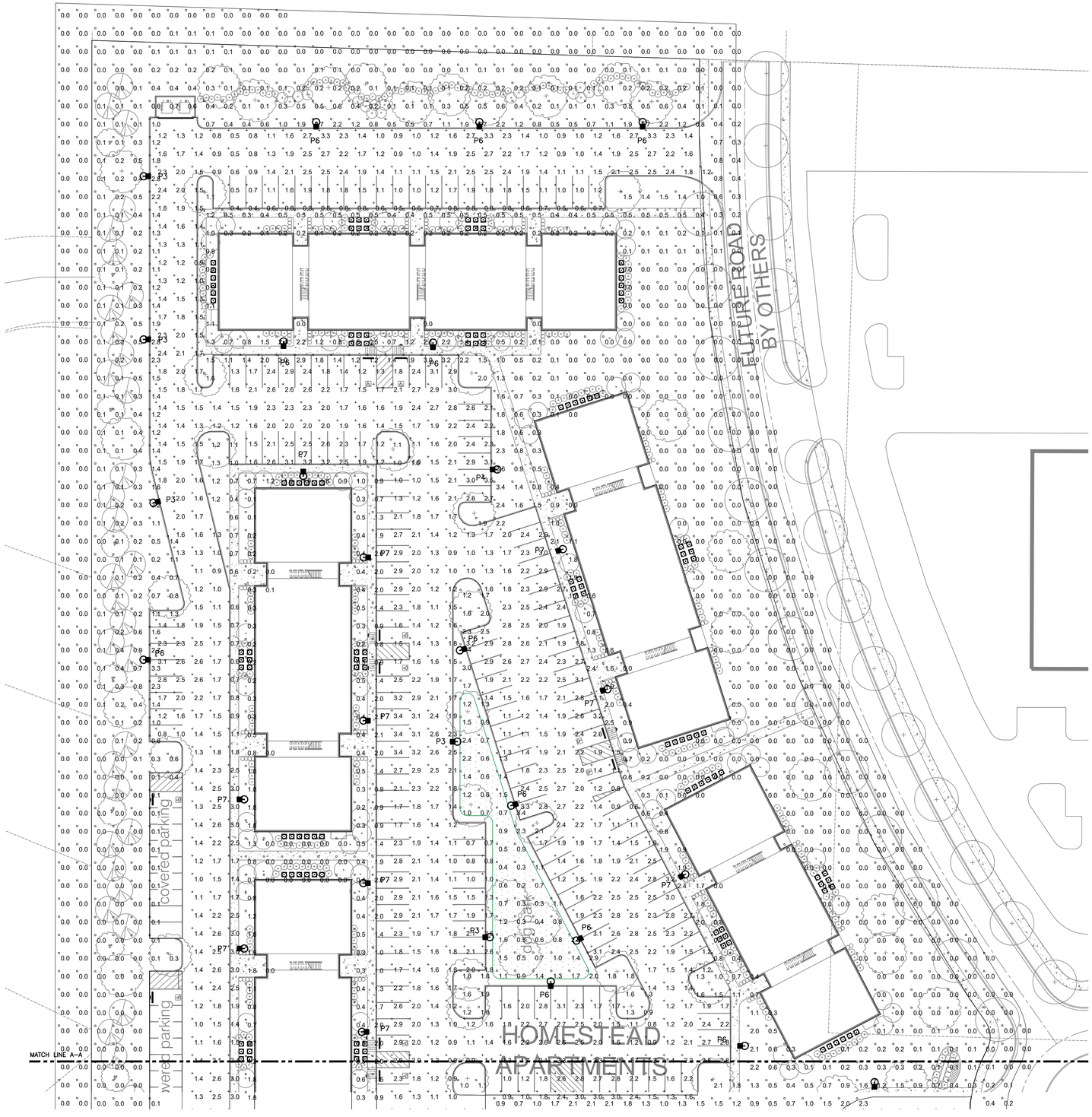
MAHULLEN ENGINEERING CO. INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mmullereng.com
Web: http://www.mmullereng.com

SITE DETAILS

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205-A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8-22-22

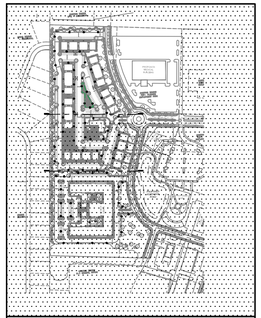
SHEET NO.
SU.04



NORTH

SITE LIGHTING POINT BY POINT PLAN - NORTHERN APARTMENTS

SCALE: 1" = 30'



SITE PLAN KEY

REVISIONS

McMULLEN ENGINEERING CO. INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mcmulleneng.com
Web: http://www.mcmulleneng.com

SITE LIGHTING POINT BY POINT PLAN - NORTHERN APARTMENTS

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205-A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8-22-22

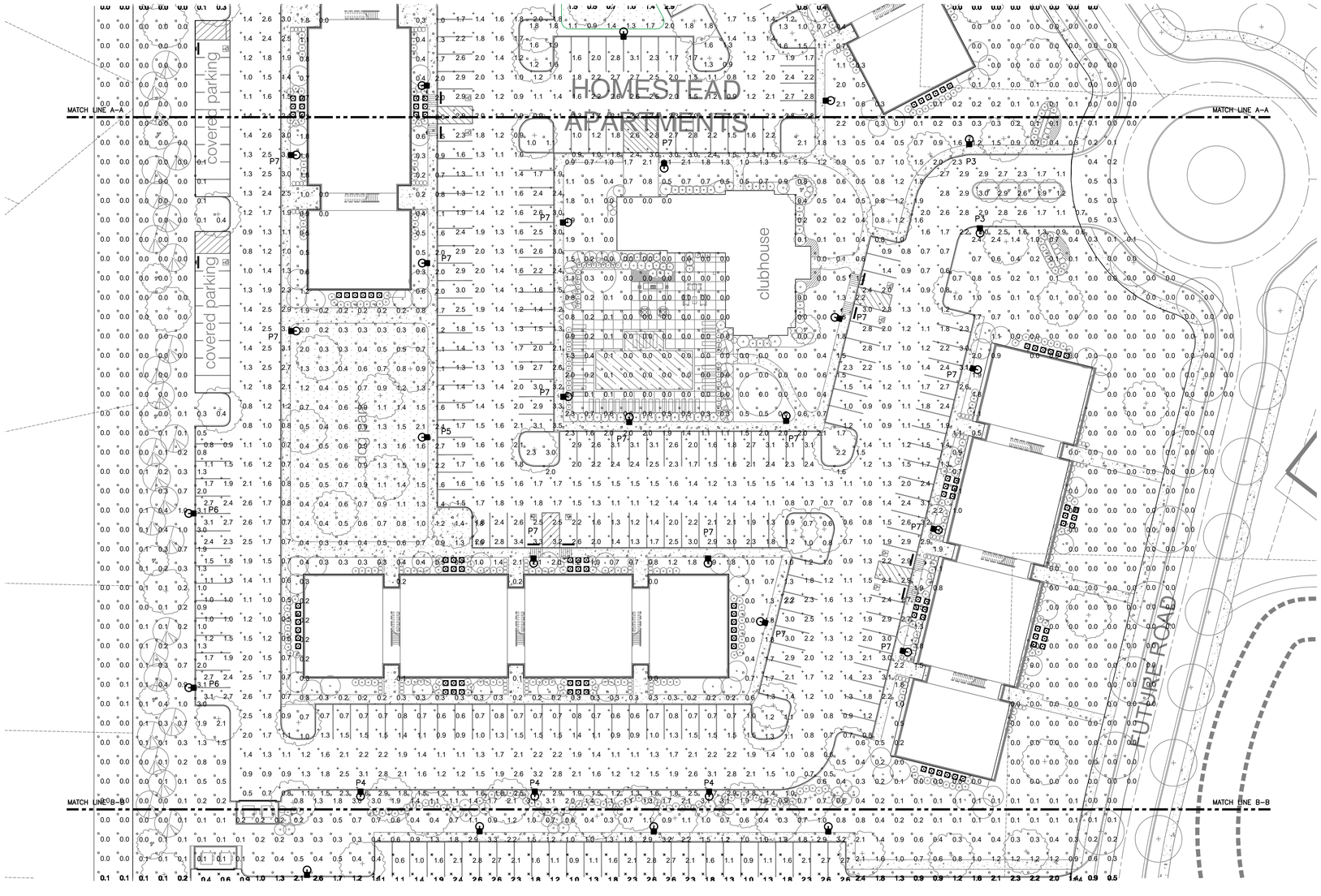
SHEET NO.
SLPXP.01

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P3	14	Lithonia Lighting	DSX0 LED P3 40K T3M MVOLT HS	DSX0 LED P3 40K T3M MVOLT with houseside shield	6649	0.9	71
	P4	6	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT HS	DSX0 LED P5 40K T4M MVOLT with houseside shield	8873	0.9	89
	P5	1	Lithonia Lighting	DSX0 LED P6 40K T5W MVOLT	DSX0 LED P6 40K T5W MVOLT	16466	0.9	134
	P5x	6	Lithonia Lighting	DSX0 LED P6 40K T5W MVOLT	DSX0 LED P6 40K T5W MVOLT	16466	0.9	134
	P6	19	Lithonia Lighting	DSX0 LED P5 40K TFTM MVOLT HS	DSX0 LED P5 40K TFTM MVOLT with houseside shield	9119	0.9	89
	P7	25	Lithonia Lighting	DSX0 LED P3 40K BLC MVOLT	DSX0 LED P3 40K BLC MVOLT	6925	0.9	71

Statistics

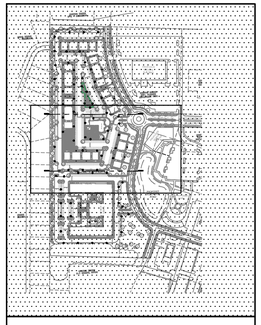
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Aparment Paved Area	+	1.8 fc	3.7 fc	0.4 fc	9.3:1	4.5:1
Apartment Island	□	1.3 fc	3.4 fc	0.2 fc	17.0:1	6.5:1
Apartment Surround	□	0.8 fc	2.7 fc	0.0 fc	N/A	N/A
Overall Site	□	0.4 fc	3.7 fc	0.0 fc	N/A	N/A
Senior Living Paved Area	×	1.6 fc	3.9 fc	0.4 fc	9.8:1	4.0:1
Senior Living Suround	□	0.3 fc	1.4 fc	0.0 fc	N/A	N/A
20' Outside Property Line	□	0.1 fc	1.3 fc	0.0 fc	N/A	N/A



NORTH

SITE LIGHTING POINT BY POINT PLAN - SOUTHERN APARTMENTS

SCALE: 1" = 30'



SITE PLAN KEY

REVISIONS

McMULLEN ENGINEERING CO. INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mcmullenengineering.com
Web: http://www.mcmullenengineering.com

SITE LIGHTING POINT BY POINT PLAN - SOUTHERN APARTMENTS

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205-A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8-22-22

SHEET NO.
SLPXP.02

NORTH

SITE LIGHTING POINT BY POINT PLAN - SENIOR LIVING

SCALE: 1" = 30'

SITE PLAN KEY

REVISIONS

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
100 South State Street, Westerville, Ohio 43081
614-895-9408 FAX:614-895-9450
E-Mail: mec@mcmulleneng.com
Web: http://www.mcmulleneng.com

SITE LIGHTING POINT BY POINT PLAN - SENIOR LIVING

Marian Meadows
Homestead Senior Living
Dayton, Ohio

JOB NO.	2205-A
DRAWN BY	MECI
SCALE	AS NOTED
DATE	8-22-22

SHEET NO.
SLPXP.03

D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

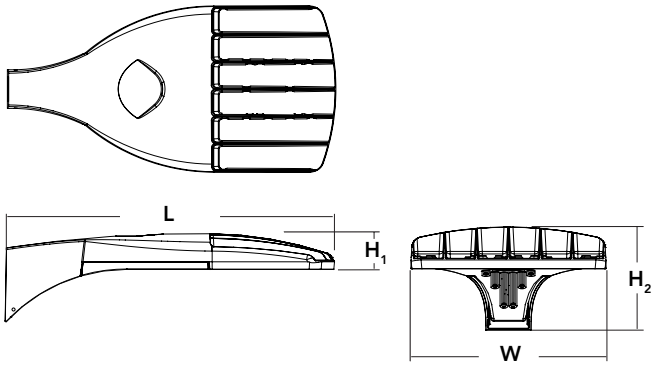
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1	P5
P2	P6
P3	P7 [1]
P4 [1]	

Rotated optics

P10 [2]	P12 [2]
P11 [2]	P13 [1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short [3]
T5S	Type V short [3]
T5M	Type V medium [3]
T5W	Type V wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

MVOLT	(120V-277V) [5,6]
XVOLT	(277V-480V) [7,8,9]
120 [6]	
208 [6]	
240 [6]	
277 [6]	
347 [6]	
480 [6]	

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [11]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13,14]
PIRHN	Network, high/low motion/ambient sensor [15]
PER	NEMA twist-lock receptacle only (control ordered separate) [16]
PER5	Five-pin receptacle only (control ordered separate) [16,17]
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [18]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [19,20]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [19,20]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [19,20]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [19,20]
FAO	Field adjustable output [21]

Other options

Shipped installed

HS	House-side shield [22]
SF	Single fuse (120, 277, 347V) [6]
DF	Double fuse (208, 240, 480V) [6]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
DDL	Diffused drop lens [22]
HA	50°C ambient operations [1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes [23]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

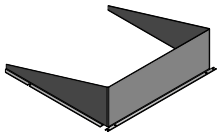
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [22]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [22]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [22]
DSX0DDL U	Diffused drop lens (polycarbonate) [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX0EGS (FINISH) U	External glare shield

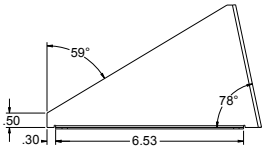
For more control options, visit DTL and ROAM online. Link to nLight Air 2

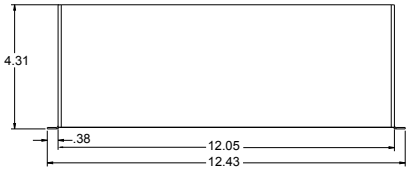
NOTES

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield

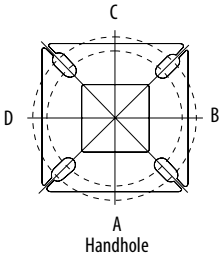


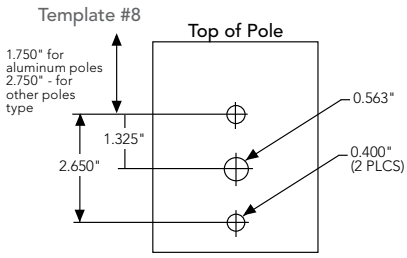




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

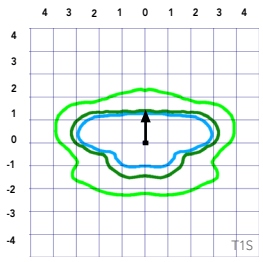
Photometric Diagrams

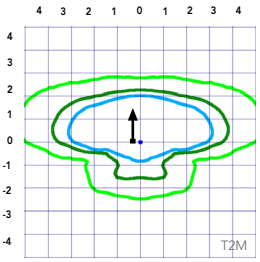
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

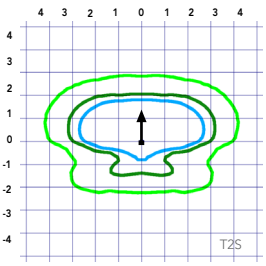
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

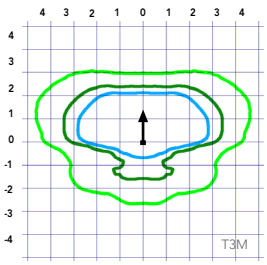
LEGEND

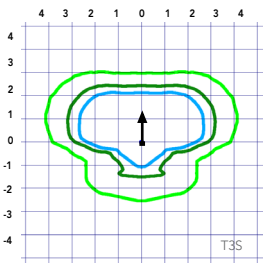
- 0.1 fc
- 0.5 fc
- 1.0 fc

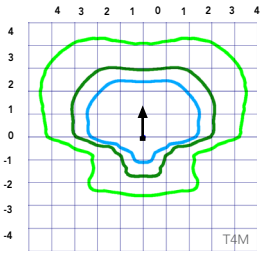


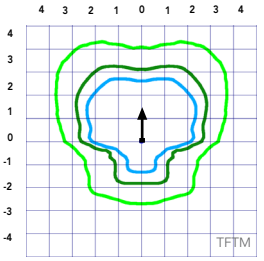


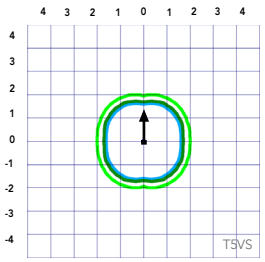


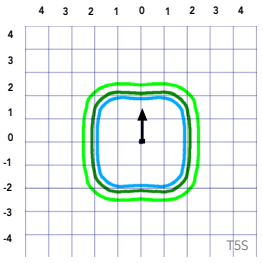


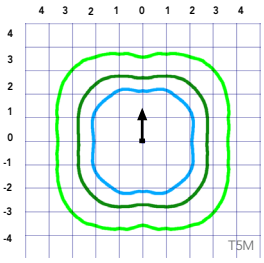


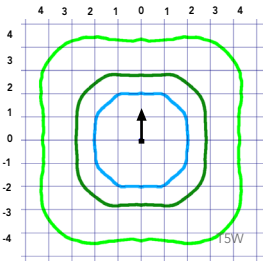


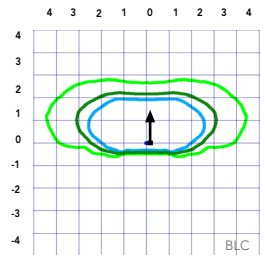


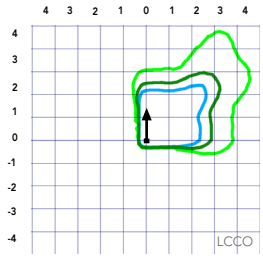


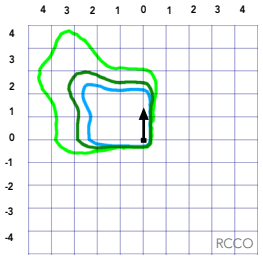












One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
				RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

SSS QS

SQUARE STRAIGHT STEEL – QUICK SHIP

ORDERING INFORMATION

Example: SSS QS 20 4C DM19AS DDBXD

SSS	QS					
Series	**Quick Ship**	**Pole Length (FT)**	**Nominal shaft size/wall thickness[1]**	**Mounting[2]**	**Finish**	**Options**
SSS	QS	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4" / 11 Gauge 4G 4" / 7 Gauge 5C 5" / 11 Gauge 5G 5" / 7 Gauge	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) DSX/RSX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

Accessories: *Order as separate catalog number.*

PL DT20 Plugs for ESX drillings
PL DT8 Plugs for DSX/RSX drillings

PROGRAM RULES:

1. Only options listed in the ordering tree are valid for the Quick Ship program.
2. Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship. Example: SSS QS 20 4C DM19AS DDBXD
3. Total order quantity cannot exceed 10 poles.
4. Anchor bolts will be shipped separately.
5. Quick Ship orders cannot have "Not Before Date" or "Ship Date".
6. Quick ship orders cannot have standard pole lines.
7. All pole orders must include "Call Before Number" to avoid delays.

NOTES:

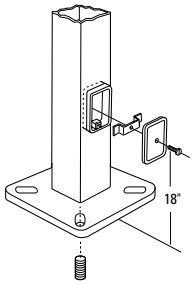
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

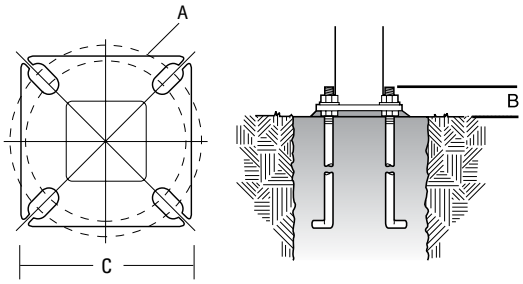
Square Straight Steel Poles – QUICK SHIP

TECHNICAL INFORMATION — EPA (ft^2) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360

NOTE: * EPA values are based on ASCE 7-93 wind map.

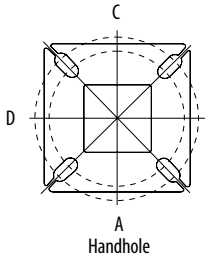
BASE DETAIL





POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABSSS-5	1"x36"x4"

HANDHOLE ORIENTATION



Default DM19AS is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

Huber Heights Fire Division

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

Occupancy Name:	Homestead Senior Living & Apartments – Revision 1
Occupancy Address:	Marian Meadows

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:	22-195/22-216
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/22/2022

Fire Department Comments:

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

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

Revision Requirements (HHFD comments were not addressed in this revision.):

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

- ***Sectional control valves shall be provided on the water main so that not more than one hydrant would be out of service at any given time.***
- **At least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e).**
- **Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. (See below.)**
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.**
- **The water supply shall be capable of providing required fire flows for fire protection. Ohio Fire Code 507.1 & 507.3. Calculations and findings will need to be determined and provided. *(Refer to Ohio Fire Code Appendix B for required flows.)***
- **Verify that proposed trees do not obstruct fire department access and access roads. The minimum clear vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1.**
- **Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1.**
- **The minimum turn radius shall comply with Ohio Fire Code Appendix D 103.3. Contact Huber Heights Fire Prevention to obtain minimum dimensions. *The turn radius at both entrances with medians currently do not permit access.***
- **Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. *Aerial access for buildings slightly exceeds the maximum 30 feet but will be accepted based on buildings being equipped with fire sprinklers systems. If buildings will not be sprinklered access will need to be adjusted.***
- **Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1.**
- **Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.**

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

Case no: 22-34

Notes: Terry Waltman,

This is regarding the development of West Brandt Rd. and Tisbury Road:

My husband Charles Atallah and I are property owners on the street it butts up to. 6606 Asbury Rd. We are unable to attend the meeting due to health issues but would like our opinions known.

We are not against "growing" but feel we have grown to capacity. We are losing our small town appeal. Hubert Hts was lovely when our home was purchased 1984. We had farm lands and were so happy to be living in the largest all Brick Community in the U.S. Now traffic is terrible. We are busting at our seams. Are schools aren't large enough.

We were told a few years ago that this property would be like a small town Center, no buildings higher than our homes and nothing would be built that didn't fit in with our all "Brick" Platt. They said maybe senior living or small shop's and restaurants and a City square. The plans, we say, don't fit that scenario at all.

The hospital and library are good but more housing is not. We are opposed.

Charles and Rosemary Atallah

AI-8657 **9. A.**

Planning Commission

Meeting Date: 09/27/2022

Minutes

Information

Agenda Title

Planning Commission September 13, 2022

Purpose and Background

Attachments

Minutes

Planning Commission
September 13, 2022, Meeting
City of Huber Heights

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

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

Members absent: Ms. Thomas.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

IV. Citizens Comments

None.

V. Swearing of Witnesses

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

VI. Pending Business

1. None

VII. New Business

1. FINAL PLAT - The applicant, DEC Land Co I LLC, is requesting approval of a Final Plat for 29 Building Lots and 2 green spaces in Carriage Trials, Section 7, Phase 5 (FP 22-36).

Mr. Sorrell stated that the applicant requests approval of a partial final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 29 buildable lots on approximately 10.53 acres.

The detailed development plan was approved by the Planning Commission on March 23, 2021, with the condition that lots 1-36 not be issued a zoning permit until the annexation is complete. <u>This application does not include those lots.</u>

The applicant requests approval of the final plat for section seven, phase five of the Carriage Trails subdivision. This final plat accurately reflects the DDP previously approved by the Planning Commission. Staff recommends approval.

Additional Comments :

Fire: None

City Engineer: None

Recommendation
Staff recommends approval of the final plat submitted on August 25, 2022.

Ken Conaway was present. He stated 105 sold this year, 1426 single family lots. Still working on annexation.

Action

Mr. Jeffries moved to approve the request by the applicant DEC Land Co I LLC, for approval of a Final Plat for 29 Building Lots and 2 green spaces in Carriage Trails, Section 7, Phase 5, (FP 22-36) in accordance with the recommendation of Staff's Memorandum dated September 6, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. **DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan, for a multi-family residential development and senior living development. Property is located West of Brandt Pike and North of Fishburg Road (DDP 22-34).**

Mr. Walton asked for a motion to table this item per the applicant.

Action

Ms. Opp moved to table the request by the applicant HOMESTEAD DEVELOPMENT, for approval of a Detailed Development Plan, for a multi-family residential development and senior living development. Property is located West of Brandt Pike and North of Fishburg Road (DDP 22-34).

Seconded by Ms. Vargo. Roll call showed: YEAS: Mr. Jeffries, Ms. Opp, Ms. Vargo, and Mr. Walton. NAYS: None. Motion to table carried 4-0.

3. **DETAILED DEVELOPMENT PLAN - The applicant, SKILKEN GOLD REAL ESTATE DEVELOPMENT, is requesting approval of a Detailed Development Plan for a proposed 6,138 sq. ft. Convenience Store with Fueling Pumps. Property is located at Old Troy Pike and Taylorsville Road (DDP 22-33).**

Mr. Sorrell stated that the applicant requests to construct a 6,138 SF convenience store with fueling pumps.

During the informal review with the Planning Commission there was significant discussion about the proposed use as compared to the uses illustrated on the adopted basic development plan. The Planning Commission expressed concerns about the perceived deviation from the originally illustrated uses and layout on the south side of the development, and members felt that the City Council should have an opportunity to review the new development proposal. It was recommended by the Planning Commission and agreed to by the applicant that they would request a major change to the basic development plan, which allows City Council the opportunity to review the proposal.

The Planning Commission voted 3-2 to recommend approval of the Major Change to the Basic Development Plan (BDP) on June 28, 2022. The BDP included a convenience store, fueling pumps, car wash and vacuums, and two ground signs.

During the public hearing the City Council expressed concerns regarding the car wash. The applicant subsequently amended the BDP to remove the car wash and vacuum pumps, and slightly modified the parking area. The City Council approved the revised BDP on August 8, 2022. The applicant is now seeking Detailed Development Plan (DDP) approval based on the revised BDP.

Applicable Zoning Regulations

The approved BDP has the following conditions:

1. All conditions approved by the Planning Commission on May 21, 2021, shall remain in effect;
2. The two additional ground mounted gas price signs shall not exceed 6' -1O";
3. The applicant shall comply with all engineering, building and fire codes;
4. The applicant shall update the basic development plan to reflect all conditions imposed by the Planning Commission;
5. The Basic Development Plan shall be the revised site plan submitted July 28, 2022, and attached as Exhibit A;
6. The addition of a car wash shall be considered by this Council no sooner than one year from the effective date of this Ordinance.
7. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved.

Conformance with Zoning Regulations

The relevant sections to this application are discussed in detail below.

Conformance with the approved conditions of the BDP:

1. All conditions approved by the Planning Commission on May 21, 2021, shall remain in effect;

Those conditions related to internal circulation, signs, uses and road improvements. Those conditions remain in effect.

2. **The two additional ground mounted gas price signs shall not exceed 6' - 1O";**

The DDP illustrates two ground mounted gas price signs consistent with the approved revised BDP. Both signs are approximately 6'-10" and internally illuminated.

3. **The applicant shall comply with all engineering, building and fire codes;**

The applicant revised the canopy heights and curb radius to comply with the fire department requests. All other engineering and building code compliance will be done during permitting.

4. **The applicant shall update the basic development plan to reflect all conditions imposed by the Planning Commission;**

The applicant submitted a revised plan indicating the general location of the ground signs. No other conditions were imposed by the Planning Commission.

5. **The Basic Development Plan shall be the revised site plan submitted July 28, 2022, and attached as Exhibit A;**

The revised BDP ordinance and site plan are attached to the staff report. The DDP reflects the approved, revised BDP.

6. **The addition of a car wash shall be considered by this Council no sooner than one year from the effective date of this Ordinance.**

The DDP no longer includes a car wash or vacuum stations, consistent with the revised BDP.

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

A zoning certificate will not be issued without a landscaping bond or other surety instrument.

Other zoning requirements:

Signs

A sign package was submitted with the BDP application approved by Planning Commission and City Council. That review focused primarily on the two ground signs and less on the wall and directional signage.

The Planning Commission has great latitude in approving signs within a Planned Development area. The DDP application contains a sign package that is consistent with the original BDP application but does not contain any car wash signs. The sign package is also largely consistent with Section 1189 of the zoning code. The applicant is proposing a total of approximately 233 SF of signage. Recently, the Planning Commission approved 246 SF of signage for Discount Tire.

Wall signs: The code suggests up to 150 SF of wall signage, and no more than four wall signs. The applicant is proposing approximately 117 SF of wall signage among five signs.

Canopy signs: The code suggests canopy signs should be limited to no more than 50% of the building's primary frontage and limited to one sign per street frontage. The building is on the corner of two major thoroughfares; thus, it is reasonable to argue the suggested maximum canopy signage should be 75 SF (50% of 150 SF). The applicant is proposing three canopy signs with a total area of 46 SF.

Ground signs: The applicant is proposing two 6'-10" ground signs, consistent with the approved BPD. The total area of both signs is 70 SF.

The applicant is also proposing various directional signs and ordering signs. The total number of signs is less than has been recently approved. Staff feels the directional signs, and order and menu boards are well placed. The proposed landscaping will partially obscure the menu and order board from Taylorville Road.

Landscaping
The applicant is proposing a significant landscaping plan with a mixture of street and shade trees, bushes, and ground cover.

Street Trees: The landscaping plan indicates the correct number of street trees along both frontages. The applicant is proposing to cluster the trees, rather than space them at 40' on center. The longest "gap" between trees is approximately 85'. Staff feels this arrangement is acceptable, and gaps in the plantings may lessen the likelihood of severe trimming due to wall signs being obscured.

Perimeter/Parking areas: The applicant is proposing a series of hedge rows, planting beds and a perimeter tree lines that meet the landscaping code. The fueling area will have a perimeter of flowering semi-evergreen shrubs that have a mature height of approximately 3'-5'. The parking areas will have a perimeter planting of Japanese Holly. These evergreen shrubs are dense and can grow to a height of approximately 10' and withstand heavy pruning. Staff feels this is an appropriate landscaping material to obscure headlights from the impacting neighboring properties. The applicant is proposing a row of Arborvitae along the south edge to buffer the development from the existing multi-family development.

Lighting
The photometric plan submitted with the application indicates there will be no light trespass from this site onto the adjacent residential areas. The parking areas are illuminated to code, and pole heights and luminary types meet the zoning code.

Mechanical / Storage areas
The DDP indicates all storage and dumpster areas are enclosed and screened according to the zoning code.

Parking
The retail floor area is 2,548 SF. The code requires approximately 28 spaces and at least five stacking spaces. The site plan illustrates 51 parking spaces and room to stack 10 vehicles.

Architecture
The main building is clad with a mixture of brick, stone, and glass. There are no blank walls, and the building is oriented toward the two main frontages. The fueling canopy supports are partially clad in brick, matching the main building. The architecture is consistent with the intent of the commercial building standards in the zoning code.

Staff Analysis
The DDP application conforms with the revised Basic Development Plan ordinance approved by the City Council. Additionally, the DDP generally conforms to all relevant zoning regulations, including landscaping, lighting, parking, architectural standards, and signs.

The building elevations indicate accessory sales displays customarily associated with convenience stores such as ice machines, propane bottles, and miscellaneous fluid sales. Given the recent discussions regarding outdoor sales and displays, staff recommends prohibiting outdoor sales, storage or displays of any product in any parking area, along the perimeter of the parking and fueling area, or in any travel aisles. Staff recommends limiting outdoor sales and displays to the exterior building wall or under the fueling canopy.

Additional Comments:

Fire: No additional comments received.

City Engineer: No additional comments received.

Recommendation

It is staff's opinion that the requirements of Section 1171.09 have been met and staff recommends approval of the Detailed Development Plan application submitted on August 19, 2022, with the following conditions:

- The applicant shall conform to the Basic Development Plan ordinance approved on August 8, 2022;
- Outdoor sales, storage or displays of any product shall be prohibited in any parking area, along the perimeter of the parking and fueling area, or in any travel aisles. Outdoor sales and displays shall be permitted along the exterior building wall and under the fueling canopy, so long as all ADA clearances are maintained.

Lengthy discussions on trees, eliminating carwash – beautification, sight line issue, curbed, sidewalks, canopy, and monument signs.
The Basic Development Plan was approved at 6'10".
More discussion on dumpster, road marking, setbacks, no occupancy permits until the road widening is done, no drive-thru on current building.

Kareem was present said they would be mowing and maintaining the open space where the carwash was originally.

6 ft on signs moving forward, revise the entry for fire.

Action

Ms. Vargo moved to approve the request by the applicant SKILDEN GOLD REAL ESTATE DEVELOPMENT, for approval of a Detailed Development Plan for a proposed 6,138 sq. ft. Convenience Store with Fueling Pumps. Property is located at Old Troy Pike and Taylorsville Road (DDP 22-33) in accordance with the recommendation of Staff's Memorandum dated September 7, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 3-1.

4. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning to PI – Planned Industrial and a Basic Development Plan for a proposed lot for overnight truck parking - future repair service garage. Property is located at corner of Technology Blvd and Artz Road (RZ BDP 22-35).**

Mr. Walton asked for a motion to table this item per the applicant.

Action

Mr. Jeffries moved to table the request by the applicant THOMAS E. DUSA, for approval of a Rezoning to PI – Planned Industrial and a Basic Development Plan for a proposed lot for overnight truck parking -future repair service garage. Property is located at corner of Technology Blvd and Artz Road (RZ BDP 22-35).

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to table carried 4-0.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the August 9, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Yard & Company presentation is moved to 9/27/22
2 Tabled items
Minor Change – Sulphur Grove Church
Possibly another gas station 30 -45 days

XI. Upcoming Meetings

September 27, 2022
October 11, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:15 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**