AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
October 11, 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. MAJOR CHANGE TO THE DETAILED DEVELOPMENT PLAN - The applicant, JOHN KOPILCHACK, is requesting approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building to a taproom and restaurant. The applicant plans an addition of a beer garden and minor exterior modifications. Property is located at 6602 Executive Blvd (MJC DDP 22-39).

8. Additional Business

9. Approval of Minutes

A. Without objection, the September 27, 2022, Planning Commission meeting minutes are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. October 25, 2022
November 8, 2022

12. Adjournment

AI-8690 **7. A.**

Planning Commission

Meeting Date: 10/11/2022

Major Change and Detailed Development Plan

Information

Agenda Title

MAJOR CHANGE TO THE DETAILED DEVELOPMENT PLAN - The applicant, JOHN KOPILCHACK, is requesting approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building to a taproom and restaurant. The applicant plans an addition of a beer garden and minor exterior modifications. Property is located at 6602 Executive Blvd (MJC DDP 22-39).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Original Ordinance

Memorandum

Staff Report for Meeting of October 11, 2022

To: Huber Heights City Planning Commission

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

Date: October 6, 2022

Subject: MJC 22-39 Major Change to Detailed Development Plan

Application dated September 16, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: John Kopilchack - Applicant
Flyer Red Properties II, LLC - Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: 6602 Executive Blvd.

ZONING/ACREAGE: Planned Employment Park (PEP) / 4.5 acres

EXISTING LAND USE: Retail / Distribution

ZONING ADJACENT LAND: Industrial / PEP

REQUEST: The applicant requests a major change to convert the former Truck Pro building into the Warped Wing Taproom and restaurant. The applicant plans minor exterior alterations and the construction of an outdoor beer garden.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1178 Planned Employment Park District

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant desires to convert the former Truck Pro building on Executive Boulevard into a taproom and restaurant for Warped Wing Brewing Company. The applicant plans to construct a beer garden on the east side of the building. The existing building is approximately 12,300 SF. The applicant plans minor exterior façade changes, but the overall footprint of the building remains unchanged.

The taproom / restaurant will be approximately 3,705 SF and the beer garden will be approximately 4,188 SF. The facility will also contain a pilot brewing system and approximately 4,700 SF devoted to warehousing and distribution.

The applicant feels the Warped Wing taproom and restaurant use will complement the existing entertainment destinations along Executive Boulevard.

Applicable Zoning Regulations
Chapter 1178 – (PEP) Planned Employment Park

1178.02 Use regulations.

(a) Permitted Uses. In the determining of permitted use within a Planned Employment Park District by the City, Planning Commission and City Council will review the particular facts and circumstances of each use proposed by an applicant, as required by section 1171.02 of the Zoning Code, and find by a preponderance of the evidence that such use is in accordance with the intent and purpose of the district, and also:

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

• Shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity that such uses shall not change the essential character of the same area; Structures to be constructed, reconstructed or altered pursuant to special uses in residential districts shall, whenever practicable, have the exterior appearance of residential buildings of a type otherwise permitted and have suitable landscaping, screen planting and fencing wherever deemed necessary by the City;

• Shall not be hazardous or disturbing to existing or future neighboring uses;

• 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.

Permitted

The following uses constitute uses that may be considered pursuant to the herein set forth conditions.

(1) Light manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials and products.

(2) Office buildings.

(3) Commercial printing and publishing.

(4) Technical services and professional offices, including but not limited to architects, engineers, surveyors, data processing facilities, testing laboratories and technical schools.

(5) Motel and hotels.

(6) Convention centers. (Only when combined with hotel facilities)

(7) Colleges, universities, and related research facilities.

(8) Dental laboratory services.

(9) Health and fitness centers.

(10) Medical laboratory services.

(11) Nursery schools.

(12) Civic, social, and fraternal associations.

(13) Medical, dental, and optical manufacturing.

(14) Uses permitted in O-1 and PO Districts as principal permitted uses.

(15) Public utility buildings and utility structures.

*(16) Garages for storage, repair and servicing of motor vehicles, including but not limited to body repair, painting, and engine rebuilding when located on any lot which directly abuts a property zoned for medium or high-density residential use. (Outdoor storage and service activities shall be prohibited)***

(17) Uses permitted in Planned Commercial Districts as principal permitted uses.

(18) Mortuaries and funeral parlors without living accommodations for the owner or manager. (Cremation facilities prohibited)

*(19) Warehouse/distribution facilities.***

*(20) Mini-storage warehouses.**

*(21) Motor vehicle washing facilities.***

*(22) Automobile service stations.***

**These permitted uses shall be considered as Special Uses when located on any lot which directly abuts a property zoned for medium or high-density residential use. See subsection 1178.02 (c) hereof, Special Uses.*

***These special uses shall be considered as a Prohibited Use when located on any lot which directly abuts a property zoned for medium or high-density residential use. See subsection 1178.02 (d) hereof, Prohibited Uses.*

(b) Accessory Uses.

(1) An accessory use, building or other structure customarily incidental and secondary to any principal permitted use or use requiring special approval.

(2) Temporary buildings for uses incidental to construction work, provided these buildings shall be removed upon the completion or abandonment of the construction work.

(c) Prohibited Uses. The following uses are specifically prohibited:

(1) Transportation terminals, including trucking or motor freight terminals.

(2) Truck stops.

(3) Industrial laundries and dry-cleaning plants.

(4) Mining or extraction of gravel or other materials.

(5) Heavy industrial uses including but not limited to paper manufacturing, meat packing, fuel storage or distribution, wastewater treatment plants, power generation plants or resource recovery or extracting. Expressly prohibited are salvage, wrecking or demolition or junk yards, the storage or compounding of explosives, or the storage or production of large quantities of toxic/hazardous materials or waste,

asphalt or concrete mixing or batching plants, refining of metals or metal ores or petroleum products, or stockyards or slaughterhouses.

(6) Mortuaries and funeral parlors with living accommodations for the owner or manager.

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

(8) Lumber Yard.

(9) Blacksmith Shop.

(10) Monument works or storage of same.

1178.03 Site development regulations.

•	*Minimum lot area:*	*20,000 square feet*
•	*Minimum lot frontage:*	*100 feet*
•	*Minimum front yard:*	*As approved by the City of Huber Heights, but no less than 50 feet*
•	*Minimum side yard:*	*As approved by the City of Huber Heights, but no less than 15 feet*
•	*Minimum rear yard:*	*As approved by the City of Huber Heights, but no less than 25 feet*
•	*Minimum yard (front, rear, or side) when yard abuts property zoned for medium or high-density residential use:*	*As approved by the City of Huber Heights, but no less than 75 feet.*
•	*Maximum lot coverage: (Building and other impervious improvements)*	*80 percent/ 70 percent on a lot which abuts any property zoned for medium or high-density residential use*
•	*Maximum building height:*	*60 feet. 25 feet if building is located on a lot which abuts any property zoned for medium or high-density residential use*
•	*Minimum setback of parking or paving:*	*As approved by the City of Huber Heights, but no less than 10 feet*
• The maximum percentage of impervious surface and building coverage for a development within the zoning district shall be 75 %.		

(a) Screening requirements. When abutting any property zoned for medium or high-density residential use, the following screening standards and requirements shall be applicable:

(1) Any existing vegetation located with the required setback for the yard directly abutting the residential-zoned property which serves as a natural screen, as determined by the City of Huber Heights, shall not be disturbed in any manner unless required for private security, public health or safety reasons or if required to meet the additional screening requirements set forth in subsection 1178.03 (a)(2) hereof.

(2) An earthen mound shall be constructed within the required setback for any yard directly abutting the residential-zoned property. The mound shall be constructed adjacent to the residential-zoned property and aligned with any existing mounding located within the setback for any similar yard of any immediately adjacent property. Said mound shall be a minimum slope of three to one (angle of repose). The mound/berm itself shall have a grass or other suitable vegetative cover to prevent erosion. On top of the mound/berm, a staggered row of trees shall be planted ten feet apart. Said trees must be of a variety approved by the City which maintains dense foliage all year round (nondeciduous) and have a minimum caliper of two inches when planted.

(3) All trees, grass ground cover and other plantings shall be well maintained, properly weeded, mulched and kept free of trash and other unsightly materials and/or debris. Required screening material which does not survive shall be replaced by an owner within three months after the material dies.

(4) No variance shall be granted by the City for any of the screening requirements set forth above with the following exception:

A. A variance from the screening requirements set forth in subsection (a)(2) hereof may be applied for if within the required setback for any yard directly abutting the residential-zoned property there exists an existing natural vegetative buffer/screen. The City shall not grant any such variance if the existing natural vegetative buffer/screen as might be supplemented by additional planting or mounding materials does not meet the same quality of screening as measured by height, opacity, and density as required under Section 1178.03(a)(2) hereof.

(b) *Parking and Loading.*

(1) Parking and loading shall be determined at the detailed development plan stage, The parking and loading provisions of Chapter 1185 "Parking and Loading" shall apply except that the City may require more or less stringent standards based on the type of use

(2) Any loading facilities shall be screen from view from all public rights-of-way to the satisfaction of the City of Huber Heights through the use of approved landscaping, mounding, and/or building architectural features.

(c) *Signs.* Permitted signage shall be approved on a case-by-case basis at a detailed development plan stage.

(1) In no case shall wall signage be permitted on the side of a building which is located on a building face that directly faces an abutting property zoned for medium of high-density residential use.

(2) No variance may be granted for the maximum permitted height of any free-standing ground or monument sign for any sites.

(3) Pylon-mounted ground signs shall be prohibited.

(d) *Lighting.* No exterior lighting shall be permitted in any yard which directly abuts any property zoned for medium or high-density residential use except for ground mounted security lights which shall be full cut-off fixtures only illuminating the property itself with a maximum mounting height of 20 feet. All other exterior lighting shall be approved at a detailed development plan stage and possess adequate illumination controls as determined necessary by the City.

(e) *Building Materials.* Exterior building elevations and materials shall be approved by the City at detailed development plan stage and shall significantly utilize brick, stone, and/or other masonry materials acceptable to the City. Metal façade buildings shall be prohibited. All roof-top and pad-mounted building mechanical equipment shall be screened from view to the satisfaction of the City. Metal screening panels and metal parapet roof forms shall be prohibited. Buildings shall be designed to incorporate four-sided architecture with no apparent rear of a building unless a variance from the requirement is granted at detailed development plan stage by the City.

(f) *Utilities.* All new on-site utility lines shall be placed underground. Transformer or other pad-mounted utility/mechanical equipment shall be visually screened from streets and adjacent properties to the satisfaction of the City.

(g) *Trash and Garbage Control.* Trash and garbage shall be stored and controlled in contained systems and enclosed to effectively screen them from view. Enclosures shall incorporate building materials and designs compatible to the primary building(s) to the satisfaction of the City.

(h) *Landscaping.* All landscaping shall meet the minimum requirements set forth in the Zoning Code except that the City may require a greater level of landscaping and screening based on the type of use.

Conformance with Zoning Regulations

Current Application

The applicant is proposing to reuse an existing 12,300 SF building for a taproom and restaurant, and warehouse. The building was previously used for warehousing / distribution and retail sales. The uses are permitted in the Planned Employment Park District.

The applicant is making minor cosmetic changes to the exterior of the building, including new windows and openings, painting, an upgraded entrance and relocating the mechanical units. The applicant will be constructing an outdoor beer garden in a portion of the parking area on the north and east side of the building. No other improvements are planned.

Development Standards

No changes to the existing building or the addition of a beer garden will affect the conformance of the development standards.

Screening requirements

Screening is not required by this application.

Parking and Loading

The interior restaurant has seating for approximately 136 patrons, which requires 68 parking spaces. Based on similar Warped Wing facilities, there will be approximately 20 employees on the busiest shift, which requires 10 spaces. In total, approximately 78 parking spaces are required. The development plan indicates 90 parking spaces.

Signs

The applicant is proposing four wall signs totaling 176 SF: painted wing: 92 SF; entrance sign: 22 SF; painted “warped wing” sign: 46 SF; Ohio-shaped painted sign: 16 SF.

The applicant intends to reuse the existing ground sign and pylon sign facing I-70.

The sign code suggests wall signs should not be greater than 75 SF with a total aggregate amount of 150 SF. Within the PEP district, the planning commission has considerable discretion in approving signage. Staff feels the painted wall signs look proportional to the size and scale of the building.

Lighting

The applicant plans to improve the exterior building lighting, but no additional parking lot lighting will be installed. The plans appear to meet code.

Building Materials

The applicant is planning to paint the existing metal panel building and add a new wood-panel entry feature. No other alterations to the building materials are contemplated.

Utilities
All utilities are underground. The applicant plans to relocate the mechanical systems to the west side of the building and screen them with a painted solid wood fence. The utility screening meets code.

Trash and Garbage Control
No dumpsters are illustrated on the plans, but the applicant shall comply with the zoning code requirements.

Landscaping
No additional landscaping is illustrated in the plans. Staff recommends missing landscaping island trees be replaced.

Other Considerations:
Recently there have been several residential developments proposed along Executive Blvd., which will likely increase the number of pedestrians traveling to this destination. To that end, the Planning Commission may want to require the applicant to construct sidewalks that connect with the existing sidewalk to the east.

Standards for Approval

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.

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 is proposing to reuse an existing 12,300 SF building for a taproom and restaurant, and warehouse. The uses are principally permitted in the district. The planned improvements meet the zoning requirements and in staff's opinion are a good reuse of an existing structure. The addition of a taproom, restaurant and beer garden will enhance the burgeoning Executive Blvd entertainment district and adds another destination use to the area.

Additional Comments:

Fire: None received

City Engineer: The City Engineer has requested the applicant clean out the brush and overgrowth from the detention basins.

Recommendation

Staff recommend approval of the detailed development plan with the following conditions:

1. The applicant shall replace the missing parking lot trees;
2. The applicant shall construct a pedestrian pathway that connects the Rose parking lot;
3. The applicant shall construct a sidewalk along Executive Boulevard that connects to the existing sidewalk network.

Planning Commission Action

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

1) Approve the major change to the detailed development plan application, with or without conditions.
2) Deny the major change to the detailed development plan.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on September 16, 2022, the applicant, John Kopilchack, requested approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building into a taproom and restaurant. Addition of a beer garden and minor exterior modifications on approximately four and one half (4.5) acres. Property is located at 6602 Executive Blvd, further identified as Parcel Number P70 04002 0070 of the Montgomery County Auditor's Map (Case MJC DDP 22-39), and;

WHEREAS, on October 11, 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.

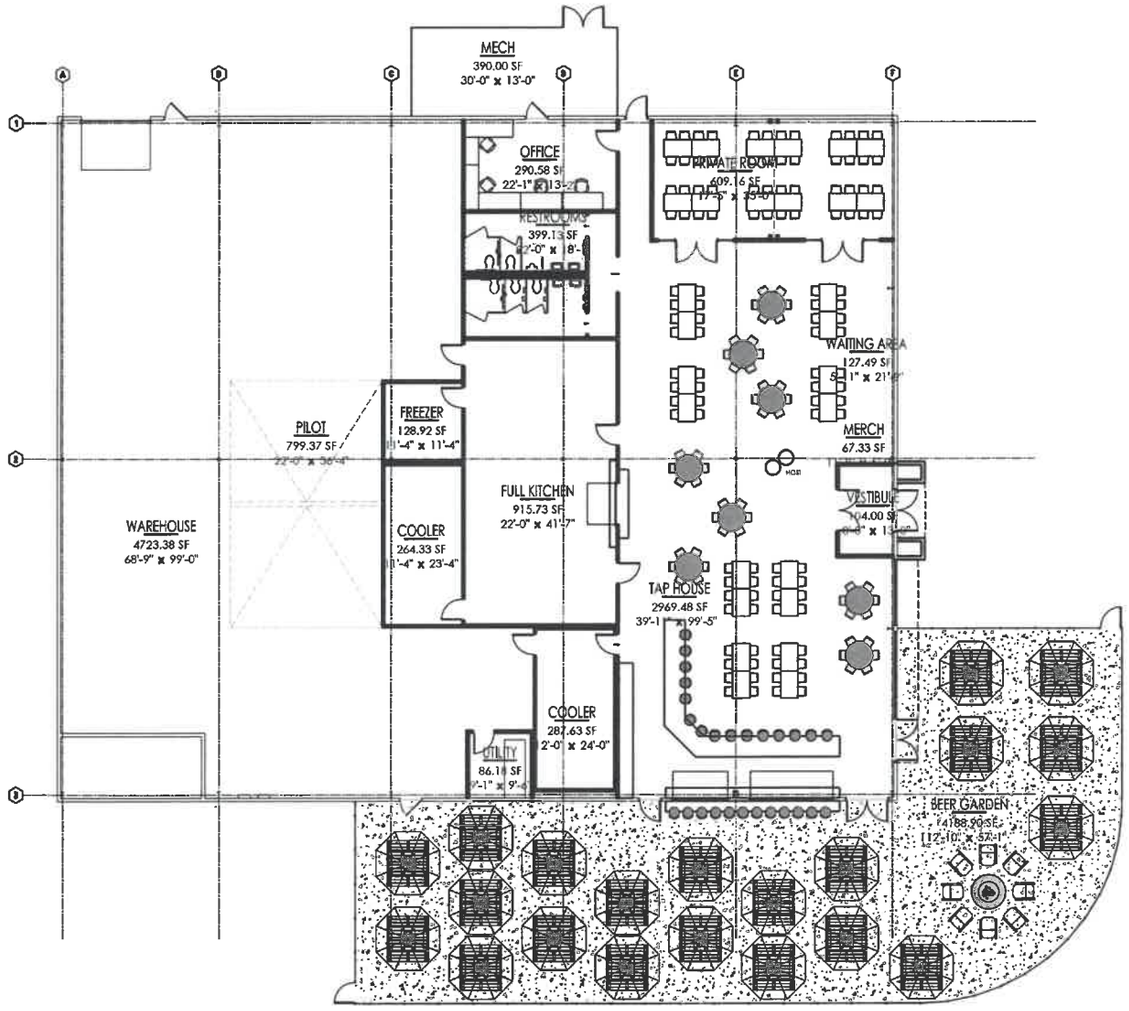
moved to approve the request by the applicant, John Kopilchack, for approval of a Major Change to the Detailed Development Plan to convert the former Truck Pro building into a taproom and restaurant. Addition of a beer garden and minor exterior modifications on approximately four and one half (4.5) acres. Property is located at 6602 Executive Blvd (Case MJC DDP 22-39), in accordance with the recommendation of Staff's Memorandum dated October 6, 2022, with the following conditions:

1. The applicant shall replace the missing parking lot trees;
2. The applicant shall construct a pedestrian pathway that connects the Rose parking lot;
3. The applicant shall construct a sidewalk along Executive Boulevard that connects to the existing sidewalk network.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

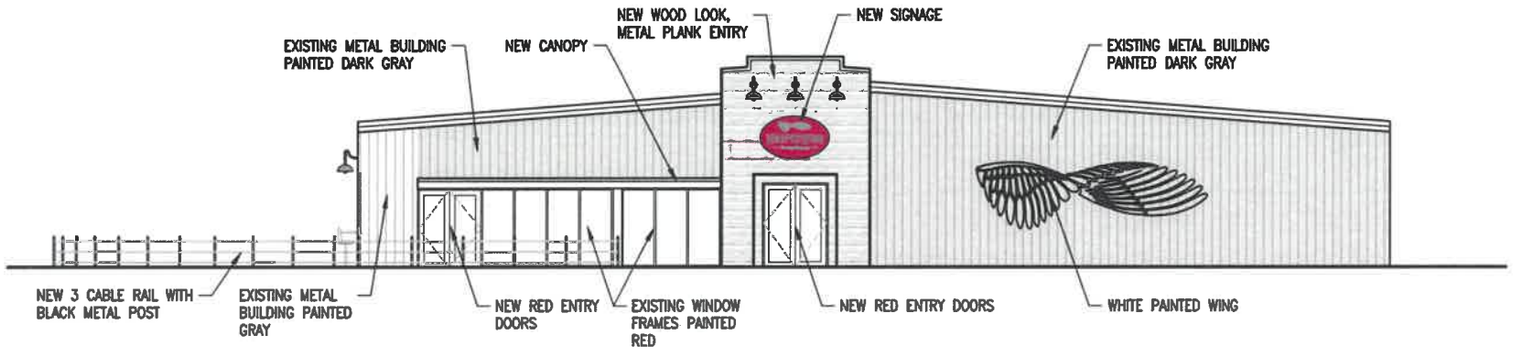


WARPED WING

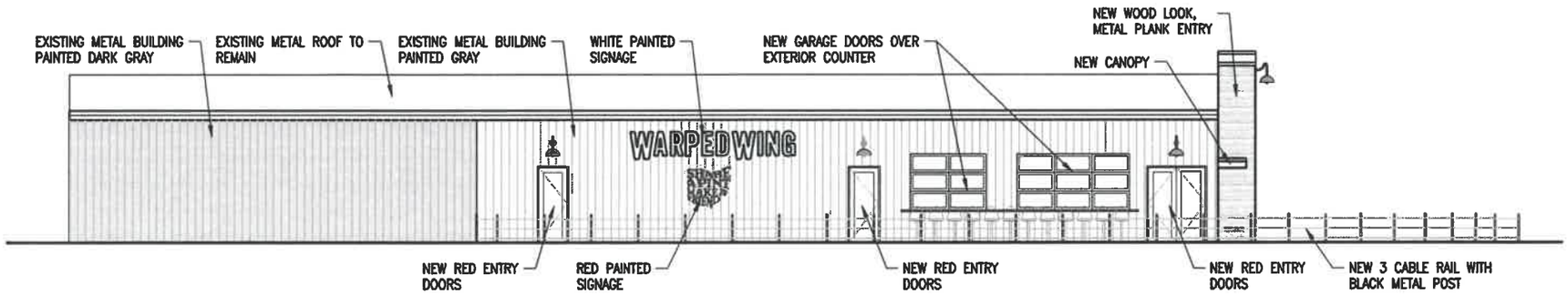
6602 Executive Blvd, Huber Heights, Oh 45424

FLOOR PLAN

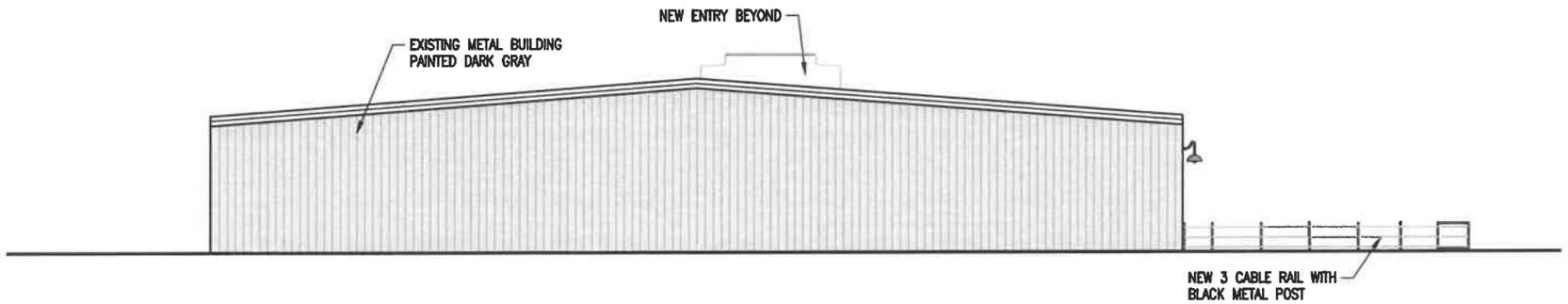
moda4 DESIGN



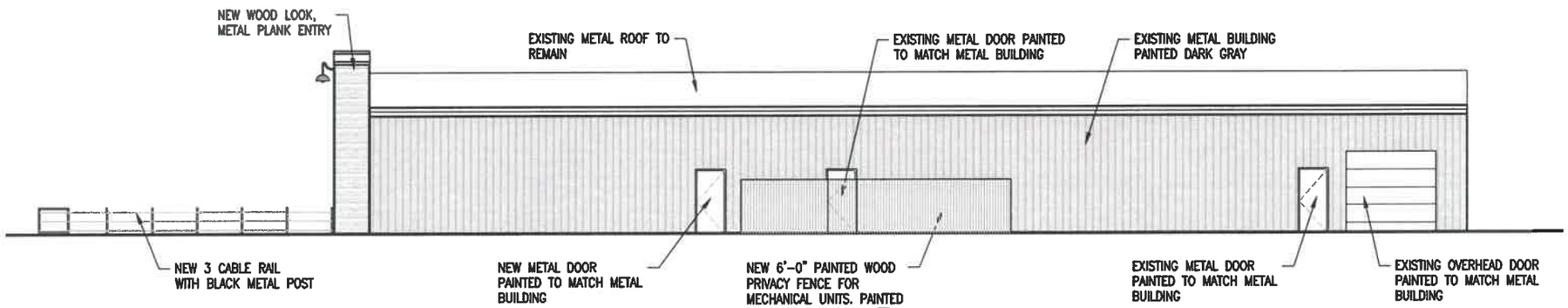
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WARPED WING BREWING COMPANY - HUBER HEIGHTS, OHIO

WARPED WING

6502 Executive Blvd, Huber Heights, OH 45424

EXTERIOR DESIGN RENDER

WARPED WING–HUBER HEIGHTS
6602 EXECUTIVE BLVD.

LOCATED IN
SECTION 24, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
SEPTEMBER 2022



VICINITY MAP
NTS

GENERAL NOTES

1) ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS AND CONFORM WITH THE CITY OF HUBER HEIGHTS STANDARDS AND SPECIFICATIONS; ANY CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IN CHARGE AT VAN ATTA ENGINEERING.
2) ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS.
3) ALL TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH THE CITY OF HUBER HEIGHTS SPECIFICATIONS AND COMPACTED BEFORE SUBGRADE APPROVAL.
4) ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE OR EASEMENT LINE, WHICHEVER IS FURTHEST, BEFORE STREETS ARE SURFACED.
5) ALL CURB INLETS TO BE ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED.
6) ALL MANHOLES TO BE TYPE "A" UNLESS OTHERWISE NOTED.
7) CHANNEL BOTTOMS OF ALL MANHOLES.
8) RADIUS OF BACK OF CURB AT INTERSECTIONS SHALL BE 25.00 FEET, UNLESS OTHERWISE SHOWN.
9) ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED, REMOVED OR CONNECTED TO THE STORM SEWER SYSTEM.
10) CURB RAMPS ARE TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWING BP-7.1 AND TO THE LATEST ADA STANDARDS AND SPECIFICATIONS
11) ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHOULD NOTIFY THE FOLLOWING AGENCIES, TO OBTAIN ACCURATE FIELD LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES:

OHIO UTILITIES PROTECTION SERVICE (OUPS)
100 FEDERAL PLAZA EAST, LOWER LEVEL
YOUNGSTOWN, OH 44503
1-800-362-2764

DAYTON POWER AND LIGHT CO.
1900 DRYDEN RD.
937-331-3900
DAYTON, OH 45439

TIMEBANNER
3991 TURNER ROAD
DAYTON, OH 45415
937-425-8858

AT&T
3233 WOODMAN DR.
DAYTON, OH 45420
256-3605 7AM-5PM
1-800-572-4747 AFTER 5

VECTREN
4255 N. JAMES H McGEE
DAYTON, OH 45427
937-312-2533

HUBER HEIGHTS CITY ENGINEER
RUSSELL BERGMAN
8131 TAYLORSVILLE ROAD
HUBER HEIGHTS, OH 45424
937-237-5818

HUBER HEIGHTS WATER AND SEWER DEPT.
PAM WHITED
C/O SWEZ WATER ENVIRONMENTAL
6244 CHAMBERSBURG ROAD
HUBER HEIGHTS, OH 45424
937-233-3992

ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS

THE OWNER OF THE UNDERGROUND UTILITY SHALL WITHIN 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER NOTICE IS RECEIVED, STAKE, MARK OR OTHERWISE DESIGNATE THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORKFORCE.

12) ALL MANHOLES INSTALLED IN PAVEMENT AREAS SHALL BE INSTALLED EITHER CENTERED ON A TRAVELED LANE OR ON A LONGITUDINAL PAVEMENT MARKING STRIPE, SUCH AS A LANE LINE, CHANNELING LINE OR CENTERLINE.
13) ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED WITHIN 7 DAYS.
14) ALL CATCH BASIN LATERALS TO BE REINFORCED CONCRETE ASTM SPECIFICATION NUMBER C-76, CLASS 4, UNLESS OTHERWISE NOTED.
15) ANY VARIATION BETWEEN THESE PLANS AND WHAT IS FOUND IN THE FIELD DURING CONSTRUCTION SHALL BE ADDRESSED TO THE PROJECT ENGINEER AT VAN ATTA ENGINEERING.
16) ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
17) TRAFFIC CONTROL ON ALL PUBLIC ROADS IS REQUIRED TO CONFORM TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". ANY WORK ON A THOROUGHFARE OR WORK REQUIRING CLOSURES REQUIRES 48 HOUR NOTIFICATION AND APPROVAL OF THE TOWNSHIP BOARD OF TRUSTEES. NOTICE SHALL BE GIVEN TO THE PUBLIC WORKS DIRECTOR A MINIMUM THREE WEEKS PRIOR TO ANY CLOSING.
18) SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.
19) WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION AND NOTIFY THE PROJECT ENGINEER AT VAN ATTA ENGINEERING OF ANY DISCREPANCIES.
20) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO IMPORT OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
21) THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.

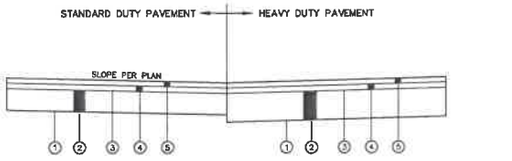
STORM SEWER NOTES

STORM SEWER MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUBER HEIGHTS STANDARDS

ALL STORM UNDER PAVEMENT WILL BE CONCRETE, STORM SEWER IN ALL OTHER LOCATIONS TO BE HDPE UNLESS NOTED.

SHEET INDEX

1 ..... COVER SHEET
2 ..... EXISTING/DEMO PLAN
3 ..... SITE/UTILITY/GRADING PLAN
4 ..... EROSION CONTROL DETAILS
5 ..... EROSION CONTROL NOTES



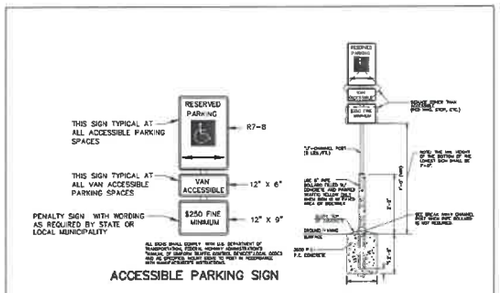
① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 8" COURSE
③ ITEM 408 – PRIME COAT MC-30 OR RT-2 @ 0.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 304
④ ITEM 448 – ASPHALTIC CONCRETE ~ 2" COURSE
⑤ ITEM 448 – ASPHALTIC CONCRETE ~ 1" COURSE

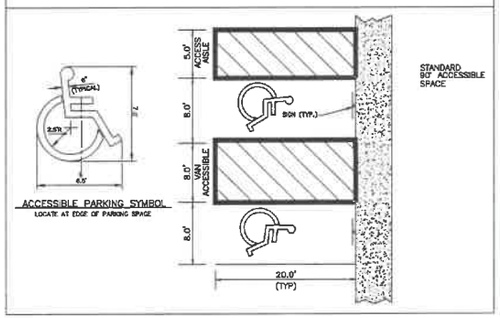
① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 8" COURSE
③ ITEM 408 – PRIME COAT MC-30 OR RT-2 @ 0.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 304
④ ITEM 448 – ASPHALTIC CONCRETE ~ 2" COURSE
⑤ ITEM 448 – ASPHALTIC CONCRETE ~ 2" COURSE

PAVEMENT SECTION (PAVEMENT REPLACEMENT)
NTS
(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.)

APPROVALS

HUBER HEIGHTS CITY ENGINEER — DATE





PREPARED BY:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5050
Fax: 937.438.5645

SYNERGY BUILDING SYSTEMS
2000 PENTAGON BLVD.
SUITE 500
BEAVERCREEK, OHIO 45431
(937) 429-3143

NO.	DATE	DESCRIPTION	BY

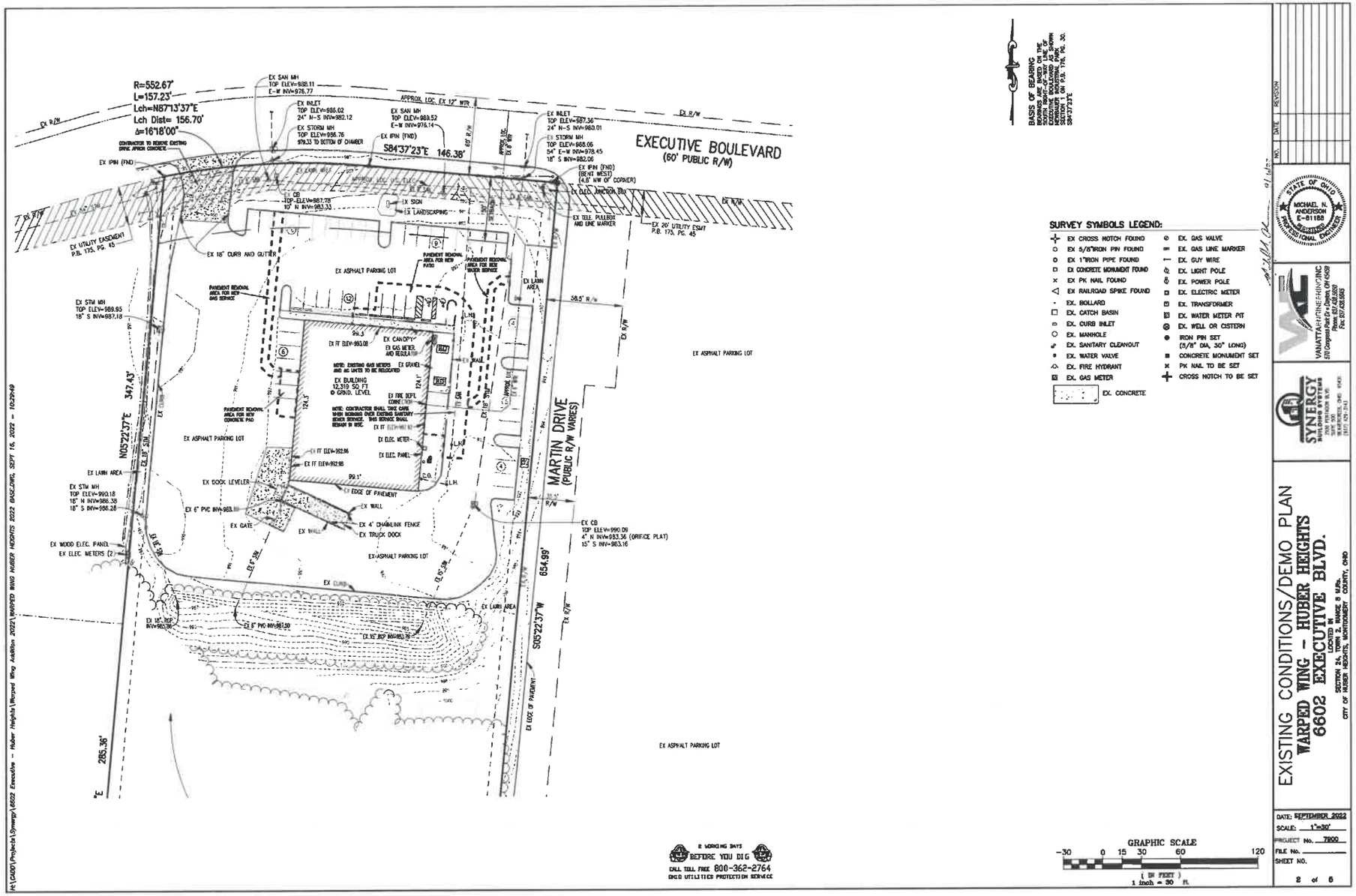
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO — MICHAEL N. ANDERSON E-81188 — REGISTERED PROFESSIONAL ENGINEER

MICHAEL N. ANDERSON — DATE
OHIO PROFESSIONAL ENGINEER #E-81188

PROJECT No. 7900

H:\CADD\Projects\Synergy\6602 Executive - Huber Heights\Warped Wing Addition 2022\WARPED WING HUBER HEIGHTS 2022 BASE.DWG, SEPT 14, 2022 - 10:28:49



BASIS OF BEARING
SOUTH 84°37'23" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF EXECUTIVE BOULEVARD AS SHOWN ON PUBLIC PLAT BOOK 175, PG. 30.

SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8"IRON PIN FOUND
- EX 1"IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- EX. BOLLARD
- EX. CATCH BASIN
- EX. CURB INLET
- EX. MANHOLE
- EX. SANITARY CLEANOUT
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. GAS METER
- EX. CONCRETE
- EX. GAS VALVE
- EX. GAS LINE MARKER
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. POWER POLE
- EX. ELECTRIC METER
- EX. TRANSFORMER
- EX. WATER METER PIT
- EX. WELL OR CISTERN
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- PK NAIL TO BE SET
- CROSS NOTCH TO BE SET

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

NO.	DATE	REVISION

MICHAEL N. ANDERSON E-81188 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

VANATTA ENGINEERING, INC.
591 Congress Park Dr • Dayton, OH 45459
Phone 937.428.8860
Fax 937.428.8865

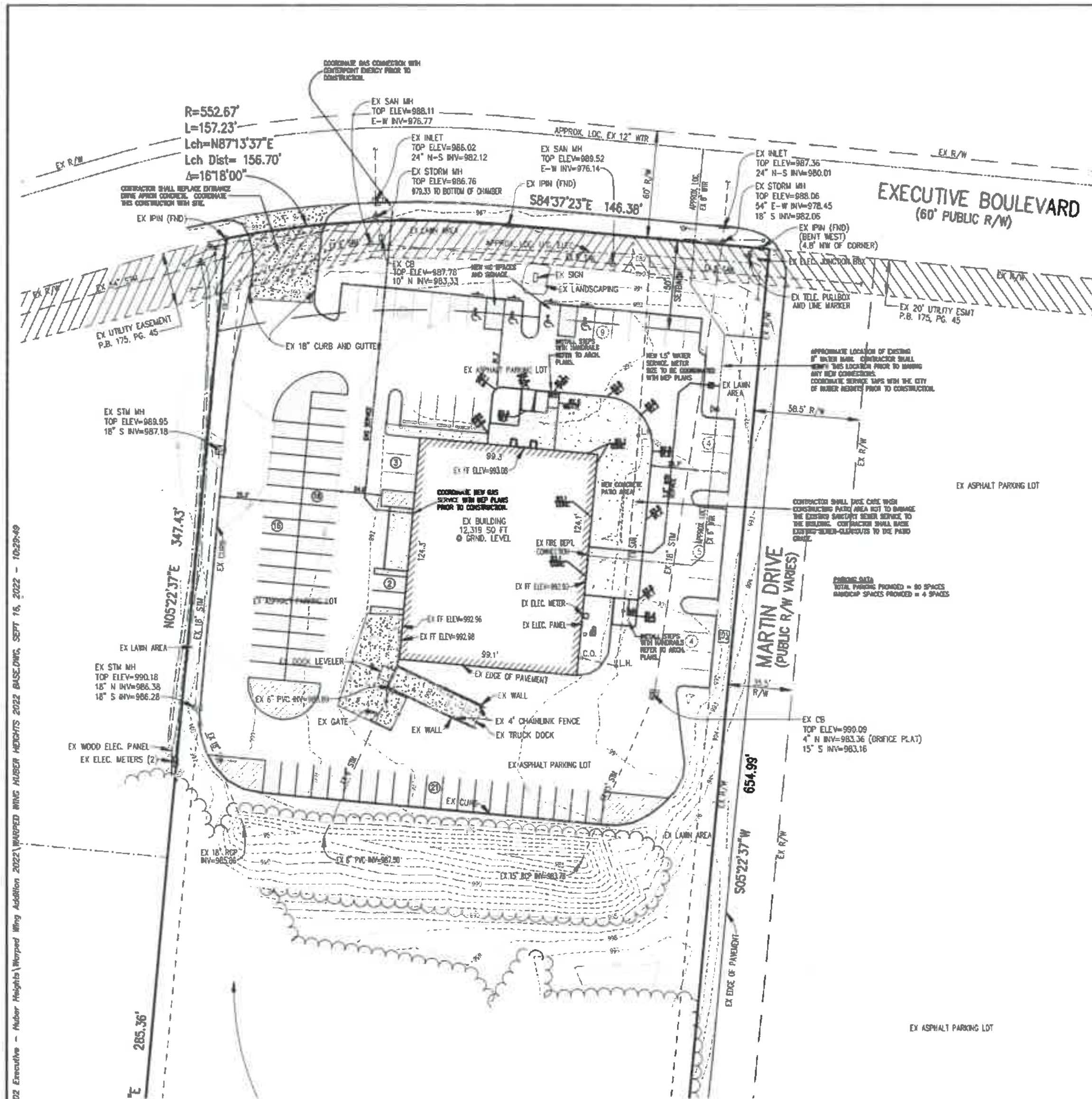
SYNERGY BUILDING SYSTEMS
2500 PATERSON BLVD.
DAYTON, OHIO 45409
(937) 424-3141

EXISTING CONDITIONS/DEMO PLAN
WARPED WING - HUBER HEIGHTS
6602 EXECUTIVE BLVD.

LOCATED IN
SECTION 24, TOWN 2, RANGE 8 M.R.M.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: SEPTEMBER 2022
SCALE: 1"=30'
PROJECT No. 7900
FILE No.
SHEET NO.
2 of 6

H:\CADD\Projects\Synergy\6602 Executive - Huber Heights\Warped Wing Addition 2022\WARPED WING HUBER HEIGHTS 2022 BASELINE, SEPT 15, 2022 - 10:29:49



BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF EXECUTIVE BOULEVARD AS SHOWN HUBER HEIGHTS INDUSTRIAL PARK SECTION 1 ON P.B. 175, PG. 30. S84°37'23"E

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

NO. | DATE | REVISION

STATE OF OHIO
MICHAEL N. ANDERSON
E-81188
REGISTERED
PROFESSIONAL ENGINEER

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5550
Fax: 937.438.5545

SYNERGY
BUILDING SYSTEMS

SITE/UTILITY/GRADING PLAN
WARPED WING – HUBER HEIGHTS
6602 EXECUTIVE BLVD.

LOCATED IN
SECTION 24, TOWN 2, RANGE 6 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: SEPTEMBER 2022
SCALE: 1"=30'
PROJECT No. 7900
FILE No.
SHEET NO.
3 of 5

SEEDING SCHEDULE

STABILIZATION PRACTICE: JAN. FEB. MAR. APR. MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.

PERMANENT SEEDING — A

DORMANT SEEDING — B

TEMPORARY SEEDING — D

SOD — E

MULCHING — F

A = KENTUCKY BLUEGRASS @ 90 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 30 LBS./ACRE PLUS 2 TONS OF STRAW MULCH/ACRE

B = KENTUCKY BLUEGRASS @ 135 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 45 LBS./ACRE PLUS 2 TONS/ACRE STRAW MULCH

C = SPRING OATS 100 LBS./ACRE

D = WHEAT OR RYE 150 LBS./ACRE

E = SOD

F = STRAW MULCH (2 TONS/ACRE)

●/ | /● IRRIGATION NEEDED DURING JUNE AND JULY

● ● IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

INSPECTION SCHEDULE

DIVERSION AND STRUCTURAL MEASURES – AT SEVEN (7) DAY INTERVALS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT GREATER THAN ONE HALF INCH (0.05") OF RAIN PER TWENTY-FOUR (24) HOUR PERIOD.

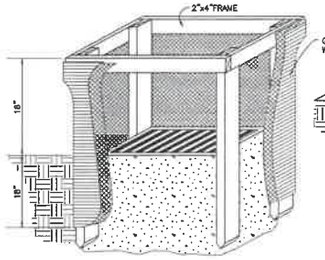
SEDIMENT AND PONDS – SHALL BE CLEANED OUT ONCE THE COLLECTED SILT IN THE POND REACHES FORTY (40%) PERCENT OF THE POND'S CAPACITY (APPROXIMATELY ONE-HALF OF THE POND DEPTH).

VEGETATIVE PLANTING – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.

REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN SEVEN (7) DAYS.

MOWING – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.

FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.



1) INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

2) THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.

3) THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4 INCH CONSTRUCTION-GRADE LUMBER. THE 2-BY-4 INCH POSTS SHALL BE DRIVEN 1 FOOT INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-BY-4 INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

4) WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

5) GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20–40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

6) BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

7) A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

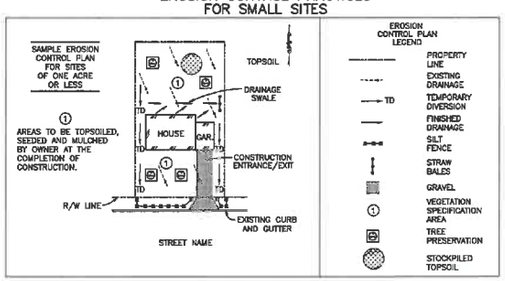
(USE INLET PROTECTION ON ALL NON-CURB INLETS CATCH BASINS)

INLET PROTECTION

(IN SWALES, DITCH LINES OR YARD INLETS) (IP)

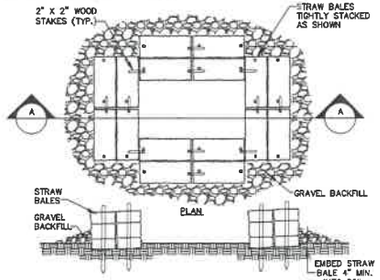
NTS

EROSION CONTROL PRACTICES FOR SMALL SITES



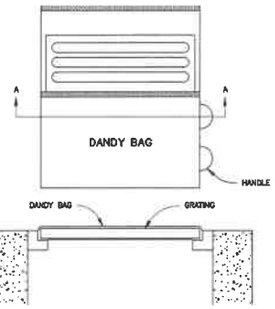
CONCRETE WASHOUT

SPECIFICATIONS FOR CONCRETE WASHOUT



SECTION A–A

1. THE RESIDUE OR CONTENTS OF ALL CONCRETE MIXERS, DUMP TRUCKS, OTHER CONVEYANCE EQUIPMENT AND FINISHING TOOLS SHALL BE WASHED INTO CONCRETE CLEAN–OUT STRUCTURES CONSISTING OF A STRAW BALE BARRIER WITH GRAVEL BACKFILL. THE LENGTH AND WIDTH OF THESE STRUCTURES SHALL BE AS DETERMINED BY THE CONTRACTOR TO FACILITATE THE PARTICULAR EQUIPMENT USED. THESE STRUCTURES SHALL BE CONSTRUCTED ON LEVEL GROUND AT LEAST 100' FROM THE NEAREST WATERCOURSE, DRAINAGE SWALE OR INLET, AT NO TIME SHALL THE STRUCTURE BE ALLOWED TO BE MORE THAN 50% FULL. THE CONTRACTOR SHALL MAINTAIN THESE PONDS UNTIL ALL CONCRETE PLACEMENT IS COMPLETE FOR THE PROJECT.
2. EMBED THE STRAW BALES 4" INTO THE SOIL. PROVIDE TWO ROWS OF BALES, AS SHOWN ON THE DETAIL, WITH ENDS AND CORNERS TIGHTLY ABUTING. ORIENT THE STRAW BALES LENGTHWISE WITH BINDINGS AROUND THE SIDES OF THE BALES SO THE WIRE DOES NOT CONTACT THE SOIL. DRIVE 2"X2" WOOD STAKES THROUGH EACH BALE, TO SECURELY ANCHOR THE BALE AND CONNECT ADJACENT BALES. GRAVEL BACKFILL SHALL BE PROVIDED AND TAMPED AROUND THE OUTSIDE PERIMETER OF THE BALES TO PREVENT EROSION AND FLOW AROUND THE BALES.
3. THE INTENT OF THESE STRUCTURES IS TO COLLECT ALL CONCRETE WASH OUT WATER AND ALLOW IT TO DRY TO A SOLID MATERIAL. AFTER DRYING, THE SOLID MATERIAL CAN BE REMOVED WITH A LOADER OR EXCAVATOR FOR PROPER DISPOSAL. WASH OUT WILL NOT BE PERMITTED IN ANY OTHER AREAS.
4. USE THE MINIMUM AMOUNT OF WATER TO WASH THE VEHICLES AND EQUIPMENT. NEVER DISPOSE OF WASH OUT INTO THE STREET, STORM INLET, DRAINAGE SWALE OR WATERCOURSE. DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT AND MORTAR IN THE TRASH. ANY SOAPS THAT ARE UTILIZED SHALL BE PHOSPHATE–FREE AND BIODEGRADABLE.
5. ADDITIONAL CONCRETE CLEAN–OUT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SPECIFIED AREA AS NEEDED BASED UPON THE VOLUME OF WASH OUT GENERATED DAILY.



SECTION A–A

INSTALLATION : STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE : AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

DANDY BAG (DB)

NTS

1) SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

2) ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

3) TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

4) WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

5) WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

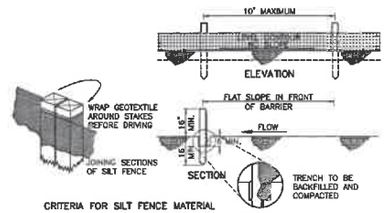
6) THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

7) THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE, WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

8) THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 8-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

9) SEAMS BETWEEN SECTION OF SILT SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

10) MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.



CRITERIA FOR SILT FENCE MATERIAL

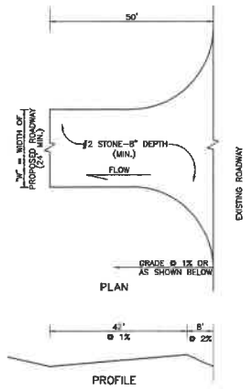
1) FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 BY 2–INCH HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET.

2) SILT FENCE SHALL BE ODOT TYPE C GEOTEXTILE FABRIC OR AS DESCRIBED BY THE CHART BELOW;

MINIMUM TENSILE STRENGTH	120 LBS.
MAXIMUM ELONGATION AT 60 LBS.	50%
MINIMUM PUNCTURE STRENGTH	50 LBS.
MINIMUM TEAR STRENGTH	40 LBS.
MINIMUM BURST STRENGTH	200 PSI
APPARENT OPENING SIZE	≤ 0.84 MM
MINIMUM PERMITTIVITY	1 X 10 SEC.
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	70%

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE) (SF)

NTS



1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

NTS

MICHAEL N. ANDERSON E–81188 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
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SYNERGY BUILDING SYSTEMS
3200 PERIMETER BLVD.
BEAVERCREEK, OHIO 45431
(937) 427-2613

SITE/UTILITY/GRADING PLAN
WARPED WING – HUBER HEIGHTS
6602 EXECUTIVE BLVD.

LOCATED IN
SECTION 24, TOWN 2, RANGE 8 M.R.M.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: SEPTEMBER 2022
SCALE: 1"=30'
PROJECT No. 7800
FILE No.
SHEET NO.
4 of 5

J:\CADD\Projects\Synergy\6602 Executive – Huber Heights\Warped Wing Addition 2022\WARPED WING HUBER HEIGHTS 2022 BASE.DWG, SEPT 16, 2022 - 10:29:49

STORM WATER POLLUTION PREVENTION PLAN NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC000003 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS INITIATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
   WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER TWENTY ONE (21) DAYS.
   WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS.
   PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
   WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
   WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
   SEEDING: ANNUAL RYEGRASS AT 3.22 #/1,000 S.F.
   MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
   FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)
11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).
12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,320 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDF's).
26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
    1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
    2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
    3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

STORM WATER POLLUTION PREVENTION PLAN NOTES CONTINUED

27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
29. OPEN BURNING IS NOT PERMITTED ON THE SITE.
30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
33. SANITARY AND WATER PIT FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
38. NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.
40. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
41. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
42. SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.
43. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
44. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER HOA ROADS. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
45. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
46. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
47. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
48. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
49. STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
50. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
51. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.
52. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
53. CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.
54. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
55. IF STOCKPILE IS STORED FOR MORE THAN 21 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.
56. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
57. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% – 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 93% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
58. THE POST CONSTRUCTION REQUIREMENTS OF OHIO EPA PERMIT OHC000003 SHALL BE MET BY THE WATER QUALITY BASIN.

STRUCTURAL BMP LONG-TERM MAINTENANCE (GENERAL NOTES)

1. THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #3 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.
2. NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.
3. THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS
- -REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM BASIN AREA.
- -REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN BASIN.
- -REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

MAINTENANCE TO BE COMPLETED YEARLY
- -REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE BASIN
- -REPAIR AND/OR REPLACE ENHANCED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
- -MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

YEARLY REPORT REQUIREMENTS
SKETCH SHOWING GENERAL AREA OF BMP'S. SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION. PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES. INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP. IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION. MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS. IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP. AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.
YEARLY REPORTS SHALL BE PROVIDED TO THE OWNER AND THE HOA.

4. THE CONTRACTOR SHALL PROVIDE A COPY OF THE RECOMMENDED MAINTENANCE PLAN TO THE OWNER AND THE HOA.

SEQUENCE OF CONSTRUCTION

1. CONDUCT PRE-CONSTRUCTION MEETING
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT TRAPS, ROCK CHECK DAMS, INLET PROTECTION & SILT FENCE.
3. CONSTRUCT TEMPORARY PARKING AND STORAGE AREA.
4. PERFORM CLEARING AND GRUBBING AS NECESSARY.
5. BEGIN GRADING THE SITE, MAKING SURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND WORKING PROPERLY THROUGHOUT GRADING OPERATIONS.
6. APPLY TEMPORARY SOIL STABILIZATION WITHIN (7) DAYS OF EXCAVATION.
7. BEGIN CONSTRUCTION OF ALL UTILITIES INCLUDING STORM SEWER. INSTALL INLET PROTECTION CONCURRENT WITH CONSTRUCTION OF PROPOSED STORM STRUCTURES.
8. BEGIN CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
9. BEGIN CONSTRUCTION OF STREETS. INSTALL CURB AND GUTTER. PREPARE FOR PAVING.
10. PERMANENTLY SEED AND MULCH & LANDSCAPE REMAINDER OF PERVIOUS AREAS. PERMANENT SEEDING SHALL BE INSTALLED WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS.
11. PAVE SITE.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE ACHIEVES "FINAL STABILIZATION"

NO.	DATE	REVISION

STATE OF OHIO
MICHAEL N. ANDERSON
E-81168
REGISTERED PROFESSIONAL ENGINEER

VANATTA ENGINEERING, INC.
270 Carpenter Park Dr • Dayton, OH 45459
Phone: (937) 435-5600
Fax: (937) 435-5601

SYNERGY BUILDING SYSTEMS
7800 YOUNGER BLVD.
BLANCHESTER, OHIO 45107
(513) 931-7111

SITE/UTILITY/GRADING PLAN
WARPED WING - HUBER HEIGHTS
6602 EXECUTIVE BLVD.

LOCATED IN
SECTION 24, TOWN 2, RANGE 8 M.R.S.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: SEPTEMBER 2022
SCALE: 1"=30'
PROJECT No. 7900
FILE No. _____
SHEET NO.
5 of 5

H:\CADD\Projects\Synergy\6602 Executive - Huber Heights\Warped Wing Addition 2022\WARPED WING HUBER HEIGHTS 2022 BASE.DWG, SEPT 16, 2022 - 10:29:49

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2007-O-1701

AN ORDINANCE APPROVING A REZONING TO PEP – PLANNED EMPLOYMENT PARK DISTRICT FOR CERTAIN PROPERTY LOCATED ALONG EXECUTIVE BOULEVARD, AND DECLARING AN EMERGENCY [ZONING CASE 07-03].

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

WHEREAS, the City Planning Commission has reviewed said zoning case and on February 27, 2007 recommended approval by a vote of 4-0 of a rezoning of parcel numbers P70-04002-0070, P70-03910-0012, P70-03910-005, P70-01820-0004, P70-01820-0003, P70-01820-0001, and a portion of P70-01820-0002, as detailed in the attached legal; description, on the Montgomery County Auditor's Tax Map, from EP – Employment Park District and A – Agriculture District to PEP – Planned Employment Park District; and

WHEREAS, the City Council has considered the issue;

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

Section 1. The application requesting approval of a rezoning from EP – Employment Park District and A – Agriculture District to PEP – Planned Employment Park District for property located along Executive Boulevard, further described as parcel numbers P70-04002-0070, P70-03910-0012, P70-03910-005, P70-01820-0004, P70-01820-0003, P70-01820-0001, and a portion of P70-01820-0002, as detailed in the attached legal description, on the Montgomery County Auditor's Tax Map (Zoning Case 07-03) is hereby approved in accordance with the Planning Commission's recommendation on the case.

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

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the community and for the further reason that the rezoning will allow the City to consider the cessation of the existing moratorium on new development that currently exists over the subject properties; therefore, this Ordinance shall be in full force and effect immediately upon its passage by Council.

Passed by Council on the 23rd day of April, 2007;
6 Yeas; 0 Nays.

AUTHENTICATION:

Clerk of Council
Date: 4/24/2007

Mayor
Date: 4-25-07

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 95-O-803

AMENDING THE HUBER HEIGHTS CITY CODE TO CREATE CHAPTER 1155 A, "EP" EMPLOYMENT PARK ZONING DISTRICT, [ZONING CASE NO. 253]

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

WHEREAS, the City Plannning Commission has reviewed said zoning case and on December 13, 1994 recommended approval of the amendment;

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

Section 1. The Huber Heights City Code, Chapter 1155 A, "EP" Employment Park Zoning District, is hereby amended as set forth in attachment A:

Section 2. This Ordinance shall be in full force and effect thirty (30) days after its adoption by Council.

Passed by Council on the 12th day of June 1995; 7 Yeas; 0 Nays.

AUTHENTICATION:

Margaret Stevens
Clerk of Council
Date June 13, 1995

Jack Hemley
Mayor
Date: 6/13/95

CERTIFICATION

I, Margaret Stivers, hereby certify that the above Ordinance was posted in the locations listed below and on the dates indicated.

Date: 10/12/95 Margaret Stivers
Clerk of Council

Dates of Posting: July 26, 1995 through and including September 21, 1995.
Locations: CITY HALL, 6131 Taylorsville Road; POLICE DEPARTMENT, 6121 Taylorsville Road; CENTRAL OFFICE OF THE CITY SCHOOLS, 5954 Longford Road; SECOND DISTRICT COURT, 7525 Brandt Pike; FIRE STATION NO. 23, 7435 Old Troy Pike

6/5/95

CHAPTER _____

"EP" Employment Park District

PURPOSE: This district is intended to provide for a mix of light industrial, commercial, and office uses in areas of the community which not only possess characteristics suitable for business development but which also directly abut at least in part property zoned for medium or high density residential use (R-4, R4-B, R-5, R-6, R-7, and PR). Uses permitted in this district shall be operated in a clean and quiet manner and are subject to additional performance standards required to protect adjacent property zoned for medium to high density residential use. Uses which may present problematic characteristics are administered as special uses.

DEFINITION: For the purposes of this section only, the term "medium or high density residential use" shall mean property zoned either R-4, R-4B, R-5, R-6, R-7, or PR on the City's Official Zoning Map.

USES:

Permitted Uses:

The following uses shall be considered as permitted uses unless otherwise noted:

1. Light manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials and products.*
2. Office buildings.
3. Commercial printing and publishing.
4. Warehouse/distribution facilities.**
5. Technical services and professional offices, including but not limited to architects, engineers, surveyors, data processing facilities, testing laboratories and technical schools.
6. Motels and Hotels
7. All uses permitted in the B-1, B-2, B-3, O-1, and PO Districts except those defined herein as a special use or as a prohibited use.
8. Public utility buildings and utility structures.*
9. Garages for storage, repair and servicing of motor vehicles, including but not limited to body repair, painting, and engine rebuilding.*
10. Motor vehicle washing facilities.*
11. Automobile service stations.*

* These permitted uses shall be considered as special uses when located on any lot which directly abuts a property zoned for medium or high density residential use. See Special Uses further below.

** This permitted use shall be considered as a prohibited use when located on any lot which directly abuts a property zoned for medium or high density residential use. See Prohibited Uses further below.

Accessory Uses:

1) An accessory use, building or other structure customarily incidental and secondary to any principal permitted use or use requiring special approval.

2) Temporary buildings for uses incidental to construction work, provided these buildings shall be removed upon the completion or abandonment of the construction work.

Special Uses:

The following uses shall be considered as special uses when located on any lot which directly abuts a property zoned for medium or high residential use:

1. Light manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials and products.
2. Public utility buildings and utility structures.
3. Garages for storage, repair and servicing of motor vehicles, including but not limited to body repair, painting, and engine rebuilding.
4. Motor vehicle washing facilities.
5. Automobile service stations.

Prohibited Uses:

The following uses are specifically prohibited:

1. Transportation terminals, including trucking or motor freight terminals.
2. Truck stops.
3. Industrial laundries and dry cleaning plants.
4. Mining or the extraction of gravel or other materials.
5. Heavy industry including but not limited to paper manufacturing, meat packing, fuel storage or distribution, waste water or water treatment plants, power generation plants or resource recovery or extraction. Expressly prohibited are salvage, wrecking or demolition or junk yard uses, the storage or compounding of large quantities of explosives, or the storage or production of large quantities of toxic/hazardous material or waste, asphalt or concrete mixing or batching plants, refining of metals or metal ores or petroleum products, or stockyards or slaughterhouses.

6. Warehouse/Distribution facilities when located on any lot which directly abuts a property zoned for medium or high density residential use.

Commentary: This group of prohibited uses contains many uses which have potential for significant negative impact on any uses which would locate relatively close to them. This group differs from light industrial uses in that it includes uses that may require unclosed structures that are large, tall or unsightly. These uses also have the potential for generation of dust, dirt, noise, odor and unsightly conditions and may involve large amounts of exterior storage.

SITE DEVELOPMENT REGULATIONS:

1. Minimum lot area:	20,000 square feet
2. Minimum lot frontage:	100 feet
3. Minimum front yard:	50 feet
4. Minimum side yard:	15 feet
5. Minimum rear yard:	25 feet
6. Minimum yard (front, rear, or side) when yard abuts property zoned for medium or high density residential use.	75 feet.
7. Maximum lot coverage: (Buildings and other impervious improvements)	90 percent. 80 percent on a lot which abuts any property zoned for medium or high density residential use.
8. Maximum building height:	60 feet. 25 feet if the building is located on a lot which abuts any property zoned for medium or high density residential.
9. Minimum setback of parking or paving:	10 feet from front, side, and rear lot line.

10. Screening requirements:

When abutting any property zoned for medium or high density residential use, the following screening standards and requirements shall be applicable:

A. Any existing vegetation located within the required setback for the yard directly abutting the residentially zoned property which serves as a natural screen shall not be disturbed in any manner unless required for private security, public health or safety reasons or if required to meet the additional screening requirements set forth in Section 10.B. below.

B. An earthen mound shall be constructed within the required setback for any yard directly abutting the residentially zoned property. The mound shall be constructed adjacent to the residentially zoned property and aligned with any existing mound located within the setback for any similar yard of any immediately adjacent property. Said mound shall be a minimum of 6 feet in height and be as wide as necessary to obtain a maximum slope of 3 to 1 (angle of repose). The mound/berm itself shall have a grass or other suitable vegetative cover to prevent erosion. On top of the mound/berm, a staggered row of trees shall be planted 10 feet apart. Said trees must be of a variety which maintains dense foliage 365 days a year (non-deciduous) and have a minimum caliper of 2" when planted.

C. All trees, grass ground covers and other plantings shall be well maintained, properly weeded, mulched and kept free of trash and other unsightly material and/or debris. Required screening material which does not survive shall be replaced by an owner within six months after the material dies.

D. No variance shall be granted by the City for any of the screening requirements set forth above with the following exception:

A variance from the screening requirement set forth in Section 10.B. above may be applied for if within the required setback for any yard directly abutting the residentially zoned property there exists an existing natural vegetative buffer/screen. The Board of Zoning Appeals shall not grant any such variance if the existing natural vegetative buffer/screen as might be supplemented by additional planting or mounding materials does not meet the same quality of screening as measured by height, opacity, and density as required under Section 10.B. above.

11. Parking & Loading: See Chapter 1185 for off-street parking and loading requirements except as described in sub-section (13) hereof.

12: Signs: See Chapter 1189 for size and location of permitted signs except for the following:

No wall signs shall be permitted on the side of a building which is located in any yard which directly abuts any property zoned for medium or high density residential use.

No variances may be granted for the maximum permitted height of any free standing ground or monument sign for any sites immediately adjoining any property zoned for medium or high density residential use.

13: Lighting: No exterior lighting shall be permitted in any yard which directly abuts any property zoned for medium or high density residential use except for ground mounted security lights which are oriented such that only the property itself is illuminated. All other exterior lighting must be on mounted poles and have adequate illumination controls (e.g. shoe-box type fixture).

14: Building Materials: No all-metal facade buildings shall be permitted for construction on any lot which abuts a property zoned for medium or high density residential use. On such lots, the use of any proposed metal siding material shall be subject to the approval of the Director of Public Service or his/her designee.

15: Utilities: New on-site electrical lines and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from streets and adjacent property.

16: Trash & garbage control: Trash and garbage shall be stored and controlled in container systems located and enclosed to effectively screen them from view.

17: Site Plan Approval: Prior to obtaining a zoning certificate for any proposed actual development on a site located in the EP District, an applicant shall submit a site plan to the Director of Public Service or his/her designee for approval. Such site plan shall graphically include the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, lighting, and screening/landscaping. No site plan shall be approved unless it explicitly conforms with the EP District regulations/design standards set forth herein.

18: Determination of Compliance: The Director of Public Service or his/her designee shall prior to issuing a certificate of occupancy determine in writing that the development complies in all aspects with the previously approved site plan including but not limited to the following design standards required whenever the proposed development abuts property zoned for medium or high density residential use:

a) All required building and parking area setbacks have been complied with.

b) A landscaped buffer has been constructed in accordance with the specifications of sub-section (10) hereof.

c) No exterior lighting has been installed in any yard which directly abuts any property zoned for medium or high density residential use except for permitted security lights. All other exterior lighting has been mounted on poles and has adequate illumination controls (e.g. shoe-box type fixtures).

d) No wall signs shall be permitted on the side of a building which is located in any yard which directly abuts any property zoned for medium or high density residential use.

If owing to weather related reasons any required landscaping materials have not been planted, a temporary certificate of occupancy may be issued provided only, however, if the owner first posts a performance bond or irrevocable letter of credit from a banking institution. After a bond or irrevocable letter of credit has been posted, the landscaping material required in the approved site plan shall be installed within three (3) months of the posting of the bond or letter of credit. Foreclosure proceedings shall be brought against the performance bond or letter of credit if the required landscaping has not been installed by the end of the approved planting period.

AI-8689 **9. A.**

Planning Commission

Meeting Date: 10/11/2022

Minutes

Information

Agenda Title

Without objection, the September 27, 2022, Planning Commission meeting minutes are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
September 27, 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. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp, excused

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. 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).

Mr. Sorrell stated that 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.

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.

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.

Fire: None received

City Engineer: None Received

Recommendation

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

Ryan Buffenbarger and James Stuart were present.

Action

Ms. Thomas 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 at 7505 Taylorsville Road, (FP 22-37) in accordance with the recommendation of Staff's Memorandum dated September 22, 2022, and the Planning Commission Decision Record attached thereto.

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

2. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning and Basic Development Plan, to construct a truck stop and repair facility o approximately three (3) acres. Property is located at the Southeast Corner of Technology Blvd and Artz Road (RZ BDP 22-35).**

Mr. Walton asked for a motion to table this item until 10/25/2022.

Action

Ms. Thomas moved to table the request by the applicant, THOMAS E. DUSA, for approval of a Rezoning and Basic Development Plan, to construct a truck stop and repair facility o approximately three (3) acres. Property is located at the Southeast Corner of Technology Blvd and Artz Road (RZ BDP 22-35).

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

3. **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 at 6209 Brandt Pike (rear lots of former Marian Shopping Center) (DDP 22-34).**

Mr. Sorrell stated that 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.

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.

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.

Matt Canterbury was present and answered questions about fencing and parking and garages.

Jo Clark, a resident, was present and brought up issues concerning land, fence, who maintains the grass, match metal fence, water draining, utility easement, dog park, light poles, parking for senior facility.

Nancy Byrge was present and said she was impressed with the other facility that she got to tour.

Ms. Vargo asked if all were rentals, the answer is yes.

Action

Ms. Thomas 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 at 6209 Brandt Pike, (rear lots of former Marian Shopping Center) (DDP 22-34) in accordance with the recommendation of Staff's Memorandum dated September 22, 2022, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

Yard & Company presentation on the 2022 Comprehensive Plan by Joe Nickol.

IX. Approval of the Minutes

Without objection, the minutes of the September 13, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

1 Tabled item
Major Change to the Detailed Plan – Warped Wing

XI. Upcoming Meetings

October 11, 2022
October 25, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:15 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**