AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
April 11, 2023
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. REZONING - The applicant, STP HOLDINGS, LLC, is requesting approval of a Rezoning from O1 (Office) to B1 (Commercial) for a laundromat. Property is located at 6740 Brandt Pike (RZ 23-09).

B. REZONING AND BASIC DEVELOPMENT PLAN - The applicant, RHM REAL ESTATE GROUP, is requesting approval of a Rezoning of Approximately 43 acres from PEP (Planned Employment Park) to PM (Planned Mixed Use) and a Basic Development Plan containing approximately 300 residential units and commercial uses on approximately 22.3 acres. Property is located at 7125 Executive Blvd (RZ BDP 23-08).

C. MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN - The applicant, FLYING ACE CAR WASH, is requesting approval of a Major Change to the Basic Development Plan to construct a new car wash facility. Property is located at 7730 Brandt Pike (MJC 23-07).

8. Additional Business

A. Residential exterior materials discussion

9. Approval of Minutes

A. Planning Commission March 14, 2023

10. Reports and Calendar Review

11. Upcoming Meetings

A. May 9, 2023
June 13, 2023

12. Adjournment

AI-9071 **7. A.**

Planning Commission

Meeting Date: 04/11/2023

Rezoning

Information

Agenda Title

REZONING - The applicant, STP HOLDINGS, LLC, is requesting approval of a Rezoning from O1 (Office) to B1 (Commercial) for a laundromat. Property is located at 6740 Brandt Pike (RZ 23-09).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Aerial Map

Fire Assessment

Memorandum

Staff Report for Meeting of April 11, 2023

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: April 4, 2023

Subject: Rezoning Case: RZ 23-09
6740 Brandt Pike

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	STP Holdings, LLC – Applicant ADJ Properties LLC - Owner
DEVELOPMENT NAME:	6740 Brandt Pike
ADDRESS/LOCATION:	6740 Brandt Pike
ZONING/ACREAGE:	O-1 General Office / 0.7 Acres
EXISTING LAND USE:	Vacant Office Building
ZONING ADJACENT LAND:	North: O-1 East: R-2 & R-6 West: R-6 South: PC
REQUEST:	The applicant requests a rezoning from O-1 to B-1 to develop and operate a laundromat.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1130, 1153
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview
The applicant requests rezoning of a developed 0.7-acre parcel from O-1 General Office to B-1 Commercial District to facilitate the redevelopment of a former office building into a self-service laundry.

Site Characteristics
The last tenant of the building was Bane Staffing. The site is well established with adequate parking and in overall good condition. The applicant is planning minor improvements to the site and building, but no substantial improvements are necessary. The site is on a major thoroughfare with a substantial number of multi-family units within close proximity.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1130 – Amendments and Chapter 1153 B-1 Commercial District. There are few standards associated with the approval of a straight zoning map amendment outside of the Planned Development process.

Chapter 1130.01 - General states: "Whenever the public necessity, convenience, general welfare or good zoning practices require, the City Council may, by ordinance or resolution, amend, or repeal the regulations, restrictions, boundaries or classification of property."

Chapter 1130.07 – Recommendation by Planning Commission states:
"After the public hearing required by this chapter is closed, the Planning Commission shall recommend to Council that the requested amendment be:
(a) Granted as requested;
(b) Denied;
(c) Granted as modified by, or subject to such conditions as deemed appropriate by, the Planning Commission. The Planning Commission may, as a condition of approval, modify the proposed amendment or impose any additional requirements or conditions it deems appropriate."

Chapter 1153.01– Principal Permitted Uses
Only the following principal uses shall be permitted in this District unless otherwise considered and approved by the Board of Zoning Appeals to be of similar character:

(a)Stores and shops for the conducting of any retail business;
(b)Plumbing and heating shop, television shop and self-service laundry;
(c)Banks, Credit Unions, Savings and Loans;
(d)Barber shops and beauty parlors;
(e)Dressmaking, millinery, shoe and tailor shops, and those shops doing pressing and receiving dry cleaning;
(f)Offices; and
(g)Restaurants, cafes, tearooms and other eating places.

Staff Analysis

Rezoning Analysis:
The applicant requests rezoning of a developed 0.7-acre parcel from O-1 General Office to B-1 Commercial District to facilitate the redevelopment of a former office building into a self-service laundry.

Conformance with Comprehensive Plan
The City's comprehensive plan indicates the site is located in the Southtown pattern area. One of the key goals of this pattern is: "Focus on renovation, infill development, and incremental broadening of uses and housing types".

Staff feels the rezoning from O-1 General Office to B-1 Commercial District is consistent with the comprehensive plan. There has been less demand for office-restricted development, and we anticipate this trend will continue.

Details of the proposed campground will be reviewed at a future time when the applicant submits the Special Use application. Rezoning to B-1, will broaden the potential uses that can reuse this building, which is in generally good condition on a key thoroughfare.

Additional Comments:

Fire: The Fire Department approves of the rezoning.

City Engineer: The engineer had no comments at this point in the review process.

Recommendation
Staff is supportive of the rezoning from O-1 General Office to B-1 Commercial District.

Planning Commission Action

Planning Commission shall recommend to Council that the requested amendment be:
1) Granted as requested;
2) Denied;
3) Granted subject to conditions.

Planning Commission Decision Record

WHEREAS, on March 21, 2023, the applicant, STP Holdings, LLC, requested approval of a Rezoning from O1 (Office) to B1 (Commercial) for a proposed laundromat. Property is located at 6740 Brandt Pike, further identified as Parcel Number P70 00705 0001 of the Montgomery County Auditor's Map (Case RZ 23-09), and;

WHEREAS, on April 11, 2023, 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, STP Holdings, LLC, for approval of a Rezoning from O1 (Office) to B1 (Commercial) for a proposed laundromat. Property is located at 6740 Brandt Pike (RZ 23-09) in accordance with the recommendation of Staff's Memorandum dated April 4, 2023, with the following conditions:

1. Grant as requested.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
MAR 21 2023
By _____

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number RZ 23-09
Receipt Number ~~820~~ 820394

Date Filed _____
Amount Paid 200.00

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☒ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

4/11/23

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	STP HOLDINGS, LLC	Name	GEORGE KARRAS
Address	1133 ROGER SCOTT DRIVE BELLBROOK OH 45305	Address	1133 ROGER SCOTT DRIVE BELLBROOK, OHIO 45305
Phone	937 554.4100	Phone	937 554.4100
Fax	—	Fax	
Email	YORGAKI 1 @EARTHLINK.NET	Email	YORGAKI 1 @ EARTHLINK.NET

PROPERTY INFORMATION

Project Name: _____

Location of property: 6740 BRANDT PIKE | PID P70 00705 001

Book N/A Page N/A Parcel Number(s) _____

Current Zoning: O1 Proposed Zoning: B1

Property Owner's Name: MARK SCHULTER Telephone: 513.315.1468

Address: ADG PROPERTIES, LLC MARK.SCHULTER@GMAIL.COM

Total acres included in this application: .70 ACRES

Type of Development: Residential ___ Commercial ✓ Office ___ Industrial ___ Other ___

Brief description of application request:

ZONING CHANGE FROM O1 TO B1

Applicant's status: Owner _____ Lessee _____ Purchaser ✓ Agent _____

Name of Engineer: _____ Telephone: _____

Attach additional information as required. Please refer to the applicable application submittal checklist.

Apr

Applicant's Signature

Applicant's Signature

GEORGE P KARRAS

Printed Name

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this 21st day of March, 2023

NOTARY PUBLIC

ASHLEY MEYER, NOTARY PUBLIC
COMM. EXP. JULY 18, 2023
STATE OF OHIO

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

Date Received _____ Fee Paid _____ Received by _____

City of Huber Heights
Board of Zoning Appeals
BZA Application – Statement

STP Holdings, LLC | George Karras
1133 Roger Scott Drive
Bellbrook, Ohio 45305
937.554.4100 | Yorgaki1@earthlink.net

Re: Zoning change from O1 to B1 | 6740 Brandt Pike| Huber Heights, Ohio

1. **Statement of Appeal**
   This Board of Zoning Appeal is based in the fact that STP Holdings, LLC is in contract to purchase the building located at 6740 Brandt Pike and currently is zoned O1. The purchase of this building is contingent upon getting the zoning changed. STP Holdings, LLC is applying to change the zoning to retail B1, as we would like to open a business in that building. The business will be our second location of The Laundromat, Coin laundry. We have one currently open and operating located in Kettering at 4736 Wilmington Pike.
2. **Names & Addresses of Business located next to 6740 Brandt Pike**
   a. **O'Reilly Auto Part** | 6700 Brandt Pike| 937.237.0573
   b. **Grismer Tire & Auto Service** | 6622 Brandt Pike | 937.236.1550
   c. **Serenity Therapeutic Massage** | 6750 Brandt Pike | 937.233.3069
   d. **Spin Light Express Car Wash** | 937.221.8404 (across street)
   e. **Dollar General** | 6655 Brandt Pike | 937.476.7138 (across street)
3. **Zoning Ordinance**
   The zoning ordinance that is being appealed is Office 1 to Retail B1.
4. **Previous Appeals/Applications Filed**
   We are unaware of other appeals or applications filed for this property.

Regards,
George Karras
STP Holdings, LL

APEX
Commercial Group

Letter of Intent

Seller: ADJ Properties LLC
Purchaser: STP Holdings LLC.
Date: 3/09/2023

Property: 6740 BRANDT PIKE DAYTON, OHIO 45424
PID: P70 00705 0001 (See exhibit 1 on page 3)

This **non-binding letter** represents Purchaser's intent to purchase the above captioned property (the "Property") including the land and improvements on the following terms and conditions:

Price: $[redacted]

Delivery of Documents/ Due Diligence: No later than five (5) business days after the execution of a Sale and Purchase Agreement, Seller shall deliver to Purchaser any information in its possession, or reasonably available to Seller, pertinent to the Purchaser's due diligence, including, but not limited to: all physical reports pertaining to the Property; any environmental studies; notices and other documents pertaining thereto; parking agreements, cross-access agreements, REAs and similar documents collected by the seller within the past 12 months.

Financing Period: None. Cash Offer

Earnest Money: Upon execution of a Purchase Agreement, Purchaser shall deliver to Apex Commercial Group Trust an earnest money deposit of $10,000.00. The earnest money deposit will be utilized as set forth below;; thereafter to serve as liquidated damages in the event of default by Purchaser.

Inspection Period: Purchaser shall have sixty (60) days after the execution of the Purchase Agreement to complete its due diligence (the "Inspection Period"). Purchaser shall conduct any inspections it deems necessary to satisfy itself that the property can be used for purchaser's intended use.

Purchaser shall have the right to review Seller's deliveries as provided above and to inspect the Property and perform any studies, at Purchaser's expense, with respect to environmental, regulatory, and title issues, soil compaction, utility availability, governmental incentives, access and all other matters Purchaser deems relevant to its intended use of the Property.

If Purchaser, after such inspection, determines in its sole discretion that the Property is not satisfactory to Purchaser, Purchaser may terminate the contract in writing no later than the end of the Inspection Period.

Use Approval Period: Purchaser shall have one hundred twenty (120) days after the execution of the Purchase Agreement to obtain any required approvals from all appropriate governmental agencies to satisfy itself that the Property can

APEX
Commercial Group

be used for Purchaser's intended purpose. Prior to the 120 day expiration, Purchaser shall have the one time right to extend this Use Approval Period an additional thirty (30) days, at which time $5,000 of the earnest money will be retained by Seller should Purchaser not obtain the necessary approvals. Should Purchaser close on the purchase of the Property, 100% of the earnest money deposit will be applied toward the purchase price.

Closing: Closing shall occur within thirty (30) calendar days after expiration of the Use Approval Period.

Additional Terms: All assessments and property taxes, rents and utilities (as applicable) shall be prorated between Purchaser and Seller at the time of Closing and all security deposits shall be transferred to Purchaser, provided, that to the extent practical, utilities shall be transferred to the name of Purchaser as of the Closing Date with Seller to be solely responsible for all charges accruing prior thereto.

Real Property Taxes: Real property taxes shall be prorated at closing according to the long proration method.

Purchase Contract: Seller shall have (5) business days from mutual execution of this Letter of Intent agreement to submit a Purchase and Sale agreement.

Brokers: Purchaser is represented by Matt Tunnacliffe of Apex Commercial Group. Seller will be solely responsible for payment of any brokerage commissions pursuant to separate agreement (including a fee in the amount of 3% of the purchase price to Apex Commercial Group, LLC.)

Representations/ Warranties: Seller represents and warrants that they will disclose all of their knowledge and findings of the property and its operations to Purchaser.

This letter of intent is **not intended** to create a binding agreement on the Seller to sell or the Purchaser to buy. The purpose of this letter is to set forth the primary terms and conditions upon which to execute a formal Purchase and Sale Agreement. Except as expressly provided in this letter, neither Seller nor Purchaser may claim any legal rights against the other by reason of any actions taken in reliance upon this non-binding letter of intent, including, but not limited to, any partial performance of the transaction contemplated herein, promissory estoppel or otherwise. This letter of Intent is open for acceptance through March 17th, 2023

Agreed and accepted:

By: _____ Date: 3.20.23
Purchaser

By: _____ Date: 3-17-23
Seller



City of Huber Heights

1 inch = 42 feet

Date: 3/15/2023

Huber Heights Fire Division

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

Occupancy Name:	STP Holdings
Occupancy Address:	6740 Brandt Pike

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

MCBR BLD:	N/A	HH P&D:	
MCBR MEC:		HHFD Plan:	23-110
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	3/27/2023

Fire Department Comments:

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

Plan submittal is approved for a rezoning from O1 (office) to B1 (commercial). Permits shall be obtained from Montgomery County Building Regulations for a change of use and alterations. Additional requirements may be forthcoming during plan review process.

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

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

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

AI-9113 **7. B.**

Planning Commission

Meeting Date: 04/11/2023

Rezoning and Basic Development Plan

Information

Agenda Title

REZONING AND BASIC DEVELOPMENT PLAN - The applicant, RHM REAL ESTATE GROUP, is requesting approval of a Rezoning of Approximately 43 acres from PEP (Planned Employment Park) to PM (Planned Mixed Use) and a Basic Development Plan containing approximately 300 residential units and commercial uses on approximately 22.3 acres. Property is located at 7125 Executive Blvd (RZ BDP 23-08).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Fire Assessment

Traffic

Memorandum

Staff Report for Meeting of April 11, 2023

To: Huber Heights City Planning Commission

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

Date: April 4, 2023

Subject: BDP 23-08 7125 Executive Blvd
Rezoning and Basic Development Plan

Application dated March 31, 2023

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	RHM Real Estate Group - Applicant City of Huber Heights - Owner
DEVELOPMENT NAME:	7125 Executive Boulevard
ADDRESS/LOCATION:	7125 Executive Boulevard
ZONING/ACREAGE:	PEP - Planned Employment Park / ~43 Acres
EXISTING LAND USE:	Vacant land / Agriculture
ZONING ADJACENT LAND:	A & PM – North; PM – South; A – East; R-7 & PEP - West
REQUEST:	The applicant requests approval of a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use; and approval of a Basic Development Plan containing approximately 300 residential units and commercial uses on approximately 22.3 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1179
CORRESPONDENCE:	In Favor – None received In Opposition – None received

STAFF ANALYSIS AND RECOMMENDATION:

Overview:
The applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use. The basic development plan will facilitate the construction of approximately 300 residential townhome apartments on approximately 17 acres and four commercial out lots on approximately 5 acres. This plan represents phase 1 & 2 and follows the takedown options the developer has with the city. Phases 3 & 4, the other half of the Lehman farm will require separate basic development plan approval.

Applicable Zoning Regulations
The applicable zoning chapters include: 1171 General Provisions, 1179 Planned Mixed Use District, 1181 General Provisions, 1189 Signs. The relevant sections are cited and discussed 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)

Development Standards Analysis:

1179.06 Development standards.

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

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

The area proposed to be rezoned to PM is approximately 43 acres.

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

At this point, the applicant has not submitted proposed covenants or deed restrictions. Staff recommends the following non-residential uses should be eliminated from permitted use list for this basic development plan:

- Filling stations
- Sweepstakes cafes
- Convenience store

- Self-Storage – Indoor Climate Controlled
- Car Wash

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

The applicant is proposing a mix of residential and commercial uses.

(d) Site Planning.

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

This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

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

Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek.

The proposed development plan appears will direct the stream into the existing storm water system to allow development of the commercial area along Executive Blvd.

In general, the site slopes west to east. Two onsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity. Final stormwater calculations and required detention basins will be determined with the detailed development plan.

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

This phase of the development has two proposed entrances from Executive Boulevard that are aligned with existing access points and spaced in a manner where little traffic conflict points should exist. The site plan is designed to provide good connectivity to the commercial and residential areas.

The plans illustrate an emergency vehicle entrance from Loblolly Drive, along with a pedestrian connection to the neighborhood. Staff requested the pedestrian connection to increase connectivity between the neighborhood and the new commercial uses along Executive Boulevard.

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

Parking for the residential units is provided through a mixture of garages (360 spaces) and surface parking (161 spaces) for a total of 531 spaces. This is just over 1 space per bedroom, which equates to 1.77 spaces per unit. The code suggests a parking ratio of 2 spaces per unit, or 600 spaces. Staff is comfortable with the parking proposal. As a comparison, the Marion Meadows (Heritage Commons) apartments have a parking ratio of 1.67 spaces per unit.

The proposed commercial area has approximately 178 spaces, which is a parking ratio of 1 space per 168 SF. This ratio exceeds the parking requirement for most commercial uses.

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

The proposal provides interior sidewalks and connections between the commercial and retail area, and to the northern neighborhood. Additionally, the applicant proposing a 10’ multi-use path along Executive Boulevard.

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

A sign package was not submitted with the application. Signage will be addressed during the detailed development plan process.

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

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

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

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

The current layout meets all setback requirements.

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

The residential buildings are approximately 39’ tall at their highest point.

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

No lighting plans were submitted, but a lighting plan will be required at the detailed development plan phase.

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

The applicant is aware of this requirement and will address it in the detailed development plans.

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

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

The submitted renderings indicate a mixture of stone or brick highlights. The commercial architecture appears to be distinct from the farmhouse style of the residential units.

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

All utilities will be placed underground.

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

The residential open space will be owned by the apartment development owner.

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

No on-site fencing is proposed

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

This basic development plan application is for phase 1 and 2 of the overall development. The applicant has indicated they are looking to “fast-track” this development and would like to close on the property by mid-May if the rezoning and basic development plan are approved.

1179.07 Landscaping.

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

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

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

The applicant proposes a 15’ setback / buffer area adjacent to Agriculturally zoned land, and a 20’ setback adjacent to the R-7 residential area. R-7 allows multi-family development of up to 8-units per lot, with a building height not to exceed 2-1/2 stories or 35’ feet.

The end units, at their highest point, are 38’-7”. Staff recommends as a condition of approval, the applicant preserve the existing trees that abut properties along Scatter Root Place and Loblolly Drive. The existing vegetation provides better screening and buffering than new fences or landscaping will provide.

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

The commercial out lots will be reviewed at the detailed development plan phase, however the covenants indicate the commercial developments will comply with Chapter 1185.

(d) Street Tree Requirement. All frontage property within a PM development that abuts public rights-of-way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per 40 feet of frontage planted just

outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.

Street trees will be required along Executive Boulevard as those sites are developed.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning and Basic Development Plan to construct 300 residential units and four commercial out lots. Staff recommends the following conditions for approval:

1) The permitted uses shall be those outlined in Chapter 1179, excluding:
- Filling stations
- Sweepstakes cafes
- Convenience stores
- Self-Storage facilities
- Car Washes
- Other uses deemed incompatible with a community entertainment district as determined by the Planning Director.

2) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department;

3) The existing trees and non-invasive vegetation that abut properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained in a healthy manner. Dead or dying trees shall be replaced with species approved by the City.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the rezoning and basic development plan with or without conditions;
2) Deny the rezoning and basic development plan (the Commission should state the specific reasons for denial); or
3) Table the application.

Planning Commission Decision Record

WHEREAS, on March 31, 2023, the applicant, RHM Real Estate Group, requested approval of a Rezoning of approximately 43 acres from PEP (Planned Employment Park) to PM (Planned Mixed Use) and a Basic Development Plan for approximately 300 residential units and commercial uses on approximately 22.3 acres. Property is located at 7125 Executive Blvd, further identified as Parcel Numbers P70 03910 0080, P70 03910 0081, and P70 03910 0005 of the Montgomery County Auditor's Map (Case RZ BDP 23-08), and;

WHEREAS, on April 11, 2023, 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, RHM Real Estate Group, for approval of a Rezoning of approximately 43 acres from PEP (Planned Employment Park) to PM (Planned Mixed Use) and a Basic Development Plan for approximately 300 residential units and four commercial out lots. Property is located at 7125 Executive Blvd, (RZ BDP 23-08) in accordance with the recommendation of Staff's Memorandum dated April 4, 2023, with the following conditions:

1) The permitted uses shall be those outlined in Chapter 1179, excluding:
- Filling stations
- Sweepstakes cafes
- Convenience stores
- Self-Storage facilities
- Car Washes

- Other uses deemed incompatible with a community entertainment district as determined by the Planning Director.

2) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department;

3) The existing trees and non-invasive vegetation that abut properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained in a healthy manner. Dead or dying trees shall be replaced with species approved by the City.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission

HUBER HEIGHTS

RHM REAL ESTATE GROUP
HUBER HEIGHTS, OH
SCHEMATIC DESIGN SET



A101

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RHM REAL ESTATE GROUP
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COVER SHEET

April 5, 2023

Huber Heights
Huber Heights, OH
HPA# 22435

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A102

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RHM REAL ESTATE GROUP
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PERSPECTIVE

April 5, 2023

Huber Heights
Huber Heights, OH
HPA# 22435

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A103

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PERSPECTIVE

April 5, 2023

Huber Heights
Huber Heights, OH
HPA# 22435

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Huber Heights- PHASE I SCH I					RHM Real Estate Group		22435
UNIT TABULATION - 2 STORY BIG HOUSE							3/20/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-L	1br/1ba	684	30	30	10%	20,520	40%
A1-U	1br/1ba	760	30	30	10%	22,800	
A2-U	1br/1ba	891	60	60	20%	53,460	
B1-U	2br/2ba	1,162	60	120	20%	69,720	52%
B2-L	2br/2ba	1,171	48	96	16%	56,208	
B2-U	2br/2ba	1,287	48	96	16%	61,776	
C1-L	3br/2ba	1,353	12	36	4%	16,236	8%
C1-U	3br/2ba	1,450	12	36	4%	17,400	
TOTALS			300	504	100%	318,120	

UNIT AVERAGE NET SF : 1,060

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,060 S.F.	
ACREAGE:	17.00 GROSS ACRES	
	17.60 GROSS ACRES	(WITH POND)
DENSITY:	18 UNITS/ACRE	
RESIDENTIAL PARKING:		
REQUIRED	504 SPACES	
PROVIDED	531 TOTAL SPACES	
	161 SURFACE SPACES	
	10 ACCESIBLE SPACES	
	120 TANDEM SPACES	
	360 BH ATTACHED GARAGES	
	1.77 SPACES/UNIT WITHOUT TANDEM	
	2.17 SPACES/UNIT WITH TANDEM	

COMERCIAL AREA PARKING
5 SPACES REQUIRED EVERY 1000 SQ FT RETAIL AREA
150 SPACES REQUIRED
178 SPACES PROVIDED

RESIDENTIAL OPEN AREA 5.45 ACRE
31.5% OF TOTAL ACREAGE

26' WIDE FIRE ACCESS DRIVE LANE
GREATER THAN 35' OUTSIDE RADIUS CURBS FOR FIRE ACCESS

SCALE: 1" = 60' - 0" (24"x36" SHEET)

0' 60' 120' 240'

N

A201

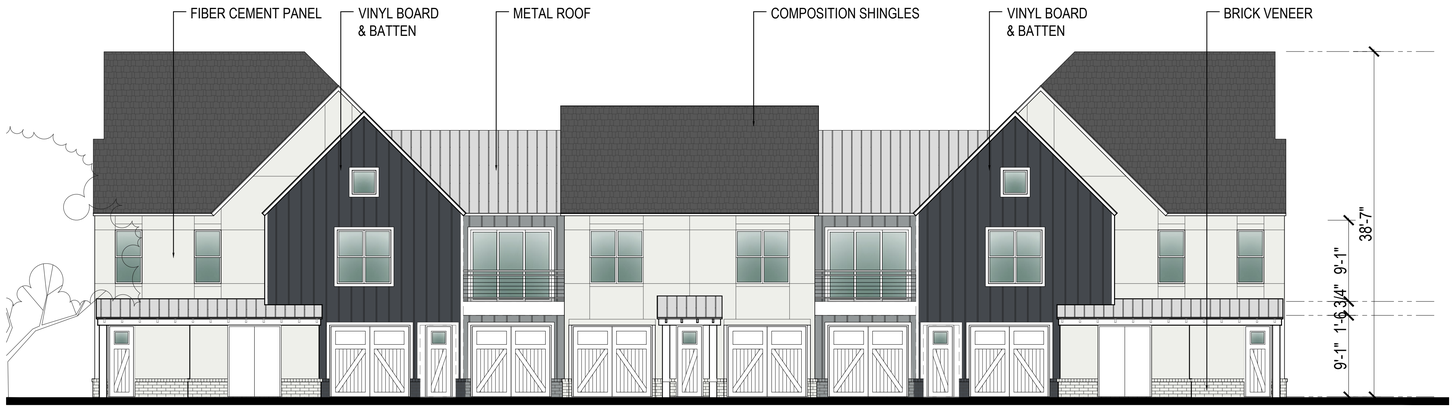
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RHM REAL ESTATE GROUP
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ARCHITECTURAL SITEPLAN
SCHEME 09
March 30, 2023

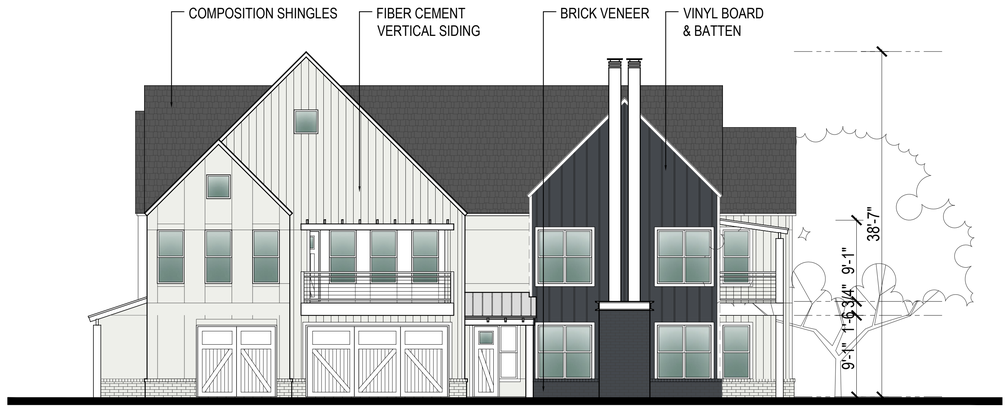
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Huber Heights, OH
HPA# 22435

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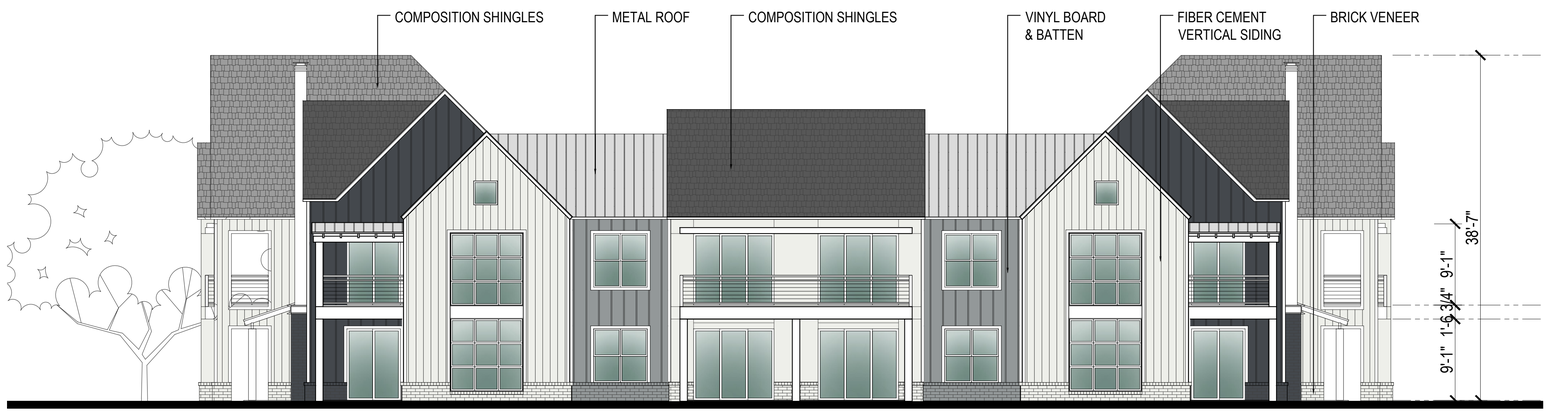
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE I - ELEVATIONS

April 5, 2023

A413 OP01

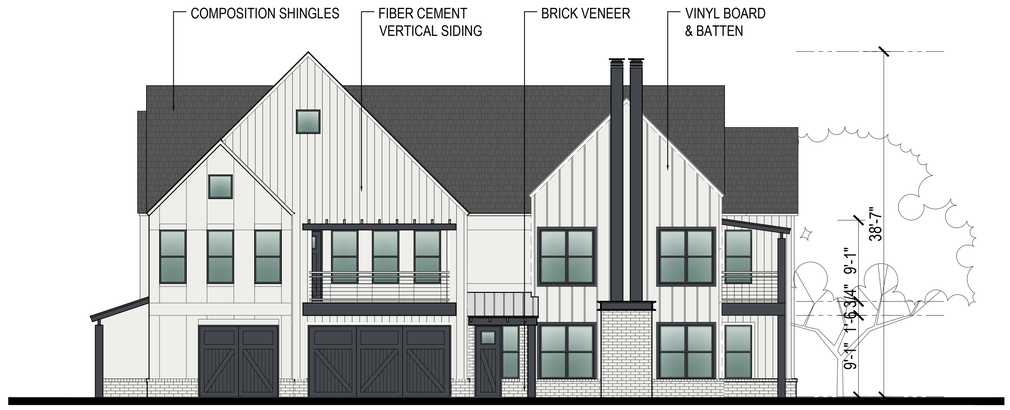
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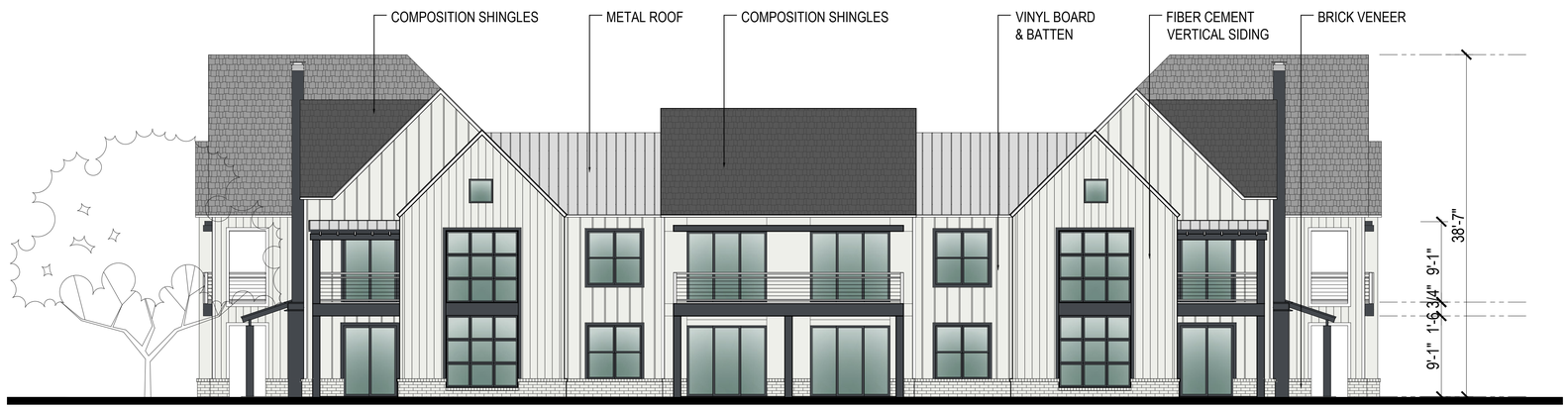
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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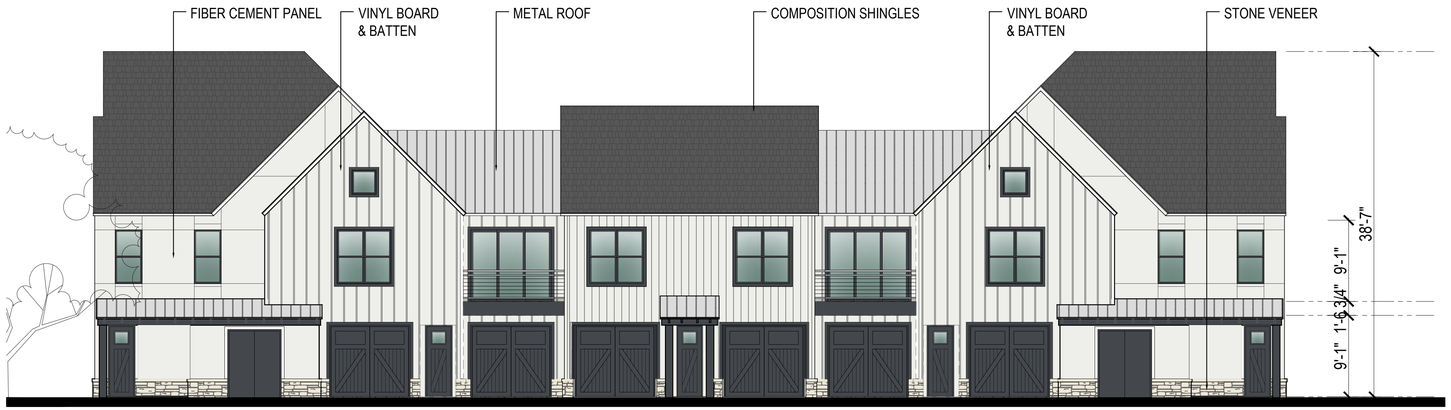
BLDG TYPE I - ELEVATIONS

April 5, 2023

A413 OP02

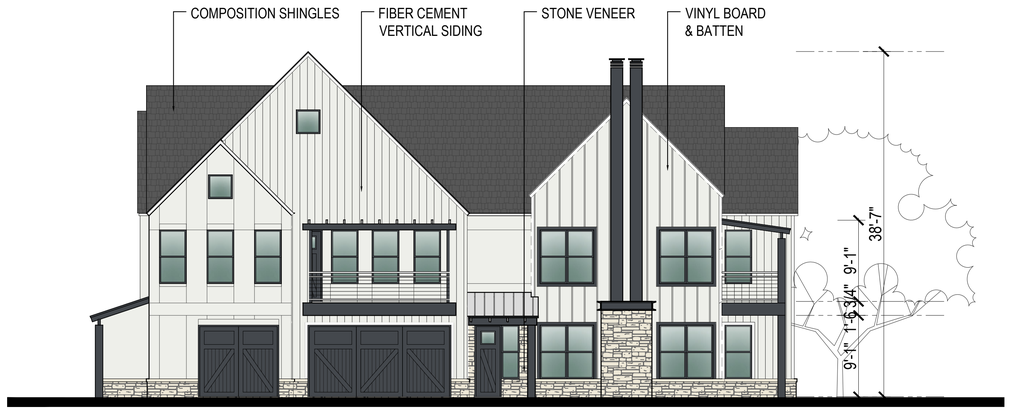
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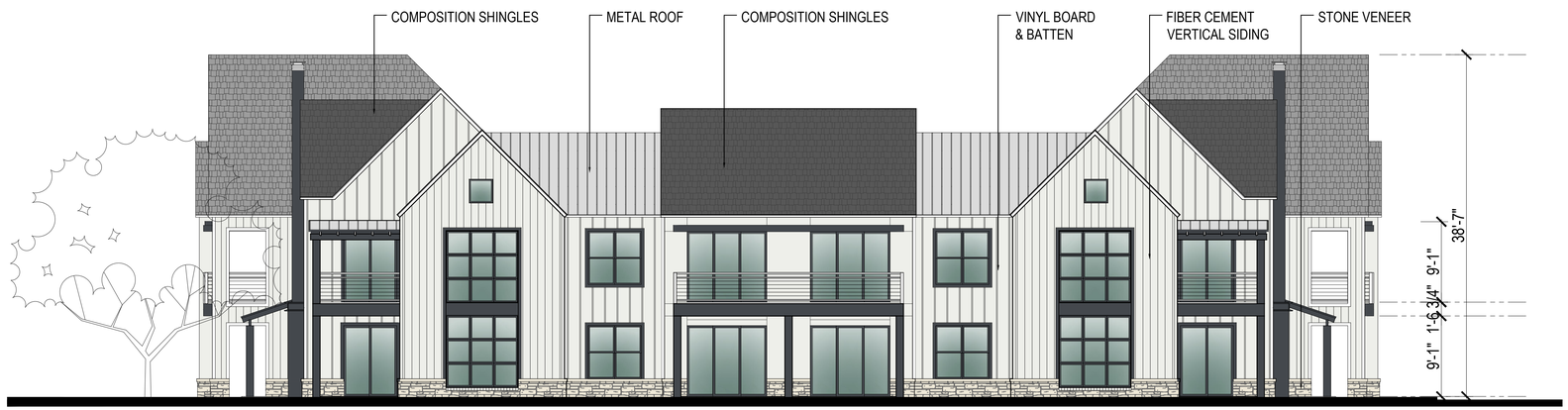
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE I - ELEVATIONS

April 5, 2023

A413 OP03

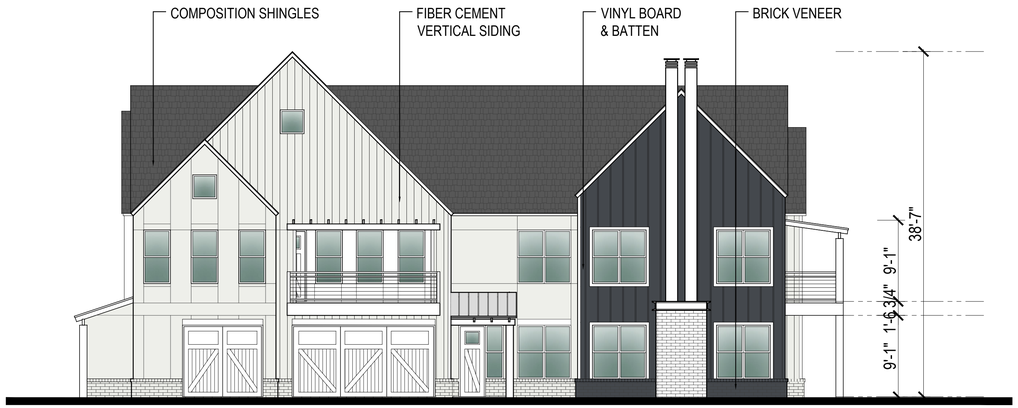
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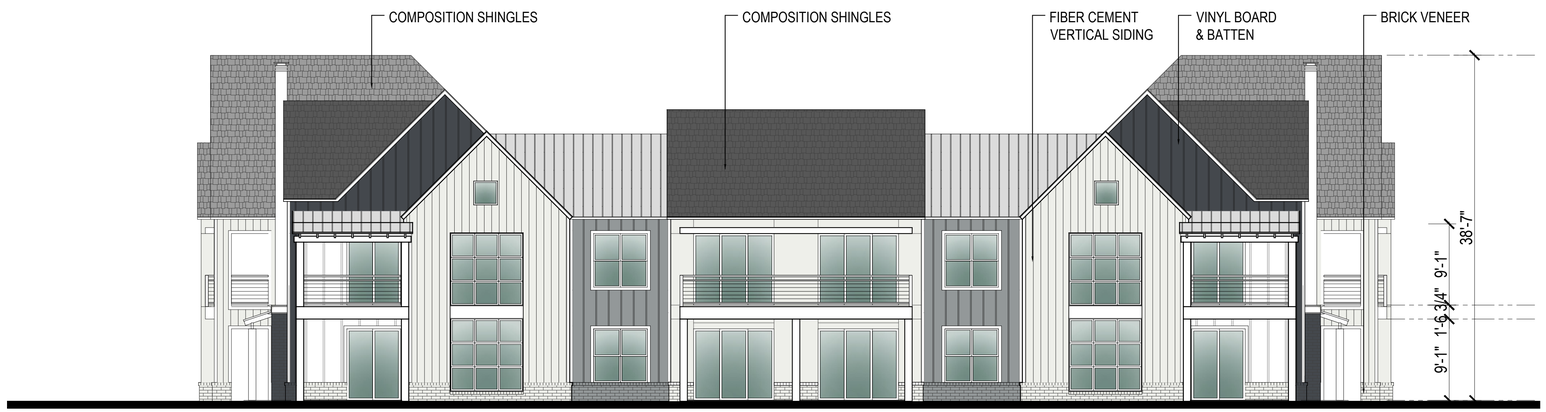
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE II - ELEVATIONS

April 5, 2023

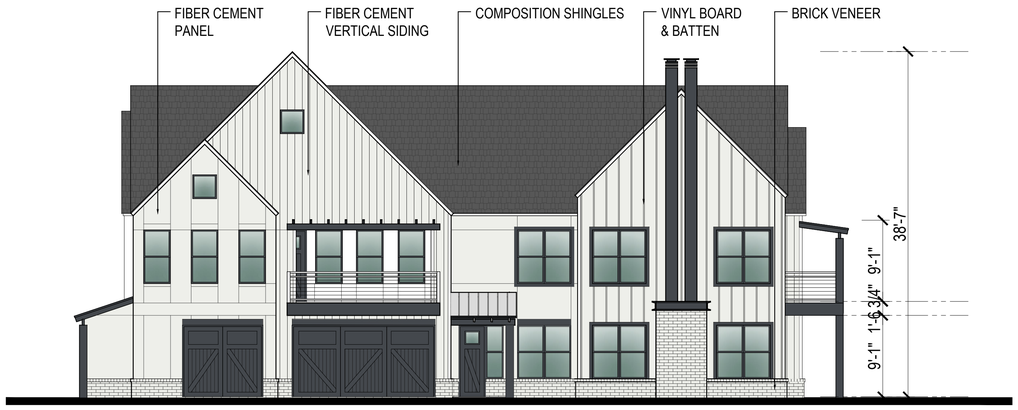
A423 OP01

Huber Heights
Huber Heights, OH
HPA# 22435

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE II - ELEVATIONS

April 5, 2023

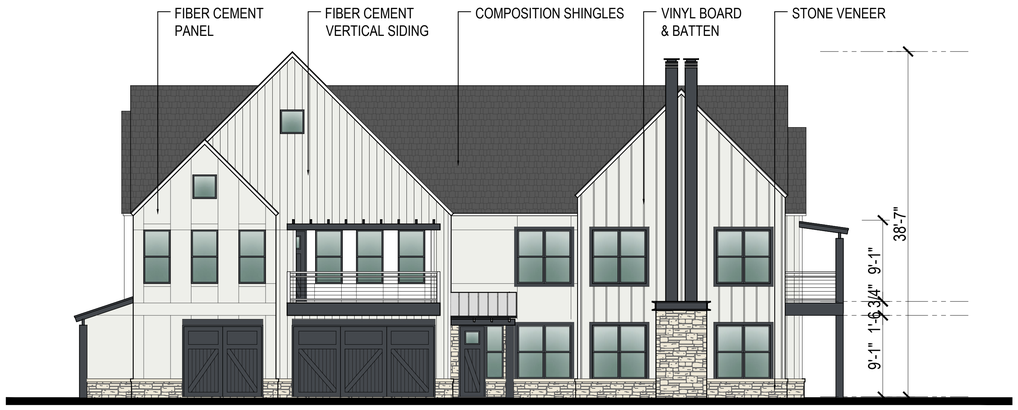
A423 OP02

Huber Heights
Huber Heights, OH
HPA# 22435

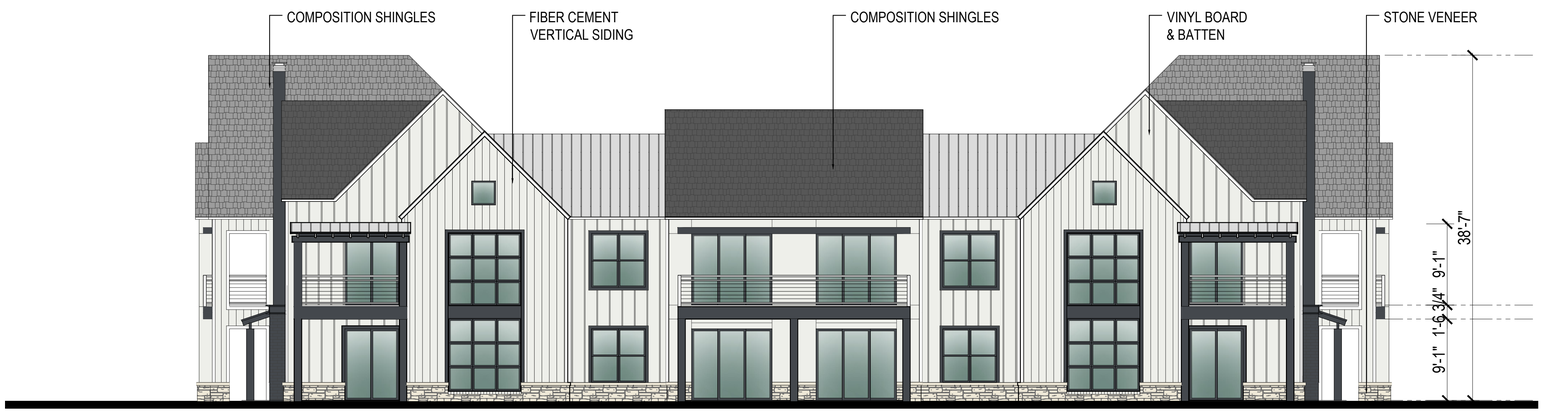
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE II - ELEVATIONS

April 5, 2023

A423 OP03

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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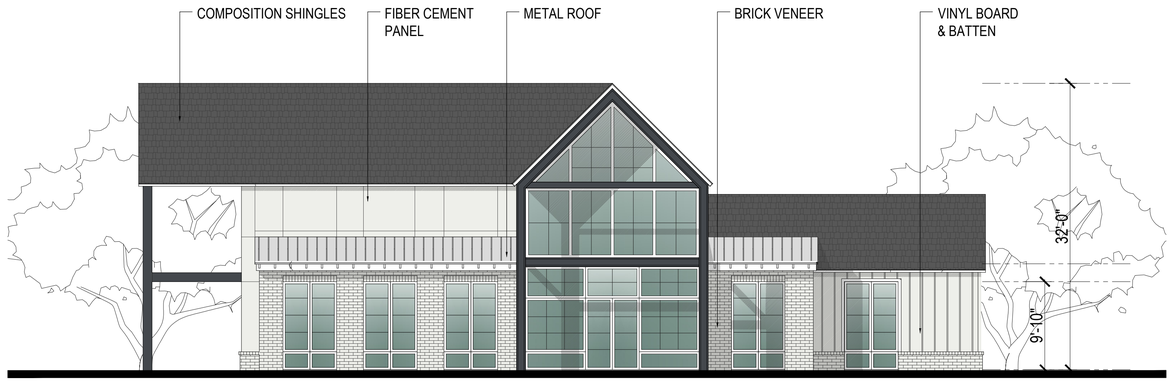
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RETAIL BUILDINGS ELEVATIONS

April 5, 2023

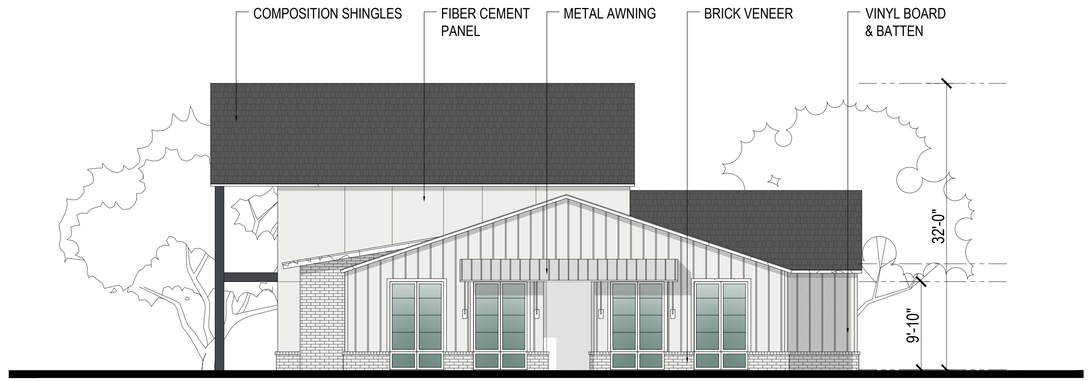
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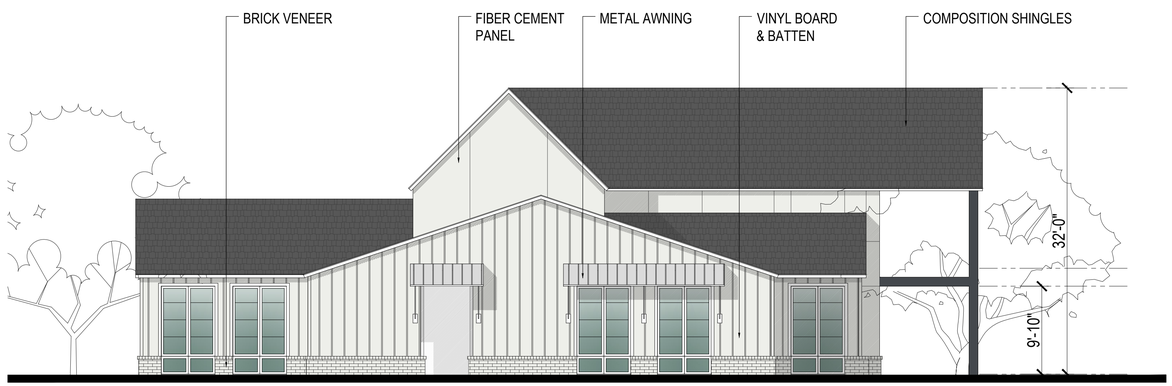
BRICK VENEER: 45%

FRONT ELEVATION



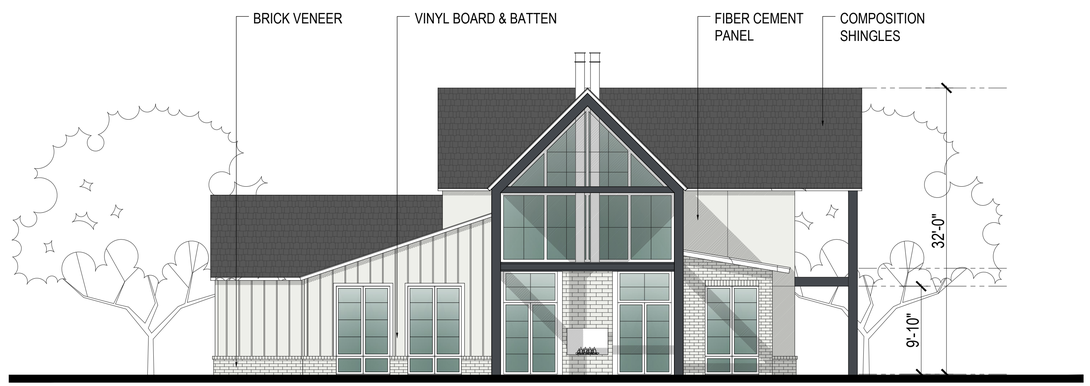
BRICK VENEER: 17%

RIGHT ELEVATION



BRICK VENEER: 11%

REAR ELEVATION



BRICK VENEER: 33%

LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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RHM REAL ESTATE GROUP
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CLUB HOUSE ELEVATION

April 5, 2023

A803

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Huber Heights Fire Division

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

Occupancy Name:	RHM Development – Preliminary
Occupancy Address:	7125 Executive Boulevard

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	4/4/2023

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. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

- **Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.**
- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15. (*Submitted drawings were not to scale therefore access road widths and turn radius were not able to be checked.)***
- **Additional access is required to the residential portion of project. Refer to OFC 503.1.2 and Appendix D106.1. Plus, OFC Appendix D106.2 which requires multi-family residential developments with more than 200 dwelling units shall have two separate and approved fire access roads regardless of whether they are equipped with an approved automatic sprinkler system.**
- **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. ***(D105.1 also includes guidance on how the height shall be measured.)***

- **The minimum drive width shall be 26 feet with fire hydrants. OFC Appendix D103.1.** ***(Boulevard lanes may need to be widened depending on proposed size.)***
- **The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. OFC 503.2.4 and Appendix D103.3.**
- **Fire department access roads shall not have dead ends over 150 feet without an approved turnaround. OFC 503.2.5 and Appendix D103.4.**
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed.** ***(Building Construction Classification and Square Footage will need to be determined first).***
- **Fire hydrant spacing shall also meet the requirements of HHCO 1521.** ***(Utility drawing has not been provided.)***
- **Buildings provided with fire sprinkler systems will need to have a fire department connection located within 75 feet of a fire hydrant in accordance with Huber Heights Codified Ordinance 1521.01(e). The connection shall be a 4" Storz fitting with a 30-degree turn-down**

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

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

EXECUTIVE BOULEVARD DEVELOPMENT

CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Newbauer Development Trips

Land Use Description	ITE Code	Size	Unit	Weekday				AM Peak Hour							PM Peak Hour						
				Total Trips	Primary Trips			Total Trips	Primary Trips			Pass-By Trips			Total Trips	Primary Trips			Pass-By Trips		
					Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting
Multifamily Housing (Low-Rise)	220	300	Dwelling Units	1,998	1,998	999	999	116	116	28	88	0	0	0	150	150	94	56	0	0	0
Directional Distributions						*50%*	*50%*			*24%*	*76%*		*0%*	*0%*			*63%*	*37%*		*0%*	*0%*
TOTALS				**1,998**	**1,998**	**999**	**999**	**116**	**116**	**28**	**88**	**0**	**0**	**0**	**150**	**150**	**94**	**56**	**0**	**0**	**0**

RHM Development Phase 1 Trips

Land Use Description	ITE Code	Size	Unit	Weekday				AM Peak Hour							PM Peak Hour						
				Total Trips	Primary Trips			Total Trips	Primary Trips			Pass-By Trips			Total Trips	Primary Trips			Pass-By Trips		
					Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting
Multifamily Housing (Low-Rise)	220	300	Dwelling Units	1,998	1,998	999	999	116	116	28	88	0	0	0	150	150	94	56	0	0	0
Directional Distributions						*50%*	*50%*			*24%*	*76%*		*0%*	*0%*			*63%*	*37%*		*0%*	*0%*
Strip Retail Plaza	822	30,000	Square Feet	1,496	1,496	748	748	71	71	42	29	0	0	0	198	198	99	99	0	0	0
Directional Distributions						*50%*	*50%*			*60%*	*40%*		*0%*	*0%*			*50%*	*50%*		*0%*	*0%*
Sub-Totals				3,494	3,494	1,747	1,747	187	187	70	117	0	0	0	347	347	193	154	0	0	0
Internal Capture (10%)				349	349	175	175	19	19	7	12	0	0	0	35	35	19	15	0	0	0
TOTALS				**3,145**	**3,145**	**1,572**	**1,572**	**168**	**168**	**63**	**105**	**0**	**0**	**0**	**313**	**313**	**174**	**139**	**0**	**0**	**0**

RHM Development Phase 2 Trips

Land Use Description	ITE Code	Size	Unit	Weekday				AM Peak Hour							PM Peak Hour						
				Total Trips	Primary Trips			Total Trips	Primary Trips			Pass-By Trips			Total Trips	Primary Trips			Pass-By Trips		
					Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting
Multifamily Housing (Low-Rise)	220	230	Dwelling Units	1,550	1,550	775	775	94	94	23	71	0	0	0	119	119	75	44	0	0	0
Directional Distributions						*50%*	*50%*			*24%*	*76%*		*0%*	*0%*			*63%*	*37%*		*0%*	*0%*
Strip Retail Plaza	822	23,000	Square Feet	1,200	1,200	600	600	54	54	33	21	0	0	0	152	152	76	76	0	0	0
Directional Distributions						*50%*	*50%*			*60%*	*40%*		*0%*	*0%*			*50%*	*50%*		*0%*	*0%*
Sub-Totals				2,750	2,750	1,375	1,375	148	148	56	92	0	0	0	271	271	151	120	0	0	0
Internal Capture (10%)				275	275	138	137	15	15	6	9	0	0	0	27	27	15	12	0	0	0
TOTALS				**2,475**	**2,475**	**1,238**	**1,237**	**134**	**134**	**50**	**83**	**0**	**0**	**0**	**244**	**244**	**136**	**108**	**0**	**0**	**0**

***Phase 2 matches the density of Phase 1**

Sheetz Gas Station Trips

Land Use Description	ITE Code	Size	Unit	Weekday				AM Peak Hour							PM Peak Hour						
				Total Trips	Primary Trips			Total Trips	Primary Trips			Pass-By Trips			Total Trips	Primary Trips			Pass-By Trips		
					Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting		Total	Entering	Exiting	Total	Entering	Exiting
Convenience Store/Gas Station	945	16	Vehicle Fueling Positions	4,242	4,242	2121	2,121	257	103	51	52	154	77	77	295	130	64	66	165	82	83
Directional Distributions						*50%*	*50%*			*50%*	*50%*	*60%*	*50%*	*50%*			*50%*	*50%*	*56%*	*50%*	*50%*
TOTALS				**4,242**	**4,242**	**2,121**	**2,120**	**257**	**103**	**51**	**51**	**154**	**77**	**77**	**295**	**130**	**64**	**65**	**164**	**82**	**83**

RECEIVED
APR 06 2023
By 23-08

AI-9062 **7. C.**

Planning Commission

Meeting Date: 04/11/2023

Major Change to the Basic Development Plan

Information

Agenda Title

MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN - The applicant, FLYING ACE CAR WASH, is requesting approval of a Major Change to the Basic Development Plan to construct a new car wash facility. Property is located at 7730 Brandt Pike (MJC 23-07).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Vehicle stacking
Stacking Fire Exhibit
Elevations
Letter of Opposition

Memorandum

Staff Report for Meeting of April 11, 2023

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: April 4, 2023

Subject: Major Change to Basic Development Plan: MJC 23-07
(Flying Ace Car Wash – 7730 Brandt Pike)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Flying Ace Car Wash – Applicant Kronos Legacy LLC - Owner
DEVELOPMENT NAME:	Fly Ace Car Wash
ADDRESS/LOCATION:	7730 Brandt Pike
ZONING/ACREAGE:	Planned Commercial (PC) / 1.55 Acres
EXISTING LAND USE:	Vacant (former bank)
ZONING ADJACENT LAND:	North: PC & B-3 East: PC West: R-4 South: PC
REQUEST:	The applicant requests a major change to the Basic Development Plan (BDP) to raze the existing building and construct a new car wash facility.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – One email received.

Overview

The applicant is proposing to purchase the former 5/3rd bank building at 7730 Brandt Pike and redevelop the site into a Flying Ace Car Wash. The applicant owns a number of Flying Ace facilities throughout the region, including the Merily Way location. A second location is expected to reduce traffic volume the Merily Way location sees during peak times, which will help alleviate the traffic issues at the Merily Way / Old Troy Pike intersection.

The applicant plans to demolish the existing vacant building and reuse the building pad and much of the parking area and travel lanes.

Note: The applicant has revised the site plan to accommodate Fire Department access requests by adding additional pavement at the entrance and north end of the building. The Fire Department has accepted these alterations. No other material changes to the plans have been made.

Site Characteristics

The site is one of three outparcels in the Sulphur Grove Shopping Center when Wal-Mart was constructed. The site is relatively flat and sits below the Brandt Pike roadway grade. Site access is from Cedar Hill Drive and an access road within the shopping center.

There are a number of restrictive covenants on this site imposed by Wal-Mart, which control building height, size, parking ratios and use. The Flying Ace Car Wash appear to satisfy the covenants.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1172 Planned Commercial District. Since the car wash use and building design is significantly different than the previous bank use, considers this application a major change to the Basic Development Plan.

Staff Analysis

Basic Development Plan Analysis:

The applicant proposes constructing a 4,500 SF car wash facility with vacuum stations. The building exterior is a mixture of cultured brick and metal siding. The applicant has stated this facility can process 120 vehicles hourly, during peak periods.

Conformance With Planned Commercial District Requirements:

Uses: Retail, office and commercial establishments are principal permitted uses.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.

- There are existing street trees along Brandt Pike and Cedar Hill Dr.
- The applicant intends to reuse the existing parking lot lights. A lighting plan was not submitted with this application but will be reviewed as part of the detailed development plan application to ensure there is no direct lighting cast from wall packs on the west building side.
- The building design meets all exterior materials requirements.
- All utilities are below ground.

Parking and Loading:

- The code requires 1 space per employee, minimum 4; 2 spaces for drying / finishing; and 15 waiting spaces. This site plan illustrates:
    - 4 employee parking spaces, 1 handicap space
    - 20 vacuum spaces (drying / finishing)
    - 51 waiting spaces.

Landscaping:

- The applicant plans to use the existing landscaping, including the perimeter screening and buffering beds. The landscaping plan illustrates six new parking lot shade trees, new planting beds (Golden Spirea) along the west edge of the site, and new juniper bushes screening the driveway from Cedar Hill Drive. This plan appears to meet code.

Signs:

- The applicant plans to reuse or replace the existing monument sign with a similar structure in design and height. While the sign detail indicates the sign is 7'-6", the sign is installed on a sloping hillside. The sign height measured from the west side of the sign is close to 6' tall, which meets code.
- Two building signs are illustrated, while not dimensioned in the plans, appear to total less than 75 SF.

<u>Conformance with General Standards of Approval:</u>
Below is the staff analysis of conformance with the general standards of approval.

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

It is staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan.

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

While no schedule of development has been submitted, the applicant has stated to staff that they will initiate construction shortly after all plans are approved by the City and County.

(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;

The was considerable discussion about traffic and queuing between the applicant and city staff. This site can queue up to 51 vehicles, versus 31 at the Merily Way site. Staff has recommended a swing gate be installed along Cedar Hill Drive to clearly block the entrance on the handful of days the site is at capacity. Staff feels a closed gate, rather than cones, will significantly deter people from waiting along Cedar Hill Drive.

Based on similar experiences in Columbus, the applicant believes this second location will significantly improve the traffic issues faced at the Merily Way site during peak periods. Based on customer travel data shared by the applicant, staff strongly believes a second location will significantly improve the traffic queuing issues at the Merily Way location.

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

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. As stated above, staff feels this location will improve traffic flow at Merily Way and Old Troy Pike intersection.

(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;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(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;

The staff believes the site plan is generally well arranged, and internal circulation is efficient and compatible with the intended use. The applicant intends to augment the existing landscaping to provide additional screening around the parking and stacking areas. The landscaping, lighting and parking requirements will be reviewed with the Detailed Development application.

(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;

Based on plans submitted, all significant trees and natural features will be preserved.

(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;

This is a developed site and no grading is anticipated.

(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;

All utilities will be placed underground.

(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;

Staff does not anticipate any additional public services required to support this development.

(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

All proposed uses are consistent with the Planned Commercial district. As discussed in this report and the pre-application meeting with Planning Commission, vehicle queuing is the primary concern, based on our experiences with the Merily Way site.

This site has significant advantages including the ability to stack 51 vehicles and three processing lanes. With the addition of a gate at Cedar Hill Drive, staff feels the negative impacts of queuing on peak days will be negated.

All lighting, glare, noise (from vacuums and external speakers) will be reviewed with the Detailed Development application.

(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.

N/A

Additional Comments:

Fire: The Fire Department has approved this revised site access plan.

City Engineer: The engineer recommends a gate at the Cedar Hill Drive entrance.

Recommendation

Staff is extremely supportive of the major change to the Basic Development Plan. This use is permitted in the Planned Commercial District and appears to meet the restrictive covenants imposed by Wal-Mart. While it is not the city's responsibility to enforce private covenants, it is noteworthy because the covenants do limit the reuse of this site while Wal-Mart still occupies the shopping center.

Additionally, staff strongly believes a second Flying Ace location will reduce the traffic congestion issues occasionally plaguing the Merily Way location.

Staff recommends approval with the following condition:

- A gate shall be installed at the Cedar Hill Drive entrance.

Planning Commission Action

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

1) Recommend approval of the major change to the basic development plan application, with or without conditions.
2) Recommend denial of the major change to the basic development plan.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on March 20, 2023, the applicant, Flying Ace Car Wash, requested approval of a Major Change to the Basic Development Plan to construct a new car wash facility. Property is located at 7730 Brandt Pike, further identified as Parcel Number P70 02114 0003 of the Montgomery County Auditor's Map (Case MJC 23-07), and;

WHEREAS, on April 11, 2023, 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, Flying Ace Car Wash, for approval of a Major Change to the Basic Development Plan. Property is located at 7730 Brandt Pike, (MJC 23-07) in accordance with the recommendation of Staff's Memorandum dated April 4, 2023, with the following conditions:

1. A gate shall be installed at the Cedar Hill Drive entrance.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried .

_____ _____

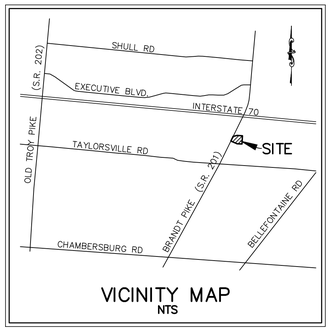
Terry Walton, Chair Date
Planning Commission

FLYING ACE CAR WASH

7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

APRIL 3, 2023



VICINITY MAP
NTS

APPROVALS

CITY OF HUBER HEIGHTS — DATE

INDEX

1..... COVER SHEET
2..... EXISTING TOPOGRAPHY/DEMOLITION PLAN
3..... SITE/UTILITY PLAN
4..... GRADING/EROSION CONTROL PLAN
5..... LANDSCAPE PLAN
6..... DETAIL SHEET
7..... EROSION CONTROL NOTES
8..... EROSION CONTROL DETAILS

GENERAL NOTES

1. EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
   A) CONTRACTING THE INDIVIDUAL UTILITY OWNERS TEN (10) DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.
   B) SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
   C) EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.
   D) ALL DAMAGE TO ANY EXISTING UTILITY.
   E) CONTACTING THE FOLLOWING OWNERS OF UNDERGROUND UTILITIES 48 HOURS BEFORE DIGGING IS TO COMMENCE.

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

AT & T
3233 WOODMAN DR.
DAYTON, OH 45420
296-3606 7AM-5PM
1-800-572-4747 AFTER 5

TIMEWARNER
3691 TURNER ROAD
DAYTON, OH 45415
1-800-986-9412

ELECTRIC
AES OHIO (DAYTON POWER & LIGHT)
1900 DRYDEN ROAD
DAYTON, OH 45439
CONTACT: BILL WARD
PH:937.331.4699

VECTREN GAS
ROBERT ROBINSON
2415 ROMBACH AVENUE
WILMINGTON, OHIO 45177
937-440-1894

WATER/SEWER
SUEZ WATER
ENVIRONMENTAL SERVICES
6244 CHAMBERSBURG RD.
HUBER HEIGHTS, OH 45424
937-233-3292

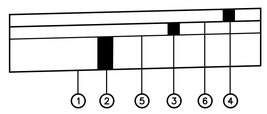
STORM SEWER/STREETS
CITY OF HUBER HEIGHTS
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OHIO 45424
937-233-1423

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

2. ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR, AND THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR RELATED ITEMS.
3. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE. COST OF THE ABOVE, IF ANY, WILL BE INCLUDED IN THE PRICE BID FOR THE PERTINENT ITEM.
4. ALL TRENCHES WITHIN ROAD RIGHT-OF-WAYS SHALL BE BACKFILLED ACCORDING TO THE CITY OF HUBER HEIGHTS TRENCH RESTORATION SPECIFICATIONS.
5. ALL EXISTING SANITARY SEWER AND WATER LINE FACILITIES THAT ARE UTILIZED DURING CONSTRUCTION MUST BE REPAIRED AND BROUGHT TO FINAL GRADE.
6. DUE TO SOIL TYPES AND/OR SHALLOW BEDROCK, SEASONAL SEEPS MAY OCCUR, SUCH SEEPAGE SHALL BE IDENTIFIED DURING CONSTRUCTION AND PIPED INTO THE STORM SEWER SYSTEM.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS", COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 25 S. FRONT STREET, COLUMBUS, OH 43215.
8. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. 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.
9. EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE CITY OF HUBER HEIGHTS ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT.
10. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AND SUBMIT A CONSTRUCTION SCHEDULE TO THE CITY OF HUBER HEIGHTS ENGINEER, AND SECURE ALL NECESSARY LICENSES AND PERMITS. THE CONTRACTOR SHALL INFORM THE CITY OF HUBER HEIGHTS ENGINEER OF ANY AND ALL CHANGES IN HIS CONSTRUCTION SCHEDULE.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL ADJACENT ROADS AND LAND.
12. WHERE THE PLANS AND SPECIFICATIONS CALL FOR A SPECIFIC ITEM (SANITARY AND OR WATER) OR AN "APPROVED EQUAL", ONLY THE CITY OF HUBER HEIGHTS ENGINEER SHALL MAKE THE DETERMINATION AS TO WHETHER AN ALTERNATE ITEM IS AN "APPROVED EQUAL."
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
14. NO CONSTRUCTION SHALL COMMENCE UNTIL THE CITY OF HUBER HEIGHTS PERMITS HAVE BEEN ISSUED.
15. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER AND/OR WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF HUBER HEIGHTS ENGINEER.
16. NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
17. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, 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.
18. ANY WELL, SEPTIC SYSTEM, ETC., ENCOUNTERED ON THIS PROJECT SHALL BE ABANDONED IN ACCORDANCE WITH THE LATEST OEPA RULES AND REGULATIONS.
19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, DOWN SPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
20. RIGHTS-OF-WAY, IN ADDITION TO DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, COURT ENTRIES, RIGHT OF ENTRY, OR ACTION FILED IN COURT, IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY. THE COST OF THE OPERATIONS NECESSARY TO FULFILL SUCH REQUIREMENTS SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS OF THE CONTRACT.
21. NOTICE TO BIDDERS, PRIOR TO ANY SUBSURFACE INVESTIGATION OR ON-SITE EXAMINATION OF THE PROJECT, ALL BIDDERS SHALL OBTAIN APPROVAL FROM THE OWNER.
22. SLOPE: SLOPES GREATER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL MAT. MAT SHALL BE CONTACT ARO-MAT OR APPROVED EQUAL. IF MAT IS NOT BIODEGRADABLE THE CONTRACTOR SHALL REMOVE IT PRIOR TO THE FIRST MOWING.
23. TESTING: THE OWNER SHALL PAY FOR ALL SITE COMPACTION TESTING, BUT CONTRACTOR SHALL PAY FOR ALL RETESTING REQUIRED.
24. CONCRETE CURB: ALL CURB SHALL HAVE A MINIMUM OF 1/8 INCH CONTRACTION JOINTS CONSTRUCTED AT TEN FOOT INTERVALS. THE DEPTH OF THE JOINT SHALL AVERAGE TWO INCHES OR MORE. EXPANSION JOINT STRIPS THE DEPTH OF THE CURB SHALL BE USED AT THE BEGINNING AND END OF CURVES WHICH RADIUS IS LESS THAN 100 FEET AND WHENEVER IT BECOMES NECESSARY TO SUSPEND THE WORK FOR 30 MINUTES OR MORE.
25. ALL JOINTS BETWEEN ASPHALT PAVEMENT AND CONCRETE WALK, CONCRETE PAVEMENT, CONCRETE LIGHT POLES AND IN CONCRETE CATCH BASINS SHALL BE SEALED NEATLY WITH ASPHALTIC CEMENT.
26. SITE CONTRACTOR SHALL INSTALL SPIDER DRAINS AT ALL CATCH BASINS.
27. ALL STORM PIPE SHALL BE ADS N-12 OR APPROVED EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
28. REFER TO ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
29. ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISH PAVEMENT UNLESS OTHERWISE SHOWN.
30. THE CONTRACTOR SHALL RECORD THE LOCATION OF ALL SANITARY AND WATER SERVICES INSTALLED, THIS RECORD SHALL BE KEPT ON A SET OF PLANS SUPPLIED TO HIM SPECIFICALLY FOR THIS PURPOSE. THESE PLANS SHALL BE RETURNED TO THE ENGINEER WHEN ALL SERVICES HAVE BEEN INSTALLED.

GENERAL NOTES (CONT.)

31. ALL CATCH BASIN GRATES SHALL BE BIKE AND PEDESTRIAN SAFE.
32. THE SITE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTOR IN ORDER TO PLACE THE EXCESS EXCAVATED MATERIAL FROM THE SLAB AND FOOTINGS EXCAVATION IN AN APPROPRIATE LOCATION.
33. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE LOCATION AND QUANTITY OF TOPSOIL TO BE STOCKPILED.
34. THE SITE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH ODOT SPECIFICATION 616.
35. THE CONTRACTOR SHALL PROHIBIT THE TRACKING OF MUD OFF-SITE AND SHALL PROVIDE THE NECESSARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, WASH STATIONS AND GRAVEL CONSTRUCTION DRIVES. SHOULD MUD OR ANY OTHER MATERIAL BE TRACKED OFF-SITE THE CONTRACTOR SHALL CLEAN IT UP AT HIS COST.
36. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH ODOT 640 AND PAINT SHALL CONFORM TO ODOT 642.
37. THE CONTRACTOR SHALL FIELD MARK AND PLUG THE END OF ALL UTILITY SERVICES, CONDUIT AND MAIN LINE STUBS IN SUCH A MANNER AS TO MAKE THESE LOCATIONS QUICKLY LOCATED.
38. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF AS-BUILT DRAWINGS, PRIOR TO THE RELEASE OF THE RETAINER.
39. ODOT SPECIFICATIONS, JAN. 2008, ARE HEREBY MADE A PART OF THESE PLANS AND BID DOCUMENTS.
40. CONTRACTOR SHALL SAVE SOME TREES AROUND BOUNDARY. THESE TREES TO BE COORDINATED WITH THE OWNER PRIOR TO START OF WORK. ALL OTHER TREES AND GROWTH TO BE REMOVED.
41. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO IMPORT OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
42. ANY PORTION OF THE SITE DISTURBED BY GRADING AND NOT FURTHER INCLUDED IN THE FIRST PHASE OF CONSTRUCTION SHALL BE PLANTED WITH APPROPRIATE GROUND COVERING AND PROPERLY MAINTAINED.
43. EXTERIOR CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 6:00 A.M. TO 10:00 P.M. MONDAY THRU SATURDAY.
44. ALL HANDICAP RAMPS SHALL CONFORM TO THE LATEST ADA STANDARDS AND REGULATIONS.
45. THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND SHALL BE CONSIDERED AN INTREGAL PART OF THESE CONSTRUCTION PLANS.
46. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE STABILIZATION OF ALL TRENCHES DURING ROAD CONSTRUCTION.

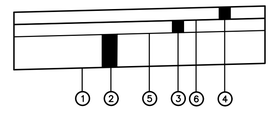


① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 6" COURSE
③ ITEM 441 – TYPE 2 ASPHALTIC CONCRETE ~ 2" COURSE INTERMEDIATE COURSE, PG 64-22
④ ITEM 441 – TYPE 1 ASPHALTIC CONCRETE ~ 1.5" COURSE SURFACE COURSE, PG 64-22
⑤ ITEM 408 – PRIME COAT @ 0.4 GAL/SY
⑥ ITEM 407 – TACK COAT @ 0.04 GAL/SY

STANDARD DUTY FLEXIBLE PAVEMENT SECTION

NTS

(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND THE CONTRACTOR SHALL CONFIRM THE PAVEMENT SECTIONS WITH DEVELOPER PRIOR TO BID AND CONSTRUCTION)

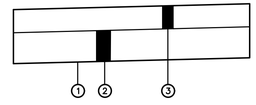


① ITEM 204 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 8" (2~4" COURSES)
③ ITEM 441 – TYPE 2 (448) ASPHALTIC CONCRETE ~ 3.0" COURSE INTERMEDIATE COURSE
④ ITEM 441 – TYPE 1 (448) ASPHALTIC CONCRETE ~ 1.5" COURSE SURFACE COURSE, PG 64-22
⑤ ITEM 408 – PRIME COAT @ 0.4 GAL/SY
⑥ ITEM 407 – TACK COAT @ 0.05 GAL/SY

HEAVY DUTY FLEXIBLE PAVEMENT SECTION

NTS

(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND THE CONTRACTOR SHALL CONFIRM THE PAVEMENT SECTIONS WITH DEVELOPER PRIOR TO BID AND CONSTRUCTION)



① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 6" COURSE
③ ITEM 452 – 6" PORTLAND CEMENT CONCRETE (4000 PSI)
③ ITEM 451 – 6" REINFORCED PORTLAND CEMENT CONCRETE (4000 PSI)
(ITEM 451 SHALL BE USED IN THE DUMPSTER PAD AREA)

CONCRETE PAVEMENT SECTION

NTS

(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND THE CONTRACTOR SHALL CONFIRM THE PAVEMENT SECTIONS WITH DEVELOPER PRIOR TO BID AND CONSTRUCTION)

PREPARED BY:

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF DAYTON BRANDT PIKE AS SHOWN ON SULPHER GROVE PLAZA SUBDIVISION BY P.B. 191, PG. 16 (N21°03'31"E)

NO.	DATE	DESCRIPTION	BY

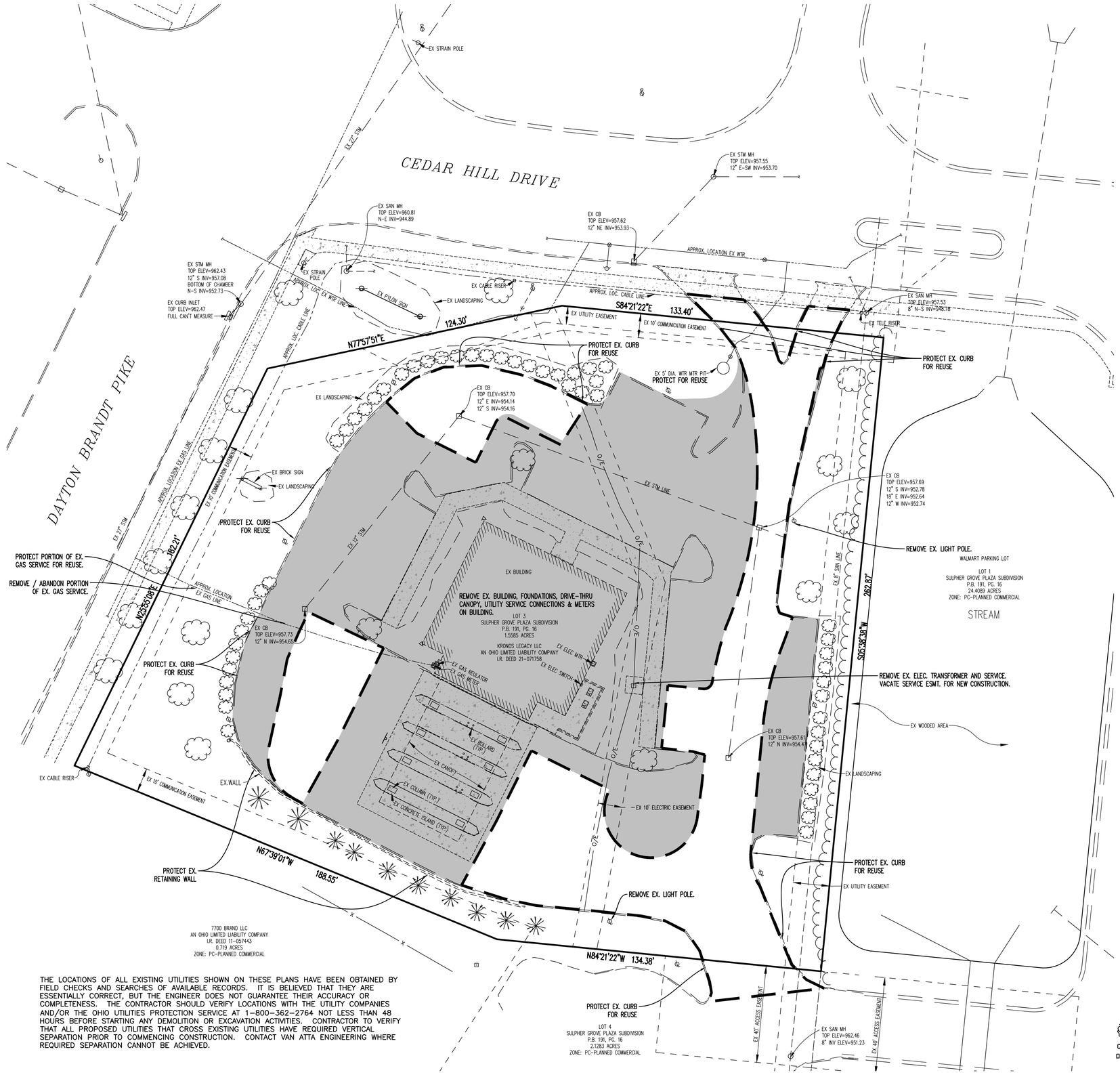
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

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

MICHAEL N ANDERSON — 4/3/2023 — DATE
OHIO PROFESSIONAL ENGINEER #E-81188

PROJECT No. 7929

\\va-dc1\data\CADD\Projects\Flying Ace Car Wash\Flying Ace Huber Brandt Pike\PA BRANDT PIKE BASE.DWG, APR 02, 2023 - 16:00:28



DEMOLITION NOTES:

1. COORDINATE WITH LOCAL UTILITY PROVIDERS FOR UTILITY SERVICE DEMOLITION. SEE SITE / UTILITY PLAN FOR PROPOSED SERVICE REUSE REQUIRING INSPECTION / SIZE VERIFICATION.
2. PROTECT EX. UTILITY MAINS ON-SITE.
3. PROTECT PERIMETER LANDSCAPING AND SIGN BASE.
4. PROTECT EX. LIGHT POLES NOT CALLED FOR REMOVAL.
5. PROTECT EX. STORM SEWER AND INLETS FOR REUSE.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHOULD VERIFY LOCATIONS WITH THE UTILITY COMPANIES AND/OR THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 NOT LESS THAN 48 HOURS BEFORE STARTING ANY DEMOLITION OR EXCAVATION ACTIVITIES. CONTRACTOR TO VERIFY THAT ALL PROPOSED UTILITIES THAT CROSS EXISTING UTILITIES HAVE REQUIRED VERTICAL SEPARATION PRIOR TO COMMENCING CONSTRUCTION. CONTACT VAN ATTA ENGINEERING WHERE REQUIRED SEPARATION CANNOT BE ACHIEVED.

LEGEND

PAVEMENT AREA TO BE PROTECTED FOR MILL AND RESURFACE.

BUILDING, FOUNDATIONS, PAVEMENT, SIDEWALK, CURB, LANDSCAPE TO BE REMOVED.

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

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION

STATE OF OHIO
MICHAEL N. ANDERSON
E-81188
REGISTERED PROFESSIONAL ENGINEER
4/3/2023

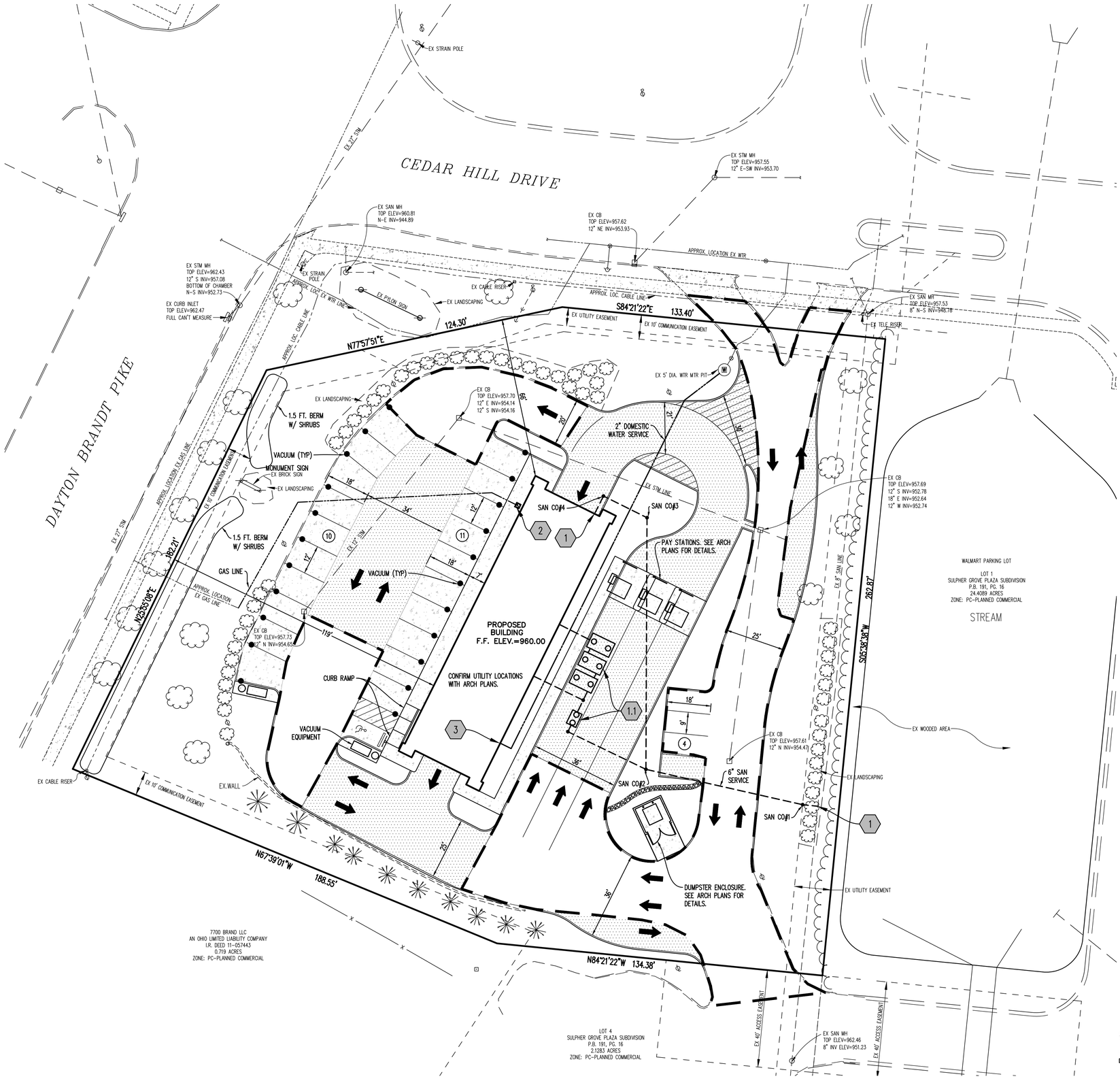
VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

EXISTING TOPOGRAPHY/DEMO PLAN
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 3, 2023
SCALE: 1"=20'
PROJECT No. 7929
FILE No.
SHEET NO.

\\va-dc1\data\CADD\Projects\Flying Ace Car Wash\Flying Ace Huber Brandt Pike\FA BRANDT PIKE BASE.DWG, APR 02, 2023 - 16:00:28



UTILITY KEY NOTES:

1. 6" SANITARY SEWER SERVICE (SDR35) @ 1.00% MINIMUM SLOPE. CONNECT TO MAIN PER CITY OF HUBER HEIGHTS STANDARDS. SEE PLUMBING PLANS FOR BUILDING DETAILS. CONTRACTOR TO COORDINATE WITH CITY OF HUBER HEIGHTS PRIOR TO CONSTRUCTION.

MAIN CONNECTION	BUILDING CONNECTION
6" INV=951.06	6"INV=955.00
EX. 8"INV(MAIN)=950.39	
SAN CO#1	SAN CO#2
CLEANOUT ELEV=958.68	CLEANOUT ELEV=959.05
6"INV=953.03	6"INV=953.69
SAN CO#3	SAN CO#4
CLEANOUT ELEV=958.80	CLEANOUT ELEV=959.49
6"INV=954.72	6"INV=954.92

1.1. 3~1,500 GALLON WATER RECLAMATION TANKS AND OIL / WATER SEPARATOR. SEE PLUMBING PLANS FOR DETAILS.

2. GAS SERVICE. REUSE PORTION OF EX. GAS LATERAL. INSTALL NEW METER ON BUILDING FACE. SEE PLUMBING PLANS FOR DETAILS. COORDINATE WITH LOCAL UTILITY PROVIDER.

3. 2" DOMESTIC WATER SERVICE. VERIFY EX. METER SIZE AND REUSE IF 2" METER AND SERVICE LINE AVAILABLE AND IN GOOD CONDITION. SEE PLUMBING PLANS FOR DETAILS. COORDINATE WITH LOCAL UTILITY PROVIDER.
   **ALTERNATE: REMOVE EX. METER AND SERVICE LINE. PLUG @ MAIN. SADDLE TAP MAIN AND INSTALL NEW 2" SERVICE LINE (TYPE K COPPER) IN SAME TRENCH, CURB STOP @ PROPERTY LINE, REUSE EX. METER BOX AND INSTALL NEW 2" METER & BACKFLOW. COORDINATE WITH VAN ATTA ENGINEERING AND CITY OF HUBER HIEGHTS FOR PLANS AND APPROVAL PRIOR TO CONSTRUCTION. COORDINATE TRAFFIC CONTROL IN CEDAR HILL DRIVE WITH CITY OF HUBER HEIGHTS.

SITE DATA:

ZONING DISTRICT: PC-PLANNED COMMERCIAL
TOTAL SITE = 1.56 ACRES
PROPOSED IMPERVIOUS AREA = 0.91 ACRES (58%)
PROPOSED OPEN SPACE = 0.65 ACRES (42%)
EXISTING IMPERVIOUS AREA = 0.95 ACRES (61%)
EXISTING OPEN SPACE = 0.61 ACRES (39%)

PARKING DATA:

20 VACUUM SPACES PROVIDED
4 EMPLOYEE PARKING SPACES PROVIDED
1 HANDICAP PARKING SPACE PROVIDED
25 TOTAL PARKING SPACES PROVIDED

LEGEND

- EX. TREE OR SHRUB
- EX. PINE TREE
- EX. LIGHT POLE
- HEAVY DUTY PAVEMENT
- PAVEMENT AREAS TO BE MILLED AND RESURFACED
- CONCRETE PAVEMENT OR SIDEWALK

2 WORKING DAYS BEFORE YOU DIG
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OHIO UTILITIES PROTECTION SERVICE

GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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STATE OF OHIO
MICHAEL N. ANDERSON
E-81188
REGISTERED
PROFESSIONAL ENGINEER
4/3/2023

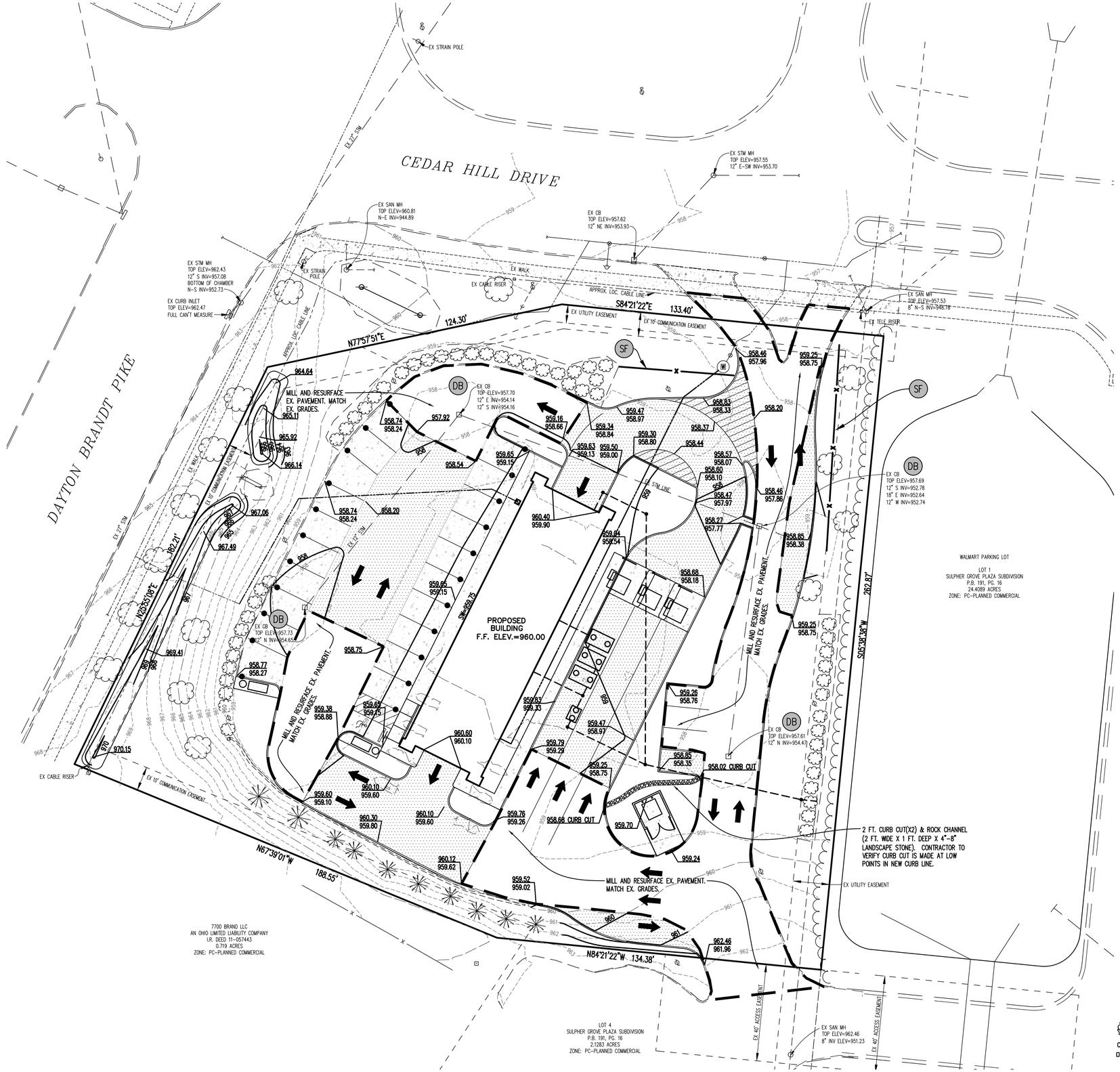
VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

SITE/UTILITY PLAN
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 3, 2023
SCALE: 1"=20'
PROJECT No. 7929
FILE No.
SHEET NO.
3 of 8

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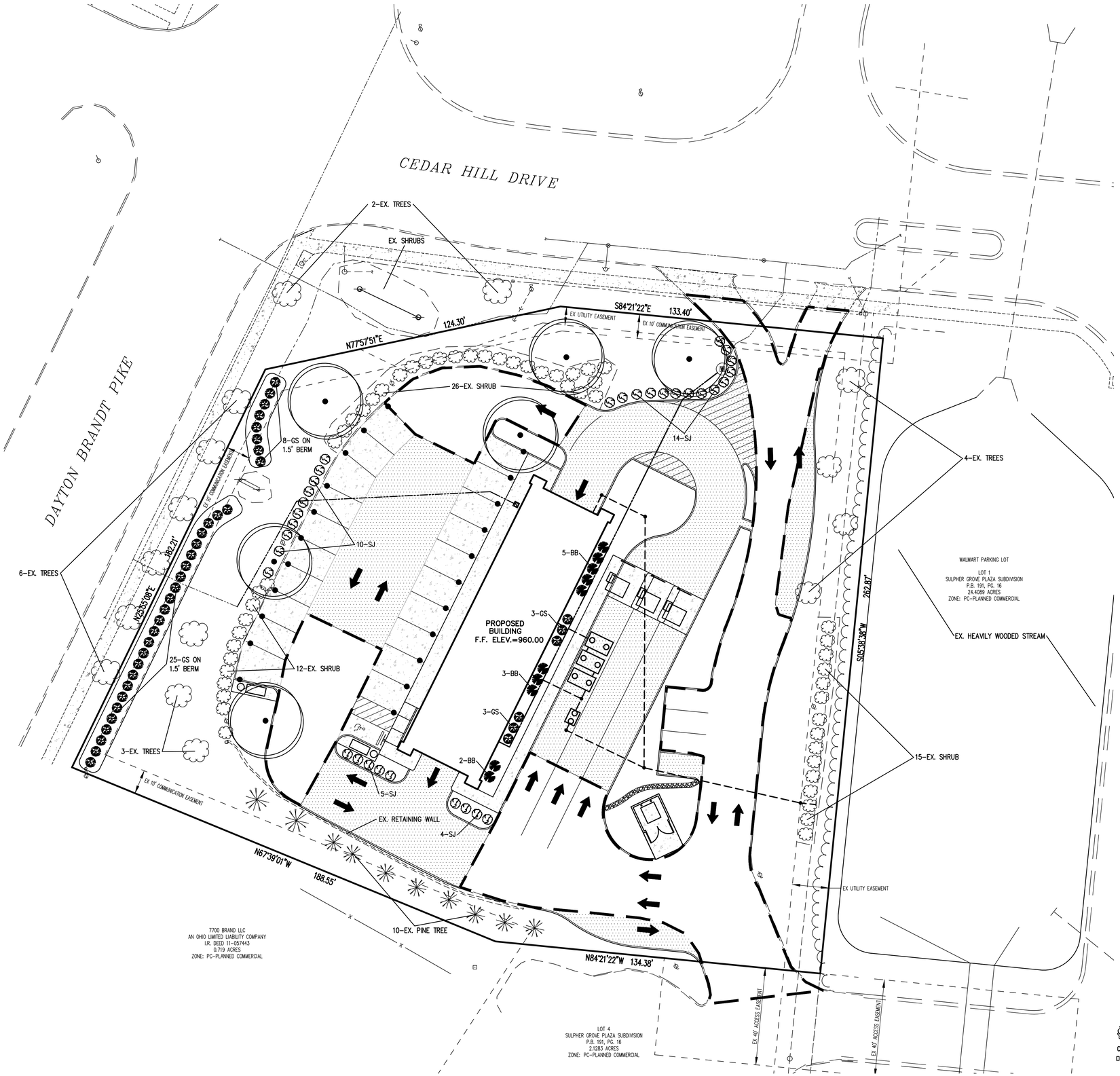
STATE OF OHIO
MICHAEL N. ANDERSON
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PROFESSIONAL ENGINEER
4/3/2023

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3550
Fax: 937.438.3645

GRADING/EROSION CONTROL PLAN
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 3, 2023
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SYMBOL	ABBREVIATION	COMMON NAME	BOTANICAL NAME	QTY.
	SHL	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' TM	6
	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS	10
	SJ	SEA GREEN JUNIPER	JUNIPEROUS PFITZERIANA	33
	GS	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	39

LANDSCAPING NOTES:

1.) THE SITE WILL BE IRRIGATED.

2.) ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS WILL BE REPLACED PER CITY LANDSCAPE ORDINANCE.

3.) ANY CHANGES MADE TO THE APPROVED LANDSCAPE PLAN WILL REQUIRE APPROVAL FROM THE CITY OF HUBER HEIGHTS.

5.) NO TREE SHALL BE PLANTED WITHIN AN UTILITY EASEMENT.

6.) NEW LAWN AREAS TO RECEIVE SOD. EXISTING LAWN TO BE RECEIVE SOD AS NEEDED.

7.) EXISTING TREES TO BE PROTECTED WITH ORANGE FENCE PRIOR TO CONSTRUCTION.

LEGEND

- EX. TREE OR SHRUB
- EX. PINE TREE
- EX. LIGHT POLE
- HEAVY DUTY PAVEMENT
- PAVEMENT AREAS TO BE MILLED AND RESURFACED
- CONCRETE PAVEMENT OR SIDEWALK

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GRAPHIC SCALE
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(IN FEET)
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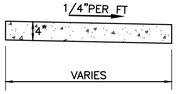
LANDSCAPE PLAN
FLYING ACE CAR WASH
7730 BRANDT PIKE

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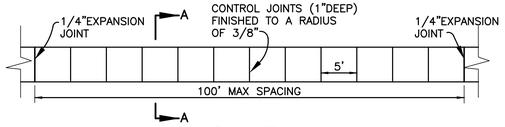
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SECTION A–A

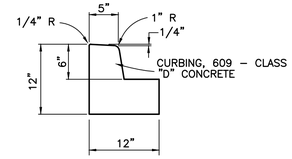


PLAN VIEW

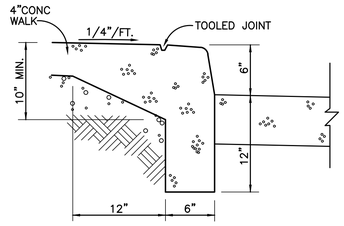
NOTES:

1) CONCRETE FOR SIDEWALKS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 608.
2) ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGED.
3) SIDEWALKS SHALL BE 4" THICK, EXCEPT THRU DRIVEWAYS WHICH SHALL BE 6".
4) 3" OF GRAVEL BASE SHALL BE PLACED UNDER WALKS IF DETERMINED NECESSARY.
5) WALK SHALL BE BACKFILLED WITHIN 5 DAYS OF BEING POURED.
6) CURING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH ITEM 451.10.

SIDEWALK DETAIL
NTS



INTERIOR SITE CURB/GUTTER
NTS



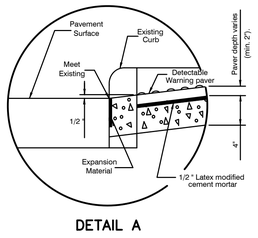
CURB CONSTRUCTION ALONG WALK
NTS

STREET SLOPE	RAMP LENGTH @ 1"/FT	
	L_{LOW} *	L_{HIGH} *
0.01	5'-5"	6'-10"
0.02	4'-10"	7'-11"
0.03	4'-5"	9'-5"
0.04	4'-1"	11'-8"
0.05	3'-9"	15'-2"

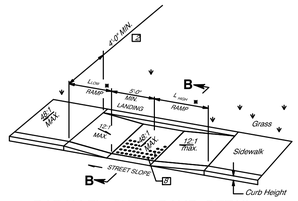
* MEASURED ALONG THE BACK OF A 6" HIGH CURB.

L_{HIGH} = CURB HT. / 0.083 - STREET SLOPE

L_{LOW} = CURB HT. / 0.083 + STREET SLOPE



DETAIL A



PARALLEL CURB RAMP DETAIL (DOUBLE)
NTS

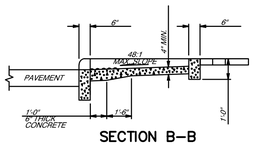
LEGEND

[1] MAY BE REDUCED TO 3'–4" IN EXISTING SIDEWALKS TO BETTER FIT THE WALK CONFIGURATION OR WHERE SITE CONDITIONS ARE RESTRICTED BY NARROW WALKS, POLE FOUNDATIONS, DRAINAGE INLETS, ETC. THE WIDTH MAY BE TAPERED.

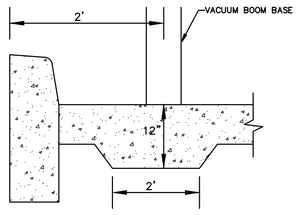
[2] DETACHABLE WARNINGS (TRUNCATED DOMES) ARE TO BE INSTALLED IN THE LOCATIONS SHOWN. DIMENSIONS OF THE DOMES ARE 24 INCHES FROM THE BACK OF THE CURB BY THE WIDTH OF THE RAMP.

NOTES

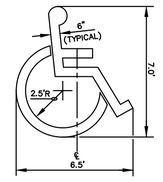
1. SURFACE TEXTURE: TEXTURE SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN ADJACENT WALK.
2. JOINTS: SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. A 1/2 " ITEM 705.03 EXPANSION JOINT FILLER SHALL BE PROVIDED AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALK. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGE AND SLOPE CHANGES AND ARE NOT NECESSARILY JOINT LINES.
3. PAYMENT: WALK AND CURB, ITEMS 608 AND 609, SHALL BE MEASURED THROUGH THE CURB RAMP AREA PAID FOR ITEM 608 – CURB UNDER THEIR RESPECTIVE ITEMS. CONSTRUCTED IN NEW CURB AND WALK SHALL RAMP, EACH, INCLUDE THE COST OF ANY ADDITIONAL MATERIALS, GRADING, ITEM 608 – CURB RAMP, FORMING AND FINISHING. CONSTRUCTED IN EXISTING CURB SQUARE FOOT, AND WALK SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS, GRADING, FORMING, AND FINISHING OF THE CURB AND WALK OF THE CURB RAMP. REMOVAL OF EXISTING CURB AND WALK SHALL BE PAID FOR UNDER ITEM 202.
4. TRUNCATED DOMES: INSTALL DETACHABLE WARNINGS (TRUNCATED DOMES) FOR A DISTANCE OF 24" FROM THE BACK OF THE CURB FOR THE ENTIRE WIDTH OF THE RAMP OPENING AS SHOWN.

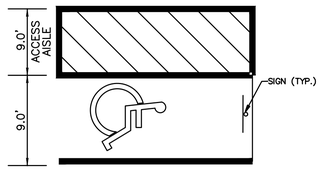


SECTION B–B

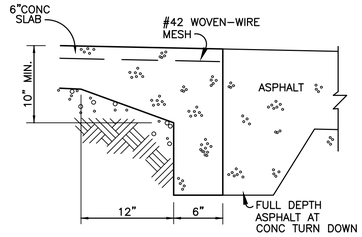


THICKENED CONCRETE FOR VACUUM BOOM
NTS

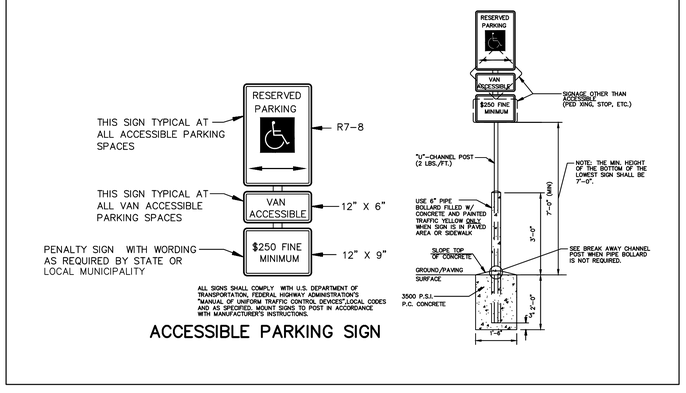




ACCESSIBLE PARKING SYMBOL



CONCRETE TURN DOWN AT DUMPSTER PAD
NTS



ACCESSIBLE PARKING SIGN

NO.	REVISION	DATE

MICHAEL N. ANDERSON E–81188 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO
4/3/2023

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

DETAIL SHEET
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.R.s.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 3, 2023
SCALE: NTS
PROJECT No. 7929
FILE No.
SHEET NO.

\\va-dc1\data\CADD\Projects\Flying Ace Car Wash\Flying Ace Huber Brandt Pike\FA BRANDT PIKE BASE.DWG, APR 02, 2023 – 16:00:28

SITE NOTES:

THE PRE-EXISTING CONDITIONS ON SITE ARE PRIMARILY COMMERCIAL RETAIL DEVELOPMENT.
THE PROPOSED PROJECT IS A NEW COMMERCIAL RETAIL DEVELOPMENT.

APPROXIMATELY 1.0± ACRES OF 1.25± WILL BE DISTURBED AS A PART OF THIS PROJECT.

THE PRE-CONSTRUCTION RUNOFF COEFFICIENT IS 0.90.
THE POST-CONSTRUCTION RUNOFF COEFFICIENT IS 0.90.

THE PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 0.67 ACRES
THE PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION ACTIVITY IS 54%.

RECEIVING WATER IS AN UNNAMED TRIBUTARY TO THE HOLES CREEK.

SOILS ON SITE CONSIST OF: XENIA SILT LOAM (TYPE C), AND MIAMIAN-URBAN LAND COMPLEC (TYPE C)
(PREDOMINANT HYDROLOGIC GROUP TYPE C).

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 #2 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 UNDERGROUND DETENTION SYSTEM 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.

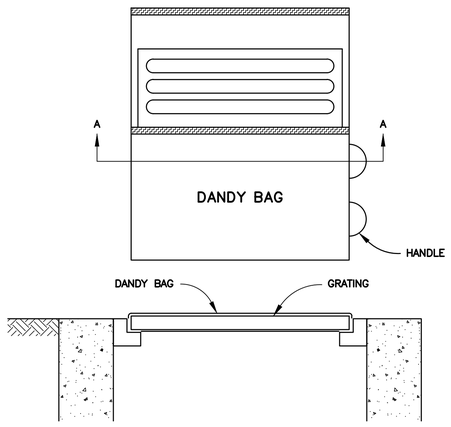
MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS
- -REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM THE UNDERGROUND DETENTION.
- -REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN THE UNDERGROUND DETENTION.
- -REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

MAINTENANCE TO BE COMPLETED YEARLY
- -REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE UNDERGROUND DETENTION.
- -REPAIR AND/OR REPLACE DAMAGED 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.

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"



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

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. OHC000004 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 DICTATED 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 FOURTEEN (14) DAYS.
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) 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 2.02 #/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 1,330 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 (TSDFs).
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.
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.

STORM WATER POLLUTION PREVENTION PLAN NOTES (CONT.)

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 PTI 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 A PUBLIC ROAD. 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 14 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 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
58. DUE TO THE DISTURBED AREA BEING ONE OR LESS ACRES, THE POST CONSTRUCTION RUN-OFF REQUIREMENTS OF OHIO EPA PERMIT OHC000004 ARE NOT REQUIRED FOR THIS SITE.

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
4/3/2023

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

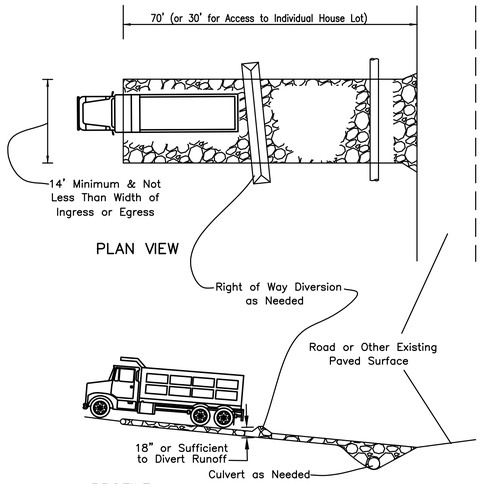
EROSION CONTROL NOTES
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 3, 2023
SCALE: NTS
PROJECT No. 7929
FILE No.
SHEET NO.

7 of 8

\\vo-dc1\data\CADD\Projects\Flying Ace Car Wash\Flying Ace Huber Brandt Pike\FA BRANDT PIKE BASE.DWG, APR 02, 2023 - 16:00:28

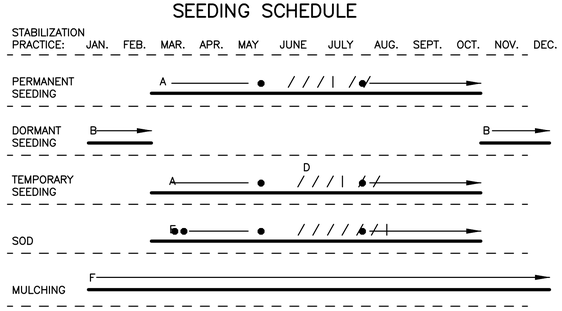


1. STONE SIZE SHALL BE ODOT #2 (1.5–2.5 INCH)
2. STONE LAYER SHALL BE 6" THINK FOR LIGHT DUTY OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
3. GEOTEXTILE FABRIC SHALL BE LAID OVER ENTIRE AREA PRIOR TO PLACING STONE. FABRIC SHALL BE ROT PROOF AND HAVE A MINIMUM TENSILE STRENGTH OF 200LBS
4. REFER TO "RAINWATER AND LAND DEVELOPMENT MANUAL" 2006 EDITION FOR ALL SPECIFICATIONS. VISIT "WWW.DNR.STATE.OH.US" FOR MANUAL

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

NTS

SEEDING SCHEDULE



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 – WILL BE INSPECTED AT SEVEN (7) DAY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.

SEDIMENT AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.

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

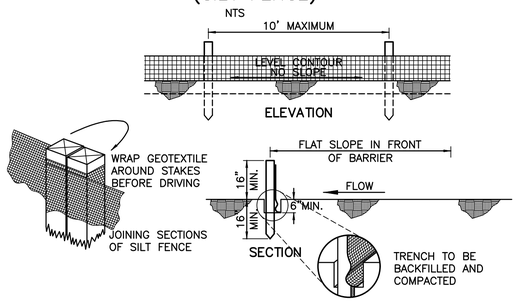
REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN SEVEN (7) DAYS.

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.

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

NTS



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%

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;

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.

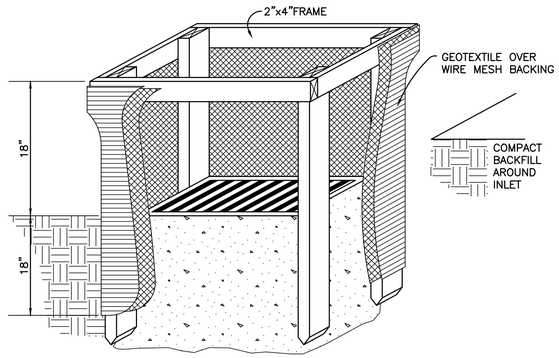
6) THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

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 6–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.



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.

INLET PROTECTION
(IN SWALES, DITCH LINES OR YARD INLETS)

NTS

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
4/3/2023

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3600
Fax: 937.438.3645

EROSION CONTROL DETAILS
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 3, 2023
SCALE: NTS
PROJECT No. 7929
FILE No.
SHEET NO.

8 of 8

\\va-dc1\data\CADD\Projects\Flying Ace Car Wash\Flying Ace Huber Brandt Pike\FA BRANDT PIKE BASE.DWG, APR 02, 2023 - 16:00:28

NOTE:
- 51 VEHICLE STACKING SPACES PROVIDED
- SITE TRAFFIC CONTROL TO BE PROVIDED BY FLYING ACE

CEDAR HILL DRIVE

DAYTON BRANDT PIKE

EX STRAIN POLE

EX SAN MH
TOP ELEV=960.81
N-E INV=944.89

TRAFFIC CONTROL PERSONNEL TO DIRECT TRAFFIC AWAY WHEN SITE STACKING IS FULL

EX STRAIN POLE

APPROX. LOC. EX WTR LINE

EX PYLON SIGN

EX LANDSCAPING

EX SAN MH
TOP ELEV=957.53
8" N-S INV=945.78

S84°21'22"E 133.40'

N77°57'51"E 124.30'

EX LANDSCAPING

EX BRICK SIGN

EX LANDSCAPING

N25°56'08"E 262.21'

PROPOSED BUILDING
F.F. ELEV.=960.00

EX.WALL

N67°39'01"W 188.55'

N84°21'22"W 134.38'

7700 BRAND LLC
AN OHIO LIMITED LIABILITY COMPANY
I.R. DEED 11-057443
0.719 ACRES
ZONE: PC-PLANNED COMMERCIAL

WALMART PARKING LOT

LOT 1
SULPHER GROVE PLAZA SUBDIVISION
P.B. 191, PG. 16
24.4089 ACRES
ZONE: PC-PLANNED COMMERCIAL

STREAM

EX 8" SAN LINE

S05°38'38"W 262.87'

EX WOODED AREA

EX LANDSCAPING

WALMART PARKING LOT

ENTRANCE CONED OFF AND TEMPORARY EXIT ONLY SIGNAGE

LOT 4
SULPHER GROVE PLAZA SUBDIVISION
P.B. 191, PG. 16
2.1283 ACRES
ZONE: PC-PLANNED COMMERCIAL

EX SAN MH
TOP ELEV=962.46
8" INV ELEV=951.23

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

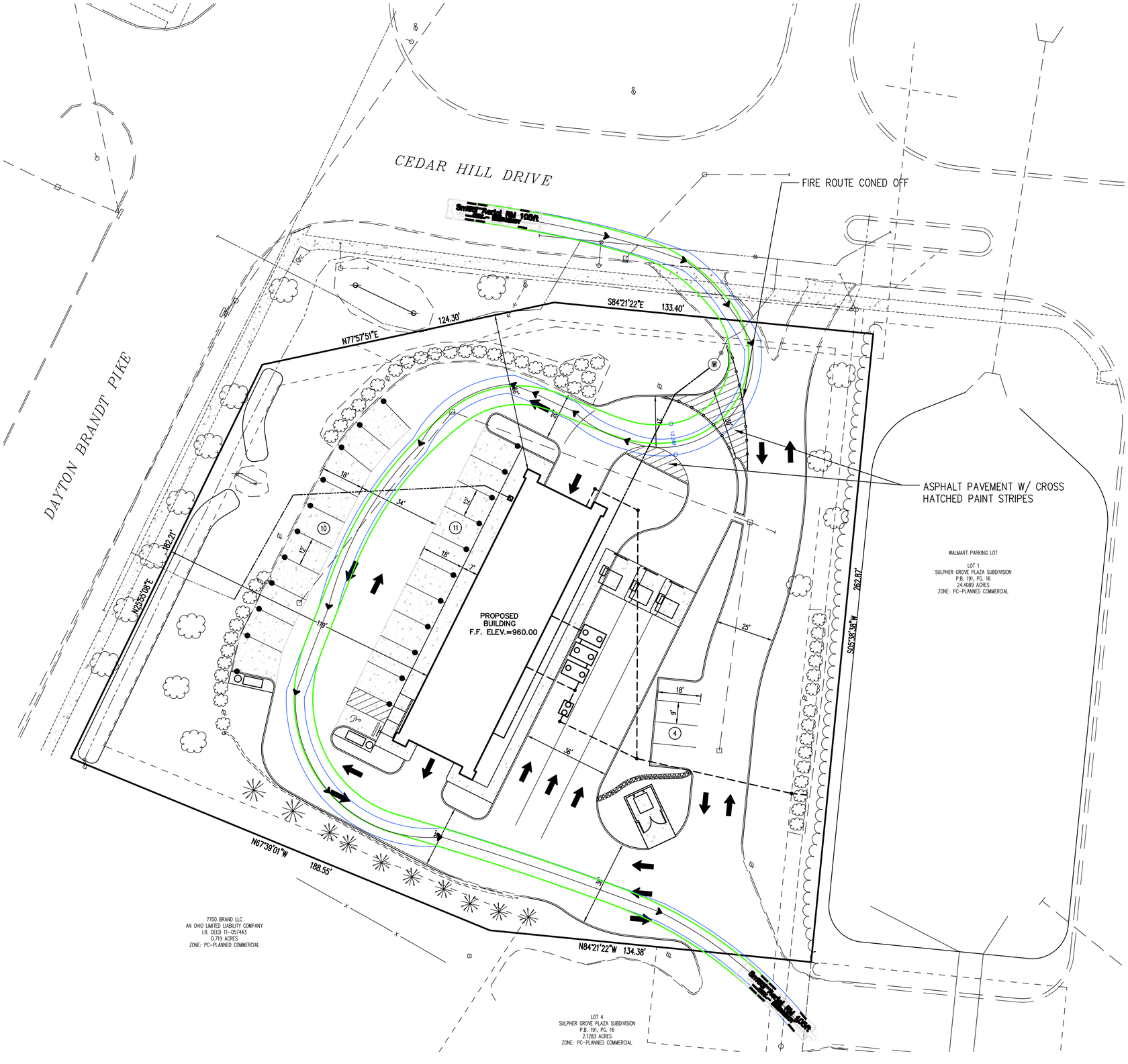
NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3660
Fax: 937.438.3645

VEHICLE STACKING EXHIBIT 1
FLYING ACE CAR WASH
7730 BRANDT PIKE
LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: APRIL 2023
SCALE: 1"=20'
PROJECT No. 7929
FILE No.
SHEET NO.
1 of 1

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NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3660
Fax: 937.438.3645

FIRE EXHIBIT
FLYING ACE CAR WASH
7730 BRANDT PIKE

LOCATED IN
SECTION 17, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

DATE: MARCH 2023
SCALE: 1"=20'
PROJECT No. 7929
FILE No.
SHEET NO.

X of X



Exit Elevation
Scale: 3/16" = 1'-0"



Entrance Elevation
Scale: 3/16" = 1'-0"



Side Elevation
Scale: 3/16" = 1'-0"



Side Elevation
Scale: 3/16" = 1'-0"

FLYING ACE EXPRESS CAR WASH

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

Hoskins, Geralyn

From: Teri Lussier <terilussier@gmail.com>
Sent: Tuesday, March 14, 2023 3:52 PM
To: Rodgers, Anthony; Hoskins, Geralyn
Subject: Planning Commission: AI- 9047 Flying Aces Car Wash Brandt Pike

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good afternoon-

Regarding the opening of a second Flying Aces Car Wash at Sulphur Grove Plaza, I'm respectfully asking that this business find a better location.

Flying Aces is a solid small Ohio-based business, focused on community partnership, and customer service. We need businesses like this in Huber Heights. Drive-thru car washes use less water than washing your car in your driveway, and help keep toxic solutions out of our storm sewer systems- also welcomed in this community. What we have recently learned about drive-thru car washes, however, is that they are really good at generating serious traffic congestion, and that's where my concern lies.

I recently spent the better part of a year driving from Huber to Englewood and the I-70/ N Main St exit. There is a Flying Aces Car Wash at the Meijer Plaza at I-70 and N Main and I have first hand experience of how the traffic pattern at that car wash works, and what the potential problems at Sulphur Grove will be. While the former Fifth Third location could potentially work, the Meijer Plaza in Englewood has a few key differences that help alleviate the inevitable traffic congestion at that location. First, N Main has an extended third lane which is a northbound, right turn only lane, that prevents traffic from queuing onto N Main St. Secondly, you can turn left onto N Main, when exiting the Plaza from the southern entrance. In other words, traffic out of the plaza can exit in either direction from both entrances.

For Flying Aces to work at the Sulphur Grove Plaza, Huber Heights is going to have to create a similar situation- build a third northbound, right turn only lane to keep cars from queuing out onto Brandt, and also reconfigure the southern entrance by Goodwill, possibly adding a traffic light. The odd stop sign situation at Cedar Hill Dr is also going to need re-engineering as that was often gridlocked when there was simply a bank at that location. It's never worked well.

All this reconfiguration, re-engineering and traffic direction can be done of course, but is it worth it to spend our limited finances to accomodate a car wash that employs a small number of part time employees at less than living wage? Common sense would indicate that it would be best for the citizens of Huber Heights if Flying Aces found an alternative location, and I respectfully ask the Planning Commission to reject proposal AI- 9047.

Respectfully,
Teri Lussier
Voter, resident of Huber Heights

AI-9061 **9. A.**

Planning Commission

Meeting Date: 04/11/2023

Minutes

Information

Agenda Title

Planning Commission March 14, 2023

Purpose and Background

Attachments

Minutes

Planning Commission
March 14, 2023, 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. Cassity, Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: None.

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

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

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

VI. Pending Business

None.

VII. New Business

1. **REZONING - The applicant, WRIGHT WAY OHIO, LLC, is requesting approval of a Rezoning to Agricultural (A) for a Campground and Resort. Property is located behind and north of 8101 Old Troy Pike (RZ 23-03).**

Mr. Sorrell stated that the applicant requests rezoning of 67.3 acres to Agriculture to ultimately facilitate the development of a Recreational Vehicle (RV) campground and resort. The site is located directly behind Camping World, a repair destination for many RV owners. Additionally, the applicant feels there is a market for this type of use because there are very few campgrounds in the area, particularly along or near I-70 / I-75. Nearby public facilities include a KOA park in Brookville and a campground in Enon.

A campground is a Special Use in the Agricultural District and will require additional review and approval by the Planning Commission if City Council approves the rezoning.

Site History

The City of Huber Heights acquired this site through a foreclosure sale in 2015. The City sold the remaining I-70 frontage to Gander Mountain / Camping World in 2018. Since that time there has been tepid interest in the balance of the site.

The appraisal performed for the City in 2017 concluded that the highest and best uses of the property included commercial uses along I-70 (subsequently developed), potentially multifamily or institutional residential uses along the north end, and recreational uses on the balance of the site, which is difficult to develop. There has been little interest in residential construction at this site, largely due to the rock-crushing facility to the west and low visibility for institutional facilities such as nursing homes.

The City negotiated a land swap for the parcel included in this application in early 2023 for 30+/- acres the applicant owned along I-70 just north of the Walmart site.

Site Characteristics

The site is the remnants of the Northpark Shopping Center. The western portion of the site, approximately 1/3rd of the entire parcel, has two detention areas totaling approximately 10 acres. The remaining 2/3rd of the site has varying topography, which generally slopes toward the northwest. The highest point has an elevation of 894 feet, and the lowest, near the retention ponds, is approximately 850 feet. Smaller streams flow from the northern portion of the property to the existing retention pond.

The total developable land is approximately 25 acres. While no soil borings have been completed, the staff thinks this general area has shallow bedrock, further limiting development possibilities due to costs associated with laying underground utilities through the rock. This is likely the reason the original shopping center concept was not fully developed at this location.

The applicant desires to rezone the property from Planned Commercial to Agriculture for the purpose of eventually constructing a recreational campground. The site has one existing retention lake and an existing wetland/detention easement that cumulatively covers approximately 1/3rd of the site.

Conformance with Comprehensive Plan

The City's comprehensive plan indicates the site is located in a "Grow and Enhance" character area. Growth areas are those locations within the City where economic development and mixed uses should be encouraged and low-density residential developments discouraged. These areas are the future economic and entertainment engines of the City. The comprehensive plan lists the following appropriate land uses (page 14):

- Conservancy/Recreation
- Agricultural/Low Density Residential
- Single-Family Residential
- Mixed Residential
- Public Use & Institutional

- Commercial Business
- Industrial Business

Staff feels the rezoning from PC to Agriculture is consistent with the Comprehensive Plan. There are agriculturally zoned lands to the west of this site. The applicant is requesting a zoning district that is significantly less intense than the current Planned Commercial district. Staff sees little to no downside in rezoning this land to Agriculture.

> Details of the proposed campground will be reviewed at a future time when the applicant submits the Special Use application.

Discussion on 2 access entries, hospitality taxes, internal easements, Wildcat Road.
Mike Stafford, the applicant, was present.
Maximum sites, franchise, long term stay, permanent structures, waste water.

Action

Ms. Thomas moved to approve the request by the applicant, WRIGHT WAY OHIO, LLC, for approval of a Rezoning to Agricultural (A) for a Campground and Resort (RZ 23-03) in accordance with the recommendations of Staff's Memorandum dated March 9, 2023, and the Planning Commission's decision record attached thereto.

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

2. **BASIC DEVELOPMENT PLAN - The applicant, SKIKLEN GOLD REAL ESTATE DEVELOPMENT, is requesting approval of a Rezoning from PEP (Planned Employment Park) to PC (Planned Commercial) and a Basic Development Plan for a restaurant and convenience store, including fueling services, food sales, and drive through. Property is located at the Southeast Corner of Brandt Pike and Executive Boulevard (RZ BDP 23-04).**

Mr. Sorrell stated the applicant requests a rezoning to Planned Commercial (PC) (9.59 acres) and Basic Development Plan Approval (3.03 acres) to facilitate the development of a 6,138 SF Sheetz restaurant and convenience store with fueling services and regional stormwater detention area.

City staff has been working with the applicant on the site layout and stormwater detention facility to maximize the capacity of the detention basin area to benefit future development potential upstream.

The proposed Sheetz store is nearly identical in size, layout, elevations and signage to the previously approved site at the corner of Old Troy Pike (OTP) and Taylorsville Road. The main differences are this proposal:

- has four (4) fueling islands, and the OTP site has three (3).
- has 17 drive-thru stacking spaces, and the OTP site has 10.

- has 42 proposed parking spaces, and the OTP site has 53.

Site History

In 2019, the City of Huber Heights acquired the Lehman farm, including this site. The City has since executed development agreements for the Lehman farm property with two groups: Horizon Line for a mixed-use development on the land north of Executive Boulevard; and Skilken Gold to develop this Sheetz convenience store and regional detention pond on the part of the land south of Executive Boulevard.

Site Characteristics

The site is generally flat and historically used for agricultural purposes. A stream runs along the applicant's site's south end, draining into the Dry Lick Run creek.

A large stormwater detention facility is planned west of the Sheetz store. Sheetz will utilize approximately 30% of the capacity, and the remaining capacity will be used by the Horizon Line development. This stormwater detention system is intentionally oversized to reduce flooding in Dry Lick Run within Carriage Hill MetroPark.

Rezoning Analysis:

The applicant desires to rezone the property to Planned Commercial (PC) from Planned Employment Park (PEP) to construct a restaurant and convenience store with fueling pumps. These parcels are some of the many sites along Executive Boulevard where the zoning is transitioning from PEP to Planned Commercial or Planned Mixed Use.

Basic Development Plan Analysis:

The applicant proposes constructing a 6,138 SF restaurant, convenience store and four-island fueling center. The building elevations and wall signs are nearly identical to the site at the Broad Reach development. The applicant has submitted all necessary plans and studies for the Basic Development Plan review.

Conformance With Planned Commercial District Requirements:

Uses: Retail uses and filling stations are principally permitted in the district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- Street trees are not illustrated on the plans. Street trees should be placed 40' on center. 10 street trees are required along Brandt Pike and Executive Boulevard.
- A lighting plan was not submitted with this application but will be reviewed as part of the detailed development plan application.
- The building design meets all exterior materials requirements.
- All utilities are below ground.

Parking and Loading:

- The building is substantially similar to the Broad Reach site, which required 49 parking spaces and five stacking spaces. The Basic Development Plan illustrates 42 parking spaces and 16 stacking spaces. A final determination will be made during Detailed Development Plan approval.

Landscaping:

- The submitted plans appear to meet the landscaping requirements but will be verified when the detailed development plan is submitted.

Signs:

- Building signs are very similar to those approved at the Broad Reach site.
- One monument sign location is indicated on the site plan; however, no sign details were submitted.

All proposed uses are consistent with the Planned Commercial district zoning being requested as part of this application. The traffic study does not indicate this development will generate excessive traffic, though left turn lanes are warranted.

All lighting, glare, noise (from order boards) will be reviewed with the Detailed Development application.

Discussion on retention basin, sidewalks, medians, Council approved sale, Development Agreement, number of stacking, traffic patterns, less parking than Old Troy site.

Kareem Amr and Aman from Skilken Gold and Josh Long from CESO were present.
One letter of opposition from resident Teri Lussier

Action

Ms. Thomas moved to approve the request by the applicant, SKIKLEN GOLD REAL ESTATE DEVELOPMENT, for approval of a Rezoning from PEP (Planned Employment Park) to PC (Planned Commercial) and a Basic Development Plan for a restaurant and convenience store, including fueling services, food sales, and drive through (RZ BDP 23-04) in accordance with recommendation of Staff's memorandum dated March 9, 2023, and the Planning Commission's decision record as amended.

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

VIII. Additional Business

Informal Review
Flying Ace – Brandt Pike
John Roush from Flying Ace and Mike Anderson from Van Atta Engineering presented their plan for Brandt Pike. Discussion on traffic, stacking, peak days, and Cedar Hill intersection. Will come back to Planning Commission with a Basic Development Plan.

IX. Approval of the Minutes

Without objection, the minutes of the February 28, 2023, Planning Commission meeting are approved.

X. Reports and Calendar Review

Flying Ace
Another food seller gas station

XI. Upcoming Meetings

March 28, 2023
April 11, 2023

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:05 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**