



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
April 9, 2024
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. SPECIAL USE - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Special Use to construct a new 54,000 SF Public Works Facility and associated storage buildings. Property is located at 5001 Taylorsville Road (SU 24-06).

- B. REPLAT - The applicants, VICKI HAHN and CHERYL ALDERMAN, are requesting approval of a Replat of an existing duplex condominium to create two new lots so that each lot contains the land and building. Property is located at 5261 and 5263 Coco Drive (RP 24-04).
- C. REPLAT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat of 23.7 acres into 2 lots plus Right of Way to facilitate the construction of a residential development and civic center. Property is located at 6209 Brandt Pike (RP 24-02).
- D. BASIC DEVELOPMENT PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan in a PM Planned Mixed Use District for a new 17,725 sq ft government center. This case was advertised as a combined Basic and Detailed Development Plan review; however, the applicant only seeks Basic Development Plan approval. Property is located at 6151 Brandt Pike (BDP 24-07).
- E. DETAILED DEVELOPMENT PLAN - The applicant, 7125 EXECUTIVE BLVD., LLC, is requesting approval of a Detailed Development Plan for a 300 unit market rate multifamily community comprised of a mix of 1, 2, and 3 bedroom units. Property is located at 7125 Executive Blvd. (DDP 24-05).

8. Additional Business

- A. None

9. Approval of Minutes

- A. Without objection the minutes of the March 12, 2024, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

- A. May 14, 2024
June 11, 2024

12. Adjournment

AI-9978

7. A.

Planning Commission

Meeting Date: 04/09/2024

Special Use

Information

Agenda Title

SPECIAL USE - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Special Use to construct a new 54,000 SF Public Works Facility and associated storage buildings. Property is located at 5001 Taylorsville Road (SU 24-06).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of April 9, 2024

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: April 5, 2024
Subject: SU 24-06 Huber Heights Public Works Facility

Application dated March 19, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant/Owner

DEVELOPMENT NAME: Huber Heights Public Works Facility

ADDRESS/LOCATION: 5001 Taylorsville Road

ZONING/ACREAGE: I-1 Light Industrial and Mixed Use / 9.9 Acres

EXISTING LAND USE: Vacant land

**ZONING
ADJACENT LAND:** West: PR; North: I-1/PC; East: PC; South: R-4

REQUEST: The applicant requests Special Use approval to construct a new 54,000 SF public works facility and associated storage buildings.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1135, 1156

CORRESPONDENCE: In Favor –
In Opposition –

Overview:

The city desires to construct a new public works facility that includes a 54,000 SF main building (offices, storage and maintenance), a fueling center and salt storage barn. The site is zoned I-1 and uses typically inherent to a public works facility require Special Use approval by the Planning Commission.

Applicable Zoning Regulations

The applicable zoning chapters include 1135 Special Uses; 1156 I-1 Light Industrial and Mixed Uses, and 1181 General Provisions. The relevant sections are cited and discussed below:

1135 Special Uses**1135.10 General requirements.**

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

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

Chapter 1156 lists a number of uses inherent to a public works facility as Special Uses, such as: heavy equipment storage, automobile service stations, yards for material storage. The proposed public works facility will have a fueling island, salt barn storage structure and in-door vehicle parking.

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

Most, if not all, vehicles will be stored within the 54,000 SF building to keep them out of the elements and prolong their useful life. The I-1 district provides for industrial uses that have minimal impact on surrounding environments. Staff feels this facility will have minimal impact on surrounding properties because most storage and repair work will be completed indoors. No significant outdoor storage of materials is planned.

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

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

The front façade of the main building is an attractive mix of brick and stone and faces Taylorsville Road. The building sits back nearly 190' from Taylorsville Road and Wildcat

Road. Since operations are done indoors, staff feels there will be minimal impact on the area.

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

The area is a mixture of existing industrial, commercial and residential uses. The public works facility should not disturb existing or future neighboring uses. Fuel storage will be underground and salt storage will be within a storage building.

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

The site has access to the appropriate public services and utilities.

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

The public works facility is being constructed so the city can better serve its residents and stakeholders.

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

Most activities will occur indoors. The main building has bays or areas for storage, repair and washing of vehicles and equipment.

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

Access to the facility will be from Wildcat Road. No additional curb cuts on Taylorsville Road are contemplated.

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

This site was designed as a small industrial park but has been vacant for many years. No major environmental, natural or cultural features exist on the site. The site is mainly overgrown vegetation due to years of dormancy.

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

Based on staff's initial review of the plans, the site plan and buildings conform to the requirements of the I-1 Light Industrial District. This includes setbacks, elevations and materials, signs, parking and landscaping. A formal review will occur during the permitting process.

STAFF RECOMMENDATION

Staff feels the requirements of Chapter 1135.10 have been met and recommends approval of the Special Use application to construct a new Huber Heights public works facility.

Planning Commission Action

Planning Commission may take the following actions with a motion:

- 1) Approve the Special Use application.
- 2) Deny the Special Use application (the Commission should state the specific reasons for denial); or
- 3) Table the application.



Planning Commission Decision Record

WHEREAS, on March 19, 2024, the applicant, The City of Huber Heights, requested approval of a Special Use to construct a new 54,000 SF public works facility and associated storage buildings. Property is located at 5001 Taylorsville Road, further identified as Parcel Number P70 01922 0001 of the Montgomery County Auditor's Map (Case SU 24-06), and;

WHEREAS, on April 9, 2024, 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, The City of Huber Heights, for approval of a Special Use. Property is located at 5001 Taylorsville Road (Case SU 24-06), in accordance with the recommendation of Staff's Memorandum dated April 5, 2024, with the following conditions:

1. Approve as submitted.

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

Terry Walton, Chair
Planning Commission

Date

GENERAL NOTES

1. All concrete to test 4000 psi in 28 days.
2. Verify all dimensions, access, utilities and working conditions in the field.
3. Conform to all applicable codes, ordinances and safety standards.
4. Obtain and pay for all required permits and fees.
5. Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
6. No concrete to be poured without Architect's prior review.
7. All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
8. Leave site clean, neat and free of debris at all times.
9. Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
10. Guard against interfering with Owner's operations.
11. These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
12. The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
13. Services perform for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

PROJECT INFO

City of Huber Heights
New DPW Facility and Support Buildings
February 6, 2024

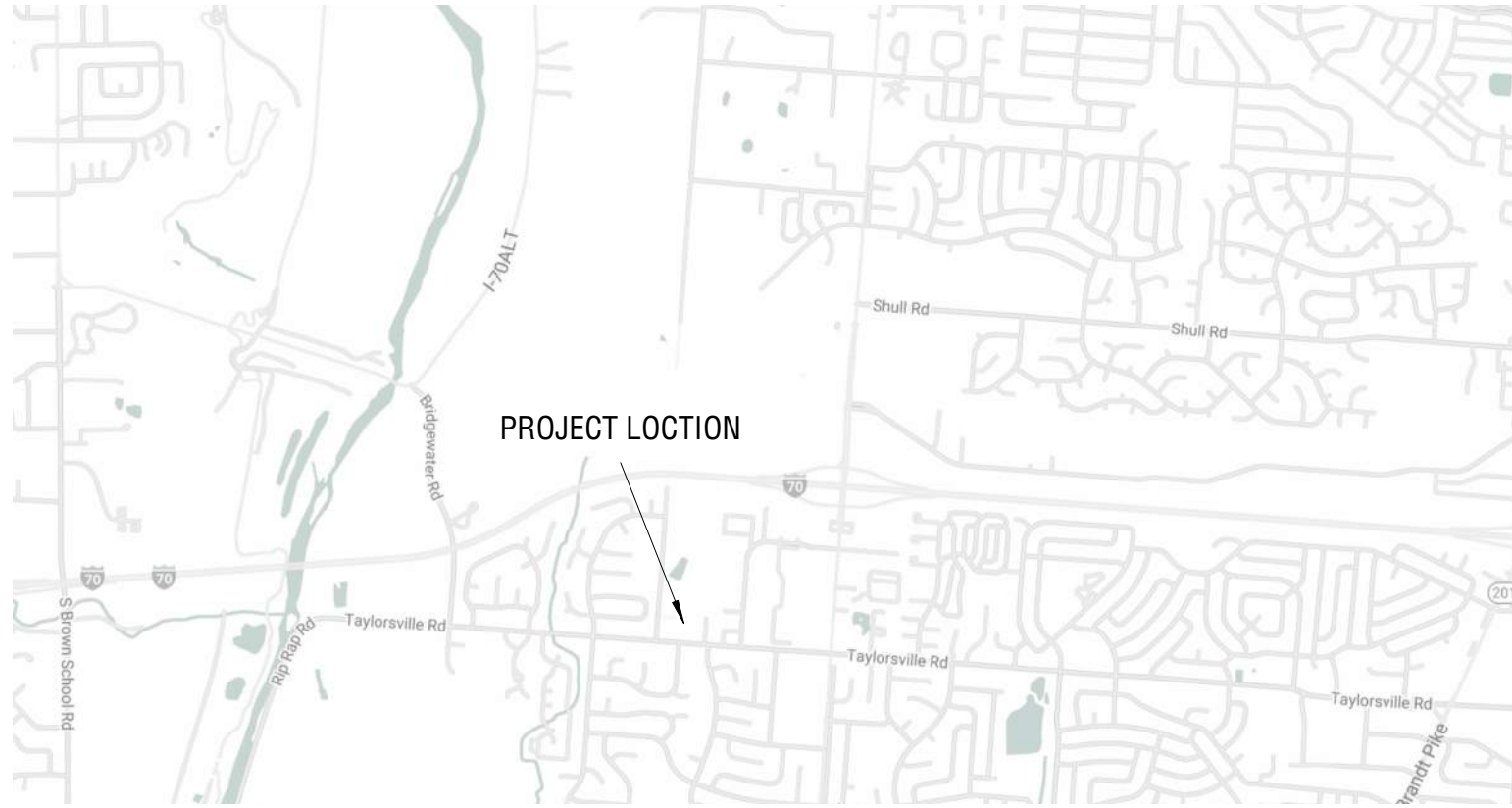
THIS PROJECT SHALL COMPLY AS LISTED

OHIO BUILDING CODE 2017 OHIO PLUMBING CODE 2017 OHIO MECHANICAL CODE 2017 2017 NATIONAL ELECTRICAL CODE	CONSTRUCTION TYPE: Type IIB / Unprotected Non-Combustible
OCCUPANCY CLASSIFICATIONS: B-BUSINESS S-1 MODERATE HAZARD STORAGE S-2 LOW HAZARD STORAGE	TOTAL BUILDING AREAS: BUILDING 01: 54,000 SF BUILDING 02: 14,150 SF BUILDING 03: 3,650 SF BUILDING 04: 3,846 SF BUILDING 05: 7,306 SF
<ol style="list-style-type: none">1. DO NOT SCALE REPLICATED PRINTS OR REPRODUCTIONS.2. THIS DRAWING SHEET DOES NOT REPRESENT ALL SYMBOLS AND DIAGRAM IN THE PROJECT. THIS SHEET REPRESENTS TYPICALLY ENCOUNTERED ITEMS. NOT ALL ITEMS SHOWN MAY OCCUR WITHIN THE SCOPE OF THIS PROJECT AND OTHER ITEMS MAY EXIST IN THE PROJECT NOT ON THIS SHEET. REFER TO COMPLETE SPECIFICATIONS AND DRAWING DOCUMENTATION SET FOR COMPLETE SCOPE OF WORK.3. THE G.C. IS RESPONSIBLE FOR THE REVIEW OF THE DRAWING SET TO CONSTRUCT THE BUILDING AS A COMPLETE PROJECT. WHEN REFERENCING PLANS, SECTIONS, DETAILS, AND SCHEDULES, NOT ALL ELEMENTS WILL BE ANNOTATED IN EVERY VIEW. THE G.C. IS RESPONSIBLE TO REVIEW ALL DRAWINGS AND SHEETS TO PROVIDE THE CONSTRUCTION OF THE WORK INCLUDED IN THE CONTRACT DOCUMENTS. ALL TRADES ARE REQUIRED TO REVIEW THE PROJECT DESIGN INTENT AND PROVIDE THE SCOPE NECESSARY TO COMPLETE THE SPECIFIED WORK. THE FULL CONSTRUCTION DOCUMENTS SPECIFY.4. KEYNOTE TAG DECIMAL PLACE NUMBERS ON PLANS, SECTIONS, AND ELEVATIONS DO NOT REFER TO SPECIFIC SPECIFICATION SECTION, ONLY THE GENERAL SECTION REFERENCED. THE G.C. IS TO REVIEW ALL SPECIFICATION SECTION WITH REFERENCED TAGS.	

CONSULTANTS

ARCHITECT	Kueny Architects, LLC (262) 857-8101 Architect of Record - Jon Wallenkamp	10505 Corporate Drive, Suite 100 Pleasant Prairie, Wisconsin 53158
CIVIL	Terratec Engineering (262) 377-9905 Linda Johnson P.E.	W67 N22 Evergreen Blvd., Ste 205 Cedarburg, WI 53102
STRUCTURAL	Kueny Architects, LLC (262) 857-8101 John F. Schmidbauer, P.E.	10505 Corporate Drive, Suite 100 Pleasant Prairie, Wisconsin 53158
PLUMBING	Root Engineering Services, P.C. (847) 249-8398 Adam Harris, P.E.	4215 Grove Avenue Gurnee, Illinois 60031
H.V.A.C.	Root Engineering Services, P.C. (847) 249-8398 Adam Harris, P.E.	4215 Grove Avenue Gurnee, Illinois 60031
ELECTRICAL	Root Engineering Services, P.C. (847) 249-8398 Adam Harris, P.E.	4215 Grove Avenue Gurnee, Illinois 60031

SITE MAP



CERTIFICATION

ARCHITECT

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.



Printed or typed name: Jon P. Wallenkamp

License number: 2319106

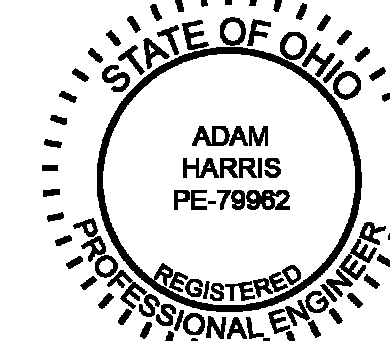
My license expiration date is December 31, 2025

Pages or sheets covered by this seal: 1A001 - 1A804, 11T101-11T202,

4A201, 4A202, 5A201 - 5A401

MECHANICAL ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.



Printed or typed name: Adam Harris

License number: License Number

My license expiration date is December 31, 2025

Pages or sheets covered by this seal: 1FP101 - 1E602, 3E101, 5E101

STRUCTURAL ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.



Printed or typed name: John F. Schmidbauer

License number: E-73716

My license expiration date is December 31, 2025

Pages or sheets covered by this seal: 1S100 - 1S208, 4S201, 5S201, 5S202

CIVIL ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.



Printed or typed name: Jeffrey P. Francis

License number: E-31238

My license expiration date is December 31, 2025

Pages or sheets covered by this seal: C1-C8

SHEET INDEX

TITLE SHEET

01 Title Sheet

BUILDING 01

CIVIL

- C1 Existing Conditions
- C2 Site Prep and Erosion Control
- C3 Dimensional Plan
- C4 Grading & Paving Plan
- C5 Utility Plan
- C6 Construction Details
- C7 Construction Details
- C8 Construction Details

ARCHITECTURAL STANDARDS

- A001 Architectural Legends and Standards
- A002 Wall Types and Typical Details
- A003 Code Plans

ARCHITECTURAL

- 1A101 Architectural Site Plan
- 1A102 Landscape Plan
- 1A103 Site Details and Standards
- 1A200 Building 1 - DPW Facility - Overall Plan
- 1A201 Building 1 - Enlarged Office Plans
- 1A202 Building 1 - DPW Facility - Upper Level and Mezzanine Plan
- 1A204 Building 1 - Enlarged Repair Shops Area Plan
- 1A205 Building 1 - Enlarged Vehicle Parking Garage
- 1A208 Building 1 - Overall Roof Plan
- 1A209 Building 1 - Roof Plan - Enlarged Plans
- 1A210 Exterior Elevations - Overall
- 1A211 Exterior Elevations - Overall
- 1A212 Exterior Elevations - Enlarged Office
- 1A215 Furniture and Equipment Plan
- 1A301 Building Sections
- 1A302 Building Sections
- 1A401 Wall Sections
- 1A402 Wall Sections
- 1A403 Wall Sections
- 1A404 Wall Sections
- 1A405 Wall Sections
- 1A406 Wall Sections
- 1A407 Wall Sections
- 1A408 Wall Sections
- 1A409 Wall Sections
- 1A410 Wall Sections
- 1A411 Wall Sections
- 1A412 Stair Sections and Details
- 1A413 Stair Sections
- 1A501 Architectural Details
- 1A502 Architectural Details
- 1A503 Architectural Details - Precast
- 1A504 Architectural Details
- 1A601 Door and Hardware Schedules
- 1A701 Interior Elevations
- 1A702 Interior Elevations
- 1A703 Interior Casework Details
- 1A800 Finish Information and Details
- 1A801 Floor Finish Plan - Overall
- 1A802 Floor Finish Plan - Office
- 1A804 Ceiling Plans - Overall and Enlarged Office

MECHANICAL

- 1M101 Overall Mechanical Plan
- 1M102 Office Mechanical Plan
- 1M103 Repair Bay Mechanical Plan
- 1M104 Vehicle Storage Mechanical Plan
- 1M105 Mezzanine Mechanical Plan
- 1M106 Roof Mechanical Plan
- 1M107 Section Views
- 1M201 Mechanical Schedules and Notes
- 1M202 Mechanical Schedules and Details
- 1M203 VRF Schedules
- 1M204 VRF Piping Diagram
- 1M205 VRF Wiring Diagram
- 1M301 BAS Control Riser and Notes

MEP

- 1MEP101 MEP Site Plan

ELECTRICAL

- 1E101 Electrical Site Photometric
- 1E102 Electrical Elevations
- 1E200 Overall Lighting Plan
- 1E201 Office Lighting Plan
- 1E202 Repair Shops Lighting Plan
- 1E203 Vehicle Storage Lighting Plan
- 1E204 Emergency Lighting Plan
- 1E300 Overall Power Plan
- 1E301 Office Power Plan
- 1E302 Repair Bay Power Plan
- 1E303 Vehicle Storage Power Plan
- 1E304 Roof Power Plan
- 1E401 Electrical Details
- 1E402 Electrical Details
- 1E501 Electrical Riser
- 1E601 Panel Schedules
- 1E602 Panel Schedule

TECHNOLOGY

- 11T101 Technology - Site Plan
- 11T201 Technology - Overall Plan
- 11T202 Technology - Enlarged Office

BUILDING 04

ARCHITECTURAL

- 4A201 Building 04 - Fuel Island - Plans
- 4A202 Building 04 - Fuel Island - Elevations and Details

BUILDING 05

ARCHITECTURAL

- 5A201 Building 05 - Salt Storage - Overall Plan
- 5A202 Building 05 - Salt Storage - Exterior Elevations
- 5A300 Building 05 - Salt Storage - Building Sections
- 5A401 Building 05 - Salt Storage - Wall Sections

STRUCTURAL

- 5S201 Building 05 - Salt Storage - Structural Plans and Details
- 5S202 Building 05 - Salt Storage - Structural Details

ELECTRICAL

- 5E101 Electrical Plans

Grand total: 124



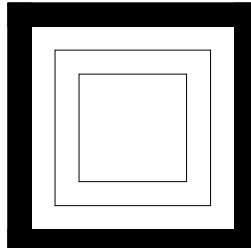
New DPW Facility and Support Buildings

City of Huber Heights



5001 Taylorsville Road, Huber Heights, Ohio 45424

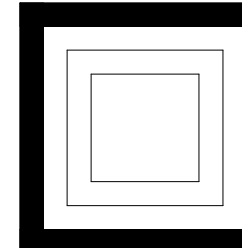
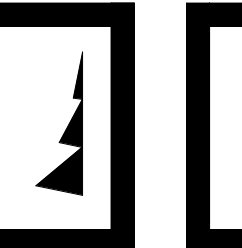
BID SET DRAWINGS - FEBRUARY 6, 2024

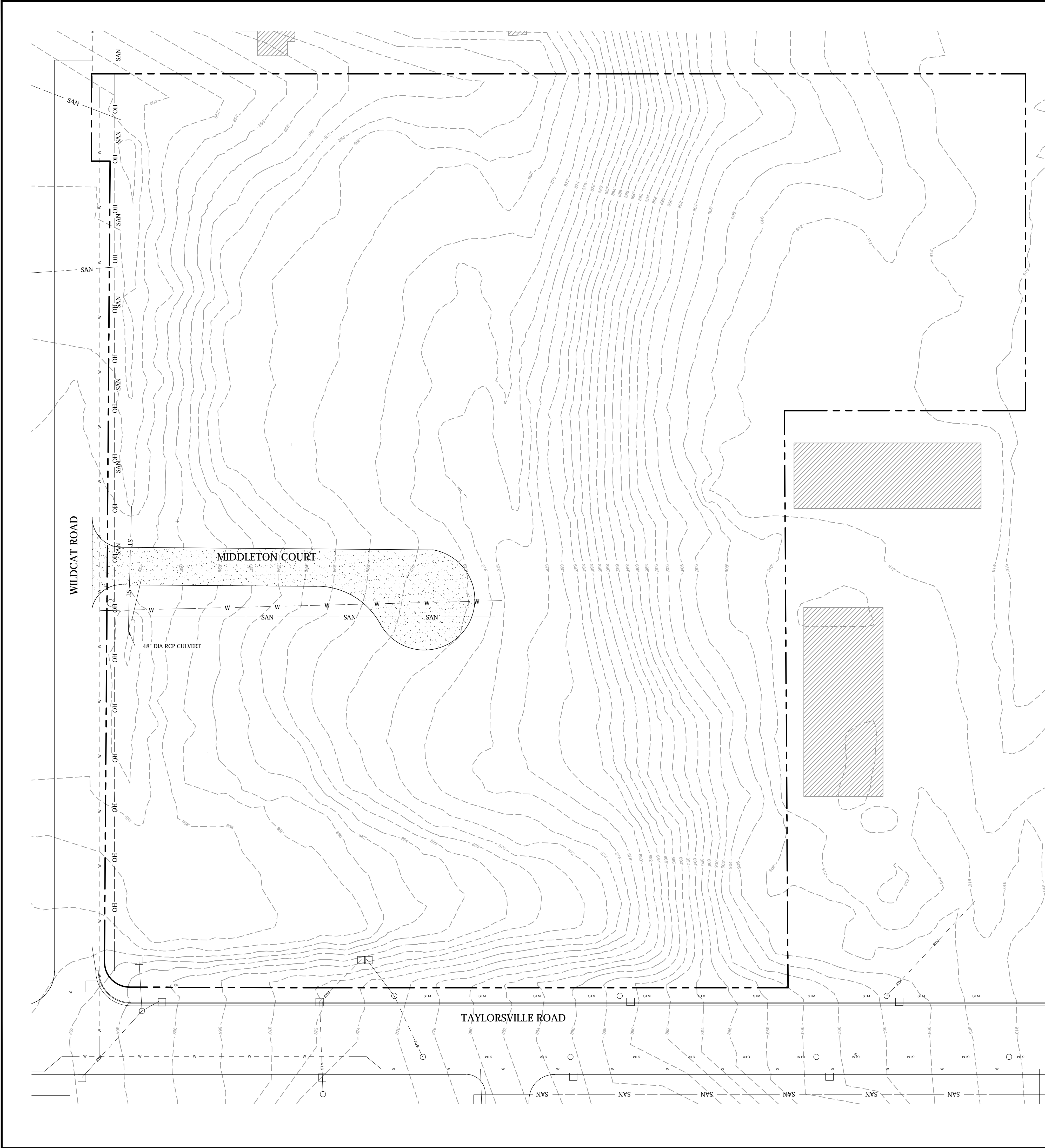


KUENY ARCHITECTS, LLC

10505 CORPORATE DRIVE - SUITE 100 PLEASANT PRAIRIE, WI 53158

10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.857.8101 web: www.kuenyarch.com
©2023 Kueny Architects L.L.C. - All Rights Reserved





SURVEY NOTES

1. THE EXISTING CONDITIONS MAP IS PROVIDED BY KUENY ARCHITECTS AND IS BASED ON GIS MAPPING. ALL INFORMATION SHALL BE ASSUMED TO BE APPROXIMATE AND SHALL BE FIELD CONFIRMED PRIOR TO CONSTRUCTION ACTIVITIES.

GENERAL NOTES FOR TERRATEC'S CIVIL PLANS (C1 - C9)

1. SUMMARY OF WORK: PROJECT WORK SHALL INCLUDE INSTALLATION/MAINTENANCE/REMOVAL OF EROSION CONTROLS, DEMOLITION/DISPOSAL OF ITEMS TO BE REMOVED, UTILITY PROTECTIONS/RELOCATIONS, PROTECTION OF ITEMS TO REMAIN, CLEARING/GRUBBING, GRADING/PAVING, UTILITIES (STORM, SANITARY, AND WATER), AND SIDEWALK CONSTRUCTION AS SHOWN ON PROJECT DRAWINGS. CONSTRUCTION DETAILS ARE INCLUDED IN THE PLAN SET. NOTE: SEE ARCHITECT PLANS FOR BUILDING/PLANTERS/RETAINING WALL DETAILS, SEE INTERIOR PLUMBER PLANS FOR UTILITY CONNECTIONS TO BUILDING, AND SEE LANDSCAPE PLAN FOR TREES, SHRUBS, AND GRASS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES/ORDINANCES/LAWS/REQUIREMENTS. WHEN IN CONFLICT, THE MORE RESTRICTIVE SHALL PREVAIL.
3. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST EDITIONS OF: OHIO DOT CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (OHIO SPECIFICATIONS); THE LOCAL MUNICIPALITY'S DEPARTMENT OF PUBLIC WORKS TECHNICAL STANDARDS; (MUNICIPALITY STANDARDS); AND THE SITE GEOTECHNICAL REPORT (SITE GEOTECHNICAL REPORT) THAT WAS PREPARED BY OTHERS AND INCLUDED IN ARCHITECT'S TECHNICAL SPECIFICATIONS.
4. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF OWNER AND ARCHITECT.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, TERRATEC ENGINEERING, ARCHITECT, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE CIVIL WORK INCLUDED ON THESE CIVIL PLANS.
6. TERRATEC ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF TERRATEC ENGINEERING.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK, PERMITS AND INSPECTIONS FOR THE CONSTRUCTION OF THESE CIVIL PLANS INCLUDING, BUT NOT LIMITED TO, TRAFFIC CONTROL, DEMOLITION, DISPOSAL, UTILITY REMOVAL/RELOCATION/CONSTRUCTION, DEWATERING, GRADING/PAVING, SIDEWALK CONNECTION, ETC.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND OTHER DISCIPLINE'S PLANS FOR ADDITIONAL DESIGN INFORMATION. CONTRACTOR SHALL EXAMINE ALL APPROPRIATE PLANS/REPORTS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION COMMENCEMENT SO THAT PROPER MODIFICATIONS CAN BE MADE. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
9. CIVIL PROJECT DRAWING VERIFICATION: CONTRACTOR SHALL REVIEW SITE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS, AND BETWEEN PROJECT DRAWINGS (FOR UTILITY CONFLICTS, DRAINAGE/GRADING CONFLICTS, ETC.) SHALL BE NOTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
10. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. CONTRACTOR SHALL CALL UTILITY LOCATE HOTLINE A MINIMUM OF THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. IN ADDITION, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITY PRIOR TO CONSTRUCTION COMMENCEMENT.
11. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ALL FEATURES. GIVE NOTICE TO UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF THEIR SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED AT CONTRACTOR'S COST AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
12. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REFER TO, AND ADHERE TO THE RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT AND ANY RELEVANT ENVIRONMENTAL ASSESSMENT REPORTS. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, ENVIRONMENTAL-RELATED CONDITIONS, OR UNEXPECTED SUBGRADE CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE OWNER/ARCHITECT FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ARCHITECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CHECK WITH ARCHITECT AND OWNER IF A SITE GEOTECHNICAL REPORT IS AVAILABLE. IF AVAILABLE, CONTRACTOR SHALL PERFORM ALL EXCAVATIONS, DEWATERING, BACKFILLING (MATERIALS AND PLACEMENT/COMPACTION), SUBGRADE CONSTRUCTION, ETC. IN ACCORDANCE WITH THE SITE GEOTECHNICAL REPORT.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF BUILDINGS, ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFETY. OWNER, ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR EITHER SITE SECURITY OR SAFETY.
16. THE MUNICIPALITY AND ARCHITECT SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED IN THESE CIVIL PLANS. CONTRACTOR TO PAY/COORDINATE ALL INSPECTIONS. REJECTED CONSTRUCTION SHALL BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
17. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSES TO THE SATISFACTION TO THE OWNER/ARCHITECT AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
18. EXISTING ITEMS TO REMAIN SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
19. ALL WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE MUNICIPALITY'S/COUNTY'S DEPARTMENT OF PUBLIC WORKS TECHNICAL STANDARDS OR STATE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
20. FIELD TILE CONNECTION - TILE LINES CROSSED BY A TRENCH/EXCAVATION SHALL BE REROUTED AND REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER TO MAINTAIN FIELD TILE DRAINAGE.
21. CONTRACTOR SHALL CONFIRM EXISTING FINISHED FLOOR ELEVATION & EXISTING GRADE & UTILITY TIE IN LOCATIONS/INVERTS PRIOR TO CONSTRUCTION. IF DIFFERENT THAN SHOWN ON PLANS, NOTIFY THE OWNER/ARCHITECT PRIOR TO WORK COMMENCEMENT. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR (OR ITS' SUBCONTRACTORS) COMMENCES WORK (I.E., EQUIPMENT MOBILIZATION TO SITE), CONTRACTOR ACCEPTS RESPONSIBILITY/EXPENSES FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING INCONSISTENCIES AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
22. ALL SAWCUTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE FULL DEPTH.

GENERAL CITY OF HUBER HEIGHTS NOTES

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

PROJECT SHEETS

- C1 EXISTING CONDITIONS MAP
- C2 SITE PREP & EROSION CONTROL PLAN
- C3 DIMENSION PLAN
- C4 GRADING/PAVING PLAN
- C5 UTILITY PLAN
- C6-C8 CONSTRUCTION DETAILS

LEGEND

- POWER POLE
- LIGHT POLE
- MANHOLE
- STORM INLET
- WATER VALVE
- FIRE HYDRANT
- SIGN
- BUILDING
- CONTOUR
- OVERHEAD ELECTRIC LINE
- BURIED FIBER OPTIC
- BURIED SANITARY SEWER
- BURIED STORM SEWER
- BURIED WATER MAIN
- EXISTING PROPERTY LINE

GENERAL PROJECT INFO

1. OWNER: CITY OF HUBER HEIGHTS
2. ZONING CODE: I-1
3. REQUIRED SETBACKS
FRONT: 50'
SIDE/REAR: 25' OR EQUAL TO BUILDING HEIGHT, WHICHEVER IS GREATER.
4. PARCEL SIZE: 8 ACRES



EXISTING CONDITIONS NEW PUBLIC WORKS FACILITY 5001 TAYLORSVILLE AVENUE HUBER HEIGHTS, OHIO			
DESIGNED BY LKJ	APPROVED BY JPF	DATE 02/06/2024	
REVISION NO.	REVISIONS	DATE	BY
		TERRATEC PROJECT NO. 2307002	
		SHEET No. C1	OF 8
WB 1022 EVERGREEN BLVD., STE. 205 CEDARBURG, WI 53012 Tel.: 262.377.9905 • Fax: 262.375.1958 © 2023 TERRATEC ENGINEERING, LLC.			



DEMOLITION NOTES:

- DEMOLITION AND DISPOSAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THIS WORK INCLUDING FEDERAL, STATE, COUNTY, AND THE LOCAL MUNICIPALITY.
- EXISTING UTILITIES THAT ARE LOCATED BELOW THE NEW BUILDING FOOTPRINTS SHALL BE REMOVED TO THE EXTERIOR OF THE BUILDING AND SHALL BE CONNECTED TO THE NEW BUILDING PER THE INTERIOR PLUMBING PLANS.
- ALL STRUCTURES, PAVEMENT AND UTILITIES SHALL BE COMPLETELY DEMOLISHED/REMOVED. ALL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DISPOSAL OF ALL ITEMS SHALL BE PROPERLY DISPOSED IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY AND LOCAL MUNICIPALITY REGULATIONS.
- THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY AND MAKE NO REPRESENTATION AS TO THE CONDITION OF THE STRUCTURES/MATERIALS (IF ANY) TO BE REMOVED OR THE SPECIFIC MATERIALS THAT COMPRISE THEIR MAKEUP AND CONTENTS. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, DEMOLITION SHALL CEASE AND THE OWNER AND ARCHITECT SHALL BE NOTIFIED. THE MATERIAL SHALL BE REMOVED, CONTAINERIZED, TRANSPORTED AND DISPOSED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS AND REGULATIONS. DO NOT RESUME UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER/ARCHITECT.
- NO BURNING OF MATERIALS FROM THE SITE IS PERMITTED. THE USE OF EXPLOSIVES ON THIS PROJECT IS NOT PERMITTED.
- CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS THAT ARE TO BE GRADED OR BUILT UPON. TOPSOIL SHALL BE STOCKPILED IN A LOCATION PRE-APPROVED BY ARCHITECT/OWNER. STOCKPILE SHALL HAVE SILT FENCE INSTALLED AROUND THE PERIMETER.
- ALL UTILITY REMOVALS INCLUDE REMOVAL OF THE UTILITY STRUCTURES AND LINES UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT PRIOR TO UTILITY REMOVAL. UTILITIES SHALL BE REMOVED TO PROPERTY LINE AND CAPPED IN ACCORDANCE WITH SPECIFIC UTILITY REQUIREMENTS TO THE SATISFACTION OF OWNER AND UTILITY. ALL PAVEMENT/FOOTINGS/SIDEWALKS/RAMPS/STAIRS/POSTS/ETC. REMOVALS INCLUDE THE STRUCTURE AS WELL AS APPURTENANCES. RESULTANT HOLES AND EXCAVATIONS SHALL BE BACKFILLED PER SITE GEOTECHNICAL REPORT.
- THE PROPER UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO WORK COMMENCEMENT AS REQUIRED BY THE SPECIFIC UTILITIES. ALL WORK SHALL BE COORDINATED WITH THE UTILITY COMPANY HAVING THE JURISDICTION OVER THE SPECIFIC UTILITY PRIOR TO ANY DISCONNECTION, ABANDONMENT AND/OR REMOVAL/CAPPING OF THE UTILITY. ADEQUATE TIME SHALL BE PROVIDED IN CONTRACTOR'S SCHEDULE FOR REMOVAL, RELOCATION OR INSTALLATION TO PROVIDE SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY FOR ALL UTILITY SERVICES/FEE'S/INSPECTIONS,ETC.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT PRE-APPROVAL FROM THE ADJACENT LAND OWNERS AND SPECIFIC UTILITIES(IES).
- CONTRACTOR SHALL LIMIT SAW CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT AND OTHER ITEMS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT/ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS AND PROTECTIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, UTILITY POLES, ETC. AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION IN PLACE, WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS.
- NO UTILITIES SHALL REMAIN BELOW STORMWATER FEATURES AND BUILDINGS UNLESS SPECIFICALLY CALLED OUT TO REMAIN. UTILITIES SHALL EITHER BE REMOVED, REPLACED, OR RELOCATED AS DIRECTED BY ARCHITECT AND OWNER.
- GRAVEL AREAS (IF APPLICABLE) - ONLY REMOVE GRAVEL DOWN TO FINAL GRADE (FOR PROPOSED GRAVEL AREAS) OR TOP OF SUBGRADE GRADES (FOR AREAS TO RECEIVE PAVEMENT).
- FIELD TILE CONNECTION - TILE LINES CROSSED BY A TRENCH/EXCAVATION SHALL BE REROUTED AND REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER TO MAINTAIN FIELD TILE DRAINAGE.

GENERAL EROSION CONTROL AND CLEAN UP REQUIREMENTS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
- EROSION CONTROLS
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE OHIO EPA STORM MANUAL PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
 - INSTALL EROSION MAT ON ALL FINISHED GRADE SLOPES EQUAL TO OR GREATER THAN 4:1. EROSION MAT SHALL BE LIGHT DUTY SINGLE NETTED 100% BIODEGRADABLE EROSION MAT.
 - INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY AND AFTER A RAIN EVENT OF 0.5" OR MORE IN A 24-HOUR PERIOD.
 - MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
 - OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
 - NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
 - THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
 - ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
 - ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION.
 - TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
 - DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
 - ALL STORM DRAIN INLETS BOTH WITHIN THE NEIGHBORING PUBLIC RIGHT-OF-WAY AND IN THE SUBJECT SITE SHALL BE PROTECTED USING THE INLET PROTECTION. DETAILS INCLUDED ON SHEET C5.
 - PROVIDE TEMPORARY AND PERMANENT SOIL STABILIZATION PRACTICES (SEED, MULCH, ETC.) PER OHIO EPA STANDARDS.
 - MINIMIZE AIRBORNE DUST LEAVING SITE IN ACCORDANCE WITH OHIO EPA STANDARDS.
- ALL DISTURBED AREAS OUTSIDE STREET RIGHT-OF-WAYS MUST BE STABILIZED WITHIN 30 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
- CONTRACTOR SHALL NOT ALLOW MUD AND DEBRIS TO BE DEPOSITED ONTO ADJACENT ROADWAYS OR PROPERTIES. CLEANUP SHALL BE PERFORMED AT A MINIMUM OF DAILY OR AS NEEDED.
- ALL PONDS AND BIOFILTERS TO HAVE GRASS COVER WITH FERTILIZER/MULCHING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADS FREE AND CLEAR OF DEBRIS AND SEDIMENT. TRACKED MATERIAL MUST BE SWEEPED DAILY AT A MINIMUM.

SITE PREPARATION NOTES:

- CONTRACTOR SHALL STRIP TOPSOIL FROM AREAS TO BE GRADED IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT PRIOR TO GRADING ACTIVITIES. TOPSOIL NOT REUSED SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- CONTACT RESPECTIVE UTILITIES PRIOR TO ABANDONMENT/REMOVAL/RELOCATION OF UTILITIES. ABANDONMENT/REMOVAL/RELOCATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH EACH UTILITIES REQUIREMENTS TO THEIRS & OWNERS APPROVAL.
- TREE AND VEGETATION REMOVAL - REMOVE TREES, SHRUBS, PLANTS, CROPS AND OTHER ABOVE-GROUND VEGETATION FROM AREA TO BE PAVED/MODIFIED. EXCAVATE STUMPS, ROOTS, AND OTHER ON-GROUND VEGETATION OR ORGANIC DEBRIS AND REMOVE TO A MINIMUM DEPTH BELOW EXISTING GRADE OF 36 INCHES FOR STUMPS AND 8 INCHES FOR ROOTS, AND OTHER VEGETATIVE OR ORGANIC DEBRIS.
- PAVEMENT - ALL PAVEMENT & FENCE WITHIN PROJECT LIMITS SHALL BE REMOVED. SAWCUT AS SHOWN. REMOVE ALL BASE MATERIAL WITHIN 12 INCHES OF FINISH GRADE IN AREAS OUTSIDE OF AREAS TO RECEIVE NEW PAVING.
- DISPOSE ALL DEMOLITION/REMOVAL MATERIAL OFFSITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT CONTRACTOR'S COST. IF EXISTS, CONTRACTOR TO HANDLE/REMOVE ENVIRONMENTALLY IMPAIRED SOIL IN ACCORDANCE WITH SITE ENVIRONMENTAL REPORT/SPECIFICATIONS.
- SUBGRADE CONSTRUCTION TO BE PERFORMED AS SPECIFIED BY SITE GEOTECHNICAL REPORT.

EROSION CONTROL SEQUENCE

- EROSION CONTROLS SHALL BE PERFORMED IN THE FOLLOWING ORDER :

BEFORE CONSTRUCTION, INSTALL TEMPORARY CONTROLS

- INLET PROTECTION FOR EXISTING INLETS
- SILT FENCE
- TRACKING PAD

DURING CONSTRUCTION

- TEMPORARY CONTROLS
- DUST CONTROLS
- DEWATERING (IF NECESSARY)

BEFORE OTHER GRADING ACTIVITIES

- POND - SEDIMENT SHALL BE REMOVED BEFORE SEEDING.
- DITCH CHECKS

IMMEDIATELY AFTER INSTALLATION OF NEW INLETS

- INLET PROTECTION FOR NEW INLETS

DURING & IMMEDIATELY AFTER SEEDING

- SEEDING POND SIDESLOPE PROTECTION (EROSION MAT)
- SWALE SIDESLOPE PROTECTION (EROSION MAT)
- ONCE VEGETATION IS ESTABLISHED
- REMOVE ALL TEMPORARY CONTROLS (I.E., INLET PROTECTION, SILT FENCE, DITCH CHECKS, SLOPE PROTECTION)

- EROSION CONTROL INSPECTIONS - INSPECT ALL EROSION CONTROLS A MINIMUM OF WEEKLY AND AFTER ANY RAIN EVENT OF 0.5" OR MORE IN A 24 HOUR PERIOD. INSPECTION REPORTS MUST BE COMPLETED AND REMEDIAL ACTIONS TAKEN/DOCUMENTED WITH DOCUMENTATION LEFT ONSITE FOR EVERY INSPECTION EVENT.

PROPOSED CONDITIONS LEGEND

***** SAWCUT LINE

— SF — SILT FENCE

INLET PROTECTION

DITCH CHECK

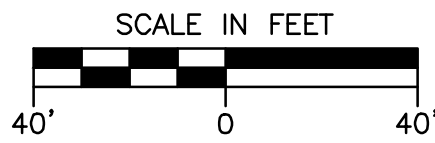
TRACKING PAD/WASHOUT AREA

EROSION MATTING

DITCH CHECK

GENERAL LEGEND AND NOTES

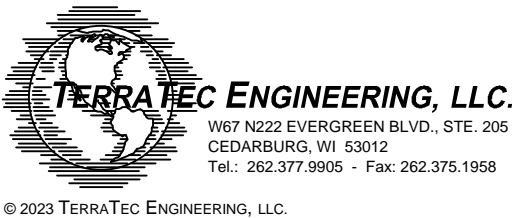
1. SEE SHEET C1 FOR EXISTING CONDITIONS LEGEND AND NOTES. SEE SHEET C6 FOR SITE PREP & EROSION CONTROL NOTES & DETAILS.



"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

**SITE PREP & EROSION CONTROL
NEW PUBLIC WORKS FACILITY
5001 TAYLORSVILLE AVENUE
HUBER HEIGHTS, OHIO**

DESIGNED BY LKJ	APPROVED BY JPF	DATE 02/06/2024
REVISION NO.	REVISIONS	DATE BY



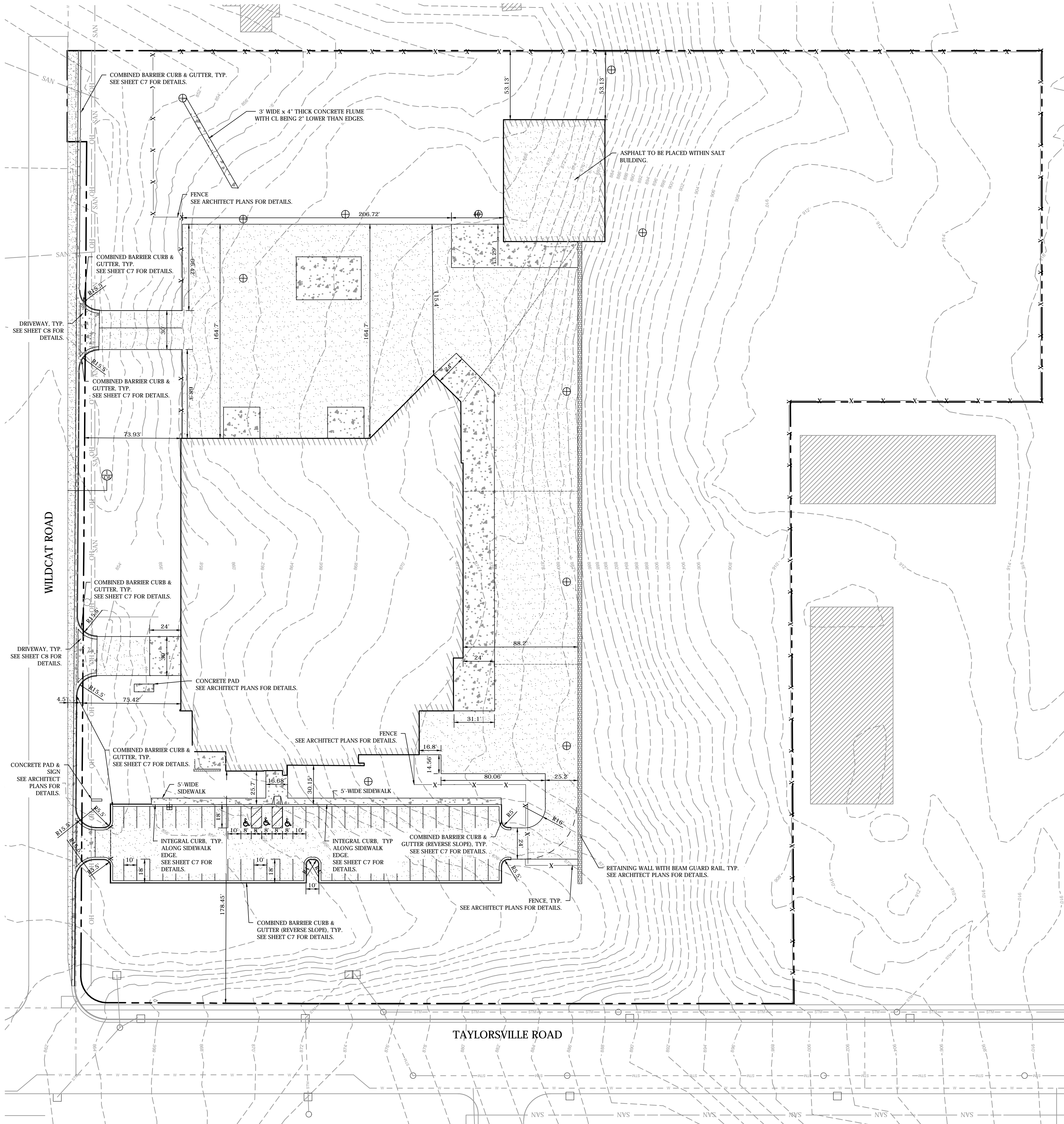
TERRATEC PROJECT NO.
2307002

SHEET No. OF

C2 8

© 2022 TerraTec Engineering, LLC.





- PROPOSED CONDITIONS LEGEND
- CONTOUR
 - FINISH GRADE POINT
 - BUILDING
 - GRADE BREAK
 - PAVEMENT EDGE
 - SAN
 - ST
 - W
 - OUTLET STRUCTURE
 - RETAINING WALL
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT

GENERAL NOTES

- SEE SHEET C1 FOR GENERAL NOTES, CITY NOTES, EXISTING CONDITIONS NOTES/LEGEND.
- ALL SAWCUTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE FULL DEPTH.

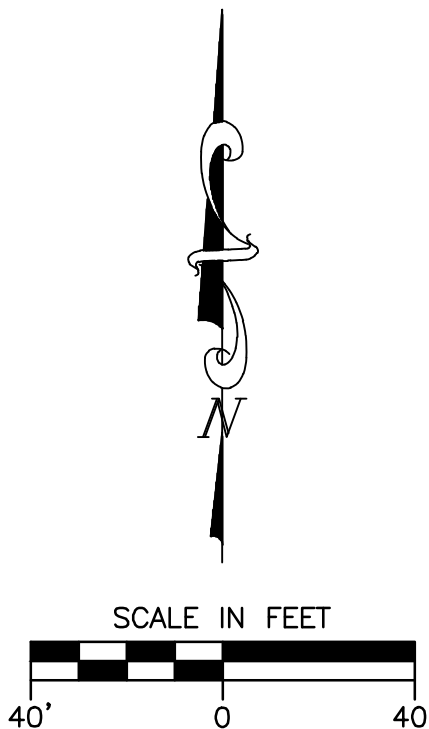
CITY OF HUBER HEIGHTS GENERAL NOTES

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



DIMENSION PLAN NEW PUBLIC WORKS FACILITY 5001 TAYLORSVILLE AVENUE HUBER HEIGHTS, OHIO			
DESIGNED BY LKJ	APPROVED BY JPF	DATE 02/06/2024	
REVISION NO.	REVISIONS	DATE	BY
TERRATEC PROJECT NO. 2307002		SHEET No. C3	OF 8

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."





PROPOSED CONDITIONS LEGEND

---	CONTOUR
✱ 711.11	FINISH GRADE POINT
▨	BUILDING
- - - -	GRADE BREAK
---	PAVEMENT EDGE
---	SAN
---	ST
---	W
⊙	OUTLET STRUCTURE
⊙	CLEANOUT
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	RETAINING WALL (SEE NOTE 7)

- GENERAL NOTES**
- SEE SHEET C1 FOR GENERAL NOTES, EXISTING CONDITIONS NOTES/LEGEND.
 - ALL SAWCUTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE FULL DEPTH.

- GENERAL GRADING/PAVING NOTES**
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES. UNLESS OTHERWISE NOTED, MEASUREMENTS WHERE CURB IS PRESENT ARE MEASURED TO FRONT OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS INCLUDING THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR THE LOCAL MUNICIPALITY.
 - SUBGRADE TO BE PREPARED AS SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER (NOT TERRATEC ENGINEERING, LLC).
 - PARKING LOT MINIMUM PAVEMENT STRUCTURE (ALSO WITHIN SALT BUILDING):**
8" CRUSHED AGGREGATE BASE COURSE - OHIO DOT ITEM 304
3.5" ASPHALTIC HOT MIX BINDER COURSE - OHIO DOT ITEM 441(2)
2.5" ASPHALT HOT MIX SURFACE COURSE - OHIO DOT ITEM 441(1)

- DRIVEWAY APRON AND CONCRETE PAVEMENT LOCATIONS**
- 7" CONCRETE ON 3" OHIO DOT ITEM 304 MATERIAL
- SIDEWALK**
- 4" CONCRETE ON 3" OHIO DOT ITEM 304 MATERIAL

- WILDCAT ROAD PAVEMENT EXTENSION**
- 12" CRUSHED AGGREGATE BASE COURSE - OHIO DOT ITEM 304
3" ASPHALTIC HOT MIX BINDER COURSE - OHIO DOT ITEM 442(A)
2" ASPHALT HOT MIX SURFACE COURSE - OHIO DOT ITEM 442(A)
- ALL ASPHALT AND CONCRETE PAVEMENTS/SIDEWALKS/DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS FOR DRIVEWAY ENTRANCES, SIDEWALKS, AND CURBS. CONTRACTOR SHALL OBTAIN THESE SPECIFICATIONS ONLINE OR AT THE CITY'S OFFICES PRIOR TO CONSTRUCTION.
 - ALL BUILDINGS AND RETAINING WALLS ARE DESIGNED BY OTHERS (NOT TERRATEC). ITEMS ARE SHOWN FOR REFERENCE ONLY. SEE ARCHITECT FOR PLANS.

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

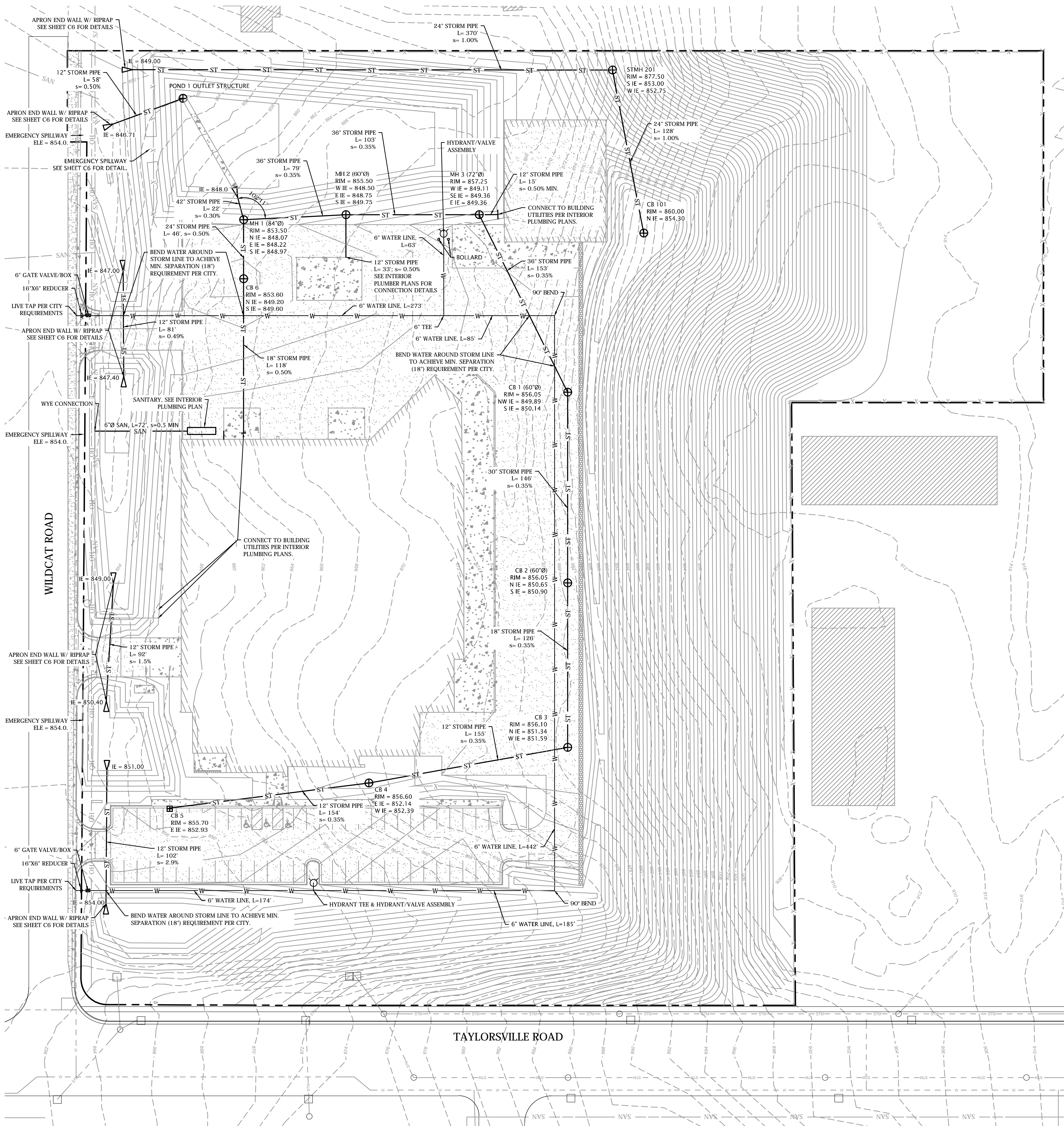
North arrow pointing up.

SCALE IN FEET

40' 0 40'



GRADING & PAVING PLAN NEW PUBLIC WORKS FACILITY 5001 TAYLORSVILLE AVENUE HUBER HEIGHTS, OHIO			
DESIGNED BY LKJ	APPROVED BY JPF	DATE 02/06/2024	
REVISION NO.	REVISIONS	DATE	BY
TERRATEC ENGINEERING, LLC. 1601222 EVERGREEN BLVD., STE. 205 CEDARBURG, WI 53012 Tel.: 262.377.9905 • Fax: 262.375.1998		TERRATEC PROJECT NO. 2307002	
SHEET No. C4		OF 8	



GENERAL NOTES

1. SEE SHEET C1 FOR GENERAL NOTES, EXISTING CONDITIONS NOTES/LEGEND.
2. SEE SHEET C3 FOR PROPOSED NOTES AND LEGEND.
3. ALL SAWCUTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE FULL DEPTH.

CITY OF HUBER HEIGHTS SANITARY NOTES

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

CITY OF HUBER HEIGHTS WATER NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.5.1 (AWWA C151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING BOTH MEGA LUGS AND CONCRETE THRUST BLOCKS FOR THE LENGTH DETERMINED BY THE CITY INSPECTOR.
3. ALL WATER MAINS SHALL HAVE 4" - 6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, DISINFECTED AND RELEASED FOR TAPS.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4' OPENING TO FACE THE STREET.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 1" MAXIMUM NIPPLE BETWEEN THE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTIZ OUTLET WITH CAP AND 2 1/2" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTIZ OUTLET WITH CAP AND ONE 5" STORTIZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTIZ FITTING.

GENERAL UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CONTACT "DIGGERS HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION. REPAIR OF ANY UTILITY DAMAGE SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE.
2. LENGTHS OF ALL PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY OWNER PRIOR TO PROJECT COMMENCEMENT. IF A CONFLICT IS FOUND AFTER PROJECT COMMENCEMENT, NOTIFY OWNER IMMEDIATELY AND ANY REWORK SHALL BE PERFORMED AT CONTRACTOR'S COST.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FOR UTILITY CONNECTIONS, INTO EXISTING SYSTEMS, FROM GOVERNING JURISDICTIONS. SUBMIT APPROVALS TO OWNER PRIOR TO CONSTRUCTION COMMENCEMENT.
5. STORM SEWER SPECIFICATIONS
PIPE - WITHIN ROW, PIPE SHALL BE RCP IN ACCORDANCE WITH CITY STANDARDS. WITHIN SUBJECT SITE, PIPE SHALL EITHER BE RCP, PVC PIPE (SPECIFIED UNDER SANITARY SEWER SPECIFICATIONS) OR HIGH DENSITY DUAL WALL POLYETHENE CORRUGATED (HDPE) PIPE. RCP PIPE SHALL MEET THE REQUIREMENTS OF ASTM, CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HDPE PIPE SHALL BE AS MANUFACTURED BY HANCOR OR EQUAL, WITH WATER TIGHT JOINTS, DESIGN MANNING "N" VALUE OF 0.010, OR EQUAL, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S.
CATCH BASINS AND MANHOLES SHALL BE PER CITY OF HUBER HEIGHTS STANDARD DETAILS SHOWN ON C7.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOIL BACKFILL CONFORMING TO SECTION 6.43.5 OF THE "STANDARD SPECIFICATIONS." ALL BACKFILL/BEDDING SHALL BE COMPACTED BY MECHANICAL MEANS.
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICES FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
STORM SEWER SERVICES SHALL TERMINATE WITH REMOVABLE, RUBBER COMPRESSION GASKETED PLUGS.

MONTGOMERY COUNTY NOTES:

1. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE JANUARY 1, 1997 COPY OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS."
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARDS.
3. ALL TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH MONTGOMERY COUNTY SPECIFICATIONS AND COMPACTED BEFORE SURGRADE APPROVAL.
4. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
5. ALL CATCH BASINS TO BE TYPE 3A UNLESS OTHERWISE SPECIFIED.
6. ALL CATCH BASIN LATERALS TO BE REINFORCED CONCRETE ASTM SPECIFICATION NO. C76, CLASS 4, UNLESS OTHERWISE NOTED.
7. ALL MANHOLES TO BE TYPE A UNLESS OTHERWISE NOTED. CHANNEL BOTTOMS OF ALL MANHOLES.
8. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
9. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED ACCORDANCE WITH OHIO DOT STANDARD CONSTRUCTION DRAWING BP-7.1.
10. FORTY EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1800-362-2764; AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
11. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDDED AND MULCHED WITHIN SEVEN (7) DAYS.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES OR UTILITIES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT CONTRACTOR'S EXPENSE.



UTILITY PLAN
NEW PUBLIC WORKS FACILITY
5001 TAYLORSVILLE AVENUE
HUBER HEIGHTS, OHIO

DESIGNED BY LKJ	APPROVED BY JPF	DATE 02/06/2024
REVISION NO.	REVISIONS	DATE BY

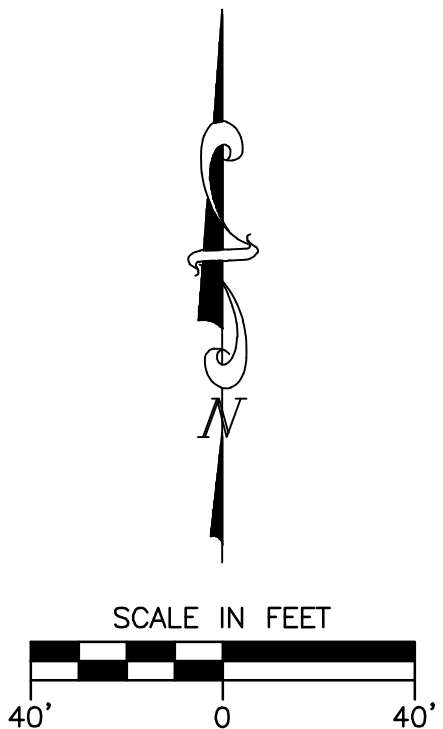
TERRATEC PROJECT NO.
2307002

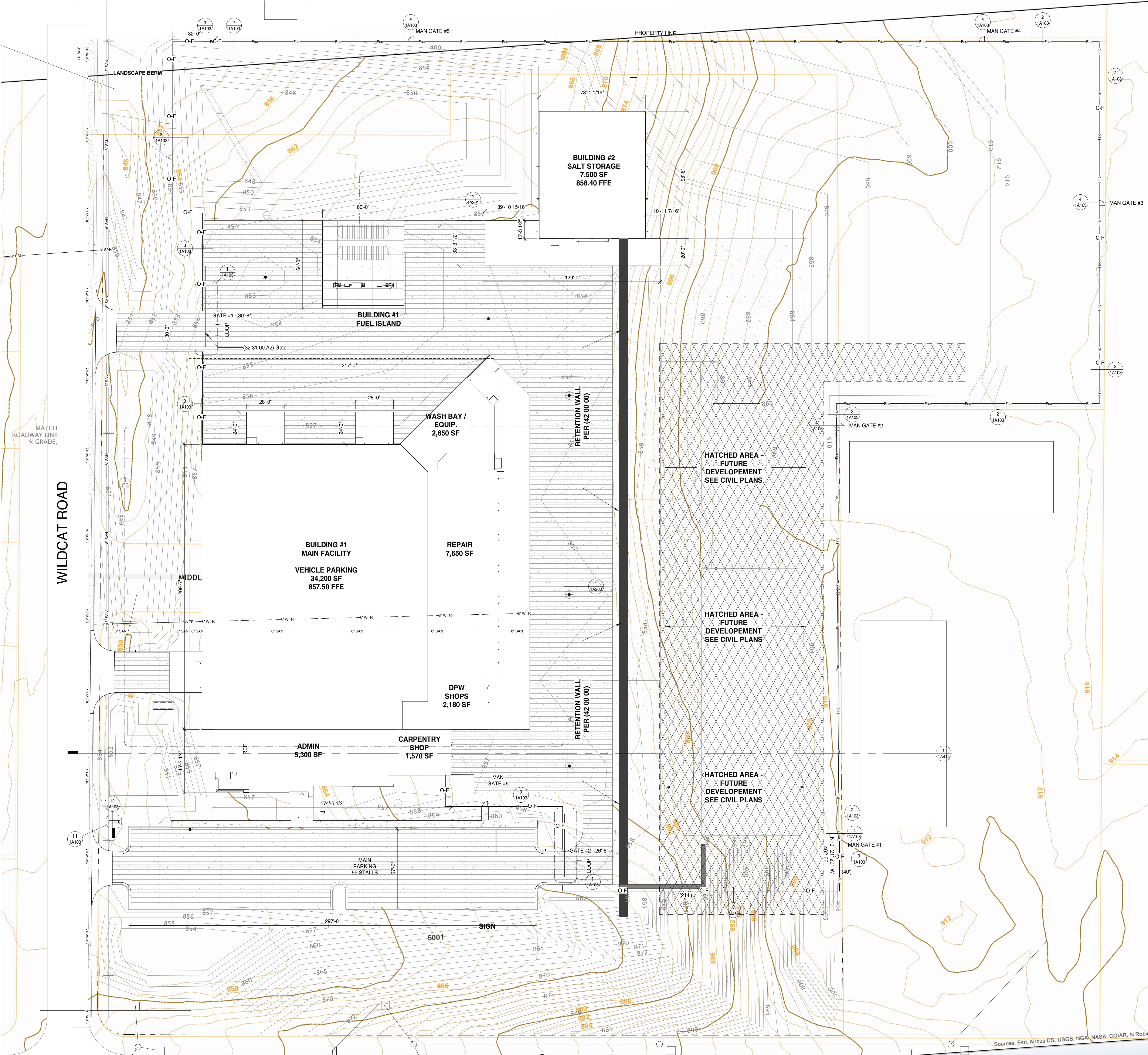
SHEET No. **C5** OF **8**

WY 1022 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905 • Fax: 262.375.1958

© 2023 TerraTec Engineering, LLC.

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."





SITE PLAN LEGEND

SITE ELEMENTS:	
PROPERTY LINES	---
EXISTING GRADES	---ELEV---
PROPOSED GRADES	---ELEV---
WATER (REFER TO CIVIL)	8" WTR --- 8" WTR --- 8" WTR --- 8" WTR
SANITARY (REFER TO CIVIL)	8" SAN --- 8" SAN --- 8" SAN --- 8" SAN
STORM (REFER TO CIVIL)	8" ST --- 8" ST --- 8" ST --- 8" ST
STORM (REFER TO CIVIL)	8" ST --- 8" ST --- 8" ST --- 8" ST
SILT FENCE (REFER TO CIVIL)	8" SLT --- 8" SLT --- 8" SLT --- 8" SLT
CHAIN LINK FENCING	---C F---C F---C F---C F
ORNAMENTAL FENCING	---O F---O F---O F---O F
GRASS AREAS	[Symbol]
MULCH AREAS	[Symbol]
ASPHALT PAVING	[Symbol]
LANDSCAPE STONE	[Symbol]
CONCRETE	[Symbol]
BLG. BLOCKS	[Symbol]

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT
Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

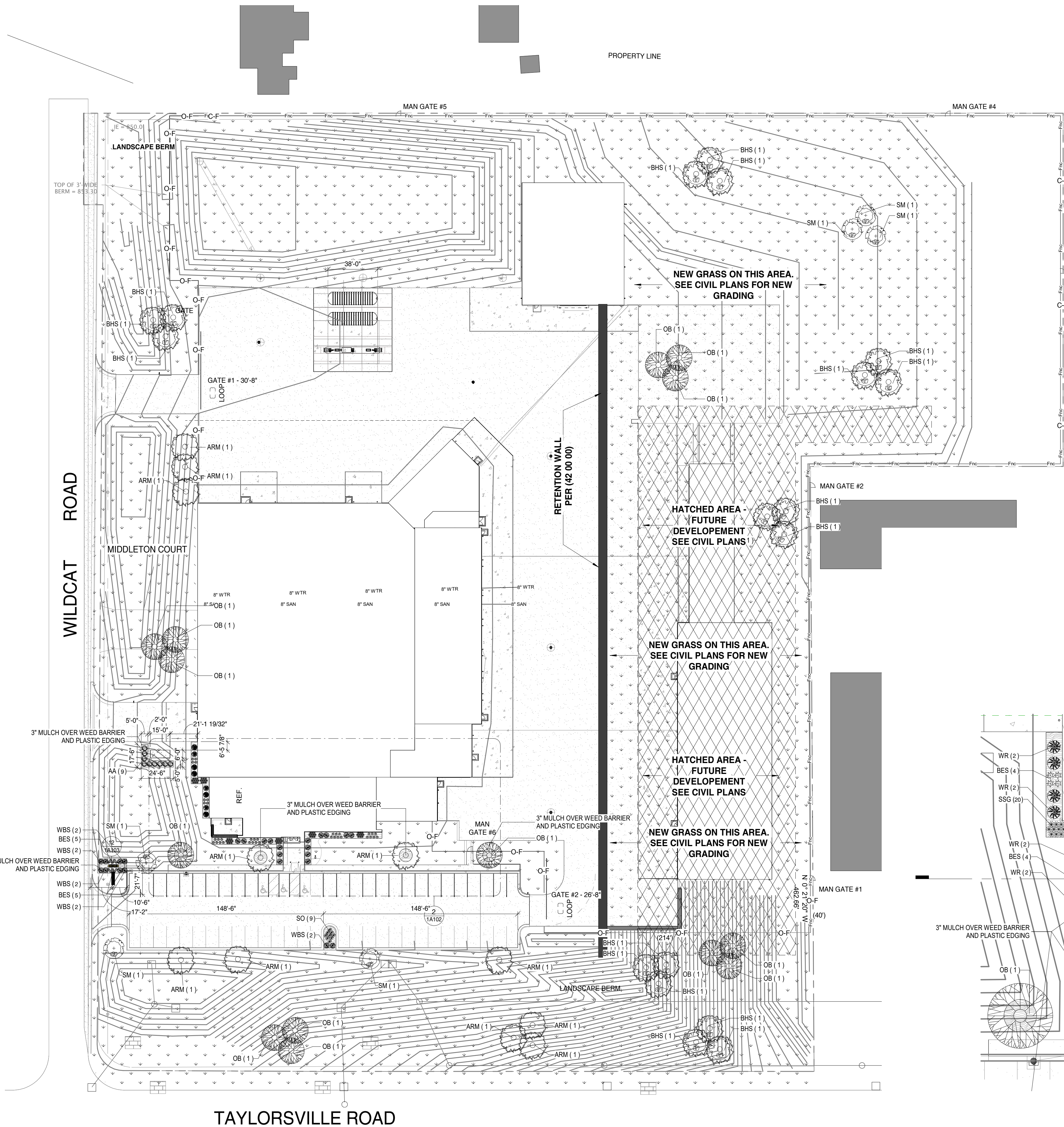


SHEET

SHEET TITLE:
Architectural Site Plan

1A101

Project Status

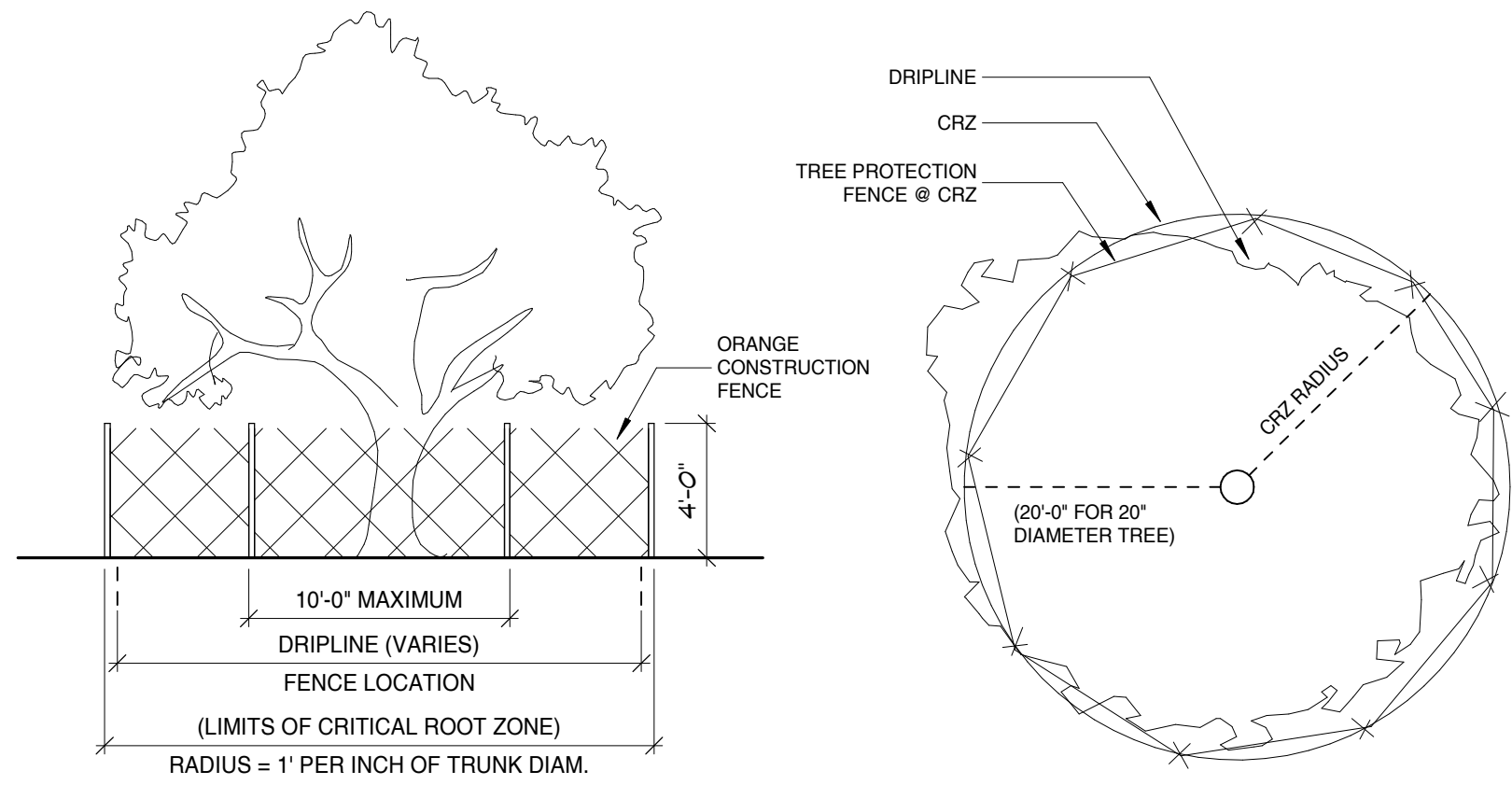


1 Site Plan - Landscape
1" = 40'-0"

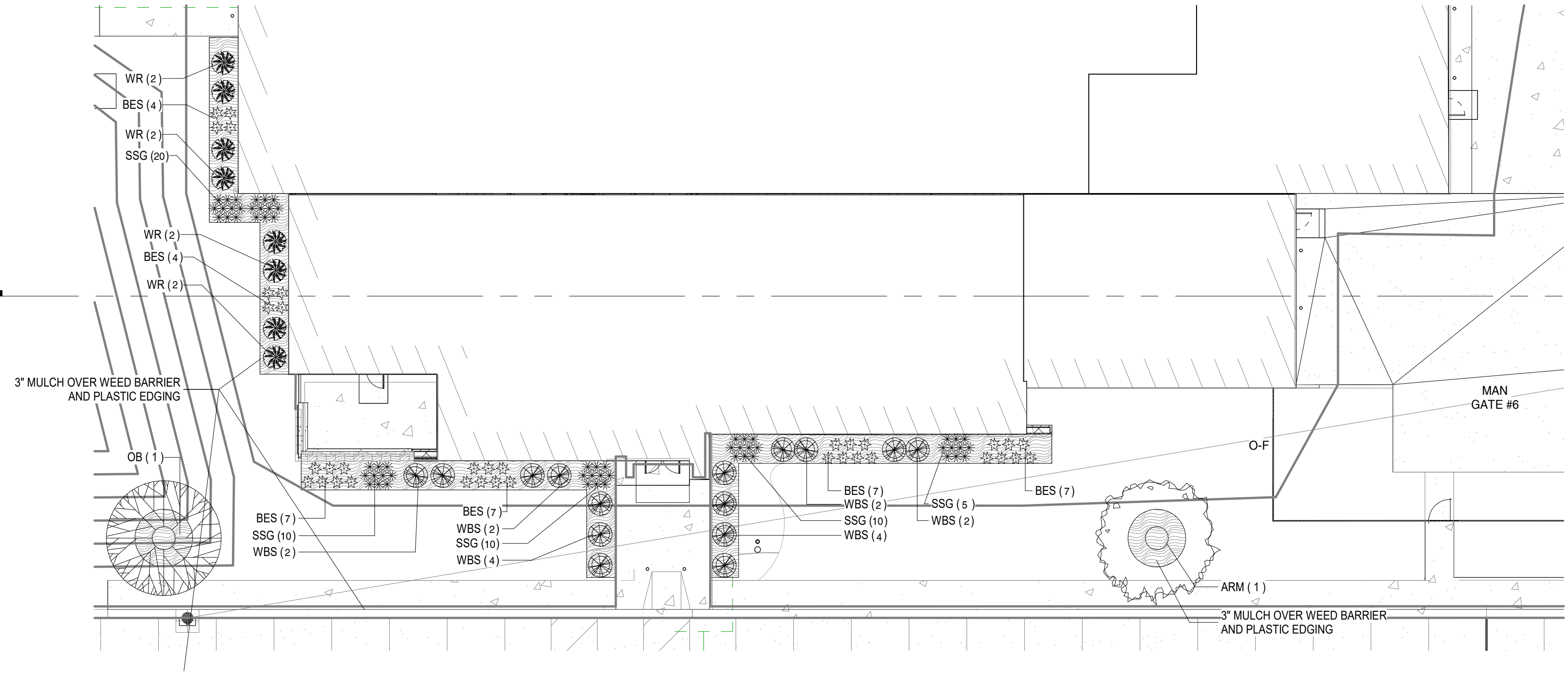
LANDSCAPE SCHEDULE					
Key	Botanical Name	Common Name	Planting Size	Planting Distance	Comments
GRASSES	SSG	Panicum Virgatum 'Shenandoah'	Shenandoah Switch Grass	#3	30" Triangle
	SO	Hemerocallis 'Stella de Oro'	Daylily	#5	24"-36"
PERENNIAL	BES	Rudbeckia Hirta	Black Eyed Susan	#5	24"-36"
	WBS	Buxus Sinica var. Insularis 'Wintergreen'	Wintergreen Boxwood Shrub	#5	24"-36"
SHRUB	DFY	Taxus x media 'Densiformis'	Densiformis Yew	#5	24"-36"
	WR	Rhododendron Catawbiense Album	White Rhododendron	#5	24"-36"
TREE	ARM	Acer Rubrum 'Armstrong'	'Armstrong' Red Maple	3-1/2" Cal.	Per Plan
	SM	Acer saccharum 'Bailett'	Fall Fiesta Sugar Maple	3-1/2" Cal.	Per Plan
BHS	Picea Glauca var. densata	Black Hills Spruce	3-1/2" Cal.	Per Plan	5'-0" - 6'-0" Tall
	AA	Thuja Occidentalis	American Arborvitae	3-1/2" Cal.	4 FT O.C.
OB	Esculus Glabra	Ohio Buckeye	3-1/2" Cal.	Per Plan	5'-0" - 6'-0" Tall

- GRASS SEED**
- ALL DISTURBED AREAS SHALL BE RESEED.
- 1- GENERAL: ALL SEED SHALL BE
- A. FREE FROM NOXIOUS WEED SEEDS AND RECLEANED
 - B. GRADE A RECENT CROP SEED
 - C. TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING
 - D. DELIVERED TO THE SITE IN SEALED CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS AND SEASON CERTIFICATION OF WEIGHT, PURITY, AND GERMINATION
- 2- PROPORTIONS BY WEIGHT
- A. BARON BLUEGRASS 20%
 - B. MAJESTIC BLUEGRASS 20%
 - C. TOUCHDOWN BLUEGRASS 20%
 - D. PENNLAWN FESCUE 20%
 - E. FIESTA RYE GRASS 20%
- (OR APPROVED EQUAL)

- LANDSCAPE GENERAL NOTES:**
- RE-GRAD AND RE-SEED ALL DISTURBED AREAS
 - MULCHED AREAS: 6 FT DIAM. AREA W/ MULCH (4" DEEP) OVER LANDSCAPE PAPER AND PLASTIC LANDSCAPE EDGE AROUND ALL TREES AND BUSHES AS NOTED ON PLANS.
 - RIVEROCK AREAS: AREA W/ 1-1/2" RIVER WASH STONE OVER LANDSCAPE PAPER (4" DEEP)



3 Tree Protection Fencing



2 Site Plan - Landscape Enlarged Plan
1/16" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024

KUENY ARCHITECTS

10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657.8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

PLAN NORTH
SCALE: As Indicated

SHEET

SHEET TITLE:
Landscape Plan

1A102

Project Status

Project Status



PROJECT

PROJECT:
New DPW Facility and Support
Buildings
5001 Taylorsville Road, Huber Heights,
Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved
CONSULTANTS

ARCHITECT
Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP
Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL
TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012
Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

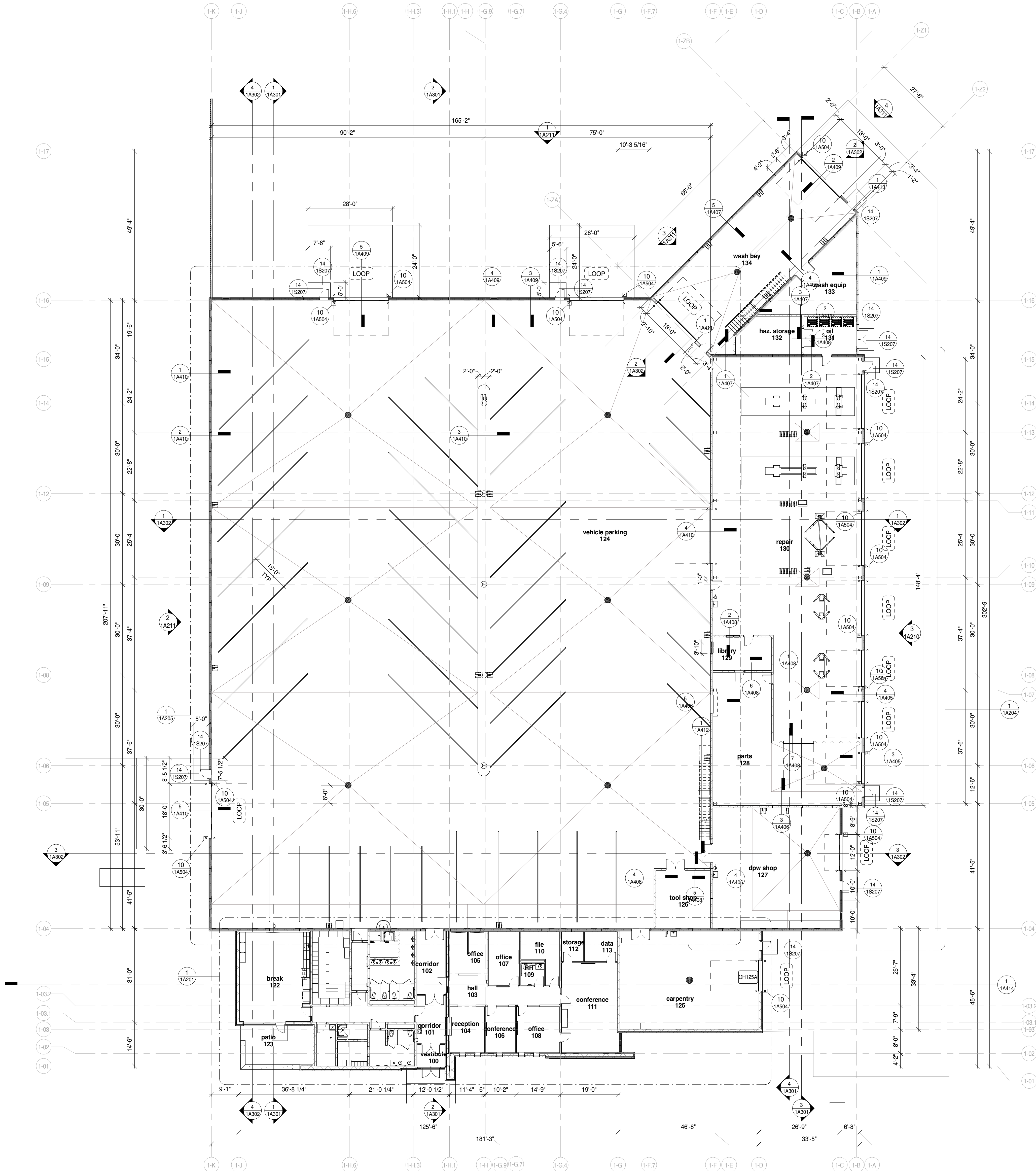


SHEET

SHEET TITLE:
Building 1 - DPW
Facility - Overall Plan

1A200

Project Status



KEYNOTE LEGEND

- 1
- WELDER LOCATION - SEE ELECTRICAL PLANS
- 2
- FLOOR PITCH TO DRAINS - VERIFY FINAL WITH ARCHITECT AND OWNER
- 3
- KNOX BOX; REFER TO SPECIFICATIONS - COORDINATE FINAL UNIT WITH LOCAL FIRE DEPARTMENT
- 4
- RUN BULK FLUID LINES OVERHEAD TO HANDHOLE; BULK FLUID CONTRACTOR RESPONSIBLE TO COORDINATE RUNS WITH MEP WORK AND ALL TRADES

ROOM SCHEDULE - FIRST FLOOR

NUMBER	NAME	FLOOR TYPE	BASE	WALL FINISH				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	TYPE	HEIGHT	
100	vestibule	WM-1	VB-1	GL-1	GL-1	GYP-1	GYP-1	GYP-2	10'-0"	
101	corridor	WM-1	VB-1	GYP-1 / GL-2	GYP-1 / GL-1	GYP-1	GYP-1 / GL-2	GYP-2	20'-0"	
102	corridor	CNC-GS	VB-1	GYP-1	GL-1 / GL-2	GYP-1 / GL-2	GYP-1	GYP-2	20'-0"	
103	hall	CPT-2	VB-1	GYP-1 / GL-2	GYP-1 / GL-2	GYP-1 / GL-2	GYP-1 / GL-2	GYP-1	SEE RCP	
104	reception	CPT-1	VB-1	GYP-1 / GL-2	GYP-1 / GL-1	GYP-1	GYP-1	ACT-1	9'-0"	
105	office	CPT-2	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
106	conference	CPT-1	VB-1	GYP-1 / GL-2	GYP-1 / GL-1	GYP-1	GYP-1	ACT-1	9'-0"	
107	office	CPT-1	VB-1	GYP-1	GYP-1 / GL-2	GYP-1	GYP-1	ACT-1	9'-0"	
108	office	CPT-1	VB-1	GYP-1 / GL-2	GYP-1 / GL-1	GYP-1	GYP-1	ACT-1	9'-0"	
109	RR	CFT-1	CFT	CWT-1	GYP-2	GYP-2	GYP-2	GYP-2	8'-0"	
110	tile	CPT-1	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
111	conference	CPT-1	VB-1	GYP-1	GYP-1 / GL-1	GYP-1	GYP-1 / GL-2	ACT-1	10'-0"	
112	storage	CPT-1	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
113	delta	LVT-1	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
114	corridor	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B / GL-2	CMU-B / GL-2	ACT-1	10'-0"	
115	womens	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	9'-0"	
116	womens locker	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	9'-0"	
116a	shower	CNC-GS	CFT	CWT-1	CWT-1	CMU-B	CWT-1	GYP-2	8'-6"	
117	jan	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-1	9'-0"	
118	mens	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	10'-0"	
119	mens	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	9'-0"	
120	shower	CNC-GS	CFT	CWT-1	CMU-B	CWT-1	CMU-B	GYP-2	8'-6"	
121	locker	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	9'-0"	
122	break	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	GYP-1	SEE RCP	
123	patio	CNC	N/A	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	AL-1 (SOFFITS)	N/A	
124	vehicle parking	CNC-D	N/A	PC-1 / GL-1	PC-1 / GL-1	PC-1 / GL-2	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
125	carpentry	CNC-S	N/A	PC-1	CMU	CMU	CMU	EXPOSED STRUCTURE	SEE FRAMING PLANS	
126	tool shop	CNC-S	N/A	PC-1	CMU	CMU	CMU	EXPOSED STRUCTURE	SEE FRAMING PLANS	
127	dpw shop	CNC-S	N/A	PC-1	PC-1	PC-1 / GL-1	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	

CONCRETE FLOOR TYPE NOTES:

- CNC-S - CONCRETE WITH SEALER PER SPECS
- CNC-P - POLISHED CONCRETE PER SPECS
- CNC-D - CONCRETE WITH DENSIFIER PER SPECS

4 Enlarged Plan - RR 109

3/8" = 1'-0"

2 First Floor - Enlarged Locker Rooms

1/4" = 1'-0"

3 First Floor - Enlarged Entry and Reception

1/4" = 1'-0"

1 First Floor - Office and Carpentry Shop

1/8" = 1'-0"

PROJECT

PROJECT:

New DPW Facility and Support Buildings

5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:

City of Huber Heights

PROJECT ISSUE DATE:

February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE



PLAN NORTH
SCALE: As Indicated

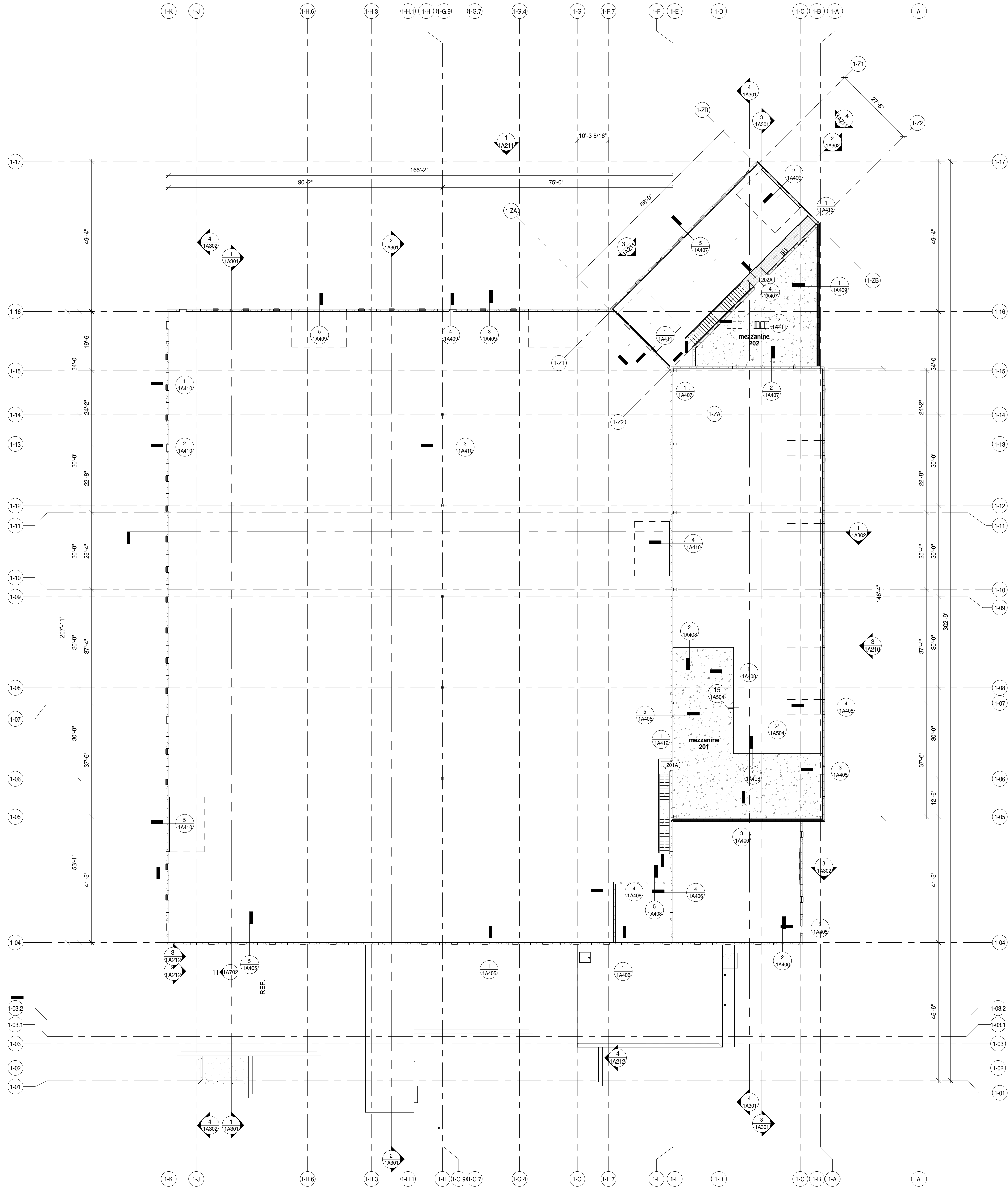
SHEET

SHEET TITLE:

Building 1 - Enlarged Office Plans

1A201

Project Status



1 Mezzanine - Overall Plan
1/16" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

CONSULTANTS

ARCHITECT
Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP
Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL
TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012
Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE



SHEET

SHEET TITLE:
Building 1 - DPW Facility - Upper Level and Mezzanine Plan

1A202

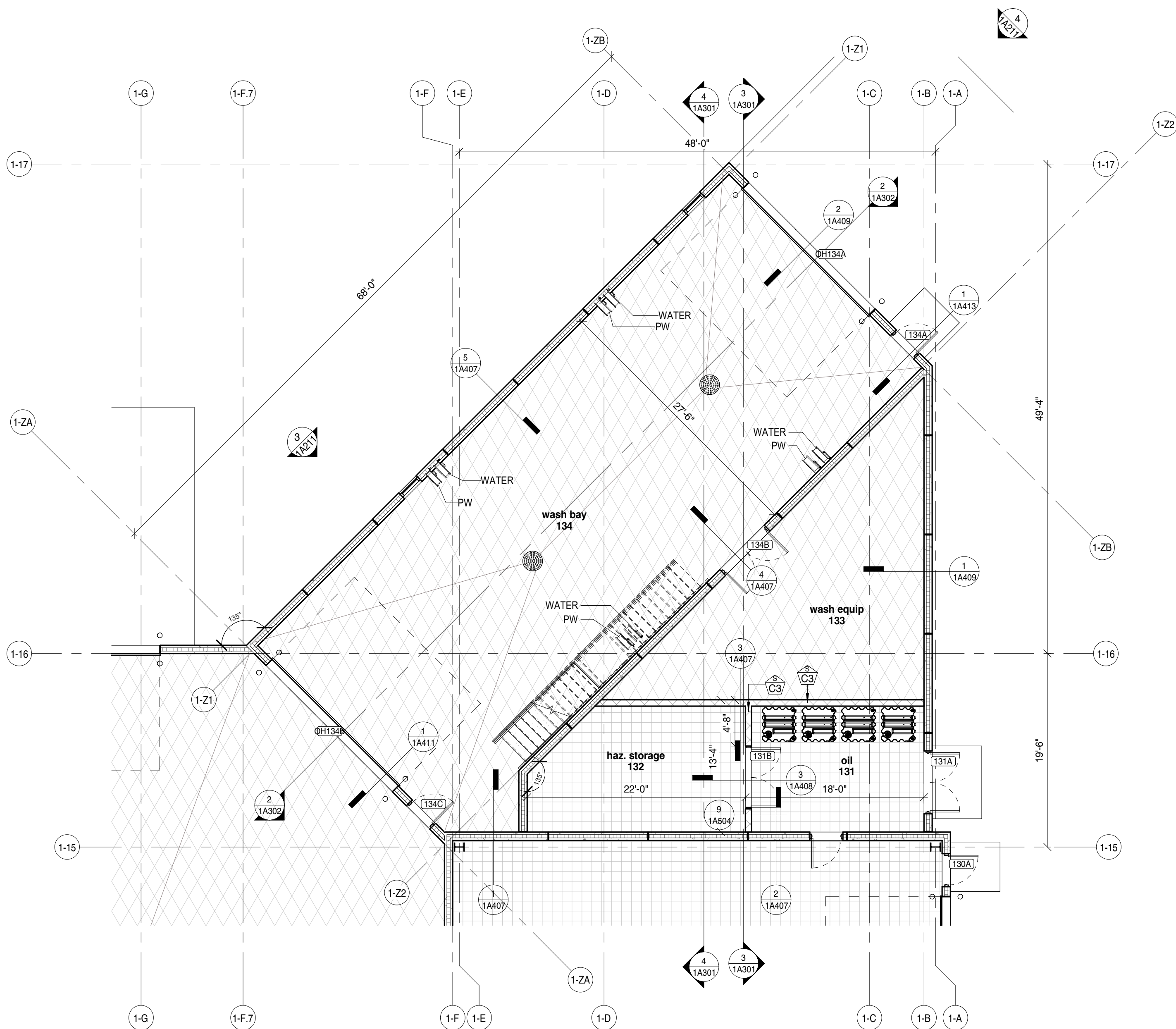
Project Status

- KEYNOTE LEGEND**
- 1 WELDER LOCATION - SEE ELECTRICAL PLANS
 - 2 FLOOR PITCH TO DRAINS - VERIFY FINAL WITH ARCHITECT AND OWNER
 - 3 KNOX BOX REFER TO SPECIFICATIONS - COORDINATE FINAL UNIT WITH LOCAL FIRE DEPARTMENT
 - 4 RUN BULK FLUID LINES OVERHEAD TO HANDHOLE. BULK FLUID CONTRACTOR RESPONSIBLE TO COORDINATE RUNS WITH MEP WORK AND ALL TRADES

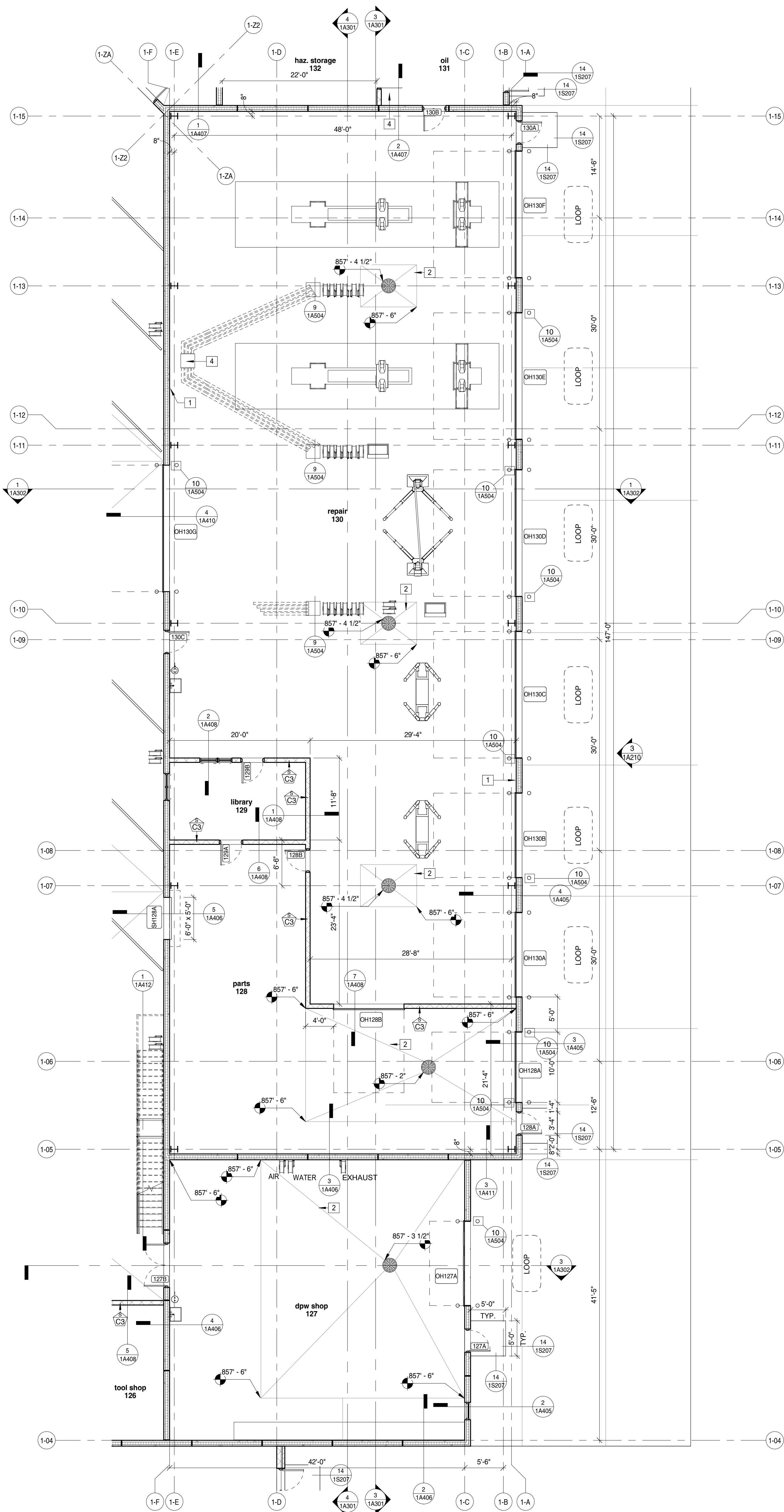
ROOM SCHEDULE - FIRST FLOOR											
NUMBER	NAME	FLOOR TYPE	BASE	WALL FINISH				CEILING		REMARKS	
				NORTH	SOUTH	EAST	WEST	TYPE	HEIGHT		
124	vehicle parking	CNC-D	N/A	PC-1 / GL-1	PC-1 / GL-1	PC-1 / GL-2	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
125	carpentry	CNC-S	N/A	PC-1	CMU	CMU	CMU	EXPOSED STRUCTURE	SEE FRAMING PLANS		
126	tool shop	CNC-S	N/A	CMU	PC-1	CMU	CMU	EXPOSED STRUCTURE	SEE FRAMING PLANS		
127	dpw shop	CNC-S	N/A	PC-1	PC-1	PC-1 / GL-1	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
128	parts	CNC-S	N/A	CMU	PC-1	PC-1 / GL-1	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
129	library	CNC-S	N/A	CMU / GL-1	CMU	CMU	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
130	repair	CNC-D	N/A	PC-1	PC-1 / CMU	PC-1 / GL-1	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
131	oil	CNC-S	N/A	CMU	PC-1	CMU	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
132	haz. storage	CNC-S	N/A	CMU	PC-1	CMU	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
133	wash equip	CNC-S	N/A	PC-1	CMU	PC-1	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		
134	wash bay	CNC-D	N/A	PC-1 / GL-1	PC-1	PC-1	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS		

CONCRETE FLOOR TYPE NOTES:

CNC-S - CONCRETE WITH SEALER PER SPECS
CNC-P - POLISHED CONCRETE PER SPECS
CNC-D - CONCRETE WITH DENSIFIER PER SPECS



2 First Floor - Wash Bay
1/8" = 1'-0"



1 First Floor - Repair Shops Area
1/8" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024

KUENY
ARCHITECTS

10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

PLAN NORTH
SCALE: As Indicated

SHEET

SHEET TITLE:

Building 1 - Enlarged Repair Shops Area Plan

1A204

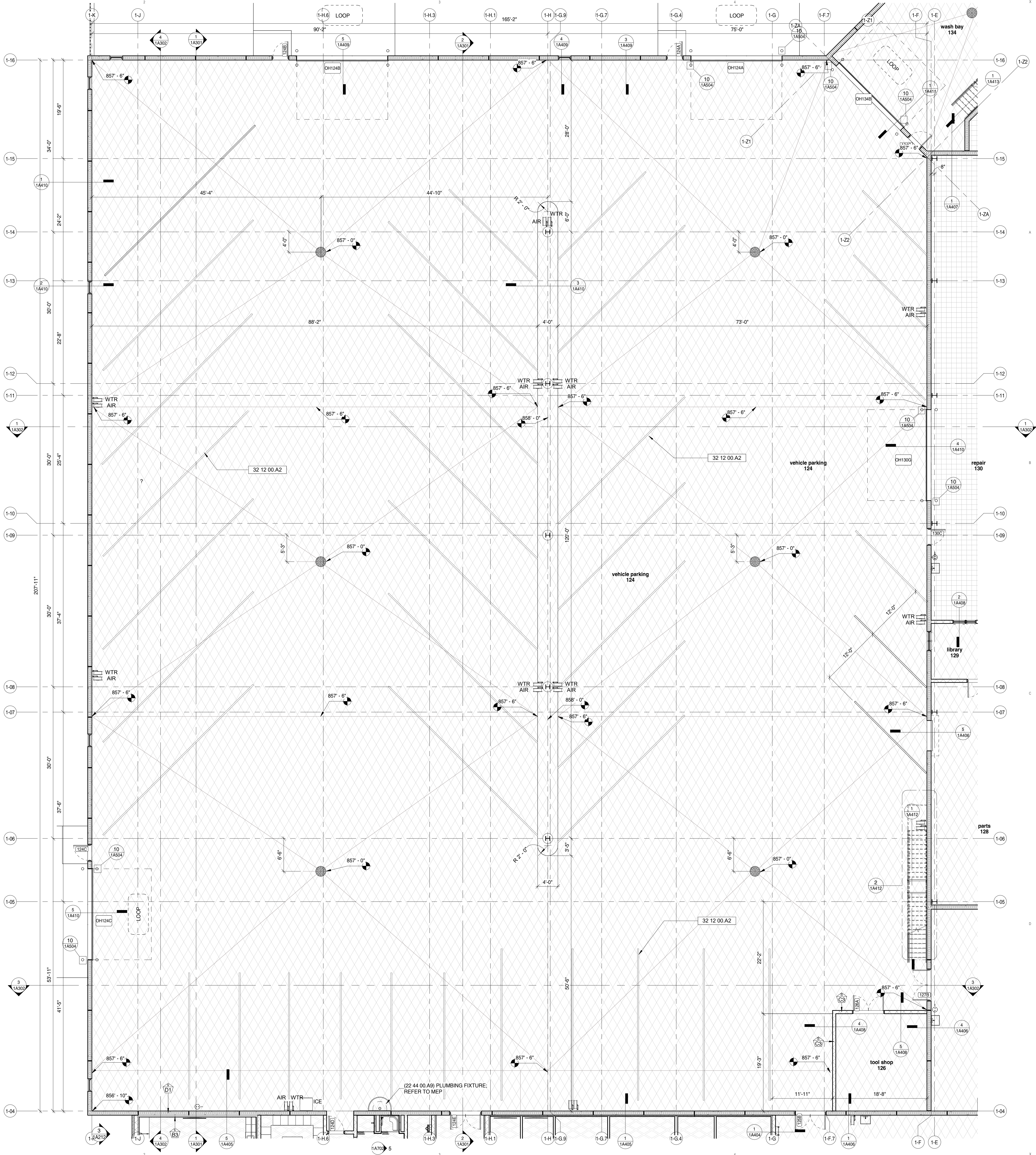
Project Status

KEYNOTE LEGEND	
22 44 00.A9	PLUMBING FIXTURE, REFER TO MEP
32 12 00.A2	ALL INTERIOR FLOOR STRIPING TO BE BY ASPHALT CONTRACTOR

ROOM SCHEDULE - FIRST FLOOR										
NUMBER	NAME	FLOOR TYPE	BASE	WALL FINISH				TYPE	CEILING	REMARKS
				NORTH	SOUTH	EAST	WEST			
102	corridor	CNC-GS	VB-1	GYP-1	GL-1 / GL-2	GYP-1 / GL-2	GYP-1	GYP-2	20'-0"	
105	office	CPT-2	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
107	office	CPT-1	VB-1	GYP-1	GYP-1 / GL-2	GYP-1	GYP-1	ACT-1	9'-0"	
110	file	CPT-1	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
112	storage	CPT-1	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
113	data	LVT-1	VB-1	GYP-1	GYP-1	GYP-1	GYP-1	ACT-1	9'-0"	
118	mens	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	10'-0"	
119	mens	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	9'-0"	
120	shower	CNC-GS	CFT	CWT-1	CMU-B	CWT-1	CWT-1	GYP-2	8'-6"	
121	locker	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	ACT-2	9'-0"	
122	break	CNC-GS	VB-1	CMU-B	CMU-B	CMU-B	CMU-B	GYP-1	SEE RCP	
124	vehicle parking	CNC-D	N/A	PC-1 / GL-1	PC-1 / GL-1	PC-1 / GL-2	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
125	carpentry	CNC-S	N/A	PC-1	CMU	CMU	CMU	EXPOSED STRUCTURE	SEE FRAMING PLANS	
126	tool shop	CNC-S	N/A	CMU	PC-1	PC-1	CMU	EXPOSED STRUCTURE	SEE FRAMING PLANS	
127	dpw shop	CNC-S	N/A	PC-1	PC-1	PC-1 / GL-1	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
128	parts	CNC-S	N/A	CMU	PC-1	PC-1 / GL-1	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
129	library	CNC-S	N/A	CMU / GL-1	CMU	CMU	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
130	repair	CNC-D	N/A	PC-1	PC-1 / CMU	PC-1 / GL-1	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
132	haz. storage	CNC-S	N/A	CMU	PC-1	CMU	PC-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	
134	wash bay	CNC-D	N/A	PC-1 / GL-1	PC-1	PC-1	PC-1 / GL-1	EXPOSED STRUCTURE	SEE FRAMING PLANS	

CONCRETE FLOOR TYPE NOTES:

CNC-S - CONCRETE WITH SEALER PER SPECS
CNC-P - POLISHED CONCRETE PER SPECS
CNC-D - CONCRETE WITH DENSIFIER PER SPECS



PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

PLAN NORTH
SCALE: 1/8" = 1'-0"

SHEET

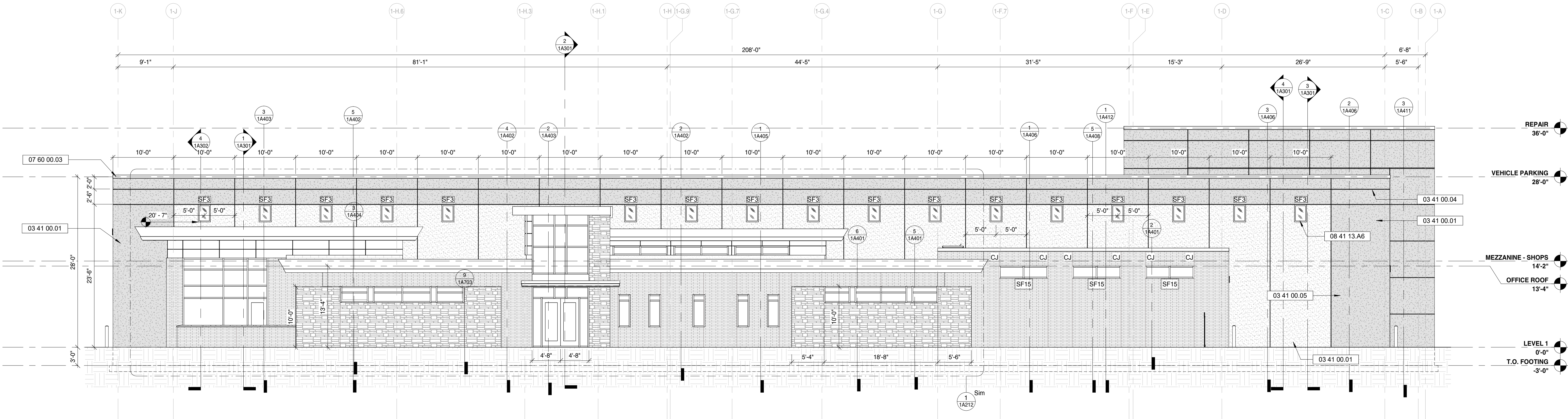
SHEET TITLE:

Building 1 - Enlarged Vehicle Parking Garage

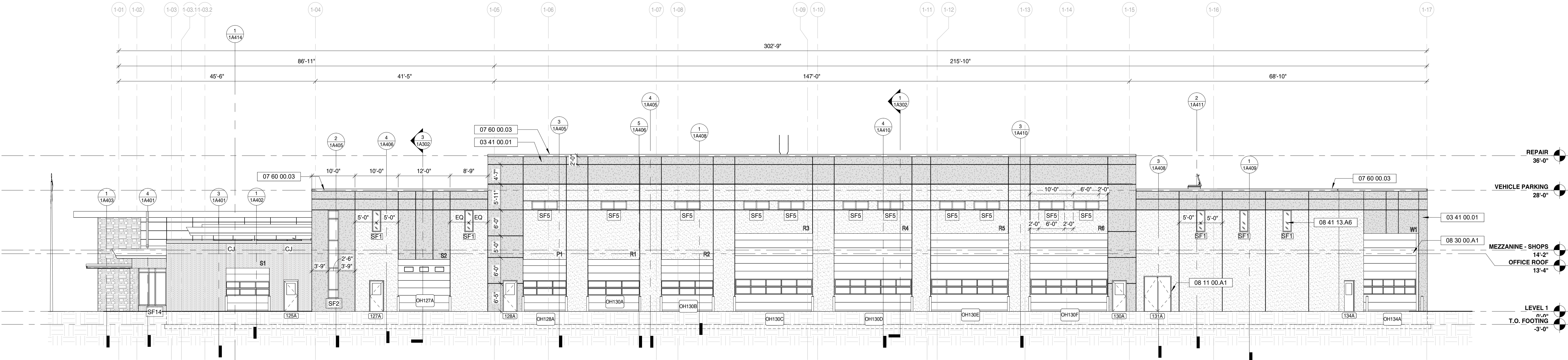
1A205

Project Status

KEYNOTE LEGEND	
03 41 00.01	INSULATED PRECAST CONCRETE WALL PANEL; THICKNESS PER DETAILS (MIN. R-22)
03 41 00.04	PRECAST CONCRETE PANEL REVEAL; REFER TO EXTERIOR ELEVATIONS
03 41 00.05	PRECAST CONCRETE PANEL; DARK CEMENT ACCENT PANEL; REFER TO SPECIFICATIONS
07 60 00.03	SHEET METAL WALL CAP; PROVIDE STIFFENING BEAD AT HEIGHTS OVER 12'
08 11 00.A1	HOLLOW METAL DOOR FRAME; SEE SCHEDULES
08 30 00.A1	OVERHEAD SECTIONAL DOOR; SEE SPECIFICATIONS
08 41 13.A6	ALUMINUM STOREFRONT WINDOW SYSTEM; SEE SPECIFICATIONS



1 South Elevation
1/8" = 1'-0"



3 East Elevation
3/32" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

SCALE: As Indicated

SHEET

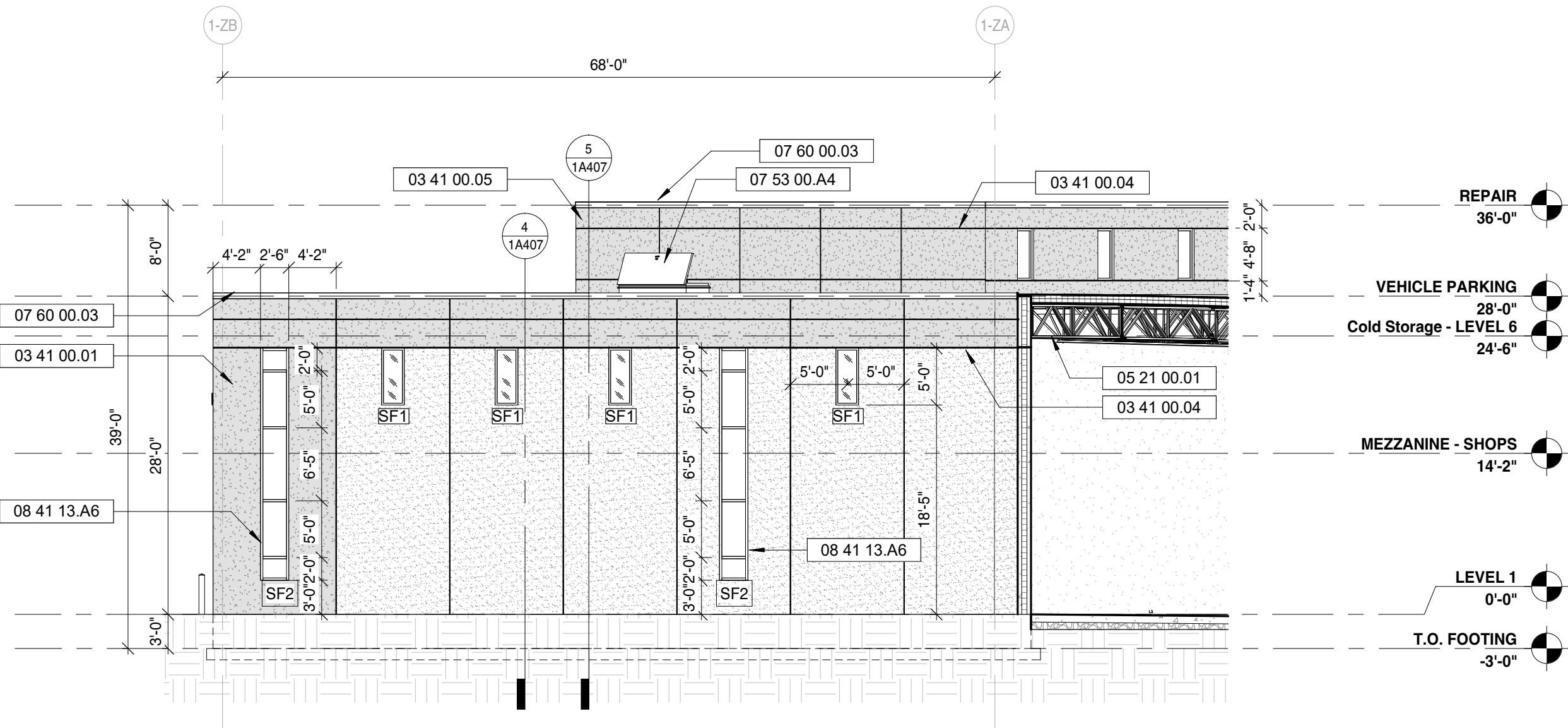
SHEET TITLE:

Exterior Elevations - Overall

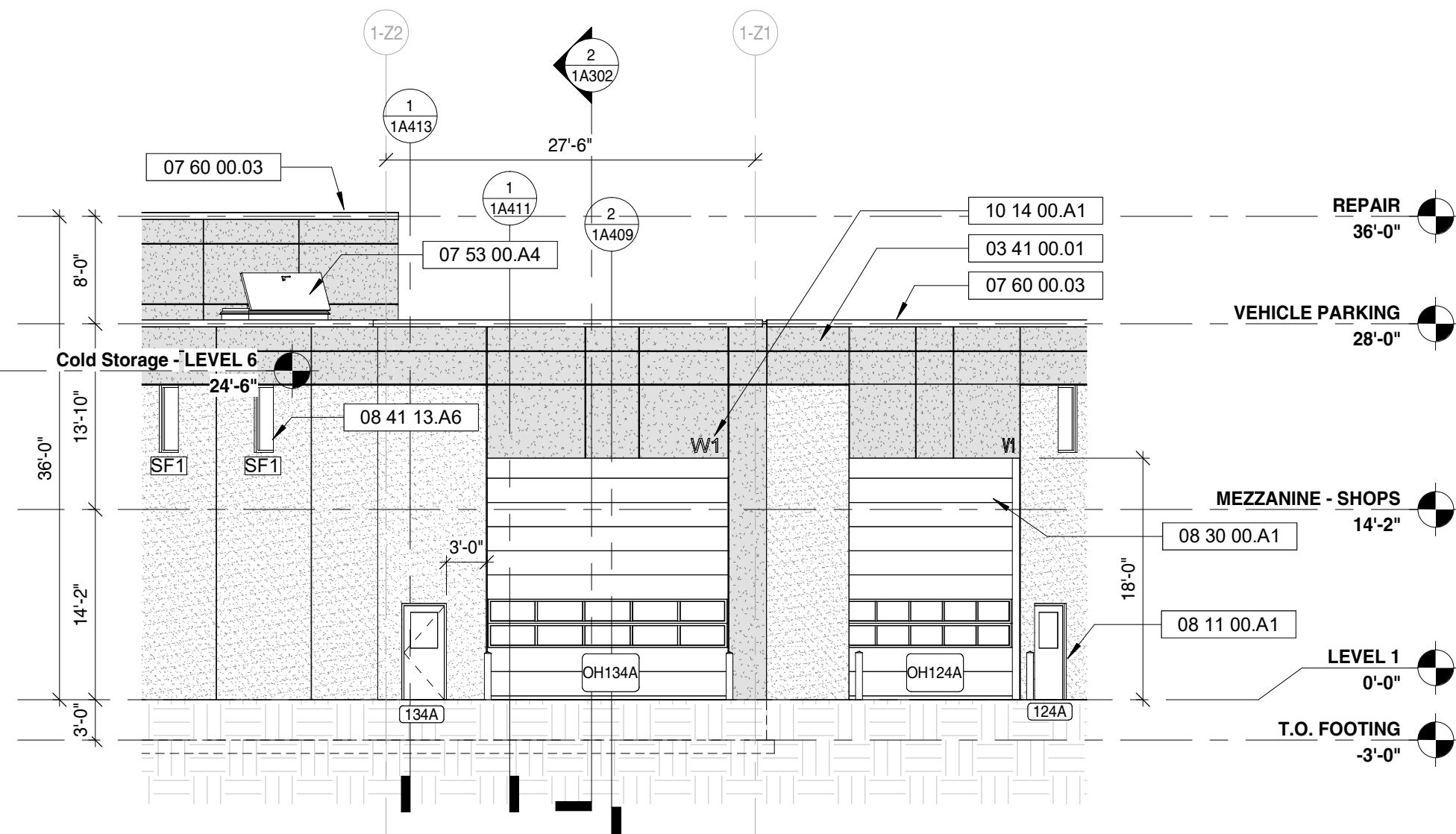
1A210

Project Status

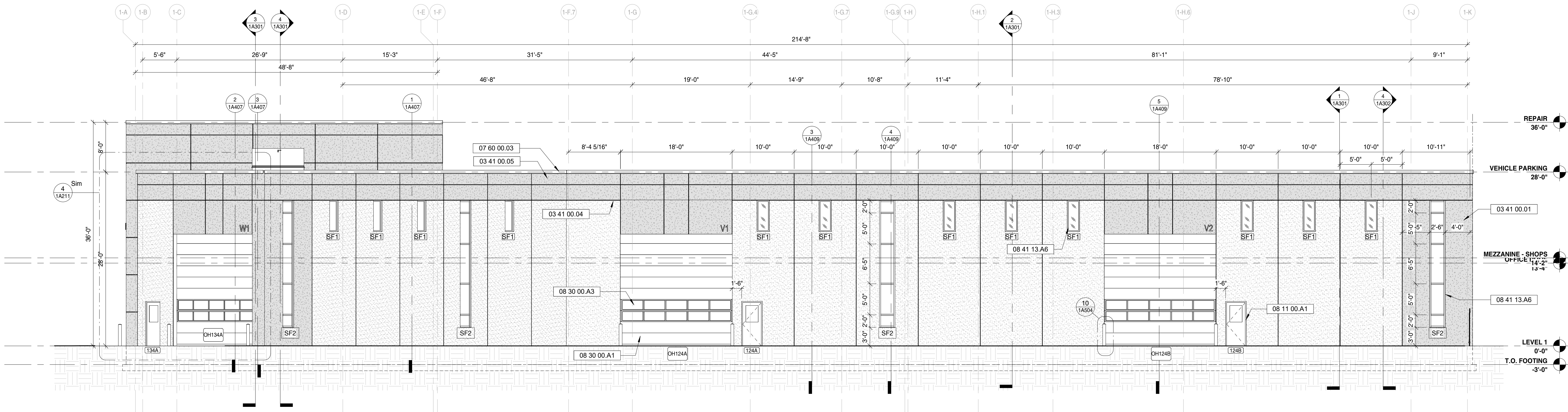
- KEYNOTE LEGEND**
- 03 41 00.01 INSULATED PRECAST CONCRETE WALL PANEL; THICKNESS PER DETAILS (MIN. R-22)
 - 03 41 00.04 PRECAST CONCRETE PANEL REVEAL; REFER TO EXTERIOR ELEVATIONS
 - 03 41 00.05 PRECAST CONCRETE PANEL; DARK CEMENT ACCENT PANEL; REFER TO SPECIFICATIONS
 - 05 21 00.01 STEEL BAR JOIST; SEE STRUCTURAL FRAMING PLANS
 - 07 53 00.A4 30" X 96" ROOF ACCESS HATCH WITH SHIPS LADDER; PROVIDE ALL CURBING AND FLASHING AS NEEDED; ROOF HATCH DOOR TO INCLUDE PAINTED FINISH
 - 07 60 00.03 SHEET METAL WALL CAP; PROVIDE STIFFENING BEAD AT HEIGHTS OVER 12"
 - 08 11 00.A1 HOLLOW METAL DOOR FRAME; SEE SCHEDULES
 - 08 30 00.A1 OVERHEAD SECTIONAL DOOR; SEE SPECIFICATIONS
 - 08 30 00.A3 OVERHEAD DOOR FULL VISION PANEL; REFER TO EXTERIOR ELEVATIONS
 - 08 41 13.A6 ALUMINUM STOREFRONT WINDOW SYSTEM; SEE SPECIFICATIONS
 - 10 14 00.A1 ALUMINUM FLAT OUT LETTERING; LETTERING HEIGHT PER ELEVATIONS



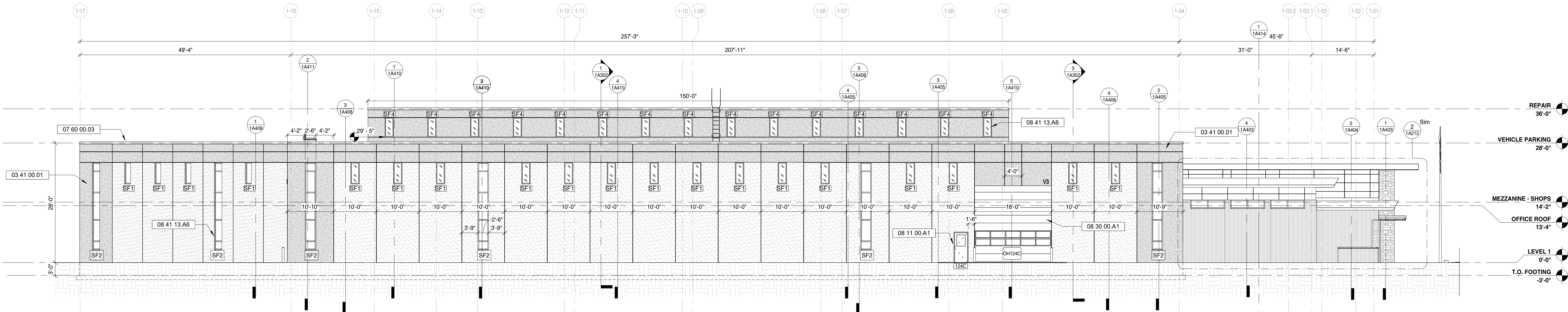
3 Northwest Elevation - Wash
3/32" = 1'-0"



4 Northeast Elevation - Wash
3/32" = 1'-0"



1 North Elevation
1/8" = 1'-0"



2 West Elevation
3/32" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved
CONSULTANTS

ARCHITECT
Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

SCALE: As Indicated

SHEET

SHEET TITLE:

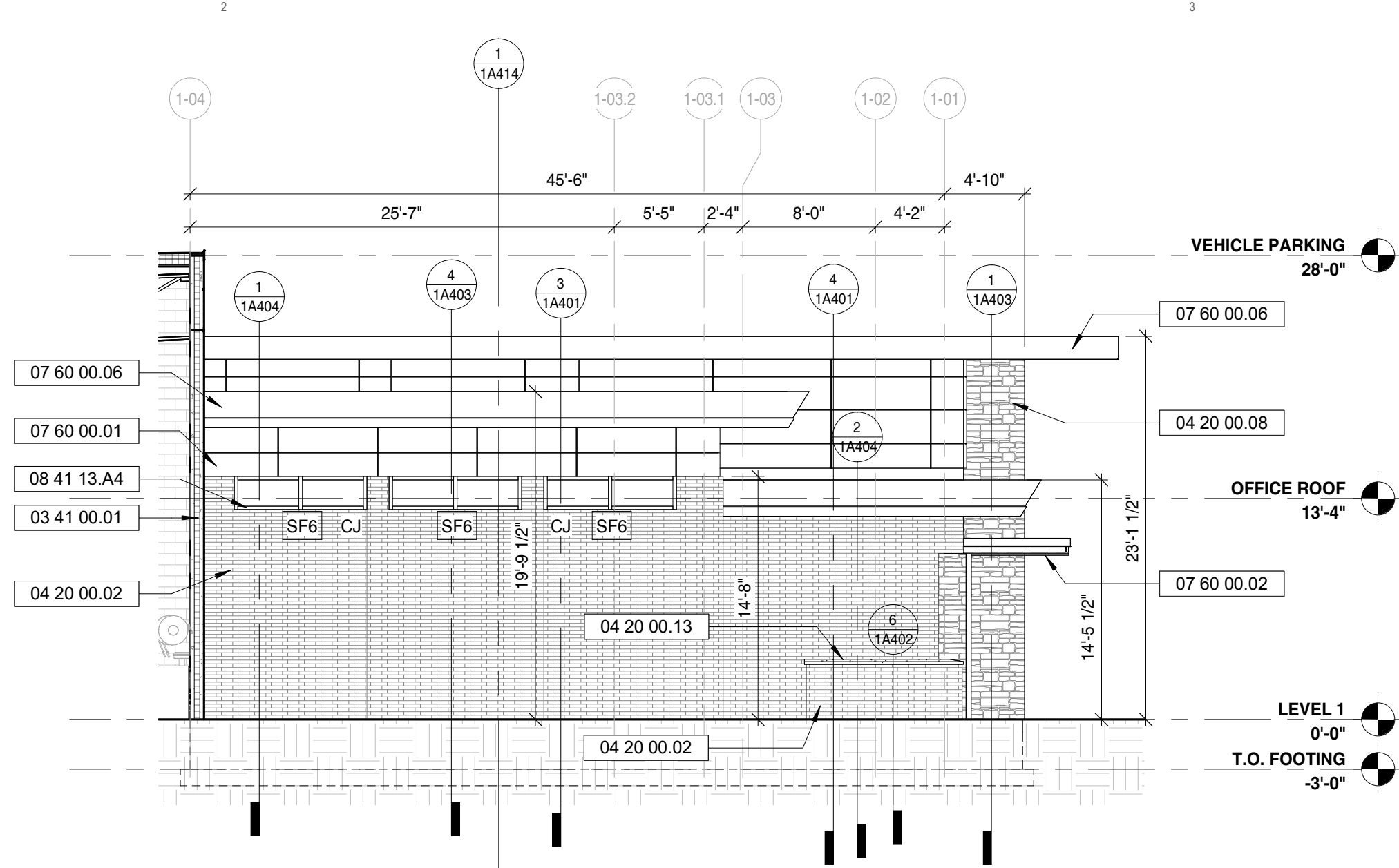
Exterior Elevations - Overall

1A211

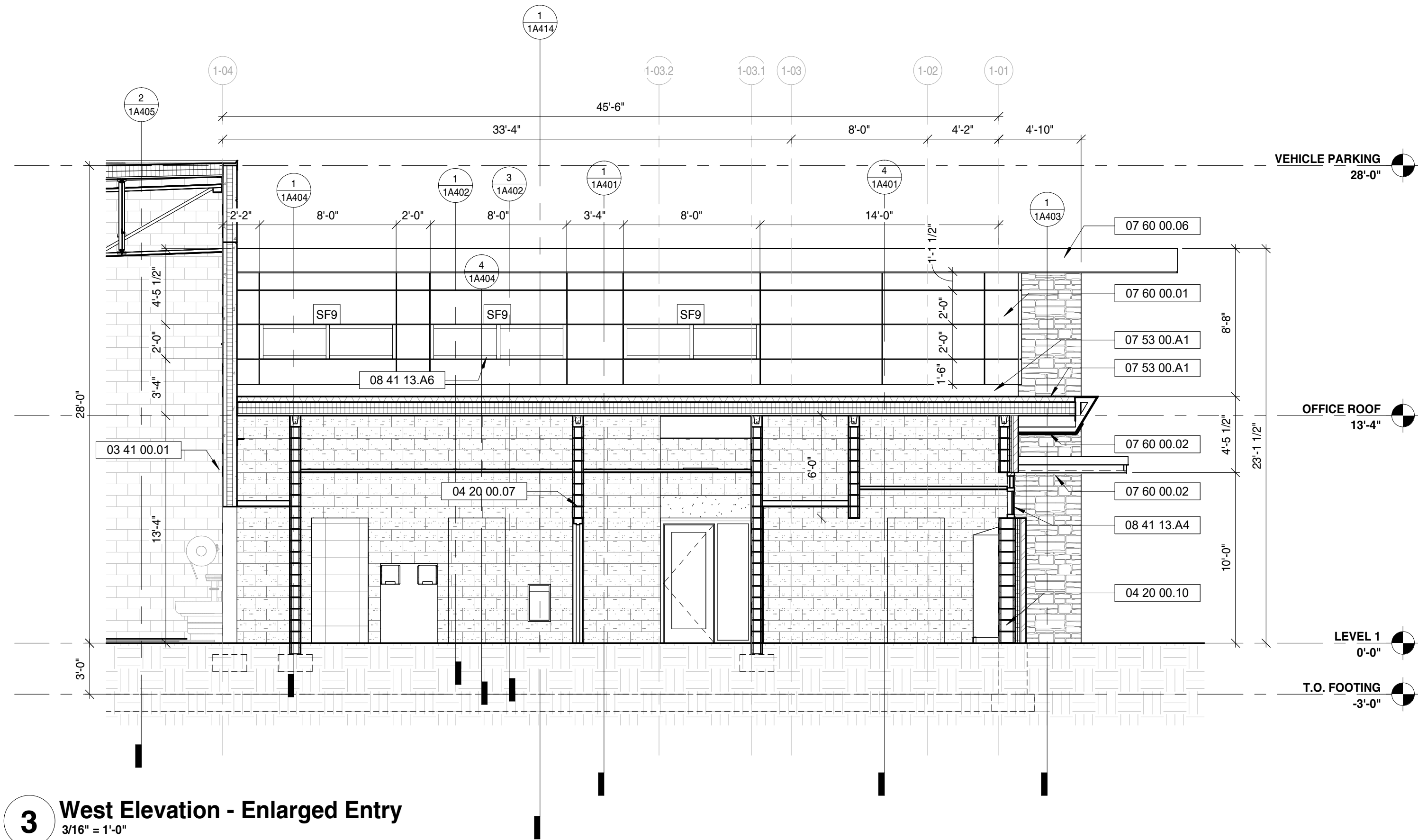
Project Status

- KEYNOTE LEGEND**
- 03 41 00.01 INSULATED PRECAST CONCRETE WALL PANEL; THICKNESS PER DETAILS (MIN. R-22)
 - 03 41 00.04 PRECAST CONCRETE PANEL REVEAL; REFER TO EXTERIOR ELEVATIONS
 - 04 20 00.02 FACE BRICK; PROVIDE ALL TIES, WEEPS, AND FLASHING; SEE SPECIFICATIONS
 - 04 20 00.07 8"X8"X16" CMU WALL; PROVIDE ALL REINFORCING AS REQUIRED
 - 04 20 00.08 NATURAL STONE WALL FACADE; REFER TO ELEVATIONS FOR PROFILE AND SECTIONS
 - 04 20 00.10 12"X8"X16" CMU WALL; PROVIDE ALL REINFORCING AS REQUIRED
 - 04 20 00.13 CAST STONE WALL CAPPING AT PATIO WALL
 - 07 21 00.04 TAPERED ROOF INSULATION; MIN. 1/4"1/2" SLOPE; SEE ROOF PLAN
 - 07 21 00.07 (2) LAYERS OF 4" RIGID ROOF INSULATION; LAYERS STAGGERED (MIN. R-38)
 - 07 53 00.A1 SINGLE PLY V.E.P.D.M. MEMBRANE ROOFING SYSTEM - FULLY ADHERED
 - 07 60 00.01 ARCHITECTURAL METAL PANEL WALL SYSTEM; SEE SPECIFICATIONS
 - 07 60 00.02 ARCHITECTURAL 1" METAL SOFFIT PANEL SYSTEM; SEE SPECIFICATIONS
 - 07 60 00.03 SHEET METAL WALL CAP; PROVIDE STIFFENING BEAD AT HEIGHTS OVER 12"
 - 07 60 00.06 SHEET METAL FLASHING; REFER TO FASCIA DETAILS AS REQUIRED; STIFFENING BEAD AT ALL FACES OVER 10"
 - 08 41 13.A4 ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM; SEE SPECIFICATIONS
 - 08 41 13.A6 ALUMINUM STOREFRONT WINDOW SYSTEM; SEE SPECIFICATIONS
 - 08 80 00.01 1" LOW-E INSULATED GLAZING UNIT

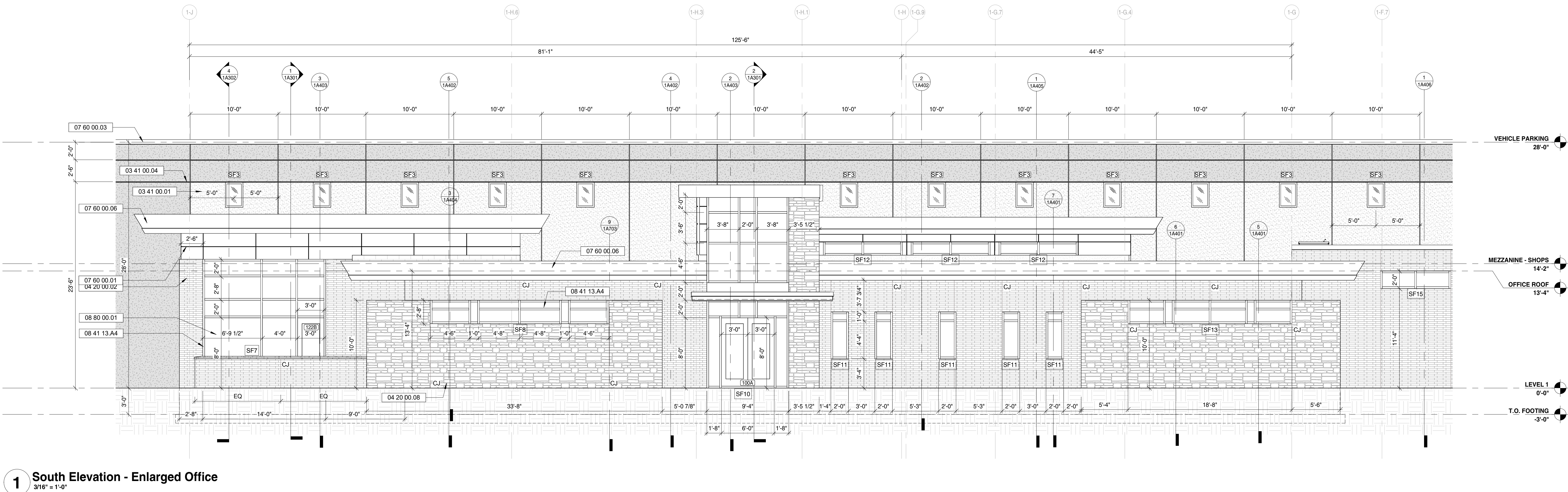
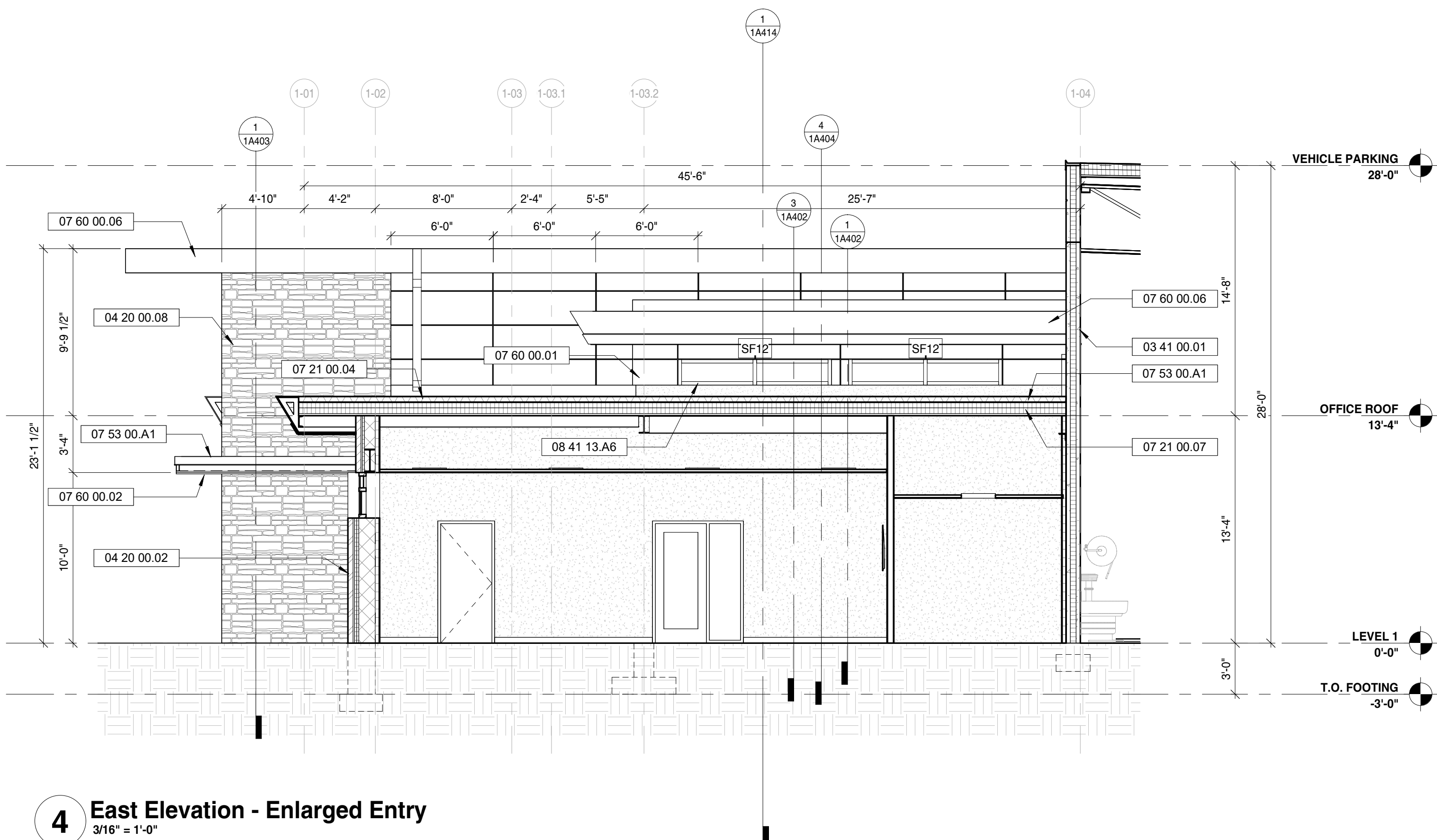
2 West Elevation - Enlarged Office
1/8" = 1'-0"



3 West Elevation - Enlarged Entry
3/16" = 1'-0"



4 East Elevation - Enlarged Entry
3/16" = 1'-0"



1 South Elevation - Enlarged Office
3/16" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

SCALE: As Indicated

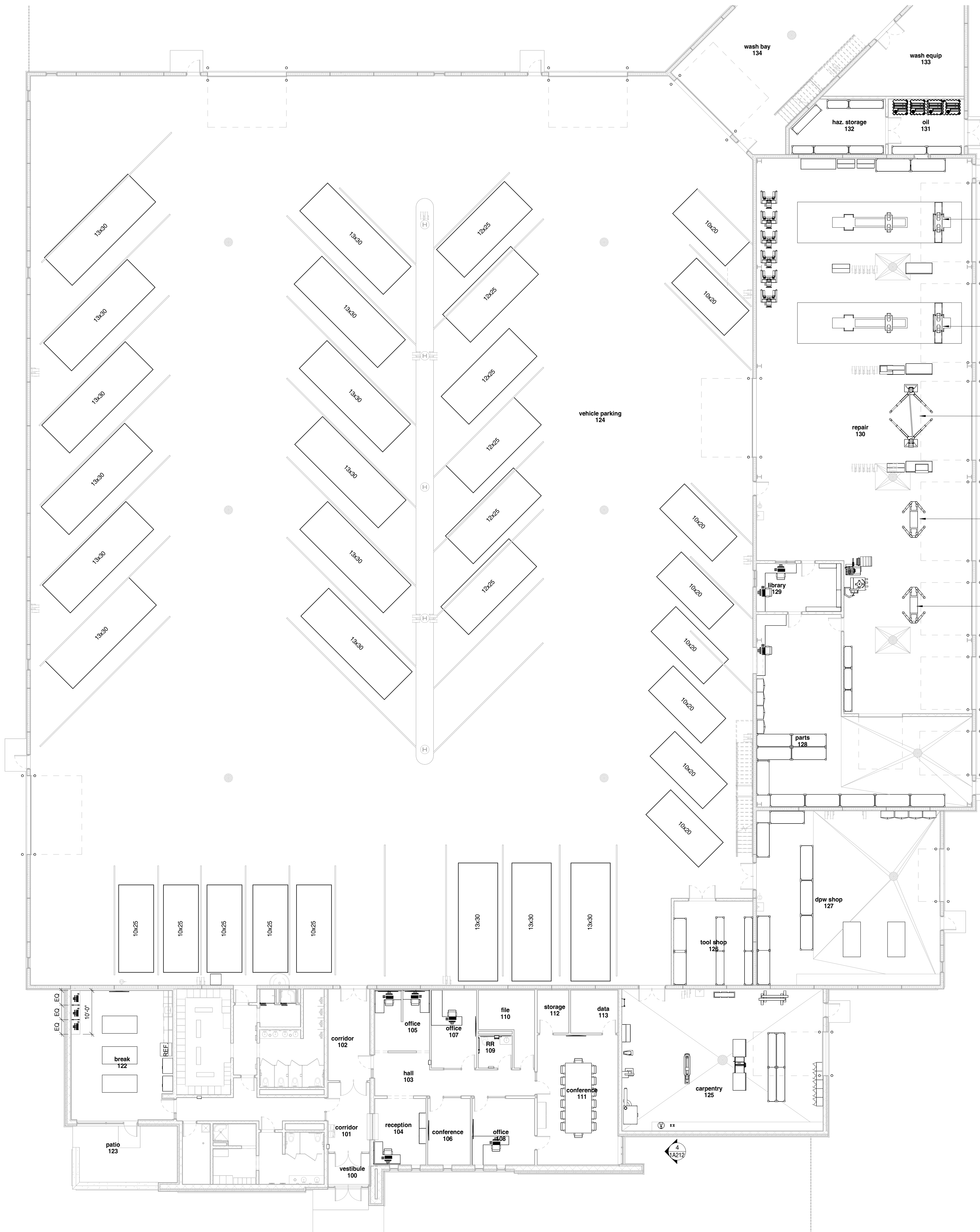
SHEET

SHEET TITLE:

Exterior Elevations - Enlarged Office

1A212

Project Status



1 First Floor - Equipment Overall Plan
3/32" = 1'-0"

THIS PLAN SHEET IS FOR REFERENCE ONLY; FURNITURE AND EQUIPMENT WILL BE BID UNDER A SEPARATE CONTRACT, NOT PART OF THE CONSTRUCTION BID, UNLESS NOTED OTHERWISE

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE



SHEET

SHEET TITLE:

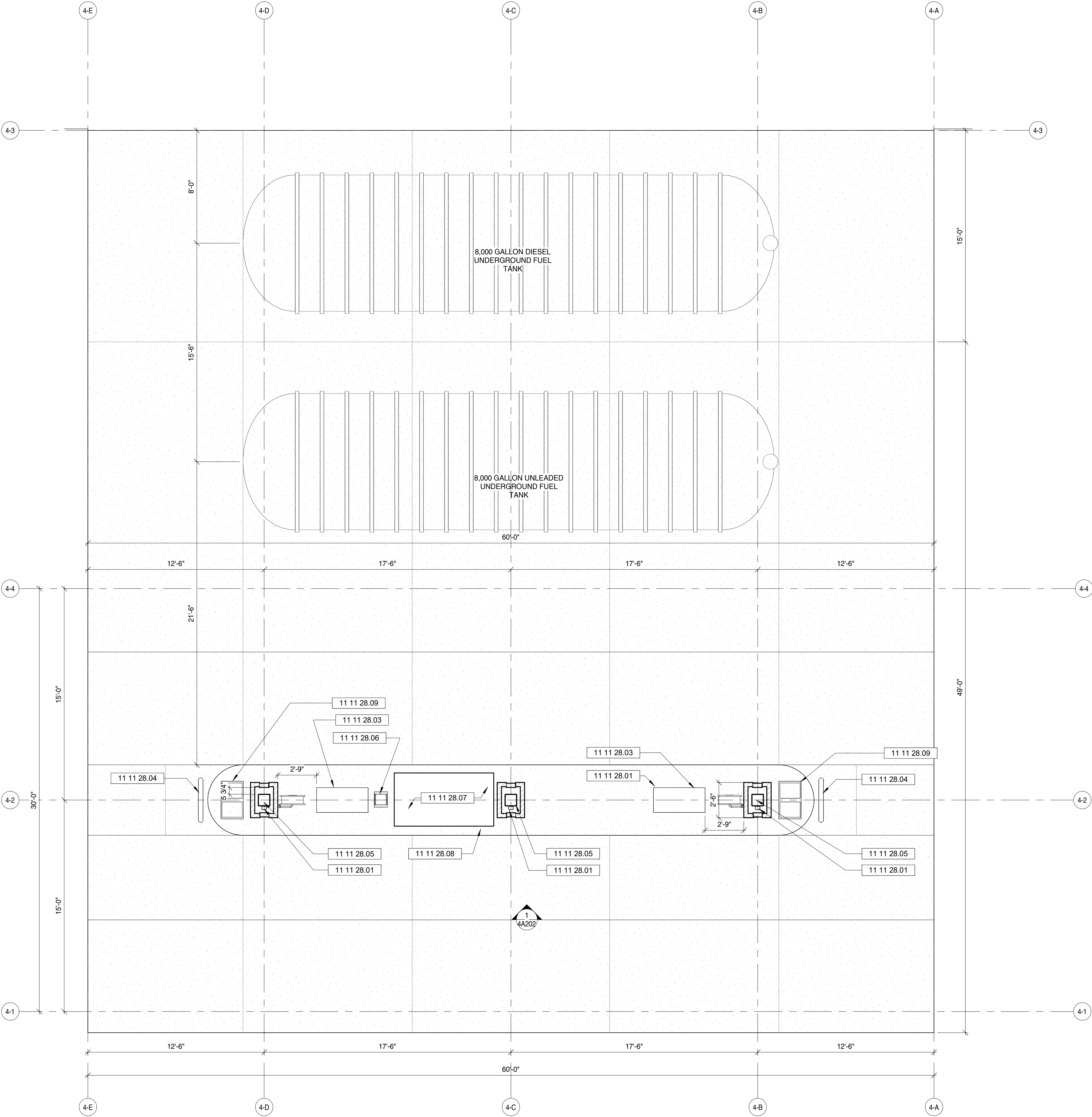
Furniture and Equipment Plan

1A215

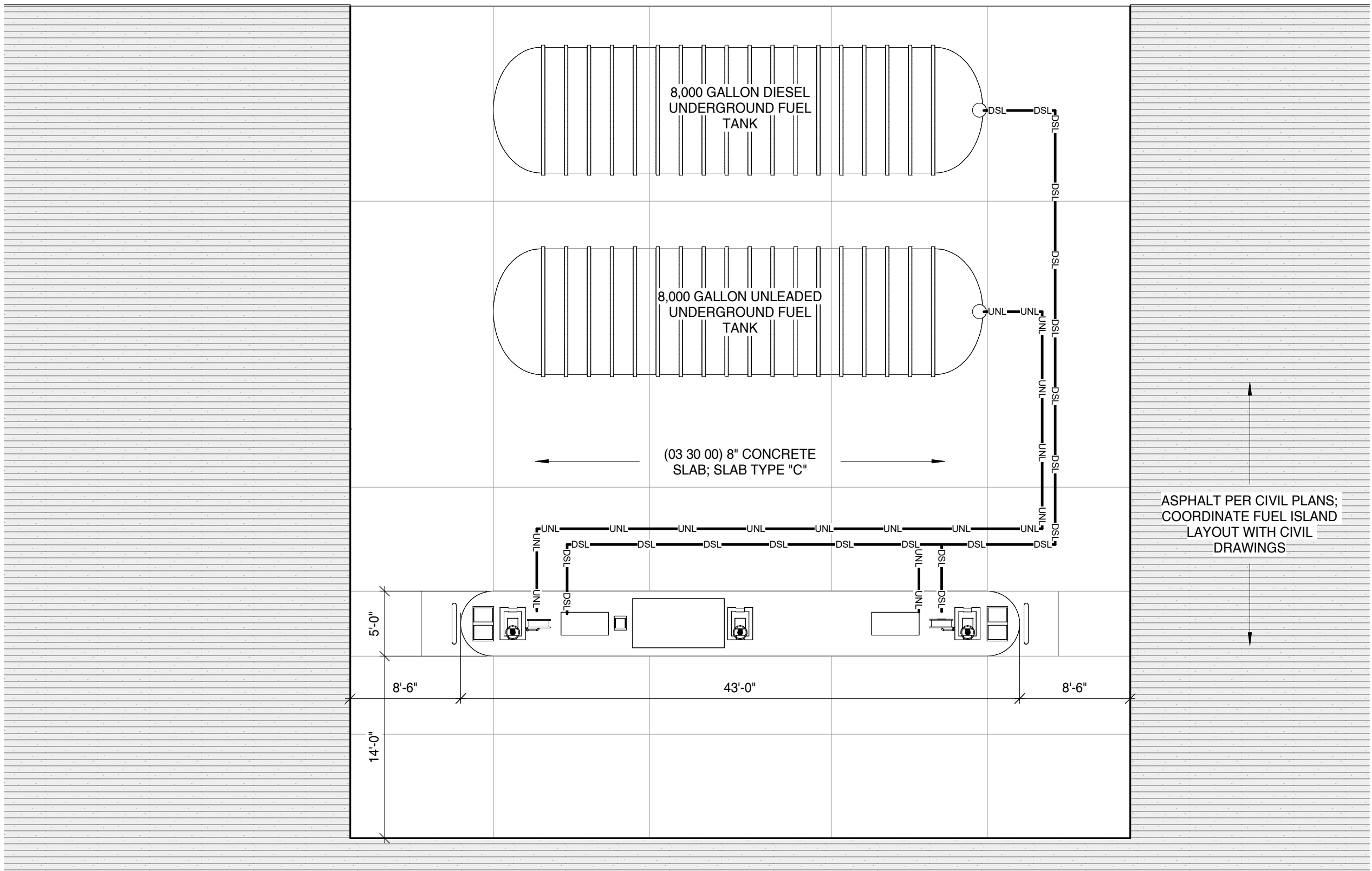
Project Status

X
A
B
C
D
2/20/2024 4:27:45 PM
1
2
3
4
X

KEYNOTE LEGEND	
11 11 28.01	ROOF DRAIN PER FUEL ISLAND CONTRACTOR; TIE ROOF DRAIN TO ALUMINUM DOWNSPOUT INTERNAL IN MASONRY COLUMN
11 11 28.03	COMBINED DIESEL AND UNLEADED DISPENSER; SEE SPECIFICATIONS
11 11 28.04	U-BOLLARD PER FUEL ISLAND CONTRACTOR
11 11 28.05	FUEL CANOPY STRUCTURAL COLUMN PER FUEL ISLAND CONTRACTOR
11 11 28.06	CARD READER; COORDINATE WITH FUEL CANOPY STRUCTURAL DESIGN; COORDINATE WITH IT PLANS FOR LOW VOLTAGE RUN
11 11 28.07	1,000 GALLON DEF UNIT; FUTURE
11 11 28.08	6" CONCRETE CURB PER FUEL ISLAND CONTRACTOR
11 11 28.09	TRASH AND WINDSHIELD WASH; FUEL ISLAND CONTRACTOR TO PROVIDE; CITY COLORS



1 Fuel Island - Overall Plan
1/4" = 1'-0"



2 Fuel Island - Overall Site Plan
1/8" = 1'-0"

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT

Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE



PLAN NORTH
SCALE: As Indicated

SHEET

SHEET TITLE:

Building 04 - Fuel Island - Plans

4A201

Project Status

PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

CONSULTANTS

ARCHITECT
Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

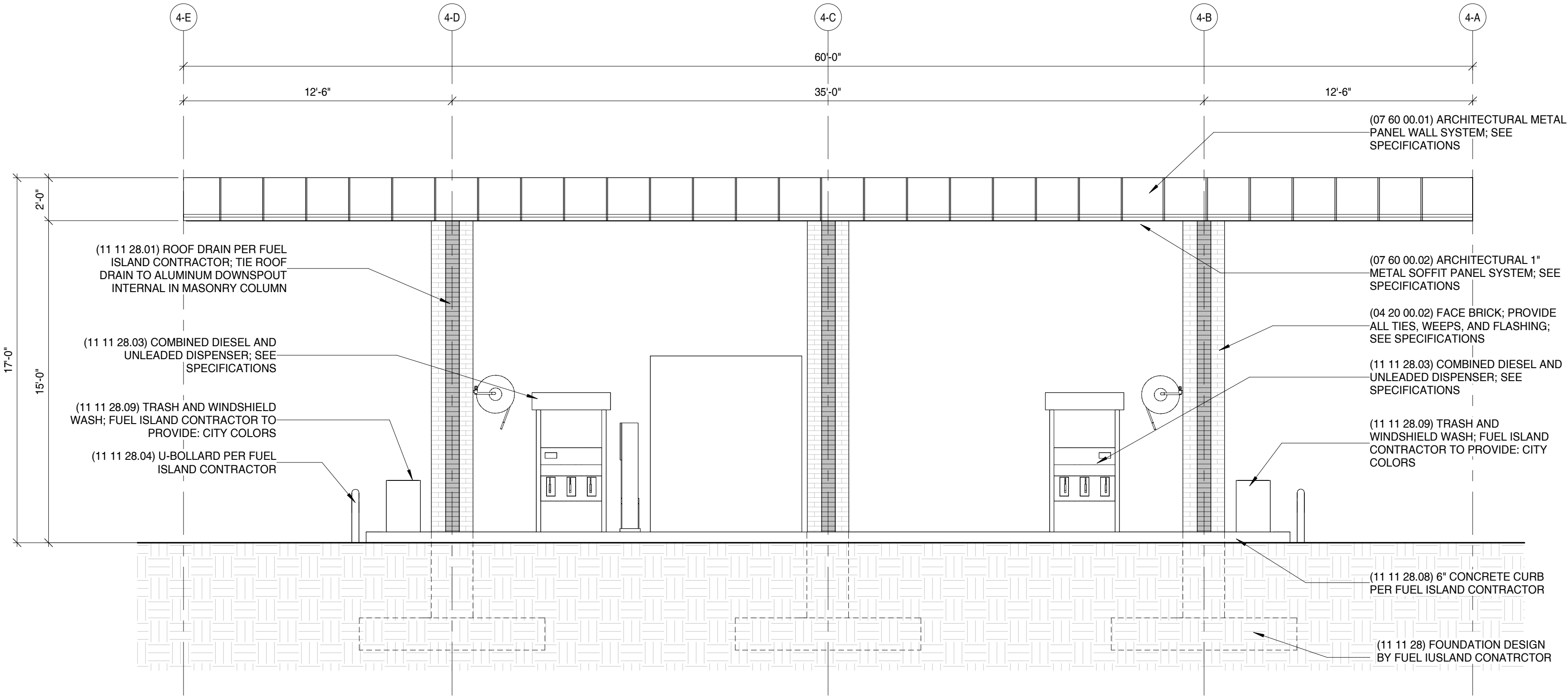
CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W17N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

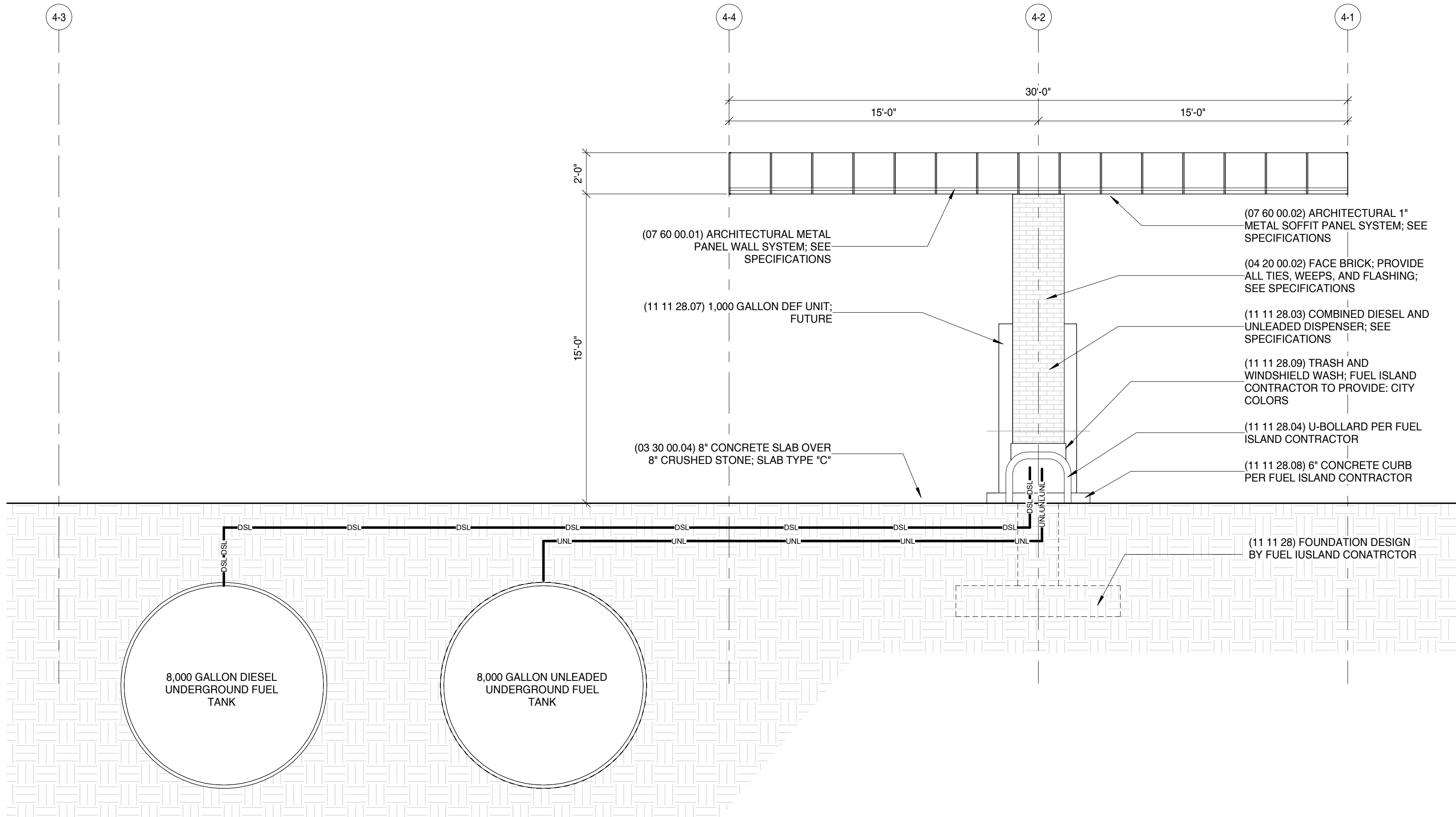
Engineer of Record - Linda Johnson

REVISIONS

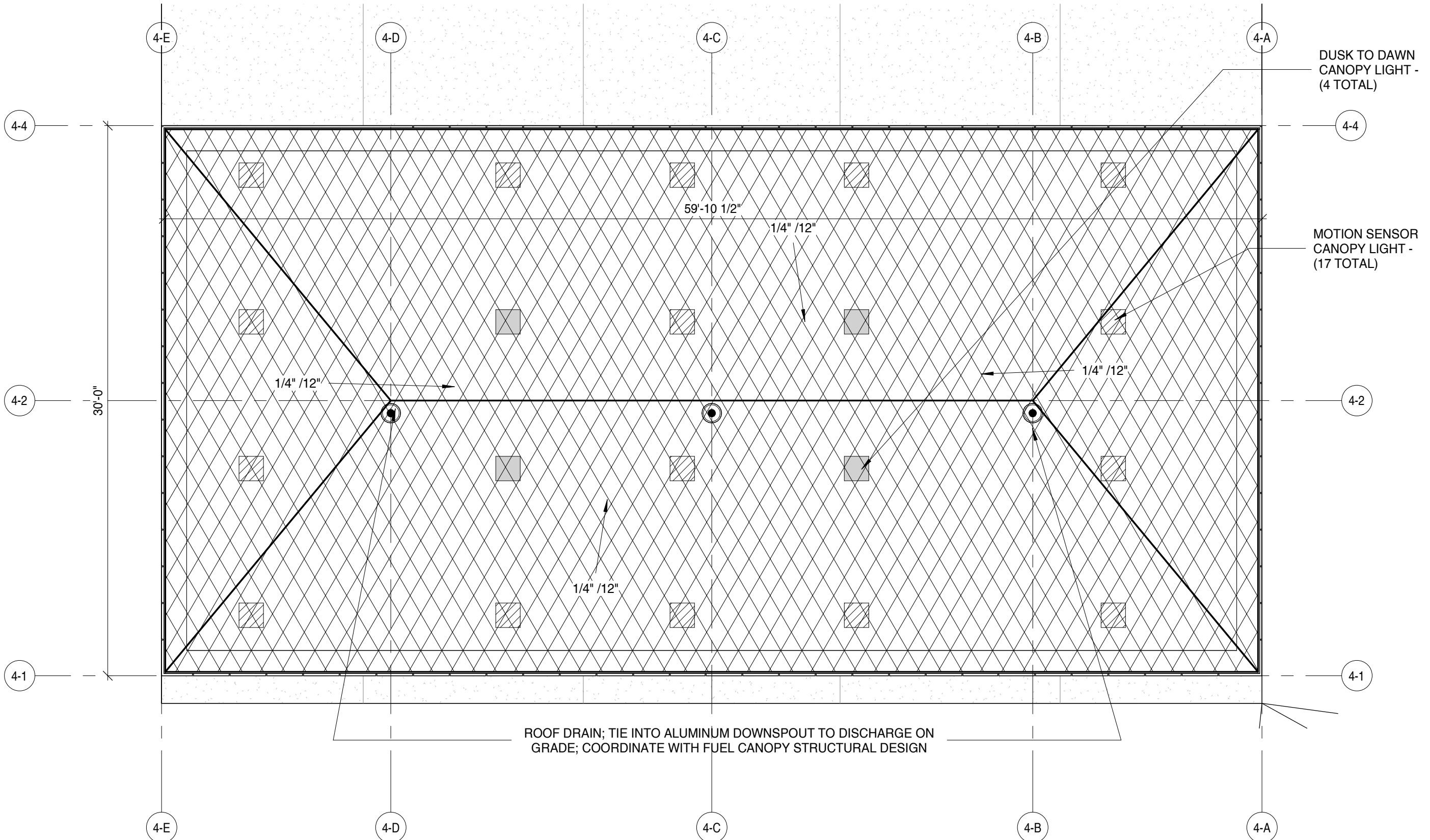
REV.	DESCRIPTION	DATE



1 Fuel Island - E/W Elevation (typ.)
1/4" = 1'-0"



2 Fuel Island - N/S Elevation (typ.)
1/4" = 1'-0"



3 Fuel Island - Roof Plan - Overall
3/16" = 1'-0"

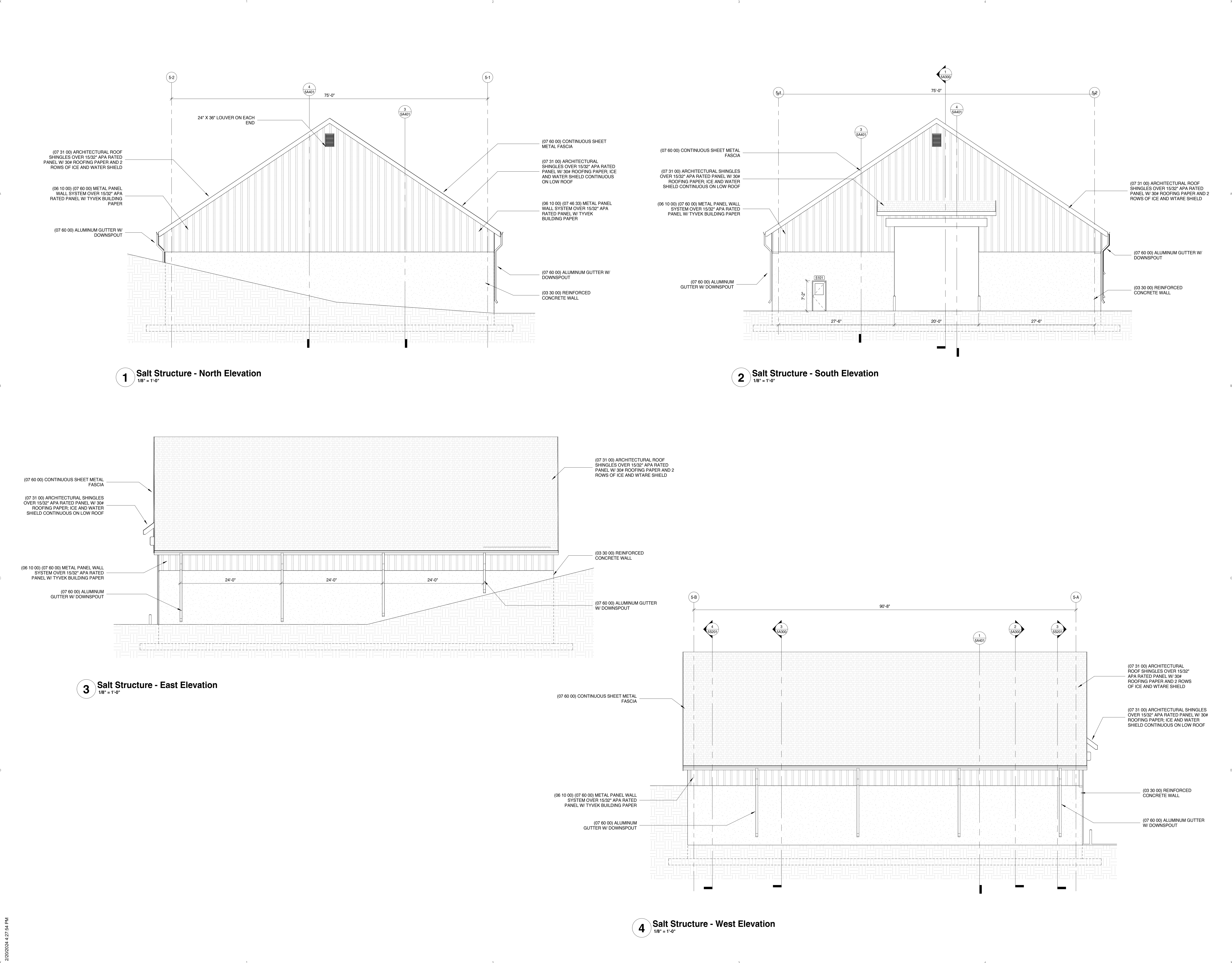
SHEET

SHEET TITLE:
Building 04 - Fuel Island - Elevations and Details

4A202

Project Status

2/20/2024 4:27:54 PM



PROJECT

PROJECT:
New DPW Facility and Support Buildings
5001 Taylorsville Road, Huber Heights, Ohio 45424

OWNER:
City of Huber Heights

PROJECT ISSUE DATE:
February 6, 2024

KUENY ARCHITECTS

10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

©2023 Kueny Architects L.L.C. - All Rights Reserved

CONSULTANTS

ARCHITECT
Kueny Architects
Phone: (262) 657-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

MEP
Root Engineering Services, P.C.
Phone: (847) 249-8398
Address: 4215 Grove Avenue
Gurnee, Illinois 60031

Engineer of Record - Richard Root

CIVIL
TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS		
REV.	DESCRIPTION	DATE

SCALE: 1/8" = 1'-0"

SHEET

SHEET TITLE:
Building 05 - Salt Storage - Exterior Elevations

5A202

Project Status

AI-9979

7. B.

Planning Commission

Meeting Date: 04/09/2024

Replat

Information

Agenda Title

REPLAT - The applicants, VICKI HAHN and CHERYL ALDERMAN, are requesting approval of a Replat of an existing duplex condominium to create two new lots so that each lot contains the land and building. Property is located at 5261 and 5263 Coco Drive (RP 24-04).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Fire Assessment

Memorandum

Staff Report for Meeting of April 9, 2024

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: April 4, 2024
Subject: RP 24-04 – Coco Drive

Application dated March 21, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER:	Ms. Vicki Hahn – Applicant/Owner Ms. Cheryl Alderman – Applicant/Owner
DEVELOPMENT NAME:	Country View Estates
ADDRESS/LOCATION:	5261 & 5263 Coco Drive
ZONING/ACREAGE:	R-5 .319 acres
EXISTING LAND USE:	Residential (duplex/condo)
ZONING ADJACENT LAND:	R-5
REQUEST:	The applicant requests approval of a replat of an existing duplex condominium to create two new lots so that each lot contains the land and building.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107 (Subdivision Regulations)
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Country View Estates is comprised of mostly duplex condominiums where the building is owned by the homeowner and the land is owned by the condominium association. For reasons lost to time, the Country View Estates condominium association was dissolved or cancelled in 1992.

In order to facilitate future real estate transactions, the applicants wish to replat their property to create two lots whereby the respective land and structures are contained within their respective lots and are respectively wholly owned.

Staff Analysis

The two applicants have been seeking a resolution to this situation for nearly a year. Technically, each lot will become an existing non-conforming lot because they are each half of the minimum lot area (6,000 SF versus 12,000 SF) and roughly half the front footage required in the R-5 zoning district.

Staff feels the nonconformities created through this land subdivision can be addressed through future zoning text amendments to the R-5 district. At this point, staff believe this subdivision creates a better situation for the owners, than the land being owned by a non-existing condominium association.

Additional Comments:

Fire: Approves the replat as submitted.

City Engineer: Approves the replat as submitted.

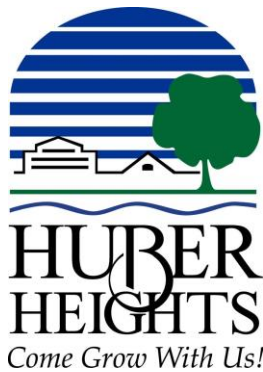
Recommendation

Staff recommends approval of the application as submitted.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on March 21, 2024, the applicants, Vicki L. Hahn and Cheryl Alderman, requested approval of a Replat of an existing duplex condominium to create two new lots so that each lot contains the land and building. Property is located at 5261 and 5263 Coco Drive, further identified as Parcel Numbers P70 50424 0007 and P70 50424 0008 of the Montgomery County Auditor's Map (Case RP 24-04), and;

WHEREAS, on April 9, 2024, 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 applicants, Vicki L. Hahn and Cheryl Alderman, for approval of a Replat. Property is located at 5261 and 5263 Coco Drive (Case RP 24-04), in accordance with the recommendation of Staff's Memorandum dated April 4, 2024, with the following conditions:

1. Approve as submitted.

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

Terry Walton, Chair
Planning Commission

Date

RECORD PLAN COUNTRY VIEW ESTATES SECTION THREE

BEING A REPLAT OF LOT 11, UNIT 11A AND 11B, AS RECORDED IN P.B. 110, PAGE 22, COUNTRY VIEW ESTATES, CONDOMINIUM NUMBER ONE LOCATED IN SECTION 27, TOWN 2, RANGE 8 M.R.s., IN THE CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO BEING 0.319 ACRES TOTAL, 0.158 ACRE UNIT 11A, 0.161 ACRE UNIT 11B

ACREAGE SUMMARY:
BEING 0.319 ACRES IN LOTS
0.158 ACRE UNIT 11A
0.161 ACRE UNIT 11B
0 ACRE DEDICATED R/W

APPROVED FOR DESCRIPTION	
MONTGOMERY COUNTY ENGINEER	DATE
CHECKED BY	DATE

APPROVALS
CITY OF HUBER HEIGHTS:
THIS PLAT APPROVED AND ACCEPTED BY THE CITY OF HUBER HEIGHTS THIS ____ DAY OF _____, 20__.

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

DESCRIPTION

BEING A REPLAT OF LOT 11, UNITS 11A AND 11B, COUNTRY VIEW ESTATES CONDOMINIUM NUMBER ONE AS RECORDED IN PLAT BOOK 110, PAGE 22, SECTION 27, TOWN 2, RANGE 8 M.R.s., IN THE CITY OF HUBER HEIGHTS, OHIO, ACQUIRED BY CHERYL A. ALDERMAN BY IR DEED 17-071577, AND BY VICKI L. HAHN BY IR DEED 06-083767, OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO. 0.158 ACRE UNIT 11A AND 0.161 ACRE UNIT 11B.

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

CHERYL A. ALDERMAN AND VICKI L. HAHN, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Cheryl A. Alderman
CHERYL A. ALDERMAN
Vicki L. Hahn
VICKI L. HAHN

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Bethan L. Rousculp
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/26/26

BETHAN L. ROUSCULP
Notary Public
State of Ohio
My Comm. Expires
May 26, 2026

DEDICATION

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

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Cheryl A. Alderman
WITNESS
Cheryl A. Alderman
CHERYL A. ALDERMAN

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 23 DAY OF February, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED CHERYL A. ALDERMAN, UNMARRIED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Bethan L. Rousculp
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/26/26

John W. Wright
WITNESS
John W. Wright
AGENT, WRIGHT-PATT CREDIT UNION, INC.

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 23 DAY OF February, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, Philip L. Wilson, AGENT FOR WRIGHT-PATT CREDIT UNION, INC., TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

John W. Wright
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-26-24

John W. Wright
WITNESS
Vicki L. Hahn
VICKI L. HAHN

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 23 DAY OF February, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED VICKI L. HAHN, UNMARRIED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Bethan L. Rousculp
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/26/26

John W. Wright
WITNESS
Jamie Osterfeld
AGENT, PNC MORTGAGE, A DIVISION OF PNC BANK, NA

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 18 DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, Jamie Osterfeld, AGENT, PNC MORTGAGE, A DIVISION OF PNC BANK, NA, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

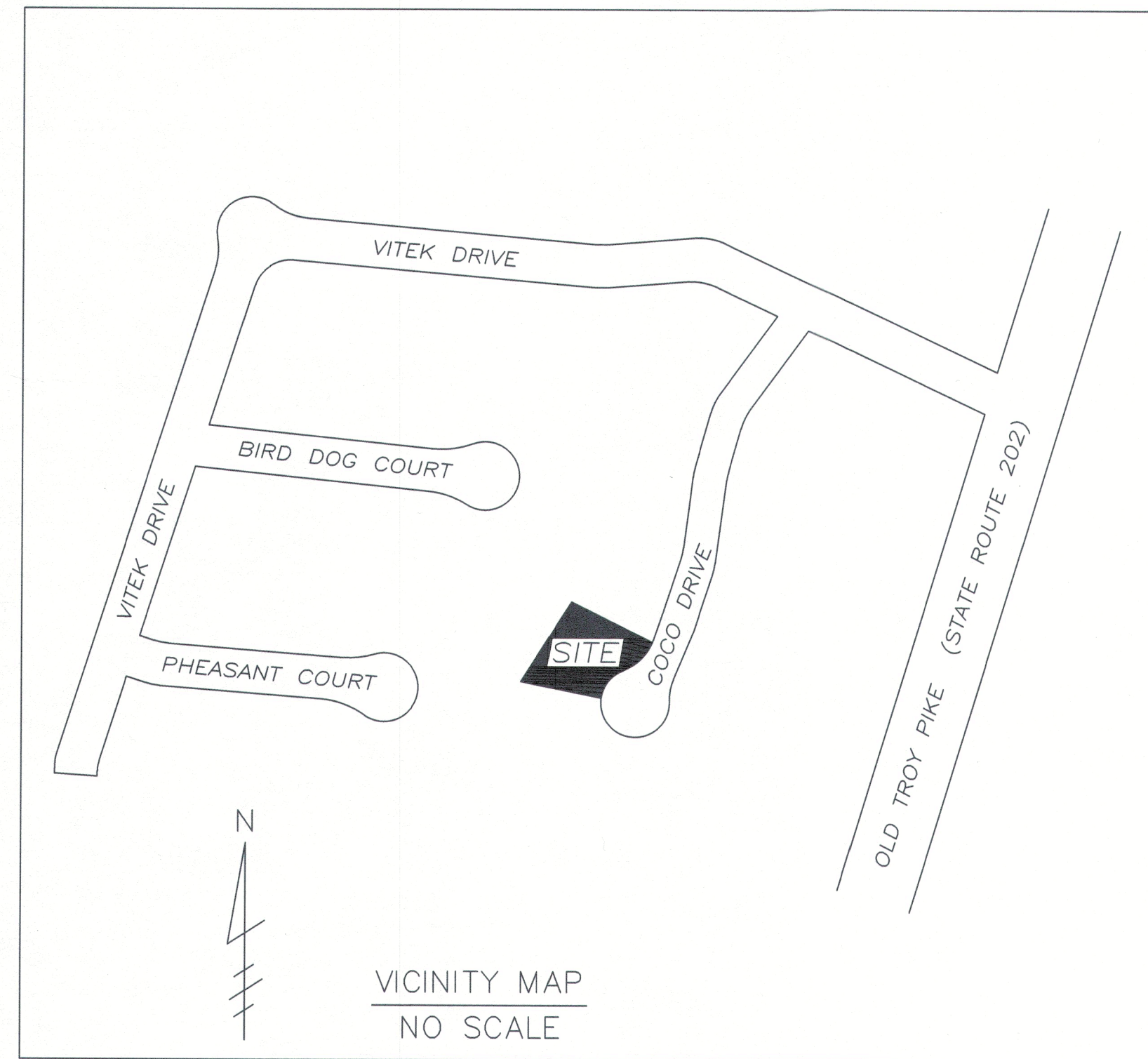
Michael W. Cozatt
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 1, 2028

Michael W. Cozatt
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

WENDY M. HAIRE, NOTARY PUBLIC
Residence - Montgomery
State Wide Jurisdiction, Ohio
Expiration Date May 1, 2028
Commission # 2018-RE-717901

PREPARED BY:
Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Ste. 1140, Troy, Ohio
Job No. 00624 Ph. (937) 339-2921



VICINITY MAP
NO SCALE

C1
L=7.70'
Δ=02°56'30"
R=150.00'
CH=S 30°01'09" W
7.70'

C2
L=36.14'
Δ=41°24'35"
R=50.00'
CH=S 52°11'15" W
35.35'

C3
L=15.48'
Δ=17°44'16"
R=50.00'
CH=S 64°03'23" W
15.41'

C4
L=37.90'
Δ=42°50'48"
R=50.00'
CH=S 33°44'05" W
36.53'

C5
L=18.12'
Δ=20°45'50"
R=50.00'
CH=S 45°13'26" E
18.02'

UNIT 11A
AKA 5261 COCO DRIVE
COUNTRY VIEW ESTATES
CONDO., NUMBER ONE
PB 110-22

CHERYL A. ALDERMAN
IR DEED 17-071577

UNIT 11B
COUNTRY VIEW ESTATES
CONDO., NUMBER ONE
PB 110-22

VICKI L. HAHN
IR DEED 06-083767

UNIT 4222
HUNTER'S CREEK
CONDO. PHASE 6
PB 187-8
ALICIA N. DUPRE
IR DEED 02-120326

UNIT 4224
HUNTER'S CREEK
CONDO. PHASE 6
PB 187-8
JEFFREY P. PATRICK
IR DEED 02-121054

UNIT 4219
HUNTER'S CREEK
CONDO. PHASE 14
PB 196-4
JOHN S. GIBSON
IR DEED 20-050548

UNIT 4221
HUNTER'S CREEK
CONDO. PHASE 14
PB 196-4
PATRICIA J. CLEMONS
IR DEED 04-105260

LOT 16

LOT 17

UNIT 12A
AKA 5271 COCO DRIVE
COUNTRY VIEW ESTATES
CONDO., NUMBER ONE
PB 110-22

FLOYD D. PLEMONS &
BARBARA J. PLEMONS
IR DEED 02-043446

IPF AT
N 65°42'40" W
0.83' AT B/W

IPF AT
N 54°37'06" W
0.56' AT B/W

IPF AT
N 46°26'37" W
0.71' AT B/W

IPF AT
N 14°53'54" W
0.91' AT B/W

IPF AT
N 34°50'30" E
4.90'

IPF AT
N 31°29'10" W
12.86'

IPF AT
N 54°37'06" W
0.56' AT B/W

IPF AT
N 46°26'37" W
0.71' AT B/W

IPF AT
N 14°53'54" W
0.91' AT B/W

IPF AT
N 34°50'30" E
4.90'

IPF AT
N 31°29'10" W
12.86'

IPF AT
N 54°37'06" W
0.56' AT B/W

IPF AT
N 46°26'37" W
0.71' AT B/W

IPF AT
N 14°53'54" W
0.91' AT B/W

IPF AT
N 34°50'30" E
4.90'

IPF AT
N 31°29'10" W
12.86'

IPF AT
N 54°37'06" W
0.56' AT B/W

IPF AT
N 46°26'37" W
0.71' AT B/W

LOT 16
COUNTRY VIEW ESTATES
SUBD., SECTION TWO-A
PB 182-26

TONIA L. HARRIS &
JAMES HARRIS
IR DEED 13-029848

LOT 15

LOT 9

LOT 8B

LOT 15

LOT 9

LOT 8B

LOT 15

LOT 9

LOT 8B

Certification

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code and Chapter 711 for Record Plans and was conducted under my supervision based on field work in January of 2024. All measurements are correct and monuments are to be set on all lot corners as shown.

Michael W. Cozatt
Michael W. Cozatt, P.S. #6001

STATE OF OHIO
MICHAEL W.
COZATT
S-6001
REGISTERED
SURVEYOR



Huber Heights Fire Division

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

Occupancy Name:	Lot Split		
Occupancy Address:	5261-5263 Coco Drive		
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:	24-095
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	4/4/2024

Fire Department Comments:

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

Plan submittal is approved as shown on drawing, lot split only. Proposed use of land appears to be residential.

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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-9980

7. C.

Planning Commission

Meeting Date: 04/09/2024

Replat

Information

Agenda Title

REPLAT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat of 23.7 acres into 2 lots plus Right of Way to facilitate the construction of a residential development and civic center. Property is located at 6209 Brandt Pike (RP 24-02).

Purpose and Background

Attachments

Staff Report

Decision Record

Easement Coord

Record Plan

Lease Area

Fire Assessment

Memorandum

Staff Report for Meeting of April 9, 2024

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: April 4, 2024
Subject: RP 24-02 Replat – Authentix Apartments

Application dated December 20, 2023

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant/Owner

DEVELOPMENT NAME: Heritage Commons (formerly Marian Meadows)

ADDRESS/LOCATION: 6209 Brandt Pike

ZONING/ACREAGE: Planned Mixed Use (PM) 23.7 acres

EXISTING LAND USE: Mixed Use

ZONING

ADJACENT LAND: West: R-4; North: PC; East & South: PM

REQUEST: The applicant requests approval of a replat of 23.7 acres to create two lots and right-of-way to facilitate the construction of a residential development and civic center.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1107 (Subdivision Regulations)

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

This application creates two lots and associated right-of-way that will facilitate the construction of the previously approved Authentix residential apartments, Meadows Park Drive (under construction) and the proposed civic center.

Staff Analysis

This application is the final step required for the redevelopment of the former Marian Meadows shopping center. This replat creates two lots and public right of way.

Lot 1 contains 15.86 acres. The west side of this lot is the site of the planned authentix apartments. This lot will be sold to the developer in the coming months, once this replat is approved and recorded.

Lot 2 contains 4.79 acres. This land is slated to be developed as the new civic center.

The proposed replat meets all requirements of the subdivision regulations.

Additional Comments:

Fire: Approves the replat as submitted.

City Engineer: Approves the replat as submitted.

Recommendation

Staff recommends approval of the application as submitted.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on December 20, 2023, the applicant, The City of Huber Heights, requested approval of a Replat of 23.7 acres into 2 lots plus Right of Way to facilitate the construction of a residential development and civic center. Property is located at 6209 Brandt Pike, further identified as Parcel Numbers P70 03912 0145 and P70 03912 0146 of the Montgomery County Auditor's Map (Case RP 24-02), and;

WHEREAS, on April 9, 2024, 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.

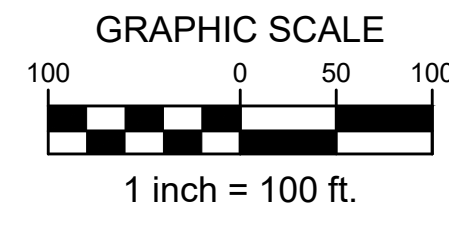
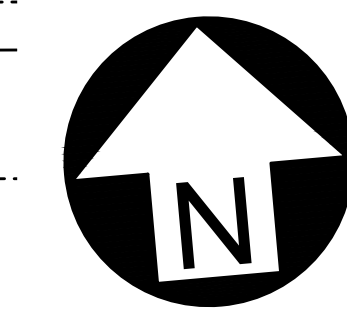
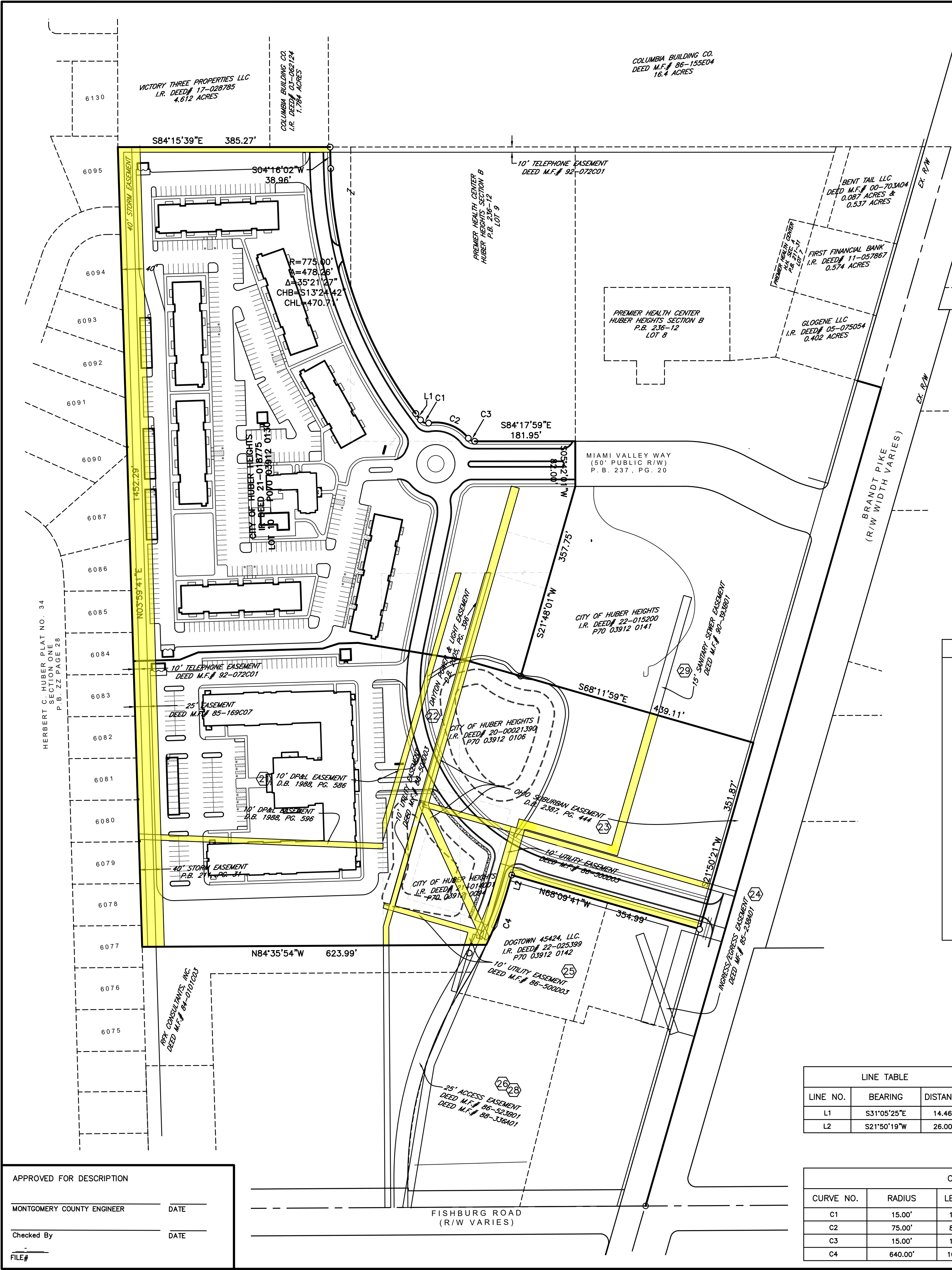
moved to approve the request by the applicant, The City of Huber Heights, for approval of a Replat. Property is located at 6209 Brandt Pike (Case RP 24-02), in accordance with the recommendation of Staff's Memorandum dated April 4, 2024, with the following conditions:

1. Approve as submitted.

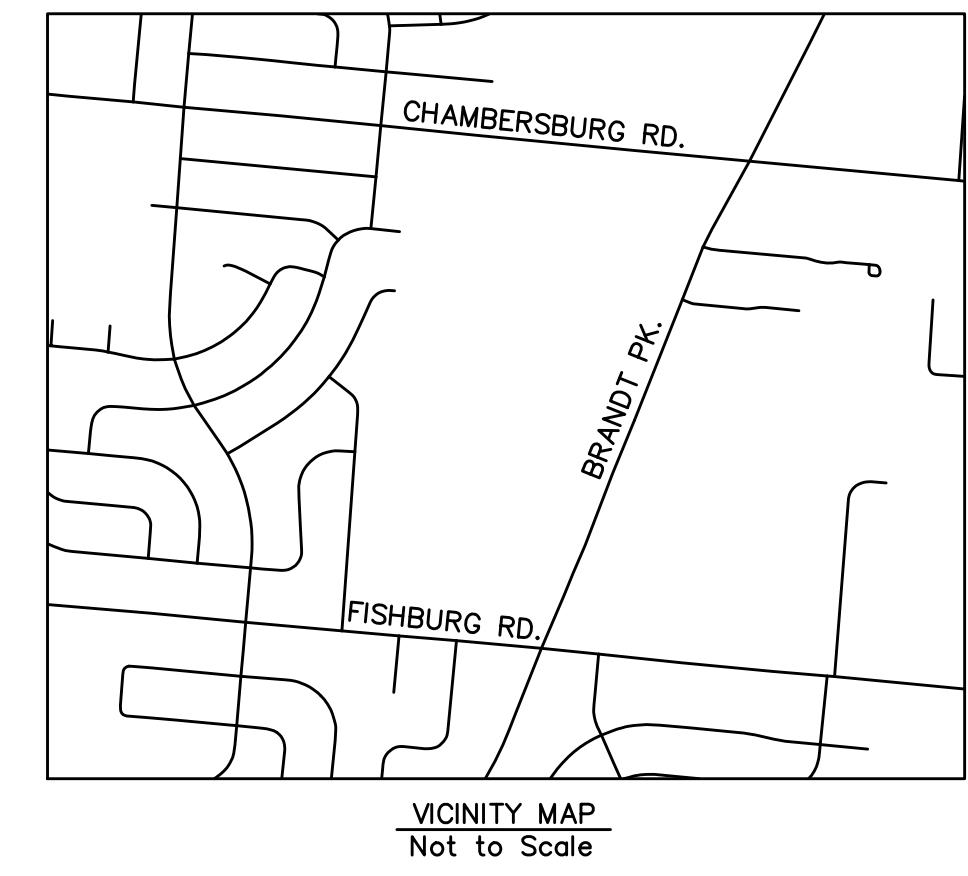
Seconded by . Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

Date



SECTION 22, TOWN 2, RANGE 8, M.Rs.,
MONTGOMERY COUNTY, OHIO
TOTAL AREA = 23.740 ACRES
NOVEMBER 2022



SCHEDULE B, SECTION II - EASEMENTS	
21	Easement to the Dayton Power and Light Company dated 5/4/1960 and filed on 5/24/1960 in Deed Book 1988, Page 586 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
22	Easement to the Dayton Power and Light Company dated 8/31/1960 and filed on 9/14/1960 in Deed Book 2005, Page 396 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
23	Easement to the Ohio Suburban Water Company, an Ohio Corporation for utility purposes dated 11/14/1967 and filed on 11/16/1967 in Deed Book 2387, Page 444 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
24	Easement for ingress and egress dated 5/23/1985 and filed on 5/24/1985 in Deed MF 85-238 A01 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
25	Easement to the Ohio Suburban Water Company for Utility purposes dated 8/26/1986 and filed on 9/5/1986 as recorded in Deed MF 86-500 D03 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
26	Easement to DCS, an Indiana General Partnership for ingress and egress dated 9/9/1986 and filed on 9/16/1986 in Deed MF 86-523 B01 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
28	Declaration of Covenants Conditions & Easements filed on 6/15/1988 in Deed MF 88-0336 A01 and amended in Deed MF 90-315 C04 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)
29	Easement to the Ohio Suburban Water Company dated 9/6/1989 and filed on 7/24/1960 in Deed MF 89-0393 B01 as recorded in the Recorders Office of Montgomery County, Ohio. (Affects subject property, shown on map.)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S31°05'25"E	14.46'
L2	S21°50'19"W	26.00'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	15.00'	16.55'	63°14'01"	S62°42'26"E	15.73'
C2	75.00'	81.28'	62°05'44"	S63°16'34"E	77.36'
C3	15.00'	13.63'	52°04'17"	S58°15'50"E	13.17'
C4	640.00'	109.13'	09°46'12"	S26°43'25"W	109.00'

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER


DATE

Checked By

DATE

FILE#

PREPARED BY:



BURKHARDT

ENGINEERS & SURVEYORS

CIVIL ENGINEERING
LAND SURVEYING
NATIONAL RETAIL
SITE DEVELOPMENT

28 North Cherry Street
Germantown, Ohio 45327
Phone: 537-388-8869
BURKHARDTINC.COM

Design:

Proj:

Draw:

Dwg:

Check:

Tab:

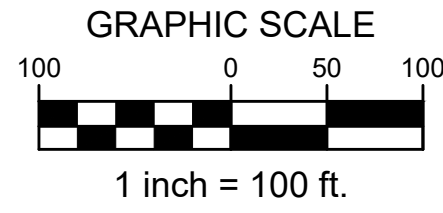
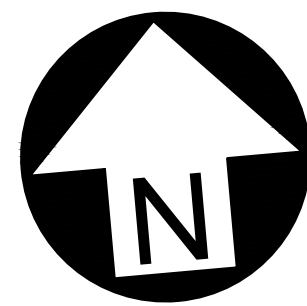
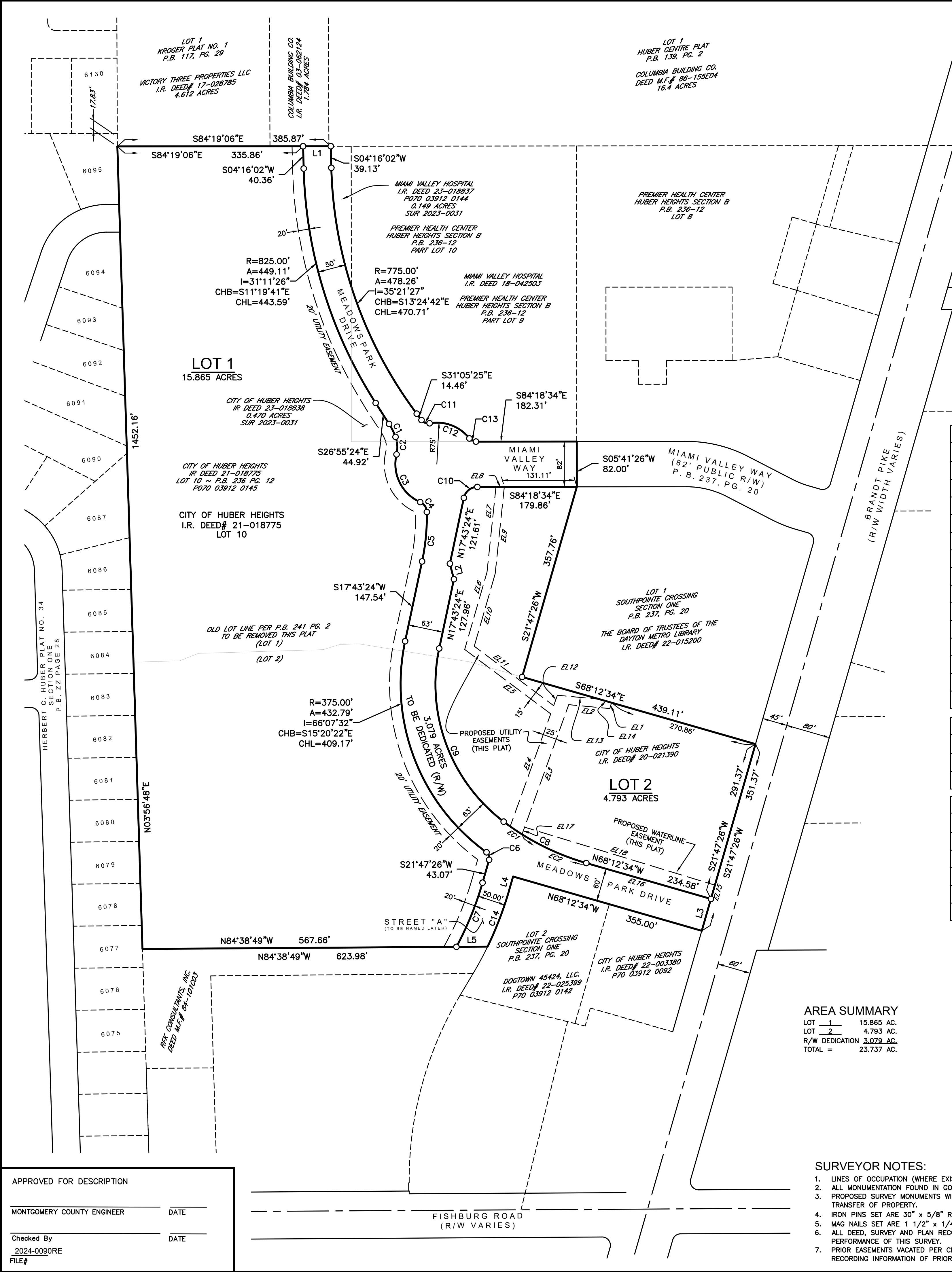
Scale:

Date:

12.07.2022

Sheet:

Sheet No.:



SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF
SUCH PLAT ARE DRAWN AS SHOWN HEREON.

APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE
PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

CHAIRMAN _____ DATE _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.25	119.23	12°36'49"	S20°36'59"E	26.20
C2	32.21	55.00	33°33'30"	S02°28'11"W	31.76
C3	104.52	75.00	79°50'56"	S20°40'32"E	96.27
C4	22.81	20.00	65°20'04"	S27°55'58"E	21.59
C5	89.89	396.50	12°59'20"	S11°13'44"W	89.69
C6	15.31	12.50	70°11'35"	S13°18'21"E	14.37
C7	125.48	590.00	12°11'09"	S27°53'01"W	125.25
C8	168.04	455.00	21°09'36"	N57°37'46"W	167.08
C9	352.71	312.00	64°46'21"	N14°39'47"W	334.23
C10	34.02	25.00	77°58'03"	N56°42'25"E	31.45
C11	16.55	15.00	63°14'01"	S62°42'26"E	15.73
C12	80.92	75.00	61°49'07"	S63°24'53"E	77.05
C13	13.56	15.00	51°48'14"	S58°24'27"E	13.10
C14	109.13	640.00	09°46'12"	S26°40'32"W	109.00

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	25.76	455.00	03°14'39"	N50°31'00"W	25.76
EC2	127.62	455.00	16°04'14"	S60°10'27"E	127.20

Line Table		
Line #	Direction	Length
L1	S84°19'06"E	50.01
L2	N08°50'30"W	29.07
L3	S21°47'26"W	60.00
L4	S21°47'26"W	26.00
L5	N84°38'49"W	56.31

Easement Line Table		
Line #	Direction	Length
EL1	S22°06'22"W	11.09
EL2	N78°49'07"W	74.63
EL3	S25°31'45"W	249.29
EL4	N25°31'45"E	216.44
EL5	N47°26'18"W	194.29
EL6	N21°49'23"E	145.59
EL7	N11°44'13"E	154.89
EL8	S84°18'34"E	15.08
EL9	S11°44'13"W	157.80
EL10	S21°49'23"W	136.55
EL11	S47°26'18"E	179.33
EL12	N25°31'45"E	20.04
EL13	S78°49'07"E	76.74
EL14	S68°12'34"E	22.34
EL15	S21°47'26"W	25.92
EL16	N68°12'34"W	234.58
EL17	N25°31'45"E	13.81
EL18	S67°18'39"E	359.67

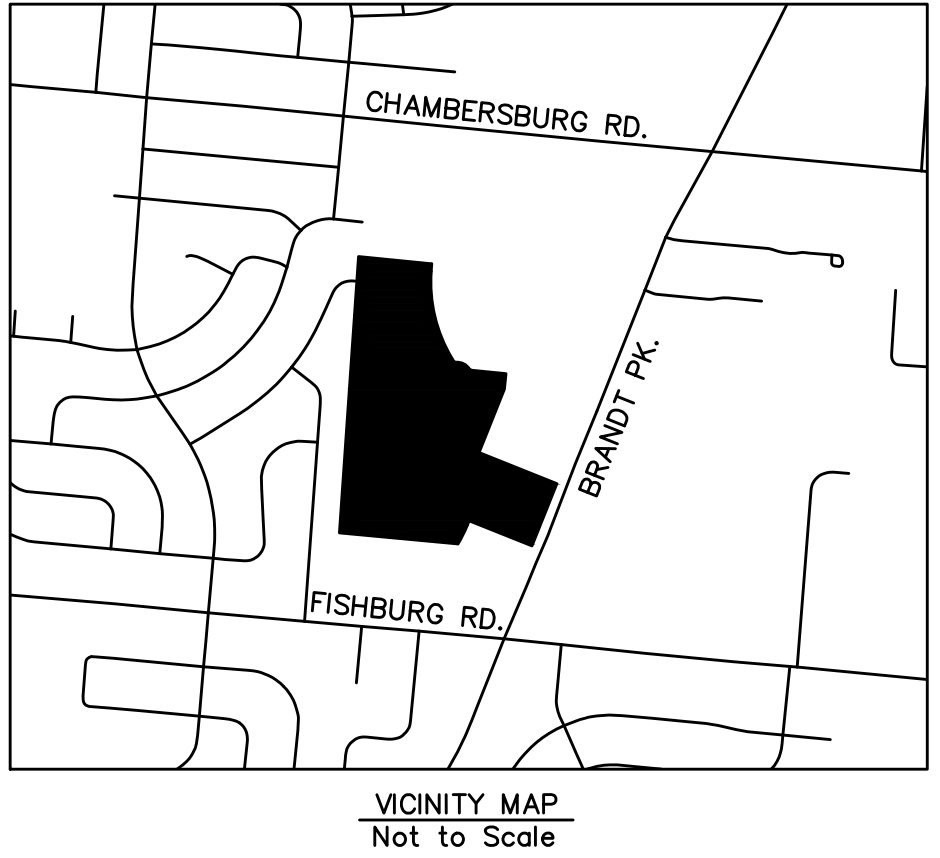
AREA SUMMARY
LOT 1 15.865 AC.
LOT 2 4.793 AC.
R/W DEDICATION 3,079 AC.
TOTAL = 23.737 AC.

- SURVEYOR NOTES:**
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 3. PROPOSED SURVEY MONUMENTS WILL BE SET AFTER APPROVAL OF SURVEY AND TRANSFER OF PROPERTY.
 4. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"
 5. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
 6. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
 7. PRIOR EASEMENTS VACATED PER CITY ORDINANCE, 2024-0-2630. SEE ORDINANCE FOR RECORDING INFORMATION OF PRIOR EASEMENTS.

RECORD PLAN
**HERITAGE COMMONS
SECTION "B"**

BEING A REPLAT OF LOTS 1 & 2 OF HERITAGE COMMONS SECTION "A",
AS RECORDED IN P.B. 241, PG. 2
SECTION 22, TOWN 2, RANGE 8, M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
TOTAL AREA = 23.737 ACRES
DECEMBER 2023

BASIS OF BEARING: BEARINGS ARE BASED ON WEST LINE OF
PROPOSED LOT 1 (EAST LINE OF THE HERBERT C. HUBER PLAT
NO. 34 SECTION ONE RECORDED IN P.B. ZZ PAGE 28, TAKEN FROM
STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT,
GEOID18, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK
(BEARING N 03°56'48" E)



DESCRIPTION
The within plat is a RePlat of 23.737 acres and being Lots 1 & 2 of Heritage Commons Section "A" as recorded in Plat Book 241, Pg 2 of the Montgomery County Plat Records, and comprising all of that land conveyed to City of Huber Heights by deeds recorded in I.R. Deed # 20-021390, and I.R. Deed # 21-018775 of the Deed Records of Montgomery County, Ohio.

Containing a total of 23.737 acres, of which 20.658 acres are in lots.

DEDICATION
We, the undersigned, being all the owners and lienholders of the lands herein platted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and reserve the easements shown within the plat to the public for use forever.

Easements show within the plat are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and Acknowledged in the Presence of:

Witness (signature) _____ Witness (signature) _____ Owner (signature) _____

Witness (printed name) _____ Witness (printed name) _____ Owner (printed name) _____

ACKNOWLEDGEMENT
State of Ohio, Montgomery County, S.S.
Be it remembered on this _____ day of _____, 20____, before me, a Notary Public in and for said state, personally came _____, to be known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Notary Public in and for Montgomery County, Ohio
My Commission Expires _____

OWNER'S STATEMENT
Date _____, 20____
State of Ohio, County of Montgomery, S.S.

_____, being duly sworn, says that all persons and corporations, to the best of his/her knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written:

Notary Public in and for Montgomery County, Ohio
My Commission Expires _____

MONUMENTATION LEGEND	
●	5/8" IRON PIN WITH "NBP" CAP FOUND
■	CONC. MONUMENT FOUND
●	IRON PIN FOUND
⊕	NAIL FOUND
⊞	SCRIBE FOUND
○	5/8" I.P. SET

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER _____ DATE _____

Checked By _____ DATE _____
2024-0090RE
FILE#

CERTIFICATE OF SURVEYOR
I hereby certify the plat/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in October 2023. All measurements are correct and monuments are to be set as shown. Curve distances are measured on the arc. Iron pins to be set at all lot corners are 5/8" x 30" rebar.

Michael A. Novean
Ohio Professional Registered
Surveyor No. 8101

PREPARED BY:

CIVIL ENGINEERING
LAND SURVEYING
NATIONAL RETAIL
SITE DEVELOPMENT

28 North Cherry Street
Germantown, Ohio 45327
Phone: 937-388-0660
BURKHARDTINC.COM

Design: ---	Proj: 23.185
Draw: RGK	Dwg: 23.185.dwg
Check: MAN	Tab: RP2
Scale: 1"=100'	
Date: 03.28.2024	
Sheet: RECORD PLAN HERITAGE COMMONS SEC. B	
Sheet No.: RP1	

LEASE AREA – 15.865 ACRES**(FUTURE LOT 1 OF HERITAGE COMMONS SECTION “B”)**

Situate in Section 22, Town 2, Range 8, M.Rs., City of Huber Heights, Montgomery County, Ohio and being parts of Lot 1 & 2 of Heritage Commons Section “A” as recorded in Plat Book 241, Page 2 and conveyed to the City of Huber Heights by deed recorded in I.R. Deed 21-018775 and I.R. Deed 23-018838 of the Montgomery County Deed Records; said tract being more particularly described as follows:

Commencing at an iron pin found on the southwest corner of Lot 1 of Kroger Plat No. 1 as recorded in Plat Book 117, Page 29, also lying on the east line of lot 6095 of the Herbert C. Huber Plat No. 34, Section One as recorded in Plat Book ZZ, Page 28, being the True Place of Beginning for the herein described lease area;

Thence along the south line of said Lot 1 of Kroger Plat No. 1, also being the north line of Lot 1 of Heritage Commons Section “A”, S 84° 19’ 06” E, 335.86 feet to a point;

Thence departing the north line of said Lot 1 along the future western right-of-way of Meadow Park Drive (R/W width varies) for the following thirteen (13) courses:

1. Thence S 04° 16’ 02” W, 40.36 feet to a point;
2. Thence along a curve to the left, having a radius of 825.00 feet an arc distance of 449.11 feet, with an internal angle of 31° 11’ 26” and with the long chord bearing S 11° 19’ 41” E a chord distance of 443.59 feet to a point;
3. Thence S 26° 55’ 24” E, 44.92 feet to a point;
4. Thence along a curve to the right having a radius of 119.23 feet an arc distance of 26.25 feet and an internal angle of 12° 36’ 49” and with a long chord bearing of S 20° 36’ 59” E, a chord distance of 26.20 feet to a point;
5. Thence along a curve to the right having a radius of 55.00 feet an arc distance of 32.21 feet with an internal angle of 33° 33’ 30” and a long chord bearing S 02° 28’ 11” W, a chord distance of 31.76 feet to a point;
6. Thence along a curve to the left having a radius of 75.00 feet an arc distance of 104.52 feet with an internal angle of 79° 50’ 56” and a long chord bearing S 20° 40’ 32” E, a chord distance of 96.27 feet to a point;
7. Thence along a curve to the right having a radius of 20.00 feet an arc distance of 22.81 feet and an internal angle of 65° 20’ 04” and a long chord bearing S 27° 55’ 58” E, a chord distance of 21.59 feet to a point;
8. Thence along a curve to the right having a radius of 396.50 feet an arc distance of 89.89 feet and an internal angle of 12° 59’ 20” and a long chord bearing S 11° 13’ 44” W, a chord distance of 89.69 feet to a point;
9. Thence S 17° 43’ 24” W, 147.54 feet to a point;
10. Thence along a curve to the left having a radius of 375.00 feet an arc distance of 432.79 feet and an internal angle of 66° 07’ 32” and a long chord bearing S 15° 20’ 22” E, a chord distance of 409.17 feet to a point;
11. Thence along a curve to the right having a radius of 12.50 feet an arc distance of 15.31 feet and an internal angle of 70° 11’ 35” and a long chord bearing S 13° 18’ 21” E, a chord distance of 14.37 feet to a point in the west right-of-way line of Street “A” (to be named later);
12. Thence S 21° 47’ 26” W, 43.07 feet to a point;
13. Thence along a curve to the right having a radius of 590.00 feet an arc distance of 125.48 feet and an internal angle of 12° 11’ 09” and a long chord bearing S 27° 53’ 01” W, a chord distance of 125.25 feet to a point in the south line of Lot 2 of Heritage Commons Section “A”, also being on the north line of parcels owned by RFK Consultants, Inc. as conveyed in Deed M.F. 84-101C03;

LEASE AREA (CONTINUED) – 15.865 ACRES

Thence with the north line of said RFK Consultants, Inc. parcels, N 84° 38' 49" W, 567.66 feet to an iron pin found in the west line of Lot 6077 of the Herbert C. Huber Plat No. 34, Section One as recorded in Plat Book ZZ, Page 28;

Thence with the west line of said Plat No. 34, Section One, N 03° 56' 48" E, 1,452.16 feet to the true place of beginning, containing 15.865 acres, more or less, subject however all highways, easements, and restrictions of record.

The above legal description is the result of a field surveys performed February 2022 through November 2023, under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

Basis of Bearing: Bearings are based on the east line of the Herbert C. Huber Plat No. 34, Section One as recorded in Plat Book ZZ, Page 28 taken from the State Plane Coordinate System, NAD83(2011) adjustment, Geoid18, Ohio South Zone, O.D.O.T VRS/CORS network (bearing N 03° 56' 48" E)

Prior Deed References: I.R. Deed # 21-018775 & I.R. Deed # 23-018838

Michael A. Novean, PLS No. 8101

BURKHARDT ENGINEERING COMPANY

PHONE: 937-388-0060

Project # 23.185



Huber Heights Fire Division

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

Occupancy Name:	Replat (Marian Meadows)		
Occupancy Address:	6209 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:	24-094
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	4/4/2024

Fire Department Comments:

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

Plan submittal is approved as shown on drawing for replat only. Proposed use of land has not been indicated. If property is to be used for commercial purposes additional requirements regarding fire department access and fire hydrants may be forthcoming during development.

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

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

AI-9983

7. D.

Planning Commission

Meeting Date: 04/09/2024

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan in a PM Planned Mixed Use District for a new 17,725 sq ft government center. This case was advertised as a combined Basic and Detailed Development Plan review; however, the applicant only seeks Basic Development Plan approval. Property is located at 6151 Brandt Pike (BDP 24-07).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of April 9, 2024

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: April 5, 2024
Subject: BDP 24-07 Huber Heights Government Center

Application dated March 19, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant/Owner

DEVELOPMENT NAME: Huber Heights Government Center

ADDRESS/LOCATION: 6155 Brandt Pike

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

EXISTING LAND USE: Vacant land

**ZONING
ADJACENT LAND:** PM

REQUEST: The applicant requests approval of a Basic Development Plan in a PM Planned Mixed Use District for a new 17,725 SF government center. This case was advertised as a combined Basic and Detailed Development Plan review; however, the applicant only seeks Basic Development Plan (BDP) approval.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1171, 1179

CORRESPONDENCE: In Favor –
In Opposition –

Overview:

Over the last year or so, the City has been working with LWC to design a new combined governance and senior center. A 17,725 SF building has been designed that would include a new council chambers and associated office space, in addition to a new senior center that contains various community and multi-purpose rooms, a kitchen, and various activity/game rooms.

Recently, Sinclair Community College has decided to vacate their leased space near the YMCA, and it has been determined that the new senior center will move to that location. As a result, the internal programming of this new governance center is being reconfigured for additional office space for city staff.

It is important to note that the building envelope, design and placement will not change as a result of this new programming. This only impacts interior wall locations and room sizes. However, this change may impact parking and landscaping, thus we are only seeking Basic Development Plan at this time.

Applicable Zoning Regulations

The applicable zoning chapters include 1171 General Provisions, 1179 Planned Mixed Use District, and 1181 General Provisions. The relevant sections are cited and discussed below:

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 zoned PM is approximately 40 acres.

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

N/A

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

The area contains a mixture of residential, institutional and retail uses.

(d) *Site Planning.*

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

This site is located along a well-traveled thoroughfare, surrounded by institutional and retail uses. The building has been designed to compliment the recently constructed Huber Heights Branch Library. Staff does not anticipate this development will create any excessive noise, light or annoyances that will impact surrounding properties.

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

This is an urban redevelopment site with little to no existing natural features. At this time, the amount of green space is undetermined due to the programming change. However, staff anticipates the total amount of green space will be similar to the Library, which is 43.5%.

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

This development will have one vehicular access from Meadows Park Drive. Sidewalks will be provided on Meadows Park Drive as well as walkways to the sidewalk along Brandt Pike.

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

The parking lot is broken up by landscaped islands throughout the parking area. The current parking layout contains 71 spaces including 24 accessible spaces. The number of accessible spaces will likely decrease but will meet ADA standards. The total number overall parking spaces required will be determined by the final programming.

(5) *The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be*

required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

The proposal provides for well-landscaped pedestrian access along Brandt Pike and Meadows Park Drive. Additionally, landscaped pathways will connect to the Library's parking area. Additional alternative transportation amenities such as bicycle parking facilities are being explored. Land to the west of the building may be programmed as community open space.

(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 has not yet been developed and will be reviewed as part of the Detailed Development Plan application.

(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 building setback meets the zoning code 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.

At its highest point, the building is approximately 23 feet tall. As a comparison, the adjacent library is 34 feet tall.

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

No lighting plans have been submitted, however the lighting will meet the zoning code requirements.

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

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

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

The architecture of the proposed governance center compliments the branch library's contemporary design. The exterior facade will be a mixture of brick, glass curtain walls and metal panels.

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

All utilities will be placed underground.

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

N/A

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

No on-site fencing is proposed

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

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

1179.07 Landscaping.

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

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

(b) *Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round. Parking areas, accessways or an impervious 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.*

There are no residential uses adjacent to the subject site. The new street trees will be installed along Meadows Park Drive. The landscaping plan will meet city code.

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

The proposal meets this requirement.

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

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

Street trees will be installed along Meadows Park Drive. Trees along Brandt Pike will be installed in a similar manner as approved for the Library development.

STAFF RECOMMENDATION

Staff recommends approval of the Basic Development Plan to construct a new Huber Heights governance center. Staff recommends the following conditions for approval:

- 1) All signs shall conform with Section 1189 of the Huber Heights Planning and Zoning Code unless otherwise approved by the Planning Commission.

Planning Commission Action

Planning Commission may take the following actions with a motion:

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



Planning Commission Decision Record

WHEREAS, on March 19, 2024, the applicant, The City of Huber Heights, requested approval of a Basic Development Plan in a PM Planned Mixed Use District for a new 17,725 sq ft Government Center. Property is located at 6151 Brandt Pike, further identified as Parcel Number P70 03912 0146 of the Montgomery County Auditor's Map (Case CBDP 24-07), and;

WHEREAS, on April 9, 2024, 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, The City of Huber Heights, for approval of a Basic Development Plan. Property is located at 6151 Brandt Pike (Case BDP 24-07), in accordance with the recommendation of Staff's Memorandum dated April 5, 2024, with the following conditions:

1. All signs shall conform with Section 1189 of the Huber Heights Planning and Zoning Code unless otherwise approved by the Planning Commission.

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

Terry Walton, Chair
Planning Commission

Date

2/28/2024 11:41:41 AM

Autodesk Docs://Huber Heights Governance-Senior Center/23618.00 HH Governance & Senior Center - R23 - ARCH - Central.rvt

CITY OF HUBER HEIGHTS

HUBER HEIGHTS GOVERNANCE & SENIOR CENTER

6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

2024.02.26

COMMISSION # 23618.00

PERMIT SET

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

GENERAL CONTRACTOR:

STRUCTURAL:



GOP LIMITED
WAYCROSS CENTER NORTH 431 OHIO PIKE, SUITE
100N, CINCINNATI, OHIO 45255
(513) 621-7073

PME:



L2 ENGINEERING
7949 WASHINGTON WOODS DRIVE, DAYTON,
OHIO 45459
(937) 361-6731

CIVIL:



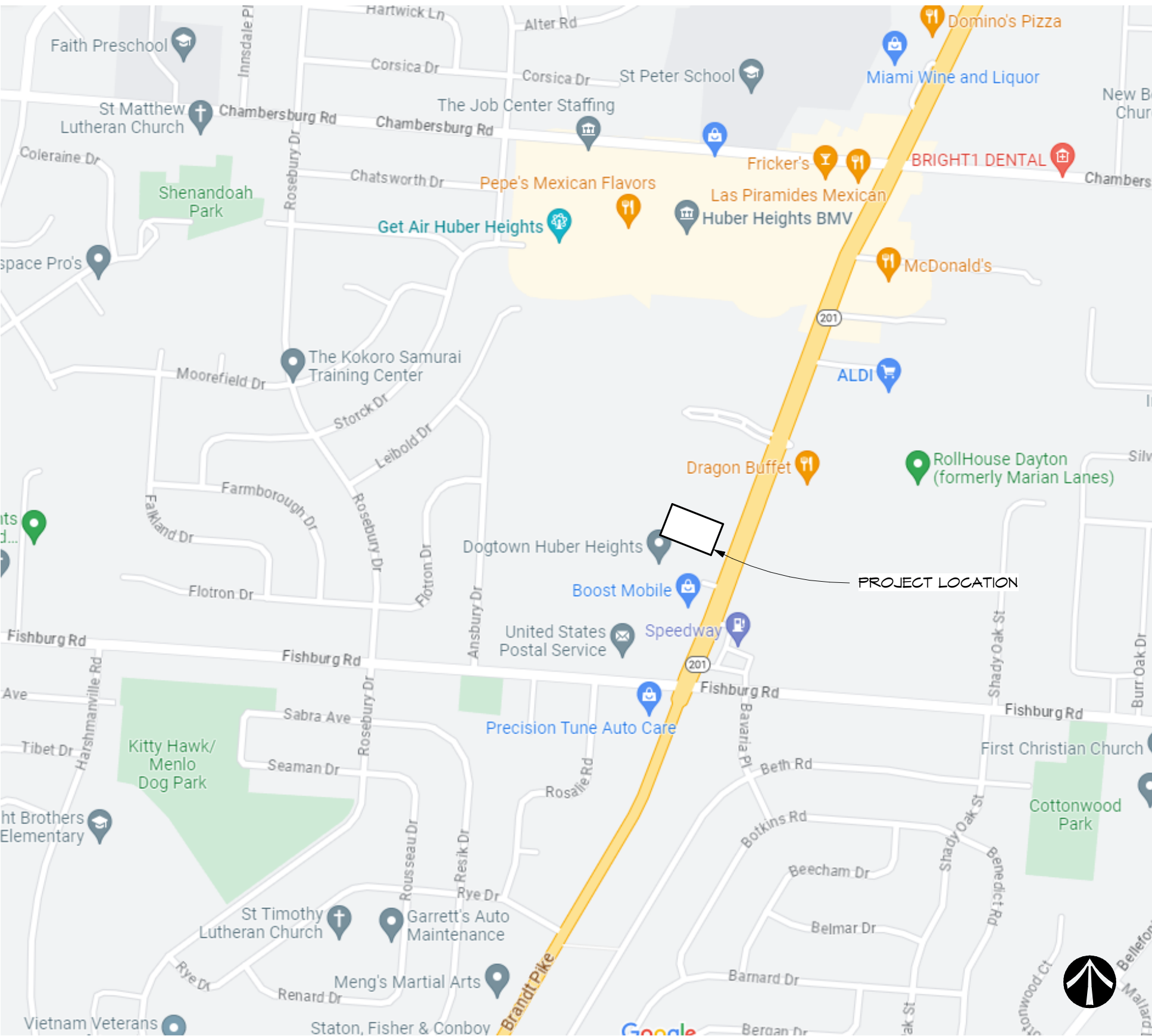
BURKHARDT ENGINEERING
28 NORTH CHERRY STREET, GERMANTOWN,
OHIO 45327
(937) 388-0060

LANDSCAPE:

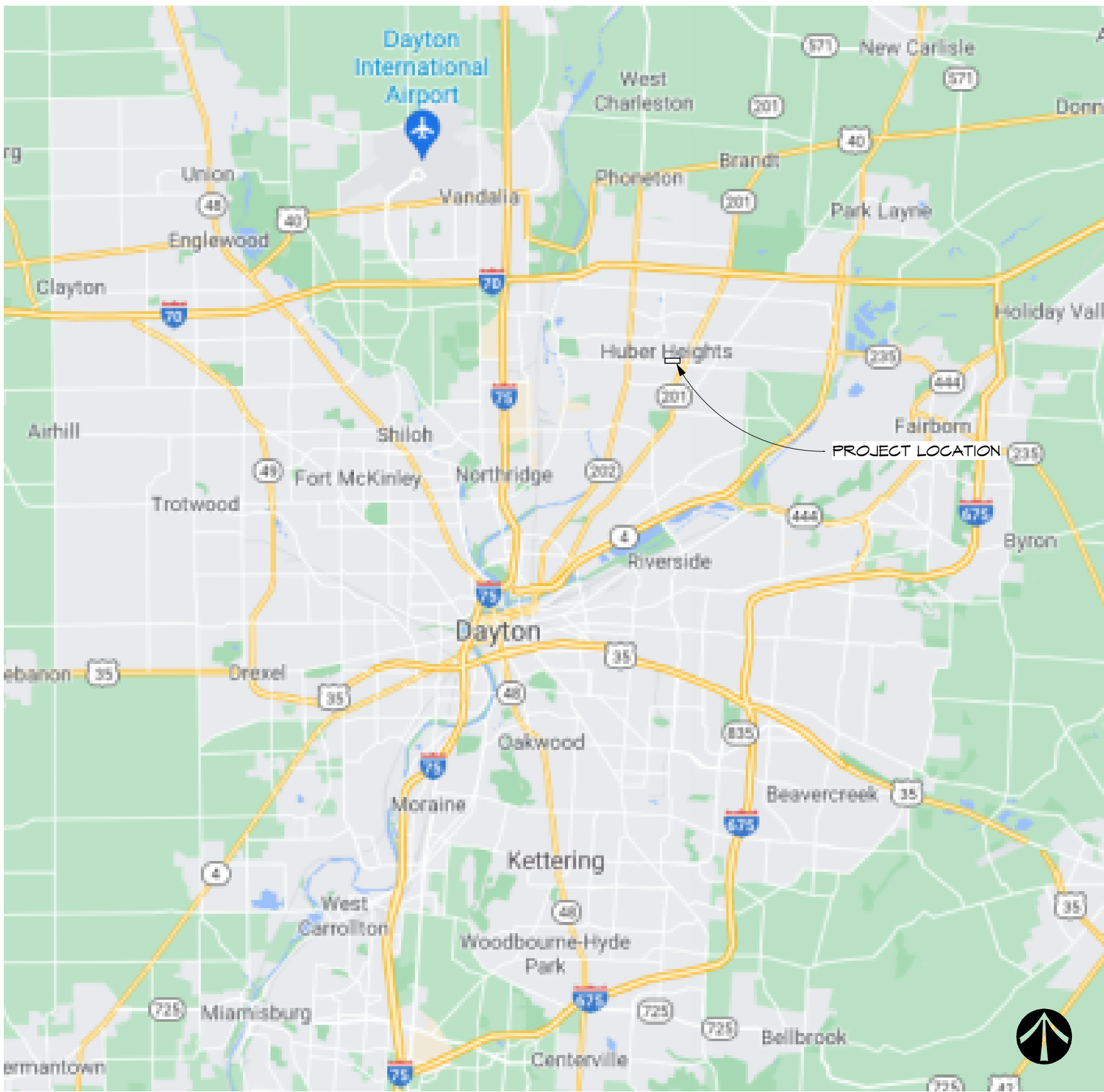
LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
VOICE/ FAX 937.767.8199
yellowspringsdesign@bizwoh.rr.com

YELLOW SPRINGS DESIGN
LANDSCAPE ARCHITECT
830 XENIA AVENUE, YELLOW SPRINGS, OHIO 45387
(937) 767-8199

CONSULTANT:



1 LOCATION PLAN



2 VICINITY MAP

DRAWING INDEX	
SHEET NO.	SHEET NAME
1-TITLE SHEET	T001
2-GENERAL	GENERAL LEGEND, ABBREVIATIONS, & NOTES
3-CIVIL	OVERALL ARCHITECTURAL SITE PLAN
4-STRUCTURAL	GENERAL NOTES, DESIGN LOADS & ABBREVIATIONS
5-MECHANICAL	HVAC LEGEND AND GENERAL NOTES
6-ELECTRICAL	ELECTRICAL EQUIPMENT AND LIGHTING SCHEDULE
7-PLUMBING	PLUMBING LEGEND AND GENERAL NOTES
8-ARCHITECTURAL	DOOR SCHEDULE & DETAILS
9-ARCHITECTURAL	ALUMINUM FRAMES & DETAILS
10-ARCHITECTURAL	OVERALL FLOOR PLAN
11-ARCHITECTURAL	OVERALL DIMENSION PLAN
12-ARCHITECTURAL	OVERALL REFLECTED CEILING PLAN
13-ARCHITECTURAL	EXTERIOR ELEVATIONS
14-ARCHITECTURAL	BUILDING SECTIONS
15-ARCHITECTURAL	VERTICAL CIRCULATION PLANS & DETAILS
16-ARCHITECTURAL	MALL SECTIONS & DETAILS
17-ARCHITECTURAL	MALL SECTIONS & DETAILS
18-ARCHITECTURAL	MALL SECTIONS & DETAILS
19-ARCHITECTURAL	SCHEDULES & DETAILS
20-ARCHITECTURAL	SCHEDULES & DETAILS
21-ARCHITECTURAL	INTERIOR ELEVATIONS
22-ARCHITECTURAL	INTERIOR ELEVATIONS
23-ARCHITECTURAL	INTERIOR ELEVATIONS
24-ARCHITECTURAL	ENLARGED RESTROOM PLANS & ELEVATIONS
25-ARCHITECTURAL	ENLARGED PLANS & DETAILS
26-ARCHITECTURAL	OVERALL SIGNAGE PLAN
27-ARCHITECTURAL	OVERALL ROOF PLAN
28-ARCHITECTURAL	ENLARGED ROOF PLAN & DETAILS

DRAWING INDEX	
SHEET NO.	SHEET NAME
1-INTERIOR DESIGN	FINISH SCHEDULES & DETAILS
2-GENERAL	OVERALL FLOOR FINISH PLAN
3-GENERAL	OVERALL WALL FINISH PLAN
4-GENERAL	OVERALL EQUIPMENT PLAN
5-PLUMBING	PLUMBING LEGEND AND GENERAL NOTES
6-PLUMBING	PLUMBING SCHEDULES
7-PLUMBING	PLUMBING FLOOR PLAN - SANITARY
8-PLUMBING	PLUMBING FLOOR PLAN - SUPPLY
9-PLUMBING	PLUMBING ROOF PLAN
10-PLUMBING	PLUMBING ENLARGED PLANS
11-PLUMBING	PLUMBING ISOMETRICS - SANITARY
12-MECHANICAL	PLUMBING ISOMETRICS - DOMESTIC & NATURAL GAS
13-ELECTRICAL	HVAC LEGEND AND GENERAL NOTES
14-ELECTRICAL	HVAC SCHEDULES
15-ELECTRICAL	HVAC PIPING DIAGRAM
16-ELECTRICAL	HVAC FLOOR PLAN - AREA A
17-ELECTRICAL	HVAC FLOOR PLAN - AREA B
18-ELECTRICAL	HVAC FLOOR PLAN - AREA C
19-ELECTRICAL	HVAC ROOF PLAN
20-ELECTRICAL	HVAC CONTROL DIAGRAMS
21-ELECTRICAL	ELECTRICAL LEGEND AND GENERAL NOTES
22-ELECTRICAL	ELECTRICAL EQUIPMENT AND LIGHTING SCHEDULE
23-ELECTRICAL	SITE ELECTRICAL PLAN
24-ELECTRICAL	SITE LIGHTING PLAN
25-ELECTRICAL	ELECTRICAL LIGHTING PLAN - FIRST FLOOR
26-ELECTRICAL	ELECTRICAL POWER PLAN - FIRST FLOOR
27-ELECTRICAL	ELECTRICAL POWER PLAN - ROOF
28-ELECTRICAL	ELECTRICAL SYSTEMS PLAN - FIRST FLOOR
29-ELECTRICAL	PANLEBOARD SCHEDULES AND SINGLE LINE DIAGRAM
30-ELECTRICAL	ELECTRICAL DETAILS
31-ELECTRICAL	ELECTRICAL DETAILS
32-ELECTRICAL	ELECTRICAL DETAILS

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26

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

CITY OF HUBER HEIGHTS

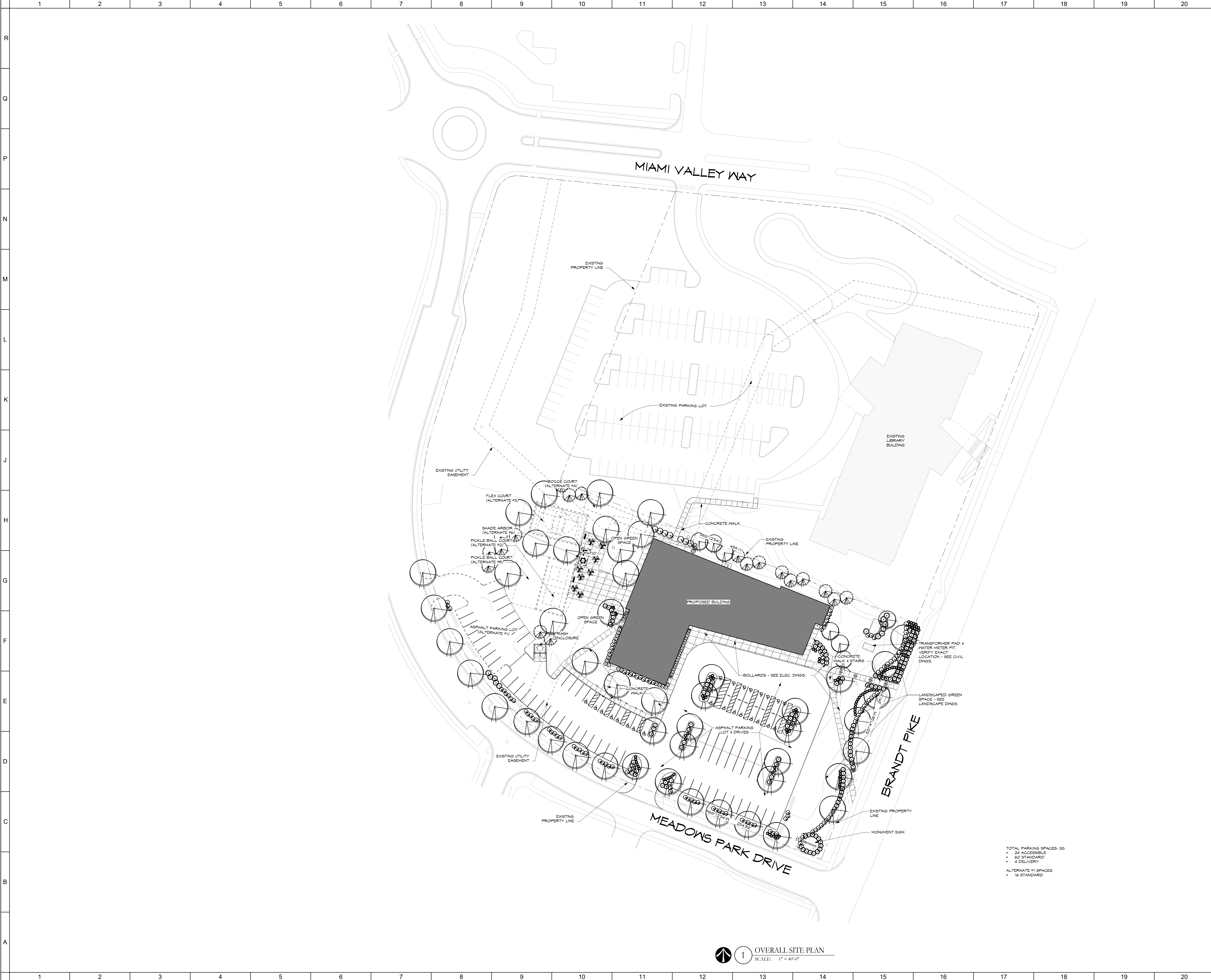
HUBER HEIGHTS GOVERNANCE & SENIOR CENTER

6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

TITLE SHEET

	Comm. No.	Date
	23618.00	2024.02.26
	Drawn	Drawing No.
	SLT	T001
	Checked	DW
© 2024 LWC INCORPORATED		

2/28/2024 11:42:23 AM
Autodesk Docs\\Huber Heights Governance-Senior Center\\23618.00 HH Governance & Senior Center - R23 - ARCH_Central.rvt



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

○ SHEET NOTES:

GENERAL NOTES:

- A. REFER TO CIVIL, LANDSCAPE, AND MEP PLANS FOR ADDITIONAL DETAIL.
- B. COORDINATE WITH ARCHITECT THE FINAL LOCATION AND QUANTITY OF ALL LIGHTING POLES AND BOLLARDS PRIOR TO INSTALL.
- C. COORDINATE ALL SIDEWALK BANGUT LAYOUT AND SPACING WITH ARCHITECT PRIOR TO INSTALL.
- D. REFER TO CIVIL DRAWINGS FOR LOCATION OF TRASH ENCLOSURE ON THE SITE.
- E. CONTRACTOR TO ERECT ON-SITE MOCK-UPS OF ALL MASONRY FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING MATERIALS FOR FULL PROJECT.
BRICK PANELS: 4' x 4' MINIMUM SIZE

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26



LWC
INCORPORATED

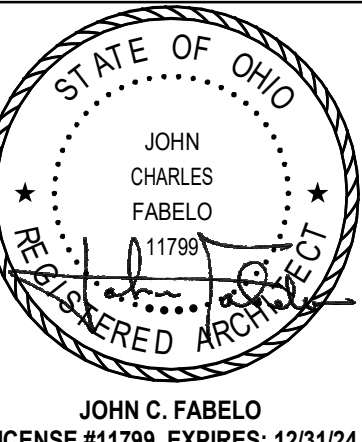
434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

CITY OF HUBER HEIGHTS

HUBER HEIGHTS GOVERNANCE
& SENIOR CENTER

6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

OVERALL ARCHITECTURAL SITE PLAN



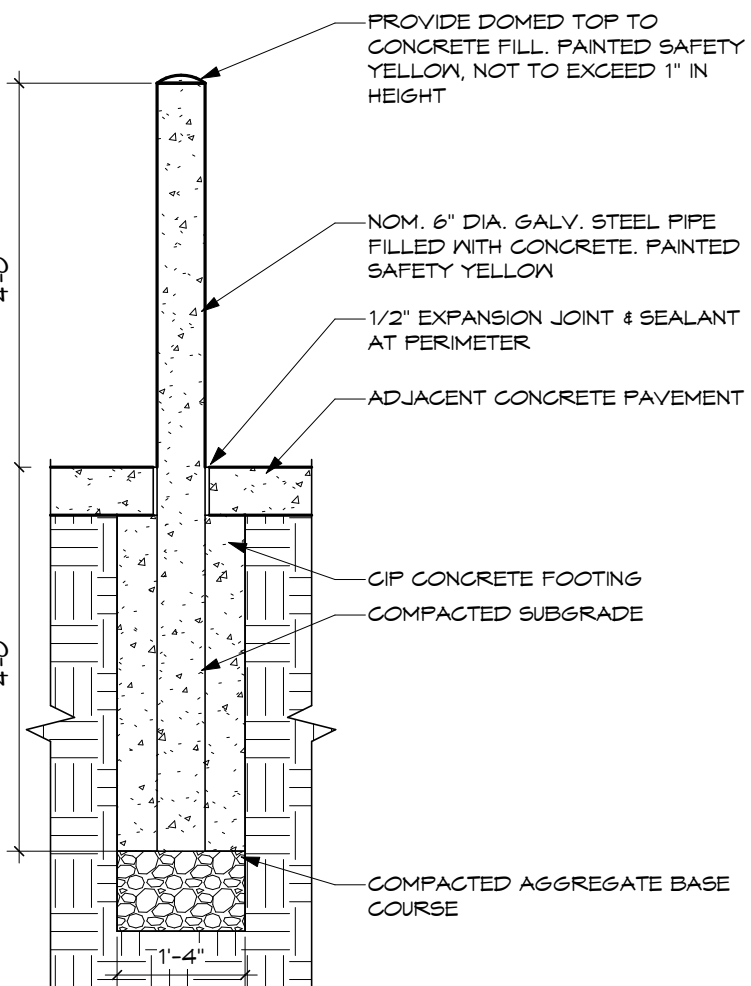
Comm. No.	23618.00	Date	2024.02.26
Drawn	NKG/SLT	Drawing No.	AS101
Checked	DW		

JOHN C. FABELO
LICENSE #11799, EXPIRES: 12/31/24

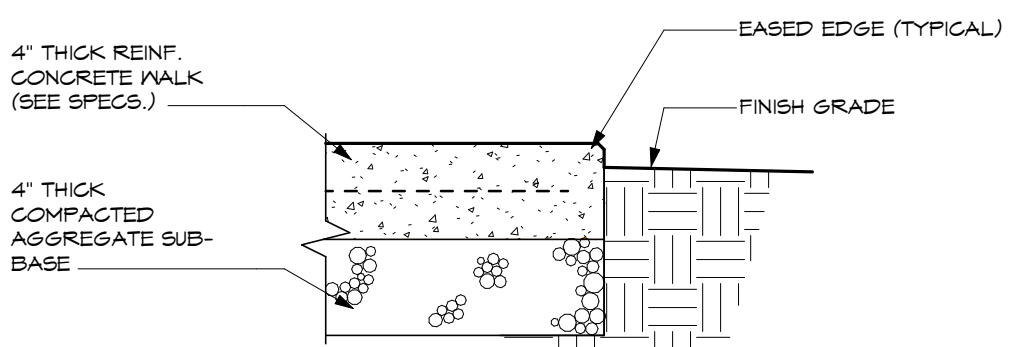
© 2024 LWC INCORPORATED

Autodesk Docs://Huber Heights Governance-Senior Center/23618.00 HH Governance & Senior Center - R23 - ARCH_Central.rvt 2/28/2024 11:42:44 AM

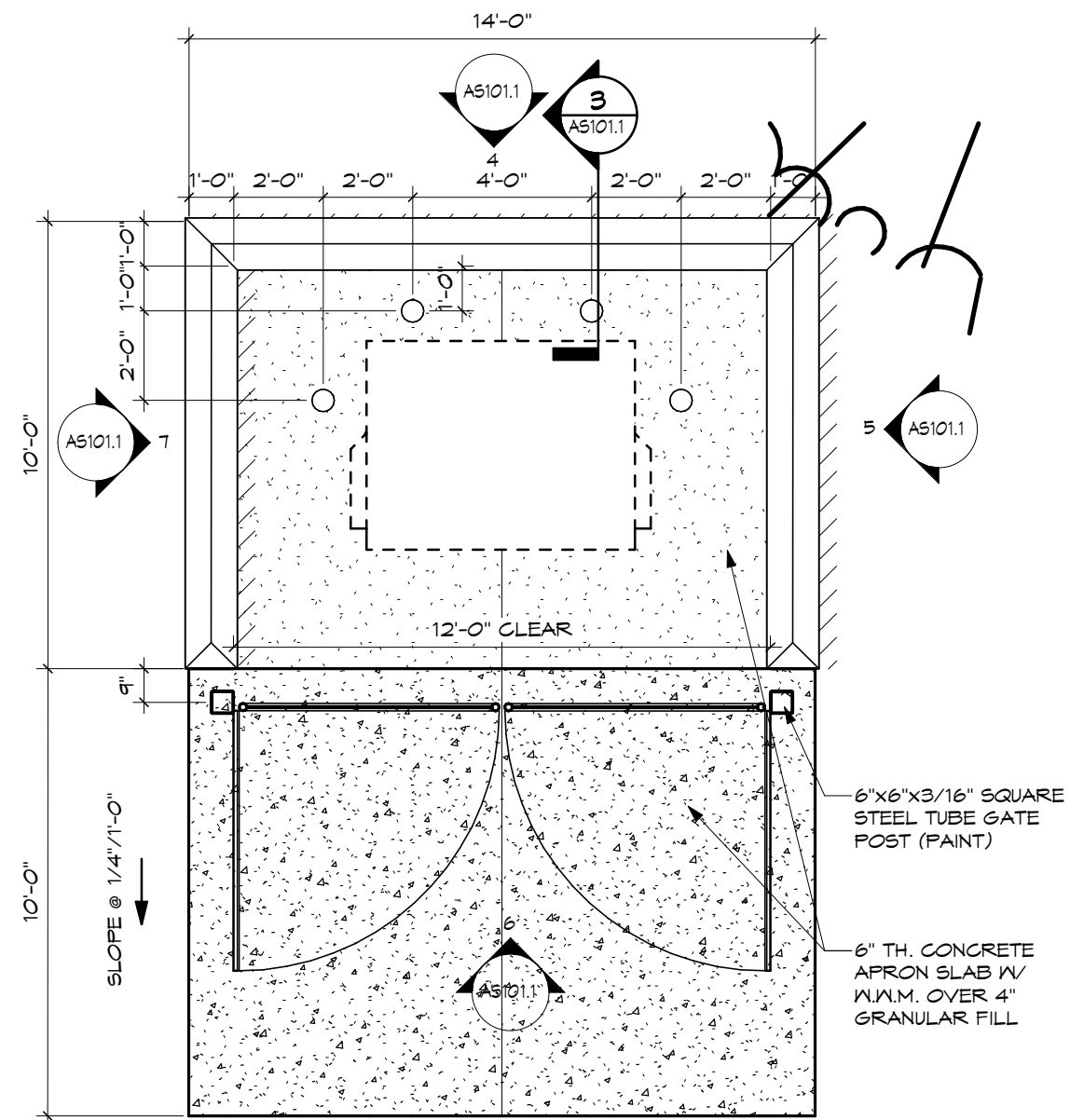
SITE EQUIPMENT SCHEDULE				
DESCRIPTION	MANUFACTURER	MODEL	QTY	REMARKS
BENCH	FORMS + SURFACES	SEPL-122K	2	
SINGLE BIKE RACK	FORMS + SURFACES	SKCAP	6	
SUNSHADE	FORMS + SURFACES	SUSOL-APT	0	
TABLE 4 SEAT ENSEMBLE, 4 SEAT	FORMS + SURFACES	SETAN-4BN	4	REQ'D AT ALL TABLE AND SEAT ENSEMBLES NOT UNDER SHADE ARBOR ALTERNATE
TABLE 4 SEAT ENSEMBLE, 6 SEAT	FORMS + SURFACES	SETAN-6BN	4	REQUIRES UMBRELLA HOLE AND SLEEVE
TRASH RECEPTACLE	FORMS + SURFACES	SLGOR-136A	2	REQUIRES UMBRELLA HOLE AND SLEEVE



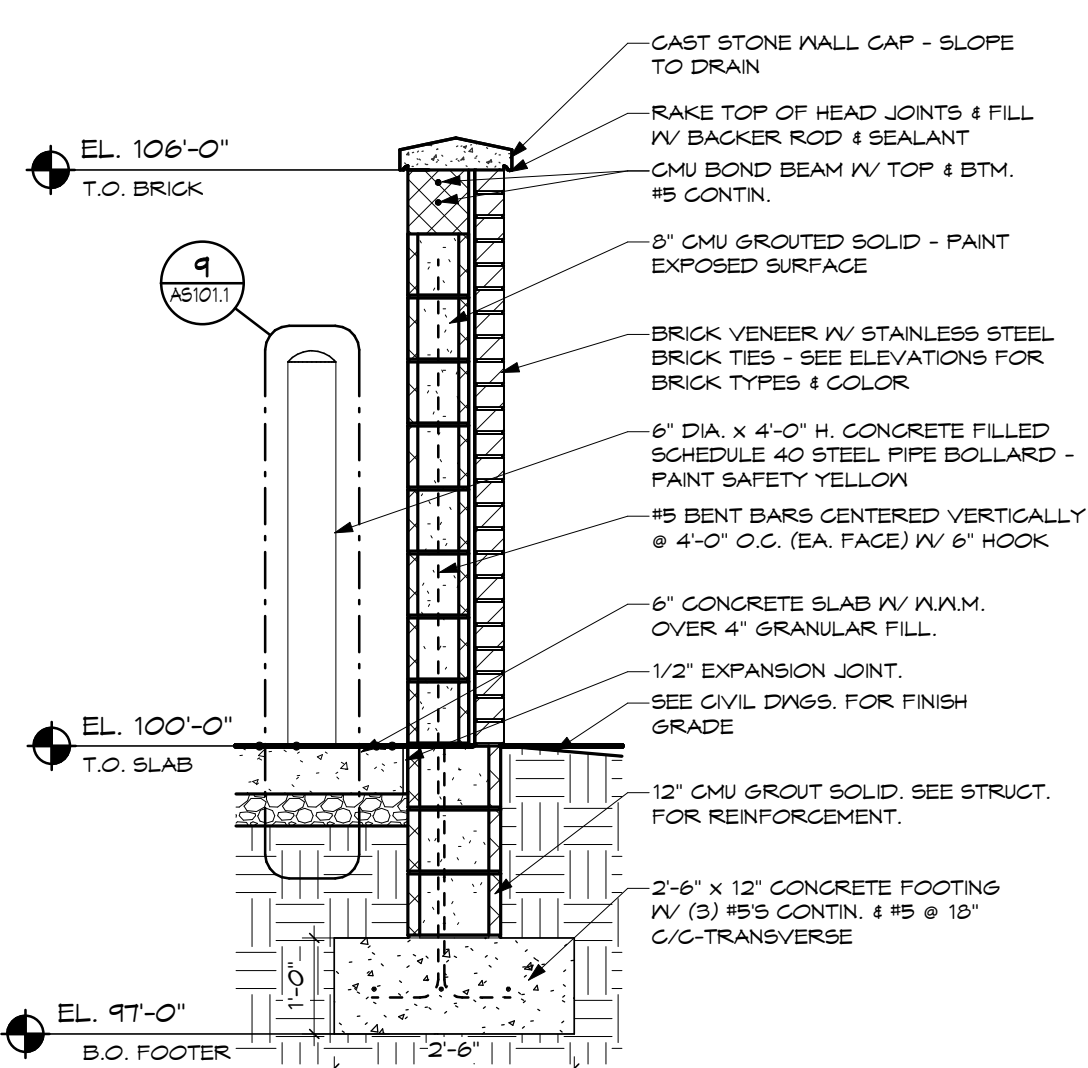
9 TYPICAL BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



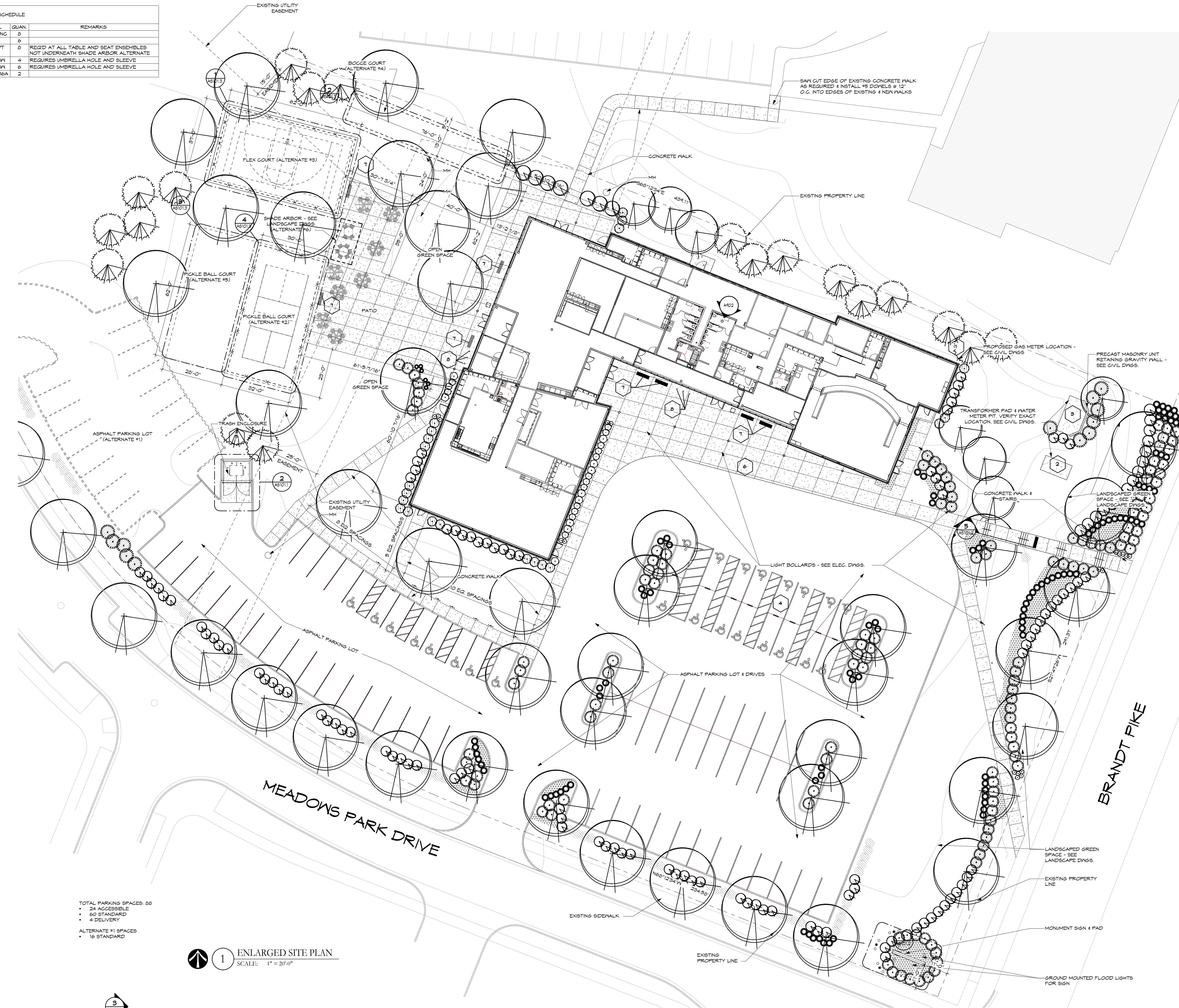
8 WALK EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



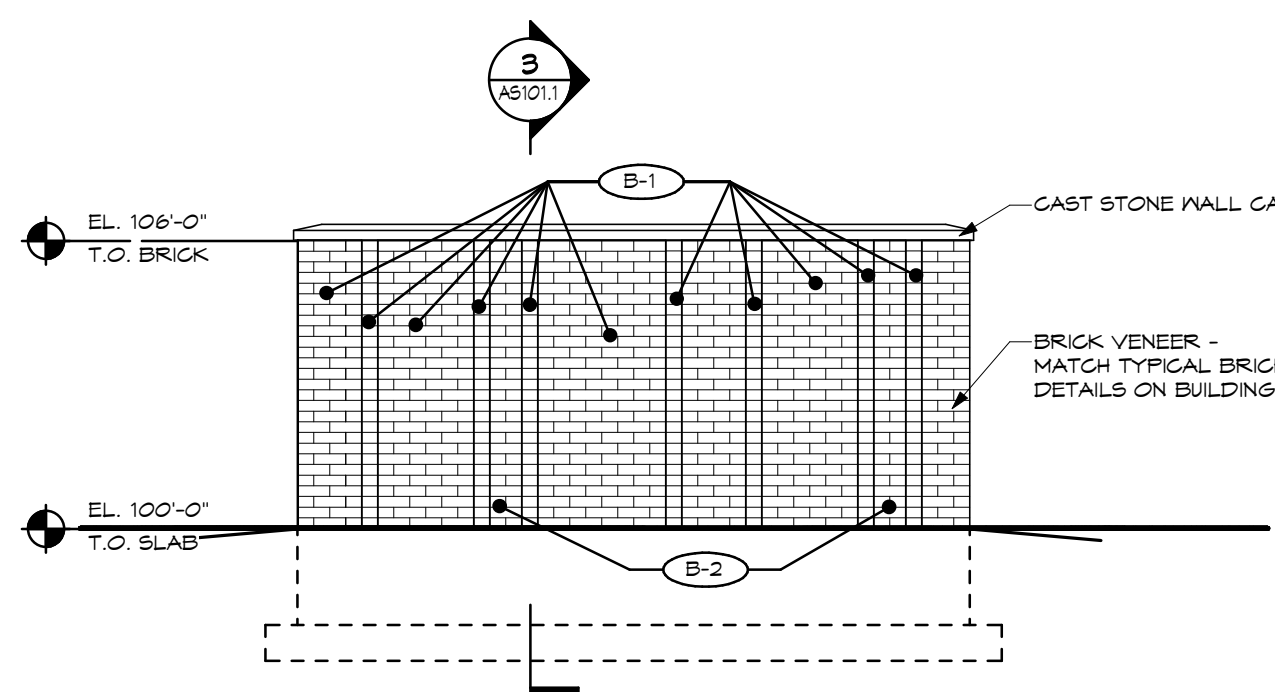
2 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



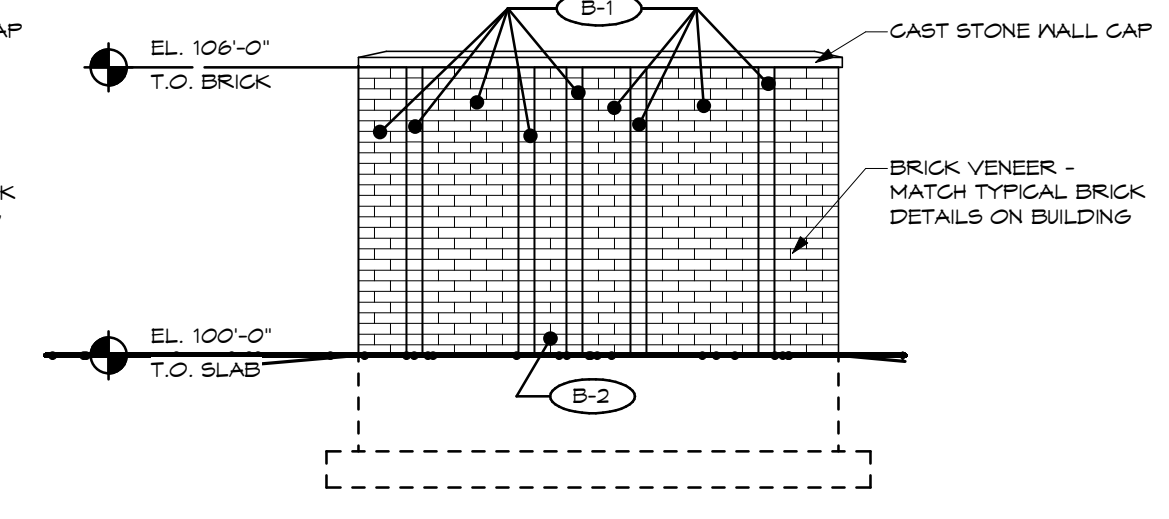
3 TRASH ENCLOSURE WALL SECTION 1
SCALE: 1/2" = 1'-0"



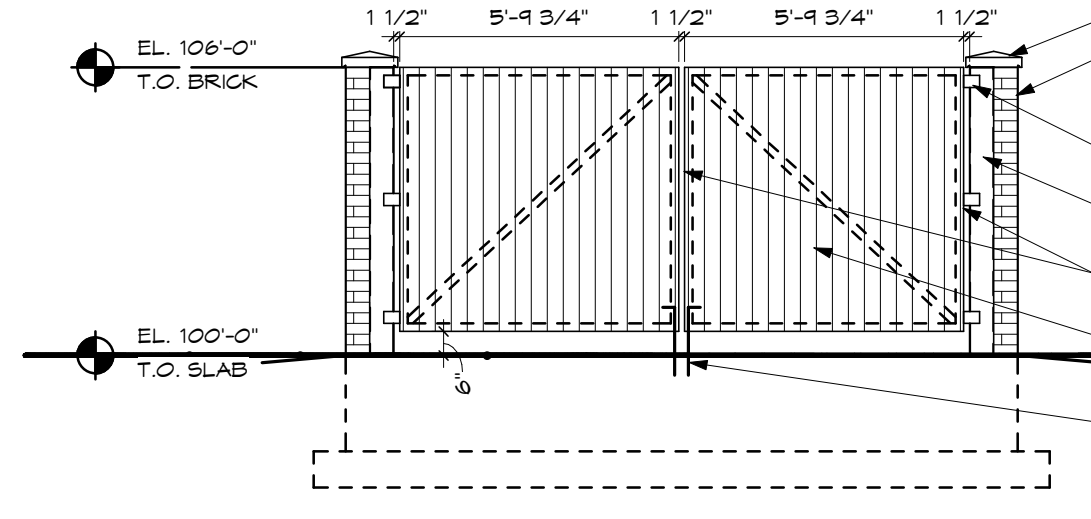
1 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



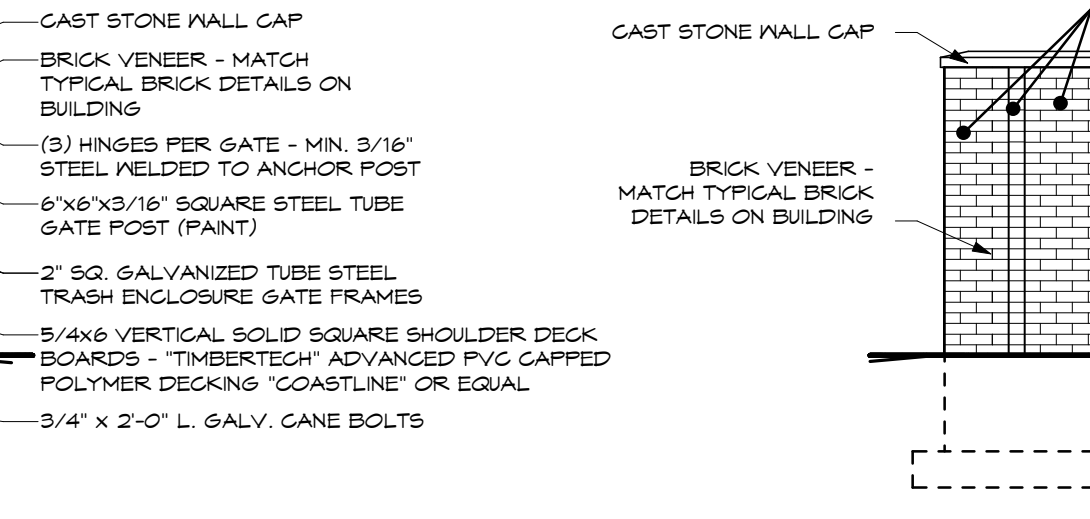
4 TRASH ENCLOSURE - NORTH
SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE - EAST
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE - SOUTH
SCALE: 1/4" = 1'-0"



7 TRASH ENCLOSURE - WEST
SCALE: 1/4" = 1'-0"

SHEET NOTES:

NO.	DESCRIPTION
1	GAS METER
2	WATER METER PIT
3	PAD MOUNTED TRANSFORMER
4	ACCESSIBLE PARKING SPACE
5	TRASH PAD AND ENCLOSURE REFER TO DETAILS
6	LIGHT BOLLARDS
7	BENCH SEATING
8	BIKE RACK

GENERAL NOTES:

- REFER TO CIVIL, LANDSCAPE, AND MEP PLANS FOR ADDITIONAL DETAIL.
- COORDINATE WITH ARCHITECT THE FINAL LOCATION AND QUANTITY OF ALL LIGHTING POLES AND BOLLARDS PRIOR TO INSTALL.
- COORDINATE ALL SIDEWALK BANGUT LAYOUT AND SPACING WITH ARCHITECT PRIOR TO INSTALL.
- REFER TO CIVIL DRAWINGS FOR LOCATION OF TRASH ENCLOSURE ON THE SITE.
- CONTRACTOR TO ERECT ON-SITE MOCK-UPS OF ALL MASONRY FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING MATERIALS FOR FULL PROJECT.

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26



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

CITY OF HUBER HEIGHTS

HUBER HEIGHTS GOVERNANCE & SENIOR CENTER

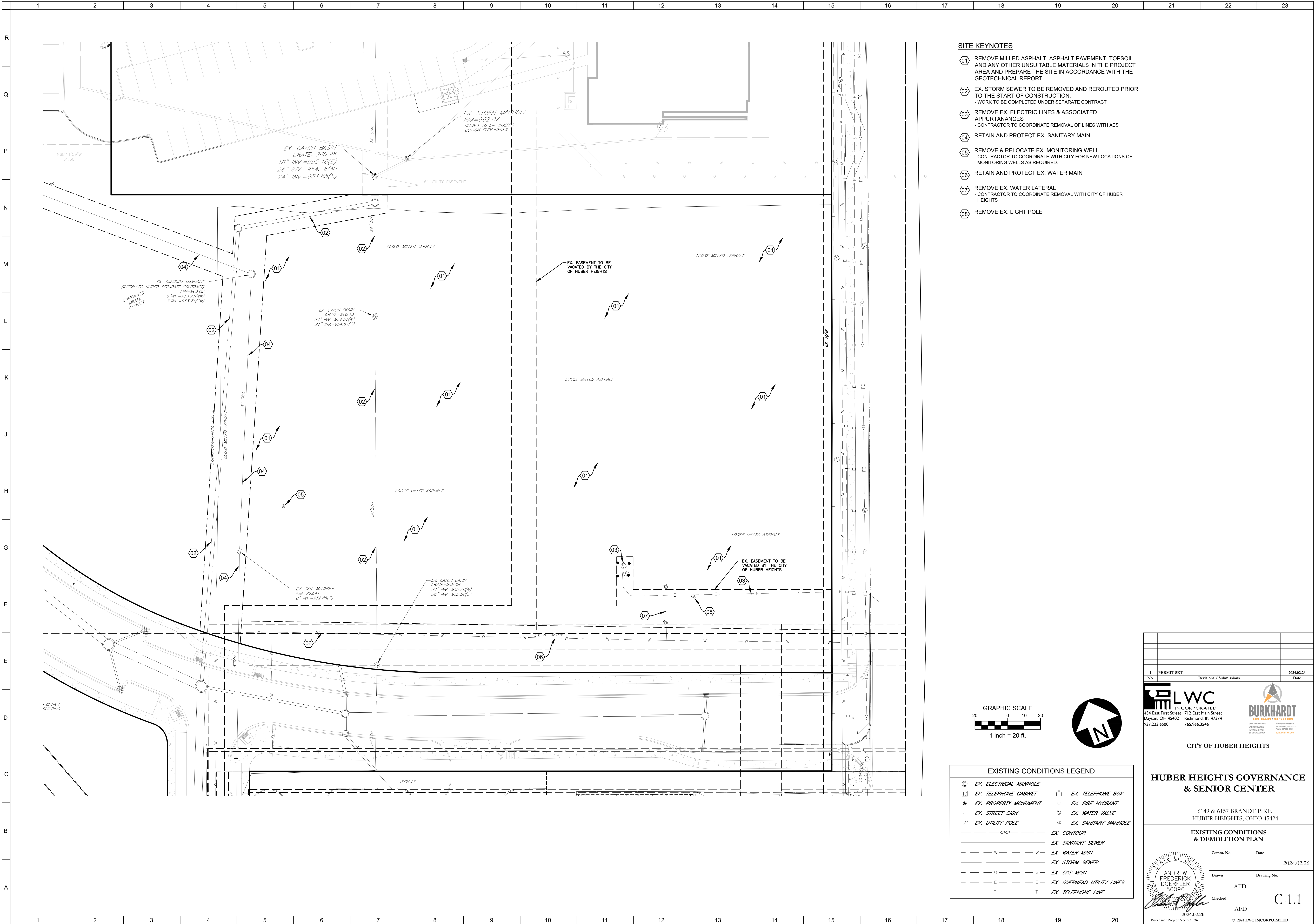
6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

ENLARGED ARCHITECTURAL SITE PLAN

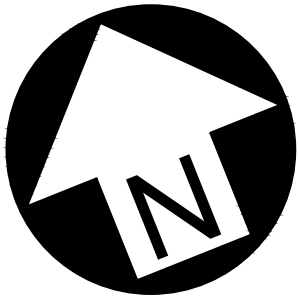
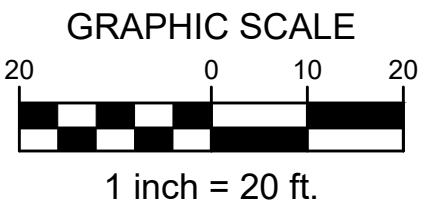
	Comm. No.	Date
	23618.00	2024.02.26
	Drawn	Drawing No.
	NKG/SLT	AS101.1
Checked	DW	

JOHN C. FABELO
LICENSE #11739, EXPIRES 12/31/24

© 2024 LWC INCORPORATED

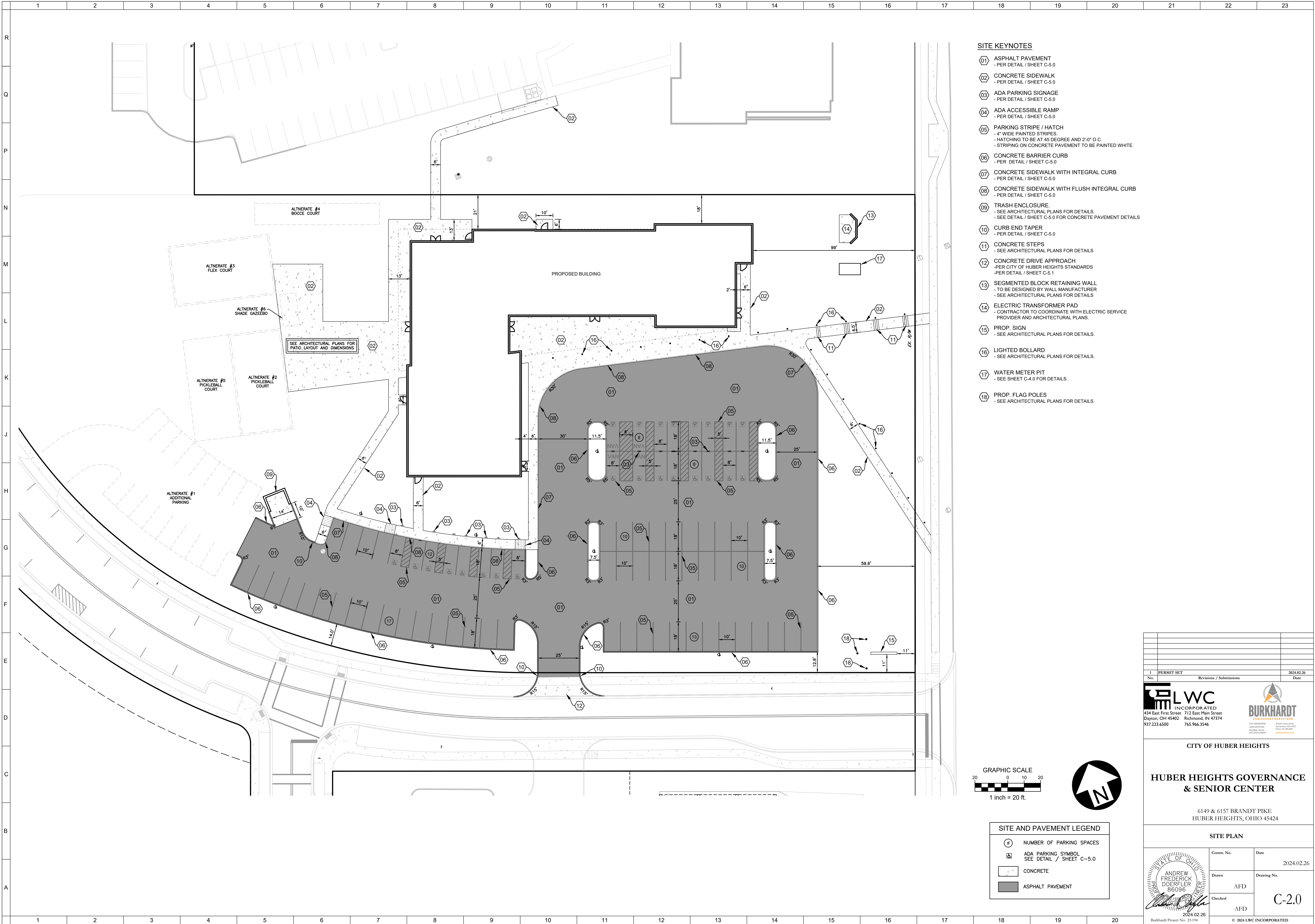


- SITE KEYNOTES**
- 01 REMOVE MILLED ASPHALT, ASPHALT PAVEMENT, TOPSOIL, AND ANY OTHER UNSUITABLE MATERIALS IN THE PROJECT AREA AND PREPARE THE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - 02 EX. STORM SEWER TO BE REMOVED AND REROUTED PRIOR TO THE START OF CONSTRUCTION.
- WORK TO BE COMPLETED UNDER SEPARATE CONTRACT
 - 03 REMOVE EX. ELECTRIC LINES & ASSOCIATED APPURTANANCES
- CONTRACTOR TO COORDINATE REMOVAL OF LINES WITH AES
 - 04 RETAIN AND PROTECT EX. SANITARY MAIN
 - 05 REMOVE & RELOCATE EX. MONITORING WELL
- CONTRACTOR TO COORDINATE WITH CITY FOR NEW LOCATIONS OF MONITORING WELLS AS REQUIRED.
 - 06 RETAIN AND PROTECT EX. WATER MAIN
 - 07 REMOVE EX. WATER LATERAL
- CONTRACTOR TO COORDINATE REMOVAL WITH CITY OF HUBER HEIGHTS
 - 08 REMOVE EX. LIGHT POLE

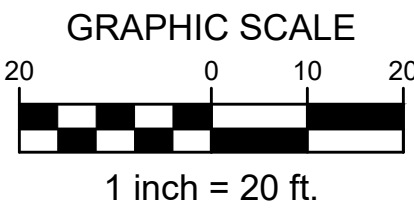


EXISTING CONDITIONS LEGEND			
	EX. ELECTRICAL MANHOLE		EX. TELEPHONE BOX
	EX. TELEPHONE CABINET		EX. FIRE HYDRANT
	EX. PROPERTY MONUMENT		EX. WATER VALVE
	EX. STREET SIGN		EX. SANITARY MANHOLE
	EX. UTILITY POLE		EX. CONTOUR
	EX. SANITARY SEWER		EX. WATER MAIN
	EX. STORM SEWER		EX. GAS MAIN
	EX. OVERHEAD UTILITY LINES		EX. TELEPHONE LINE

1 PERMIT SET		2024.02.26
No.	Revisions / Submissions	Date
<div><div>LWC INCORPORATED 434 East First Street Dayton, OH 45402 937.233.6500</div><div>BURKHARDT ENGINEERS • SURVEYORS 28 East Main Street Richmond, IN 47374 765.966.3546</div></div>		
CITY OF HUBER HEIGHTS		
HUBER HEIGHTS GOVERNANCE & SENIOR CENTER		
6149 & 6157 BRANDT PIKE HUBER HEIGHTS, OHIO 45424		
EXISTING CONDITIONS & DEMOLITION PLAN		
Comm. No.	Date	C-1.1
2024.02.26	2024.02.26	
Drawn	AFD	
Checked	AFD	
Burkhardt Project No: 23.194		
© 2024 LWC INCORPORATED		

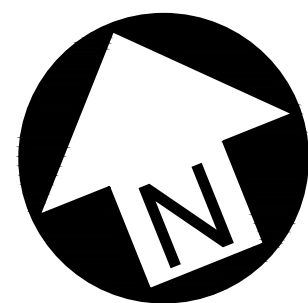
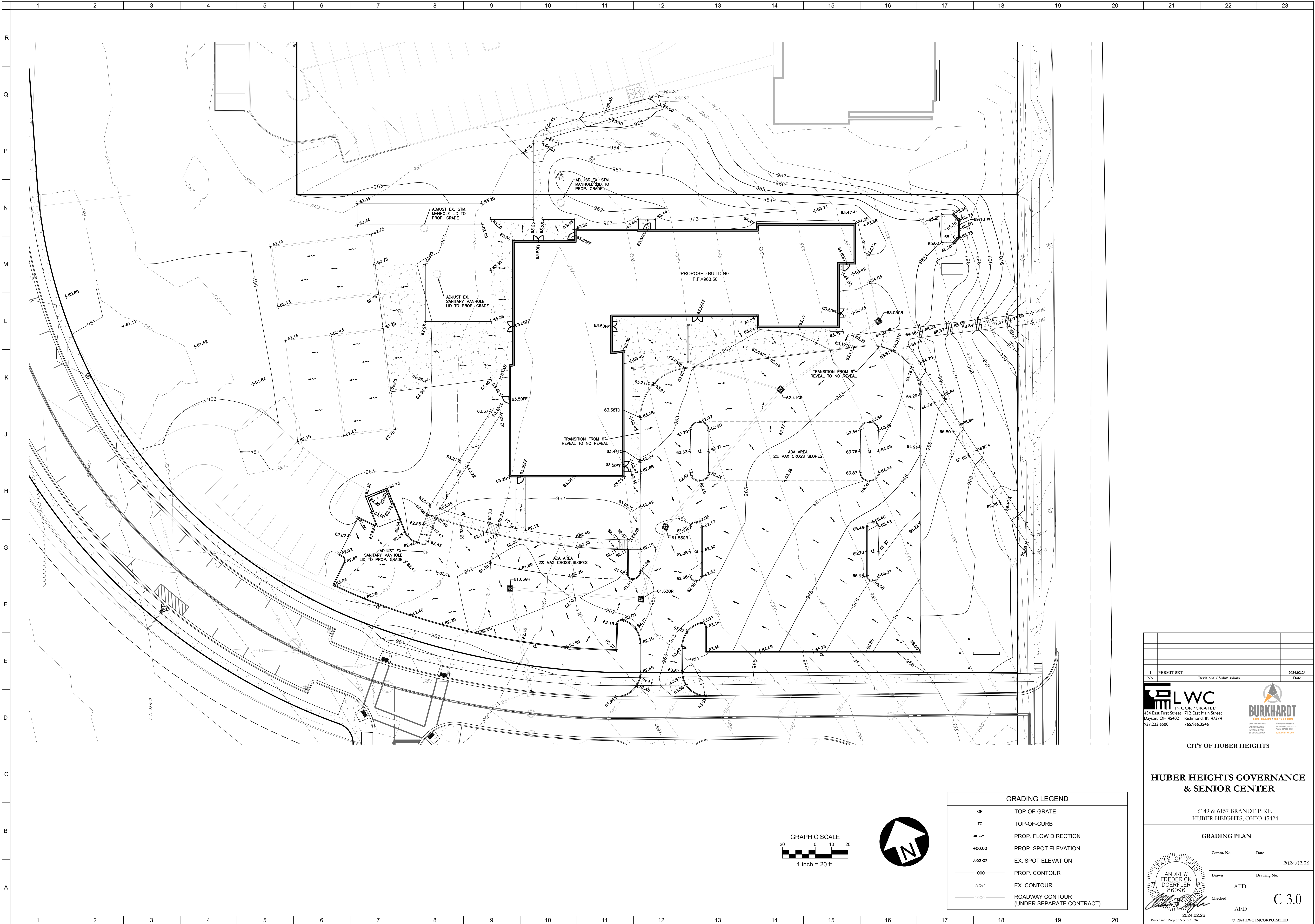


- SITE KEYNOTES**
- 01 ASPHALT PAVEMENT
- PER DETAIL / SHEET C-5.0
 - 02 CONCRETE SIDEWALK
- PER DETAIL / SHEET C-5.0
 - 03 ADA PARKING SIGNAGE
- PER DETAIL / SHEET C-5.0
 - 04 ADA ACCESSIBLE RAMP
- PER DETAIL / SHEET C-5.0
 - 05 PARKING STRIPE / HATCH
- 4" WIDE PAINTED STRIPES
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED WHITE.
 - 06 CONCRETE BARRIER CURB
- PER DETAIL / SHEET C-5.0
 - 07 CONCRETE SIDEWALK WITH INTEGRAL CURB
- PER DETAIL / SHEET C-5.0
 - 08 CONCRETE SIDEWALK WITH FLUSH INTEGRAL CURB
- PER DETAIL / SHEET C-5.0
 - 09 TRASH ENCLOSURE
- SEE ARCHITECTURAL PLANS FOR DETAILS
- SEE DETAIL / SHEET C-5.0 FOR CONCRETE PAVEMENT DETAILS
 - 10 CURB END TAPER
- PER DETAIL / SHEET C-5.0
 - 11 CONCRETE STEPS
- SEE ARCHITECTURAL PLANS FOR DETAILS
 - 12 CONCRETE DRIVE APPROACH
- PER CITY OF HUBER HEIGHTS STANDARDS
- PER DETAIL / SHEET C-5.1
 - 13 SEGMENTED BLOCK RETAINING WALL
- TO BE DESIGNED BY WALL MANUFACTURER
- SEE ARCHITECTURAL PLANS FOR DETAILS
 - 14 ELECTRIC TRANSFORMER PAD
- CONTRACTOR TO COORDINATE WITH ELECTRIC SERVICE PROVIDER AND ARCHITECTURAL PLANS.
 - 15 PROP. SIGN
- SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 16 LIGHTED BOLLARD
- SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 17 WATER METER PIT
- SEE SHEET C-4.0 FOR DETAILS.
 - 18 PROP. FLAG POLES
- SEE ARCHITECTURAL PLANS FOR DETAILS.



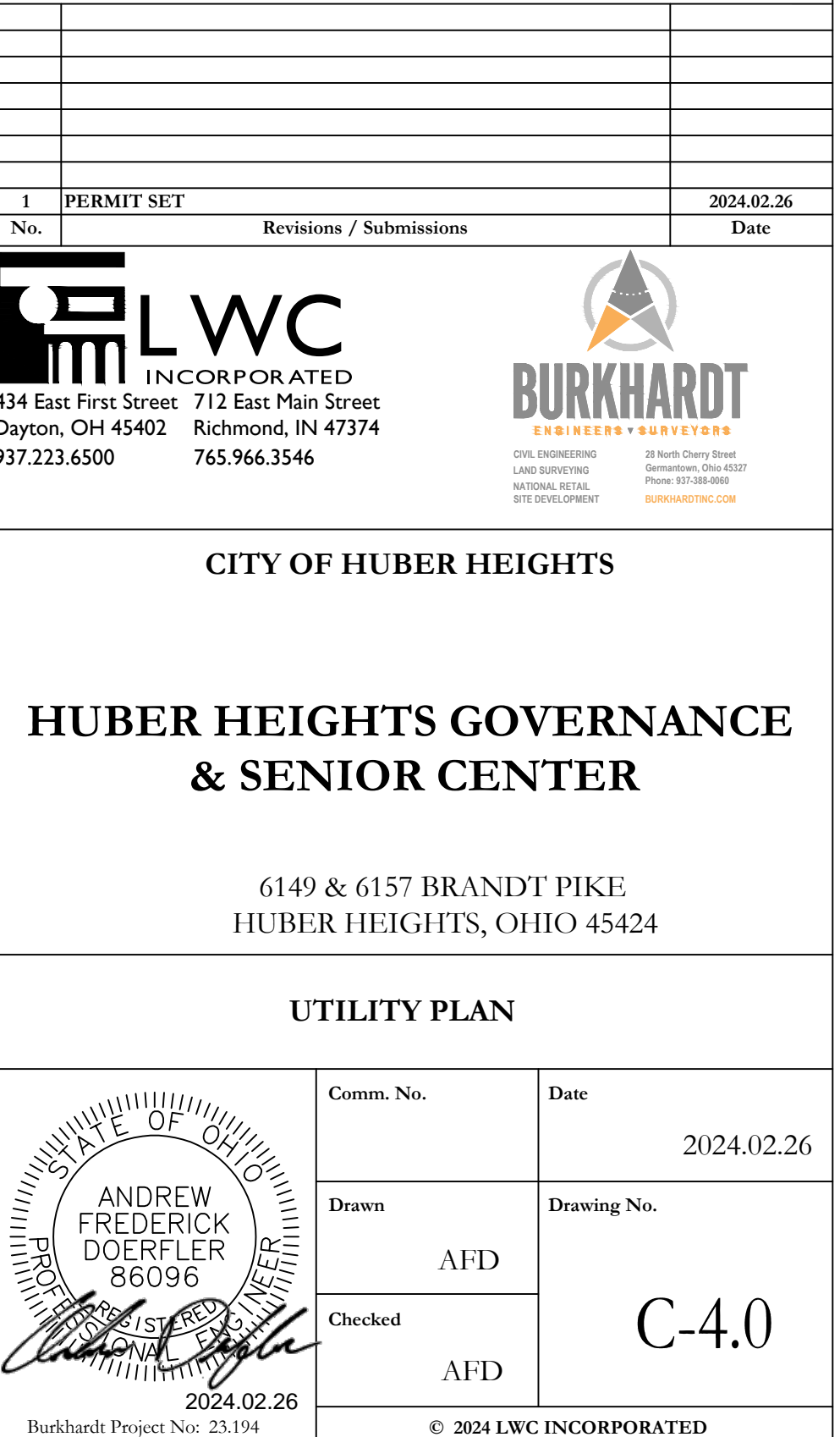
SITE AND PAVEMENT LEGEND	
#	NUMBER OF PARKING SPACES
ADA SYMBOL	ADA PARKING SYMBOL SEE DETAIL / SHEET C-5.0
CONCRETE	CONCRETE
ASPHALT PAVEMENT	ASPHALT PAVEMENT

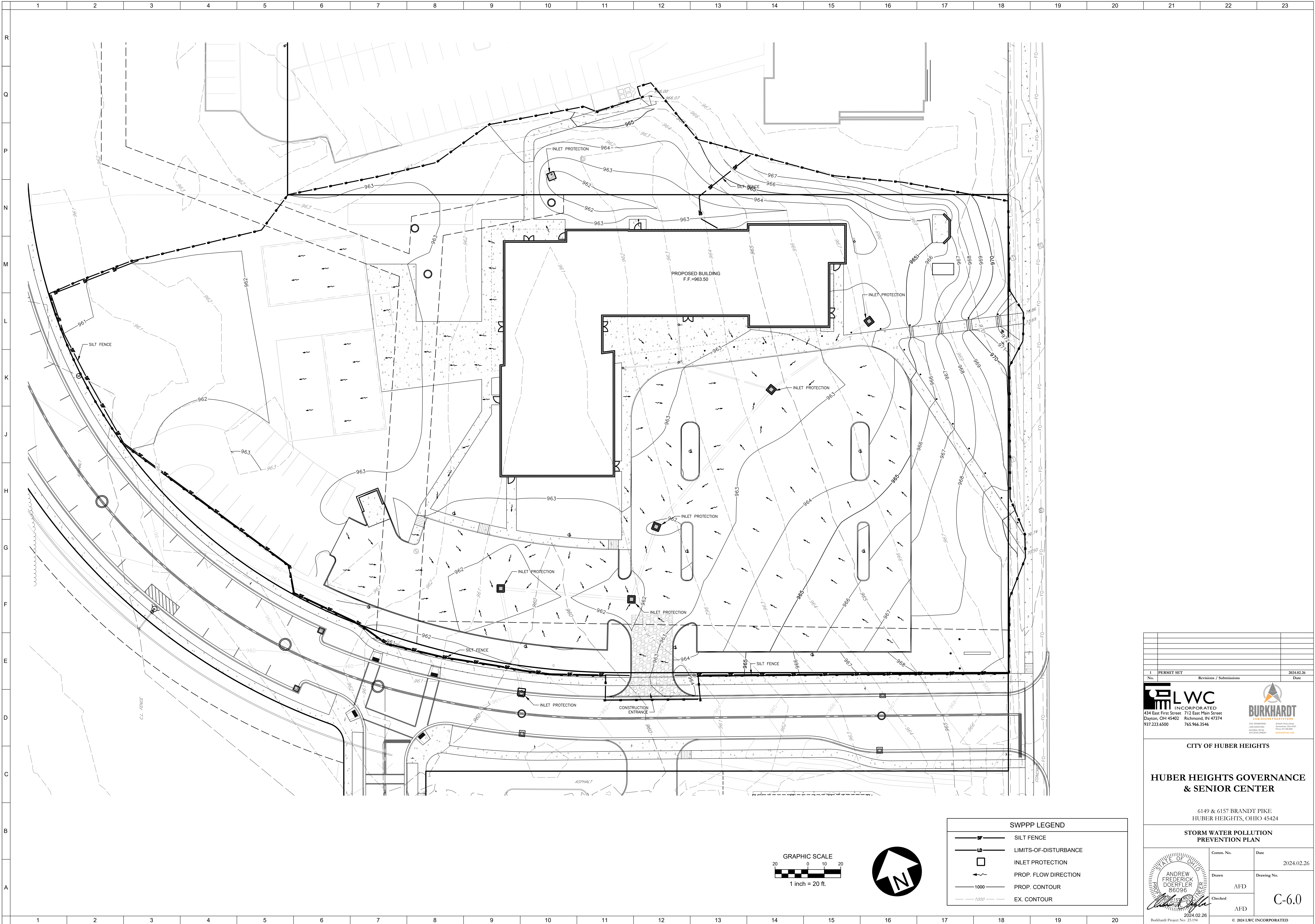
1 PERMIT SET		2024.02.26
No.	Revisions / Submissions	Date
<div><div>LWC INCORPORATED 434 East First Street Dayton, OH 45402 937.223.6500</div><div>BURKHARDT ENGINEERS • SURVEYORS ONE HUBER HEIGHTS LEAS BUILDING HUBER HEIGHTS, OHIO 937.966.3546</div></div>		
CITY OF HUBER HEIGHTS		
HUBER HEIGHTS GOVERNANCE & SENIOR CENTER		
6149 & 6157 BRANDT PIKE HUBER HEIGHTS, OHIO 45424		
SITE PLAN		
Comm. No.	Date	2024.02.26
Drawn	AFD	C-2.0
Checked	AFD	
2024.02.26 Burkhardt Project No: 23.194		
© 2024 LWC INCORPORATED		



GRADING LEGEND	
GR	TOP-OF-GRATE
TC	TOP-OF-CURB
	PROP. FLOW DIRECTION
+00.00	PROP. SPOT ELEVATION
+00.00	EX. SPOT ELEVATION
— 1000 —	PROP. CONTOUR
— 1000 —	EX. CONTOUR
— 1000 —	ROADWAY CONTOUR (UNDER SEPARATE CONTRACT)


1 PERMIT SET		2024.02.26
No.	Revisions / Submissions	Date
<div><div>LWC INCORPORATED 434 East First Street Dayton, OH 45402 937.223.6500</div><div>BURKHARDT ENGINEERS • SURVEYORS 28 East River Street Richmond, IN 47374 765.966.3546</div></div>		
CITY OF HUBER HEIGHTS		
HUBER HEIGHTS GOVERNANCE & SENIOR CENTER		
6149 & 6157 BRANDT PIKE HUBER HEIGHTS, OHIO 45424		
GRADING PLAN		
Comm. No.	Date	
2024.02.26		
Drawn	AFD	Drawing No.
Checked	AFD	C-3.0
2024.02.26 Burkhardt Project No: 23.194		
© 2024 LWC INCORPORATED		





1 PERMIT SET		2024.02.26
No.	Revisions / Submissions	Date
<div><div>LWC INCORPORATED 434 East First Street Dayton, OH 45402 937.223.6500</div><div>BURKHARDT ENGINEERS • SURVEYORS 28 East River Street Richmond, IN 47374 765.966.3546</div></div>		
CITY OF HUBER HEIGHTS		
HUBER HEIGHTS GOVERNANCE & SENIOR CENTER		
6149 & 6157 BRANDT PIKE HUBER HEIGHTS, OHIO 45424		
STORM WATER POLLUTION PREVENTION PLAN		
Comm. No.	Date	
2024.02.26		
Drawn	Drawing No.	
AFD	C-6.0	
Checked		
AFD		
2024.02.26		
Burkhardt Project No: 23.194		
© 2024 LWC INCORPORATED		



 <p>LWC INCORPORATED 434 East First Street Dayton, OH 45402 937.223.6500</p>	<p>LANDSCAPE ARCHITECT: YELLOW SPRINGS DESIGN PO Box 472 205 PARK MEADOWS DR. YELLOW SPRINGS, OHIO 45387 (513) 937.7819 (513) 937.654-6199 yellowspringdesign@broadnet.net LICENSED IN: OH, KY, PA, VA, IN, IL, MI, MD, TX, OK, KS, IA, NM, AZ, CO & UT</p>
--	---



LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.787.8199 (M) 937.654.8199
yellowspringsdesign@bizzohio.com
LICENSED IN: OH, KY, PA, VA, IN, IL,
MI, MO, TX, OK, KS, IA, NM, AZ, CO & UT

*HUBER HEIGHTS GOVERNANCE
& SENIOR CENTER*

6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

NAME: ROGER E. BEAL
REGISTRATION NO: LA 810043
EXPIRATION: 12/31/24

L002

© 2024 LWC INCORPORATEL

* DENOTES OHIO NATIVE PLANT MATERIAL

A13

PLANT MATERIALS LIST

13

14	15
----	----

13

14	15
----	----



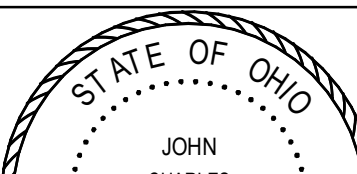
GENERAL NOTES:

- A. PROVIDE BLOCKING AND REINFORCEMENT IN STUD WALLS FOR ANCHORAGE OF ALL WALL MOUNTED ITEMS INCLUDING WALL AND BASE CABS, WALL MOUNTED EQUIPMENT, AND FURNISHINGS AND SHELVING. BLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL BUILDING CODES AND ALL APPLICABLE FIRE PROTECTION RATINGS.
- B. CONTRACTOR SHALL PROVIDE NECESSARY CONCEALED SUPPORT FOR BUILT RESISTANT ELEMENTS AS REQUIRED TO ACHIEVE SPECIFIED RATING.
- C. CONTRACTOR SHALL PROVIDE (1) 3/4" GROMMET FOR EVERY 24" OF COUNTER. COORDINATE FINAL LOCATIONS WITH ARCHITECT PRIOR TO FABRICATION.
- D. CONTRACTOR SHALL PROVIDE VARIOUS TECHNOLOGY SYSTEMS UNDER A SEPARATE CONTRACT. COORDINATION OF THESE SYSTEMS AND THE MILLWORK INCLUDED IN THE PROJECT SHALL BE UNDERTAKEN DURING THE DESIGN REVIEWING PERIOD. CONTRACTOR SHALL PROVIDE FACTORY IN A 4 WEEK MINIMUM TIMEFRAME FOR THE REVIEW OF THESE SHOP DRAWINGS. LOCAL, STATE AND FEDERAL AGENCY REQUIREMENTS FOR VISUAL COMMUNICATIONS AND OTHER COMPONENTS WILL BE DETERMINED AT THIS TIME.
- E. LOCAL FURNISHING SHALL BE PROVIDED AND INSTALLED BY THE OWNER. IT IS SHOWN FOR CONTRACT PURPOSES ONLY.

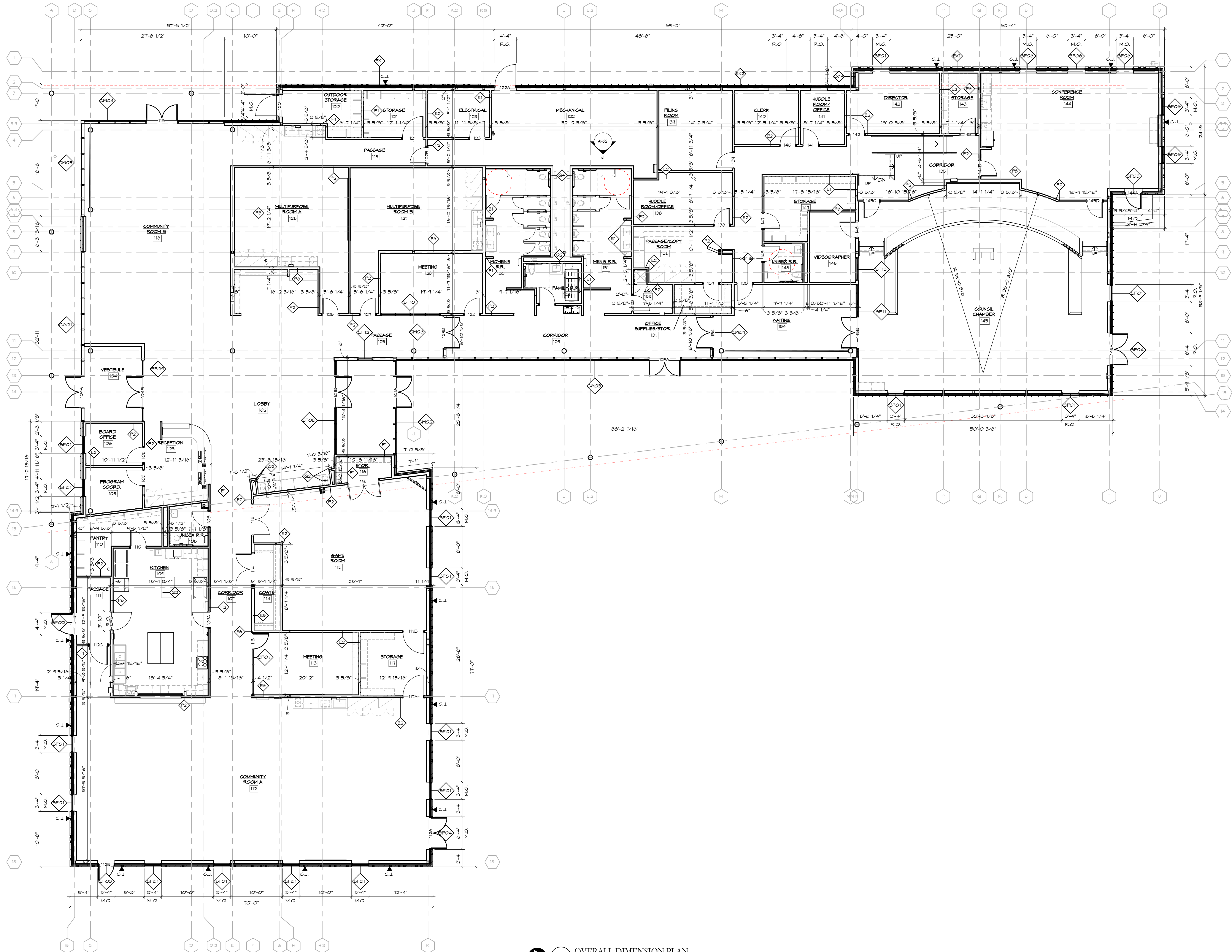
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26
No.	Revisions / Submissions	Date



6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

 <p>JOHN C. FABELO LICENSE #11799, EXPIRES: 12/31/24</p>	Comm. No.	Date
	23618.00	2024.02.28
	Drawn	Drawing No.
	SLT	A101
Checked		
	DW	
© 2024 LWC INCORPORATED		

Autodesk Docs://Huber Heights Governance-Senior Center/23618.00 HH Governance & Senior Center - R23 - ARCH - Central.rvt 2/28/2024 11:43:41 AM



1 OVERALL DIMENSION PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES:

LEGEND

ABBREVIATIONS

▼ WALL CONTROL JOINT

⬜ RECESSED FLOOR BOX

GENERAL NOTES:

- A. REFER TO STRUCTURAL DRAWINGS FOR ALL GRIDLINE DIMENSIONS.
B. INTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
C. ALL INTERIOR WALLS TO HAVE FULL-THICK SOUND BATT INSULATION UNLESS OTHERWISE NOTED.
D. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL LAYOUT AND ALIGNMENT REQUIREMENTS.

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26

LWC
INCORPORATED

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

CITY OF HUBER HEIGHTS

**HUBER HEIGHTS GOVERNANCE
& SENIOR CENTER**

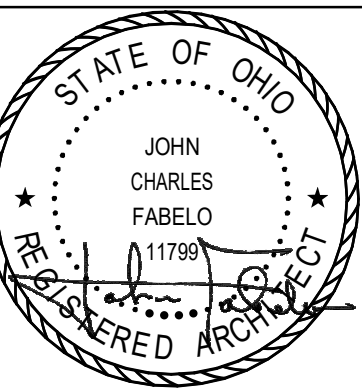
6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

OVERALL DIMENSION PLAN

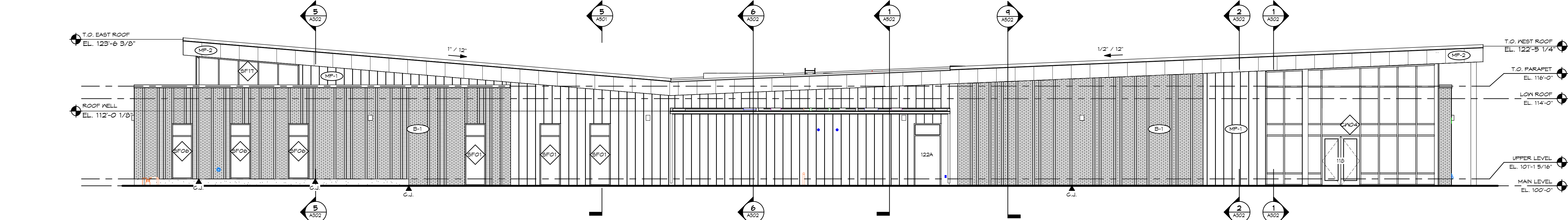
Comm. No. 23618.00 Date 2024.02.26

Drawn SLT Drawing No. A101D

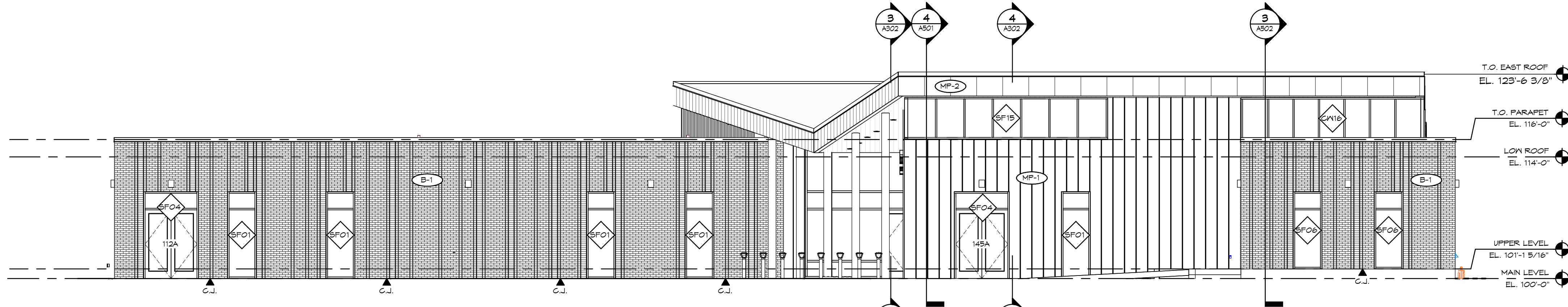
Checked DW



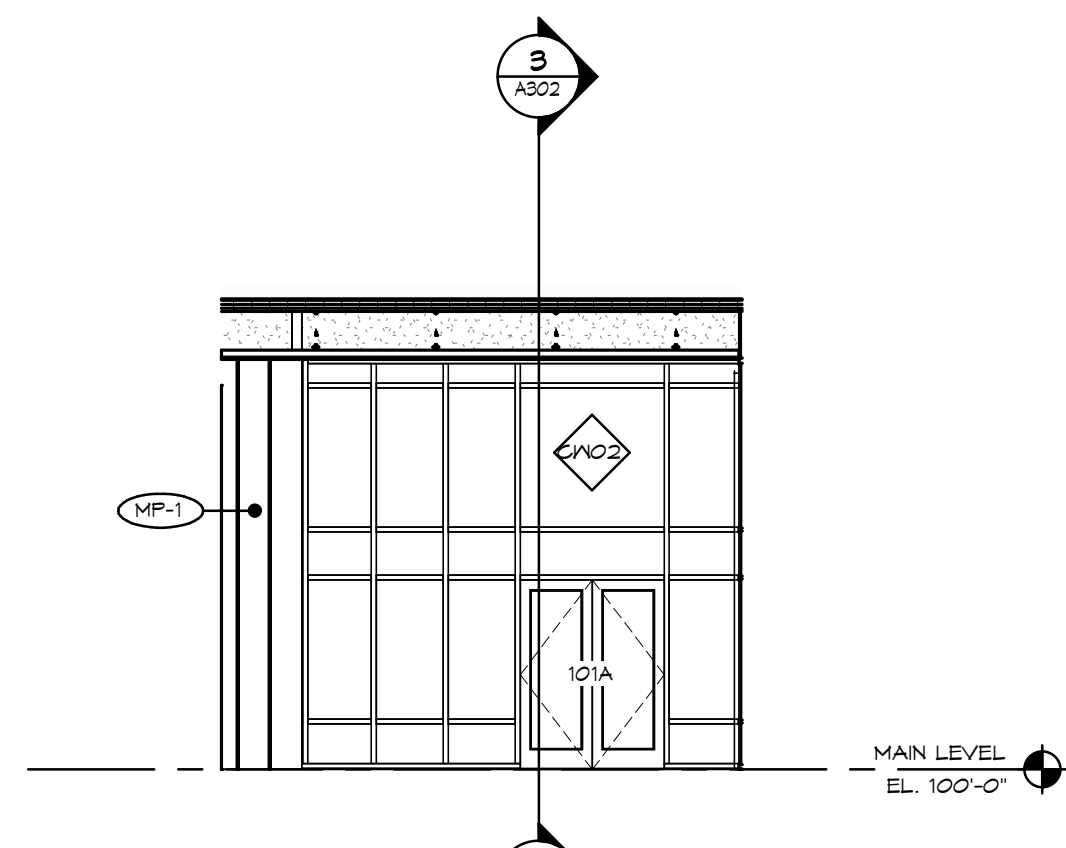
2/28/2024 11:44:40 AM
Autodesk Docs://Huber Heights Governance-Senior Center/23618.00 HH Governance & Senior Center - R23 - ARCH - Central.rvt



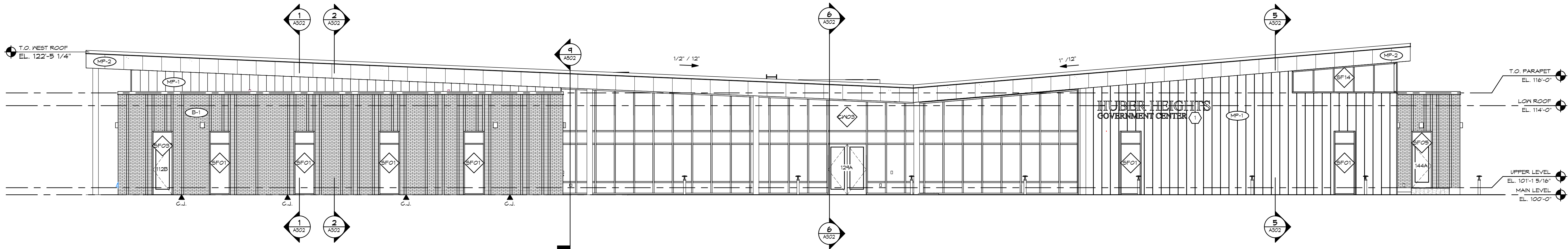
1 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



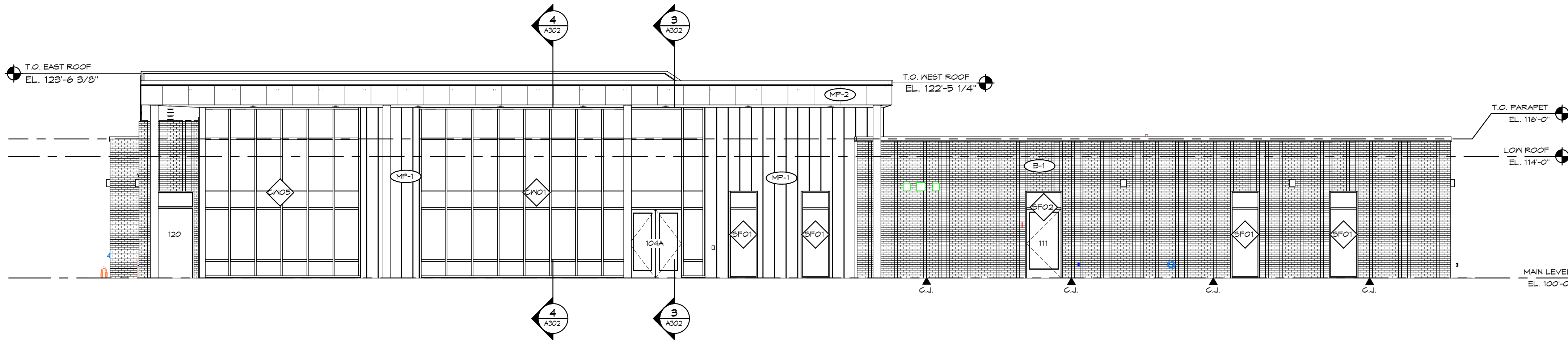
2 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



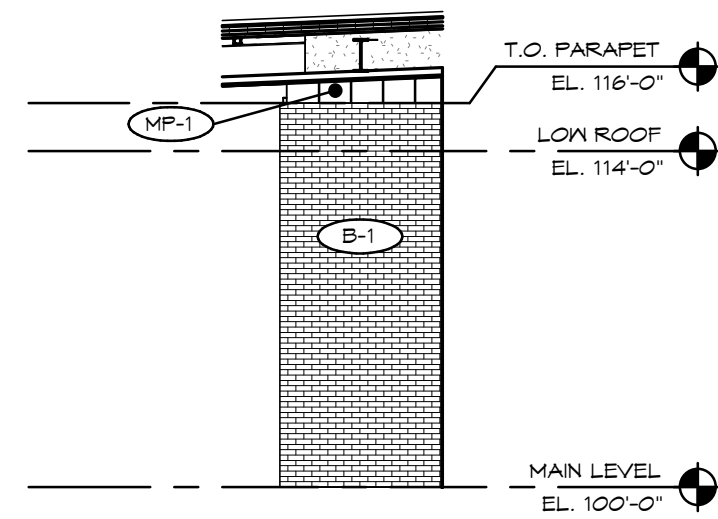
5 MAIN ENTRY - EAST
SCALE: 1/8" = 1'-0"



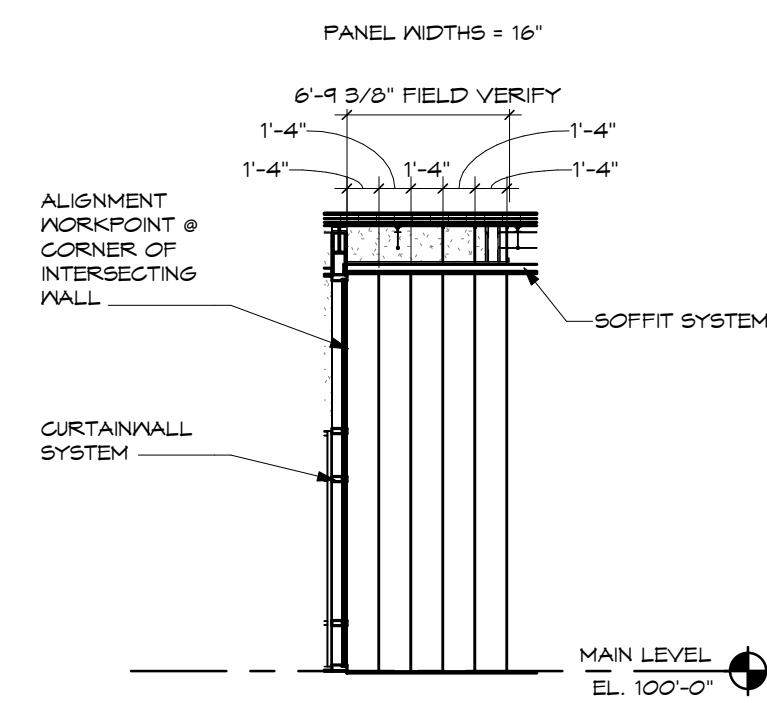
3 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 MAIN ENTRY - SOUTHEAST
SCALE: 1/8" = 1'-0"



7 TYPICAL METAL PANEL PATTERN EXAMPLE LAYOUT
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. SURFACE-MOUNTED SIGNAGE - UNDER SEPARATE PERMIT BY OWNER'S SIGN VENDOR SHOWN FOR REFERENCE ONLY.

GENERAL NOTES:

LEGEND	ABBREVIATIONS
MP-1	METAL PANEL 1' - 4"
MP-2	METAL PANEL 3' - 0"
B-1	BRICK, STANDARD
	C.J. - CONTROL JOINT

MASONRY NOTES
A. ALL HEAD AND BED JOINTS ARE 3/8"
B. BLENDED COLORS TO BE Laid RANDOMLY
C. AVOID VERTICAL JOINT ALIGNMENT WITH COURSES ABOVE AND BELOW
D. FOR FURTHER DETAILS SEE 11/A502

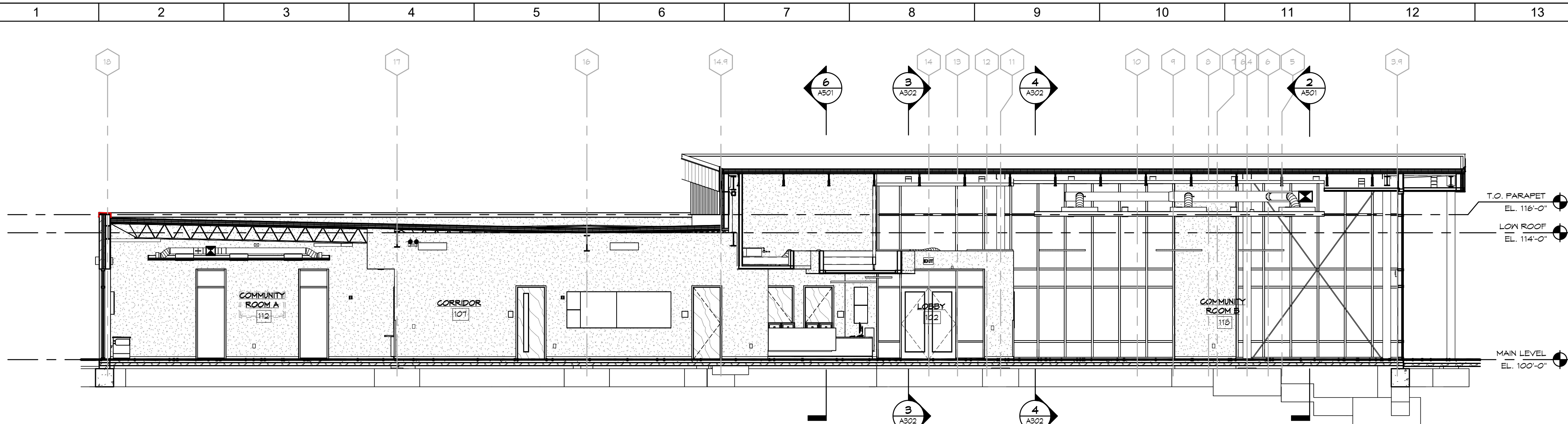
No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26

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

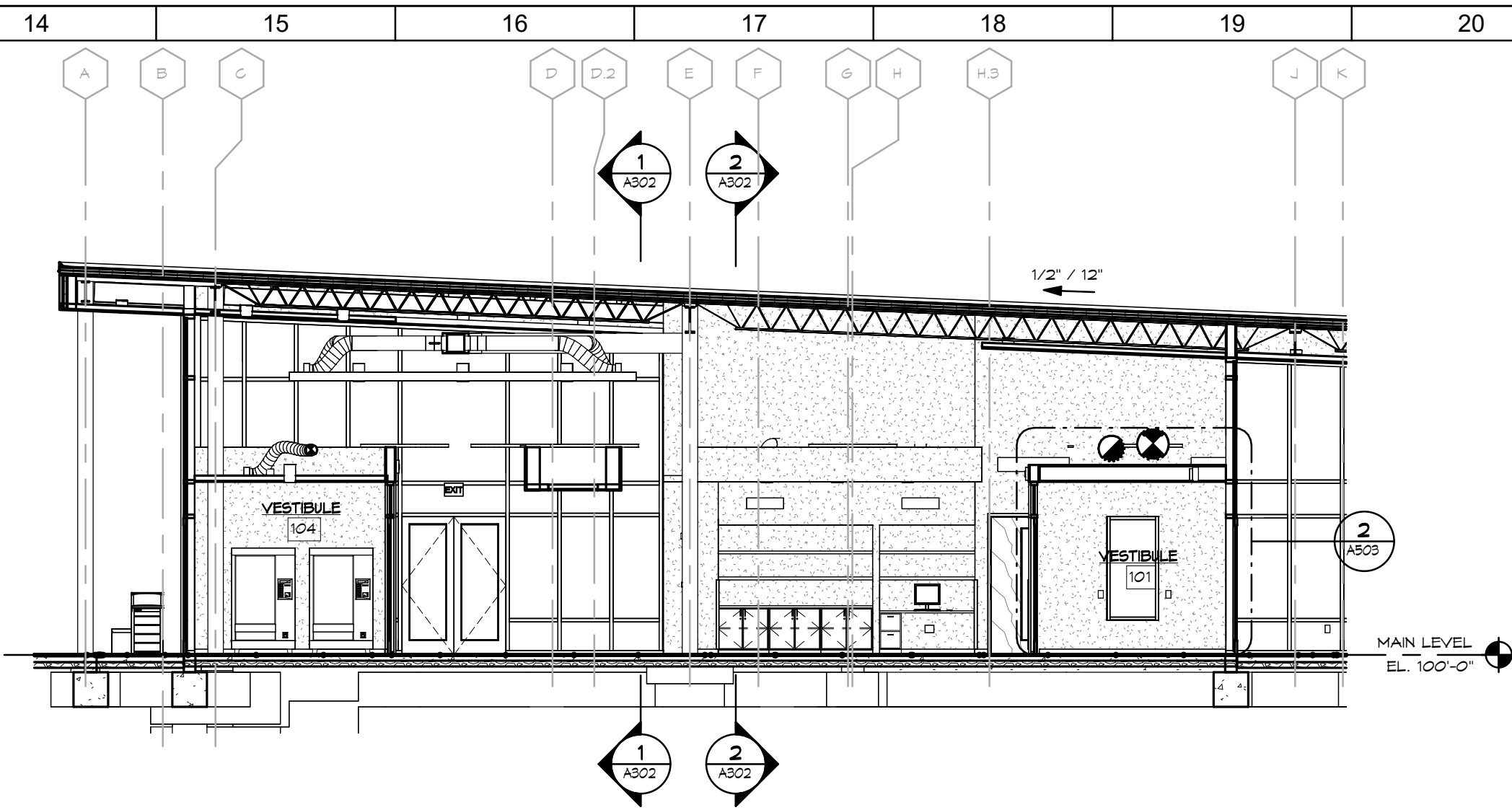
CITY OF HUBER HEIGHTS
HUBER HEIGHTS GOVERNANCE & SENIOR CENTER
6149 & 6157 BRANDT PIKE HUBER HEIGHTS, OHIO 45424
EXTERIOR ELEVATIONS

	Comm. No. 23618.00	Date 2024.02.26
	Drawn SLT	Drawing No. A301
	Checked DW	
		© 2024 LWC INCORPORATED

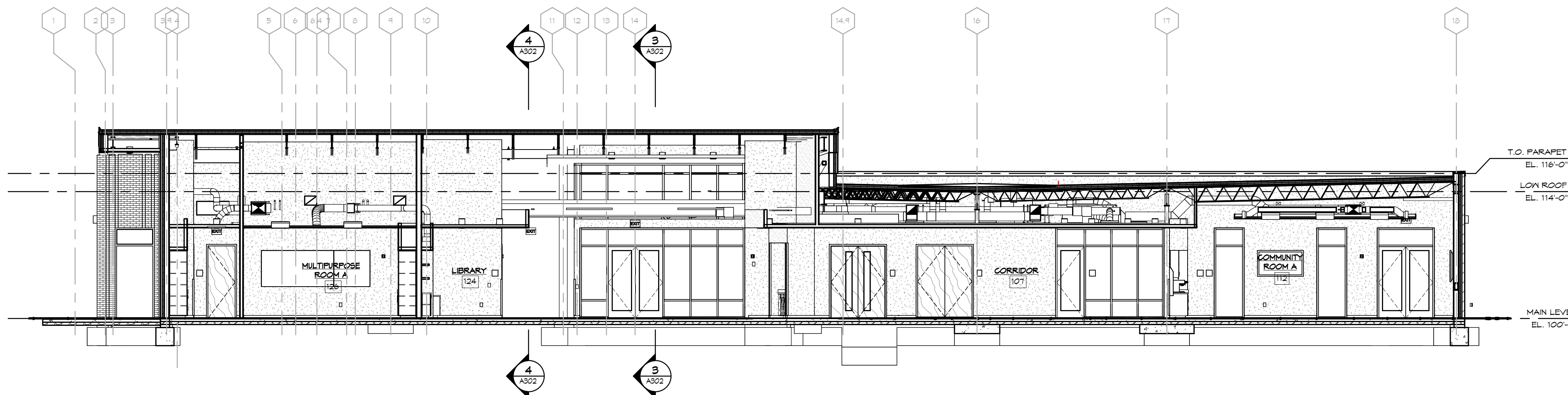
Autodesk Docs://Huber Heights Governance-Senior Center/23618.00 HH Governance & Senior Center - R23 - ARCH - Central.rvt 2/28/2024 11:45:00 AM



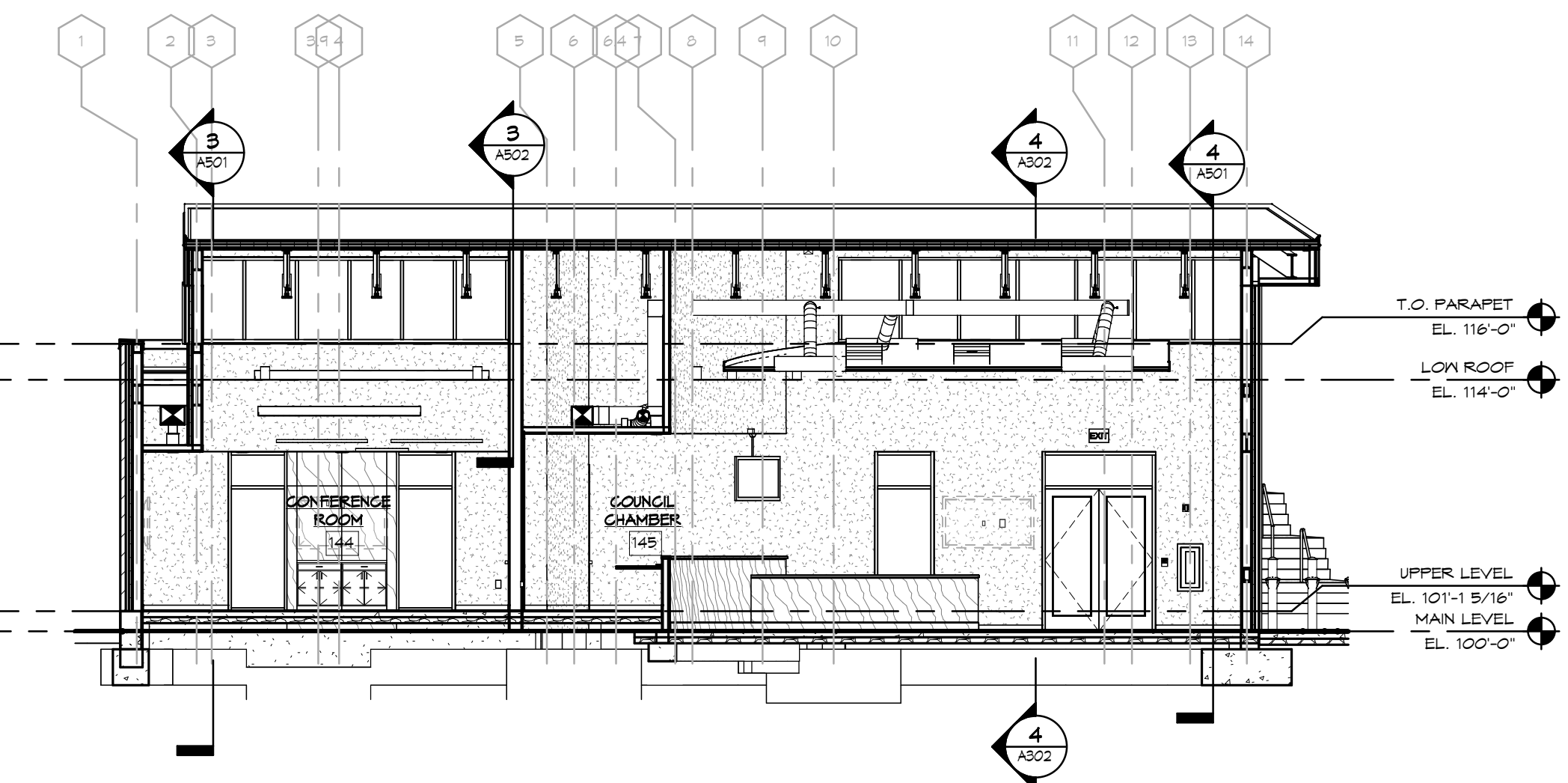
1 N/S SECTION THRU SENIOR CENTER - WEST
SCALE: 1/8" = 1'-0"



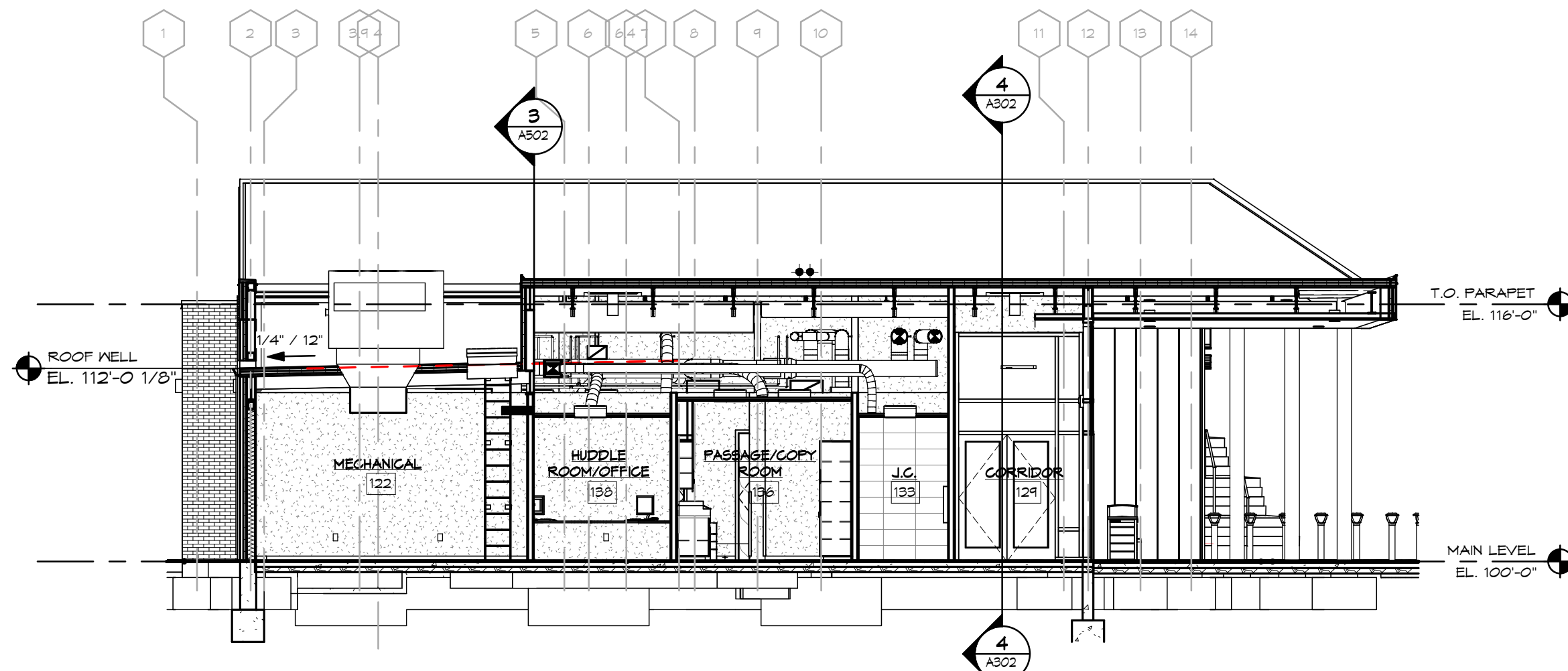
3 E/W SECTION THRU SENIOR CENTER - NORTH
SCALE: 1/8" = 1'-0"



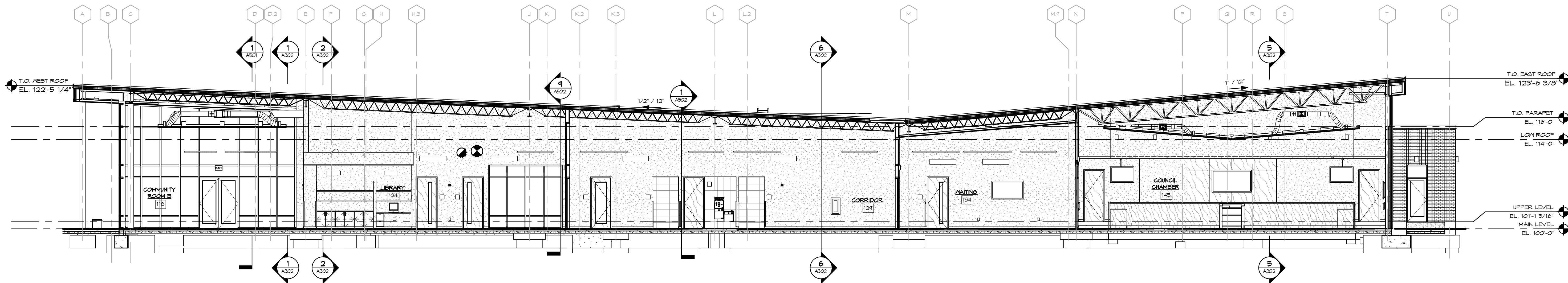
2 N/S SECTION THRU SENIOR CENTER - EAST
SCALE: 1/8" = 1'-0"



5 N/S SECTION THRU GOVERNANCE - EAST
SCALE: 1/8" = 1'-0"



6 N/S SECTION THRU MECH - EAST
SCALE: 1/8" = 1'-0"



4 OVERALL E/W SECTION - NORTH
SCALE: 1/8" = 1'-0"

○ SHEET NOTES:

GENERAL NOTES:

No.	Revisions / Submissions	Date
1	SCHEMATIC DESIGN REVIEW	2023.08.29
2	DESIGN DEVELOPMENT REVIEW	2023.11.01
3	DESIGN DEVELOPMENT SUBMISSION	2023.11.21
4	PERMIT SET	2024.02.26

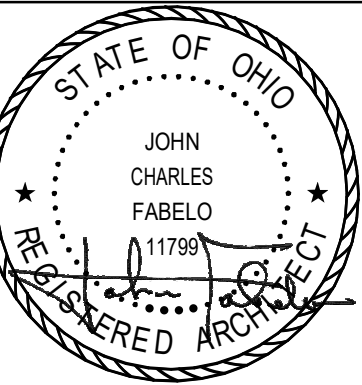


434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

CITY OF HUBER HEIGHTS
**HUBER HEIGHTS GOVERNANCE
& SENIOR CENTER**

6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

BUILDING SECTIONS	
Comm. No.	Date
23618.00	2024.02.26
Drawn	Drawing No.
SLT	A302
Checked	DW



JOHN C. FABELO
LICENSE #11799, EXPIRES: 12/31/24

© 2024 LWC INCORPORATED

A. PROVIDE 6" ROUND CONCRETE BASE AND MOUNTING POST PER MANUFACTURER'S REQUIREMENTS.



1. PROVIDE (2) #10, #10IG IN 3/4".
2. PROVIDE 11"x17"x24"D IN-GRADE JUNCTION BOX WITH HEAVY DUTY COVER LABELED ELECTRIC. QUANTIZE #P6111724 OR EQUAL
3. PROVIDE (4) 1" CONDUITS WITH PULLSTRINGS FROM JUNCTION BOX TO ELECTRICAL ROOM IN ADDITION TO LIGHTING CIRCUITS.
4. PROVIDE (1) 3/4" CONDUIT WITH PULLSTRING FROM LAST LIGHT POLE TO IN-GRADE JUNCTION BOX FOR FUTURE USE.




1	PERMIT SET	2024.02.26
No.	Revisions / Submissions	Date



CITY OF HUBER HEIGHTS

**HUBER HEIGHTS GOVERNANCE
& SENIOR CENTER**

6149 & 6157 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

	SITE LIGHTING PLAN	
	Comm. No.	Date
	23618.00	2024.02.26
	Drawn	Drawing No.
	ATD	E102
Checked		
	RLS	
© 2024 LWC INCORPORATED		

AI-9984

7. E.

Planning Commission

Meeting Date: 04/09/2024

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, 7125 EXECUTIVE BLVD., LLC, is requesting approval of a Detailed Development Plan for a 300 unit market rate multifamily community comprised of a mix of 1, 2, and 3 bedroom units. Property is located at 7125 Executive Blvd. (DDP 24-05).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Elevations

Traffic Study

Fire Assessment

Memorandum

Staff Report for Meeting of April 9, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: April 4, 2024

Subject: DDP 24-05 Detailed Development Plan – 7125 Executive Blvd.
Application dated March 29, 2024

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: 7125 Executive Blvd LLC – Applicant / Owner

DEVELOPMENT NAME: RHM (Final Name TBD)

ADDRESS/LOCATION: 7125 Executive Blvd.

ZONING/ACREAGE: PM – Planned Mixed Use / 17.6 Acres

EXISTING LAND USE: Vacant

ZONING

ADJACENT LAND: PM / R-7 – West; A – North; PM – East;
PEP/PM - South

REQUEST: The applicant requests approval of a detailed development plan for a 300-unit market-rate multi-family community comprised of a mix of 1-, 2-, and 3-bedroom units.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179, 1180

CORRESPONDENCE: In Favor – None received
In Opposition – None received.

STAFF ANALYSIS AND RECOMMENDATION:**Overview:**

The City Planning Commission approved the Basic Development Plan (BDP) for this 300-unit apartment community on April 11, 2023. City Council expressed a desire for a more contemporary look for the residential buildings near Executive Boulevard. As a result of that discussion, RHM revised their site plan to include two larger residential buildings that better transition the commercial area fronting Executive Boulevard to the more traditional residential buildings deeper in the site.

As a result of the site plan and elevation changes, the City Council approved the rezoning and BDP Ordinance on May 8, 2023.

This applicant now seeks Detailed Development Plan (DDP) plan approval of the apartment community based on the revised and approved BDP. The submitted application substantially conforms to the standards and conditions outlined in the BDP application and approved Ordinance.

Applicable Zoning Regulations

The applicable zoning chapters include 1171 General Provisions, 1179 Planned Mixed Use District, and 1181 General Provisions. The relevant sections are cited and discussed below:

1171.09 - Detailed development plan.

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

- (a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.*
- (b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.*

The staff analysis addresses the elements of the Detailed Development Plan and standards for approval.

Staff Analysis

The approved BDP Ordinance has 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
 - Drive Thru or Drive-Up windows
 - 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 Division.
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.

Conformance with Zoning Regulations

Conformance with the approved conditions of the BDP:

The permitted uses shall be those outlined in Chapter 1179, excluding:

- **Filling stations**
- **Sweepstakes cafes**
- **Convenience stores**
- **Self-storage facilities**
- **Car washes**
- **Drive Thru or Drive-Up windows**
- **Other uses deemed incompatible with a community entertainment district as determined by the Planning Director**

These restrictions are more relevant to the commercial frontage along Executive Boulevard. The residential uses comply with this condition.

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

The applicant has been working with the Fire Department throughout the process. Asle widths and turning radii meet the fire code standards. All fire hydrant locations will comply with fire department requirements.

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.

The grading necessitates the construction of a low retaining wall along the western edge of the property, south of Loblolly Drive. Grading and constructing this retaining wall will result in the removal of existing vegetation on the subject site along the western edge. Buffering and Screening options are discussed later in this report.

Overall, the site plan within this DDP application is largely consistent with the BDP site plan approved by the City Council.

- Unit count and density are the same (300 units, 18 units / acre)
- Parking count increases from 619 spaces to 633 spaces – 600 are required.
- Approved BDP setbacks: West & South: 20'; North & East: 15'. The north, east and south setbacks conform to the BDP. The west setback varies from 20' to 19.4'.

Architectural characteristics and building elevations were a significant topic of conversation with the City Council. Particularly how buildings relate to Executive Boulevard and the transition from the contemporary design of the commercial/retail frontage to the more traditional residential buildings deeper in the site.

The applicant has adjusted the site plan that improve the aesthetics and enhance the contemporary feel along Executive Boulevard since the application was last reviewed by the Planning Commission. First, the applicant has introduced two 3-story buildings that have a contemporary design between the commercial frontage and the traditionally designed residential area. Secondly, the clubhouse has been moved further south and provides a nice entry focal point. Lastly, the applicant has made changes to the residential garage and entry doors, so the elevation appears less “barn-like”. Staff feels all three changes are improvements to the site plan and overall project.

Conformance With Other Zoning Requirements:

Open Space

The PM district requires no less than 25% open space, the site plan indicates approximately 36% open space.

Mechanical / Storage areas

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

Lighting

The overall lighting plan conforms to the zoning code requirements for average illumination of the parking areas and light trespass restrictions. All fixtures are full cutoff and light poles do not exceed 20'.

Staff has requested the applicant lower the wall pack lighting on the west side buildings from 25' to 20' to reduce potential glare to adjacent homes. Specifically, fixtures labeled: C-31, C-47, C-50 & C-40.

If the west walkway remains, staff suggests lowering wall fixtures F-1, 2, 3, 4 from 18' to 10'. If the sidewalk is eliminated, these wall fixtures should also be eliminated. See staff analysis for further discussion about the sidewalk.

Signage

No signage plans were submitted with the DDP application. This is likely because the applicant is still exploring branding ideas.

Parking

Parking is provided through a mixture of internal garages, free-standing garage buildings and surface parking. The surface parking lots are strategically arranged and relatively small compared to other recent residential developments. All surface parking spaces are 10' x 18'.

Landscaping and Screening

The landscaping plan indicates a myriad of tree, shrub, and perennial plantings throughout the site. The landscaping plan indicates approximately 220 new trees, 272 bushes and 133 perennials.

Staff recommends additional shrubs along the west parking areas to screen headlights from adjacent properties.

Staff Analysis

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

At the request of planning staff, the applicant added an 8-foot walkway along the western edge of the site to connect the residential neighborhood to the emerging entertainment district along Executive Boulevard and existing destinations like the Rose Music Center, TJ Chumps, etc. Residents are likely to walk or bike through this development if the pathway is convenient and illuminated.

This connection reduces the distance between a home on Loblolly to TJ Chumps from 1.8 miles to 0.24 miles (1,300 feet). Neighborhood residents will likely walk through this site to get to the entertainment areas; therefore, an intentional connection is important.

However, this walkway limits the amount of landscaping and screening that can be provided between the buildings and the adjacent properties. While not ideal, this walkway could be eliminated, and a smaller sidewalk constructed on the east side of the dog park linking the commercial area to the drive isle.

Additional Comments:

Fire: No comments received.

City Engineer: All comments have been addressed.

STAFF RECOMMENDATION

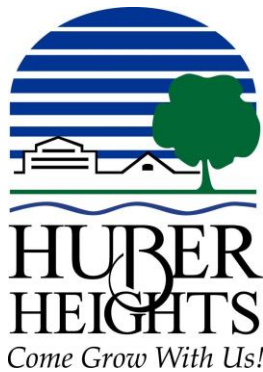
Staff feels the proposal meets the standards outlined in Section 1171.09. Staff recommends approval of the Detailed Development Plan submitted on March 27, 2024, to construct 300 market-rate apartments. Staff recommends approval with the following conditions:

1. All signs shall conform to Section 1189.
2. Additional shrubs shall be planted along the west parking areas to screen headlights from adjacent properties.
3. Wall fixtures C-31, C-47, C-50, and C-40 shall be no higher than 20.'
4. If the west walkway remains wall fixtures F-1, F-2, F-3, and F-4 shall be no higher than 10'.
5. If the west walkway is eliminated wall fixtures F-1, F-2, F-3, and F-4 shall be removed.
6. If the west walkway is eliminated, applicant shall construct an 8-foot walkway through the dog park connecting the south walkway to the drive aisle.

Planning Commission Action

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

- 1) Approve the Detailed Development Plan with or without conditions.
- 2) Deny the Detailed Development Plan (the Commission should state the specific reasons for denial); or
- 3) Table the application.



Planning Commission Decision Record

WHEREAS, on March 29, 2024, the applicant, 7125 Executive Blvd., LLC, requested approval of a Detailed Development Plan for a 300 unit, market rate multi-family community comprised of a mix of 1, 2, and 3 bedroom units. Property is located at 7125 Executive Blvd., further identified as Parcel Number P70 03912 0146 of the Montgomery County Auditor's Map (Case DDP 24-05), and;

WHEREAS, on April 9, 2024, 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.

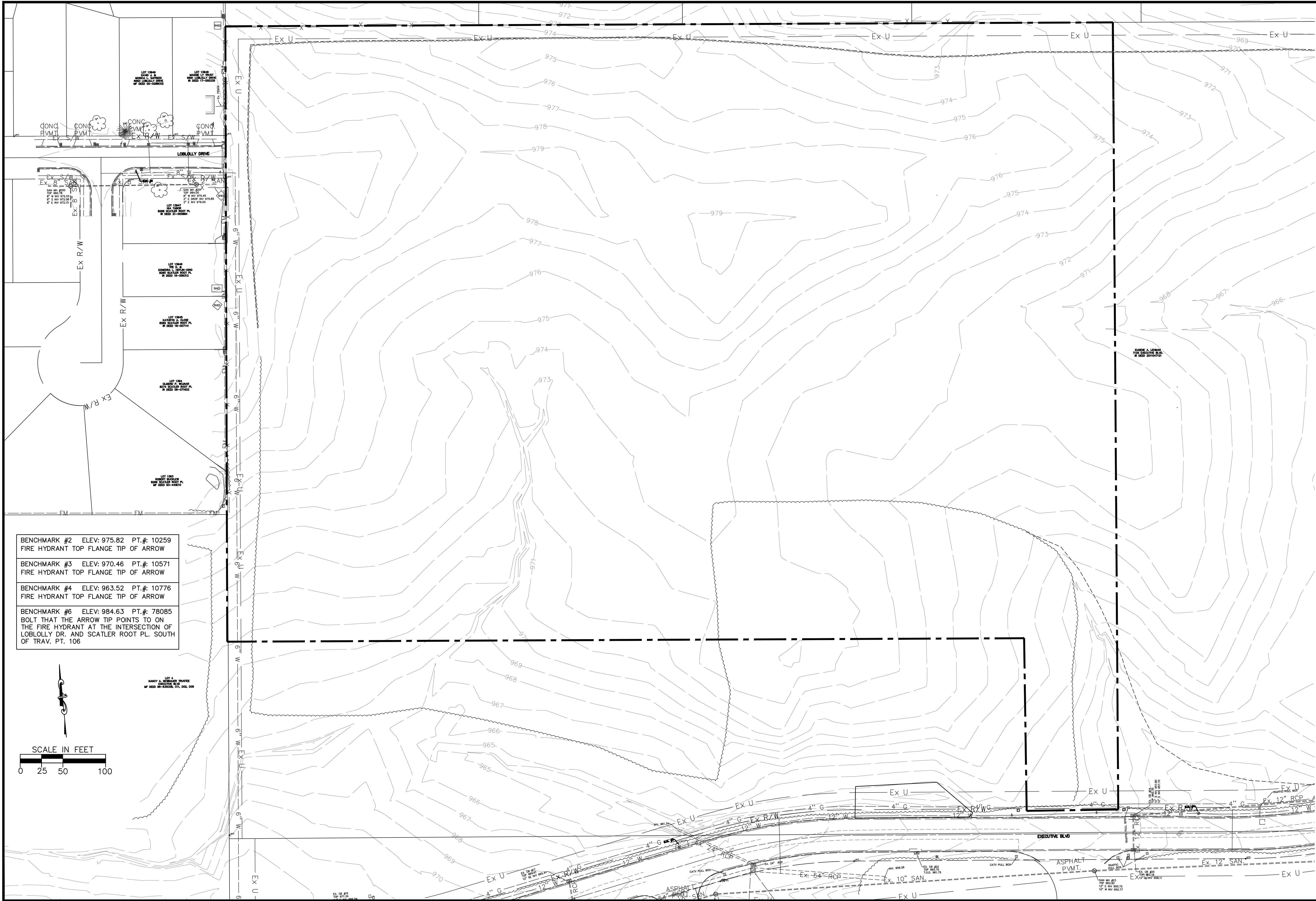
moved to approve the request by the applicant, 7125 Executive Blvd., LLC, for approval of a Detailed Development Plan. Property is located at 7125 executive Blvd (Case DDP 24-05), in accordance with the recommendation of Staff's Memorandum dated April 4, 2024, with the following conditions:

1. All signs shall conform to Section 1189.
2. Additional shrubs shall be planted along the west parking areas to screen headlights from adjacent properties.
3. Wall fixtures C-31, C-47, C-50, and C-40 shall be no higher than 20'.
4. If the west walkway remains wall fixtures F-1, F-2, F-3, and F-4 shall be no higher than 10'.
5. If the west walkway is eliminated wall fixtures F-1, F-2, F-3, and F-4 shall be removed.
6. If the west walkway is eliminated, applicant shall construct an 8-foot walkway through the dog park connecting the south walkway to the drive aisle.

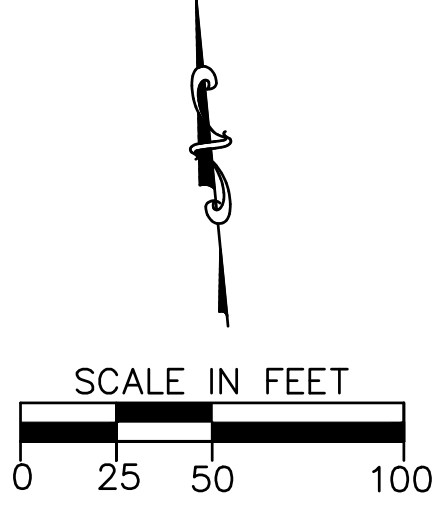
Seconded by . Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

Terry Walton, Chair
Planning Commission

Date



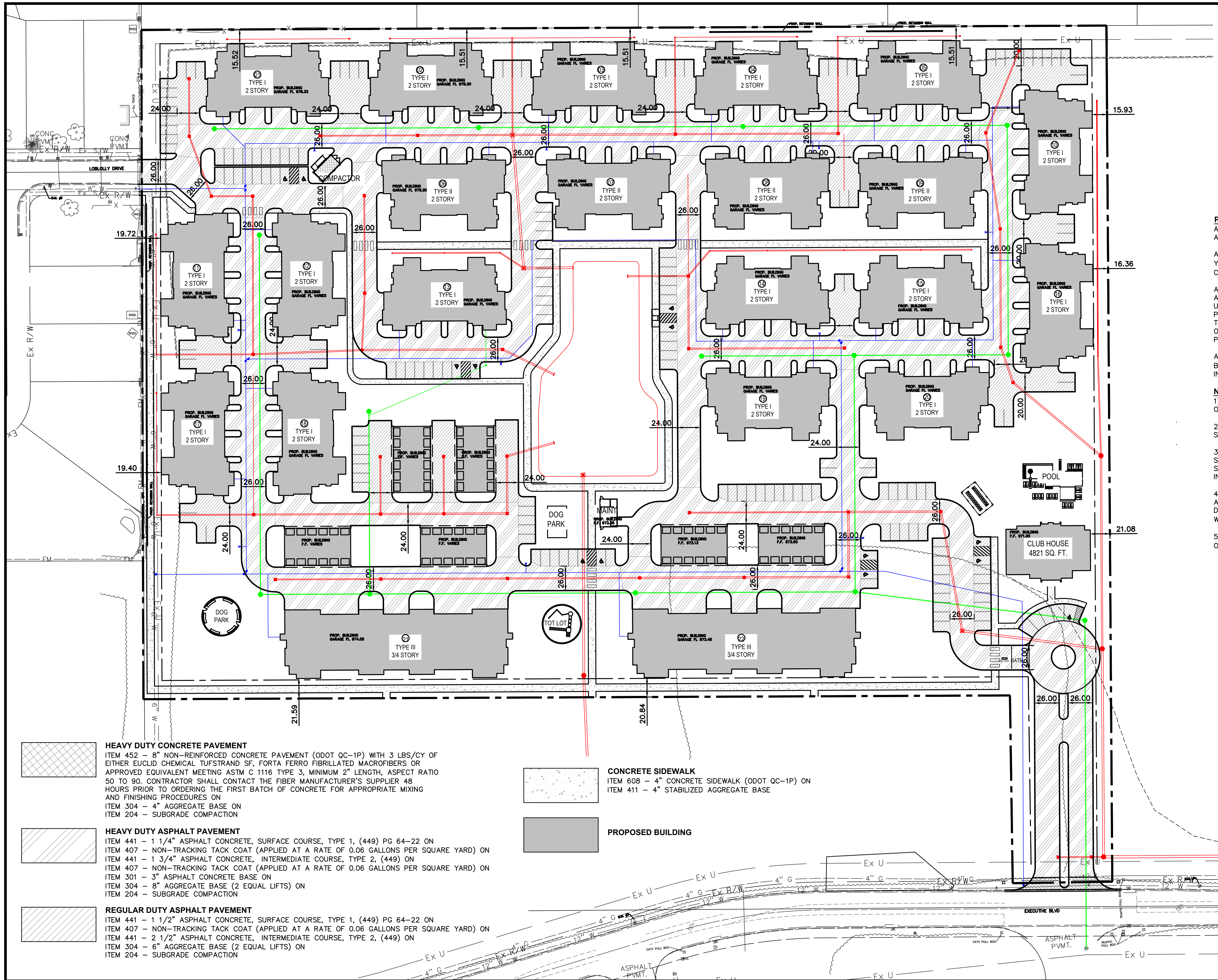
BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106		



EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
EXISTING CONDITIONS PLAN

REVISIONS:

FILE NAME
OVERALL EXIST
DRAWN BY
JMK
CHECKED BY
MLS
PROJECT No.
MOTHEE2305
DATE
1-17-2024
SHEET NUMBER



**EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
OVERALL DIMENSIONING AND PAVEMENT PLAN**

REVISIONS:

FILE NAME

OVERALL

DIMENSION

DRAWN BY

JMK

CHECKED BY

MLS

PROJECT No.

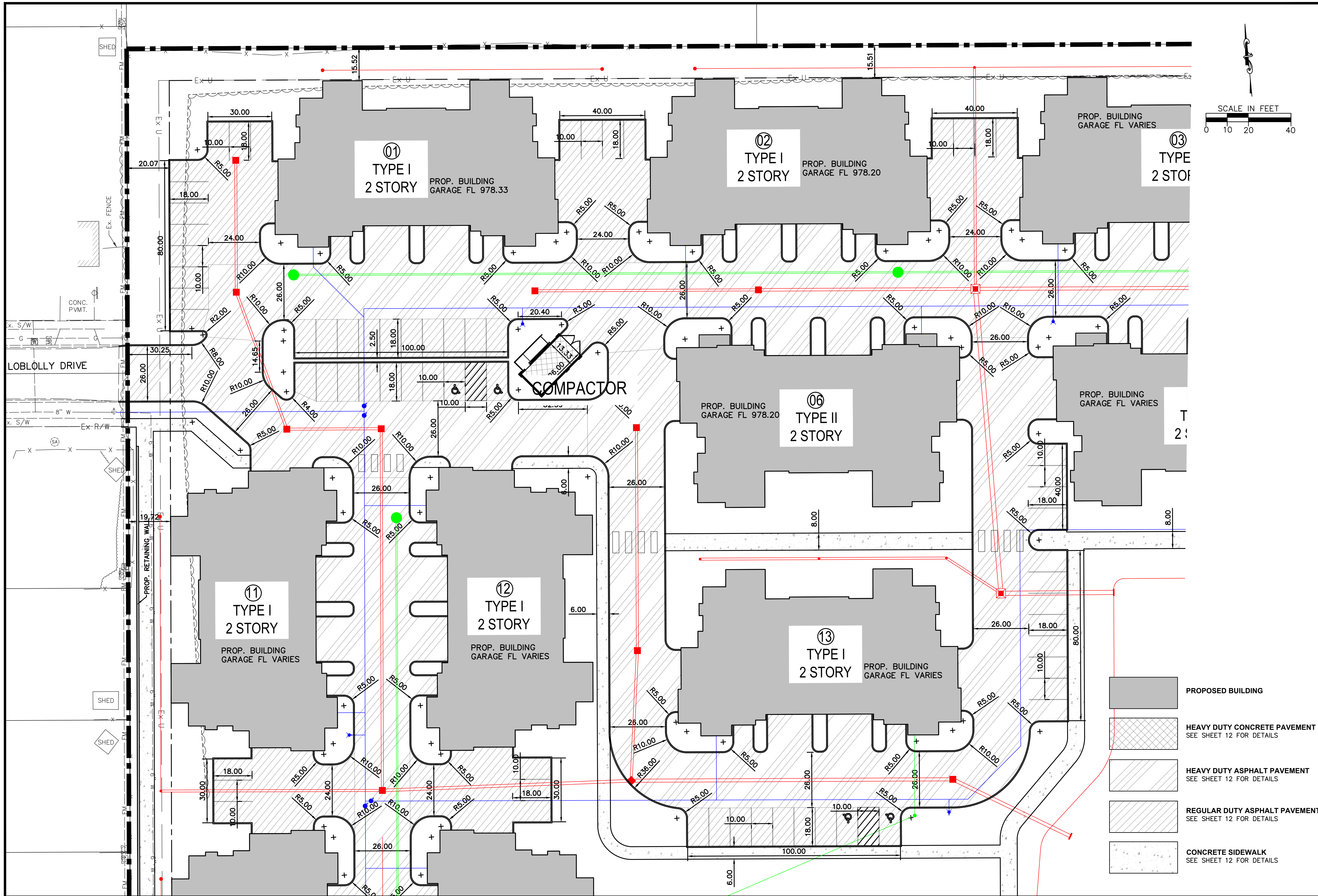
MOTHE2305


DATE

1-17-2024

SHEET NUMBER

12 OF 40





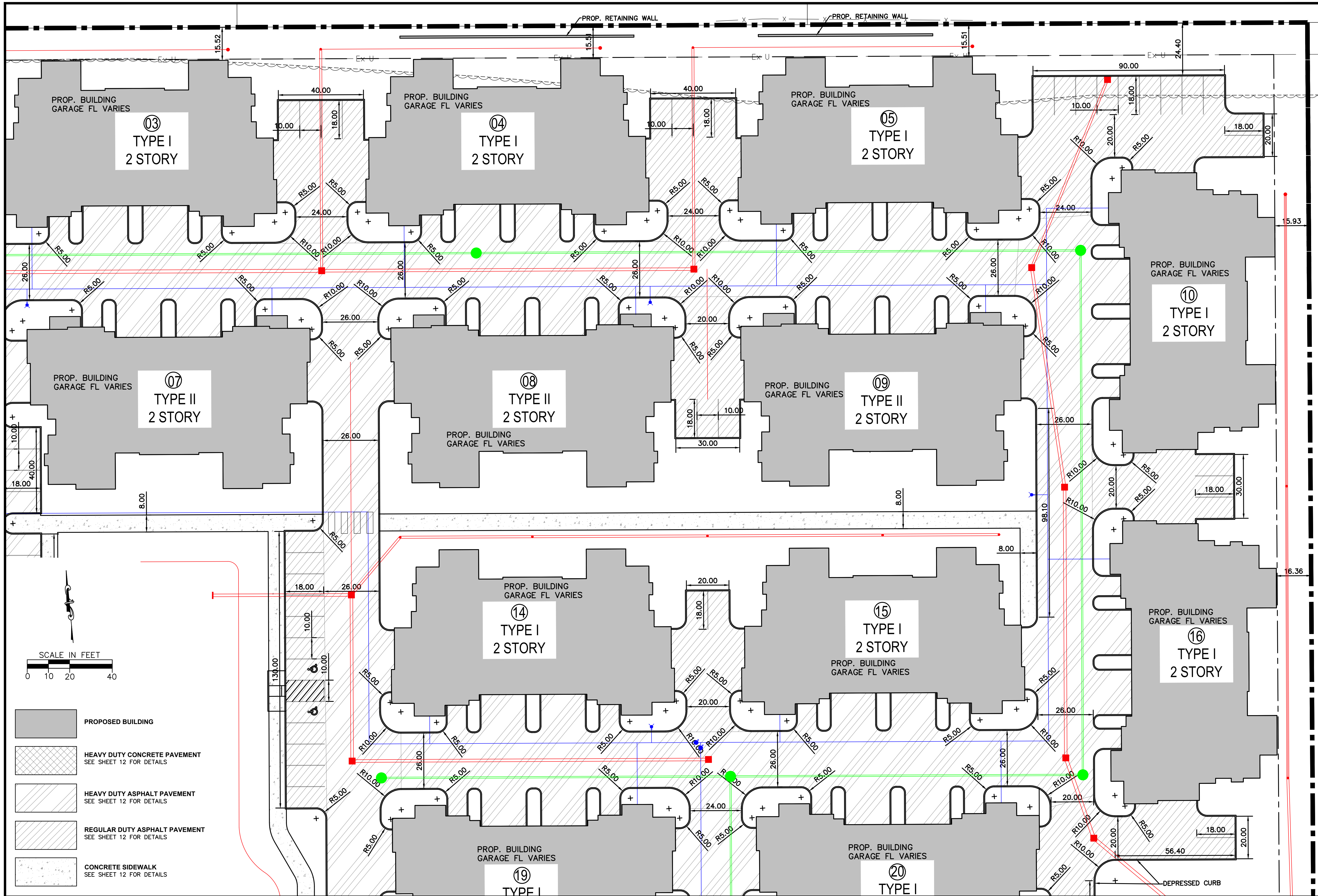
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM


**EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS**

DIMENSIONING AND PAVEMENT PLAN - NORTHWEST

REVISIONS:

FILE NAME	DIMENSION NW
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	13 OF 40





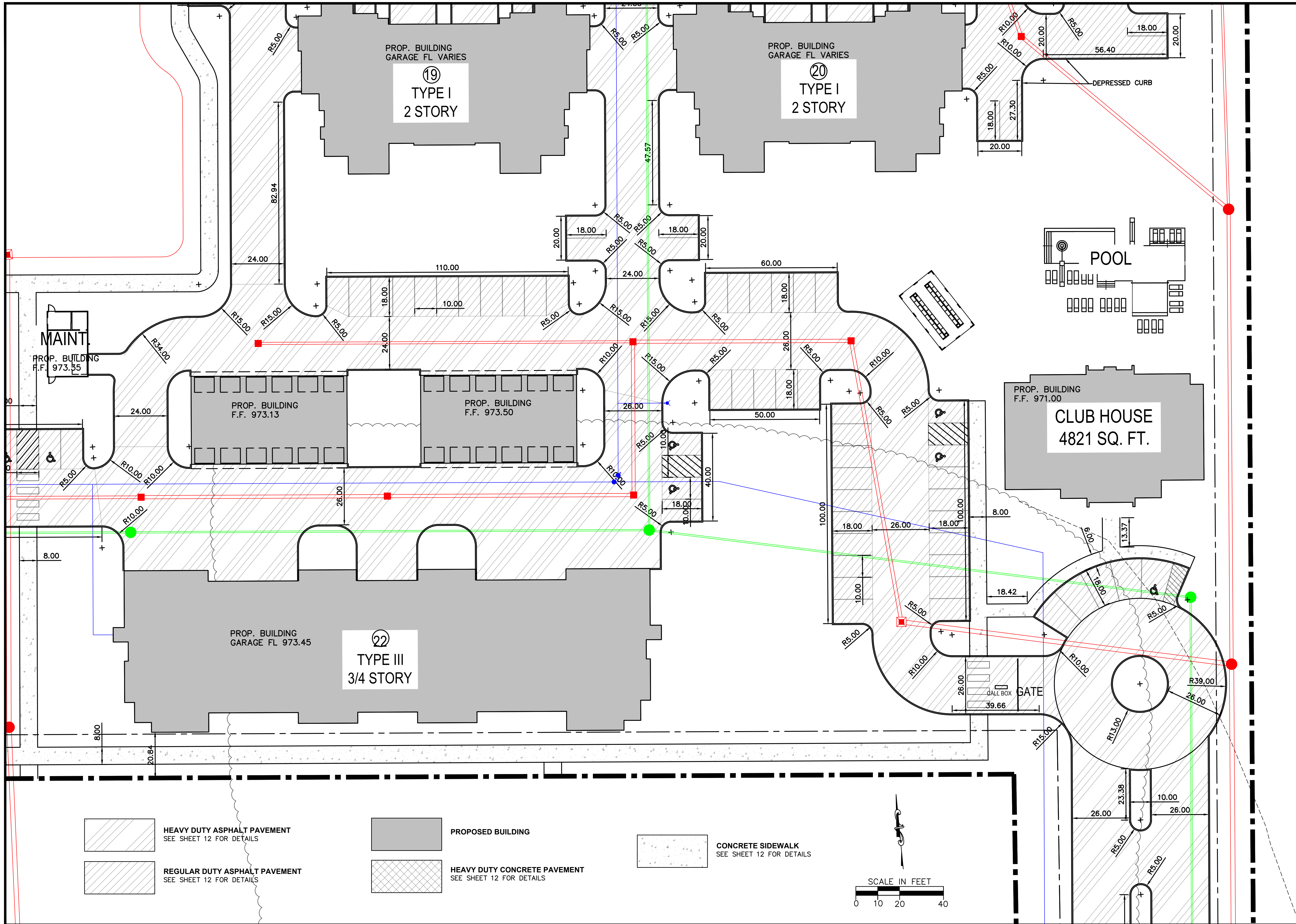
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM


**EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS**

DIMENSIONING AND PAVEMENT PLAN - NORTHEAST

REVISIONS:

FILE NAME	DIMENSION NE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	14 OF 40





ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS

DIMENSIONING AND PAVEMENT PLAN - SOUTHEAST

REVISIONS:

FILE NAME
DIMENSION SE

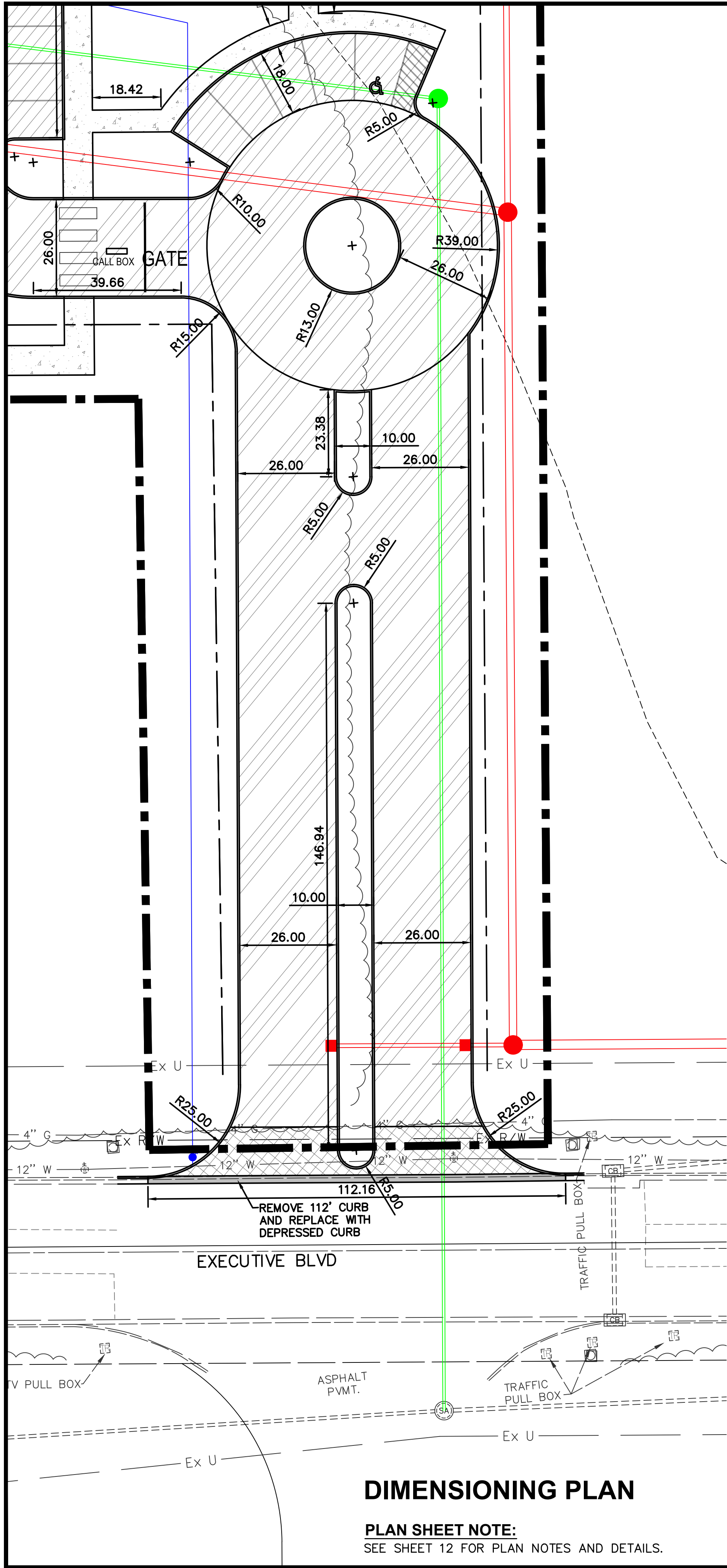
DRAWN BY
JMK

CHECKED BY
MLS

PROJECT No.
MOTHHE2305

DATE
1-17-2024

SHEET NUMBER
16 OF 40



- HEAVY DUTY CONCRETE PAVEMENT**
ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 - 4" AGGREGATE BASE ON
ITEM 204 - SUBGRADE COMPACTION
- HEAVY DUTY ASPHALT PAVEMENT**
ITEM 441 - 1 1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG 64-22 ON
ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
ITEM 441 - 1 3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON
ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
ITEM 301 - 3" ASPHALT CONCRETE BASE ON
ITEM 304 - 8" AGGREGATE BASE (2 EQUAL LIFTS) ON
ITEM 204 - SUBGRADE COMPACTION
- REGULAR DUTY ASPHALT PAVEMENT**
ITEM 441 - 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG 64-22 ON
ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
ITEM 441 - 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON
ITEM 304 - 6" AGGREGATE BASE (2 EQUAL LIFTS) ON
ITEM 204 - SUBGRADE COMPACTION
- CONCRETE SIDEWALK**
ITEM 608 - 4" CONCRETE SIDEWALK (ODOT QC-1P) ON
ITEM 411 - 4" STABILIZED AGGREGATE BASE
- PROPOSED BUILDING**

NOTES:
CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE.

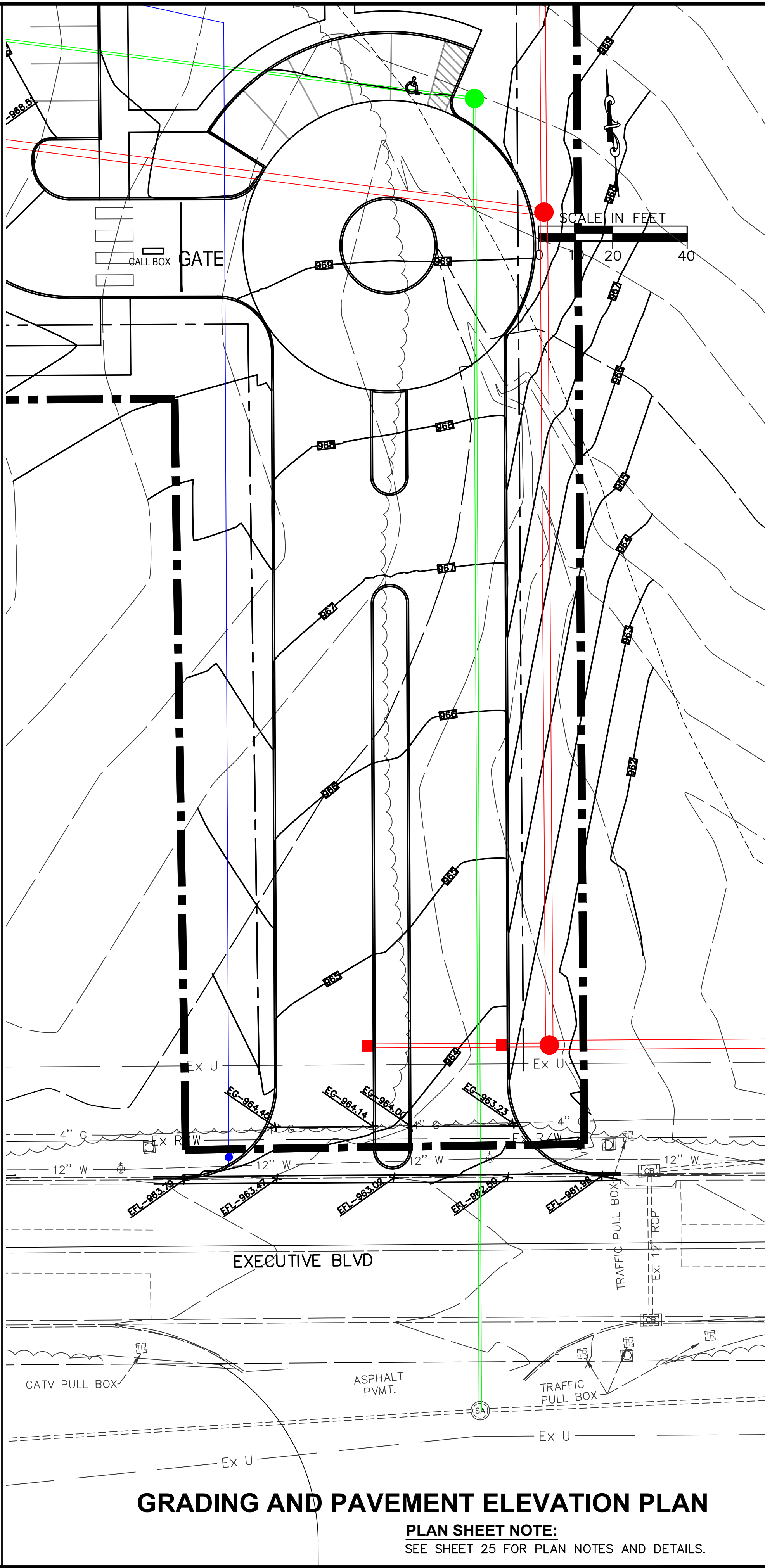
CONTRACTOR TO ENSURE ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE. NO PONDING OR PUDDLING OF WATER IS PERMITTED.

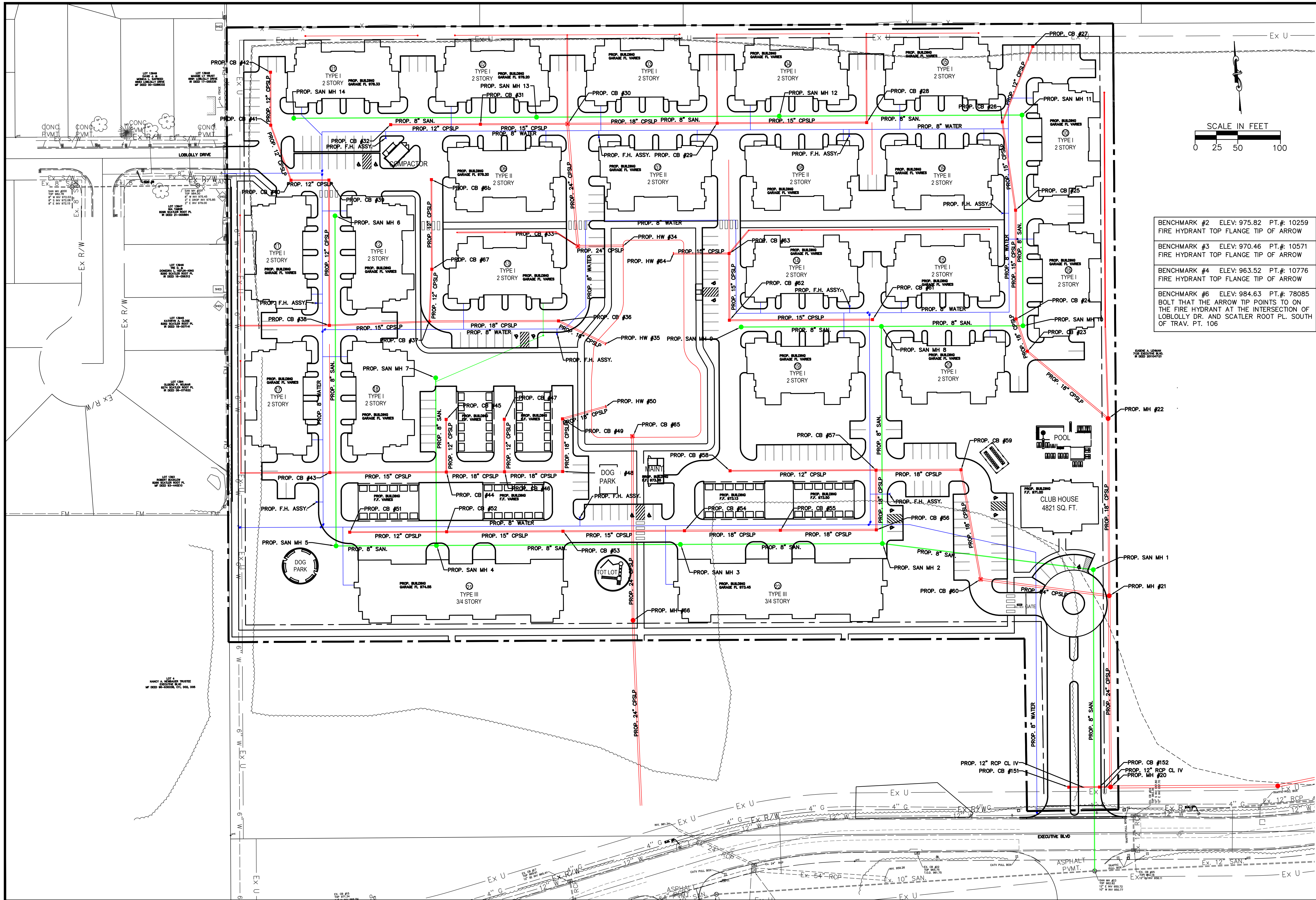
GRADE TIE IN NOTE:
CONTRACTOR TO TIE INTO EXISTING ELEVATIONS THROUGHOUT THE SITE. CONTRACTOR SHALL ENSURE PROPER GRADING AND DRAINAGE IS PROVIDED FOR ALL AREAS WITHIN THE SITE TO DRAIN TO EXISTING OR PROPOSED STORM SYSTEMS OR SWALES. CONTRACTOR SHALL ENSURE THAT DRAINAGE IS PROPERLY DIRECTED AWAY FROM ANY BUILDINGS/STRUCTURES. THIS SHALL INCLUDE ALL TEMPORARY GRADING AS NEEDED INCLUDING INSTALLING TEMPORARY DRAINAGE SWALES AND INSTALLING ALL TEMPORARY STORM SEWER CATCH BASINS, INLETS, PIPING, ETC. AS NEEDED TO ENSURE PROPER DRAINAGE OF THE SITE THROUGHOUT THE COURSE OF CONSTRUCTION. ALL WORK TO BE COORDINATED WITH AND AS DIRECTED BY OWNER.

LEGEND

- EP = EXISTING PAVEMENT ELEVATION
EB = EXISTING TOP OF CURB ELEVATION
EW = EXISTING SIDEWALK ELEVATION
EG = EXISTING GROUND ELEVATION
EFL = EXISTING FLOWLINE ELEVATION
ETOP = EXISTING TOP OF GRATE ELEVATION
P = PROPOSED PAVEMENT ELEVATION
B = PROPOSED TOP OF CURB ELEVATION
W = PROPOSED SIDEWALK ELEVATION
G = PROPOSED GROUND ELEVATION
D = PROPOSED SWALE ELEVATION
TOP = PROPOSED TOP OF GRATE ELEVATION
RP = PROPOSED DOCK RAMP ELEVATION
TW = PROPOSED TOP OF WALL
- 830— EXISTING CONTOURS
—830— PROPOSED CONTOURS
— PROPOSED STORM SEWER
— PROPOSED EDGE PAVEMENT
— PROPOSED CURB

BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106		






BENCHMARK #2 ELEV: 975.82 PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #3 ELEV: 970.46 PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #4 ELEV: 963.52 PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #6 ELEV: 984.63 PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON
THE FIRE HYDRANT AT THE INTERSECTION OF
LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH
OF TRAV. PT. 106



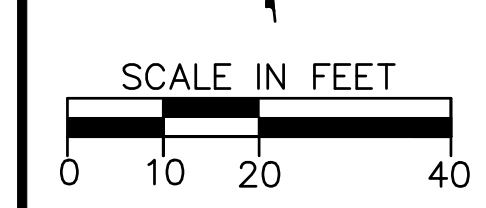
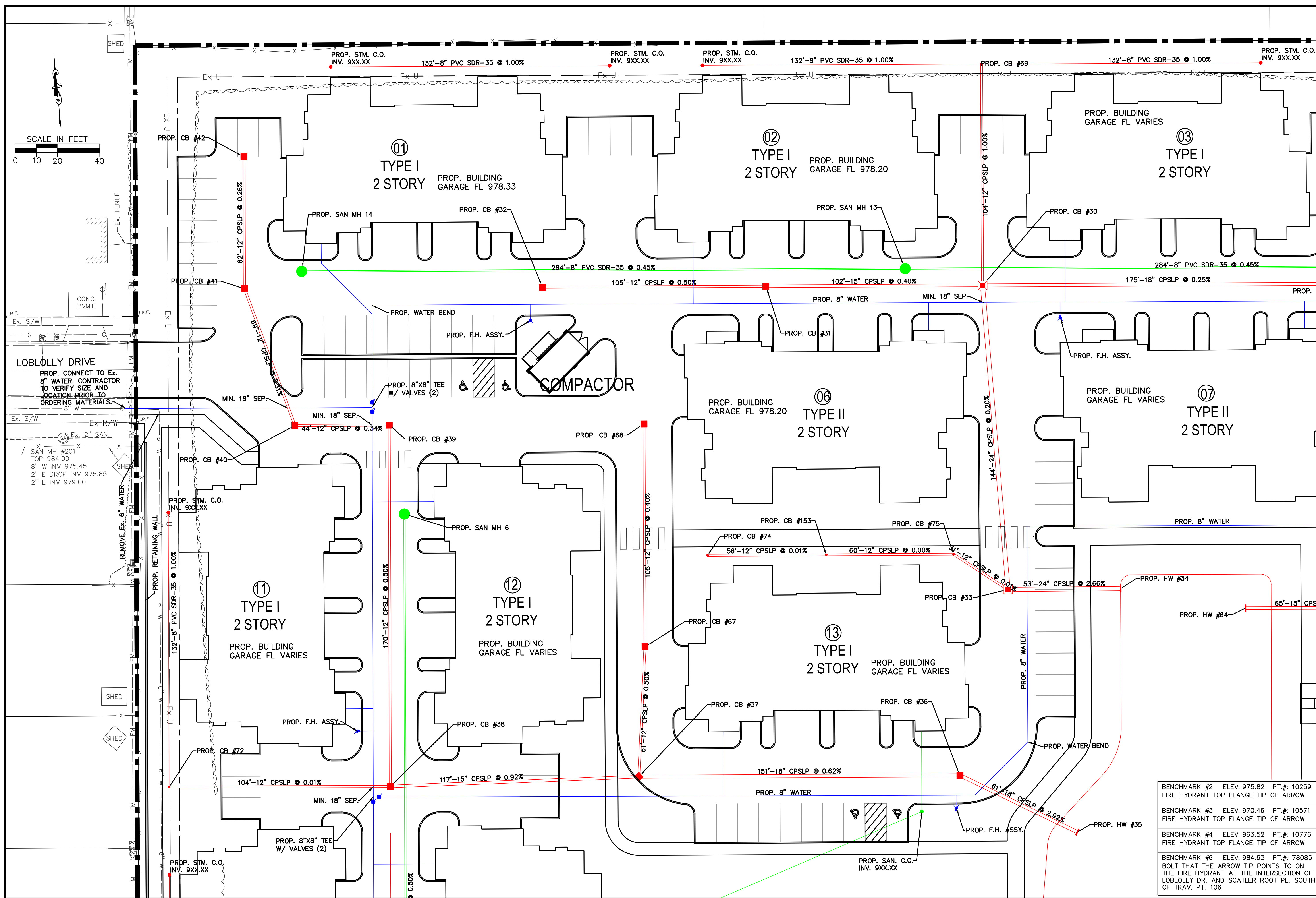
Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
OVERALL UTILITY PLAN

REVISIONS:

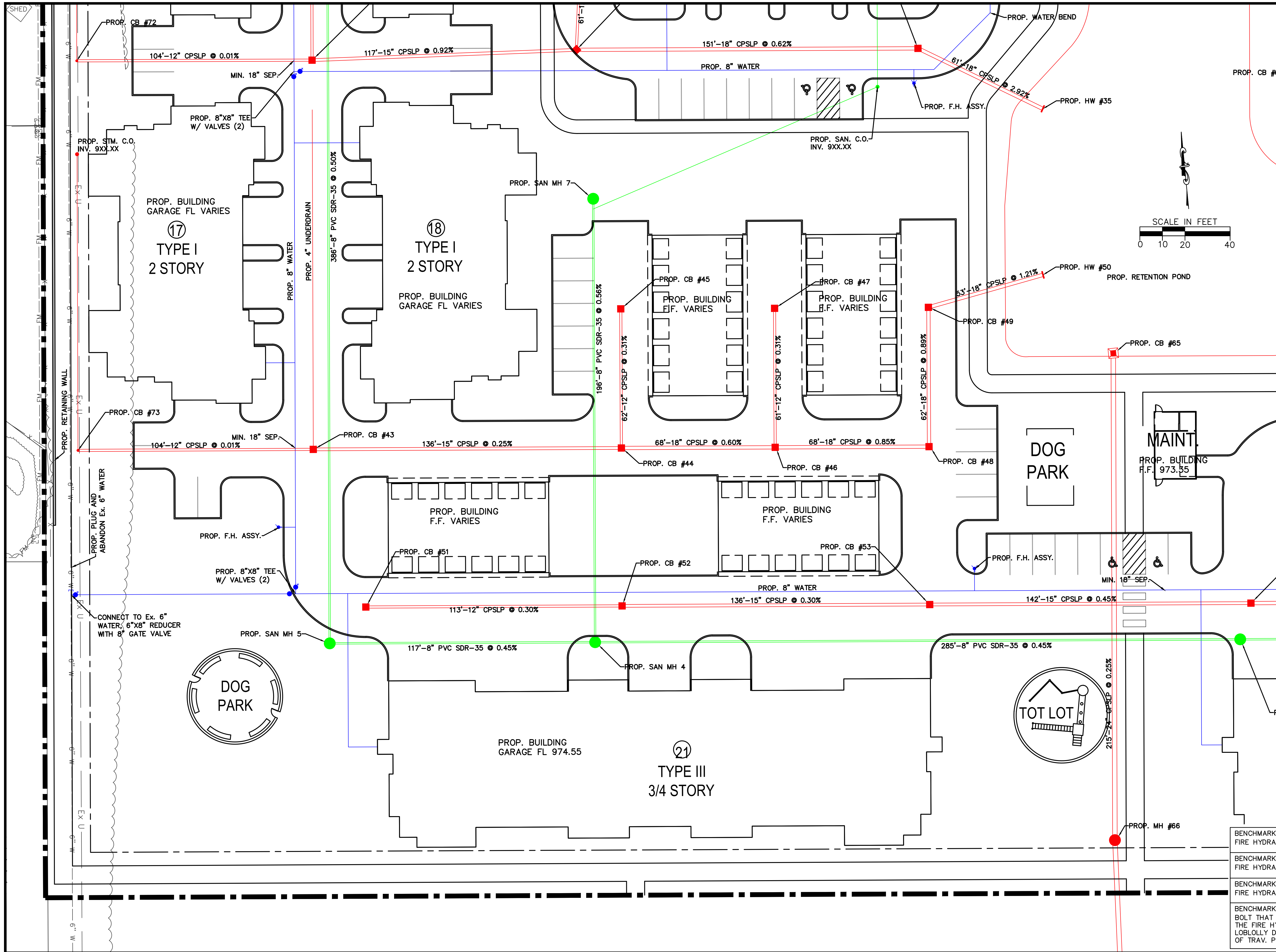
FILE NAME	OVERALL UTILITY
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	18 OF 40




LOBLOLLY DRIVE
PROP. CONNECT TO EX.
8\"/>

BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106		

REVISIONS:	FILE NAME UTILITY NW
DRAWN BY JMK	CHECKED BY MLS
PROJECT No. MOTHHE2305	DATE 1-17-2024
SHEET NUMBER 19 OF 40	





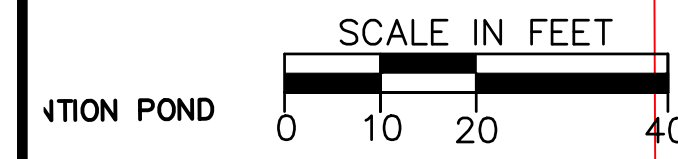
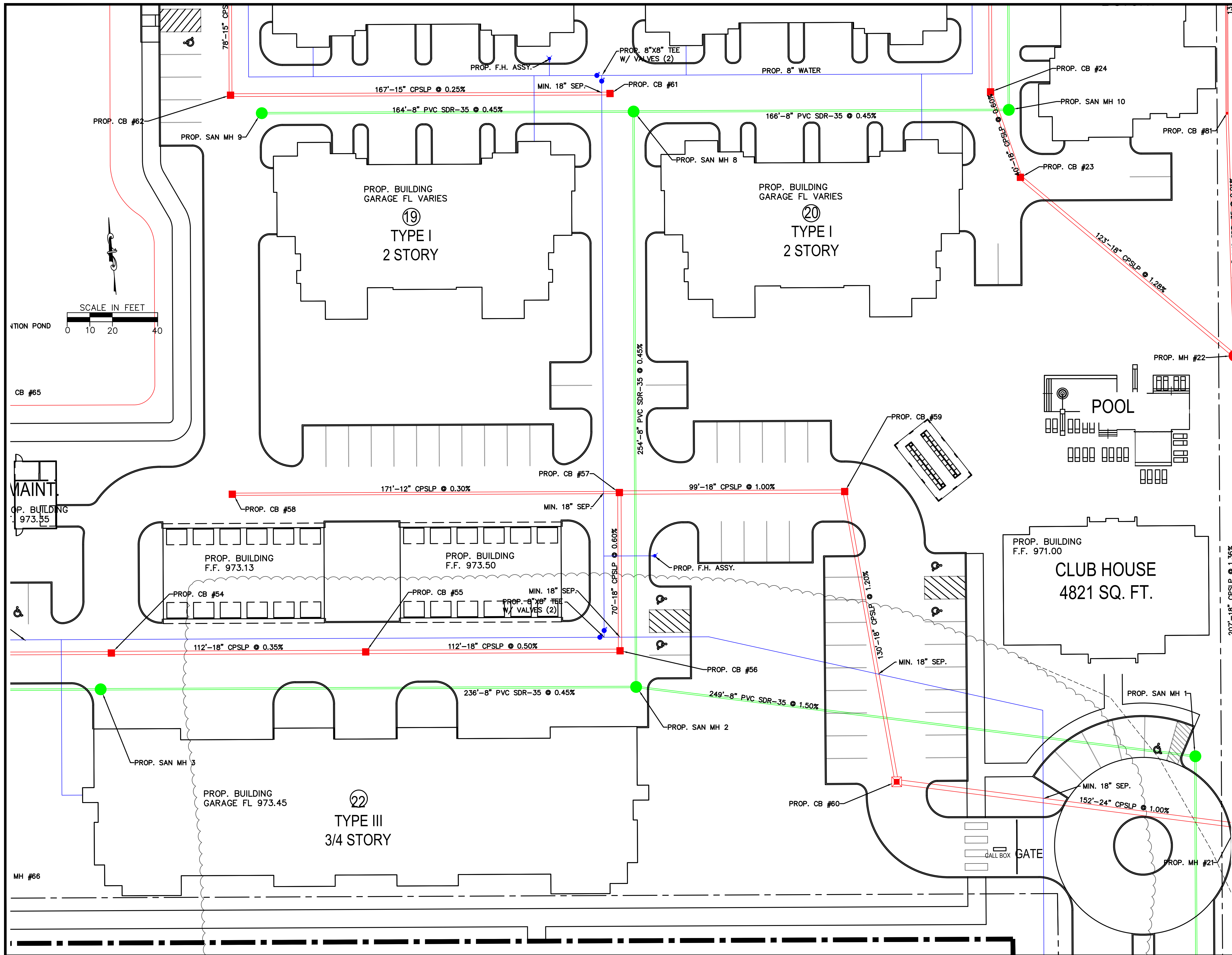
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

**EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
UTILITY PLAN - SOUTHWEST**

REVISIONS:

FILE NAME	UTILITY SW
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	21 OF 40

BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106		




CB #65

MAINT.
OP. BUILDING
F.F. 973.35

MH #66

BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT	TOP FLANGE TIP OF ARROW	
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT	TOP FLANGE TIP OF ARROW	
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT	TOP FLANGE TIP OF ARROW	
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106		



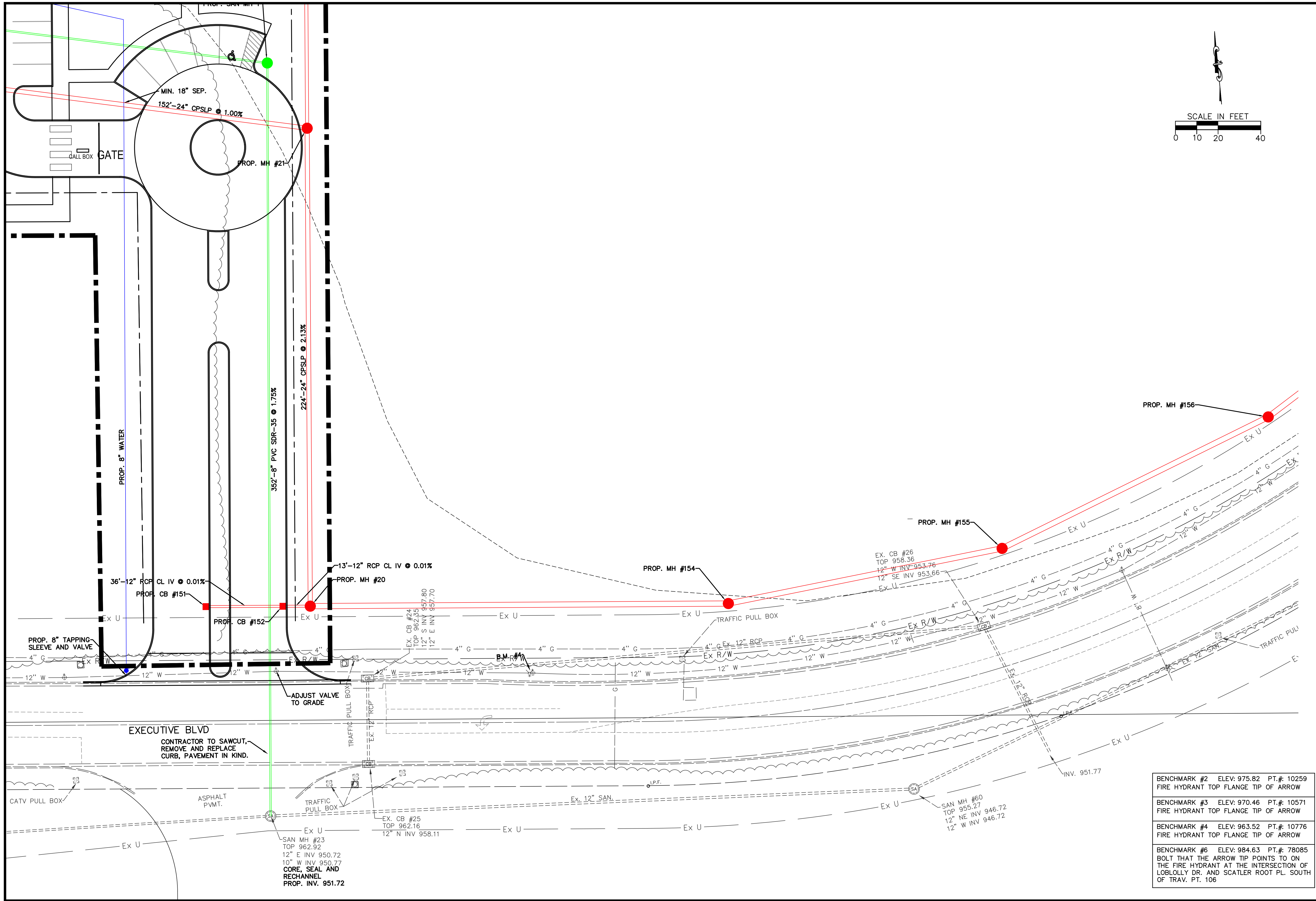
Choice One
Engineering


SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
UTILITY PLAN - SOUTHEAST

REVISIONS:

FILE NAME	UTILITY SE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	22 OF 40





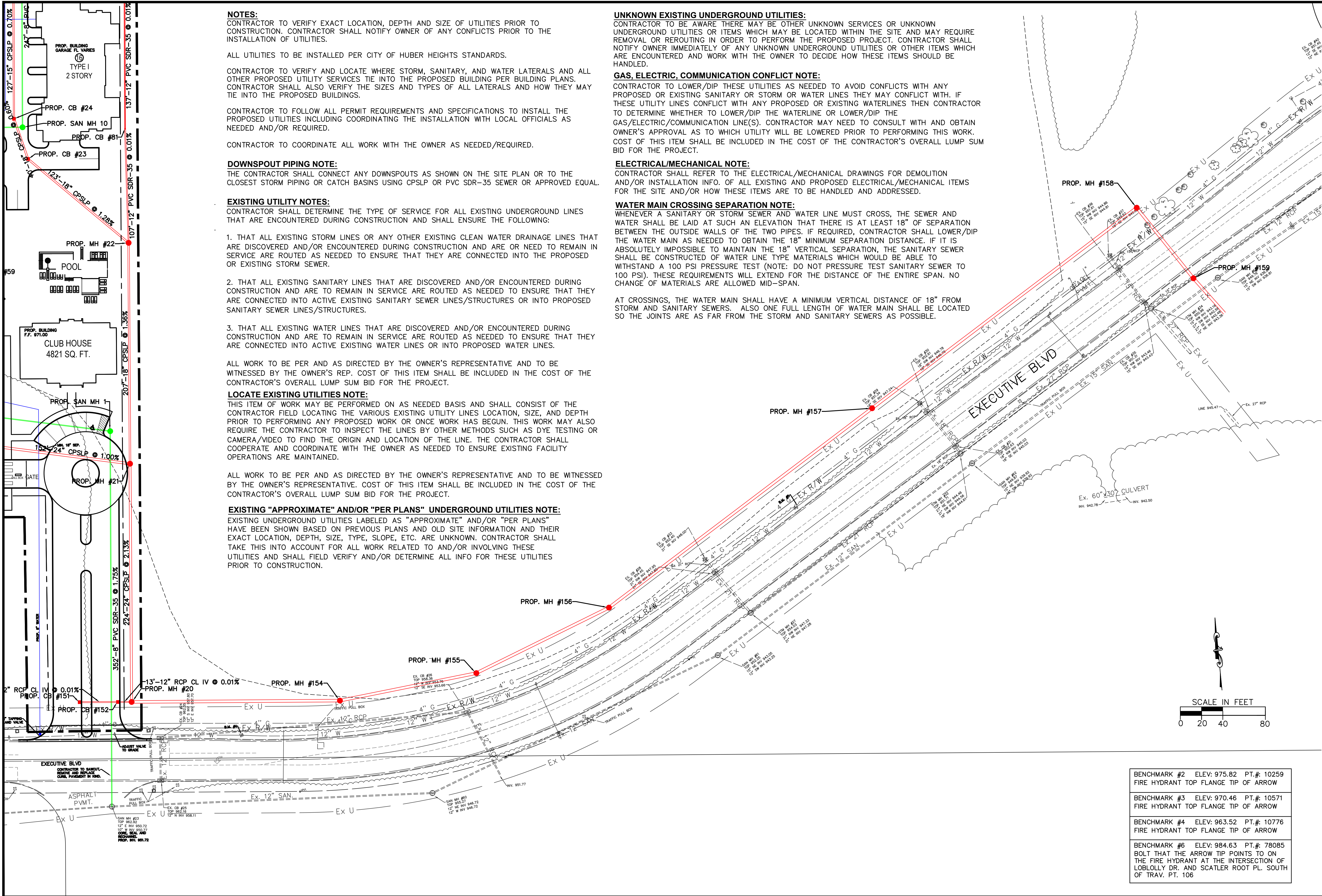
Choice One
Engineering

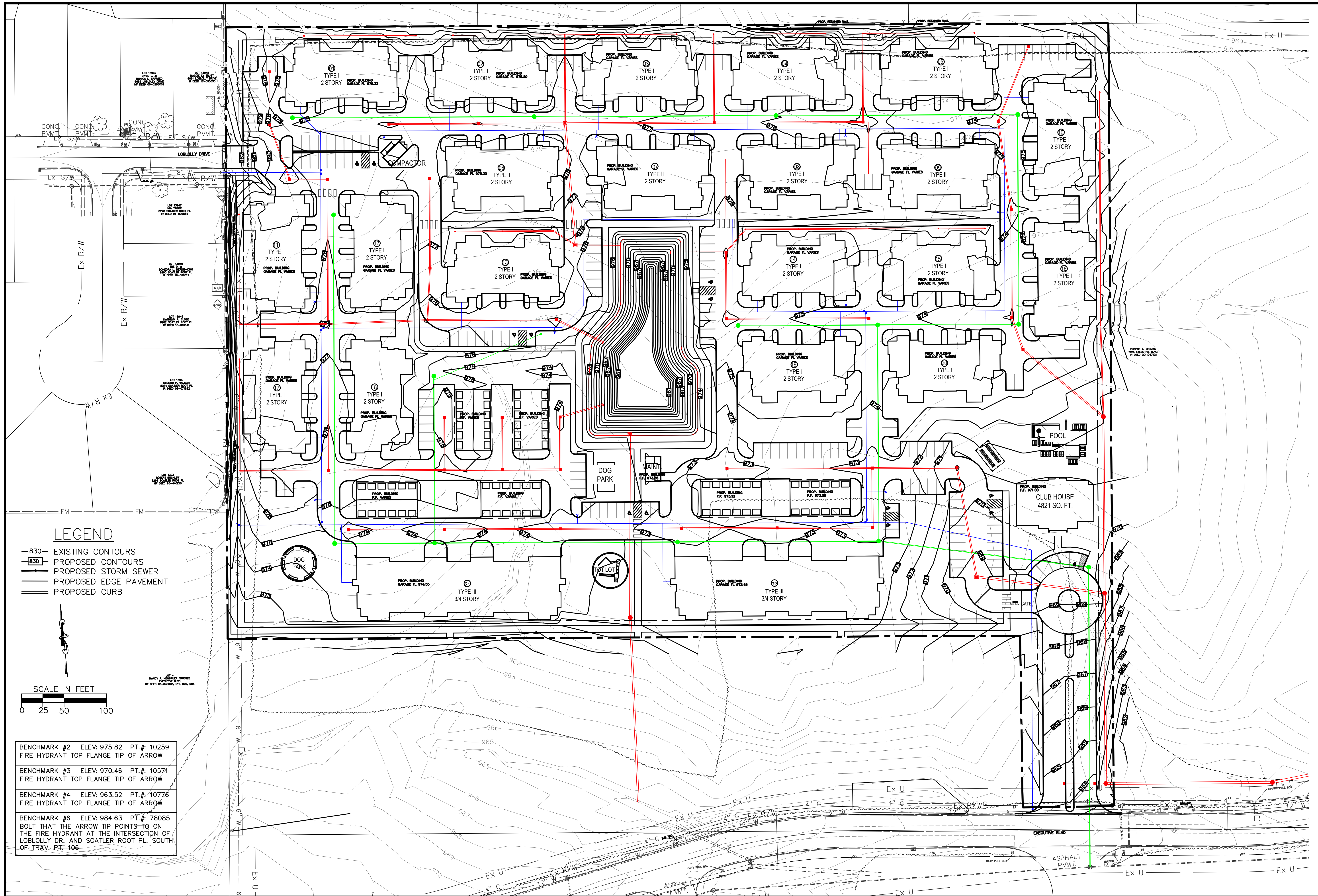
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
UTILITY PLAN - DRIVE ENTRANCE

REVISIONS:

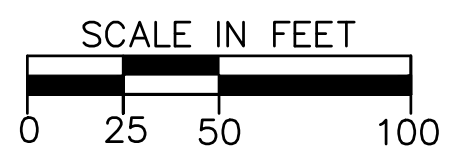
FILE NAME	UTILITY DRIVE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	23 OF 40





LEGEND

- 830— EXISTING CONTOURS
- 830— PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED EDGE PAVEMENT
- PROPOSED CURB



BENCHMARK #2 ELEV: 975.82 PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #3 ELEV: 970.46 PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW

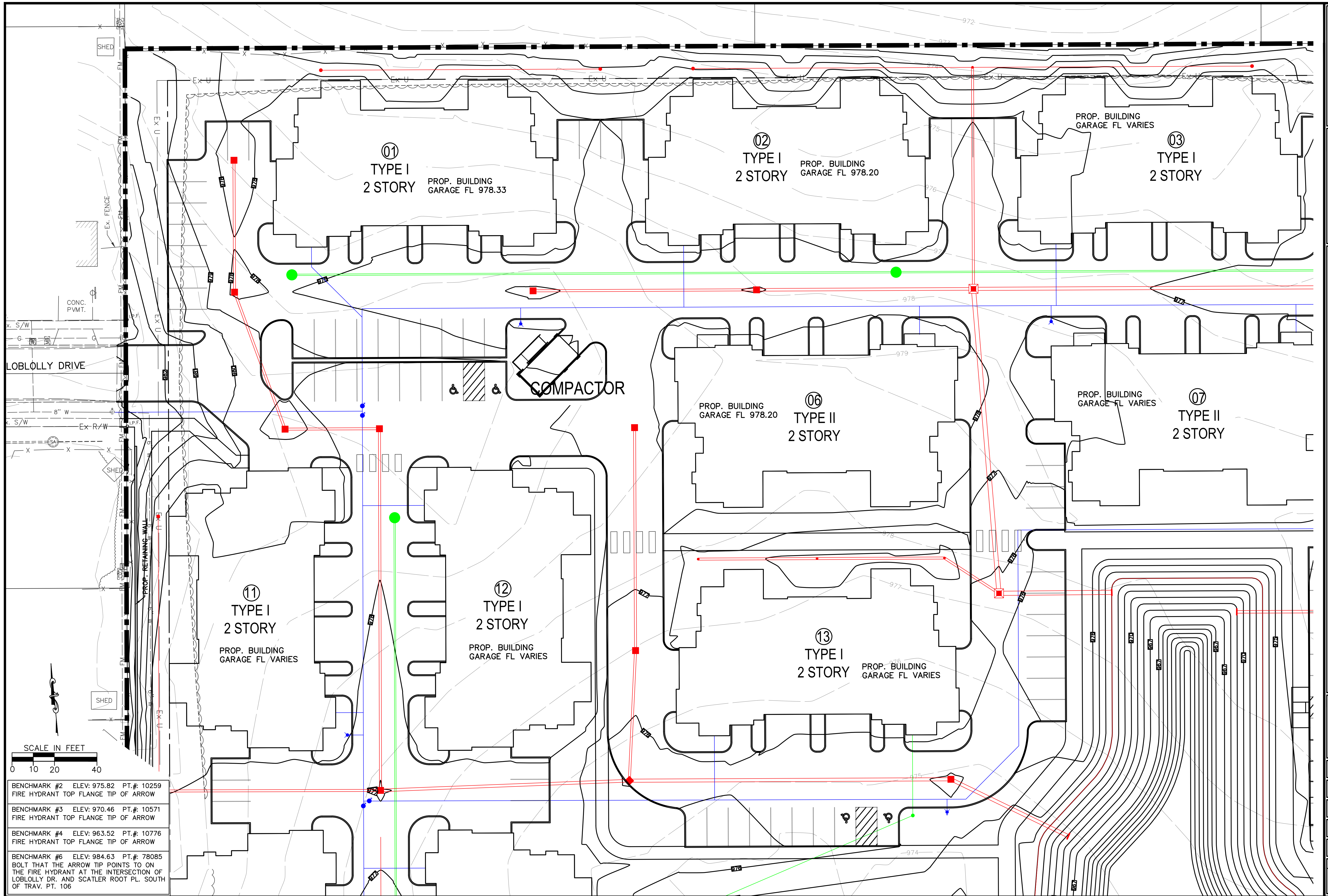
BENCHMARK #4 ELEV: 963.52 PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW

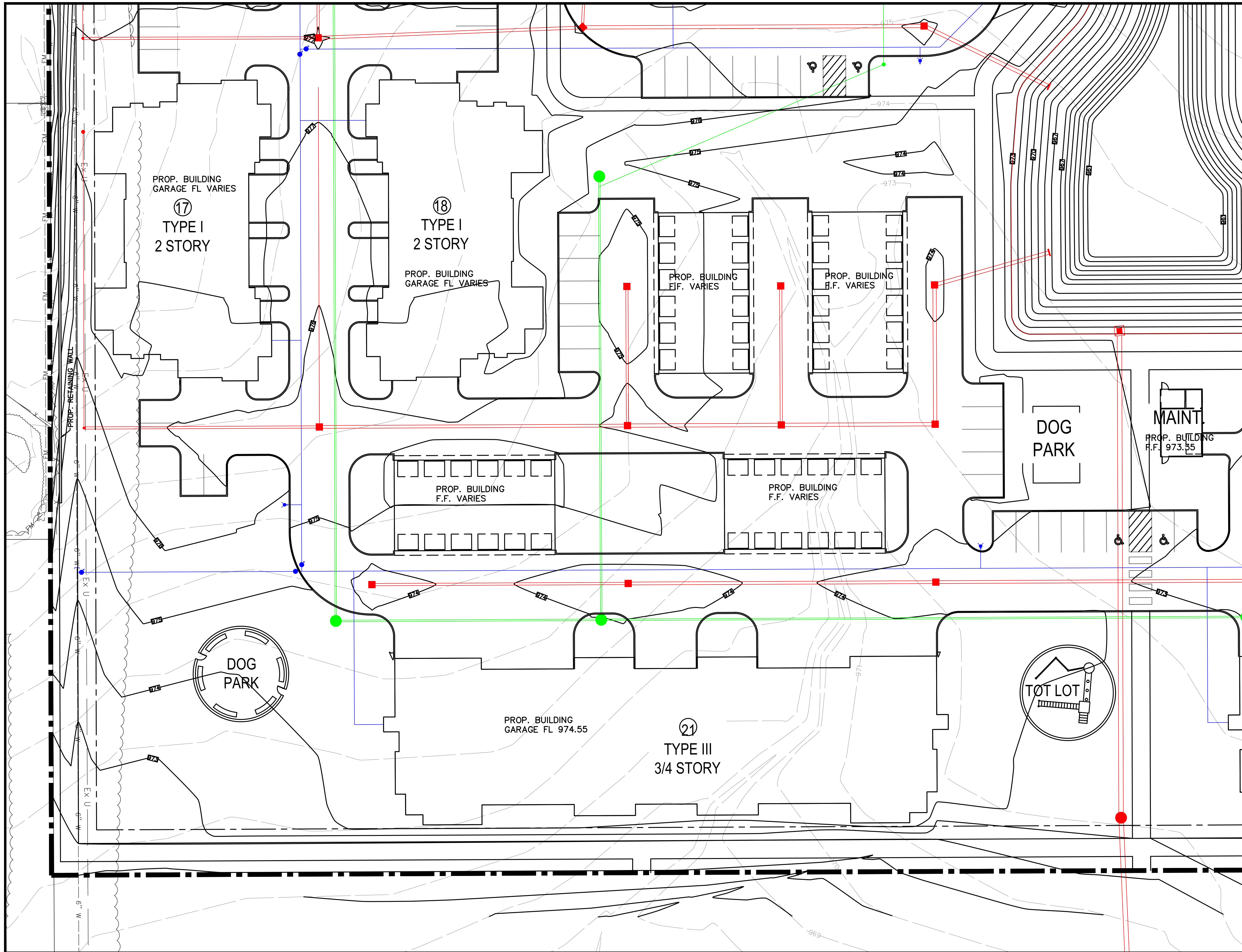
BENCHMARK #6 ELEV: 984.63 PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON
THE FIRE HYDRANT AT THE INTERSECTION OF
LOBOLLY DR. AND SCATLER ROOT PL. SOUTH
OF TRAV. PT. 106

**EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
OVERALL GRADING PLAN**

REVISIONS:

FILE NAME	OVERALL GRADING
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	25 OF 40





NOTES:
CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE.

CONTRACTOR TO ENSURE ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE. NO PONDING OR PUDDLING OF WATER IS PERMITTED.

GRADE TIE IN NOTE:
CONTRACTOR TO TIE INTO EXISTING ELEVATIONS THROUGHOUT THE SITE. CONTRACTOR SHALL ENSURE PROPER GRADING AND DRAINAGE IS PROVIDED FOR ALL AREAS WITHIN THE SITE TO DRAIN TO EXISTING OR PROPOSED STORM SYSTEMS OR SWALES. CONTRACTOR SHALL ENSURE THAT DRAINAGE IS PROPERLY DIRECTED AWAY FROM ANY BUILDINGS/STRUCTURES. THIS SHALL INCLUDE ALL TEMPORARY GRADING AS NEEDED INCLUDING INSTALLING TEMPORARY DRAINAGE SWALES AND INSTALLING ALL TEMPORARY STORM SEWER CATCH BASINS, INLETS, PIPING, ETC. AS NEEDED TO ENSURE PROPER DRAINAGE OF THE SITE THROUGHOUT THE COURSE OF CONSTRUCTION. ALL WORK TO BE COORDINATED WITH AND AS DIRECTED BY OWNER.

LEGEND


- 830— EXISTING CONTOURS
- 830— PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED EDGE PAVEMENT
- PROPOSED CURB

BENCHMARK #2 ELEV: 975.82 PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #3 ELEV: 970.46 PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #4 ELEV: 963.52 PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW

BENCHMARK #6 ELEV: 984.63 PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106



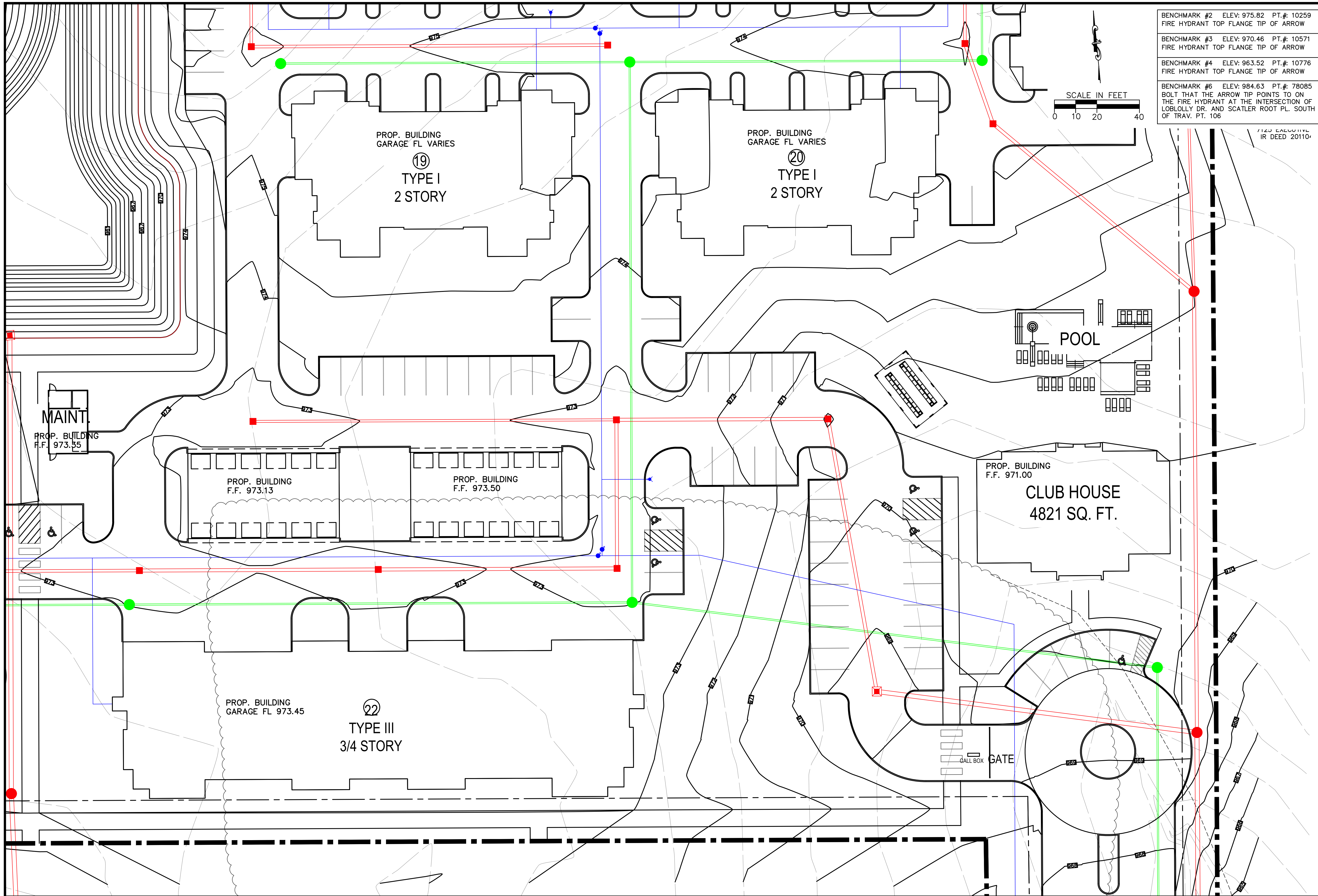
ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

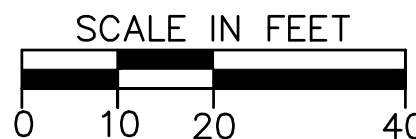
**EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
GRADING PLAN - SOUTHWEST**

REVISIONS:

FILE NAME	GRADING SW
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	28 OF 40



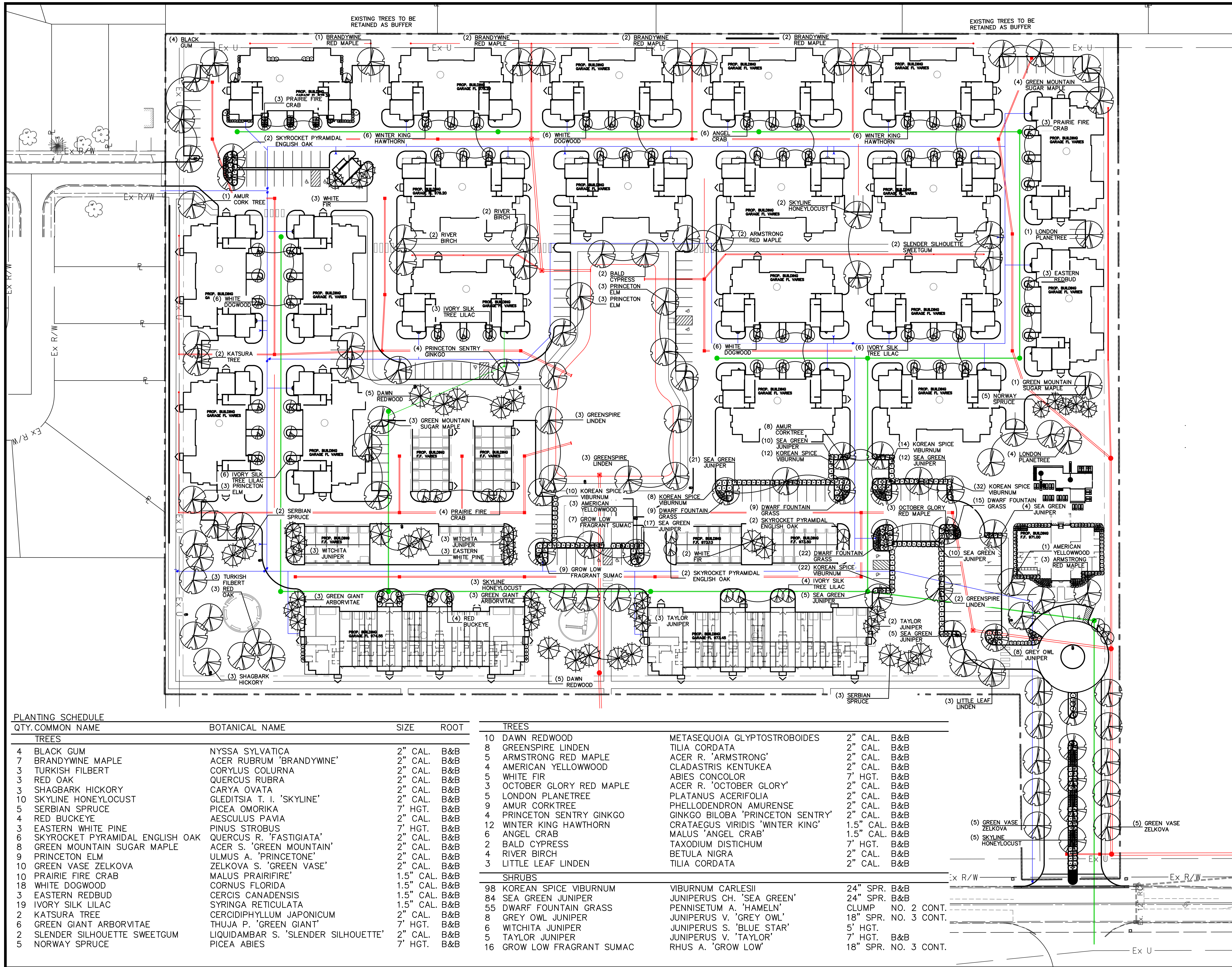
BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT TOP	FLANGE TIP OF ARROW	
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT TOP	FLANGE TIP OF ARROW	
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT TOP	FLANGE TIP OF ARROW	
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLLOLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106		



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
GRADING PLAN - SOUTHEAST

REVISIONS:
FILE NAME GRADING SE
DRAWN BY JMK
CHECKED BY MLS
PROJECT No. MOTHHE2305
DATE 1-17-2024
SHEET NUMBER 29 OF 40



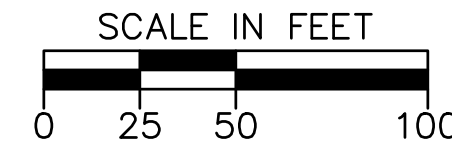
PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
4	BLACK GUM	NYSSA SYLVATICA	2" CAL.	B&B
7	BRANDYWINE MAPLE	ACER RUBRUM 'BRANDYWINE'	2" CAL.	B&B
3	TURKISH FILBERT	CORYLUS COLURNA	2" CAL.	B&B
3	RED OAK	QUERCUS RUBRA	2" CAL.	B&B
3	SHAGBARK HICKORY	CARYA OVATA	2" CAL.	B&B
10	SKYLINE HONEYLOCUST	GLEDTISIA T. I. 'SKYLINE'	2" CAL.	B&B
5	SERBIAN SPRUCE	PICEA OMORICA	7' HGT.	B&B
4	RED BUCKEYE	AESCULUS PAVIA	2" CAL.	B&B
3	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	SKYROCKET PYRAMIDAL ENGLISH OAK	QUERCUS R. 'FASTIGIATA'	2" CAL.	B&B
8	GREEN MOUNTAIN SUGAR MAPLE	ACER S. 'GREEN MOUNTAIN'	2" CAL.	B&B
9	PRINCETON ELM	ULMUS A. 'PRINCETONE'	2" CAL.	B&B
10	GREEN VASE ZELKOVA	ZELKOVA S. 'GREEN VASE'	2" CAL.	B&B
1	PRAIRIE FIRE CRAB	MALUS PRAIRIFIRE'	1.5" CAL.	B&B
18	WHITE DOGWOOD	CORNUS FLORIDA	1.5" CAL.	B&B
3	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL.	B&B
19	IVORY SILK LILAC	SYRINGA RETICULATA	1.5" CAL.	B&B
2	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2" CAL.	B&B
6	GREEN GIANT ARBORVITAE	THUJA P. 'GREEN GIANT'	7' HGT.	B&B
2	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR S. 'SLENDER SILHOUETTE'	2" CAL.	B&B
5	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B

TREES				
10	DAWN REDWOOD	METASEQUOIA GLYPTOSTROBODES	2" CAL.	B&B
8	GREENSPIRE LINDEN	TILIA CORDATA	2" CAL.	B&B
5	ARMSTRONG RED MAPLE	ACER R. 'ARMSTRONG'	2" CAL.	B&B
4	AMERICAN YELLOWWOOD	CLADASTRIS KENTUKEA	2" CAL.	B&B
5	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
3	OCTOBER GLORY RED MAPLE	ACER R. 'OCTOBER GLORY'	2" CAL.	B&B
5	LONDON PLANETREE	PLATANUS ACERIFOLIA	2" CAL.	B&B
9	AMUR CORKTREE	PHELLLODENDRON AMURENSE	2" CAL.	B&B
12	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	2" CAL.	B&B
4	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	1.5" CAL.	B&B
6	ANGEL CRAB	MALUS 'ANGEL CRAB'	1.5" CAL.	B&B
2	BALD CYPRESS	TAXODIUM DISTICHUM	7' HGT.	B&B
4	RIVER BIRCH	BETULA NIGRA	2" CAL.	B&B
3	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL.	B&B
SHRUBS				
98	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	24" SPR.	B&B
84	SEA GREEN JUNIPER	JUNIPERUS CH. 'SEA GREEN'	24" SPR.	B&B
55	DWARF FOUNTAIN GRASS	PENNISETUM A. 'HAMELN'	CLUMP	NO. 2 CONT.
8	GREY OWL JUNIPER	JUNIPERUS V. 'GREY OWL'	18" SPR.	NO. 3 CONT.
6	WITCHITA JUNIPER	JUNIPERUS S. 'BLUE STAR'	5' HGT.	B&B
5	TAYLOR JUNIPER	JUNIPERUS V. 'TAYLOR'	7' HGT.	B&B
16	GROW LOW FRAGRANT SUMAC	RHUS A. 'GROW LOW'	18" SPR.	NO. 3 CONT.

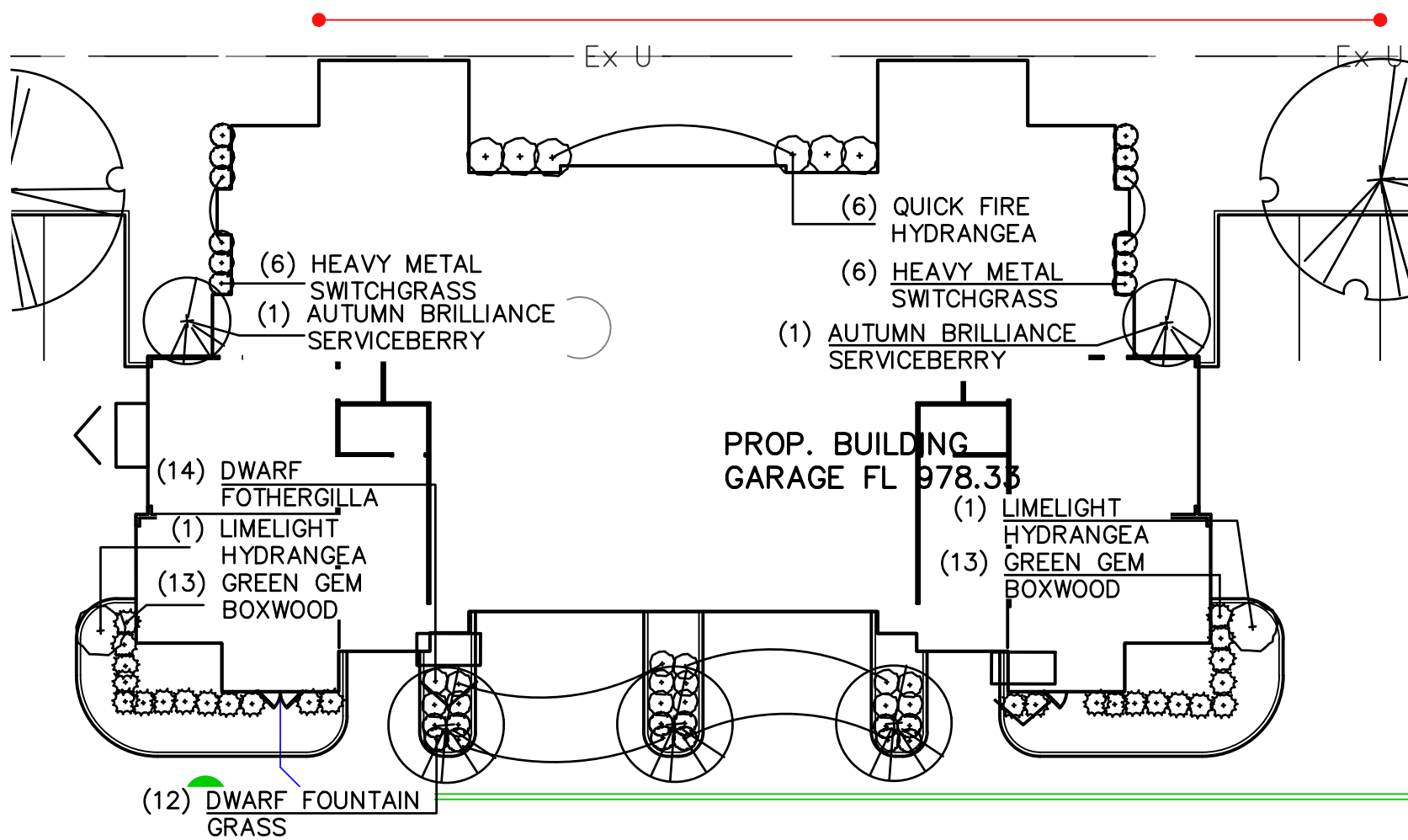
LEGEND

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB



PLANTING SCHEDULE – TYPE I BUILDING, TYPICAL

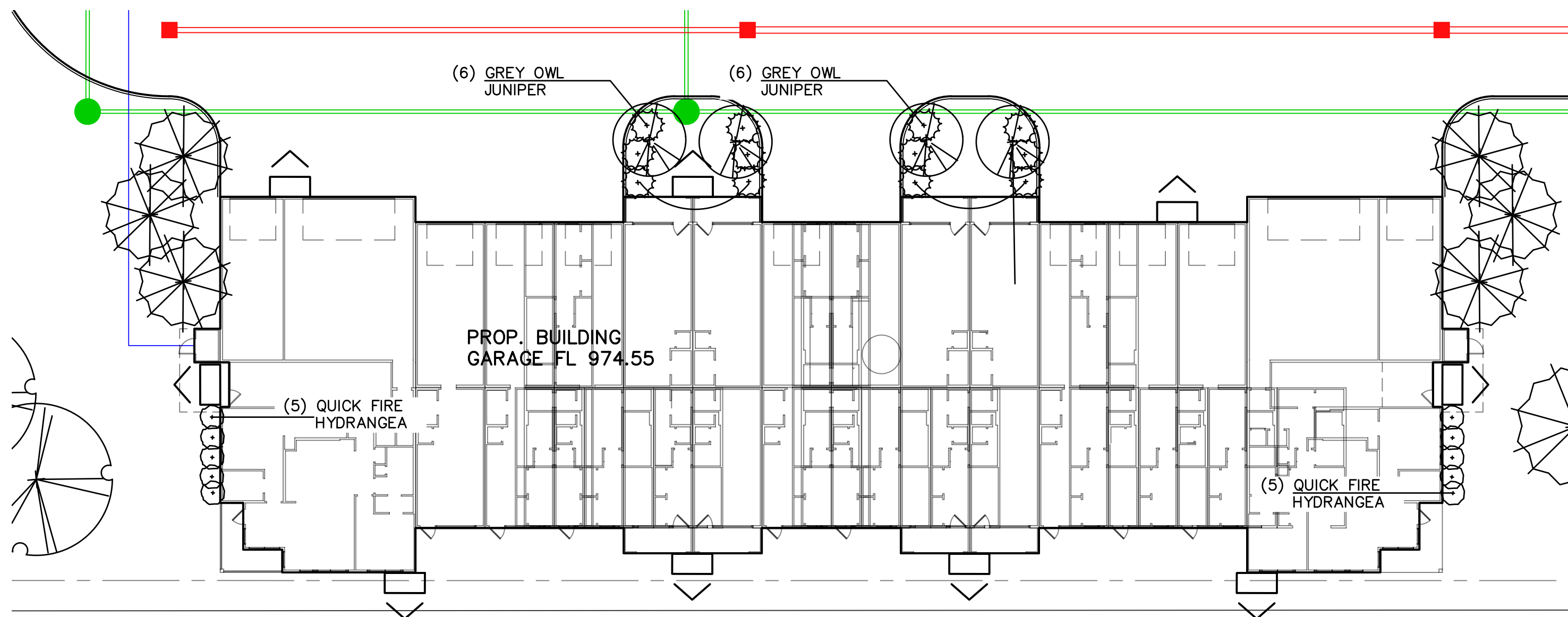
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLIANCE'	1.5" CAL.	B&B
SHRUBS				
6	QUICK FIRE HYDRANGEA	HYDRANGEA P. 'QUICKFIRE'	18" SPR.	NO. 3 CONT.
14	DWARF FOTHERGILLA	FOTHERGILLA GARDENI	18" SPR.	NO. 3 CONT.
12	HEAVY METAL SWITCHGRASS	PANICUM V. 'HEAVY METAL'	CLUMP	NO. 2 CONT.
2	LIMELIGHT HYDRANGEA	HYDRANGEA P. LIMELIGHT	4' HGT.	B&B
26	GREEN GEM BOXWOOD	BUXUS 'GREEN GEM'	24" SPR.	B&B
12	DWARF FOUNTAIN GRASS	PENNISETUM A. 'HAMELN'	CLUMP	NO. 2 CONT.



TYPE I – BUILDING, TYPICAL

PLANTING SCHEDULE – TYPE II BUILDING, TYPICAL

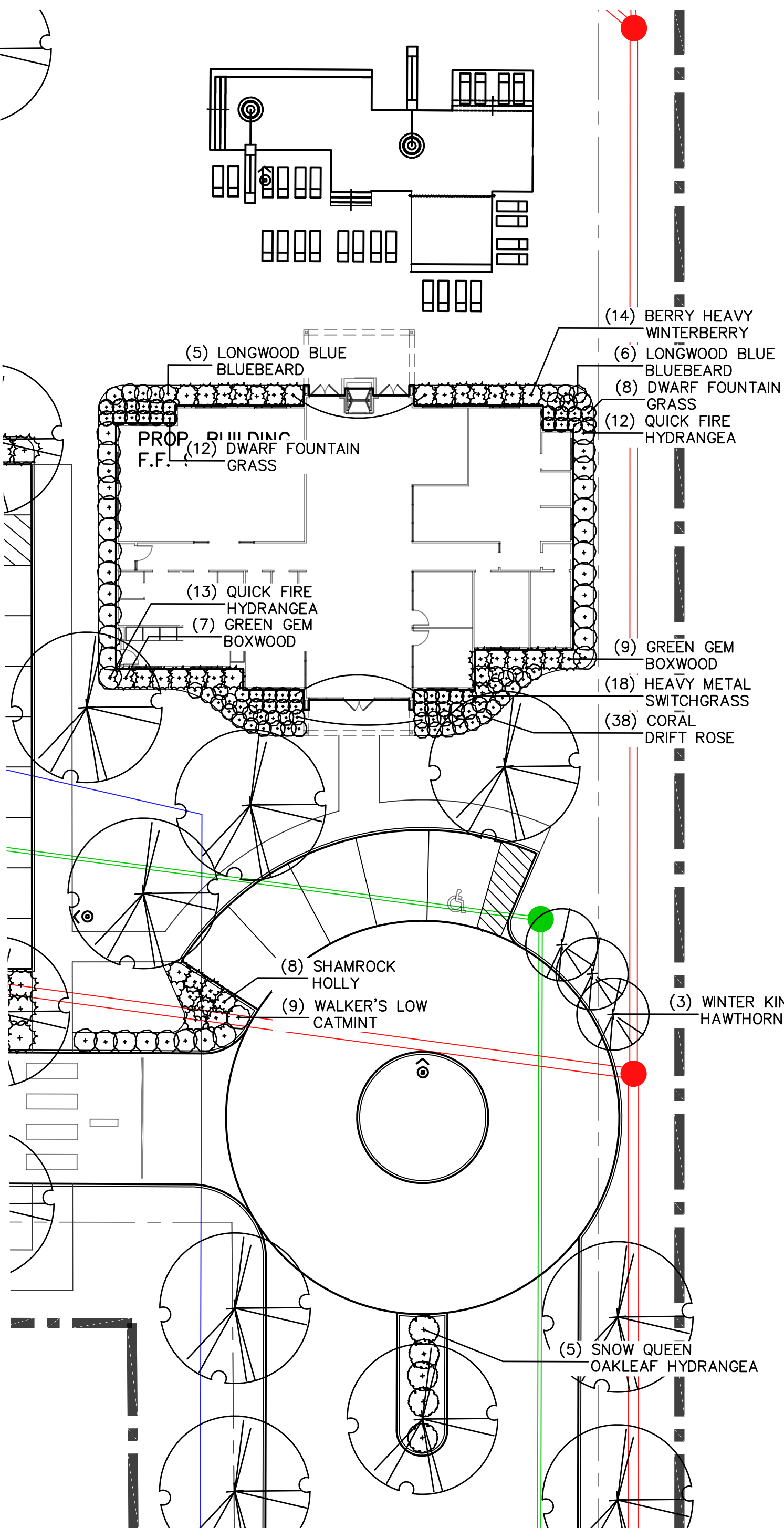
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
SHRUBS				
12	GREY OWL JUNIPER	JUNIPERUS V. 'GREY OWL'	18" SPR.	NO. 3 CONT.
10	QUICK FIRE HYDRANGEA	HYDRANGEA P. 'QUICK FIRE'	18" SPR.	NO. 3 CONT.



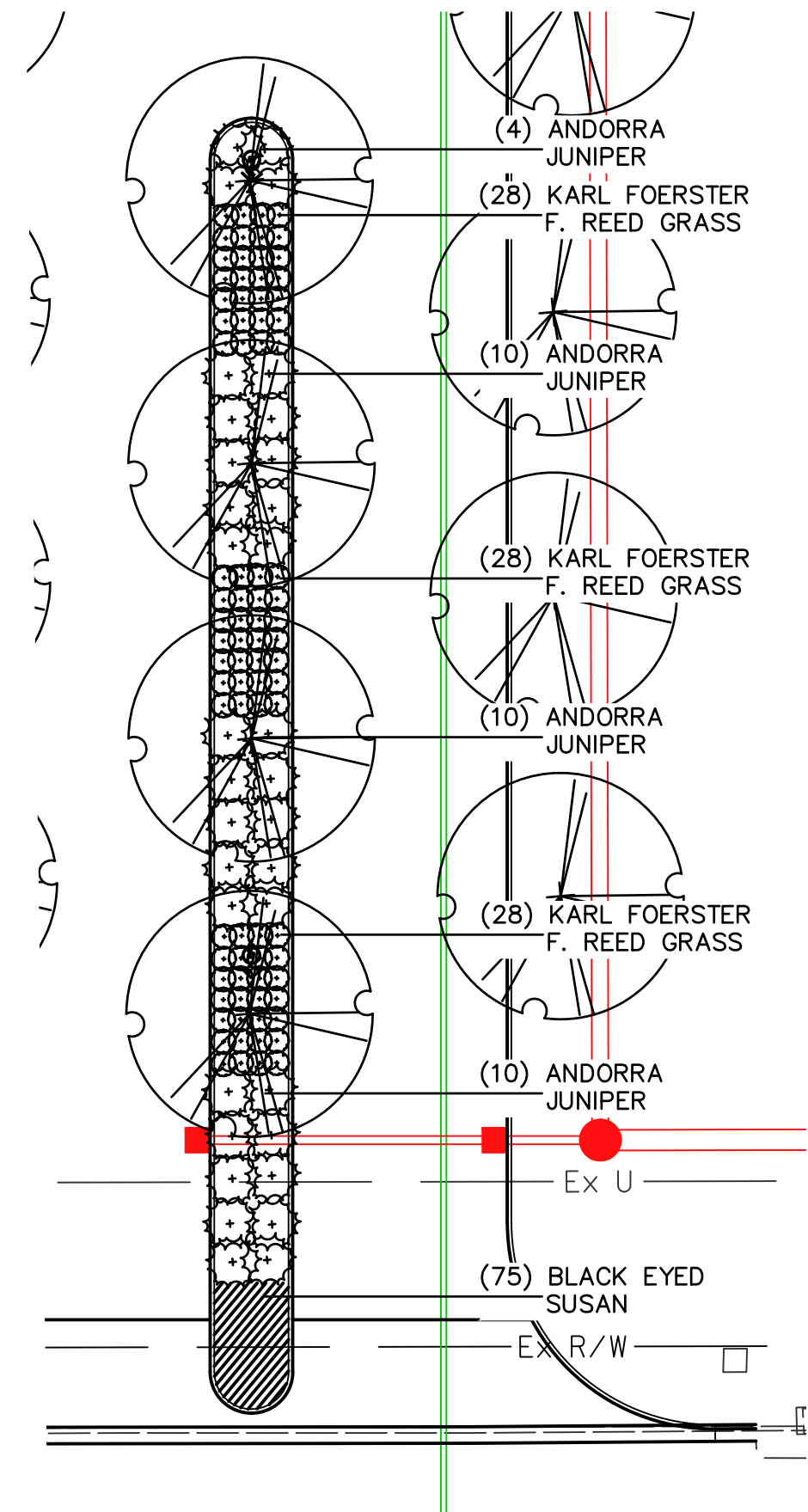
TYPE II – BUILDING, TYPICAL

PLANTING SCHEDULE – CLUBHOUSE AND ENTRY

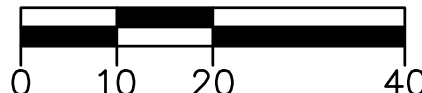
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
3	WINTER KING HAWTHORN	CRATAEGUS V. 'WINTER KING'	1.5" CAL.	B&B
SHRUBS/GRASSES				
25	QUICK FIRE HYDRANGEA	HYDRANGEA P. 'QUICKFIRE'	18" SPR.	NO. 3 CONT.
34	ANDORRA JUNIPER	JUNIPERUS H. 'YOUNGSTOWN'	18" SPR.	NO. 3 CONT.
18	HEAVY METAL SWITCHGRASS	PANICUM V. 'HEAVY METAL'	CLUMP	NO. 2 CONT.
84	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS A. 'KARL FOERSTER'	CLUMP	NO. 2 CONT.
16	GREEN GEM BOXWOOD	BUXUS 'GREEN GEM'	24" SPR.	B&B
20	DWARF FOUNTAIN GRASS	PENNISETUM A. 'HAMELN'	CLUMP	NO. 2 CONT.
14	BERRY HEAVY WINTERBERRY	ILEX V. 'BERRY HEAVY'	18" SPR.	NO. 3 CONT.
8	SHAMROCK HOLLY	ILEX G. 'SHAMROCK'	18" SPR.	NO. 3 CONT.
5	SNOW QUEEN HYDRANGEA	HYDRANGEA Q. 'SNOW QUEEN'	24" SPR.	NO. 5 CONT.
PERENNIALS				
75	BLACK EYED SUSAN	RUDBECKIA	CLUMP	NO. 1 CONT.
11	LONGWOOD BLUE BLUEBEARD	CARYOPTERIS 'LONGWOOD BLUE'	CLUMP	NO. 2 CONT.
9	WALKER'S LOW CATMINT	NEPATA 'WALKER'S LOW'	CLUMP	NO. 2 CONT.
38	CORAL DRIFT ROSE	ROSA 'MEIDRIFORA'	15" SPR.	NO. 3 CONT.

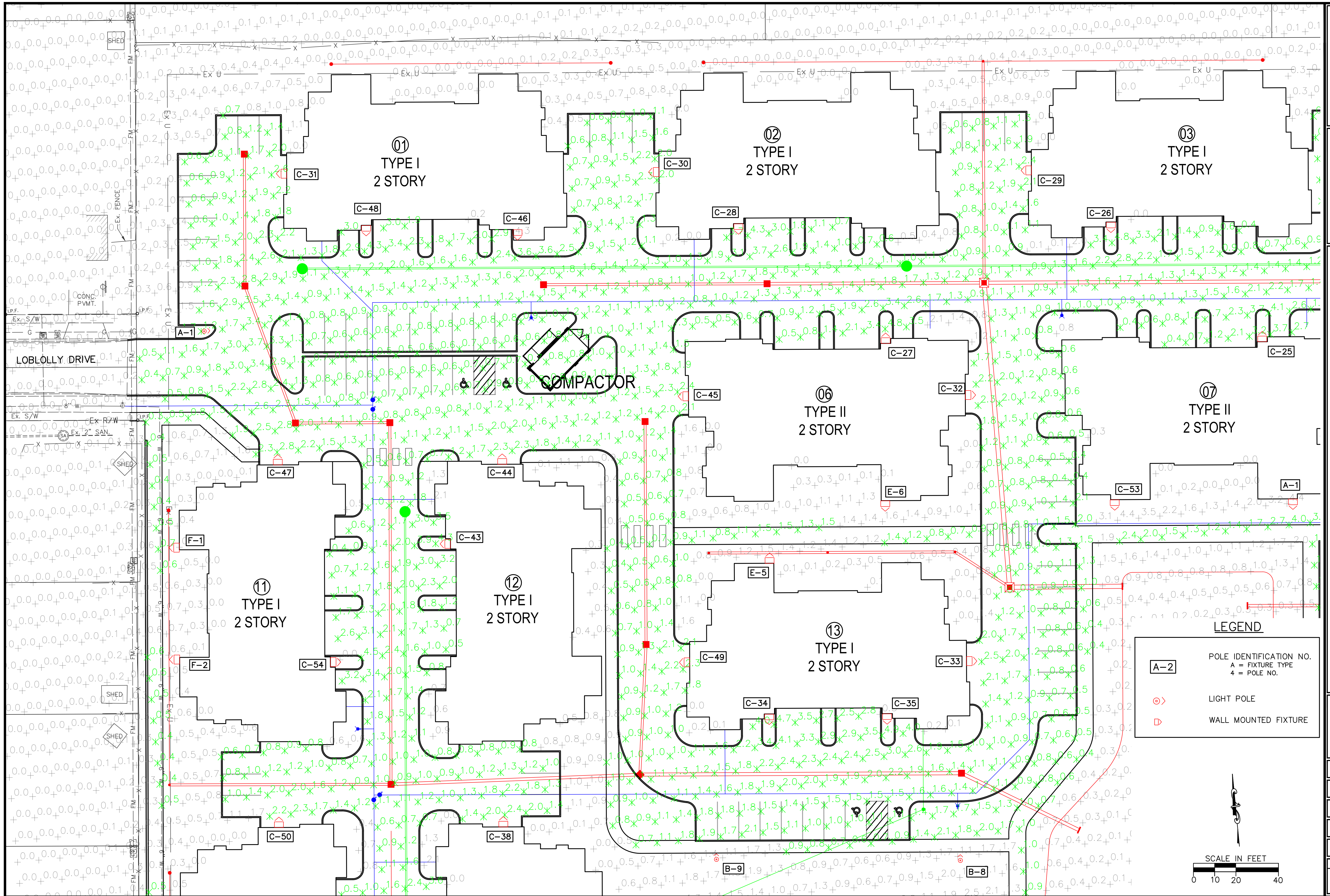


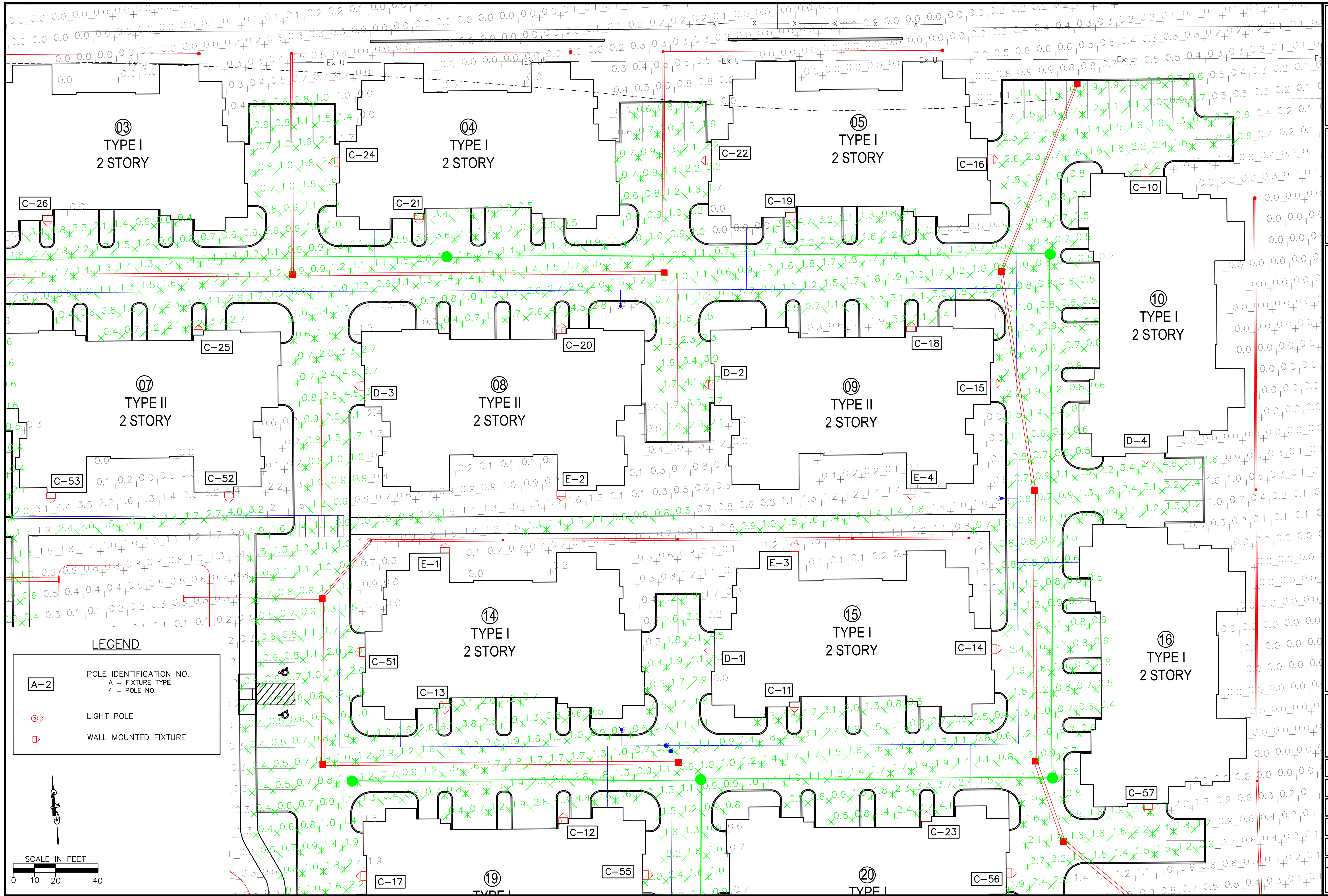
CLUBHOUSE AND ENTRY




SCALE IN FEET









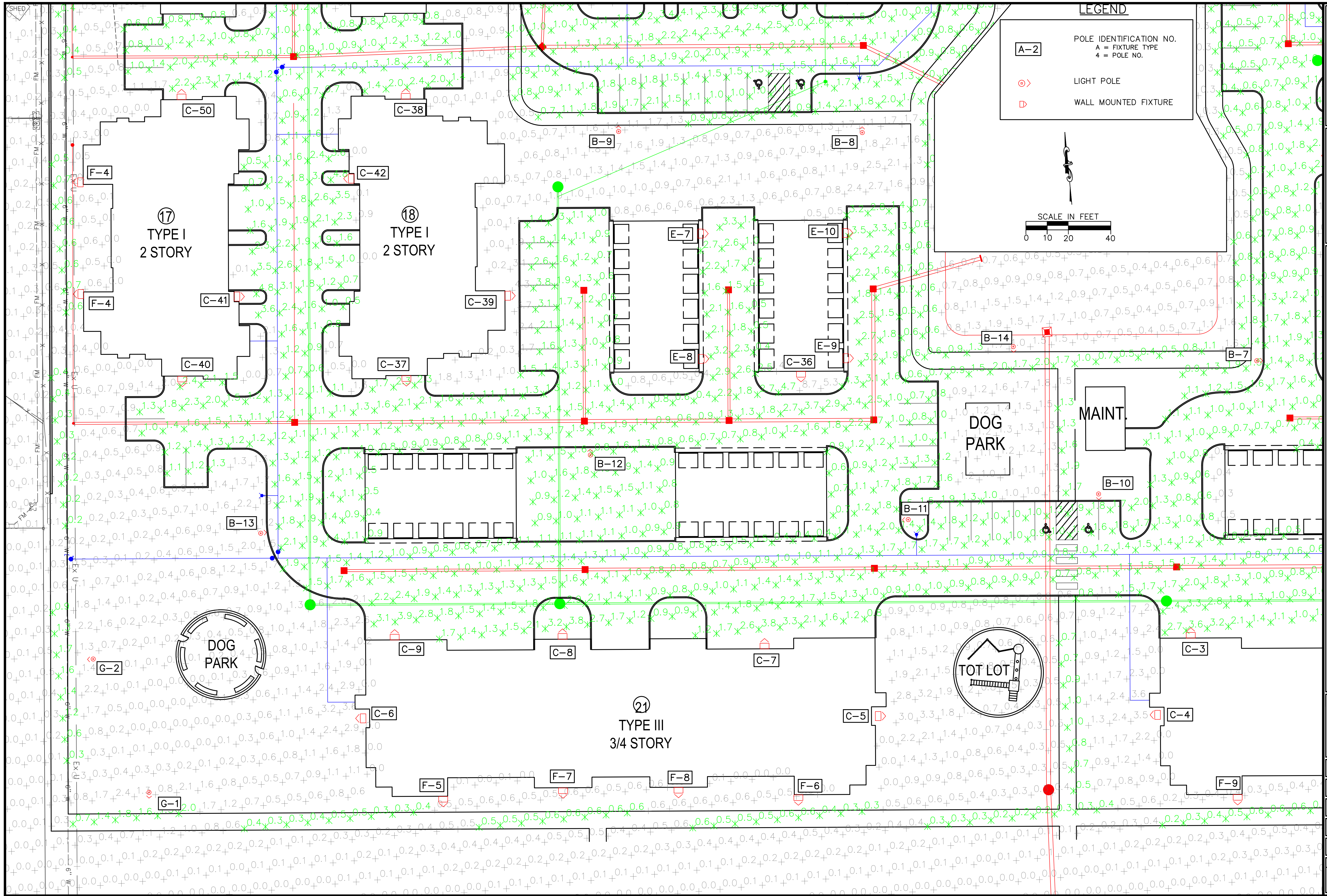
Choice One
Engineering

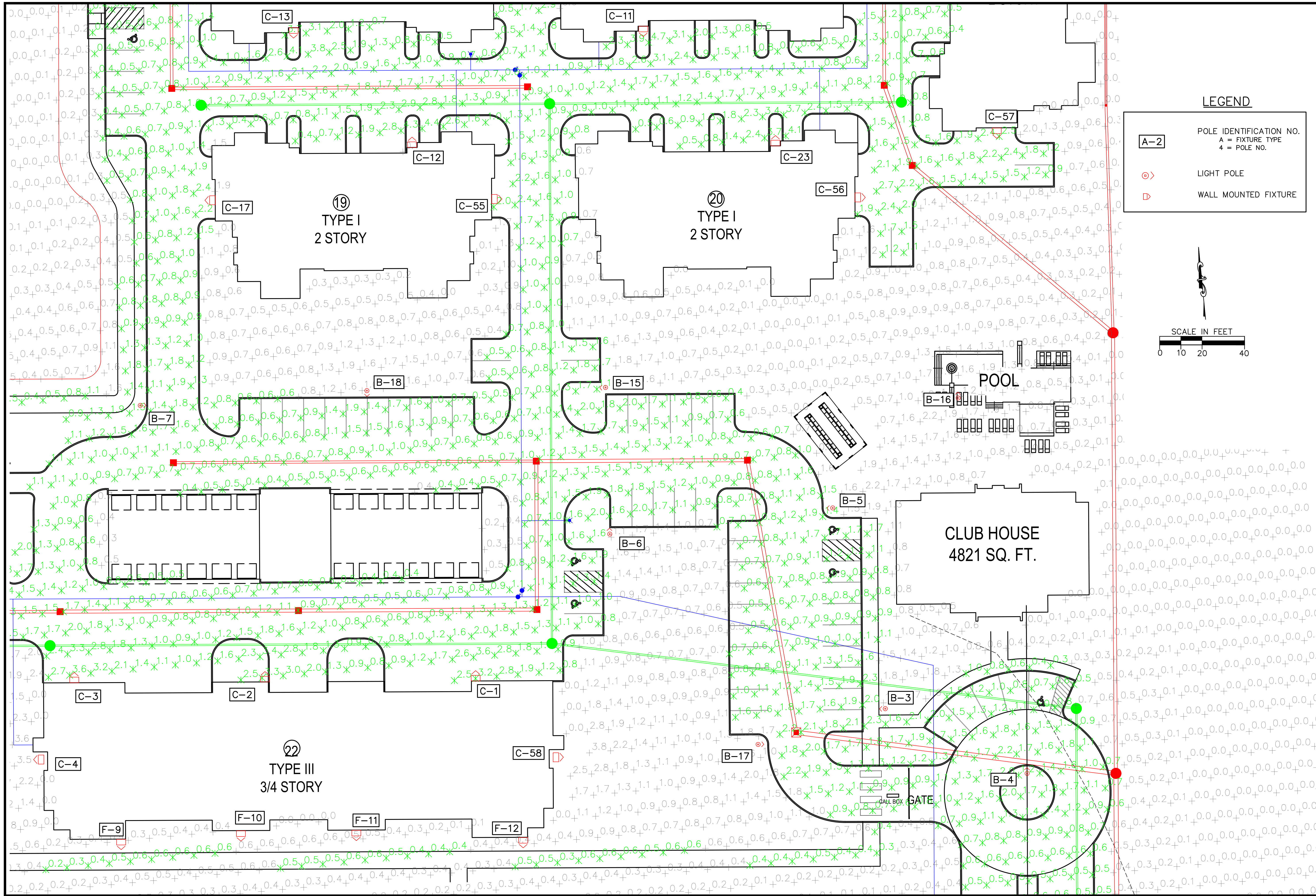
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

EXECUTIVE BOULEVARD
CITY OF HUBER HEIGHTS
UTILITY PLAN - NORTHEAST

REVISIONS:

FILE NAME	LP001 - NE
DRAWN BY	DWL
CHECKED BY	BMW
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	37 OF 40



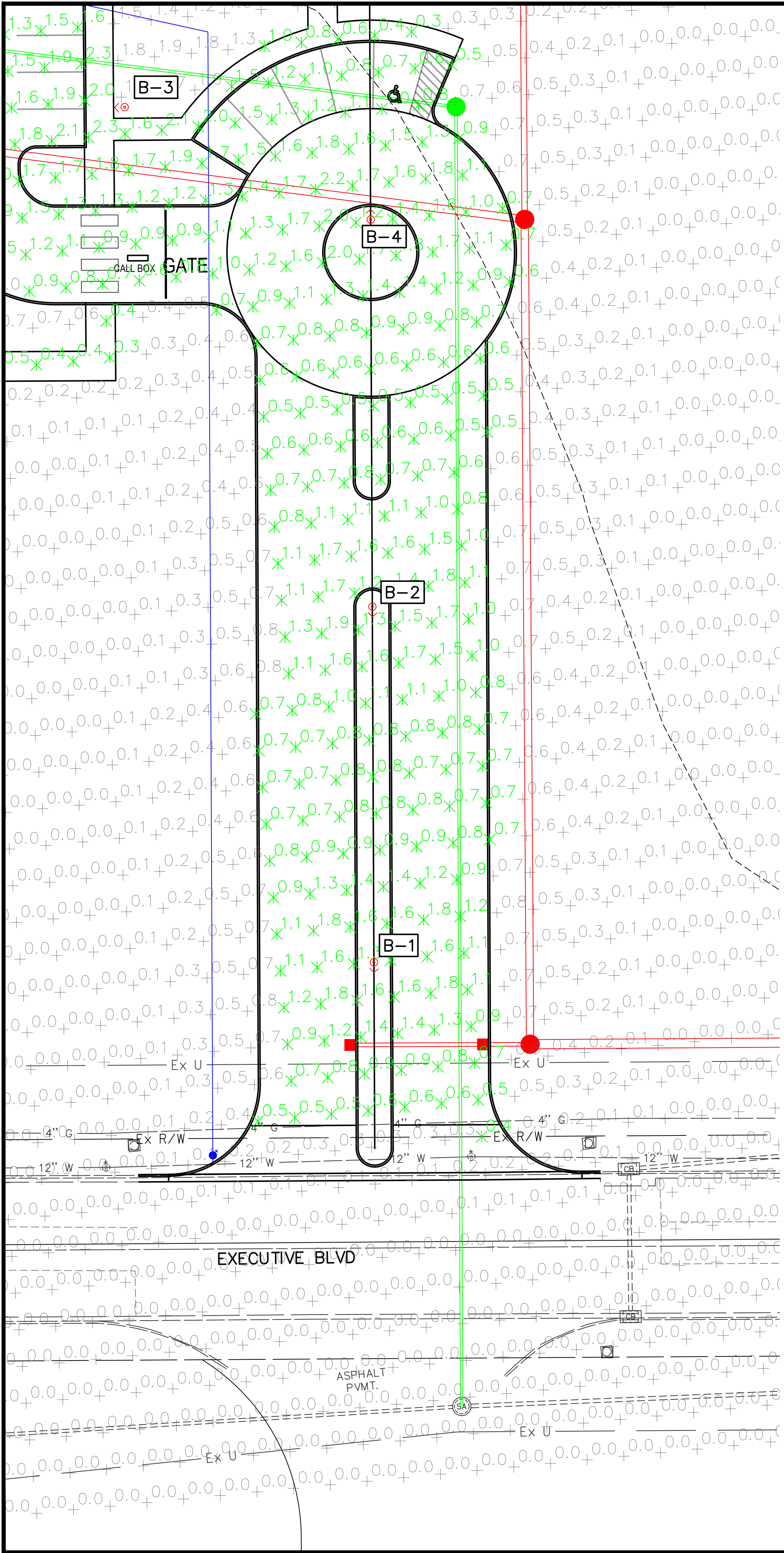


Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

REVISIONS:

FILE NAME	LP001 - SE
DRAWN BY	DWL
CHECKED BY	BMW
PROJECT No.	MOTHHE2305
DATE	1-17-2024
SHEET NUMBER	39 OF 40



Luminaire Locations		
No.	Label	MH
1	C	20.00
2	C	20.00
3	C	20.00
4	C	20.00
5	C	20.00
6	C	20.00
7	C	20.00
8	C	20.00
9	C	20.00
10	C	25.00
11	C	18.00
12	C	18.00
13	C	18.00
14	C	25.00
15	C	25.00
16	C	25.00
17	C	25.00
18	C	18.00
19	C	18.00
20	C	18.00
21	C	18.00
22	C	25.00
23	C	18.00
24	C	25.00
25	C	18.00
26	C	18.00
27	C	18.00
28	C	18.00
29	C	25.00
30	C	25.00
31	C	25.00
32	C	25.00
33	C	25.00
34	C	18.00
35	C	18.00
36	C	12.00
37	C	25.00
38	C	25.00
39	C	18.00
40	C	25.00
41	C	18.00
42	C	18.00
43	C	18.00
44	C	25.00
45	C	25.00
46	C	18.00
47	C	25.00
48	C	18.00
49	C	25.00
50	C	25.00
51	C	25.00
52	C	18.00
53	C	18.00
54	C	18.00
55	C	25.00
56	C	25.00
57	C	25.00
58	C	20.00

Luminaire Locations		
No.	Label	MH
1	B	20.00
2	B	20.00
3	B	20.00
4	B	20.00
5	B	20.00
6	B	20.00
7	B	20.00
8	B	20.00
9	B	20.00
10	B	20.00
11	B	20.00
12	B	20.00
13	B	20.00
14	B	20.00
15	B	20.00
16	B	20.00
17	B	20.00
18	B	20.00
1	D	25.00
2	D	25.00
3	D	25.00
4	D	25.00
1	E	18.00
2	E	18.00
3	E	18.00
4	E	18.00
5	E	18.00
6	E	18.00
7	E	12.00
8	E	12.00
9	E	12.00
10	E	12.00
1	F	18.00
2	F	18.00
3	F	18.00
4	F	18.00
5	F	20.00
6	F	20.00
7	F	20.00
8	F	20.00
9	F	20.00
10	F	20.00
11	F	20.00
12	F	20.00
1	G	20.00
2	G	20.00
1	A	20.00

LEGEND

A-2

POLE IDENTIFICATION NO.
A = FIXTURE TYPE
4 = POLE NO.

LIGHT POLE

WALL MOUNTED FIXTURE

SCALE IN FEET

0102040

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NorthEast	✖	1.4 fc	4.8 fc	0.4 fc	12.0:1	3.5:1
NorthWest	✖	1.4 fc	4.9 fc	0.4 fc	12.3:1	3.5:1
SouthEast	✖	1.1 fc	3.6 fc	0.3 fc	12.0:1	3.7:1
SouthWest	✖	1.4 fc	4.8 fc	0.4 fc	12.0:1	3.5:1
ASPHALT ROADWAY	✖	1.4 fc	4.9 fc	0.4 fc	12.3:1	3.5:1

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		1	LSI INDUSTRIES, INC.	ENM4-PT-3-LED-10L-40		1	10352	0.95	77.3
	B		18	LSI INDUSTRIES, INC.	ENM4-PT-5W-LED-10L-40		1	10010	0.95	77.3
	C		58	Lithonia Lighting	WDGE3 LED P1 70CRI R4 40K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	1	7753	0.95	51.1717
	D		4	Lithonia Lighting	WDGE3 LED P1 70CRI R2 40K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 OPTIC	1	7649	0.95	51.1717
	E		10	Lithonia Lighting	WDGE2 LED P3 40K 70CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 MEDIUM OPTIC	1	3628	0.95	32.1375
	F		12	Lithonia Lighting	WDGE2 LED P1 40K 70CRI T2M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 MEDIUM OPTIC	1	1427	0.95	11.1658
	G		2	LSI INDUSTRIES, INC.	ENM4-PT-2-LED-05L-40-IL		1	3790	0.95	39

HUBER HEIGHTS

RHM REAL ESTATE GROUP
HUBER HEIGHTS, OH
SCHEMATIC DESIGN SET



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

COVER SHEET

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY

V.S.-A.Z. - J.R.

SHEET

A101

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

PERSPECTIVE

JOB NUMBER

22435

DATE

Mar. 5, 24
DRAWN BY
M.CANZIANI

SHEET

A102

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

PERSPECTIVE

JOB NUMBER

22435

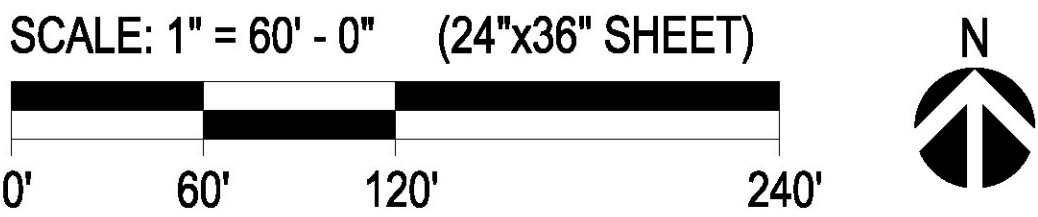
DATE

Mar. 5, 24
DRAWN BY
M.CANZIANI

SHEET

A103

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



Huber Heights- PHASE I SCH I							RHM Real Estate Group	22435
UNIT TABULATION - 2 STORY BIG HOUSE & 3/4 STORY BREEZESTAK								2/29/24
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-L BH	1br/1ba	684	20	20	7%	13,680	48%	
A1-U BH	1br/1ba	760	20	20	7%	15,200		
A2 BS	1br/1ba	716	8	8	3%	5,728		
A2 ALT1 BS	1br/1ba	716	24	24	8%	17,184		
A2 ALT2 BS	1br/1ba	849	8	8	3%	6,792		
A3 BS	1br/1ba	787	24	24	8%	18,888	47%	
A4-U BH	1br/1ba	891	40	40	13%	35,640		
B1 BS	2br/2ba	1,009	16	32	5%	16,144		
B2-U BH	2br/2ba	1,162	40	80	13%	46,480		
B3 BS	2br/2ba	1,147	16	32	5%	18,352		
B3 ALT BS	2br/2ba	1,165	4	8	1%	4,660	5%	
B4-L BH	2br/2ba	1,171	32	64	11%	37,472		
B4-U BH	2br/2ba	1,287	32	64	11%	41,184		
C1-L BH	3br/2ba	1,353	8	24	3%	10,824		
C1-U BH	3br/2ba	1,450	8	24	3%	11,600		
TOTALS			300	472	100%	299,828		
UNIT AVERAGE NET SF :							999	
* 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 :							999 S.F.	
ACREAGE:							17.00 GROSS ACRES	
DENSITY:							17.60 GROSS ACRES (WITH POND)	
RESIDENTIAL PARKING:							18 UNITS/ACRE	
REQUIRED							472 SPACES	
PROVIDED							633 TOTAL SPACES	
							172 SURFACE SPACES	
							13 ACCESSIBLE SPACES	
							108 TANDEM SPACES	
							72 DETACHED GARAGES	
							28 BS ATTACHED GARAGES	
							240 BH ATTACHED GARAGES	
							2.11 SPACES/UNIT WITHOUT TANDEM	
							2.47 SPACES/UNIT WITH TANDEM	

RESIDENTIAL OPEN AREA 6.3 ACRE
36% OF TOTAL ACREAGE

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

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

ARCHITECTURAL
SITEPLAN SCHEME 14

JOB NUMBER

22435

DATE

Mar. 5, 24

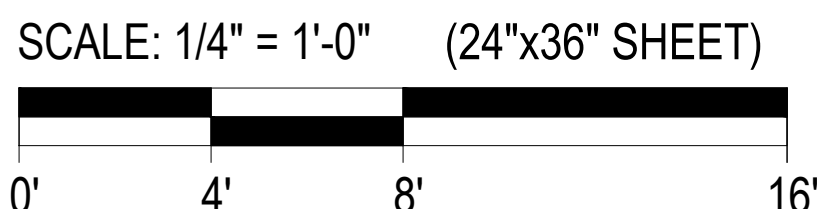
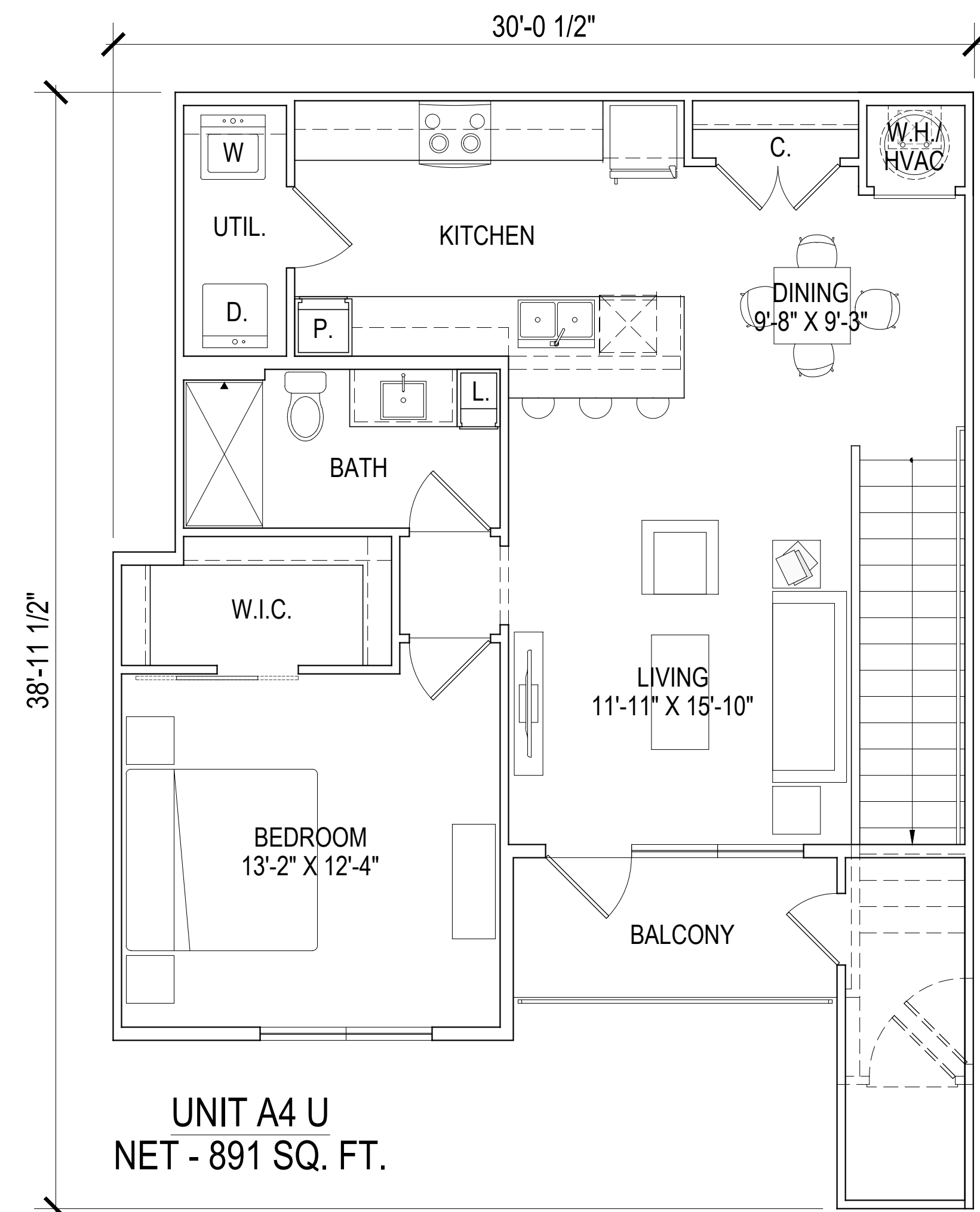
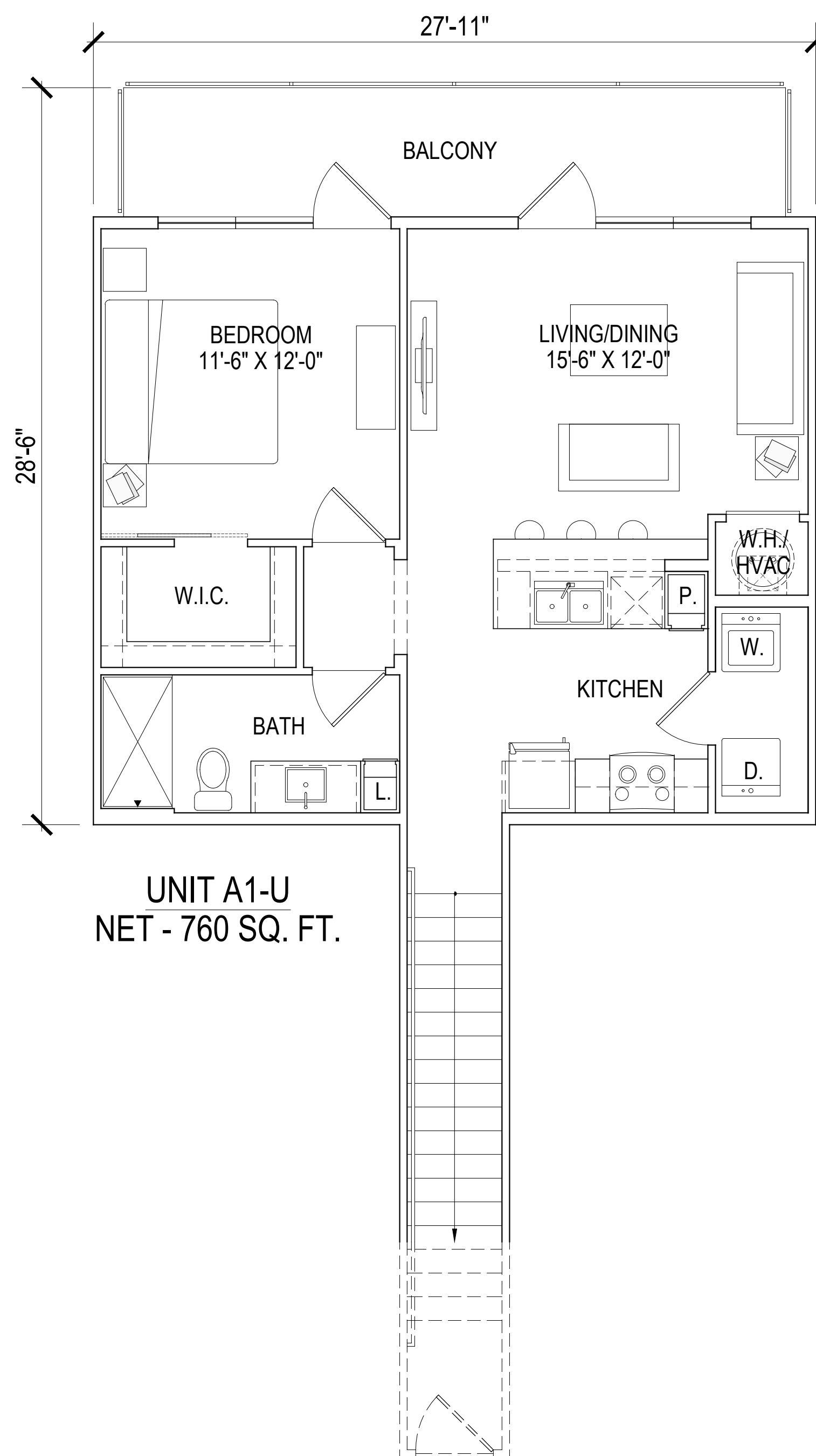
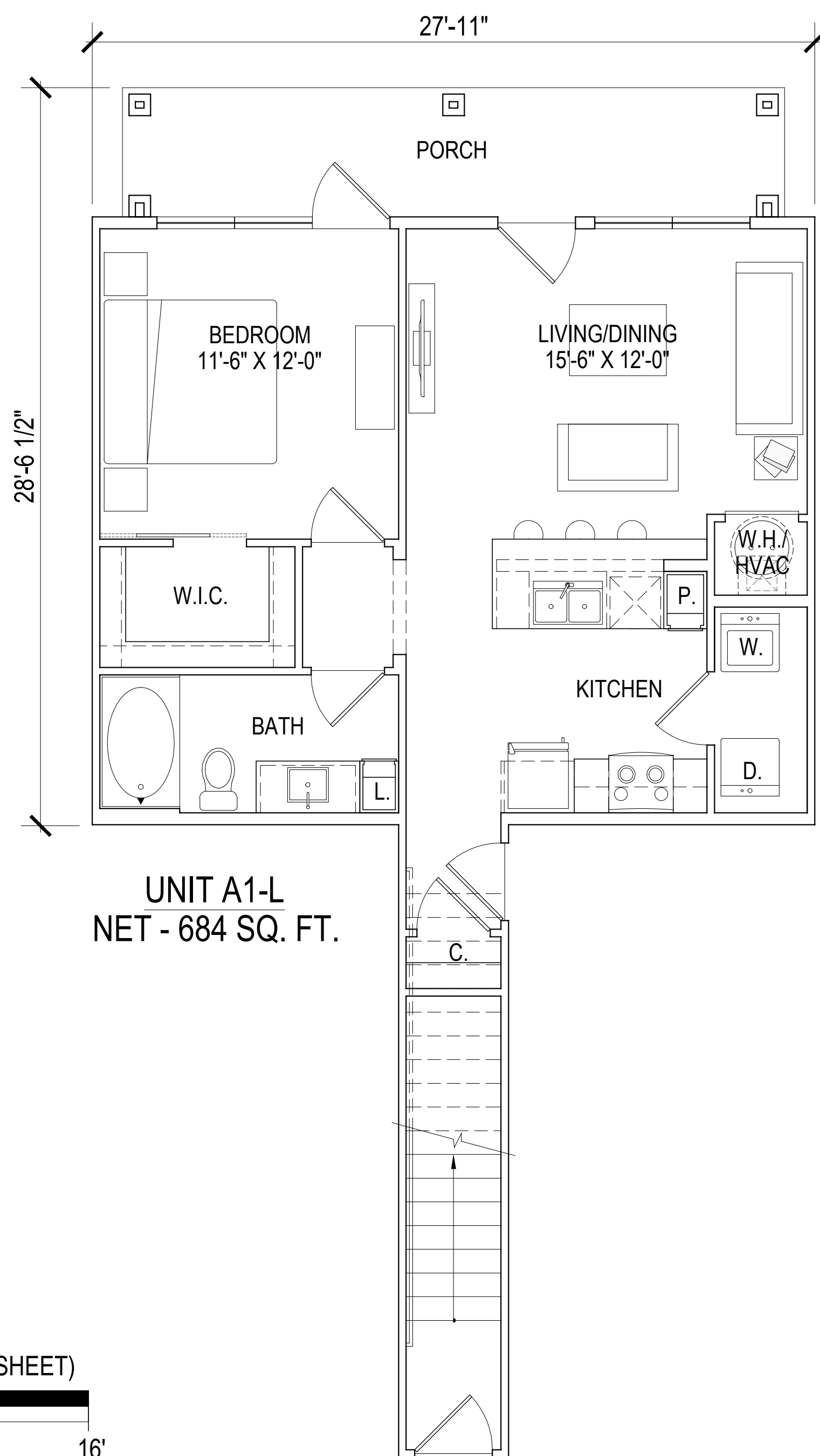
DRAWN BY

-

SHEET

A201

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BIG HOUSE
UNIT PLANS**

JOB NUMBER

22435

DATE

Mar. 5, 24

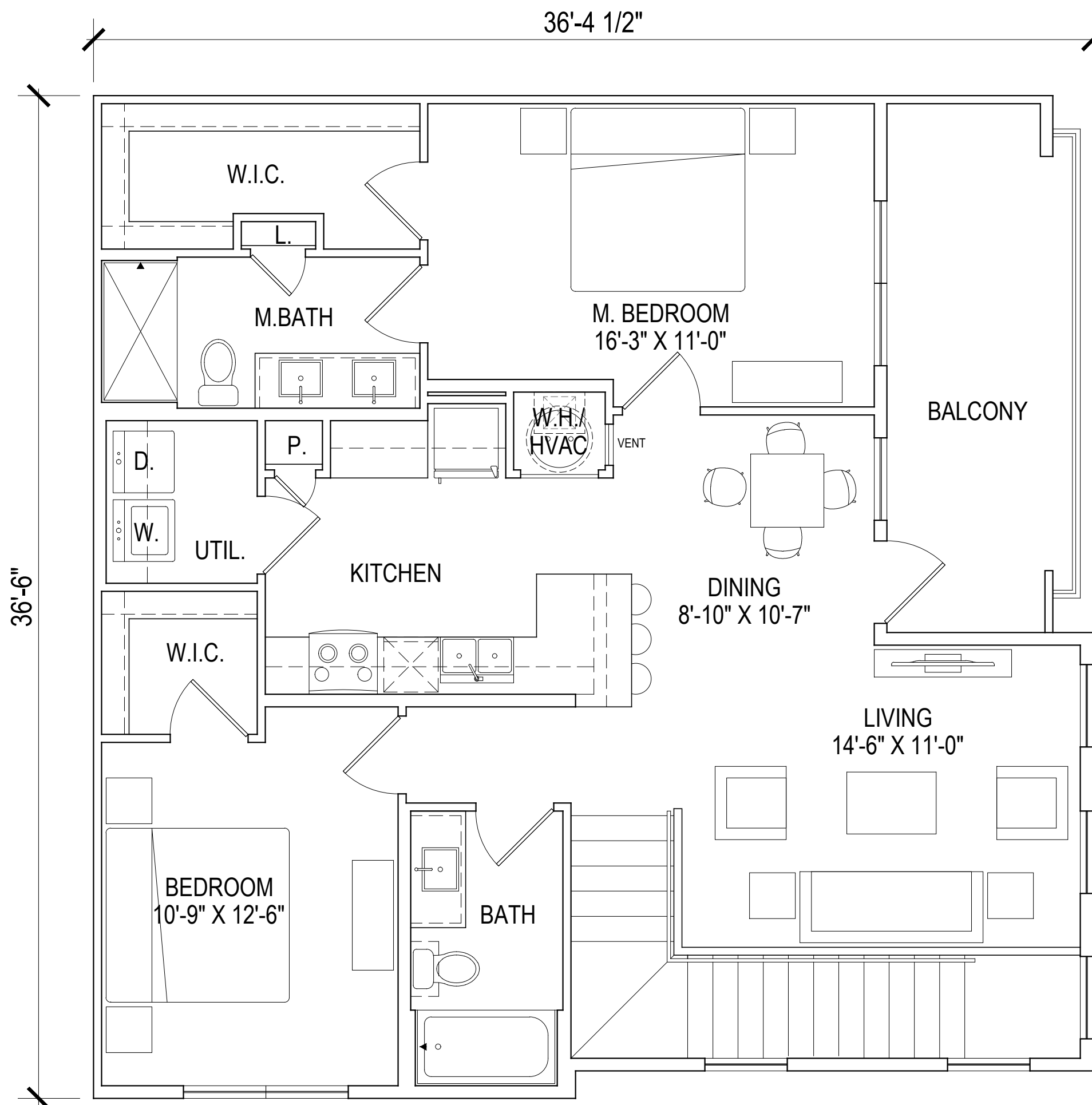
DRAWN BY

-

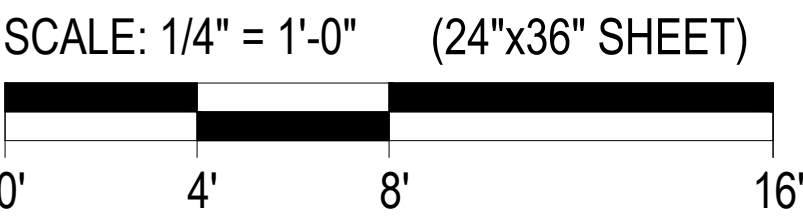
SHEET

A301

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



UNIT B2-U-BH
NET - 1162 SQ. FT.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT



PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BIG HOUSE
UNIT PLANS

JOB NUMBER

22435

DATE

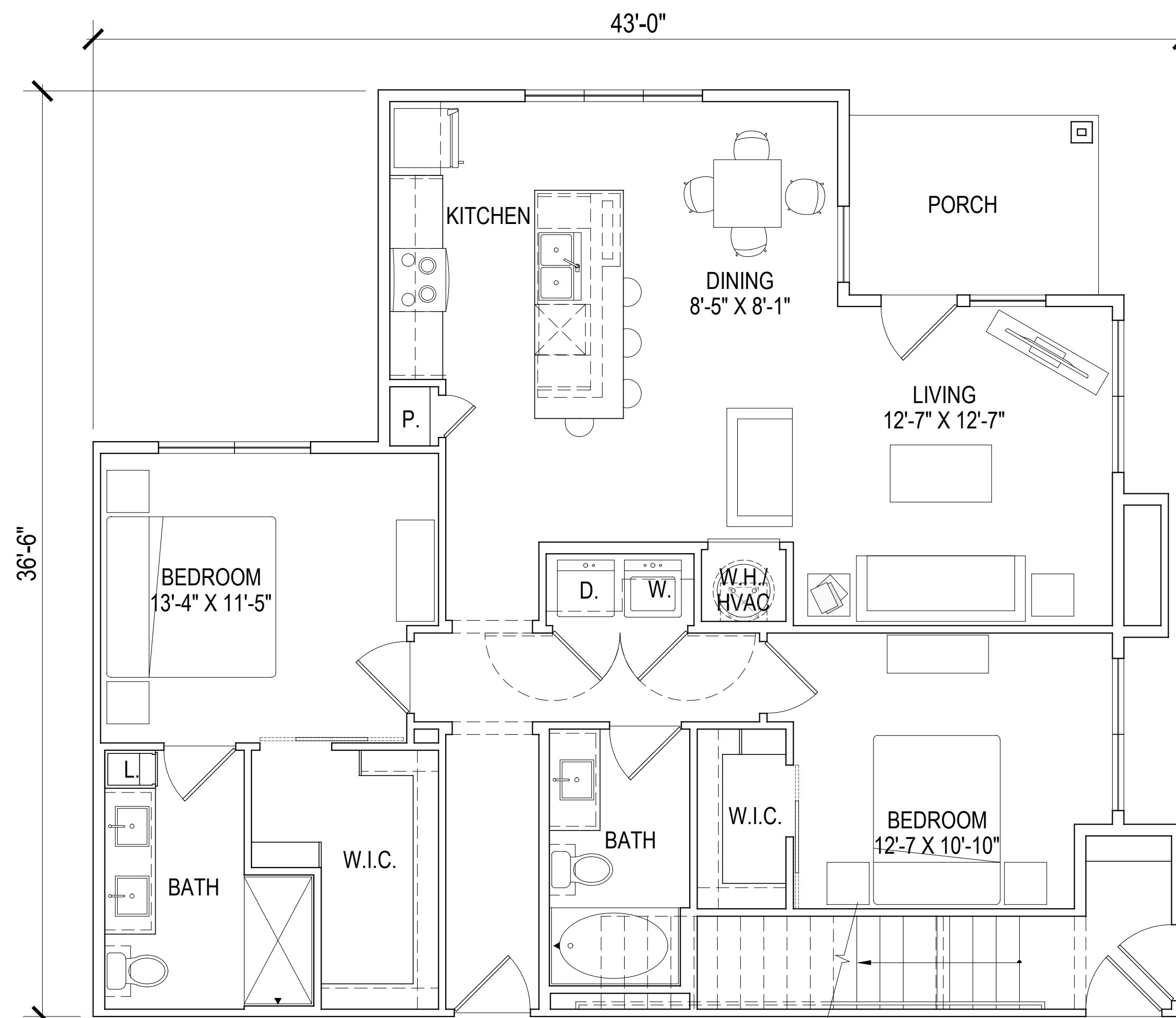
Mar. 5, 24

DRAWN BY

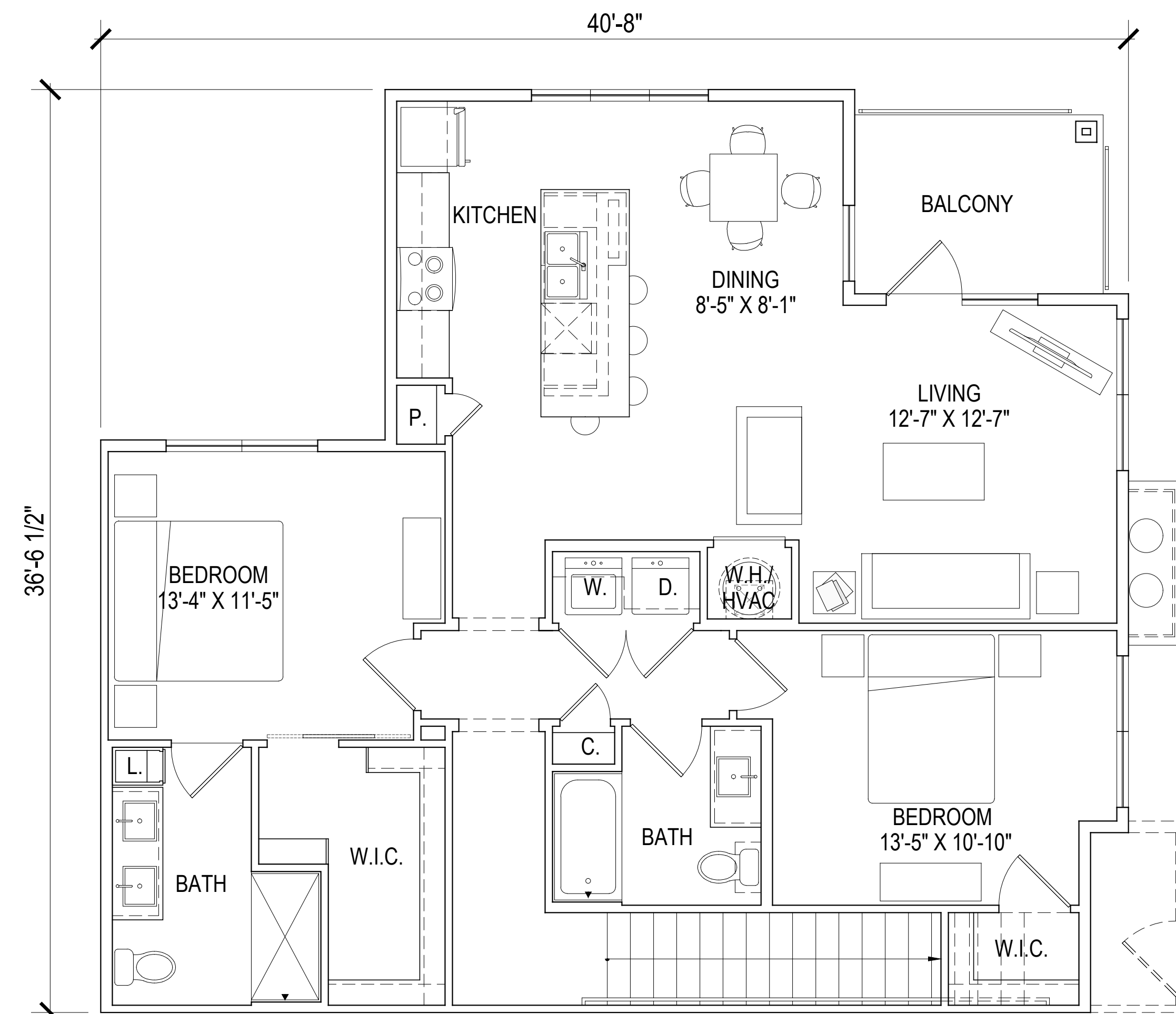
-

SHEET

A302



UNIT B4-L
NET - 1171 SQ. FT.



UNIT B4-U
NET - 1287 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BIG HOUSE
UNIT PLANS

JOB NUMBER

22435

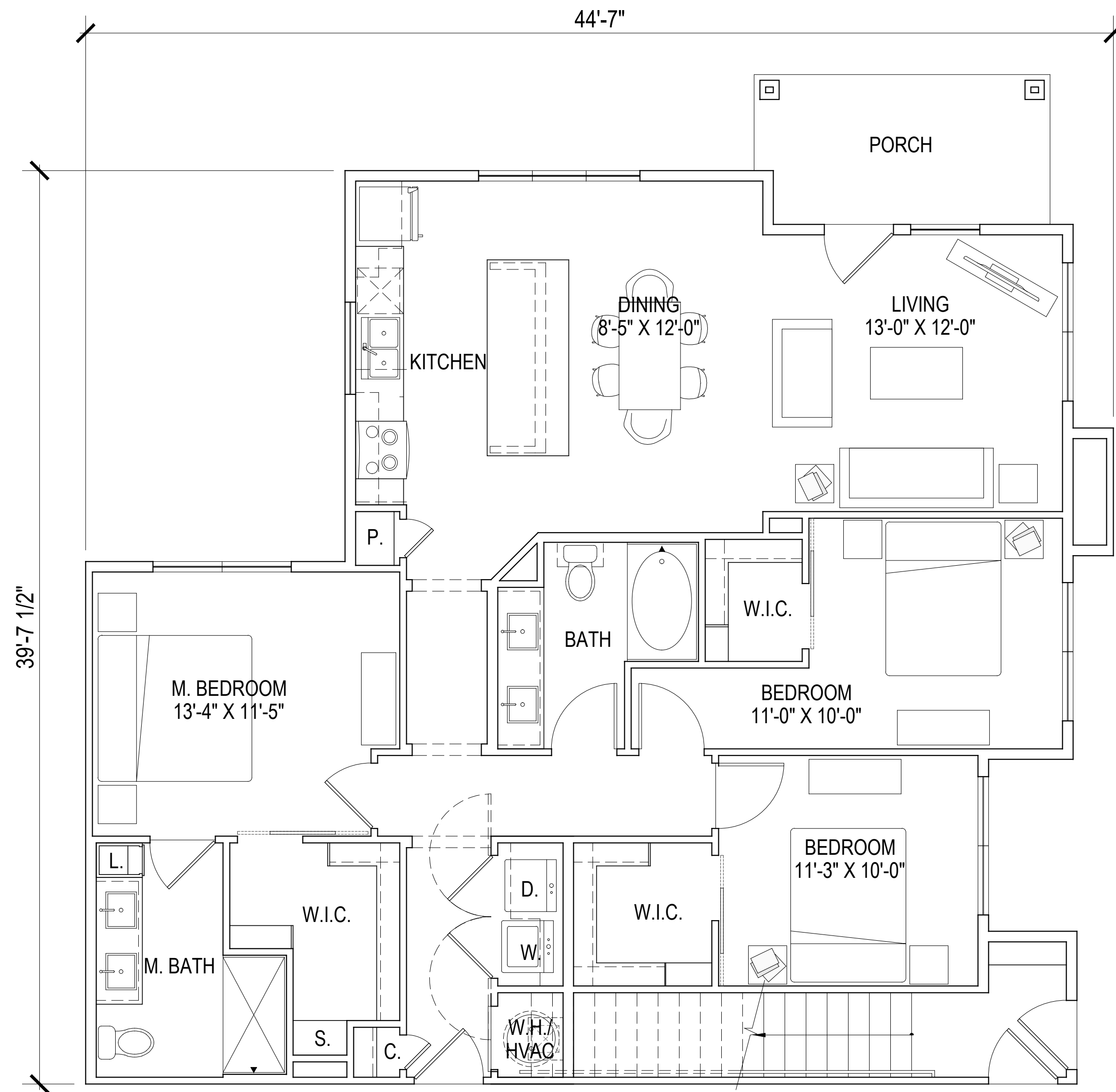
DATE

Mar. 5, 24
DRAWN BY
-

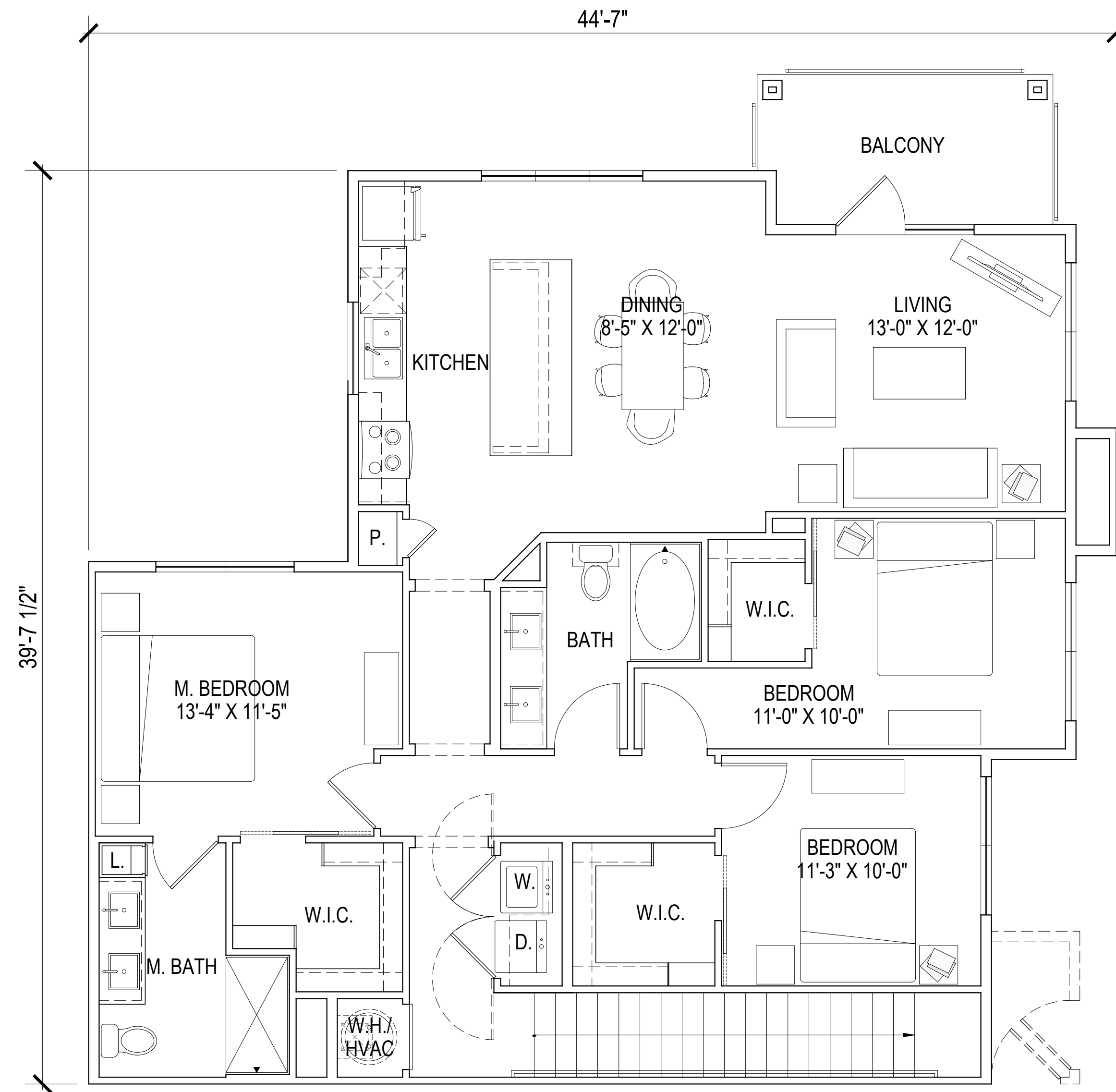
SHEET

A303

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



UNIT C1-L
NET - 1353 SQ. FT.



UNIT C1-U
NET - 1450 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BIG HOUSE
UNIT PLANS

JOB NUMBER

22435

DATE

Mar. 5, 24

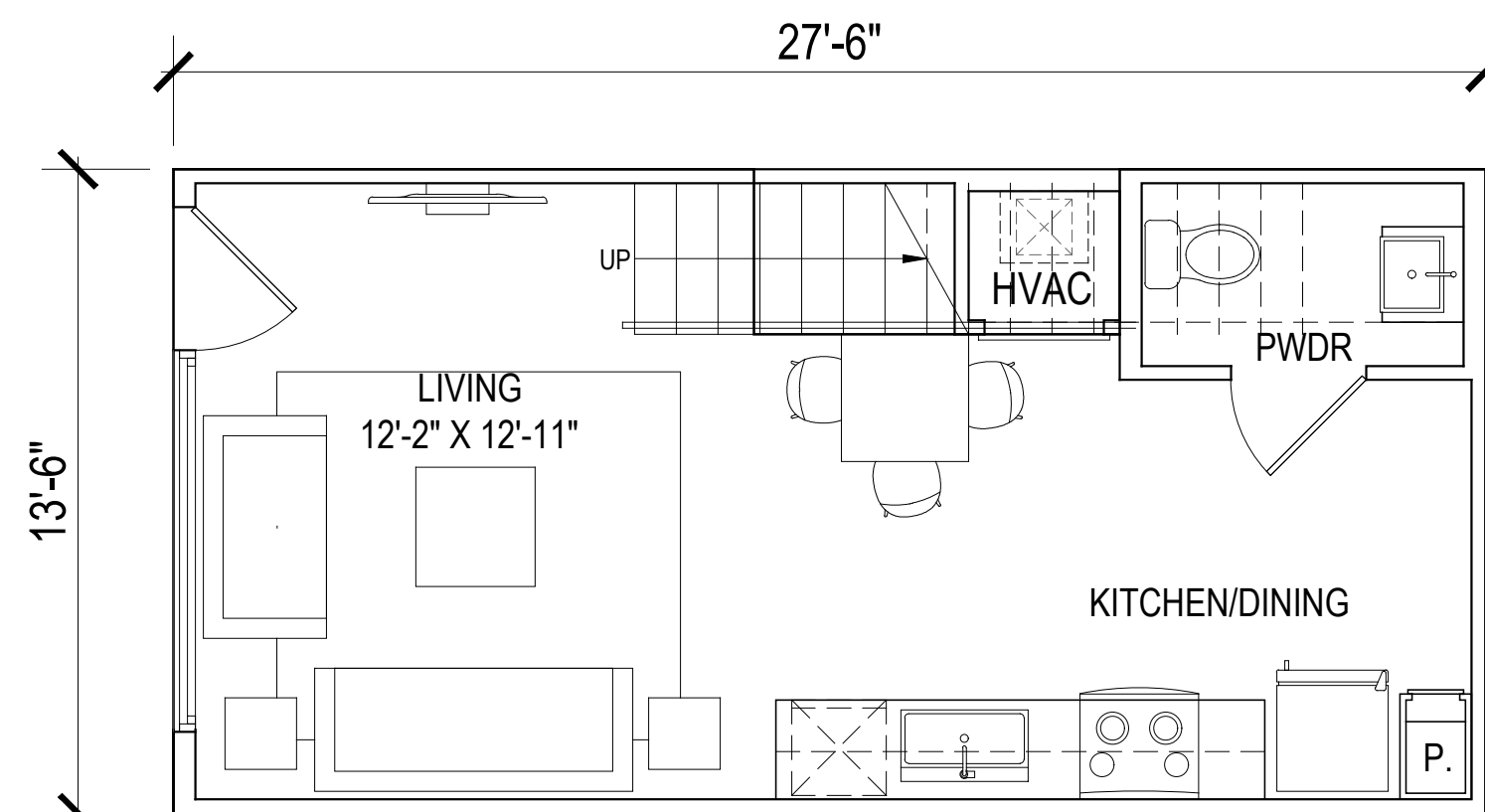
DRAWN BY

-

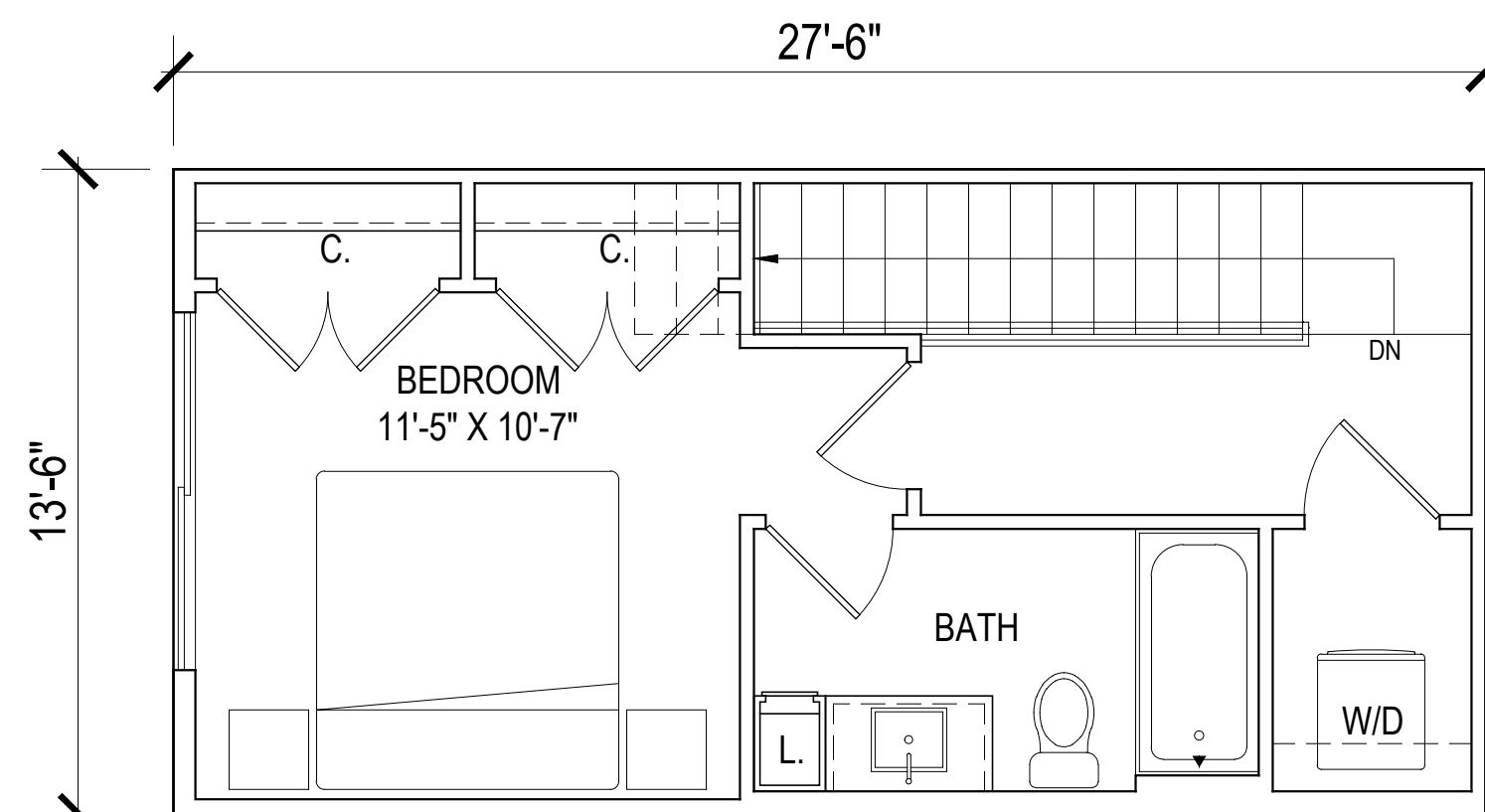
SHEET

A304

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



1ST LEVEL



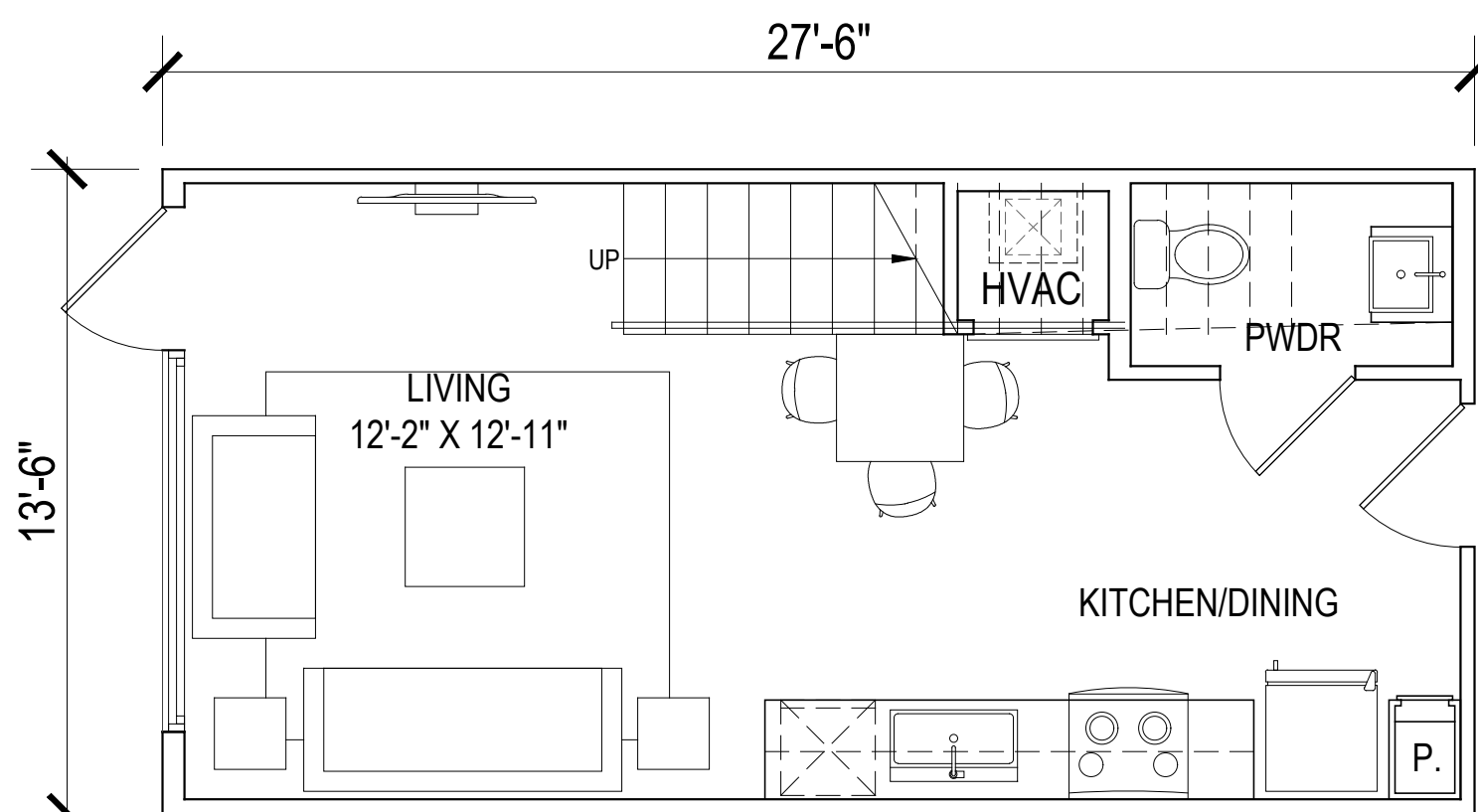
2ND LEVEL

UNIT A2 BS

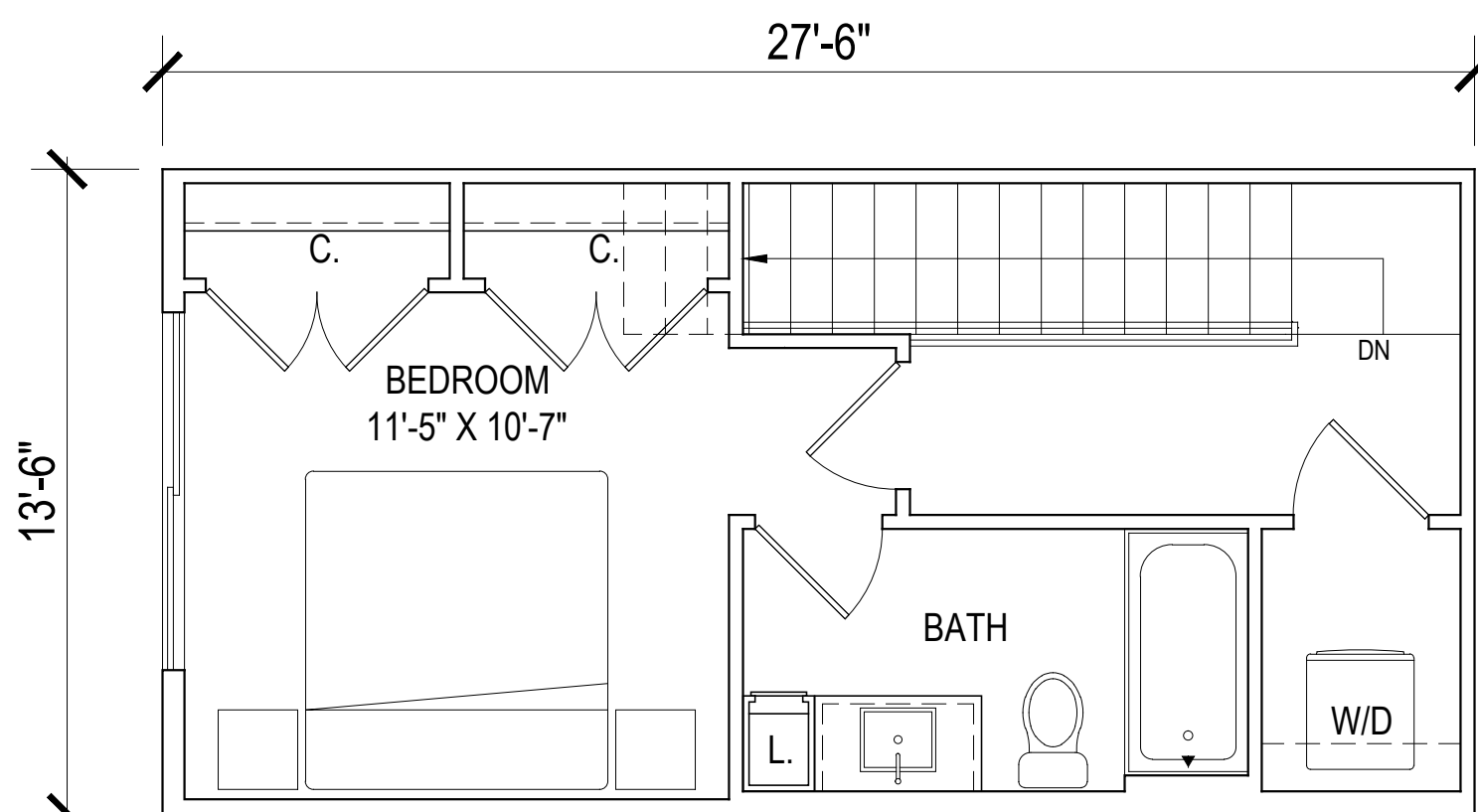
1ST LEVEL-345 SQ. FT.

2ND LEVEL-371 SQ. FT.

TOTAL NET -716 SQ. FT.



1ST LEVEL



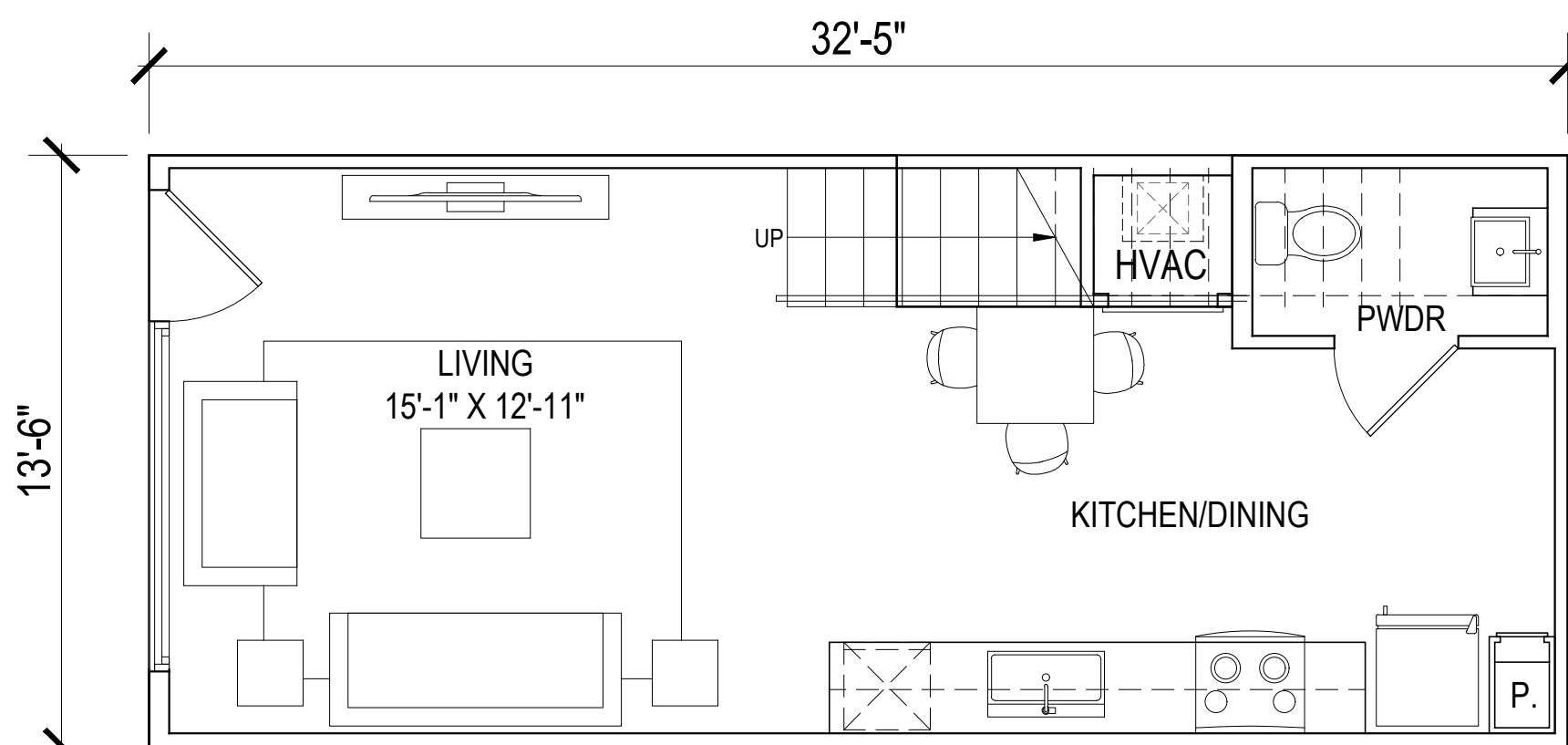
2ND LEVEL

UNIT A2 ALT 01 BS

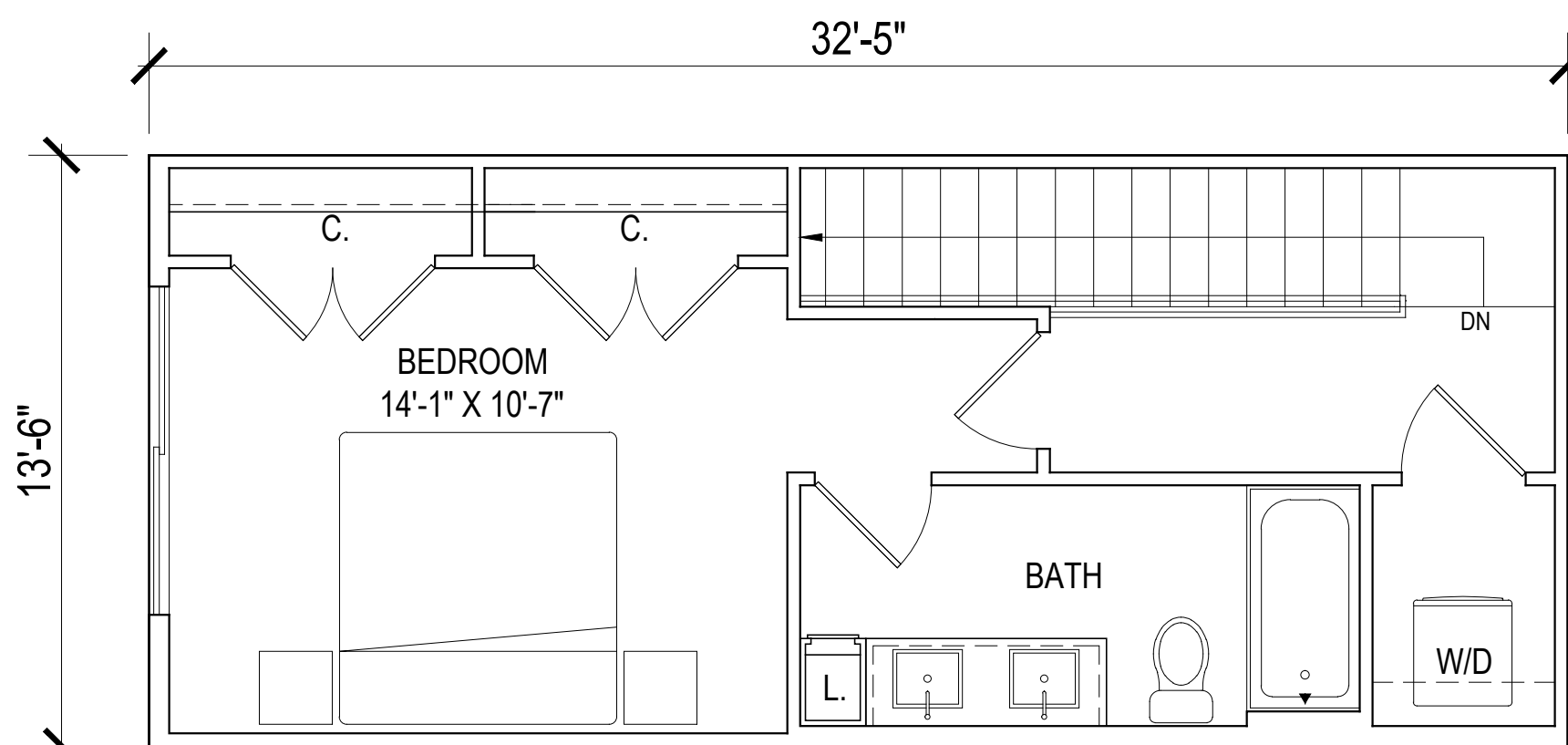
1ST LEVEL-345 SQ. FT.

2ND LEVEL-371 SQ. FT.

TOTAL NET -716 SQ. FT.



1ST LEVEL



2ND LEVEL

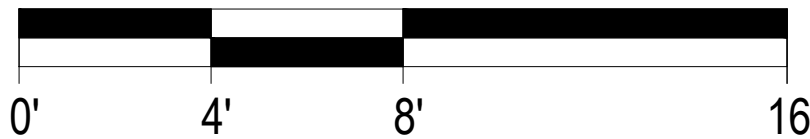
UNIT A2 ALT2 BS

1ST LEVEL-411 SQ. FT.

2ND LEVEL-438 SQ. FT.

TOTAL NET -849 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BREEZESTACK
UNIT PLANS

JOB NUMBER

22435

DATE

Mar. 5, 24

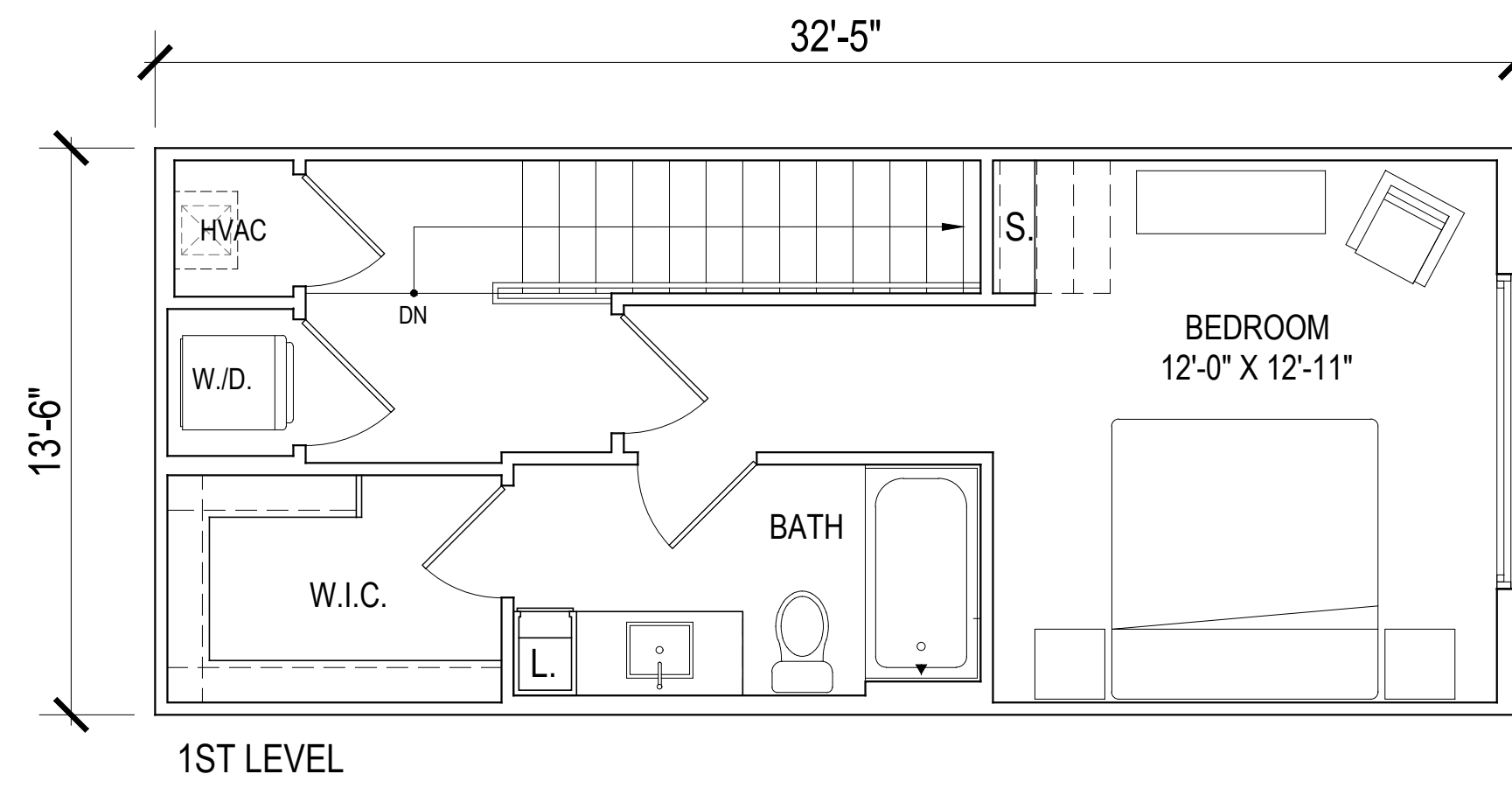
DRAWN BY

-

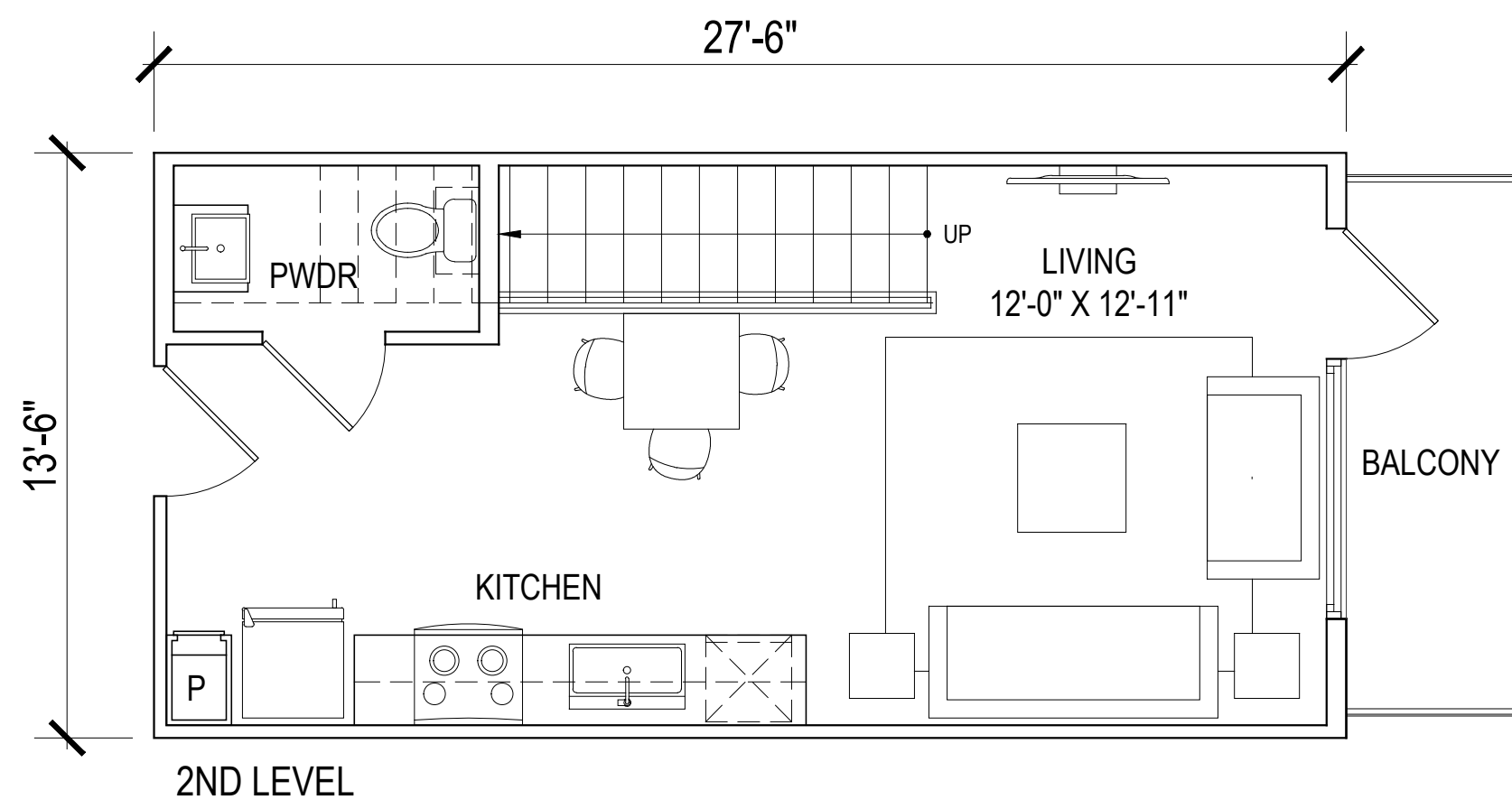
SHEET

A305

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



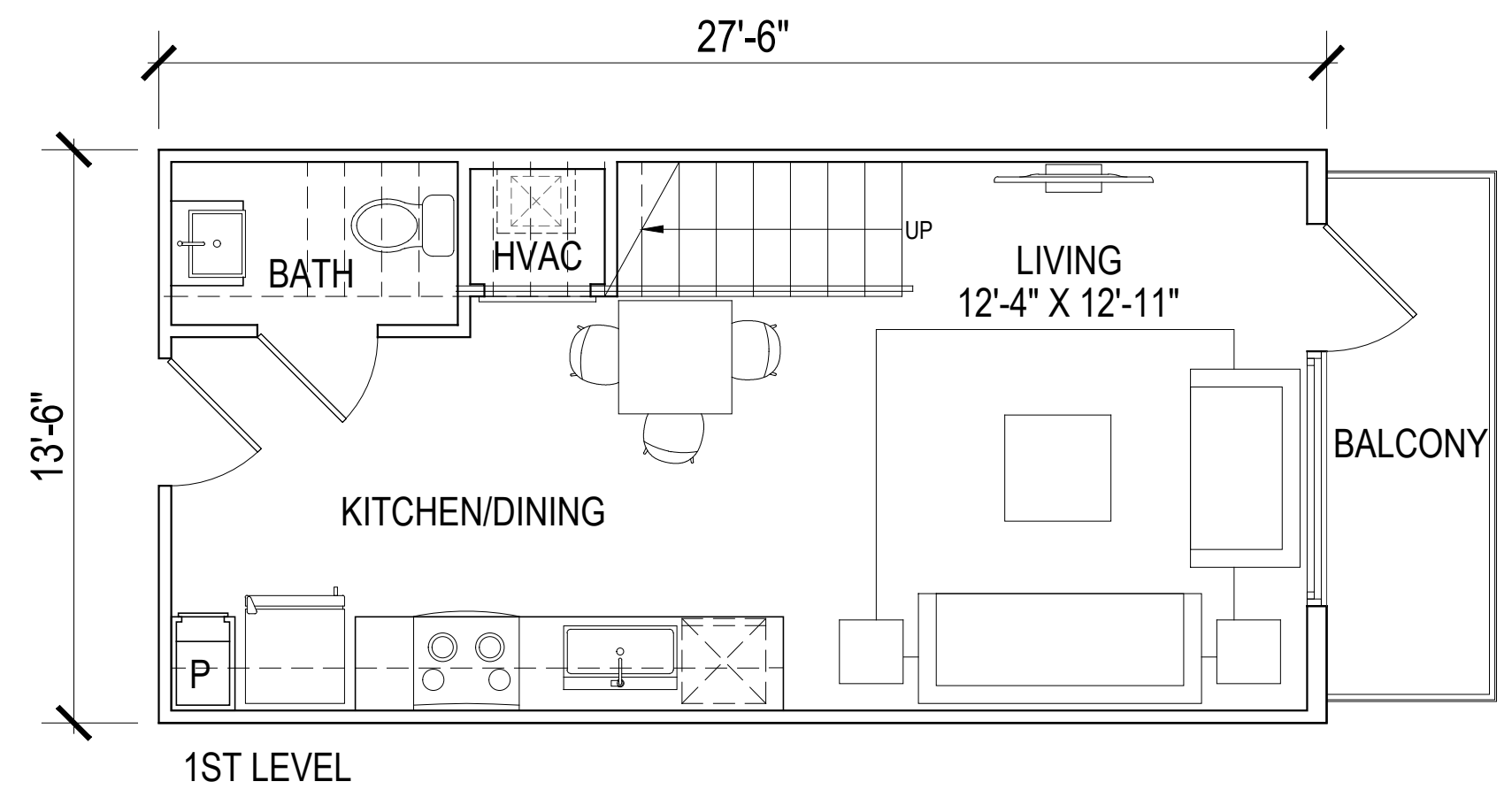
1ST LEVEL



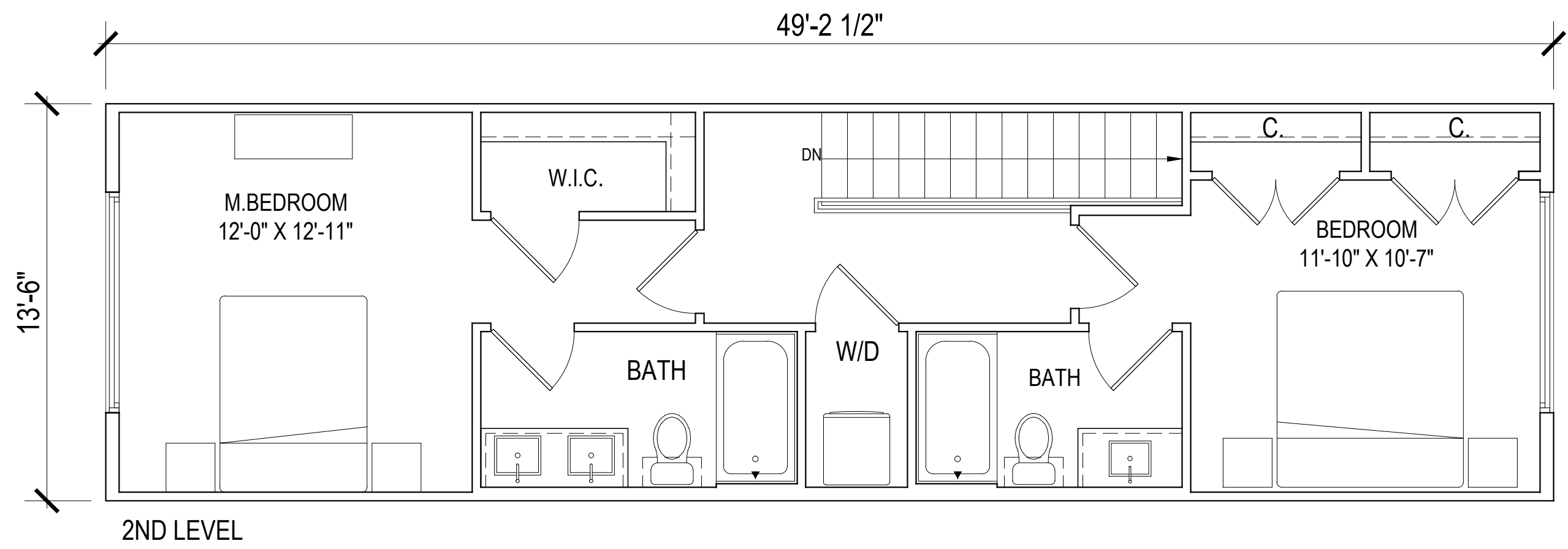
2ND LEVEL

UNIT A3 BS

1ST LEVEL-349 SQ. FT.
2ND LEVEL-438 SQ. FT.
TOTAL NET -787 SQ. FT.



1ST LEVEL

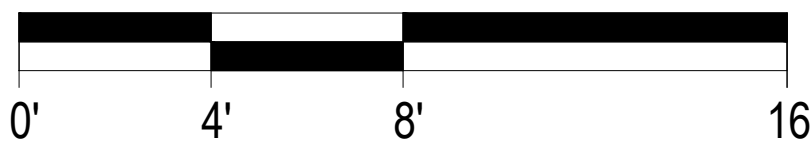


2ND LEVEL

UNIT B1 BS

1ST LEVEL-345 SQ. FT.
2ND LEVEL-664 SQ. FT.
TOTAL NET -1009 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BREEZESTACK
UNIT PLANS

JOB NUMBER

22435

DATE

Mar. 5, 24

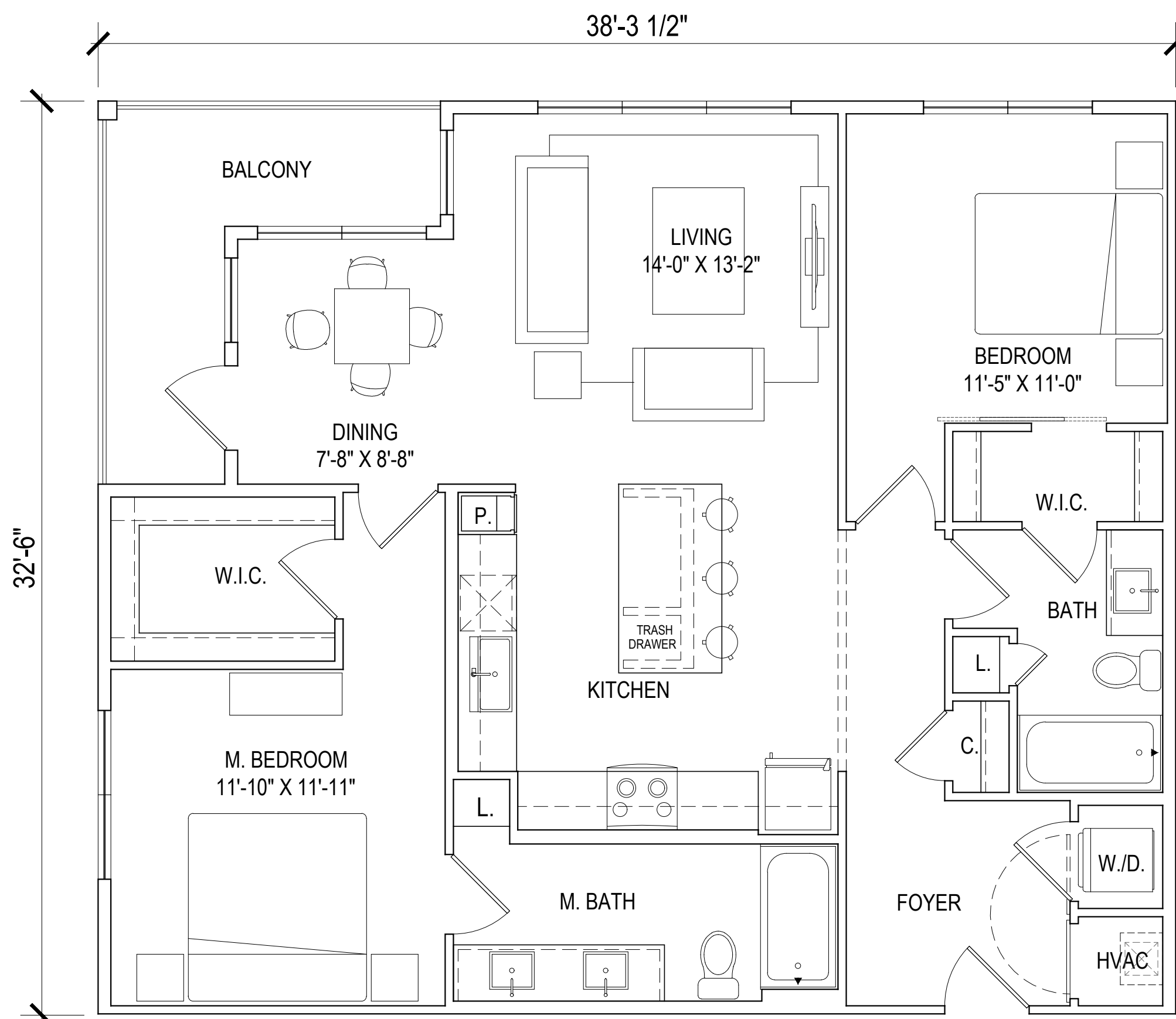
DRAWN BY

-

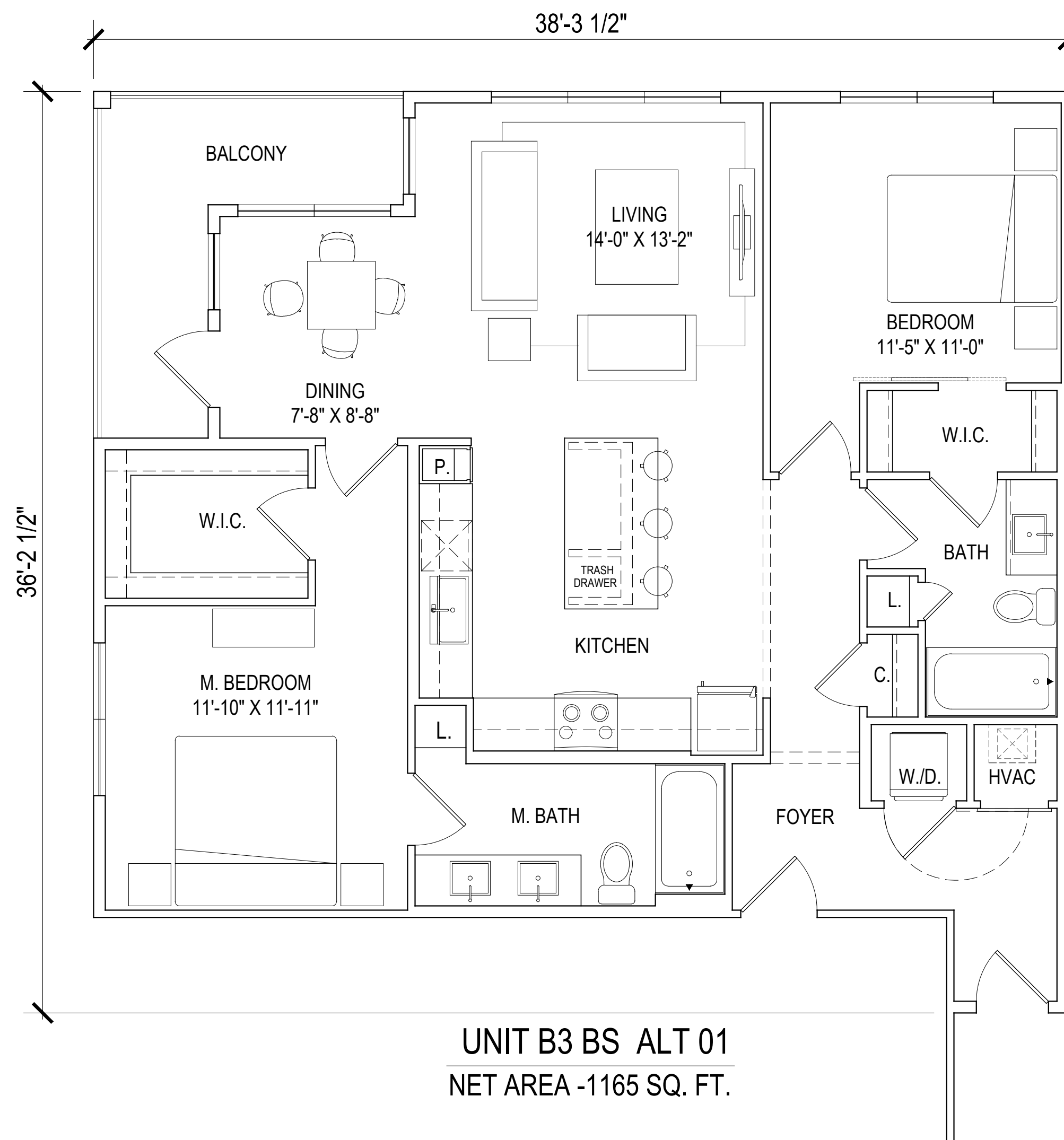
SHEET

A306

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.

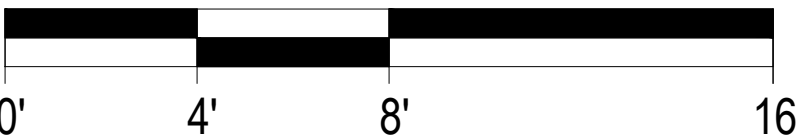


UNIT B3 BS
NET AREA -1147 SQ. FT.



UNIT B3 BS ALT 01
NET AREA -1165 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BREEZESTACK
UNIT PLANS

JOB NUMBER

22435

DATE

Mar. 5, 24

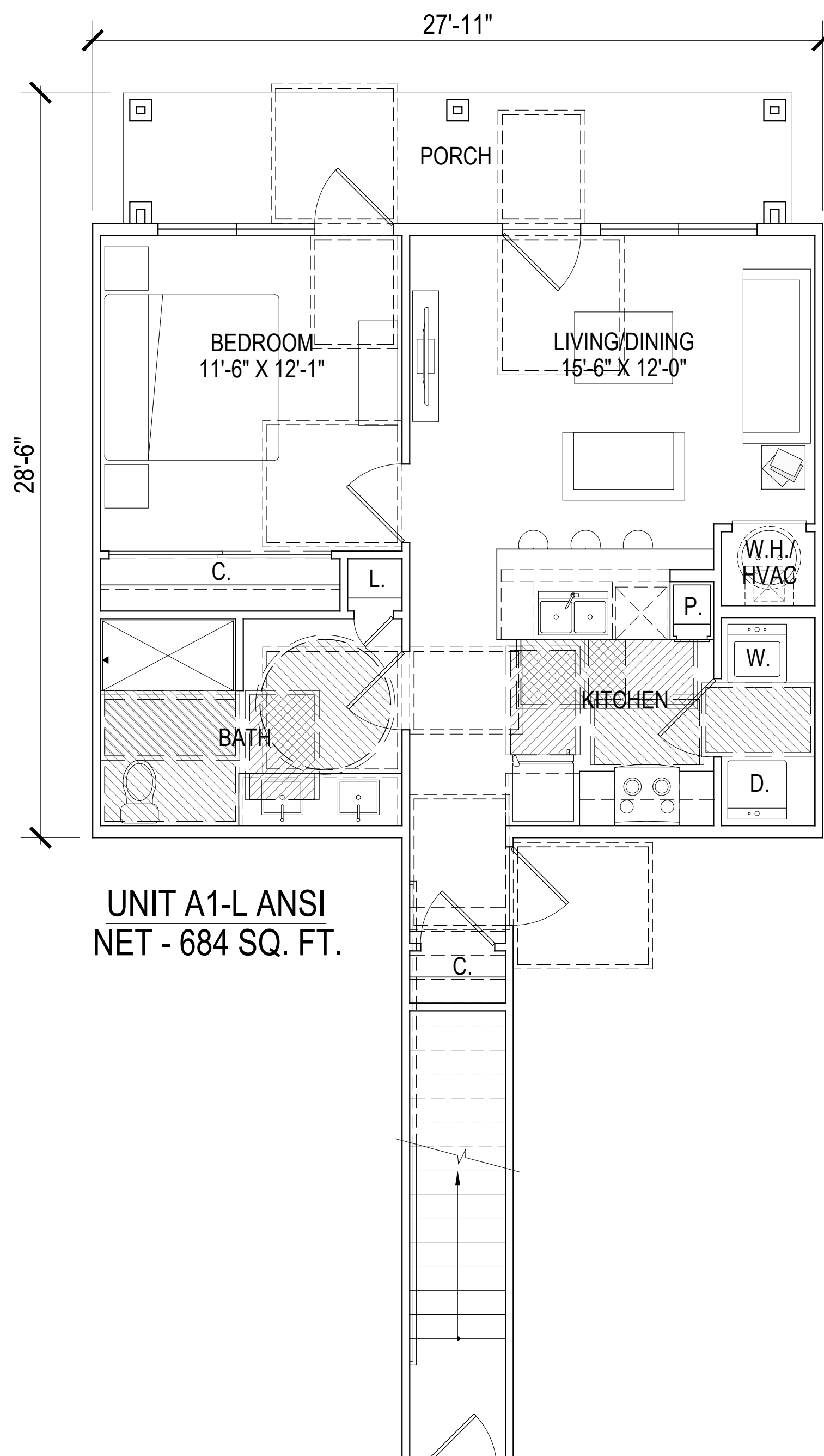
DRAWN BY

-

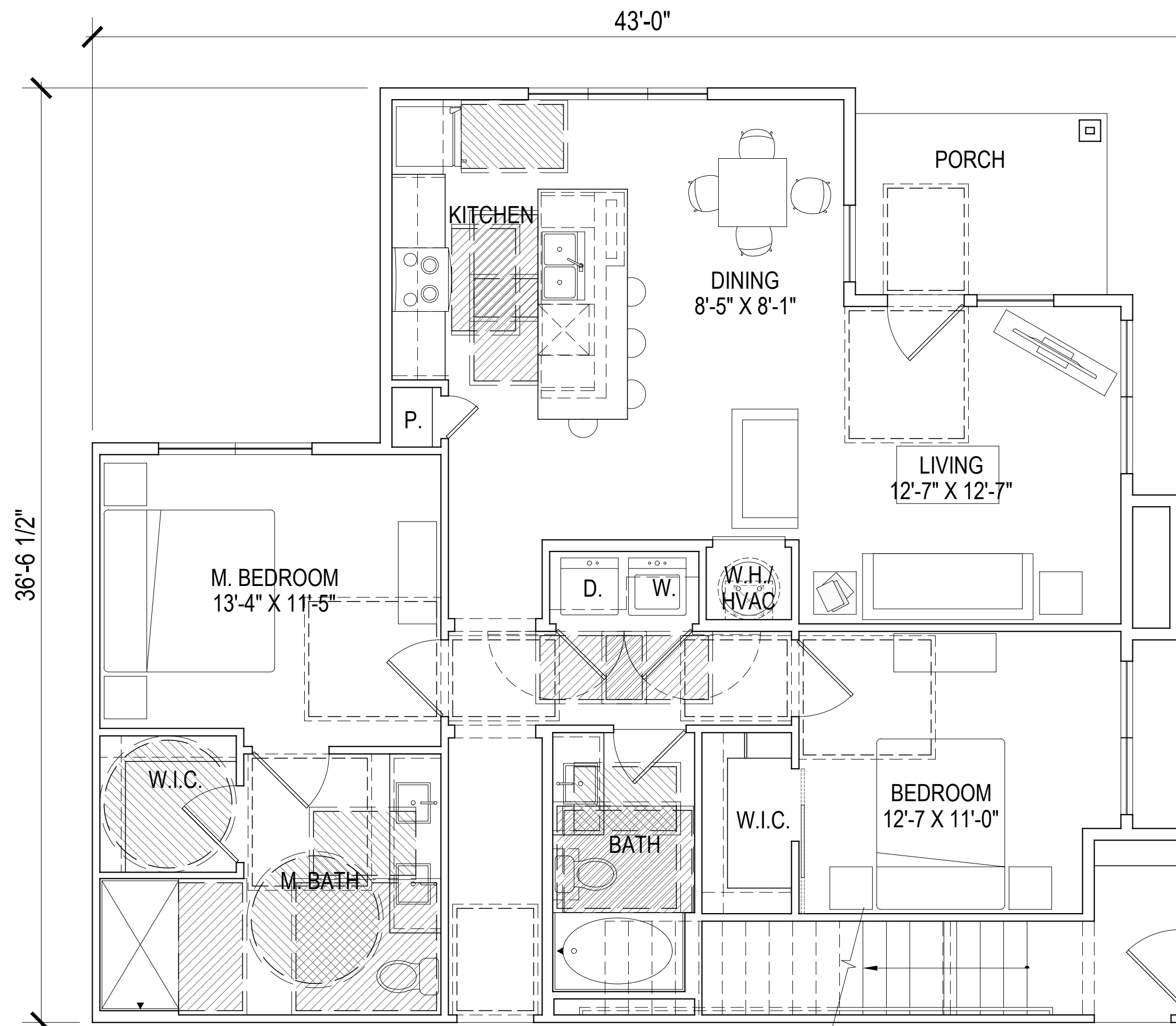
SHEET

A307

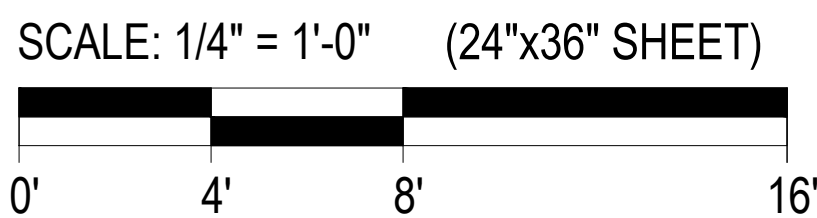
© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



UNIT A1-L ANSI
NET - 684 SQ. FT.



UNIT B4-L ANSI
NET - 1171 SQ. FT.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

ANSI UNIT PLANS

JOB NUMBER

22435

DATE

Mar. 5, 24

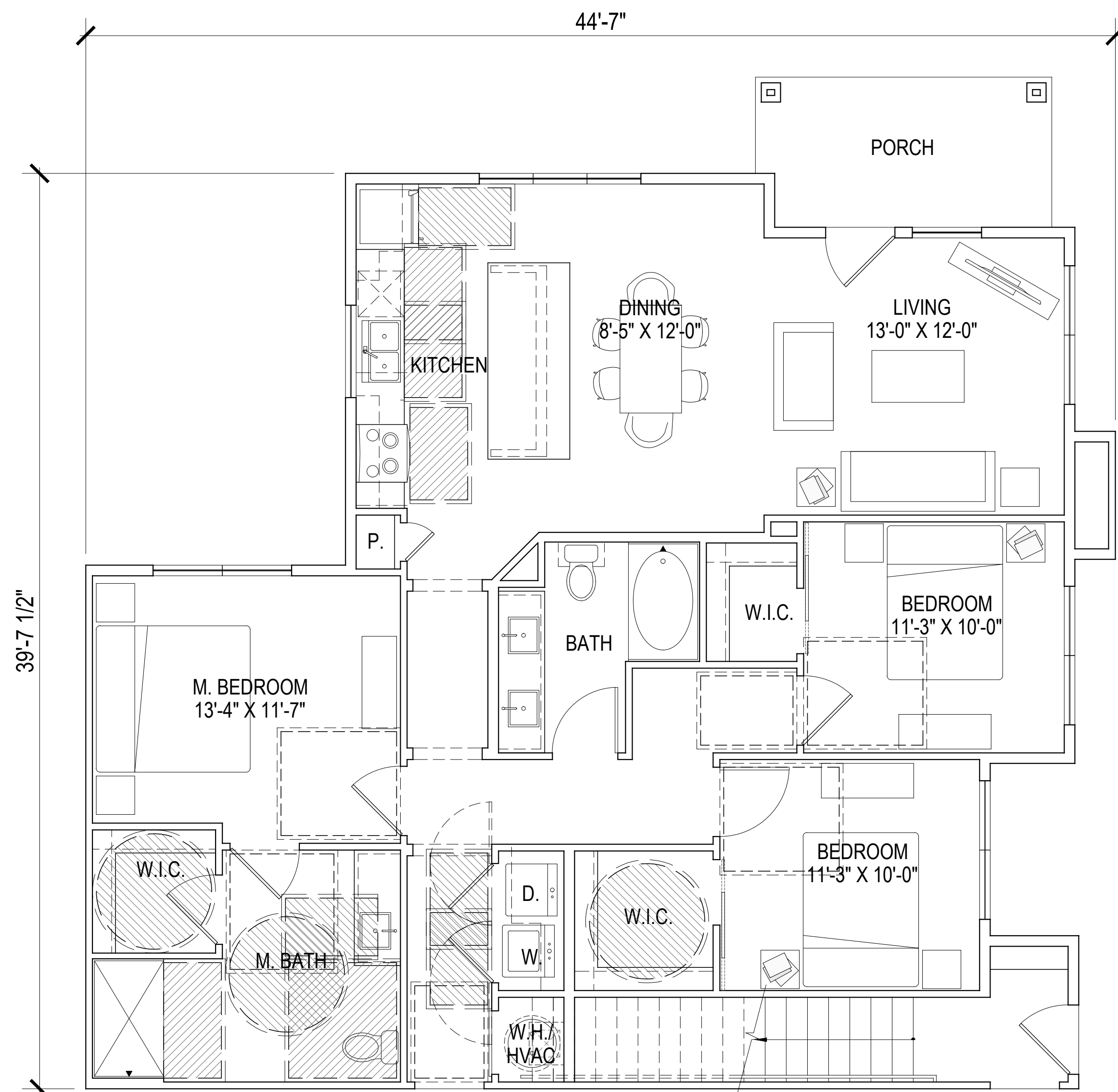
DRAWN BY

-

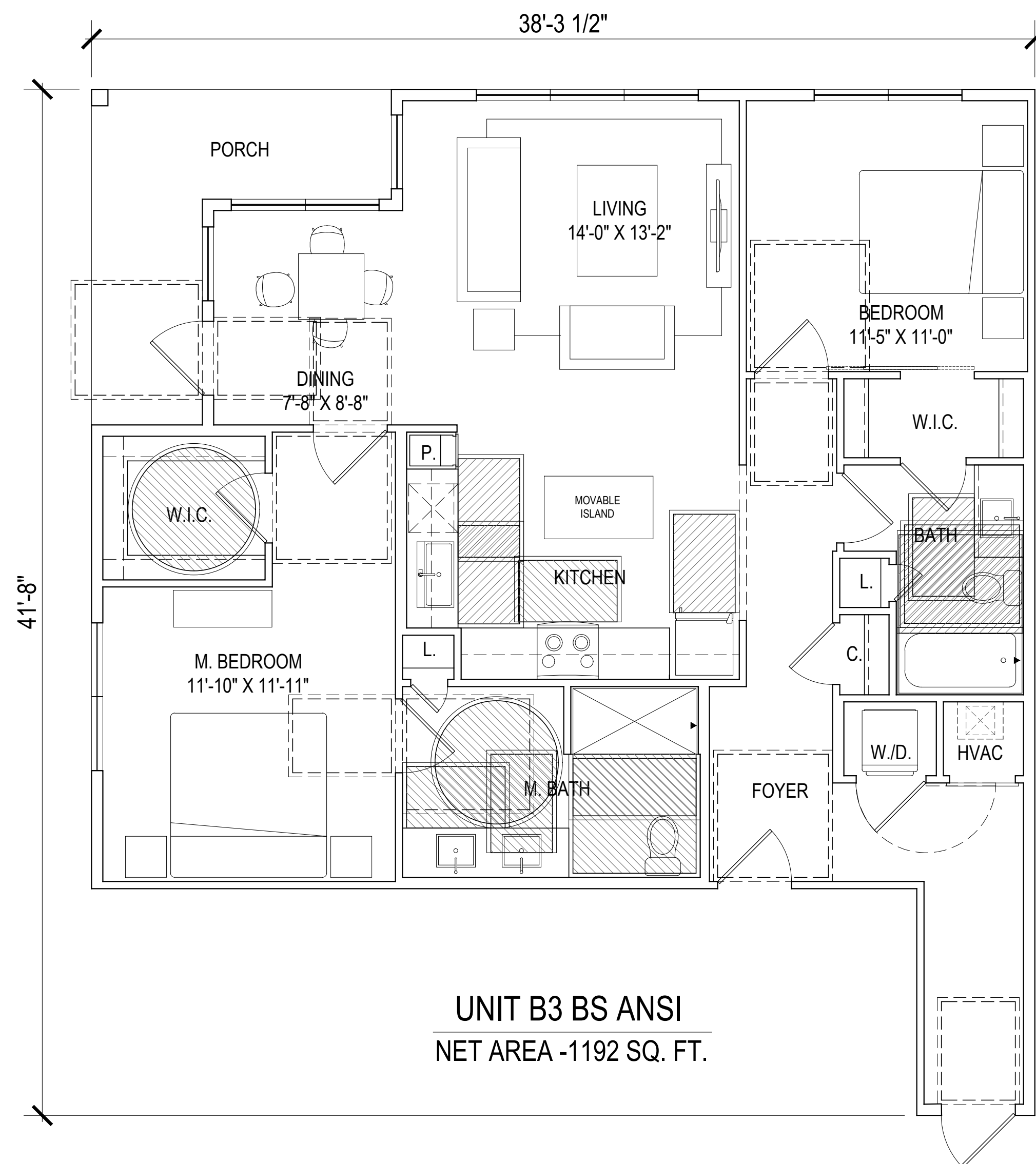
SHEET

A308

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.

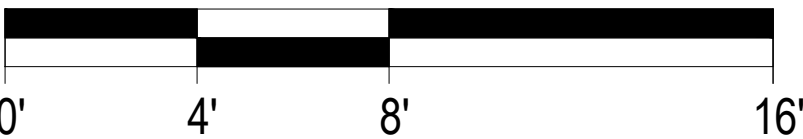


UNIT C1-L ANSI
NET - 1353 SQ. FT.



UNIT B3 BS ANSI
NET AREA - 1192 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

ANSI UNIT PLANS

JOB NUMBER

22435

DATE

Mar. 5, 24

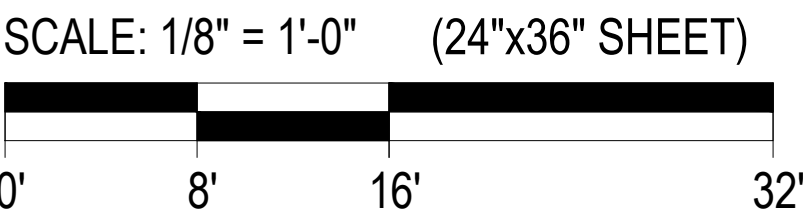
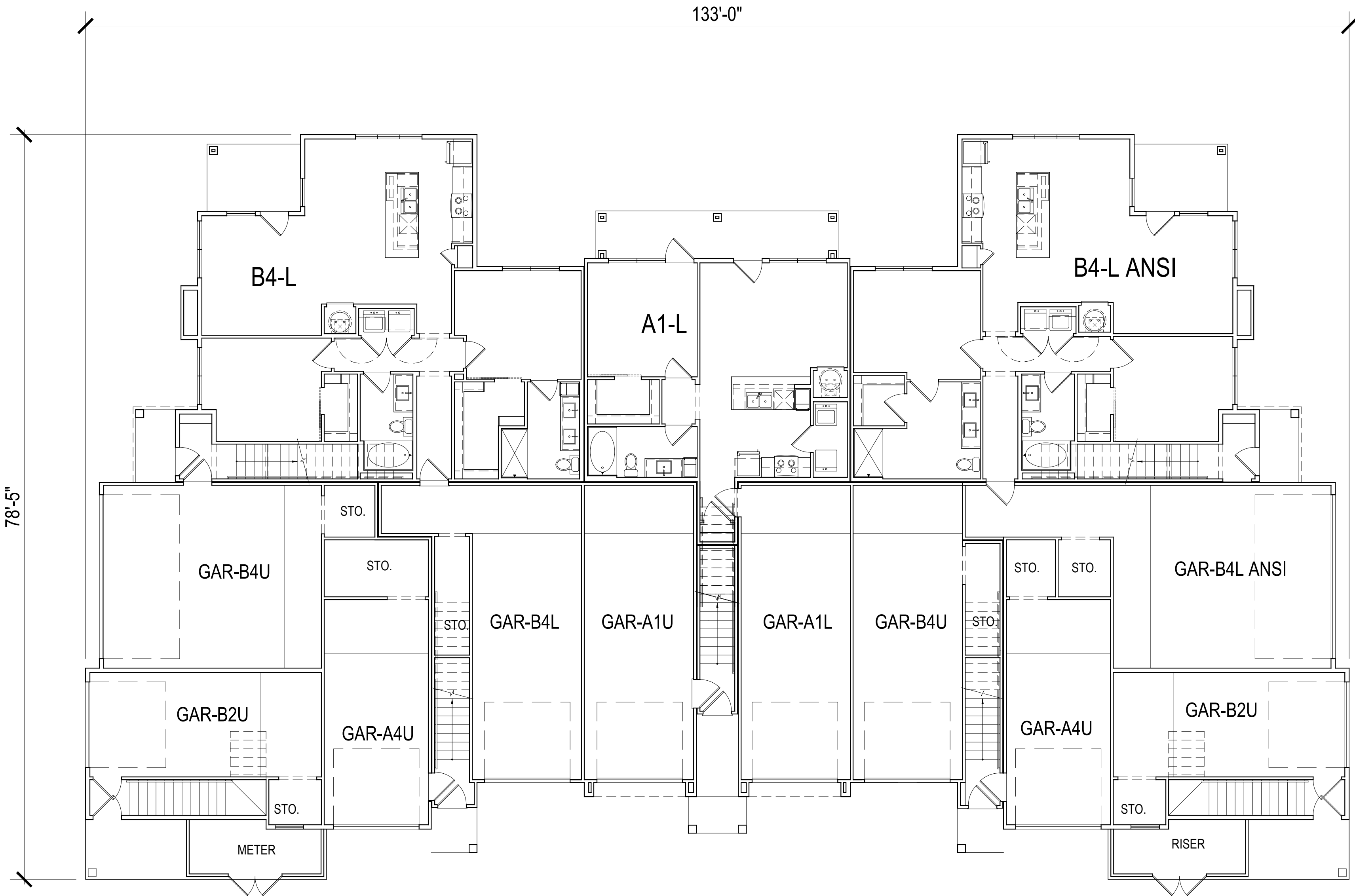
DRAWN BY

-

SHEET

A309

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE I ANSI -
FLOOR PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

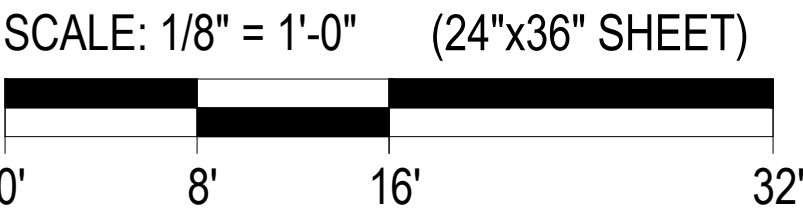
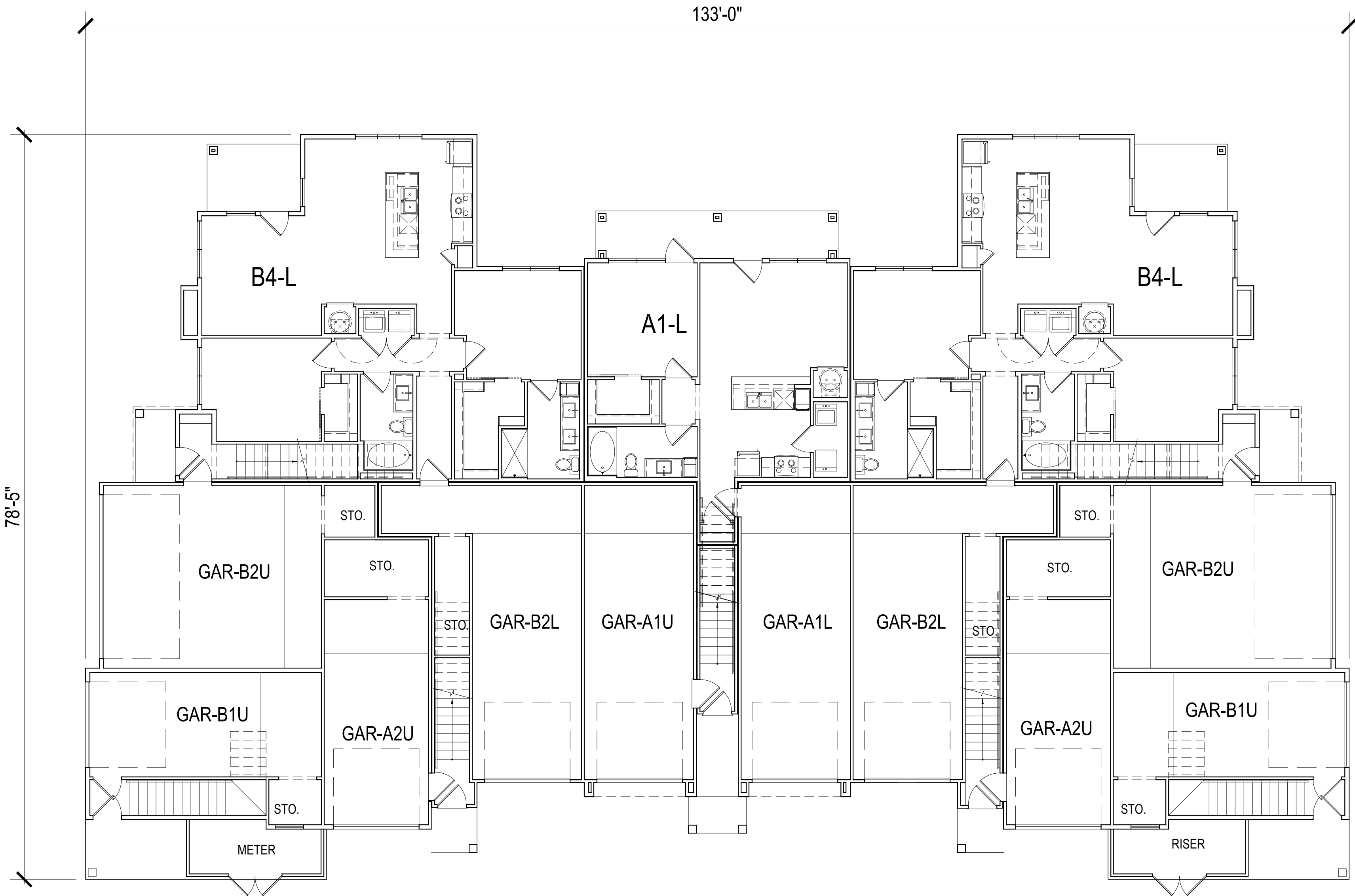
DRAWN BY

-

SHEET

A410 ANSI

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE I -
FLOOR PLAN**

JOB NUMBER

22435

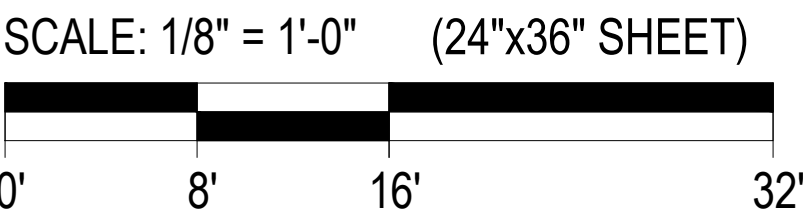
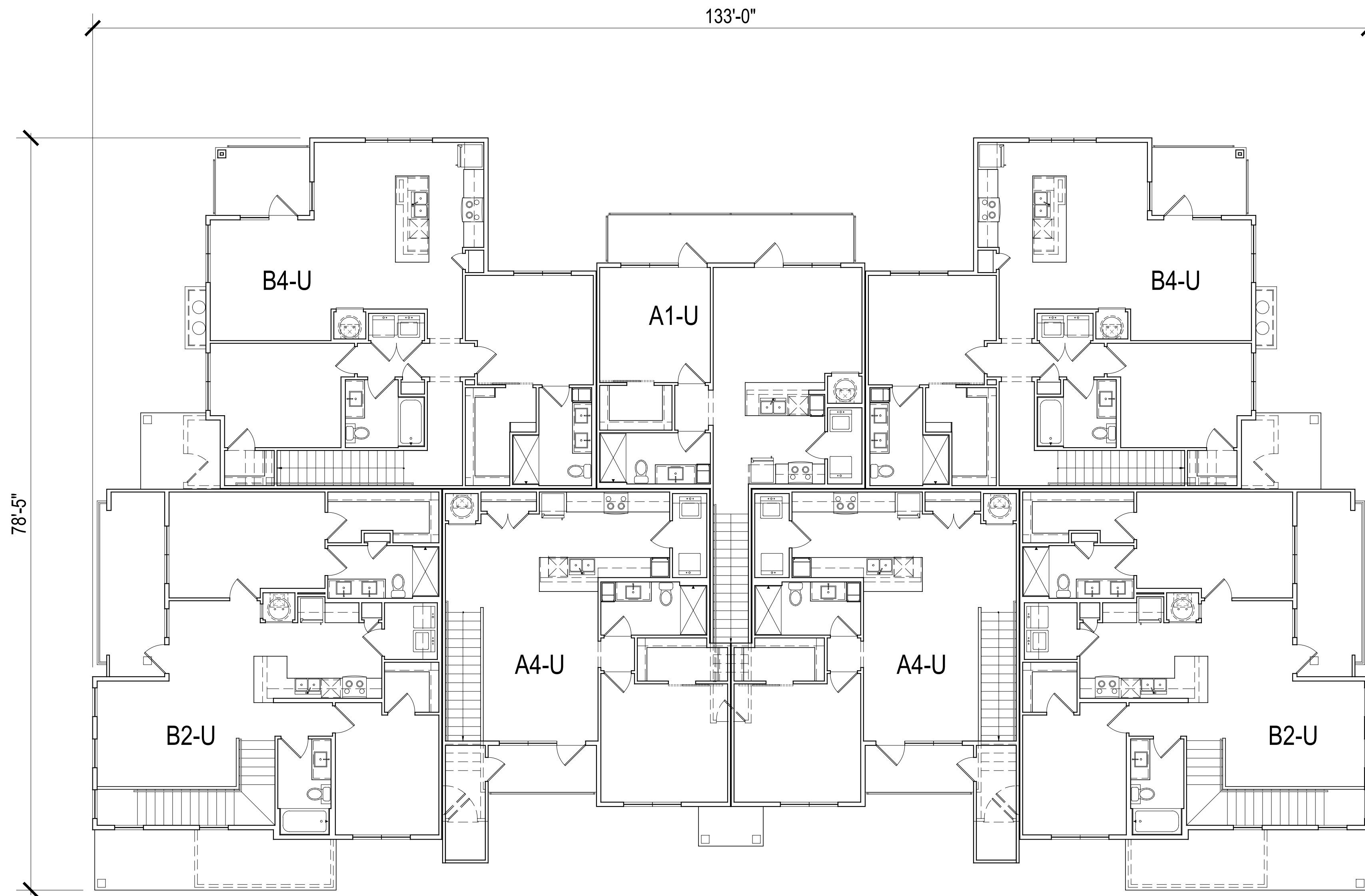
DATE

Mar. 5, 24
DRAWN BY
-

SHEET

A410

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

BLDG TYPE I -
SECOND FLOOR PLAN

JOB NUMBER

22435

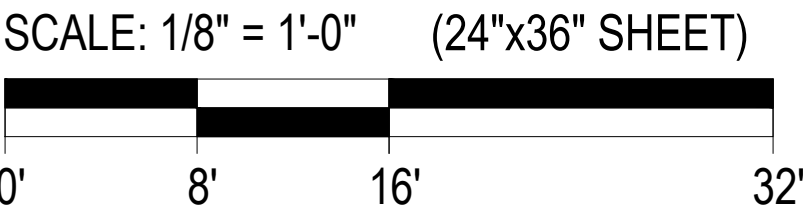
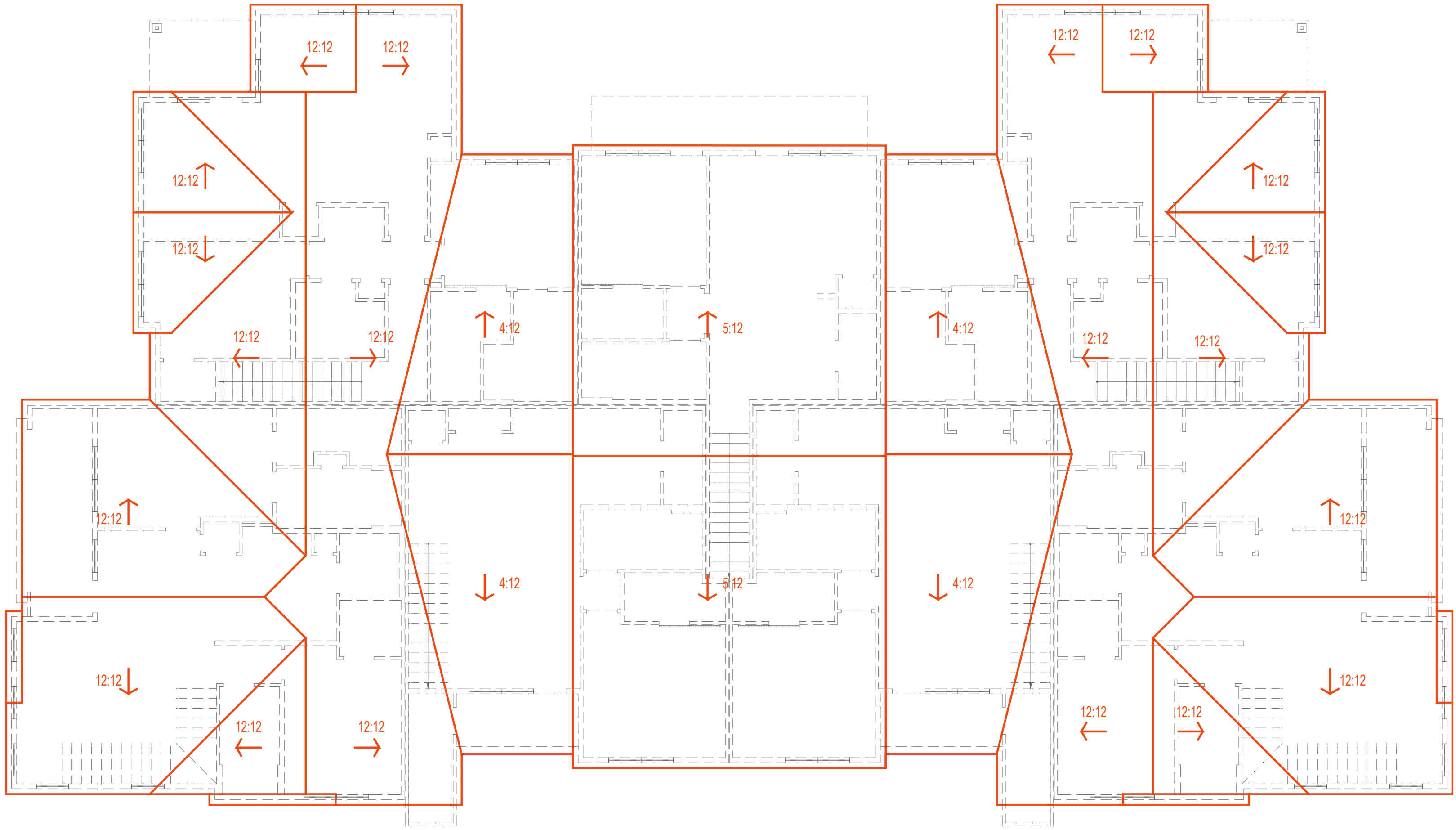
DATE

Mar. 5, 24
DRAWN BY
-

SHEET

A411

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE I -
ROOF PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

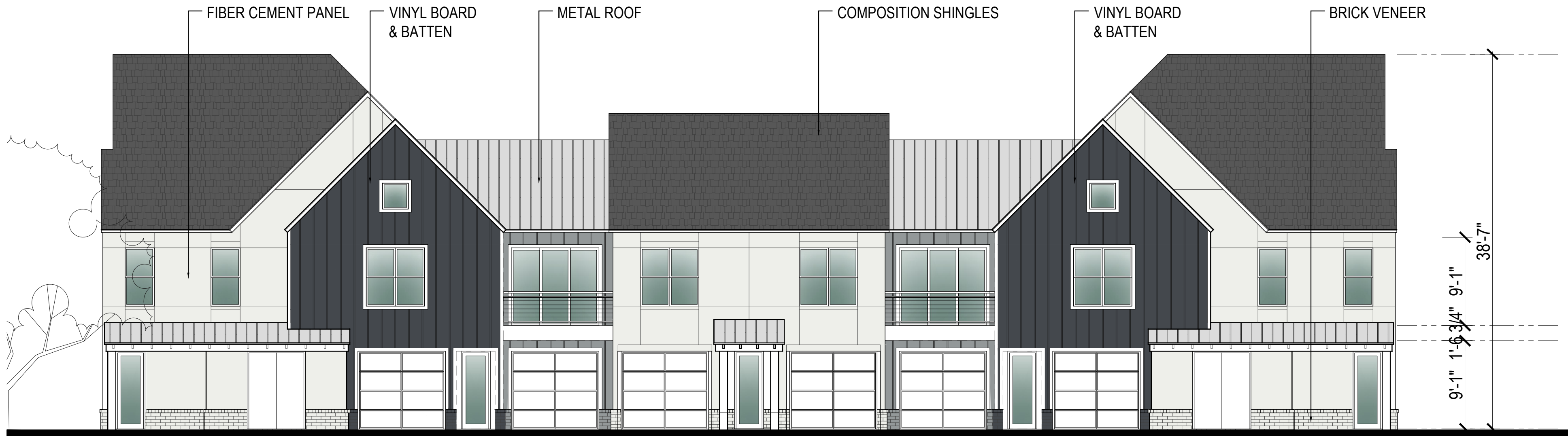
DRAWN BY

-

SHEET

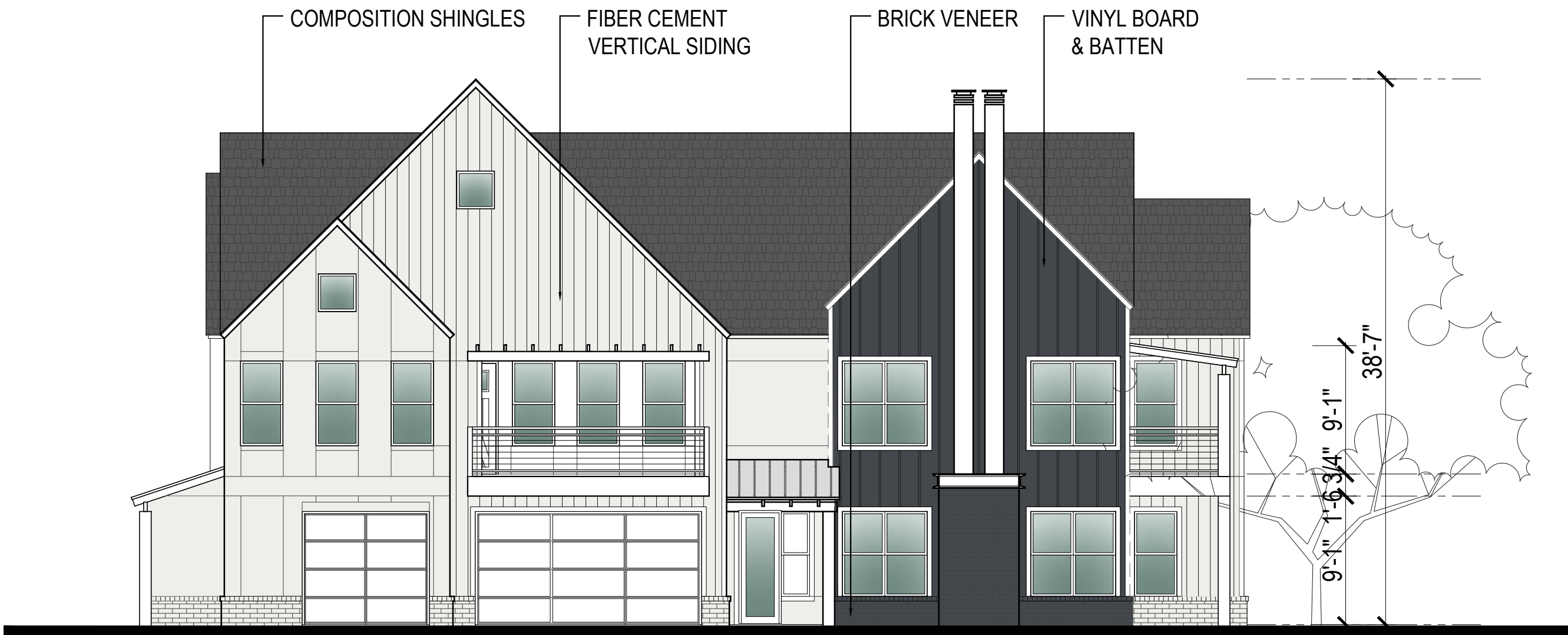
A412

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



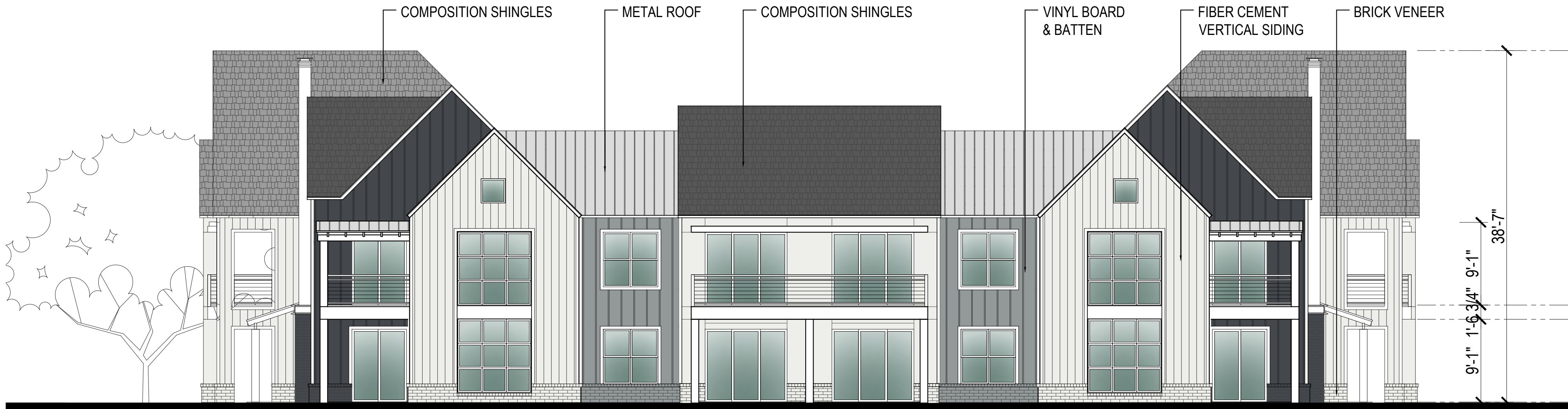
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE I -
ELEVATIONS**

JOB NUMBER

22435

DATE

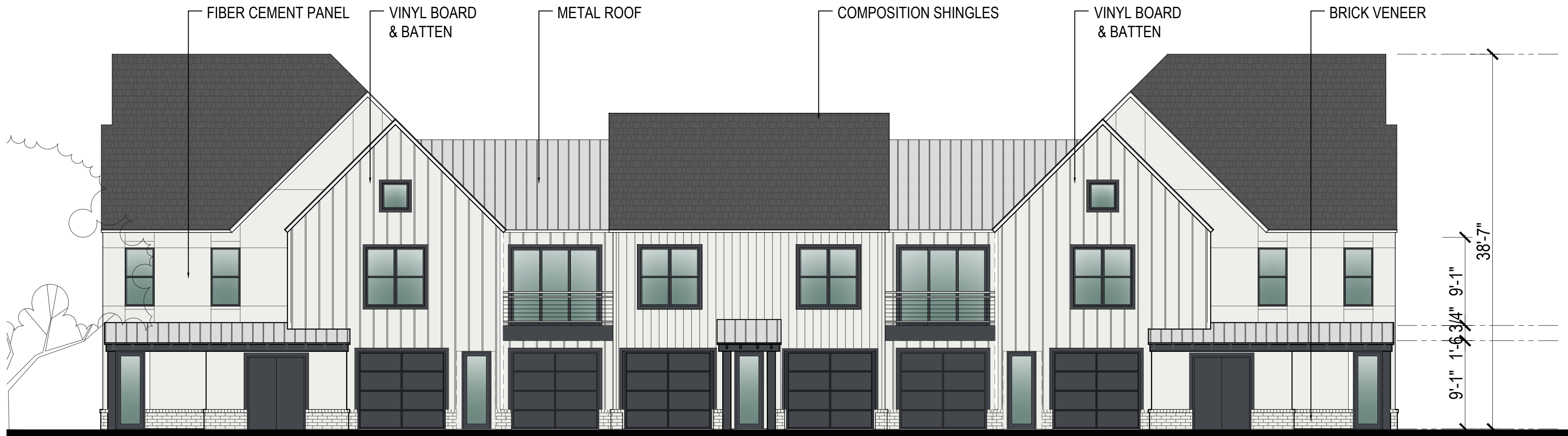
Mar. 5, 24

DRAWN BY
-

SHEET

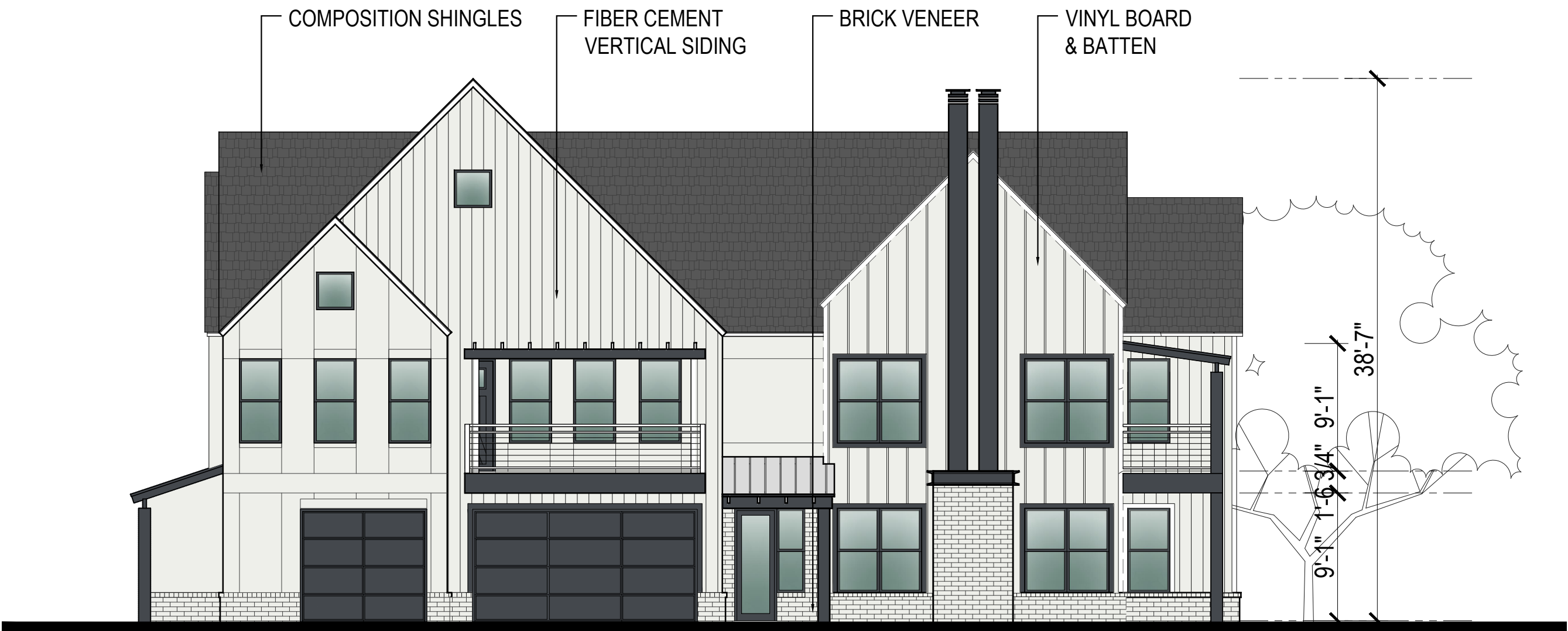
A413 OP01

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE I -
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY

-

SHEET

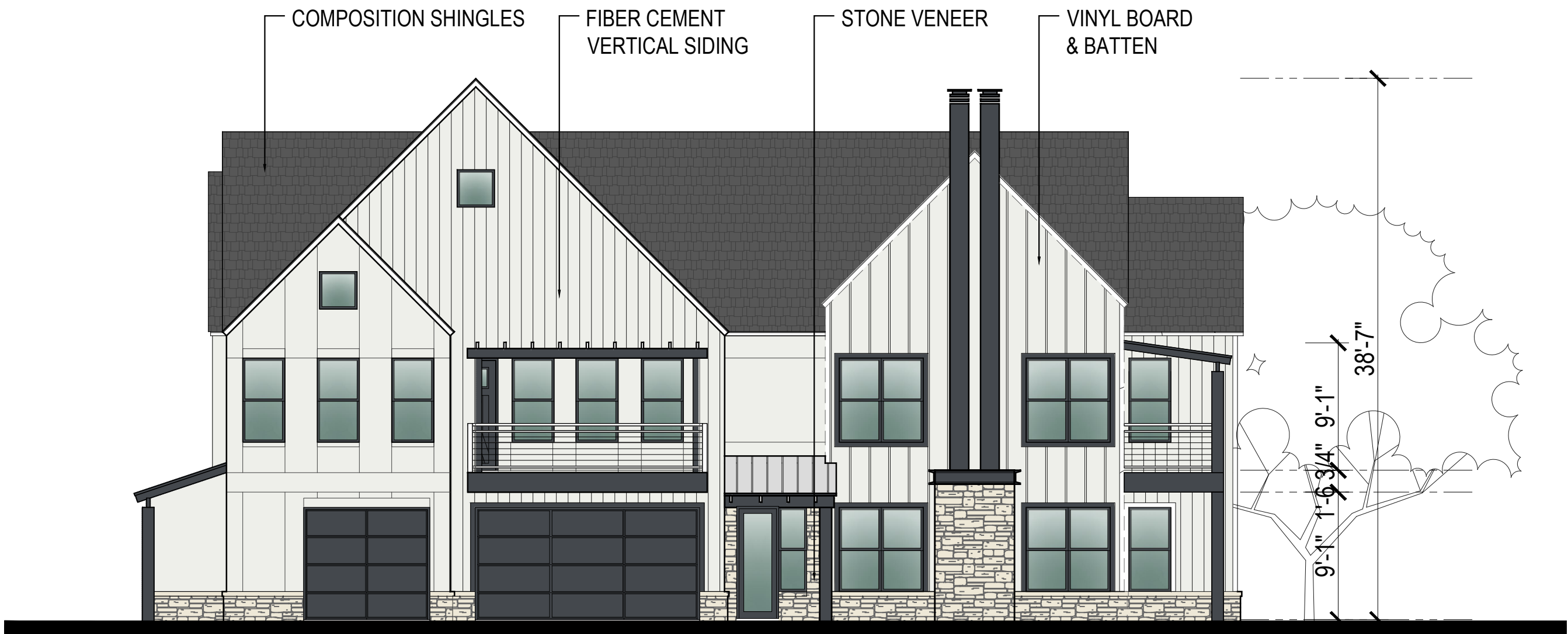
A413 OP02

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



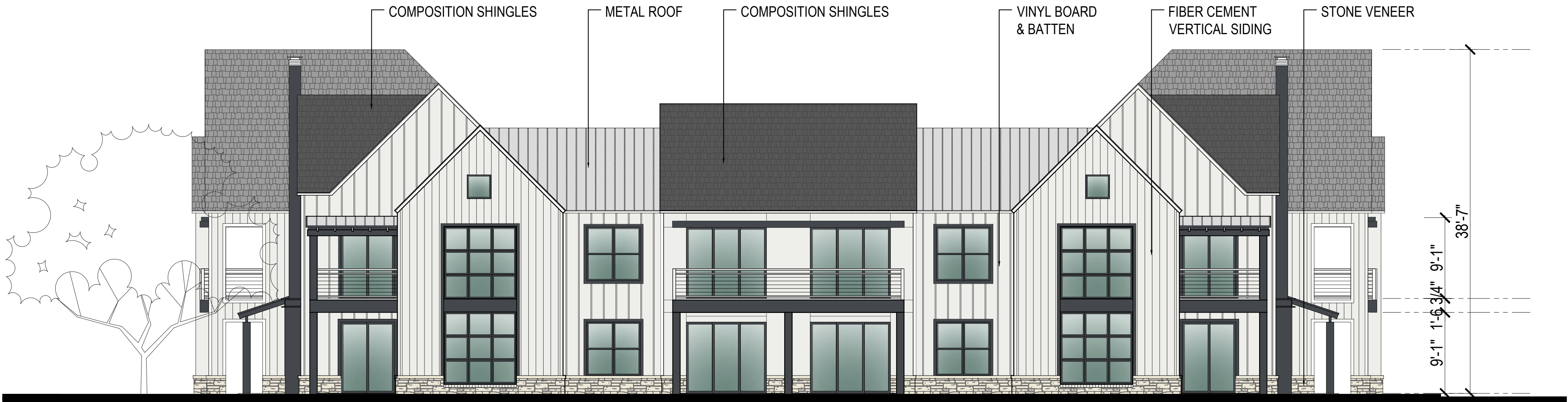
FRONT ELEVATION

STONE VENEER: 6%



SIDE ELEVATION

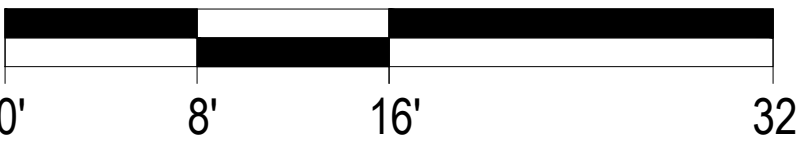
STONE VENEER: 12%



REAR ELEVATION

STONE VENEER: 11%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE I -
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

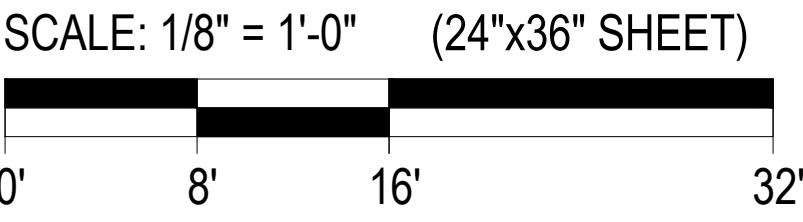
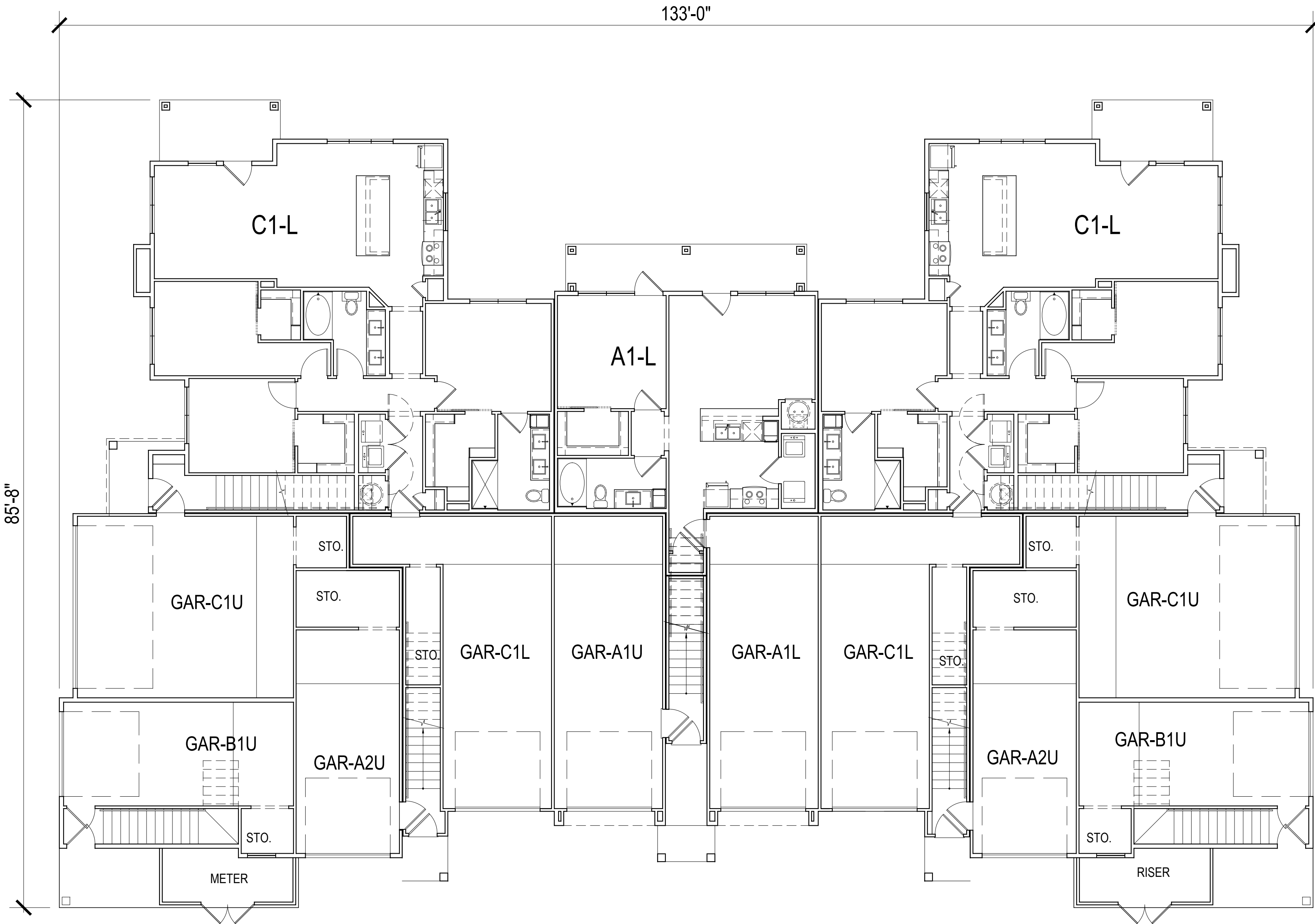
DRAWN BY

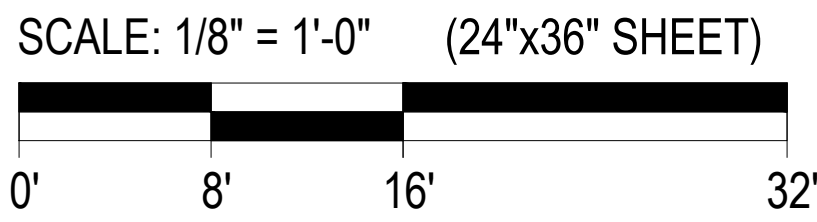
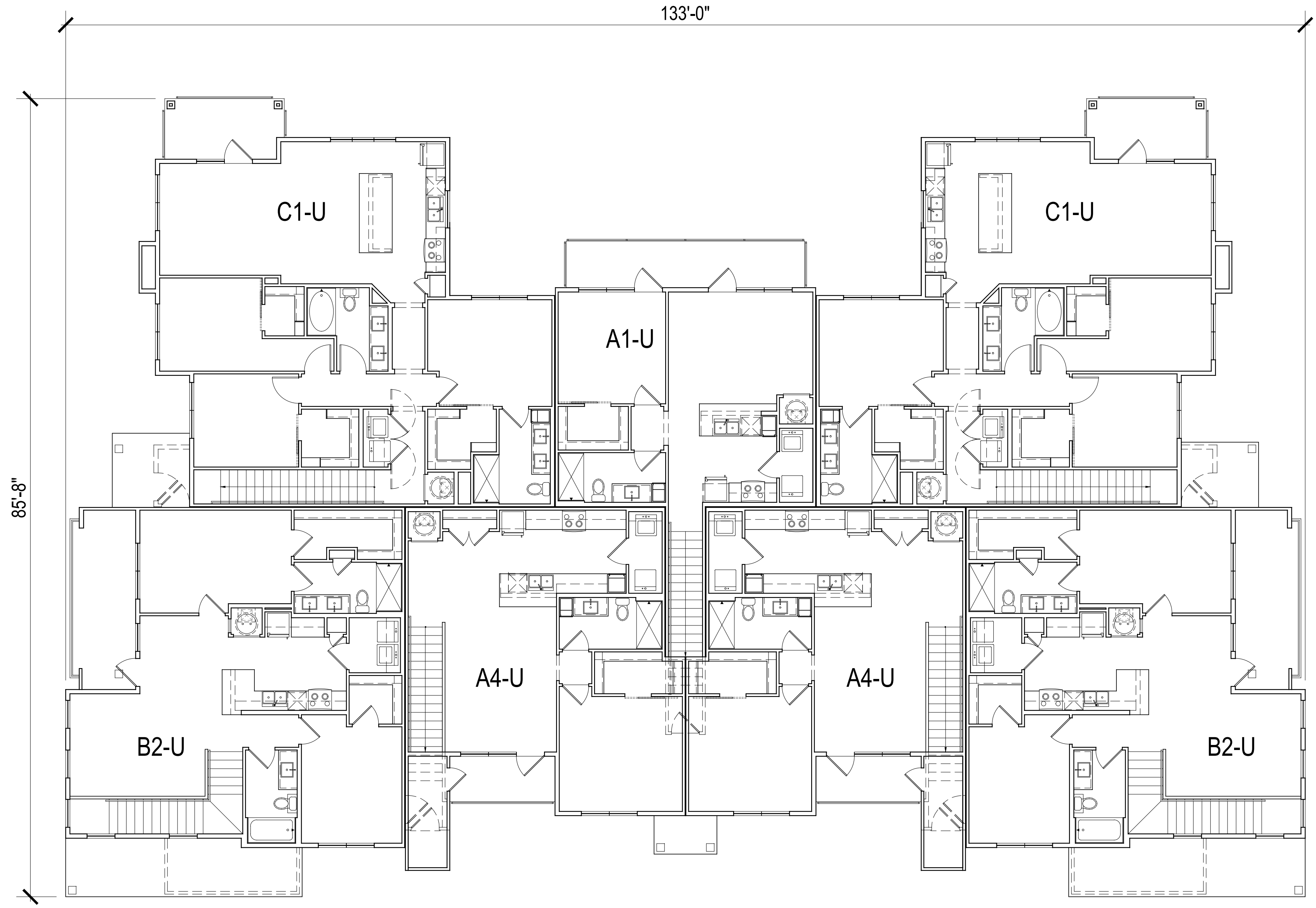
-

SHEET

A413 OP03

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.





HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE II-
SECOND FLOOR PLAN**

JOB NUMBER

22435

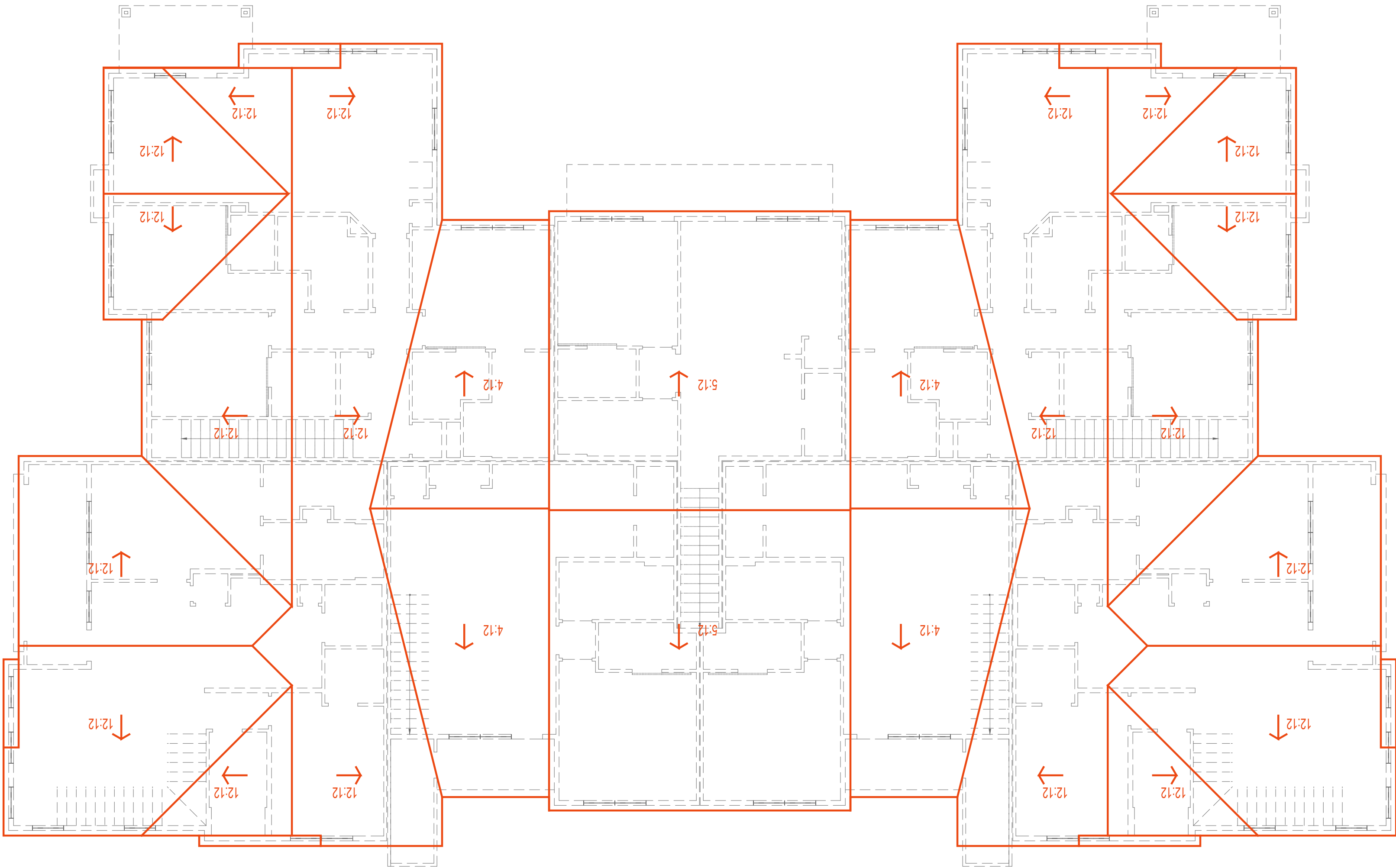
DATE

Mar. 5, 24
DRAWN BY
-

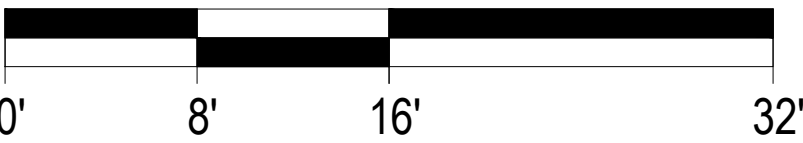
SHEET

A421

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT



PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE II -
ROOF PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY

-

SHEET

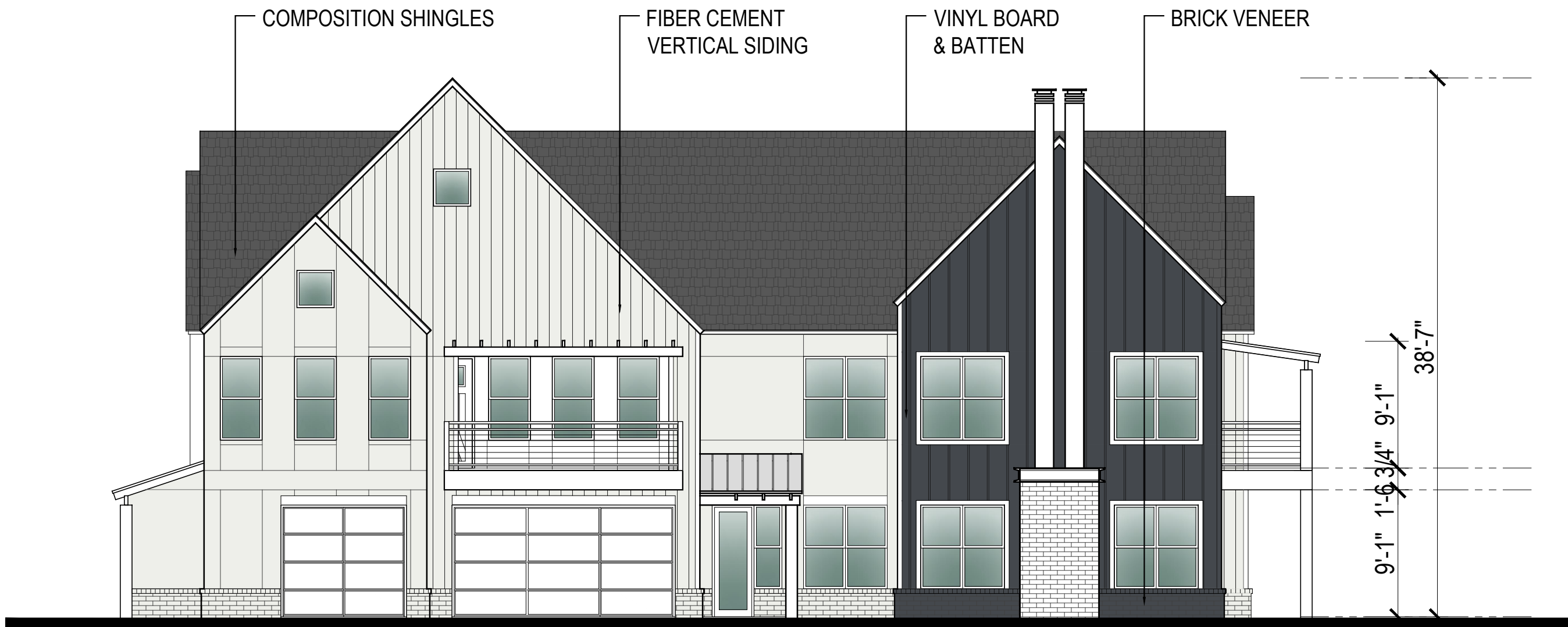
A422

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



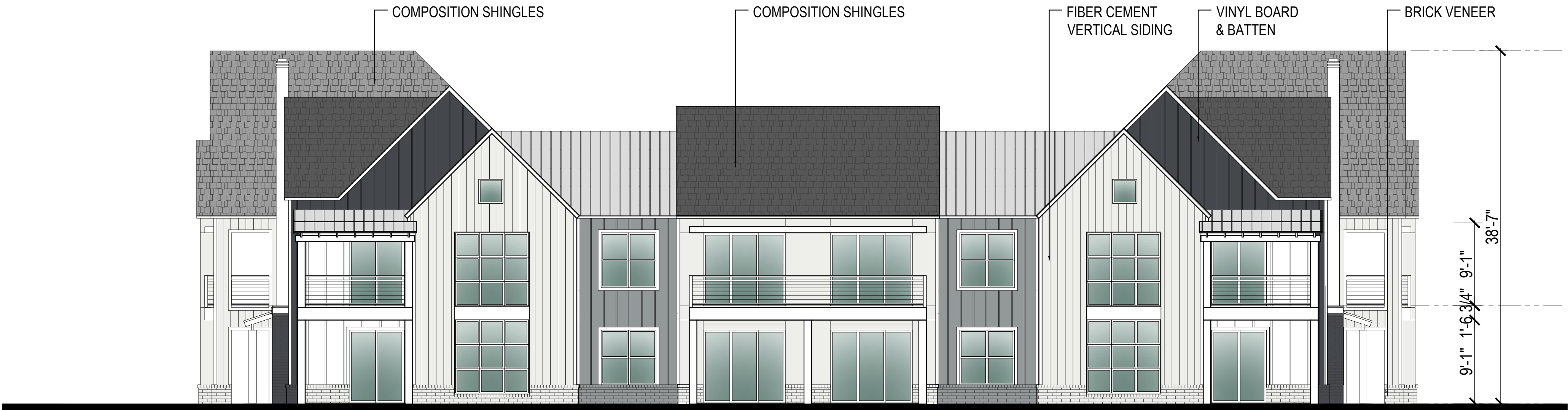
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

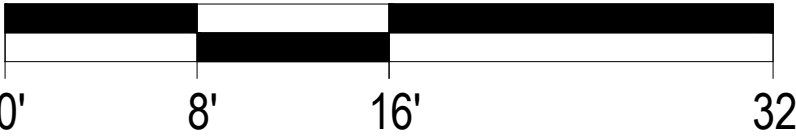
BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE II -
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY
-

SHEET

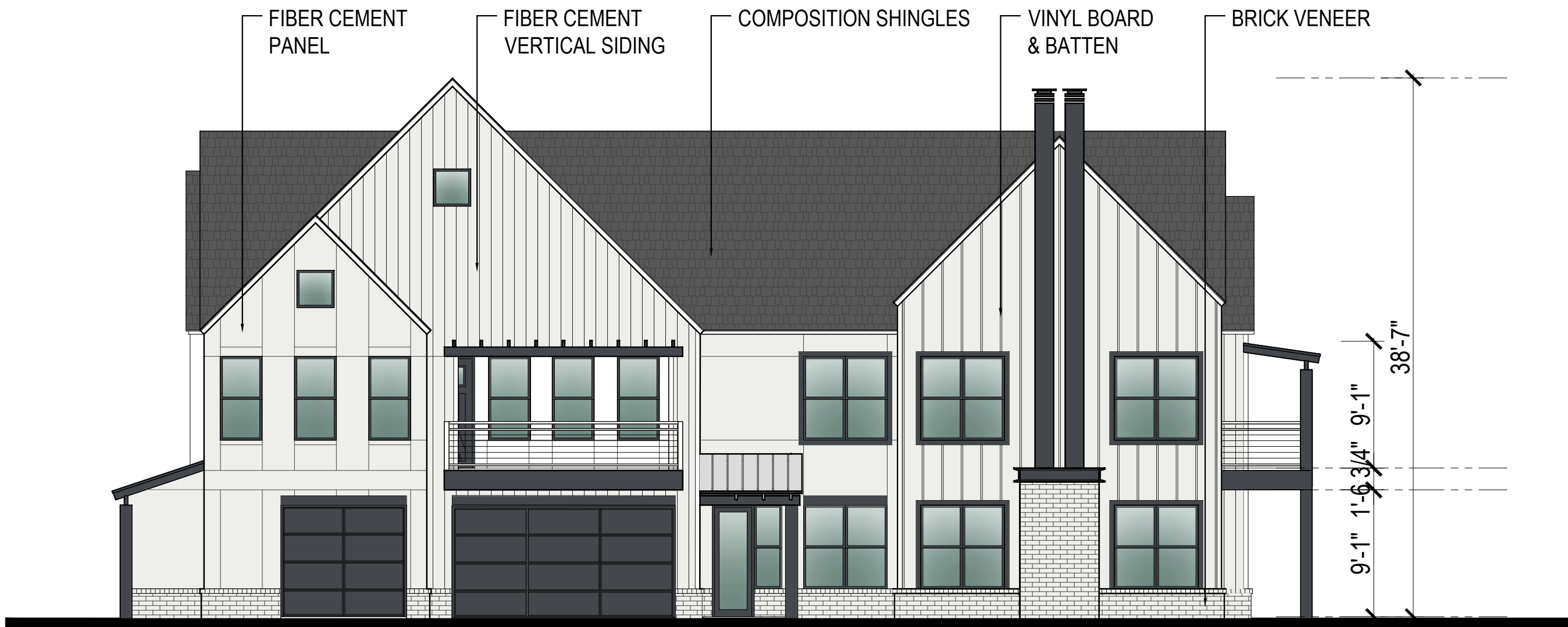
A423 OP01

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



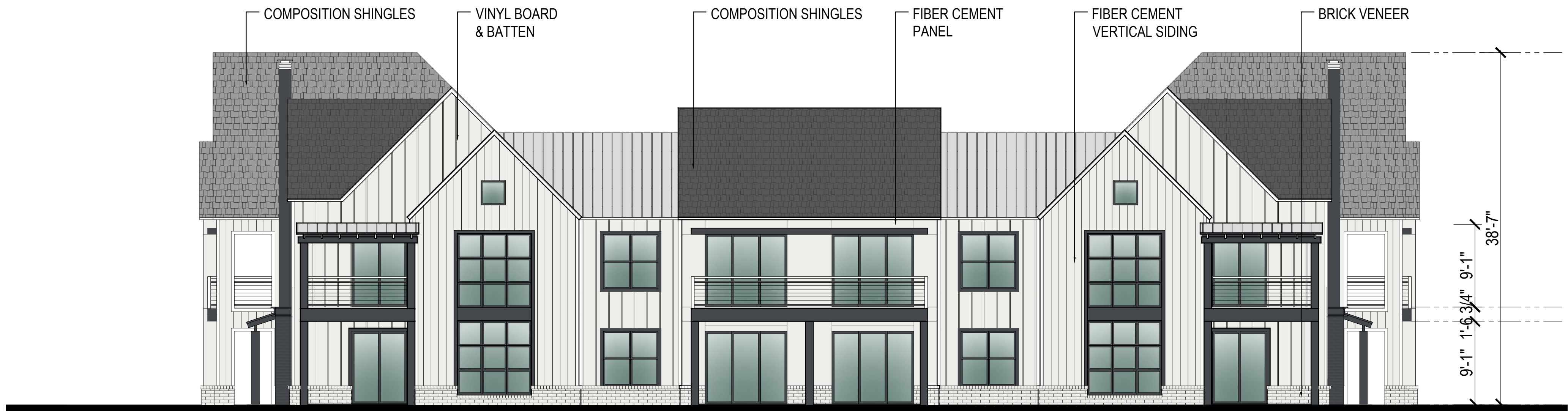
FRONT ELEVATION

BRICK VENEER: 6%



SIDE ELEVATION

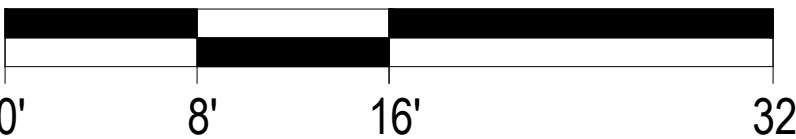
BRICK VENEER: 12%



REAR ELEVATION

BRICK VENEER: 11%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE II -
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

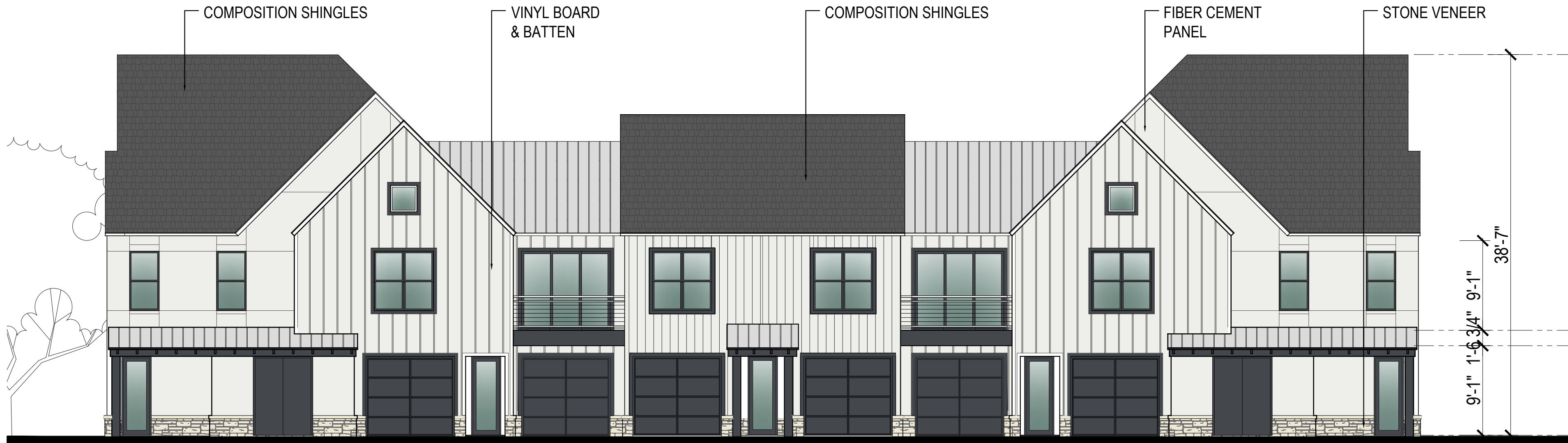
DRAWN BY

-

SHEET

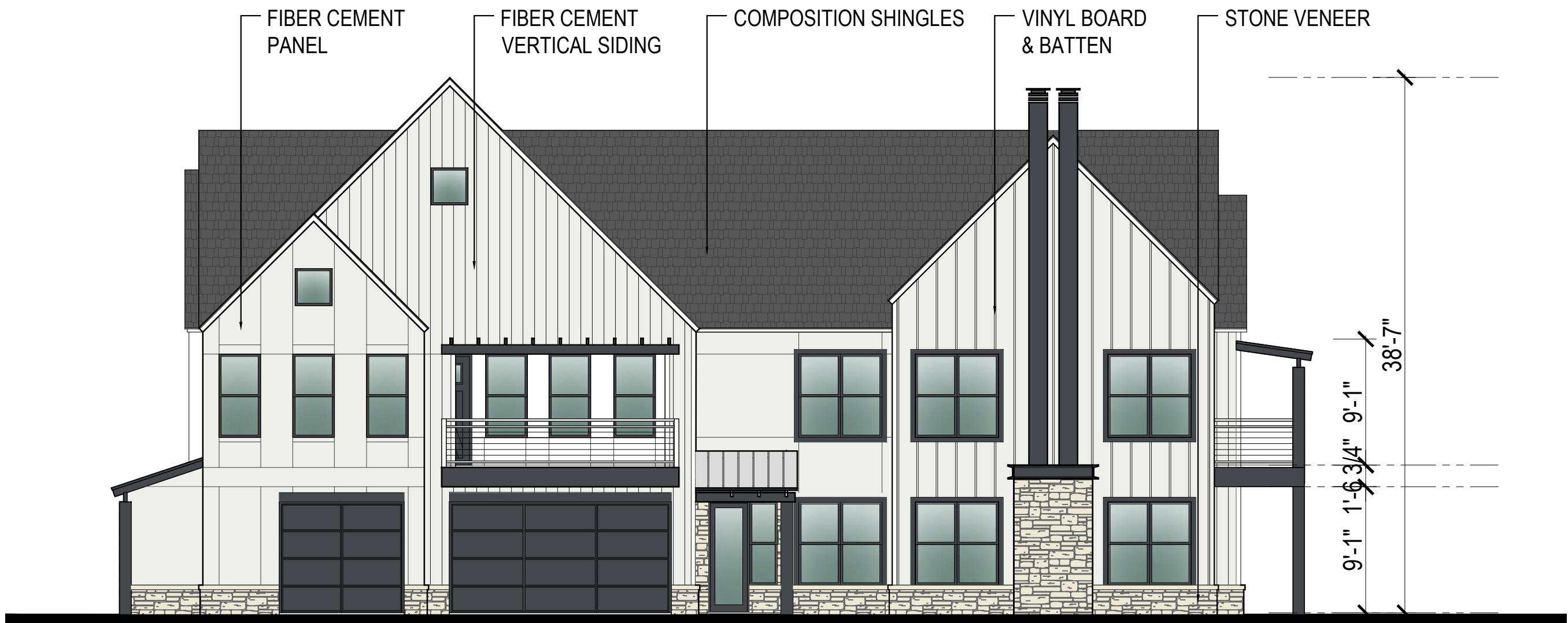
A423 OP02

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



FRONT ELEVATION

STONE VENEER: 6%



SIDE ELEVATION

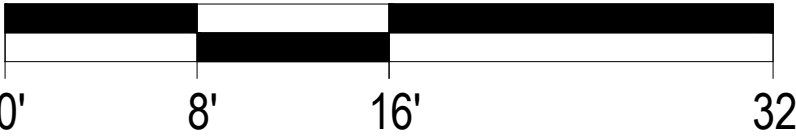
STONE VENEER: 12%



REAR ELEVATION

STONE VENEER: 11%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE II -
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

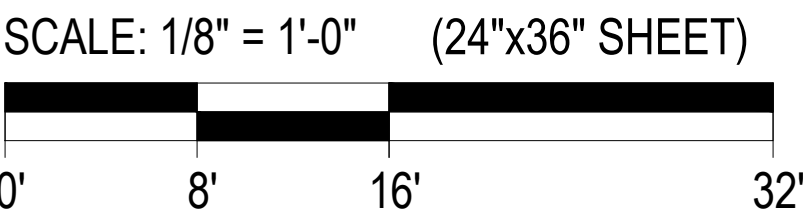
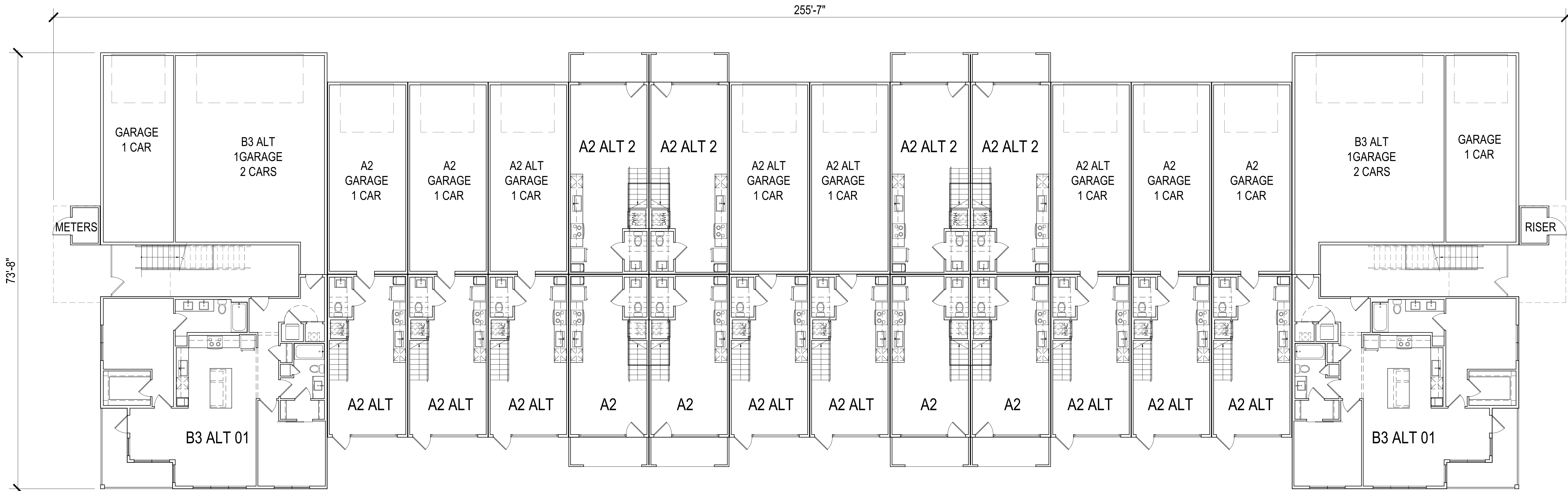
DRAWN BY

-

SHEET

A423 OP03

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE III-
FIRST FLOOR PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

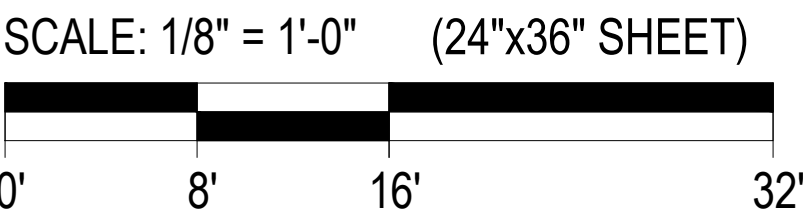
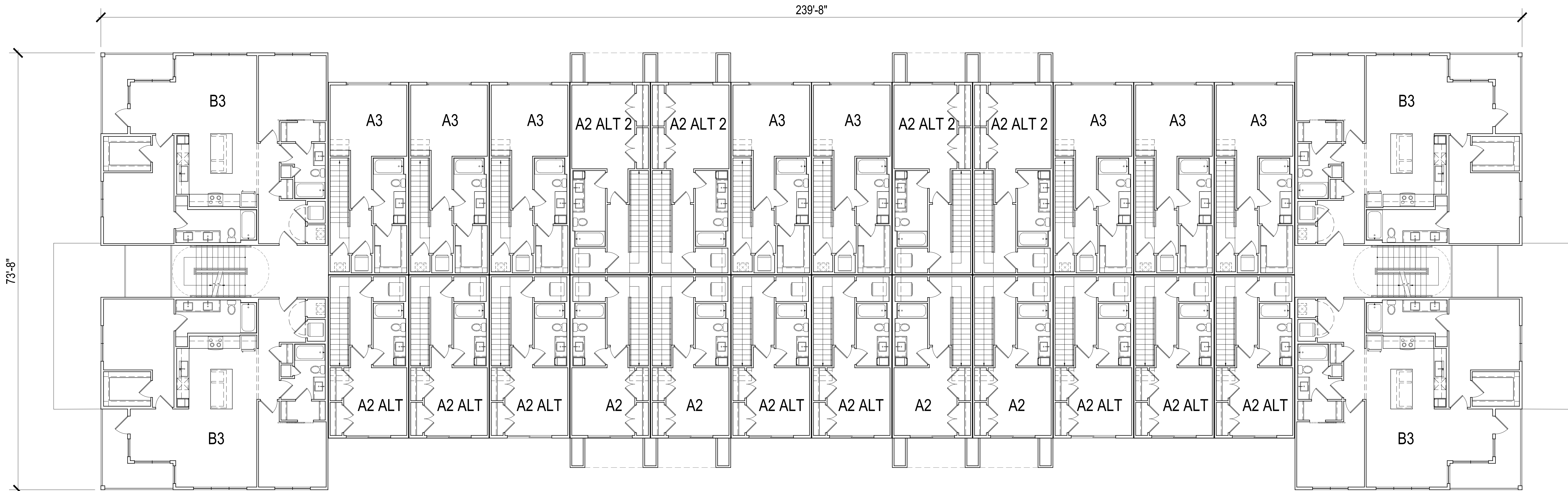
DRAWN BY

-

SHEET

A430

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE III-
SECOND FLOOR PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

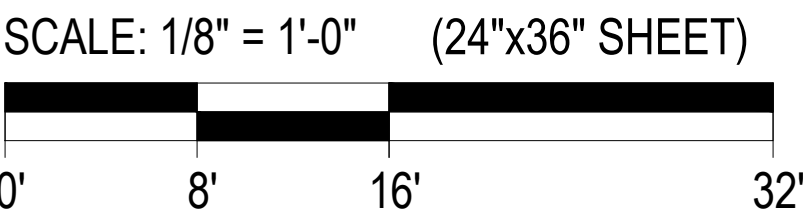
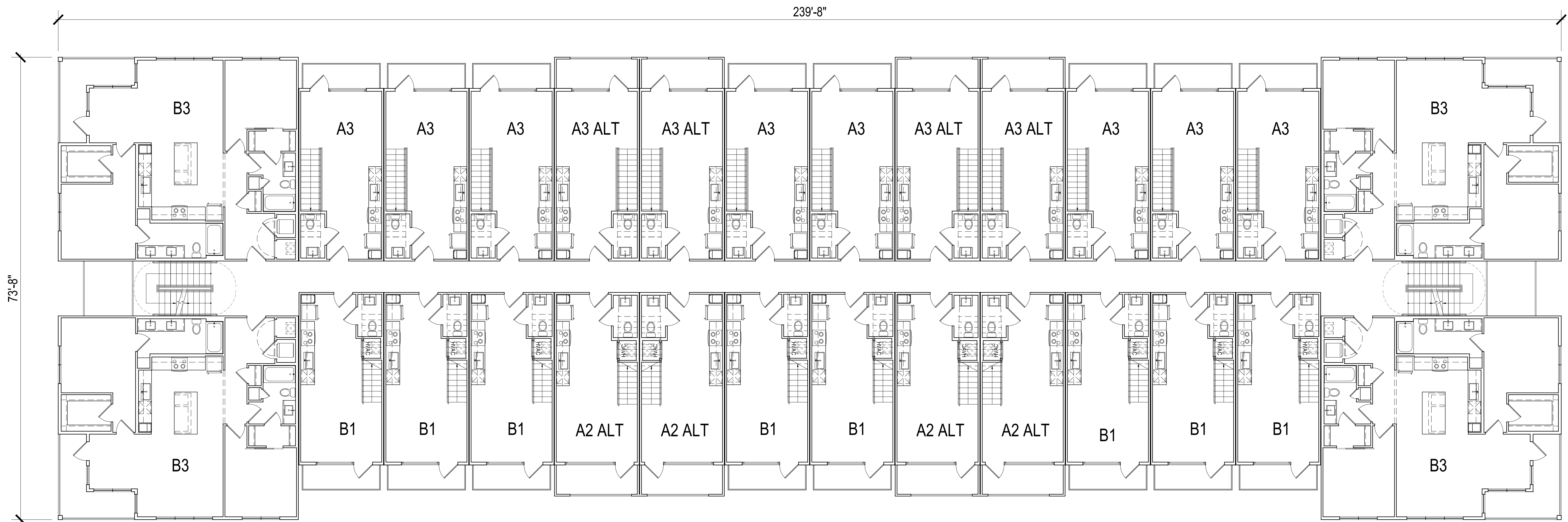
DRAWN BY

-

SHEET

A431

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE III-
THIRD FLOOR PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

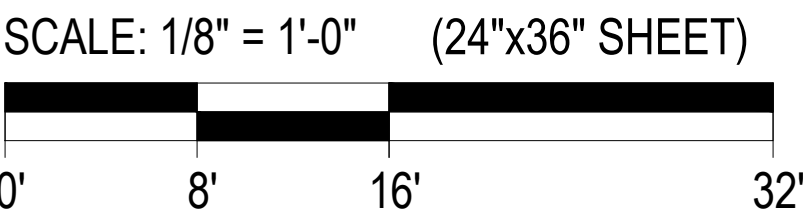
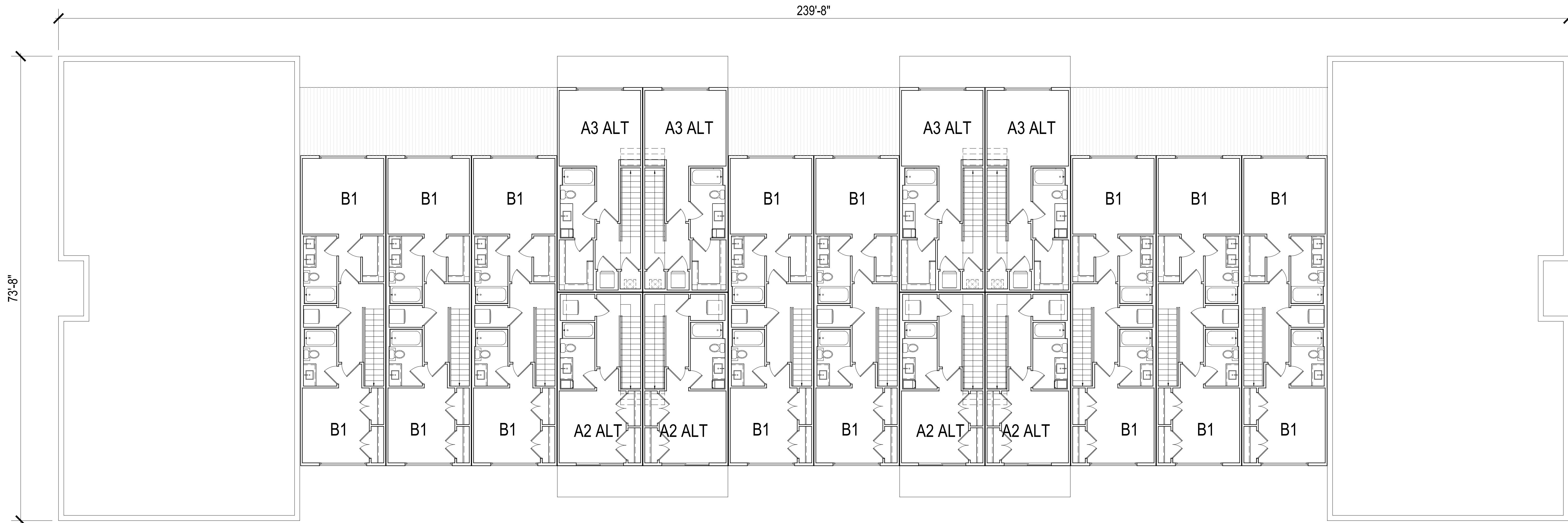
DRAWN BY

-

SHEET

A432

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE III-
FOURTH FLOOR PLAN**

JOB NUMBER

22435

DATE

Mar. 5, 24

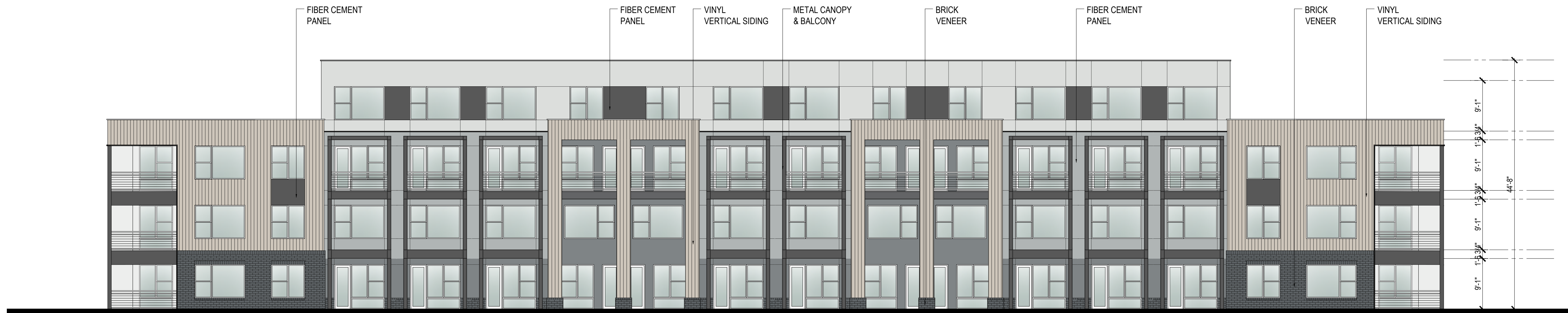
DRAWN BY

-

SHEET

A433

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



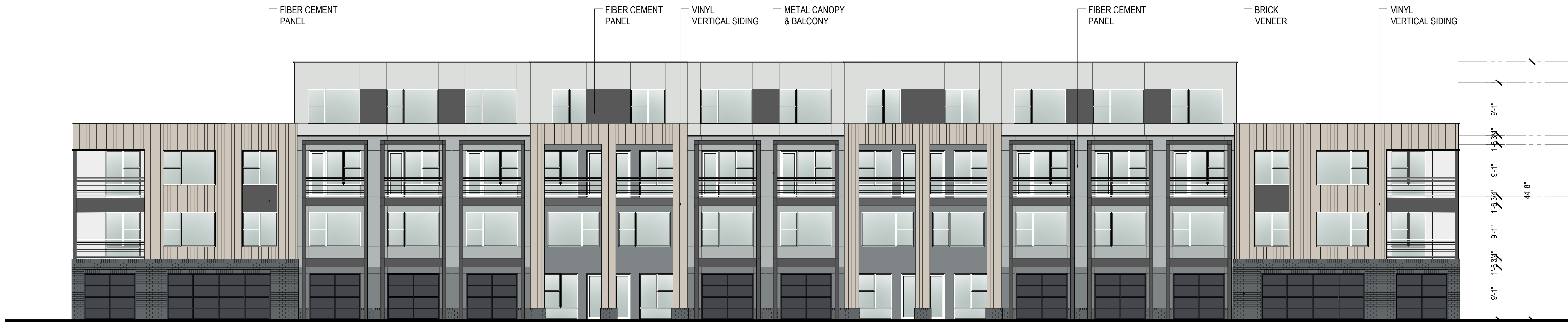
FRONT ELEVATION

BRICK VENEER: 5%



SIDE ELEVATIONS

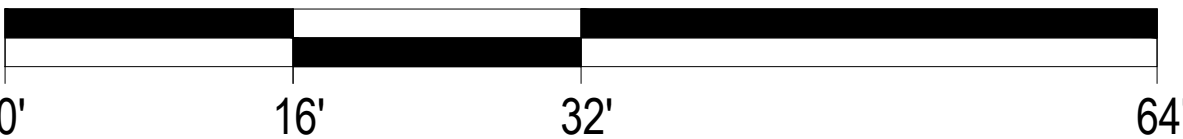
BRICK VENEER: 15%



REAR ELEVATION

BRICK VENEER: 5%

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**BLDG TYPE III -
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY

-

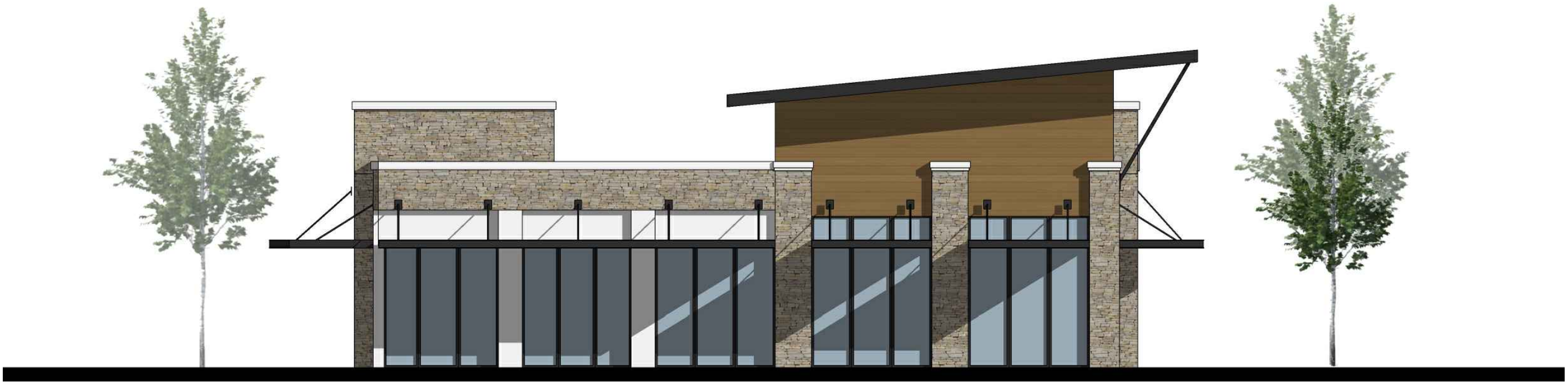
SHEET

A435

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

**RETAIL BUILDING
ELEVATIONS**

JOB NUMBER

22435

DATE

Mar. 5, 24

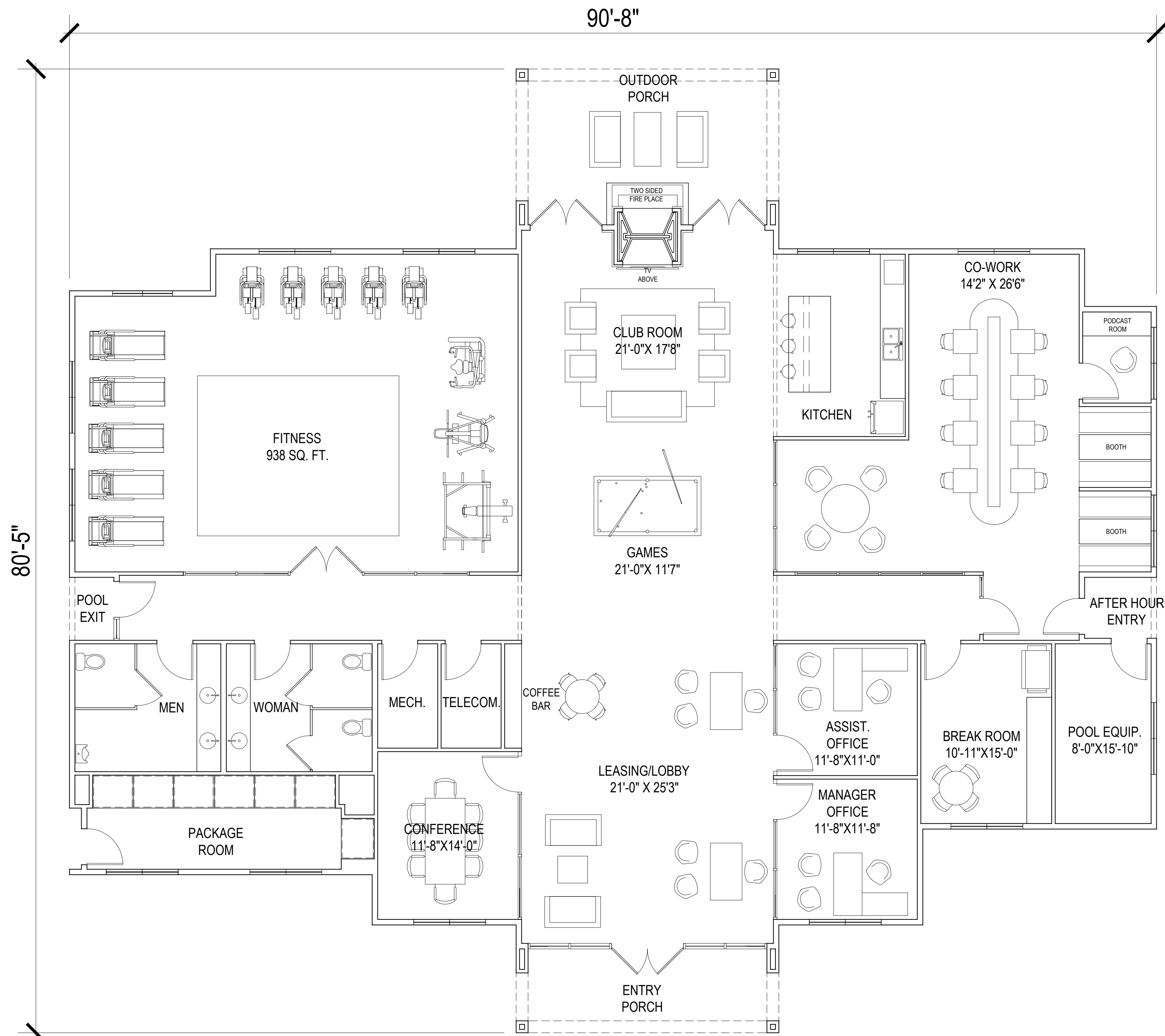
DRAWN BY

-

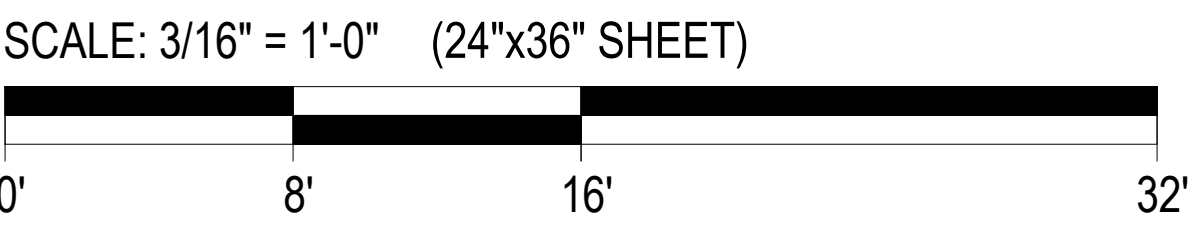
SHEET

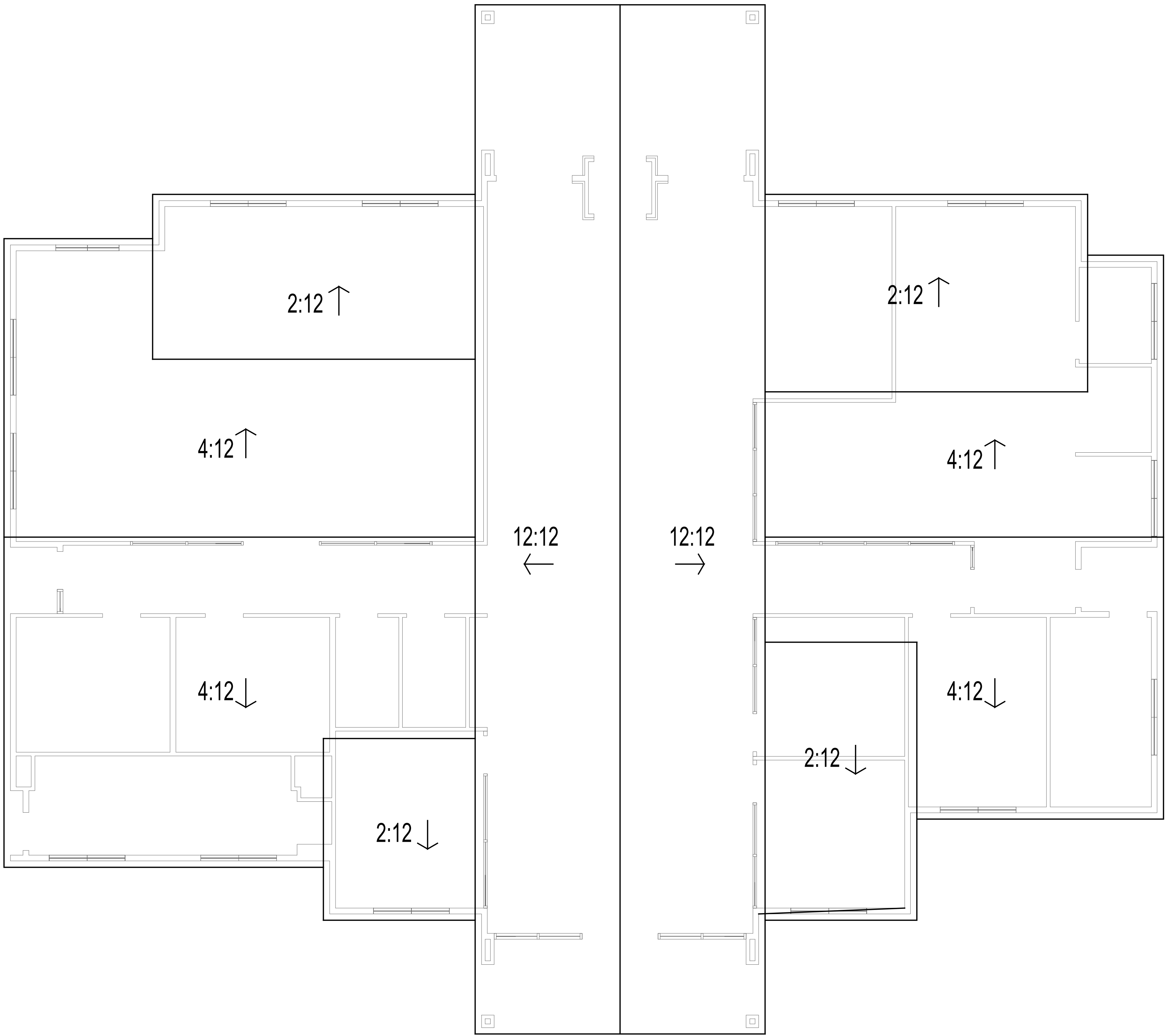
A442

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.

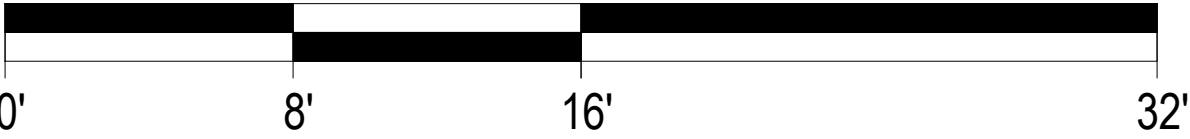


CLUB HOUSE
AREA:4821 SQ. FT.





SCALE: 3/16" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT



PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

CLUB HOUSE
ROOF PLAN

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY

-

SHEET

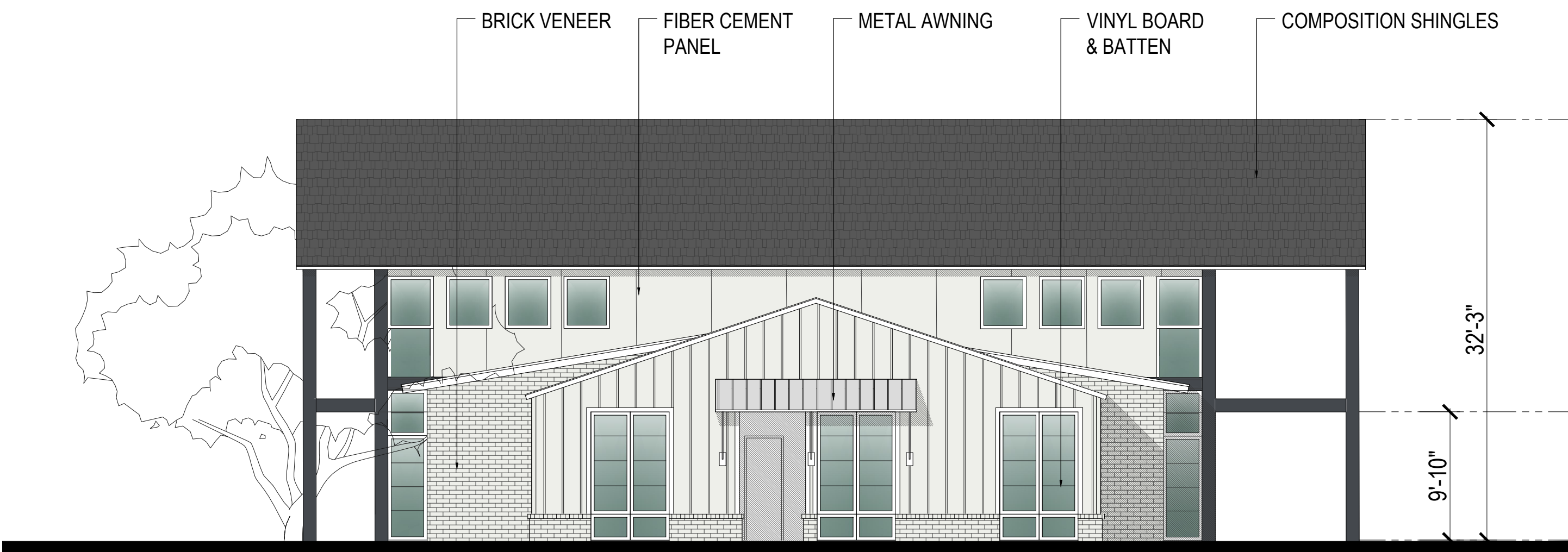
A802

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



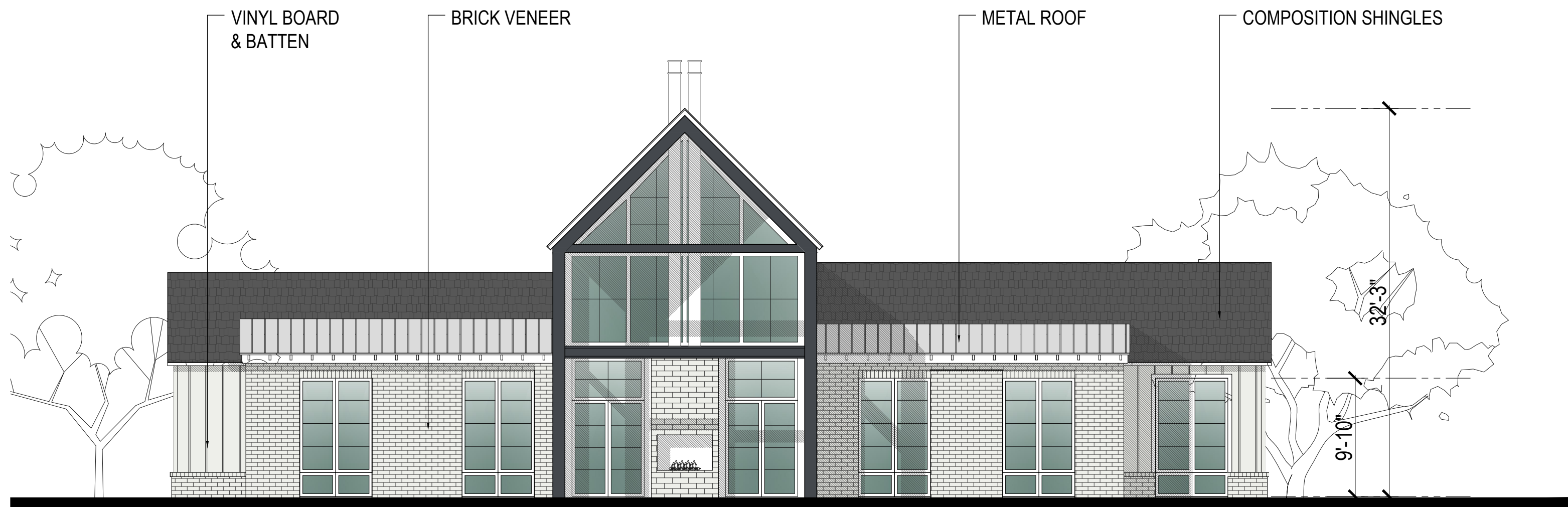
FRONT ELEVATION

BRICK VENEER: 15%



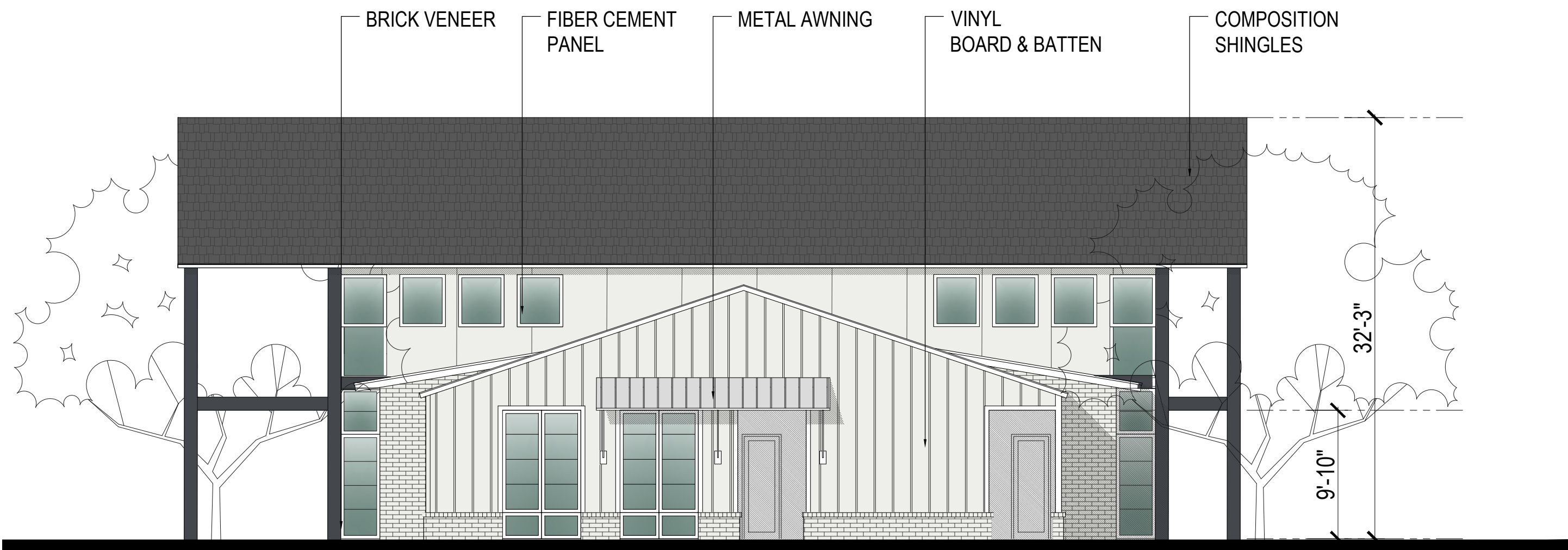
RIGHT ELEVATION

BRICK VENEER: 17%



REAR ELEVATION

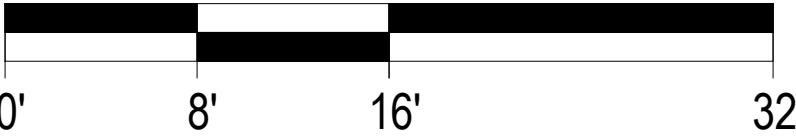
BRICK VENEER: 31%



LEFT ELEVATION

BRICK VENEER: 13%

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

CLUB HOUSE
ELEVATIONS

JOB NUMBER

22435

DATE

Mar. 5, 24

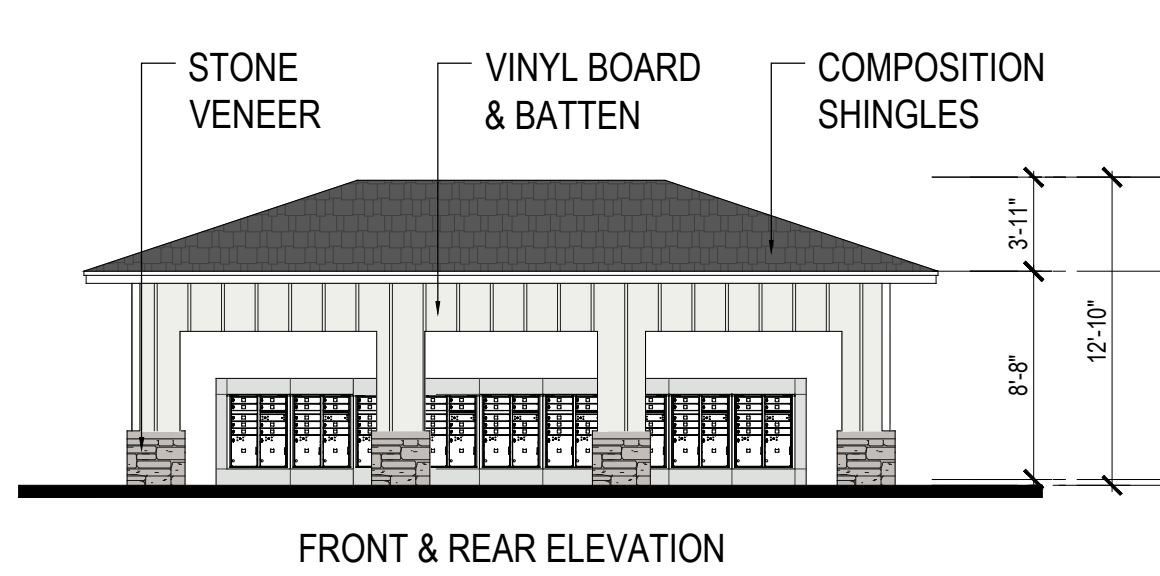
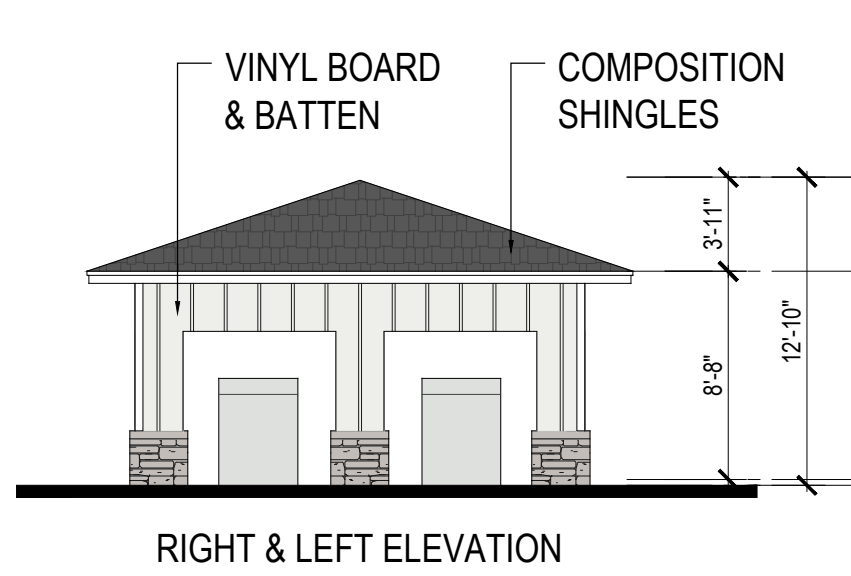
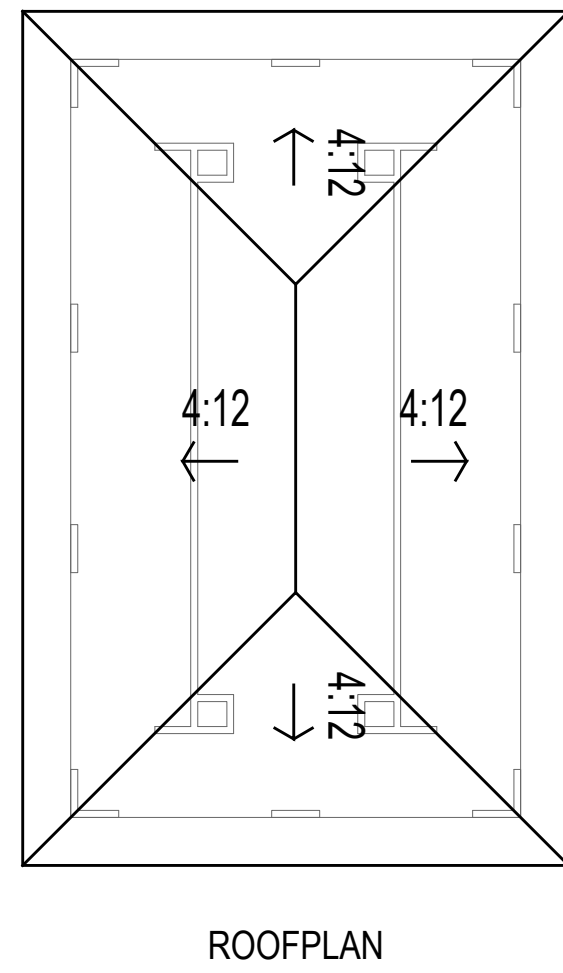
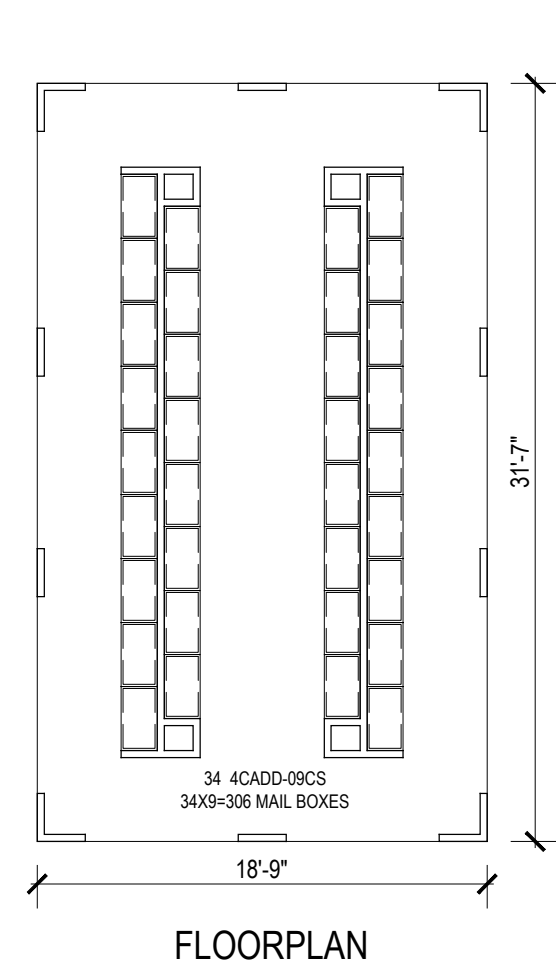
DRAWN BY

-

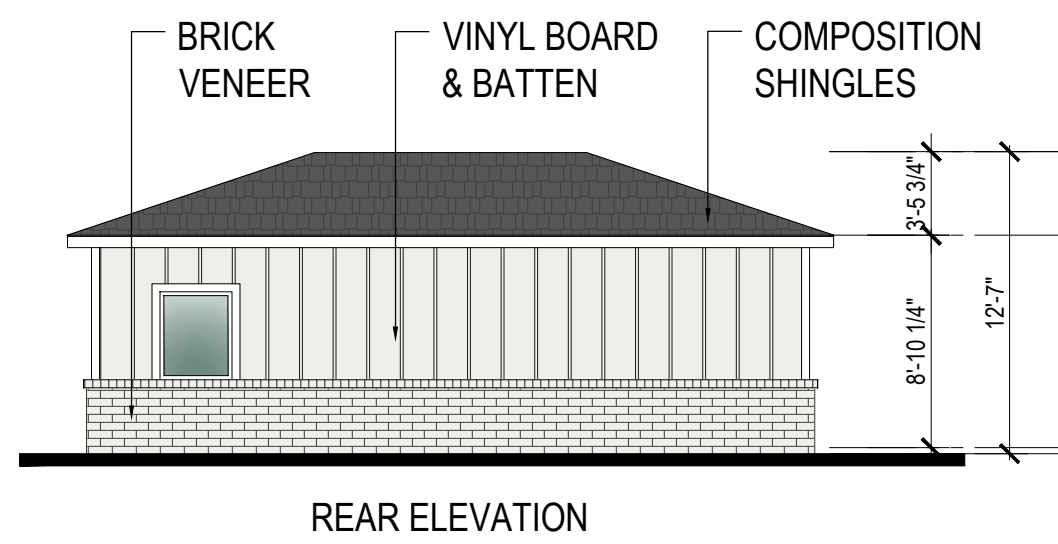
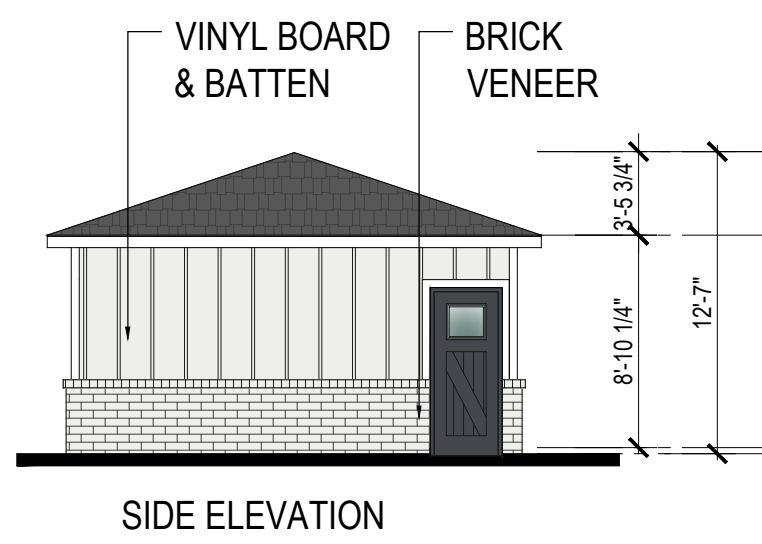
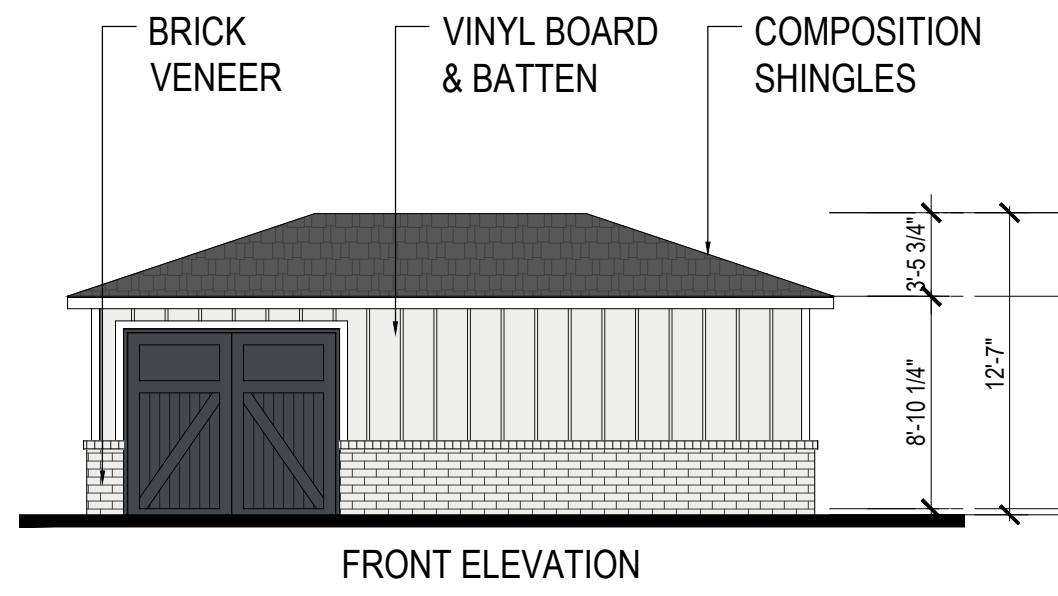
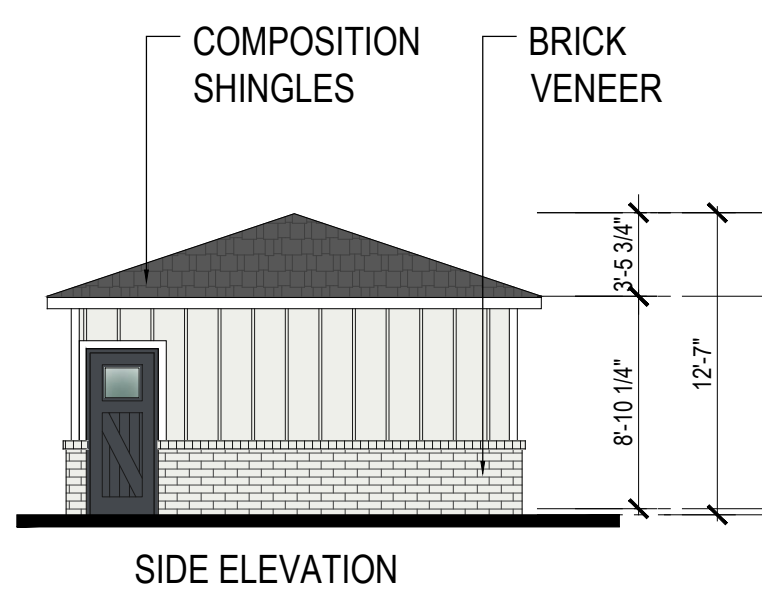
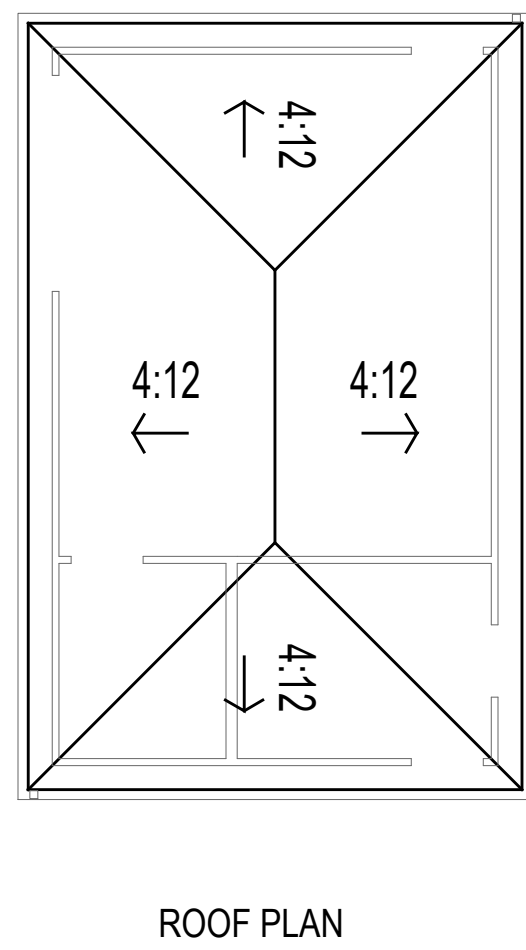
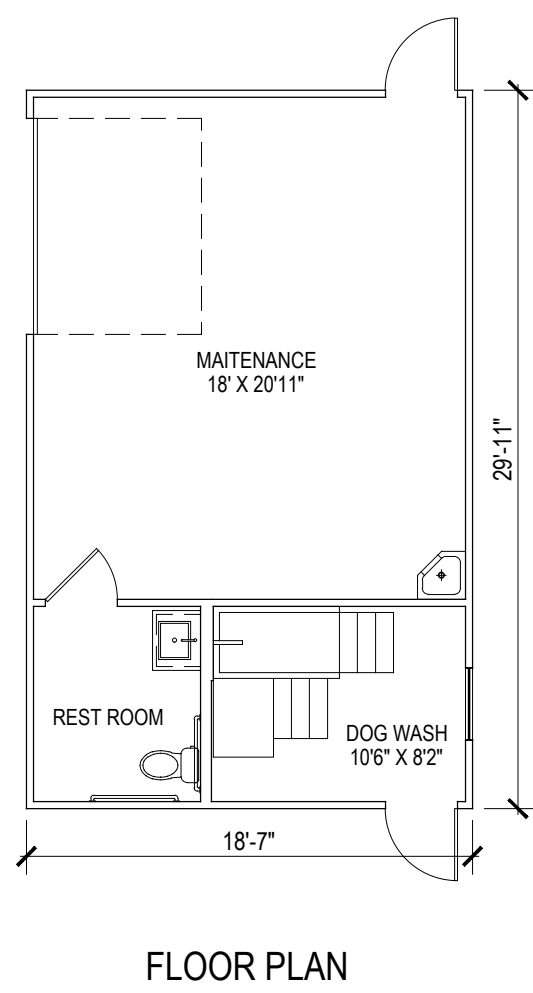
SHEET

A803

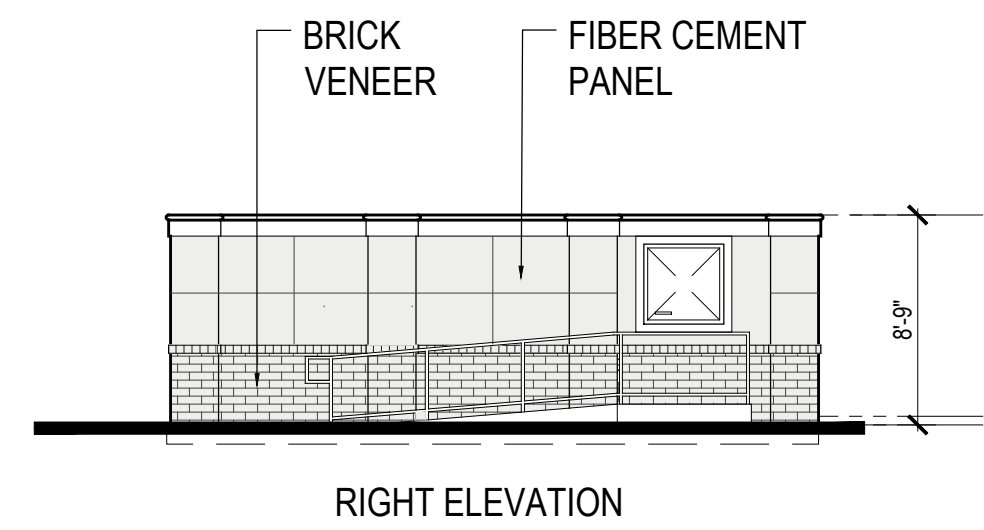
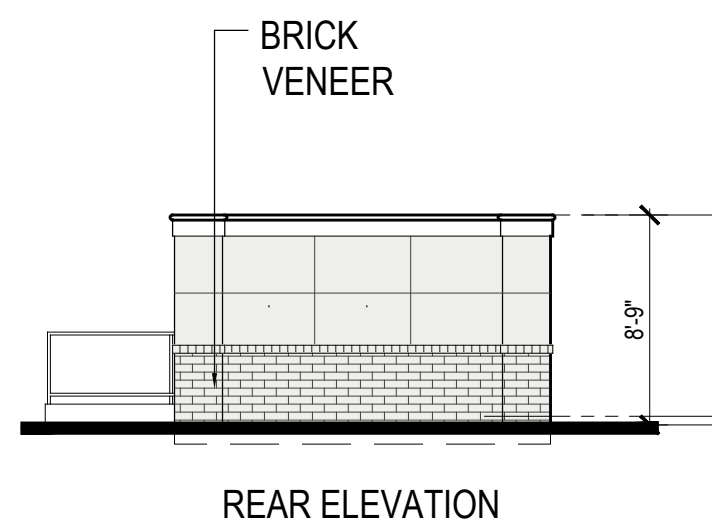
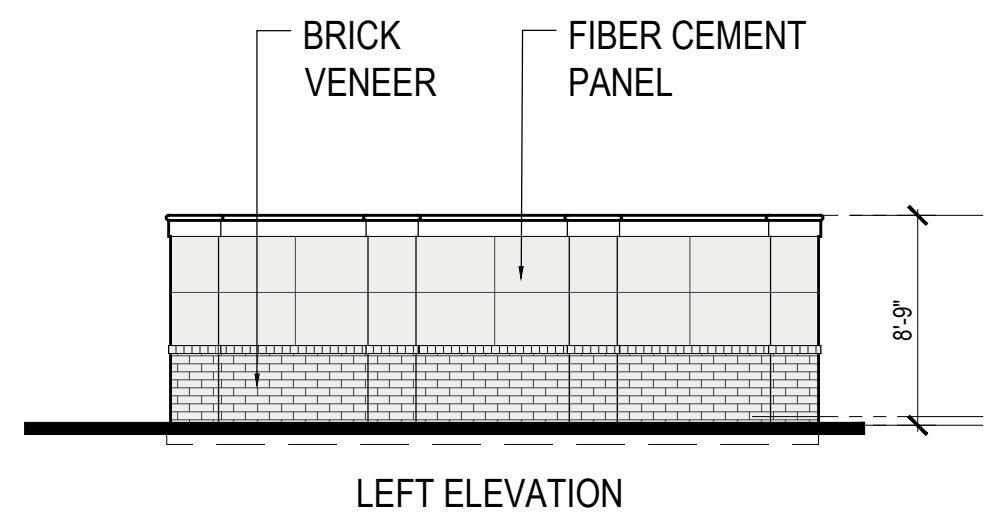
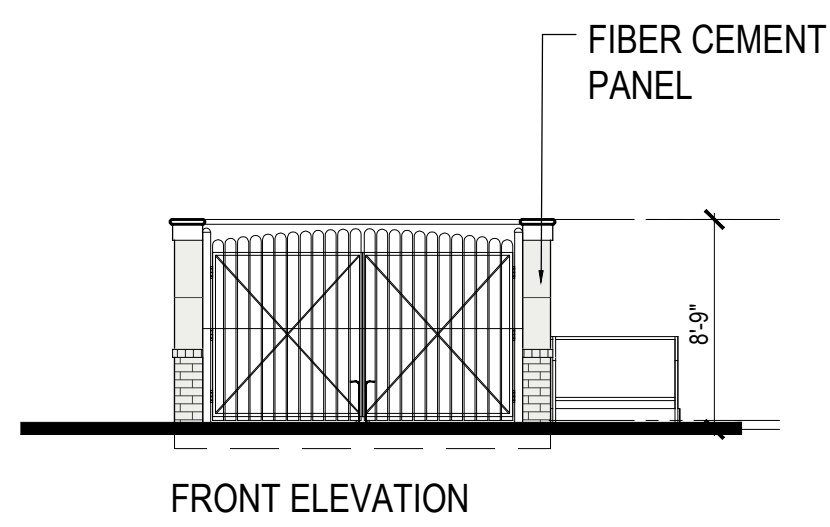
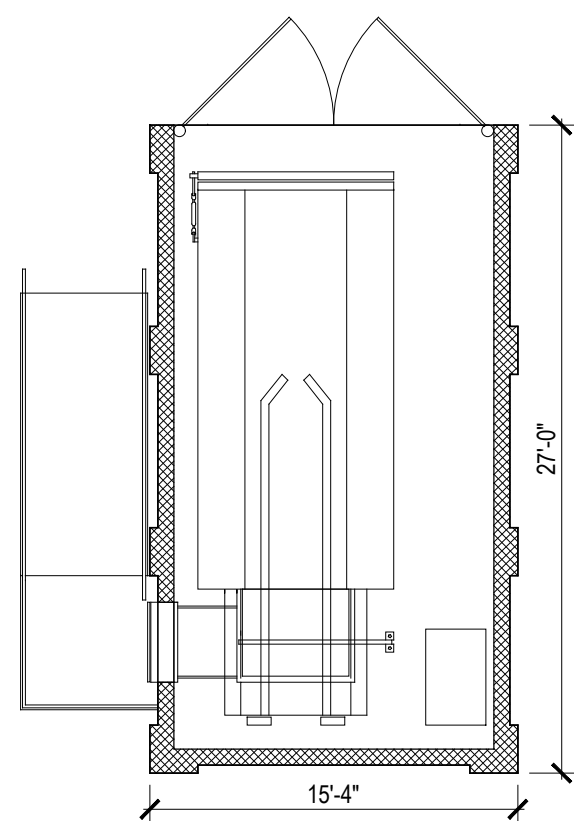
© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



MAIL KIOSK



MAINTENANCE BUILDING



TRASH COMPACTOR

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

ACCESSORY
BUILDINGS

JOB NUMBER

22435

DATE

Mar. 5, 24

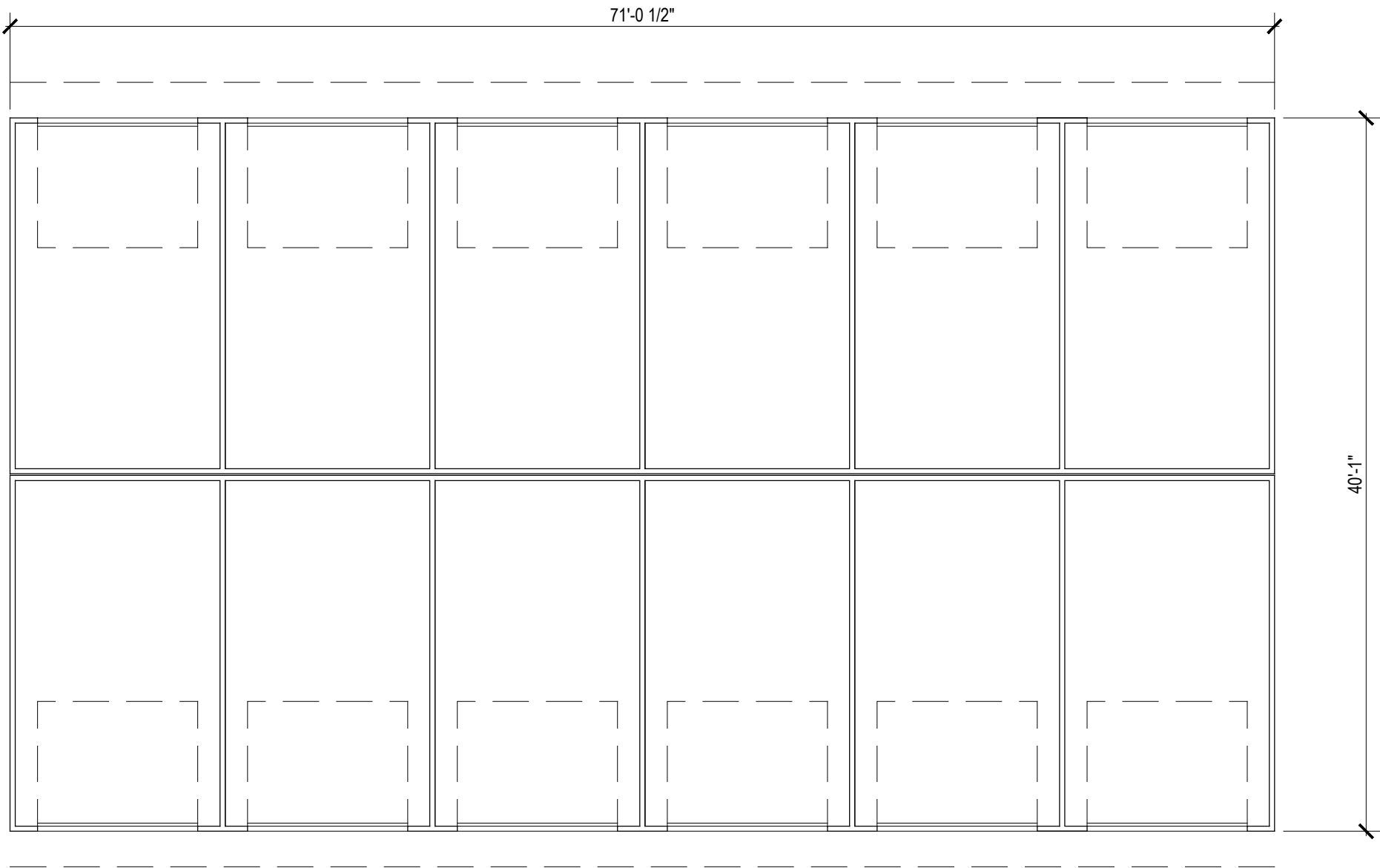
DRAWN BY

-

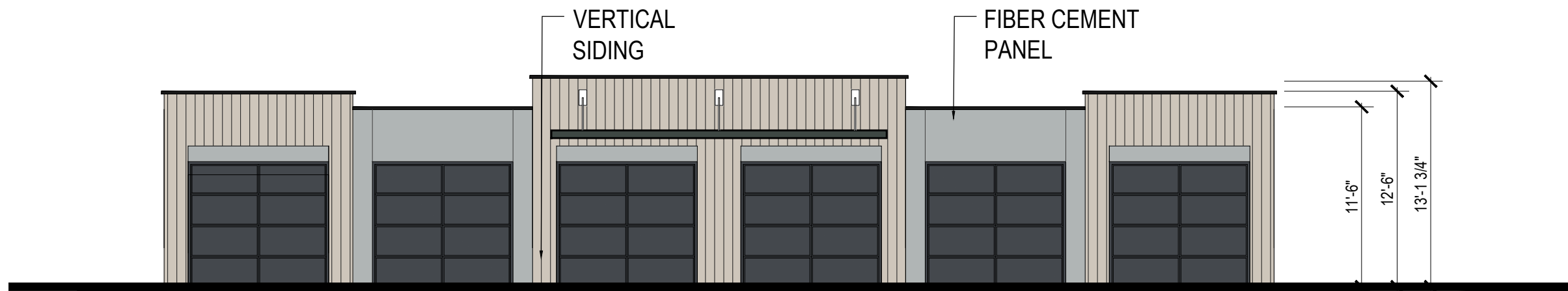
SHEET

A901

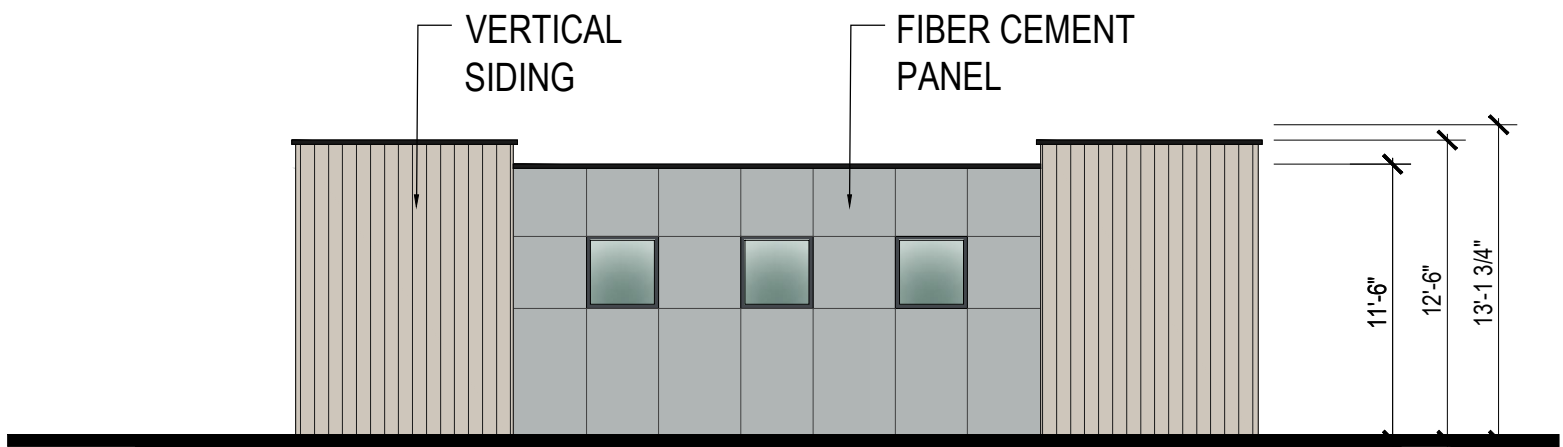
© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



FLOOR PLAN

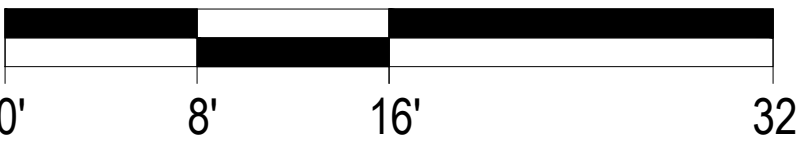


FRONT & REAR ELEVATIONS



SIDE ELEVATIONS

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

ACC. BUILDINGS -
DET. GARAGES

JOB NUMBER

22435

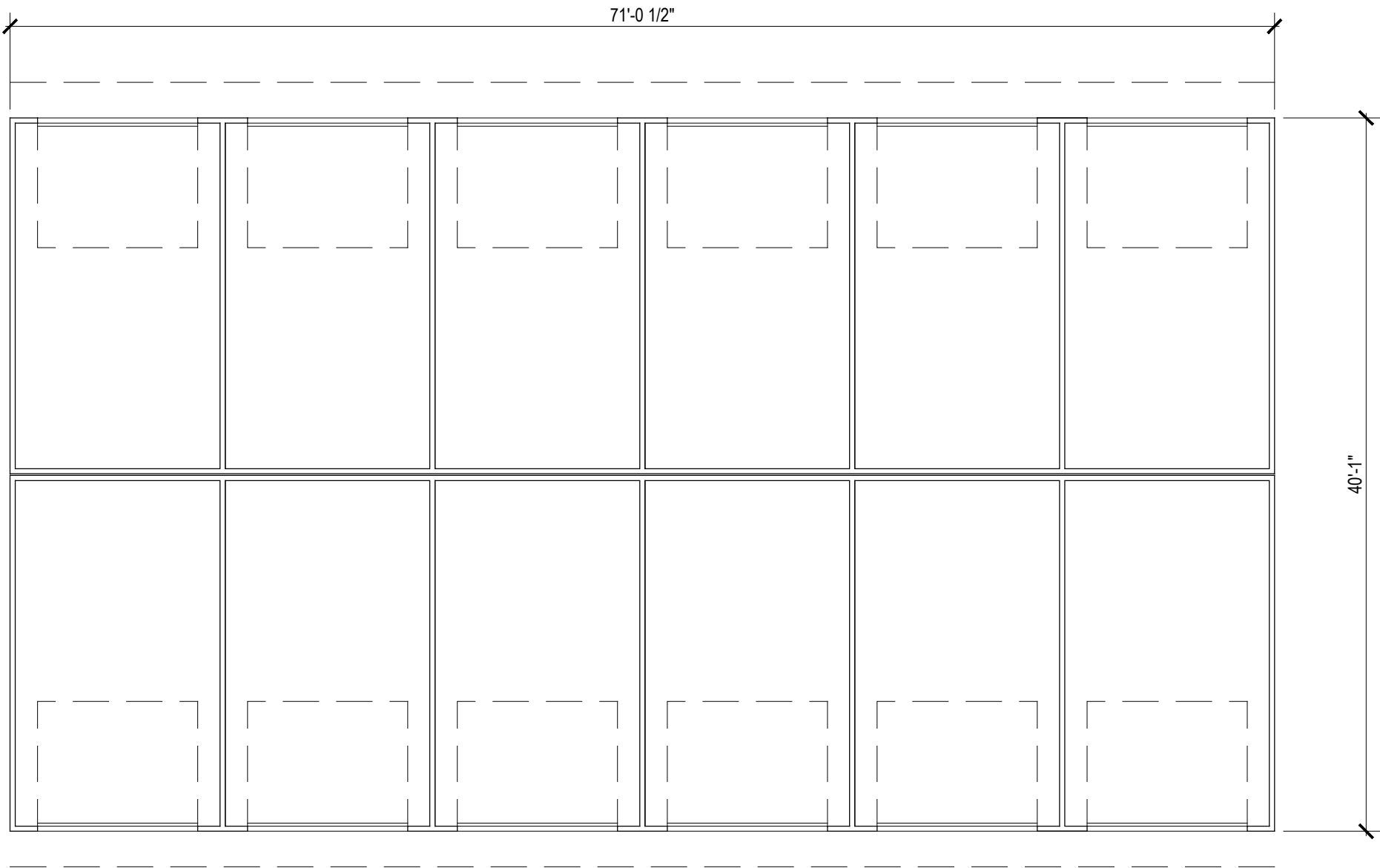
DATE

Mar. 5, 24
DRAWN BY
-

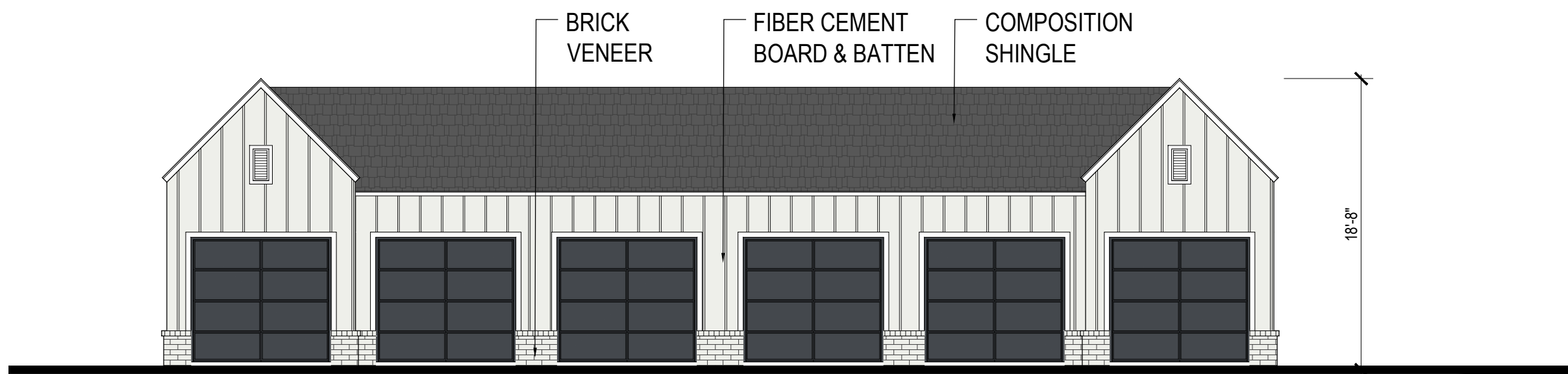
SHEET

A902

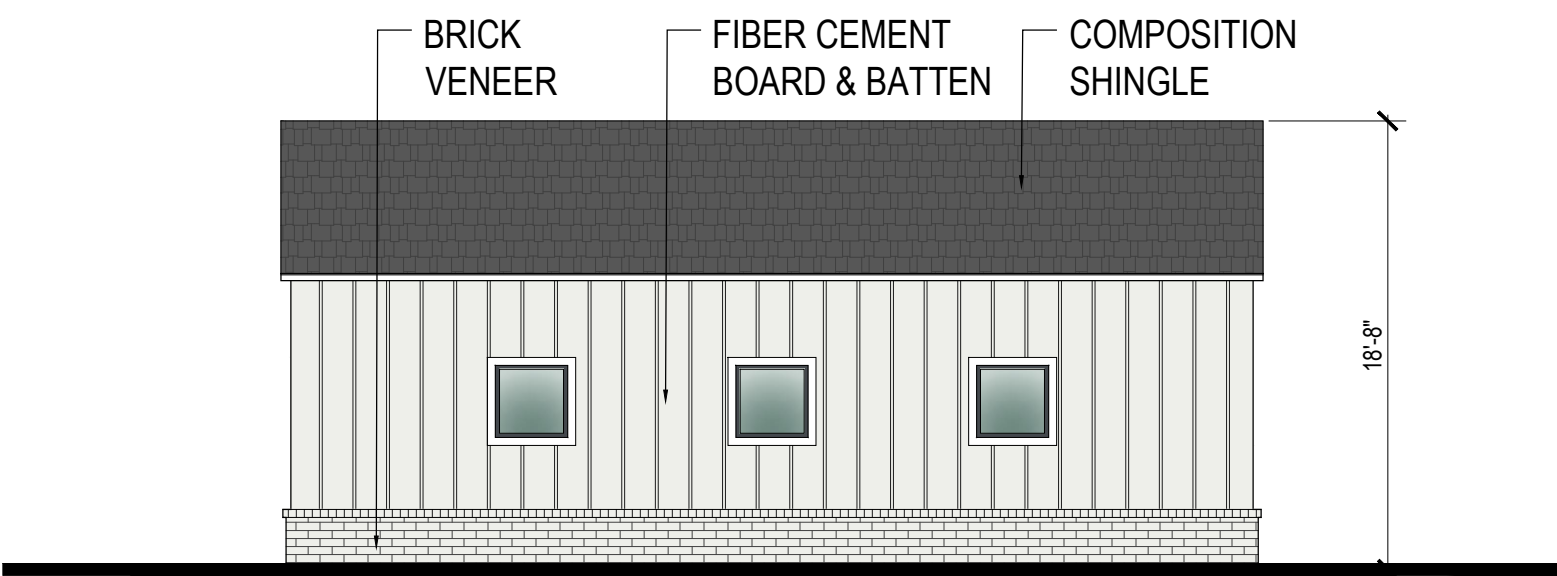
© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



FLOOR PLAN

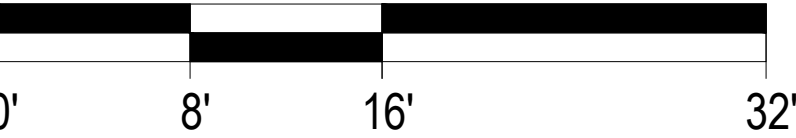


FRONT & REAR ELEVATIONS



SIDE ELEVATIONS

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



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT

RHM REAL ESTATE GROUP
MANAGE • DEVELOP • INVEST

PROJECT INFO

HUBER HEIGHTS
HUBER HEIGHTS, OH

ISSUE

SD SET

SHEET DESCRIPTION

ACC. BUILDINGS -
DET. GARAGES OP02

JOB NUMBER

22435

DATE

Mar. 5, 24

DRAWN BY

-

SHEET

A902 OP02

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



City of Huber Heights, Ohio

RHM Development Traffic Impact Study

December 2023

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

www.CHOICEONEENGINEERING.com

Table of Contents

Traffic Impact Study.....2

 Analysis Snapshot.....2

 Existing Conditions.....3

 Existing Traffic Volumes.....3

 Proposed Access Points.....3

 Trip Generation.....3

 Directional Distribution.....3

 2024 Opening Year Build Traffic Volumes.....4

 2034 Design Year Build Traffic Volumes.....4

 Growth Rate.....4

 Capacity Analysis.....4

 Turn Lane Analyses.....5

 Recommendations.....6

APPENDIX.....7

 APPENDIX A - Turning Movement Counts & Sheetz Data.....8

 APPENDIX B - Concept Plan.....9

 APPENDIX C - Build Traffic Volumes.....10

 APPENDIX D – Growth Rate.....11

 APPENDIX E - 2024 Capacity Analysis.....12

 APPENDIX F - 2034 Capacity Analysis.....13

 APPENDIX G – Queuing Analysis.....14

Traffic Impact Study

Analysis Snapshot

Choice One Engineering Corporation (COEC) was retained by RHM Real Estate Group to analyze the traffic impact of a proposed 300 unit multi-family development to be submitted to the City of Huber Heights. The RHM Development is proposed to be situated on the north side of Executive Boulevard directly north of the Meijer signalized drive, within the City of Huber Heights. This traffic impact study includes Existing Conditions, Existing Traffic Volumes, Proposed Access Points, Trip Generation, Directional Distribution, 2024 Opening Year Build Traffic Volumes, 2034 Design Year Build Traffic Volumes, Growth Rate, Capacity Analysis, Turn Lane Analysis, and Recommendations.

The purpose of this study is to identify the traffic-related impacts of the proposed development during typical weekday AM and PM Peak Hours. This study anticipates one vehicular access points for the proposed development from Executive Drive and emergency only access point that will tie into the existing Loblolly Drive to the northwest of the site.

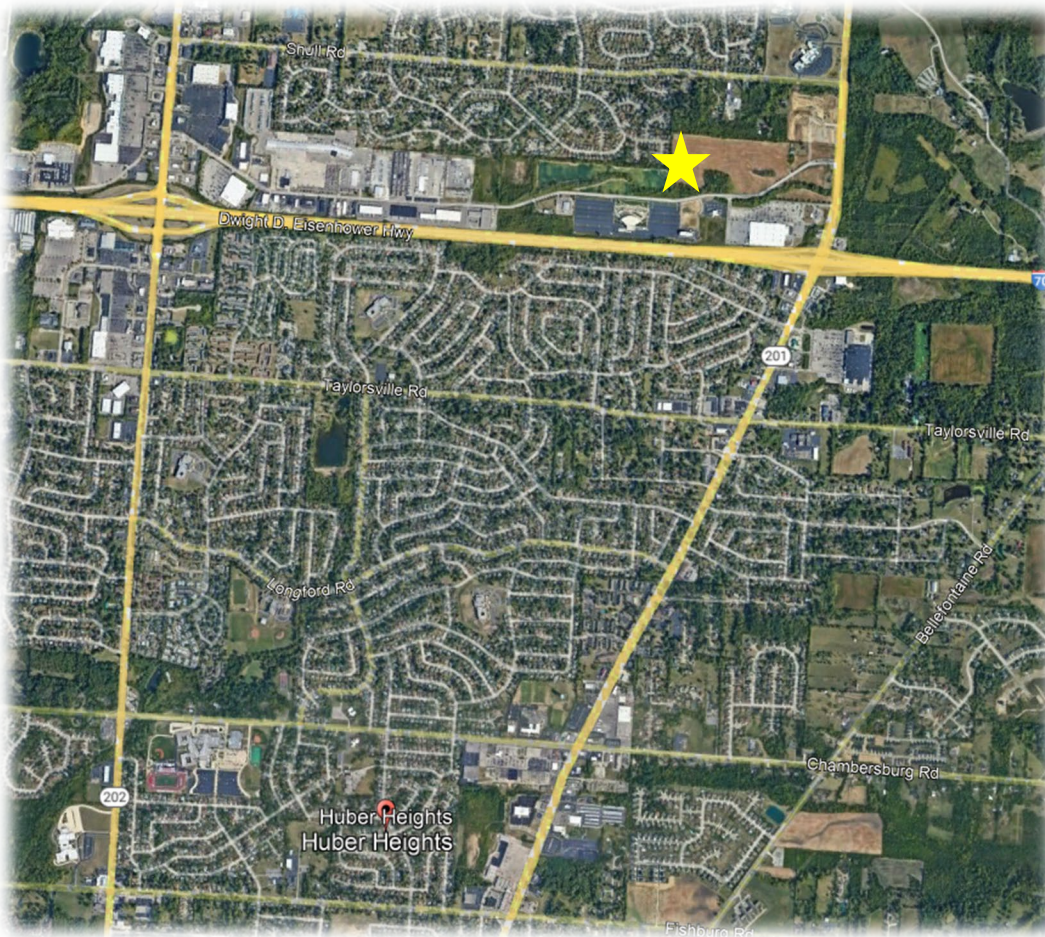


Figure 1: Project Location

Existing Conditions

Executive Boulevard is a three-lane roadway segment (1 eastbound lane, 1 westbound lane, and a TWLTL) and is classified as a “Major Collector” in ODOT’s Functional Classification system. Executive Boulevard has an ADT of 9,580 and the speed limit is 35 mph.

Brandt Pike (SR 201) is a four-lane roadway segment (2 northbound lanes, 2 southbound lanes) and is classified as a “Minor Arterial” in ODOT’s Functional Classification system. Brandt Pike has an ADT of 19,448 and the speed limit on Brandt Pike is 35 mph.

Existing Traffic Volumes

Traffic counts utilized in this study are from the Newbauer Multifamily Traffic Impact Study completed by Carpenter Marty Transportation. These counts were completed on January 19, 2023 at the intersection of Executive Boulevard & Brandt Pike and Executive Boulevard & Meijer Store Drive. The table below shows a summary of the AM and PM Peak hours.

Figure 2: Peak Hour Counts

Intersection	AM Peak	PM Peak
Executive Drive & Brandt Pike	7:45-8:45 AM	4:15-5:15 PM
Executive Drive & Meijer Store Drive	7:45-8:45 AM	4:00-5:00 PM

There is a Sheetz gas station that is currently being constructed on the southwest corner of Brandt Pike & Executive Boulevard that was not captured with the existing traffic volumes due to the timing of the developments. In order to account for the increase in existing traffic from the Sheetz Development during the opening year of the RHM Development, the proposed trips from the Sheetz TIS were added into the existing traffic volumes. Furthermore, this TIS assumes all recommended roadway improvements recommended in the Sheetz TIS will be constructed for analysis purposes. The traffic counts from the Newbauer TIS & the proposed traffic volumes for the Sheetz Development are attached in [Appendix A](#).

Proposed Access Points

The proposed site plan has one full access point along Executive Boulevard directly across from the Meijer Store signalized drive (approximately 1,400 feet west of Lehman Lane). There is also an emergency access which will tie into Loblolly Drive on the northwest corner of the proposed site. The proposed site plan is attached in [Appendix B](#).

Trip Generation

Using the average trip-generation rates given in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*, the inbound and outbound trips for the proposed development were calculated. The site generated trips were estimated using 300 Multifamily Housing (Low-Rise) (Land Use Code 220). According to the *ITE Trip Generation Manual, 11th Edition*, the proposed development is estimated to generate 1,998 Vehicular Trips during a typical weekday, 116 Trips during the AM peak hour (28 inbound and 88 outbound) and 150 trips during the PM peak hour (94 inbound and 56 outbound). The forecasted generated trips are attached in [Appendix C](#).

Directional Distribution

COEC analyzed the population distribution, proximity to I-70, and existing traffic volumes at the intersection of Brandt Pike & Executive Boulevard to formulate the directional distribution. The directional distributions are attached in [Appendix C](#); a summary is below.

Figure 3: Directional Distributions

Route	Approach/Departure Distribution
To/From the west on Executive Boulevard	10% / 10%
To/From the north on Brandt Pike	25% / 25%
To/From the south on Brandt Pike	65% / 65%
Total	100% / 100%

2024 Opening Year Build Traffic Volumes

The 2024 Opening Year Build Traffic Volumes utilized the 2023 existing counts increased by an annual growth rate for one year, then added the trips generated by the proposed development to each of the entering and exiting movements. The 2024 Opening Year Build Traffic Volumes are attached in [Appendix C](#).

2034 Design Year Build Traffic Volumes

The 2034 Design Year Build Traffic Volumes were calculated from the Existing Traffic Volumes increased by an annual growth rate for eleven years and then adding the additional trips generated by the proposed development to each of the entering and exiting movements. The 2034 Design Year Build Traffic Volumes are attached in [Appendix C](#).

Growth Rate

Traffic counts along Brandt Pike have an annual linear growth rate of 0.93% from the existing condition. These growth rates were obtained from the ODOT Transportation Information Mapping System. The growth rate map is attached in [Appendix D](#).

Capacity Analysis

Utilizing the Peak Hour Traffic Volumes, capacity calculations were performed for the studied intersections. The calculations employed procedures documented in the *Highway Capacity Manual (Transportation Research Board, Seventh Edition, Updated 2022)*. The capacity of an intersection (signalized or un-signalized) can best be described by its corresponding Level of Service (LOS). The LOS of an intersection is a qualitative measure of the various attributes of an intersection. There are six LOS ranging from "ideal" free flow conditions at LOS "A," to forced or "breakdown" conditions at LOS "F." The LOS for un-signalized intersections is based upon total delay. Total delay is defined in the Highway Capacity Manual as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position.

Capacity calculations were performed in Synchro 11 software for the studied intersections analyzing the 2024/2034 No-Build and 2024/2034 Design Year Build Traffic Volumes. The following tables show a summary of the AM and PM Peak Hour Capacity Analysis. **All approaches during the Design Year 2024/2034 No-Build/Build traffic scenarios operate at an acceptable Level of Service.** The 2024 Opening Year Capacity Analysis is attached in [Appendix E](#). The 2034 Design Year Capacity Analysis is attached in [Appendix F](#).

Figure 4: Summary of Opening Year Capacity Analysis

	AM Peak Hour		PM Peak Hour	
Direction	2024 No-Build	2024 Build	2024 No-Build	2024 Build
1 – Executive Boulevard & Meijer Drive				
Eastbound Approach	A(6)	A(6)	A(6)	A(6)
Westbound Approach	A(6)	A(6)	A(6)	A(6)
Northbound Approach	A(5)	A(5)	A(7)	A(7)
Southbound Approach	-	A(6)	-	A(7)
Total Intersection LOS (Delay)	A(6)	A(6)	A(6)	A(7)
2 – Brandt Pike & Executive Boulevard				
Eastbound Approach	B(19)	B(20)	B(16)	B(18)
Northbound Approach	A(4)	A(5)	A(6)	B(7)
Southbound Approach	A(10)	B(11)	B(12)	B(14)
Total Intersection LOS (Delay)	A(9)	A(10)	A(10)	B(11)

Figure 5: Summary of Design Year Capacity Analysis

	AM Peak Hour		PM Peak Hour	
Direction	2034 No-Build	2034 Build	2034 No-Build	2034 Build
1 – Executive Boulevard & Meijer Drive				
Eastbound Approach	A(6)	A(6)	A(6)	A(6)
Westbound Approach	A(6)	A(6)	A(6)	A(6)
Northbound Approach	A(5)	A(5)	A(7)	A(7)
Southbound Approach	-	A(6)	-	A(7)
Total Intersection LOS (Delay)	A(6)	A(6)	A(6)	A(7)
2 – Brandt Pike & Executive Boulevard				
Eastbound Approach	C(20)	C(21)	B(17)	B(19)
Northbound Approach	A(4)	A(5)	A(6)	A(7)
Southbound Approach	A(10)	B(11)	B(12)	B(14)
Total Intersection LOS (Delay)	A(9)	B(11)	A(10)	B(12)

Turn Lane Analyses

A queueing and turn lane length analysis was performed for the studied intersections to ensure acceptable intersection operations. The calculations used the procedures from the Highway Capacity Manual and were performed using Synchro 11 software. The queueing and turn lane length analysis summary is shown in the table below:

Figure 6: Queue and Turn Lane Length Summary

Intersection	Turn Lane	Ex. Turn Lane Length (Feet)	Synchro SimTraffic 95 th Queue Length (Feet)	ODOT Calculated Length (Feet)	Recommended Turn Lane Length (Feet)
1: Executive Boulevard & Meijer Drive	EBL	TWLTL	26'	165'	165'
	SBL	N/A	49'	110'	110'
2: Brandt Pike & Executive Boulevard	EBL	400'	100'	300'	No Change
	EBR	400'	106'	285'	No Change
	NBL	285'	125'	285'	No Change

TWLTL – Two-Way Left-Turn Lane

The SimTraffic Queuing report is attached in [Appendix G](#).

Recommendations

Based on the results of the analysis, the following recommendations are made for the surrounding roadway network:

Executive Boulevard & Meijer Drive

- Construct the proposed drive along Executive Boulevard situated directly across from Meijer Drive. The proposed drive shall have a dedicated left turn lane and shared through-right lane.
- Install a single mast arm traffic signal to accommodate the proposed driveway.
- Re-stripe the eastbound approach to have a dedicated a 165' eastbound left turn lane (which includes 50' taper) into the proposed site.
- Re-stripe the northbound approach to have a shared through-right lane.

Executive Boulevard & Brandt Pike

- No improvements warranted.

The following included attachments detail the findings of COEC:

- [Turning Movement Counts](#)
- [Concept Plan](#)
- [Build Traffic Volumes](#)
- [Growth Rate Correspondence](#)
- [2024 Capacity Analysis](#)
- [2034 Design Year Capacity Analysis](#)
- [Queuing Analysis](#)

APPENDIX

APPENDIX A - Turning Movement Counts & Sheetz Data

Executive Boulevard & Brandt Pike - TMC

Thu Jan 19, 2023

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031227, Location: 39.872116, -84.099223

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US

Leg Direction	Executive Boulevard Eastbound				Brandt Pike Northbound				Brandt Pike Southbound				
Time	L	R	U	App	L	T	U	App	T	R	U	App	Int
2023-01-19 7:00AM	3	19	0	22	12	49	0	61	188	8	0	196	279
7:15AM	7	19	0	26	16	76	0	92	242	6	0	248	366
7:30AM	8	19	0	27	15	89	0	104	293	7	0	300	431
7:45AM	6	36	0	42	39	137	0	176	217	5	0	222	440
Hourly Total	24	93	0	117	82	351	0	433	940	26	0	966	1516
8:00AM	15	22	0	37	25	108	0	133	182	8	0	190	360
8:15AM	9	27	0	36	21	106	0	127	228	12	0	240	403
8:30AM	4	20	0	24	36	117	0	153	244	15	0	259	436
8:45AM	11	23	0	34	29	104	0	133	194	7	0	201	368
Hourly Total	39	92	0	131	111	435	0	546	848	42	0	890	1567
4:00PM	46	41	0	87	37	260	0	297	161	9	0	170	554
4:15PM	41	44	0	85	41	290	0	331	150	7	0	157	573
4:30PM	40	54	0	94	36	234	0	270	183	8	0	191	555
4:45PM	23	43	0	66	55	251	0	306	162	9	0	171	543
Hourly Total	150	182	0	332	169	1035	0	1204	656	33	0	689	2225
5:00PM	34	54	0	88	37	275	0	312	170	5	0	175	575
5:15PM	36	34	0	70	38	226	0	264	159	11	0	170	504
5:30PM	39	33	0	72	39	204	0	243	151	11	0	162	477
5:45PM	24	36	0	60	32	173	0	205	147	10	0	157	422
Hourly Total	133	157	0	290	146	878	0	1024	627	37	0	664	1978
Total	346	524	0	870	508	2699	0	3207	3071	138	0	3209	7286
% Approach	39.8%	60.2%	0%	-	15.8%	84.2%	0%	-	95.7%	4.3%	0%	-	-
% Total	4.7%	7.2%	0%	11.9%	7.0%	37.0%	0%	44.0%	42.1%	1.9%	0%	44.0%	-
Lights	336	487	0	823	468	2653	0	3121	3016	129	0	3145	7089
% Lights	97.1%	92.9%	0%	94.6%	92.1%	98.3%	0%	97.3%	98.2%	93.5%	0%	98.0%	97.3%
Articulated Trucks	0	23	0	23	21	10	0	31	11	0	0	11	65
% Articulated Trucks	0%	4.4%	0%	2.6%	4.1%	0.4%	0%	1.0%	0.4%	0%	0%	0.3%	0.9%
Buses and Single-Unit Trucks	10	14	0	24	19	36	0	55	44	9	0	53	132
% Buses and Single-Unit Trucks	2.9%	2.7%	0%	2.8%	3.7%	1.3%	0%	1.7%	1.4%	6.5%	0%	1.7%	1.8%

*L: Left, R: Right, T: Thru, U: U-Turn

Executive Boulevard & Brandt Pike - TMC

Thu Jan 19, 2023

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031227, Location: 39.872116, -84.099223

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US

[N] Brandt Pike

Total: 6254

In: 3209

Out: 3045

138

3071

[W] Executive Boulevard

Total: 1516

In: 870 Out: 646

346
524

Out: 3595

In: 3207

Total: 6802

[S] Brandt Pike

508

2699

Executive Boulevard & Brandt Pike - TMC

Thu Jan 19, 2023

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031227, Location: 39.872116, -84.099223

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US

Leg Direction	Executive Boulevard Eastbound				Brandt Pike Northbound				Brandt Pike Southbound				
Time	L	R	U	App	L	T	U	App	T	R	U	App	Int
2023-01-19 7:45AM	6	36	0	42	39	137	0	176	217	5	0	222	440
8:00AM	15	22	0	37	25	108	0	133	182	8	0	190	360
8:15AM	9	27	0	36	21	106	0	127	228	12	0	240	403
8:30AM	4	20	0	24	36	117	0	153	244	15	0	259	436
Total	34	105	0	139	121	468	0	589	871	40	0	911	1639
% Approach	24.5%	75.5%	0%	-	20.5%	79.5%	0%	-	95.6%	4.4%	0%	-	-
% Total	2.1%	6.4%	0%	8.5%	7.4%	28.6%	0%	35.9%	53.1%	2.4%	0%	55.6%	-
PHF	0.567	0.729	-	0.827	0.776	0.854	-	0.837	0.892	0.667	-	0.879	0.931
Lights	30	90	0	120	115	444	0	559	850	39	0	889	1568
% Lights	88.2%	85.7%	0%	86.3%	95.0%	94.9%	0%	94.9%	97.6%	97.5%	0%	97.6%	95.7%
Articulated Trucks	0	11	0	11	1	4	0	5	1	0	0	1	17
% Articulated Trucks	0%	10.5%	0%	7.9%	0.8%	0.9%	0%	0.8%	0.1%	0%	0%	0.1%	1.0%
Buses and Single-Unit Trucks	4	4	0	8	5	20	0	25	20	1	0	21	54
% Buses and Single-Unit Trucks	11.8%	3.8%	0%	5.8%	4.1%	4.3%	0%	4.2%	2.3%	2.5%	0%	2.3%	3.3%

* L: Left, R: Right, T: Thru, U: U-Turn

Executive Boulevard & Brandt Pike - TMC

Thu Jan 19, 2023

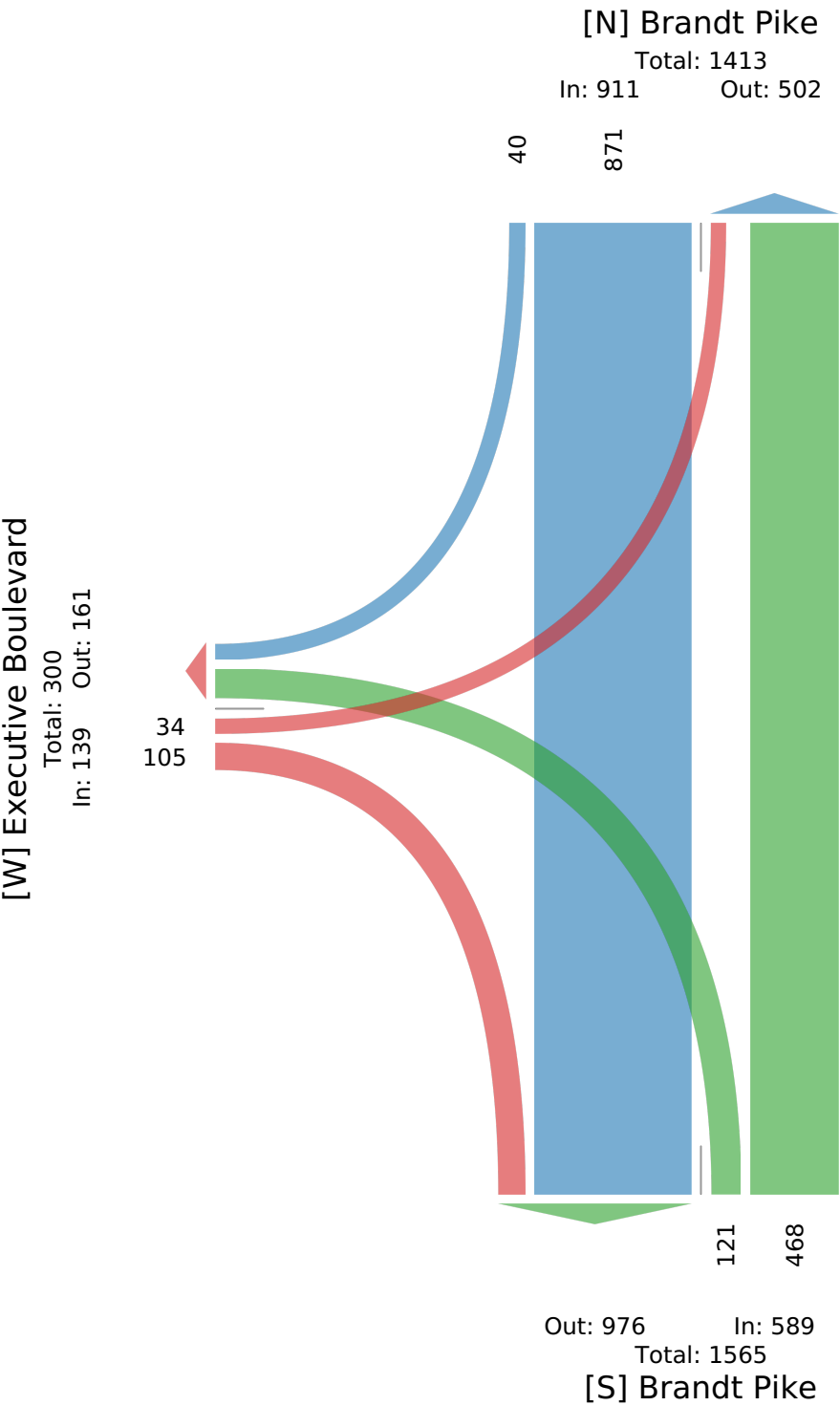
AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031227, Location: 39.872116, -84.099223

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US



Executive Boulevard & Brandt Pike - TMC

Thu Jan 19, 2023

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031227, Location: 39.872116, -84.099223

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US

Leg Direction	Executive Boulevard Eastbound				Brandt Pike Northbound				Brandt Pike Southbound				
Time	L	R	U	App	L	T	U	App	T	R	U	App	Int
2023-01-19 4:15PM	41	44	0	85	41	290	0	331	150	7	0	157	573
4:30PM	40	54	0	94	36	234	0	270	183	8	0	191	555
4:45PM	23	43	0	66	55	251	0	306	162	9	0	171	543
5:00PM	34	54	0	88	37	275	0	312	170	5	0	175	575
Total	138	195	0	333	169	1050	0	1219	665	29	0	694	2246
% Approach	41.4%	58.6%	0%	-	13.9%	86.1%	0%	-	95.8%	4.2%	0%	-	-
% Total	6.1%	8.7%	0%	14.8%	7.5%	46.7%	0%	54.3%	29.6%	1.3%	0%	30.9%	-
PHF	0.841	0.903	-	0.886	0.768	0.905	-	0.921	0.908	0.806	-	0.908	0.977
Lights	136	186	0	322	153	1041	0	1194	655	26	0	681	2197
% Lights	98.6%	95.4%	0%	96.7%	90.5%	99.1%	0%	97.9%	98.5%	89.7%	0%	98.1%	97.8%
Articulated Trucks	0	5	0	5	11	2	0	13	2	0	0	2	20
% Articulated Trucks	0%	2.6%	0%	1.5%	6.5%	0.2%	0%	1.1%	0.3%	0%	0%	0.3%	0.9%
Buses and Single-Unit Trucks	2	4	0	6	5	7	0	12	8	3	0	11	29
% Buses and Single-Unit Trucks	1.4%	2.1%	0%	1.8%	3.0%	0.7%	0%	1.0%	1.2%	10.3%	0%	1.6%	1.3%

* L: Left, R: Right, T: Thru, U: U-Turn

Executive Boulevard & Brandt Pike - TMC

Thu Jan 19, 2023

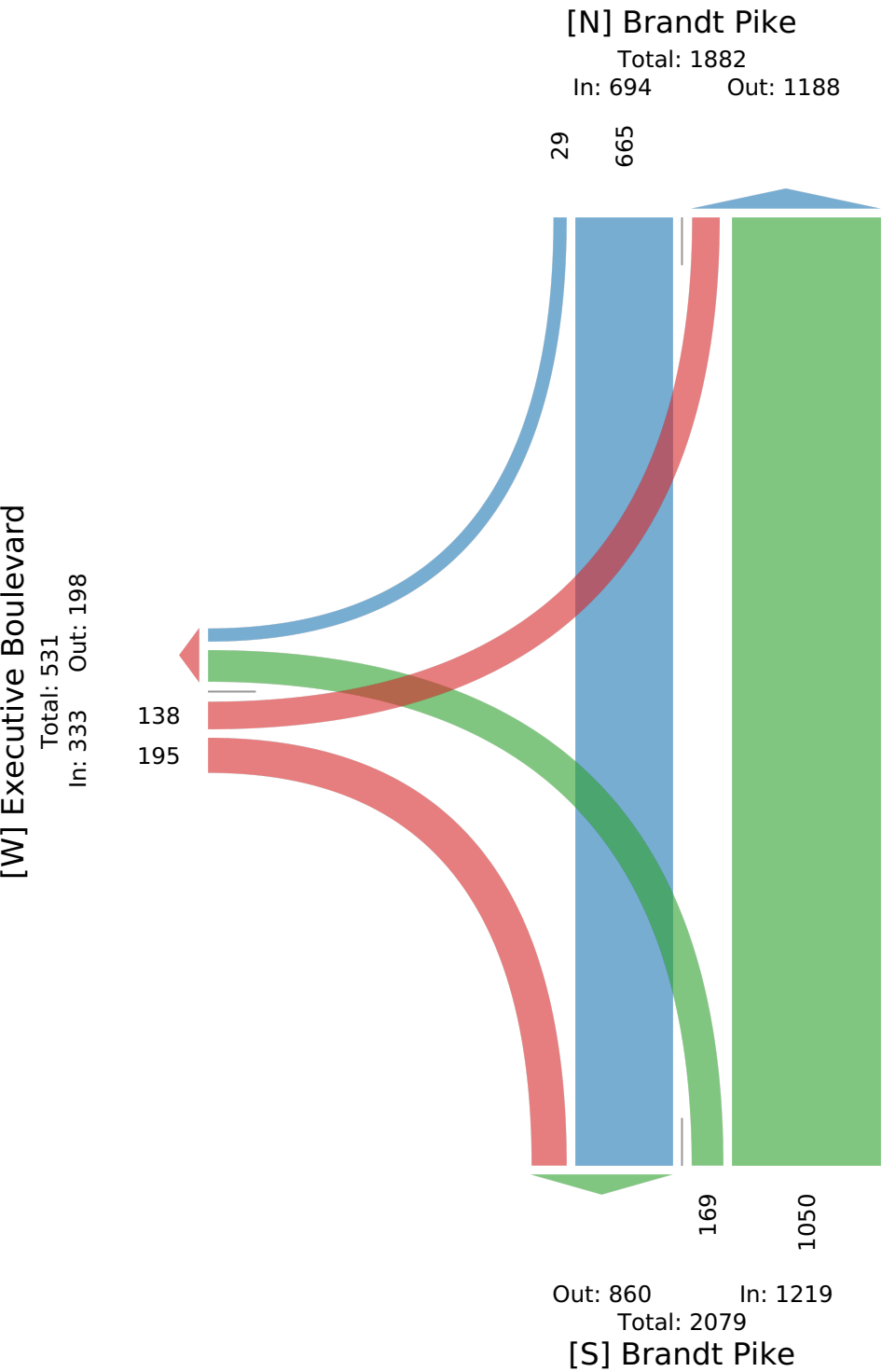
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031227, Location: 39.872116, -84.099223

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US



Executive Boulevard & Meijer Drive - TMC

Thu Jan 19, 2023

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031238, Location: 39.870552, -84.105399

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US

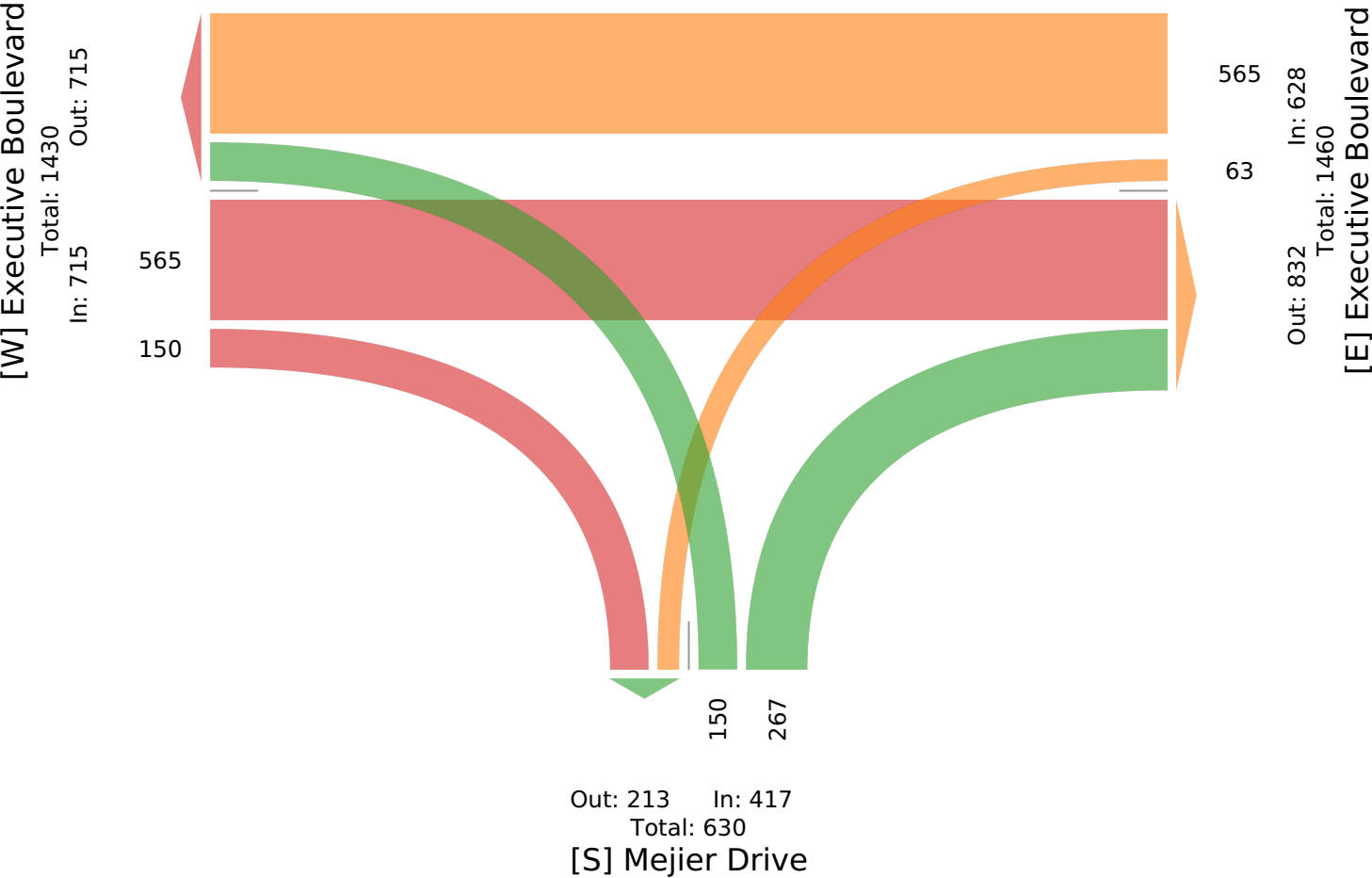
Leg Direction	Executive Boulevard Eastbound				Executive Boulevard Westbound				Meijer Drive Northbound				
Time	T	R	U	App	L	T	U	App	L	R	U	App	Int
2023-01-19 7:00AM	13	5	0	18	3	19	0	22	3	4	0	7	47
7:15AM	10	4	0	14	0	20	0	20	6	7	0	13	47
7:30AM	14	3	0	17	4	20	0	24	5	5	0	10	51
7:45AM	33	8	0	41	0	45	0	45	8	3	0	11	97
Hourly Total	70	20	0	90	7	104	0	111	22	19	0	41	242
8:00AM	26	4	0	30	3	28	0	31	4	9	0	13	74
8:15AM	26	4	0	30	3	31	0	34	0	5	0	5	69
8:30AM	21	11	0	32	3	47	0	50	3	3	0	6	88
8:45AM	18	5	0	23	2	35	0	37	5	7	0	12	72
Hourly Total	91	24	0	115	11	141	0	152	12	24	0	36	303
4:00PM	51	23	0	74	7	39	0	46	13	38	0	51	171
4:15PM	54	14	0	68	6	38	0	44	18	36	0	54	166
4:30PM	62	13	0	75	5	39	0	44	15	27	0	42	161
4:45PM	48	10	0	58	6	48	0	54	14	20	0	34	146
Hourly Total	215	60	0	275	24	164	0	188	60	121	0	181	644
5:00PM	58	17	0	75	4	38	0	42	11	30	0	41	158
5:15PM	44	9	0	53	9	40	0	49	15	26	0	41	143
5:30PM	46	12	0	58	6	42	0	48	11	26	0	37	143
5:45PM	41	8	0	49	2	36	0	38	19	21	0	40	127
Hourly Total	189	46	0	235	21	156	0	177	56	103	0	159	571
Total	565	150	0	715	63	565	0	628	150	267	0	417	1760
% Approach	79.0%	21.0%	0%	-	10.0%	90.0%	0%	-	36.0%	64.0%	0%	-	-
% Total	32.1%	8.5%	0%	40.6%	3.6%	32.1%	0%	35.7%	8.5%	15.2%	0%	23.7%	-
Lights	534	145	0	679	49	533	0	582	149	251	0	400	1661
% Lights	94.5%	96.7%	0%	95.0%	77.8%	94.3%	0%	92.7%	99.3%	94.0%	0%	95.9%	94.4%
Articulated Trucks	21	1	0	22	0	19	0	19	0	2	0	2	43
% Articulated Trucks	3.7%	0.7%	0%	3.1%	0%	3.4%	0%	3.0%	0%	0.7%	0%	0.5%	2.4%
Buses and Single-Unit Trucks	10	4	0	14	14	13	0	27	1	14	0	15	56
% Buses and Single-Unit Trucks	1.8%	2.7%	0%	2.0%	22.2%	2.3%	0%	4.3%	0.7%	5.2%	0%	3.6%	3.2%

*L: Left, R: Right, T: Thru, U: U-Turn

Executive Boulevard & Meijer Drive - TMC

Thu Jan 19, 2023
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1031238, Location: 39.870552, -84.105399

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US



Executive Boulevard & Meijer Drive - TMC

Thu Jan 19, 2023

AM Peak (7:45 AM - 8:45 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031238, Location: 39.870552, -84.105399

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US

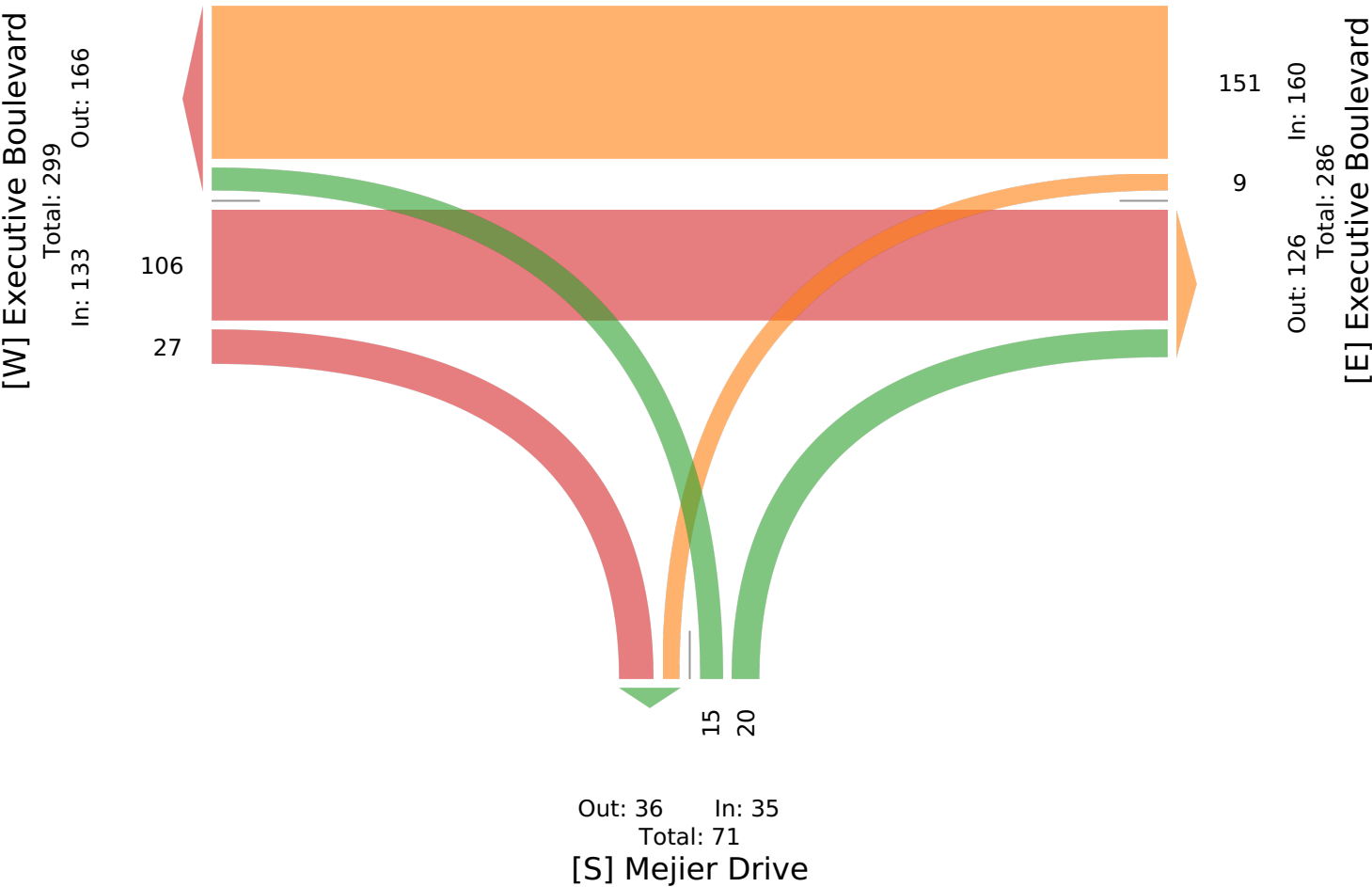
Leg Direction	Executive Boulevard Eastbound				Executive Boulevard Westbound				Meijer Drive Northbound				
Time	T	R	U	App	L	T	U	App	L	R	U	App	Int
2023-01-19 7:45AM	33	8	0	41	0	45	0	45	8	3	0	11	97
8:00AM	26	4	0	30	3	28	0	31	4	9	0	13	74
8:15AM	26	4	0	30	3	31	0	34	0	5	0	5	69
8:30AM	21	11	0	32	3	47	0	50	3	3	0	6	88
Total	106	27	0	133	9	151	0	160	15	20	0	35	328
% Approach	79.7%	20.3%	0%	-	5.6%	94.4%	0%	-	42.9%	57.1%	0%	-	-
% Total	32.3%	8.2%	0%	40.5%	2.7%	46.0%	0%	48.8%	4.6%	6.1%	0%	10.7%	-
PHF	0.803	0.614	-	0.811	0.750	0.803	-	0.800	0.469	0.556	-	0.673	0.845
Lights	90	24	0	114	7	145	0	152	14	16	0	30	296
% Lights	84.9%	88.9%	0%	85.7%	77.8%	96.0%	0%	95.0%	93.3%	80.0%	0%	85.7%	90.2%
Articulated Trucks	10	1	0	11	0	1	0	1	0	1	0	1	13
% Articulated Trucks	9.4%	3.7%	0%	8.3%	0%	0.7%	0%	0.6%	0%	5.0%	0%	2.9%	4.0%
Buses and Single-Unit Trucks	6	2	0	8	2	5	0	7	1	3	0	4	19
% Buses and Single-Unit Trucks	5.7%	7.4%	0%	6.0%	22.2%	3.3%	0%	4.4%	6.7%	15.0%	0%	11.4%	5.8%

* L: Left, R: Right, T: Thru, U: U-Turn

Executive Boulevard & Meijer Drive - TMC

Thu Jan 19, 2023
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1031238, Location: 39.870552, -84.105399

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US



Executive Boulevard & Meijer Drive - TMC

Thu Jan 19, 2023

PM Peak (4 PM - 5 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1031238, Location: 39.870552, -84.105399

Provided by: Carpenter Marty (CM) Transportation Inc.

6612 Singletree Drive, Columbus, OH, 43229, US

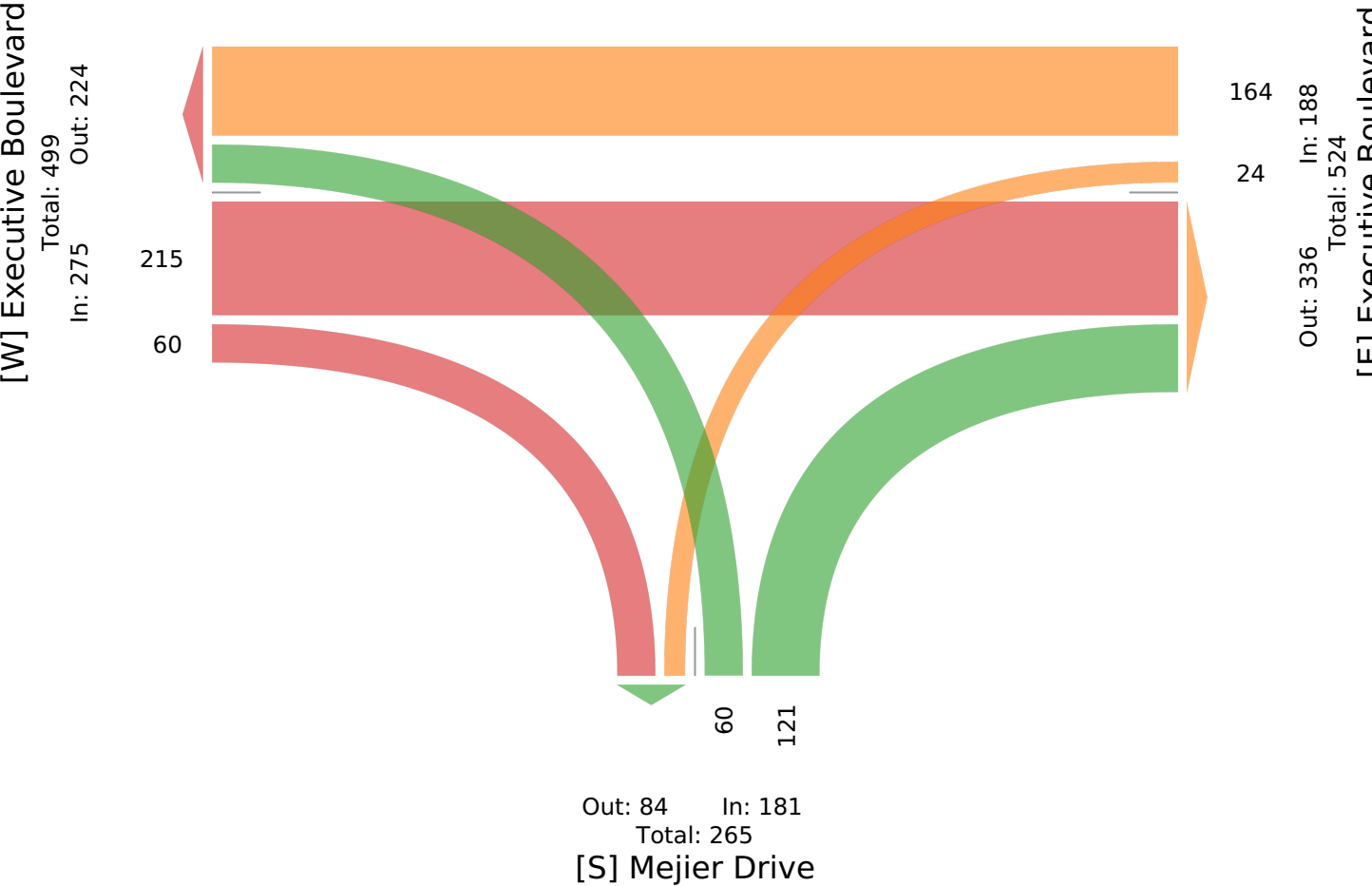
Leg Direction	Executive Boulevard Eastbound				Executive Boulevard Westbound				Meijer Drive Northbound				
Time	T	R	U	App	L	T	U	App	L	R	U	App	Int
2023-01-19 4:00PM	51	23	0	74	7	39	0	46	13	38	0	51	171
4:15PM	54	14	0	68	6	38	0	44	18	36	0	54	166
4:30PM	62	13	0	75	5	39	0	44	15	27	0	42	161
4:45PM	48	10	0	58	6	48	0	54	14	20	0	34	146
Total	215	60	0	275	24	164	0	188	60	121	0	181	644
% Approach	78.2%	21.8%	0%	-	12.8%	87.2%	0%	-	33.1%	66.9%	0%	-	-
% Total	33.4%	9.3%	0%	42.7%	3.7%	25.5%	0%	29.2%	9.3%	18.8%	0%	28.1%	-
PHF	0.867	0.652	-	0.917	0.857	0.854	-	0.870	0.833	0.796	-	0.838	0.942
Lights	210	59	0	269	18	156	0	174	60	117	0	177	620
% Lights	97.7%	98.3%	0%	97.8%	75.0%	95.1%	0%	92.6%	100%	96.7%	0%	97.8%	96.3%
Articulated Trucks	4	0	0	4	0	4	0	4	0	1	0	1	9
% Articulated Trucks	1.9%	0%	0%	1.5%	0%	2.4%	0%	2.1%	0%	0.8%	0%	0.6%	1.4%
Buses and Single-Unit Trucks	1	1	0	2	6	4	0	10	0	3	0	3	15
% Buses and Single-Unit Trucks	0.5%	1.7%	0%	0.7%	25.0%	2.4%	0%	5.3%	0%	2.5%	0%	1.7%	2.3%

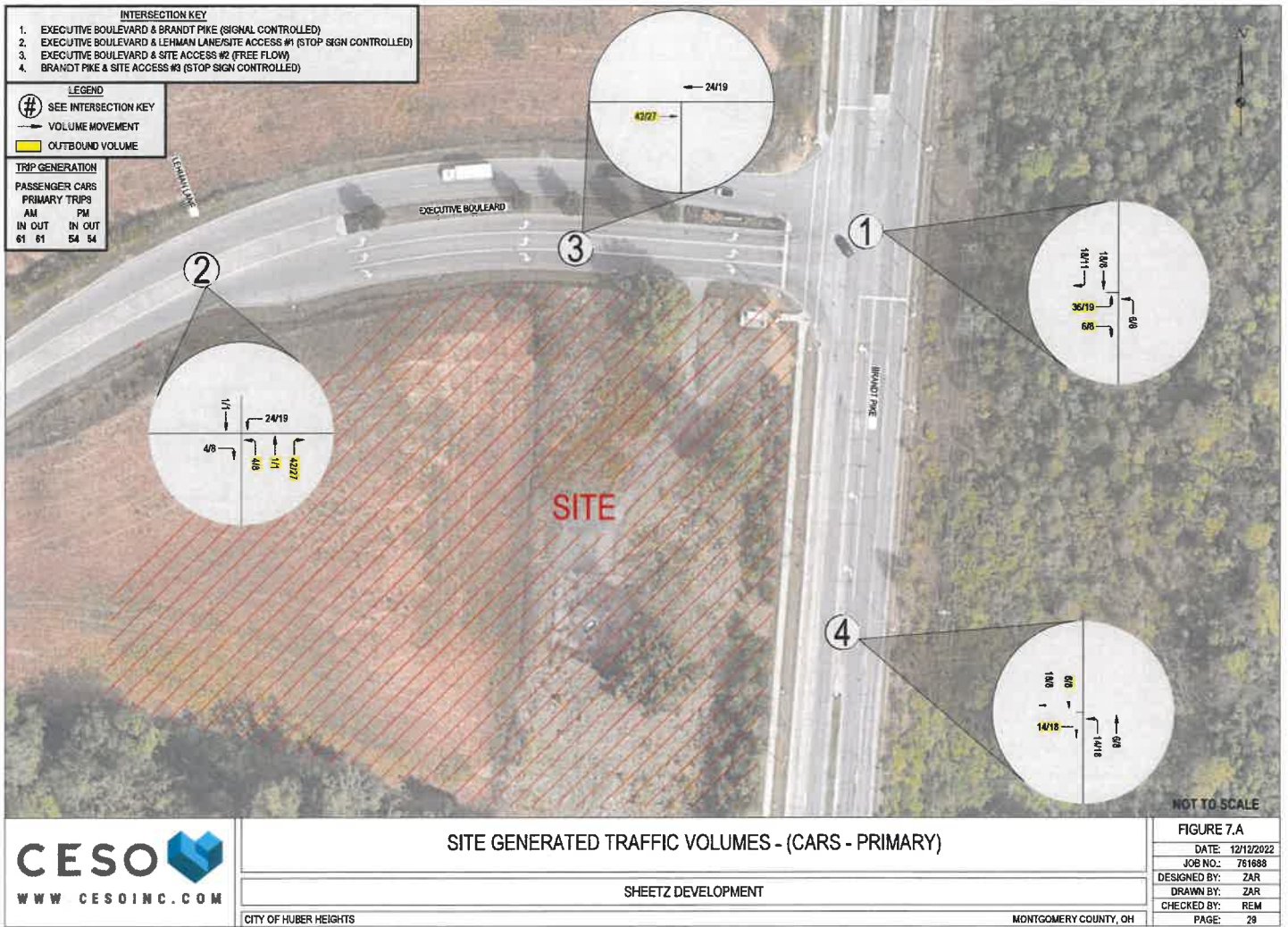
* L: Left, R: Right, T: Thru, U: U-Turn

Executive Boulevard & Meijer Drive - TMC

Thu Jan 19, 2023
PM Peak (4 PM - 5 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 1031238, Location: 39.870552, -84.105399

Provided by: Carpenter Marty (CM) Transportation Inc.
6612 Singletree Drive, Columbus, OH, 43229, US



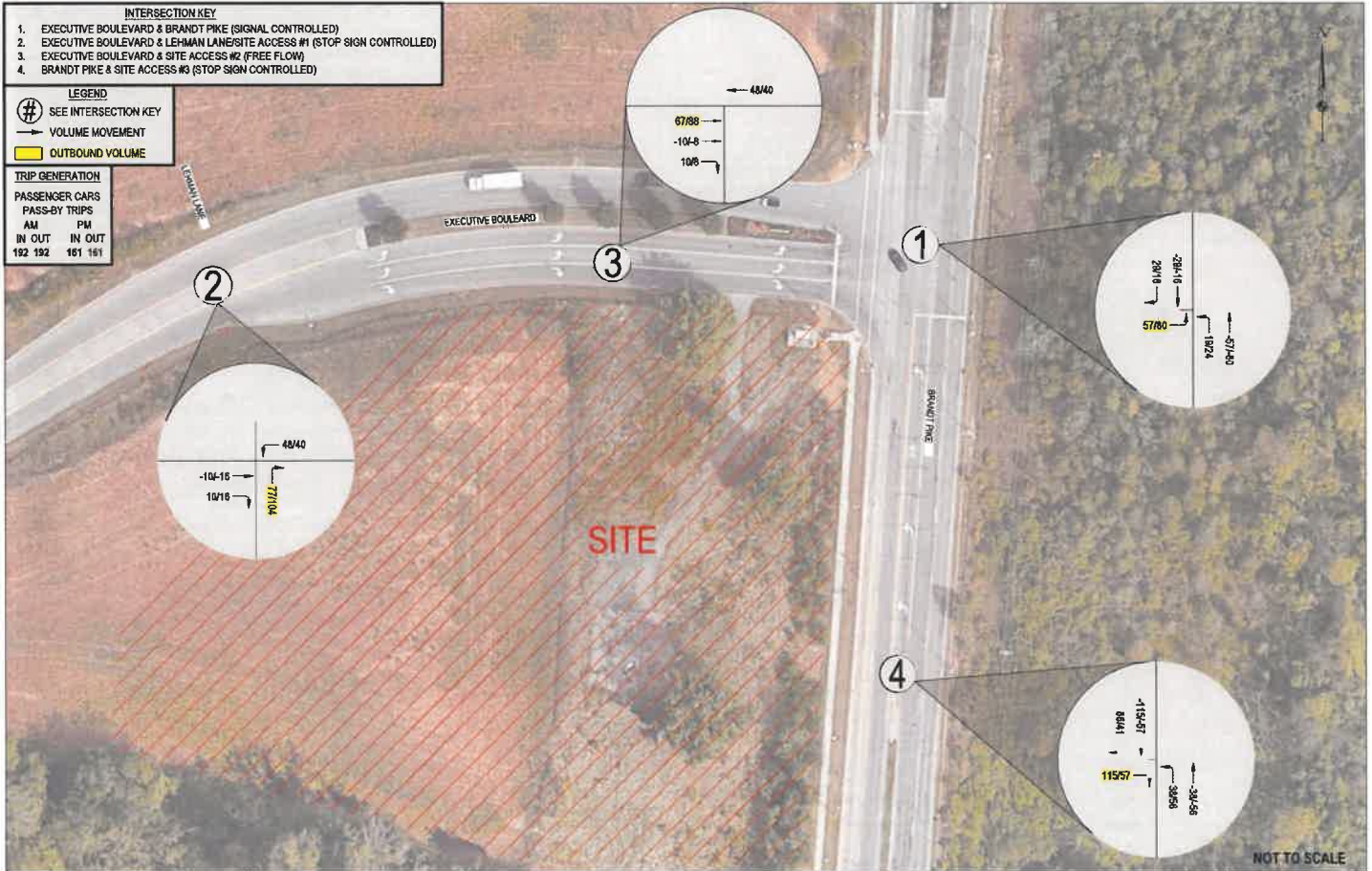


- INTERSECTION KEY**
- EXECUTIVE BOULEVARD & BRANDT PIKE (SIGNAL CONTROLLED)
 - EXECUTIVE BOULEVARD & LEHMAN LANE/SITE ACCESS #1 (STOP SIGN CONTROLLED)
 - EXECUTIVE BOULEVARD & SITE ACCESS #2 (FREE FLOW)
 - BRANDT PIKE & SITE ACCESS #3 (STOP SIGN CONTROLLED)

- LEGEND**
- SEE INTERSECTION KEY
 - VOLUME MOVEMENT
 - OUTBOUND VOLUME

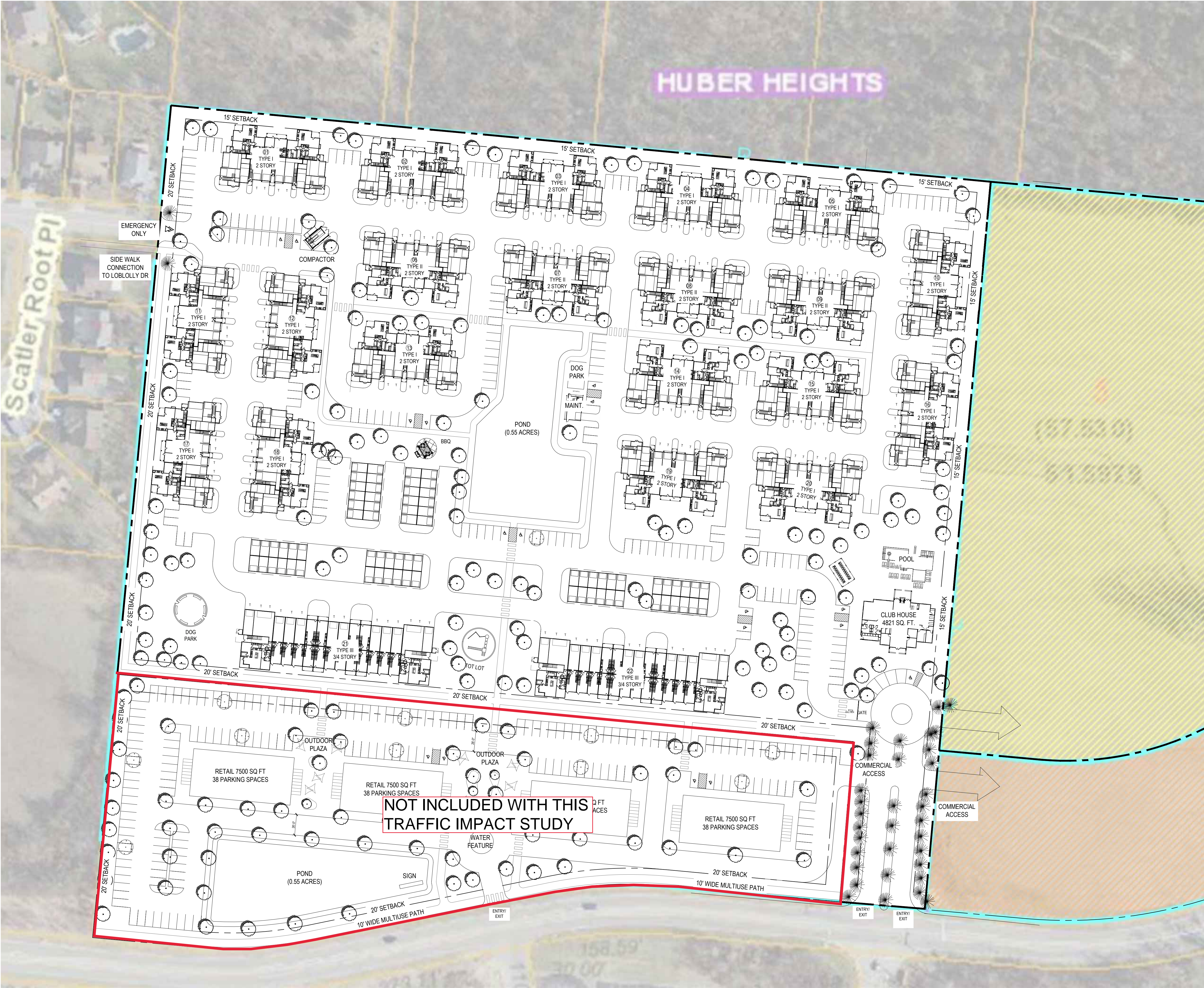
TRIP GENERATION

PASSENGER CARS		PASS-BY TRIPS	
AM	PM	AM	PM
192	192	161	161



NOT TO SCALE

APPENDIX B - Concept Plan

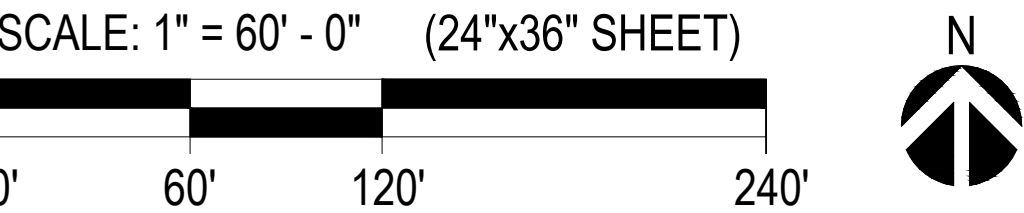


Huber Heights- PHASE I SCH I							RHM Real Estate Group	22435
UNIT TABULATION - 2 STORY BIG HOUSE & 3/4 STORY BREEZESTAK								6/14/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-L BH	1br/1ba	684	20	20	7%	13,680	48%	
A1-U BH	1br/1ba	760	20	20	7%	15,200		
A2 BS	1br/1ba	716	8	8	3%	5,728		
A2 ALT1 BS	1br/1ba	716	24	24	8%	17,184		
A2 ALT2 BS	1br/1ba	849	8	8	3%	6,792		
A3 BS	1br/1ba	787	24	24	8%	18,888	47%	
A4-U BH	1br/1ba	891	40	40	13%	35,640		
B1 BS	2br/2ba	1,009	16	32	5%	16,144		
B2-U BH	2br/2ba	1,162	40	80	13%	46,480		
B3 BS	2br/2ba	1,147	16	32	5%	18,352		
B3 ALT BS	2br/2ba	1,165	4	8	1%	4,660	5%	
B4-L BH	2br/2ba	1,171	32	64	11%	37,472		
B4-U BH	2br/2ba	1,287	32	64	11%	41,184		
C1-L BH	3br/2ba	1,353	8	24	3%	10,824		
C1-U BH	3br/2ba	1,450	8	24	3%	11,600		
TOTALS			300	472	100%	299,828		
UNIT AVERAGE NET SF :							999	
* 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 :							999 S.F.	
ACREAGE:							17.00 GROSS ACRES	
DENSITY:							17.60 GROSS ACRES (WITH POND)	
RESIDENTIAL PARKING:							18 UNITS/ACRE	
REQUIRED							472 SPACES	
PROVIDED							631 TOTAL SPACES	
							170 SURFACE SPACES	
							13 ACCESSIBLE SPACES	
							108 TANDEM SPACES	
							72 DETACHED GARAGES	
							28 BS ATTACHED GARAGES	
							240 BH ATTACHED GARAGES	
							2.10 SPACES/UNIT WITHOUT TANDEM	
							2.46 SPACES/UNIT WITH TANDEM	

RESIDENTIAL OPEN AREA 6.3 ACRE
36% OF TOTAL ACREAGE

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

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



APPENDIX C - Build Traffic Volumes

RHM DEVELOPMENT
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

RHM Development

Land Use Description	ITE Code	Size	Unit	Weekday				AM Peak Hour				PM Peak Hour			
				Total Trips	Primary Trips			Total Trips	Primary Trips			Total Trips	Primary Trips		
					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	150	150	94	56
<i>Directional Distributions</i>						50%	50%			24%	76%			63%	37%
TOTALS				1,998	1,998	999	999	116	116	28	88	150	150	94	56

TRIP ASSIGNMENT ROUTINGS

ORIGIN	DESTINATION	TRIP ROUTINGS O-D PERCENT ROUTE SPLIT		AFFECTED MOVEMENTS BY TRIPS	AM TRIPS	PM TRIPS
Newbauer Development						
<u>Entering Trips</u>						
Brandt Pike (North)	1	25%	100%	2SBR 1WBR	7	24
Brandt Pike (South)	1	65%	100%	2NBL 1WBR	18	61
Executive Boulevard (West)	1	10%	100%	1EBL	3	9
<u>TOTAL ENTERING TRIPS</u>					28	94
<u>Exiting Trips</u>						
1	Brandt Pike (North)	25%	100%	1SBL 2EBL	22	14
1	Brandt Pike (South)	65%	100%	1SBL 2EBR	57	36
1	Executive Boulevard (West)	10%	100%	1SBR	9	6
<u>TOTAL EXITING TRIPS</u>					88	56

Intersection Legend

1-Executive Boulevard & Meijer Drive

2-Brandt Pike & Executive Boulevard

TRAFFIC PROJECTIONS - AM PEAK HOUR

Int. #	Movement		2023			Sheetz Development		2024	RHM Development		2024	2034	2034
		Annual Growth Rate	Existing Counts	Primary	Pass-By	Opening Year No-Build Volumes	Primary Trips IN	Primary Trips OUT	Opening Year Build Volumes	Design Year No-Build Volumes	Design Year Build Volumes		
1	EBL	0.00%	0			0	3		3	0	3		
1	EBT	0.00%	106	4		110			110	110	110		
1	EBR	0.00%	27			27			27	27	27		
1	WBL	0.00%	9			9			9	9	9		
1	WBT	0.00%	151	4		155			155	155	155		
1	WBR	0.00%	0			0	25		25	0	25		
1	NBL	0.00%	15			15			15	15	15		
1	NBT	0.00%	0			0			0	0	0		
1	NBR	0.00%	20			20			20	20	20		
1	SBL	0.00%	0			0		79	79	0	79		
1	SBT	0.00%	0			0			0	0	0		
1	SBR	0.00%	0			0		9	9	0	9		
2	EBL	0.00%	34	36	67	137		22	159	137	159		
2	EBR	0.00%	105	6		111		57	168	111	168		
2	NBL	0.00%	121	8	19	148	18		166	148	166		
2	NBT	0.93%	468		-57	415			415	459	459		
2	SBT	0.93%	871	18	-28	869			869	950	950		
2	SBR	0.00%	40	18	28	86	7		93	86	93		

Intersection Legend

1-Executive Boulevard & Meijer Drive

2-Brandt Pike & Executive Boulevard

*Sheetz Development trips were added from the Sheetz Development TIS

TRAFFIC PROJECTIONS - PM PEAK HOUR

Int. #	Movement		2023	Sheetz Development		2024	RHM Development		2024	2034	2034
		Annual Growth Rate	Existing Counts	Primary	Pass-By	Opening Year No-Build Volumes	Primary Trips IN	Primary Trips OUT	Opening Year Build Volumes	Design Year No-Build Volumes	Design Year Build Volumes
1	EBL	0.00%	0			0	9		9	0	9
1	EBT	0.00%	215	8		223			223	223	223
1	EBR	0.00%	60			60			60	60	60
1	WBL	0.00%	24			24			24	24	24
1	WBT	0.00%	164	8		172			172	172	172
1	WBR	0.00%	0			0	85		85	0	85
1	NBL	0.00%	60			60			60	60	60
1	NBT	0.00%	0			0			0	0	0
1	NBR	0.00%	121			121			121	121	121
1	SBL	0.00%	0			0		50	50	0	50
1	SBT	0.00%	0			0			0	0	0
1	SBR	0.00%	0			0		6	6	0	6
2	EBL	0.00%	138	19	80	237		14	251	237	251
2	EBR	0.00%	195	8		203		36	239	203	239
2	NBL	0.00%	169	8	24	201	61		262	201	262
2	NBT	0.93%	1050		-80	980			980	1077	1077
2	SBT	0.93%	665	8	-16	663			663	725	725
2	SBR	0.00%	29	11	16	56	24		80	56	80

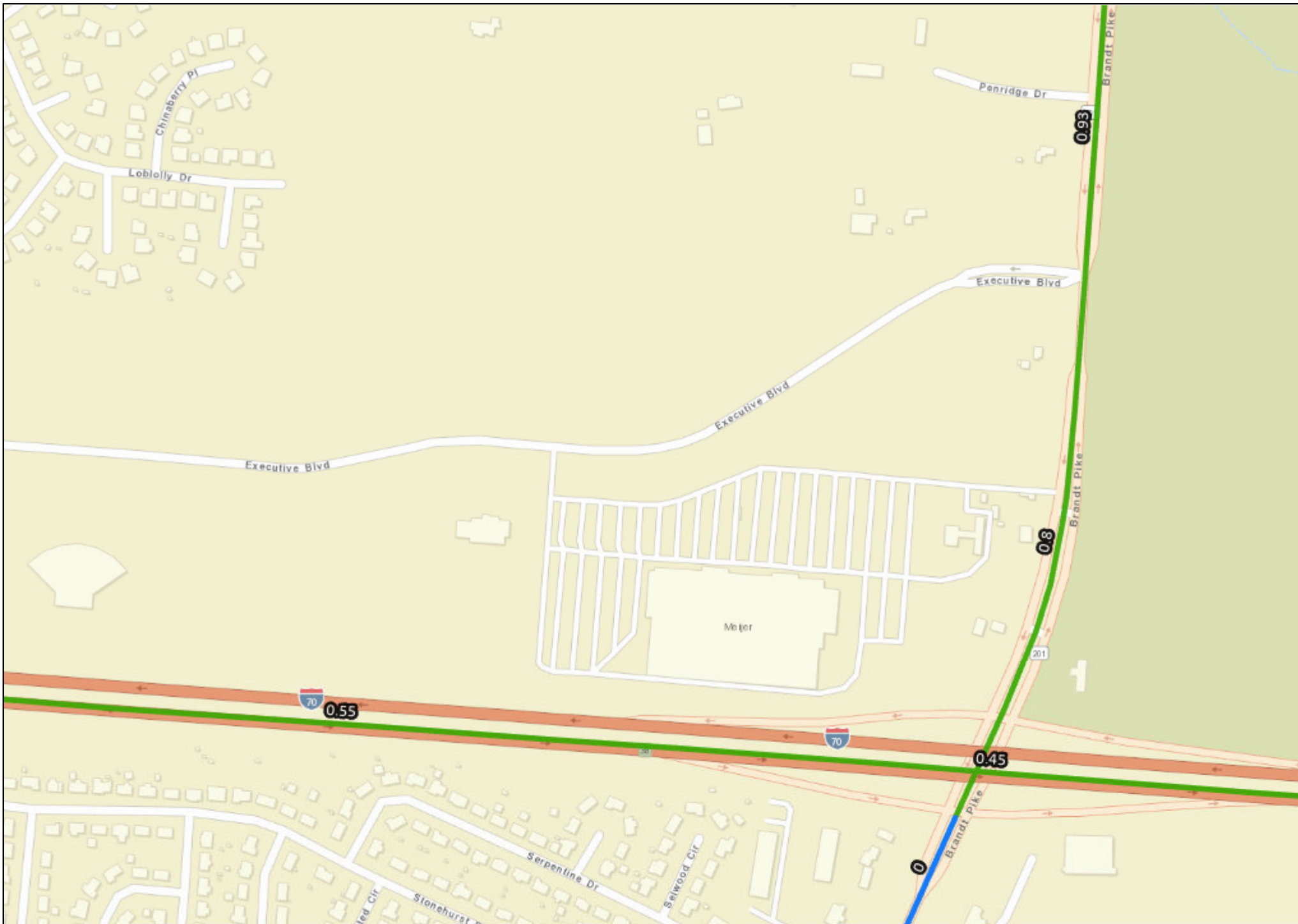
Intersection Legend

1-Executive Boulevard & Meijer Drive

2-Brandt Pike & Executive Boulevard

*Sheetz Development trips were added from the Sheetz Development TIS

APPENDIX D – Growth Rate



APPENDIX E - 2024 Capacity Analysis

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↖	↗	↖	↗
Traffic Volume (veh/h)	110	27	9	155	15	20
Future Volume (veh/h)	110	27	9	155	15	20
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	129	32	11	182	18	24
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	381	94	613	492	469	417
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26
Sat Flow, veh/h	1447	359	1225	1870	1781	1585
Grp Volume(v), veh/h	0	161	11	182	18	24
Grp Sat Flow(s),veh/h/ln	0	1806	1225	1870	1781	1585
Q Serve(g_s), s	0.0	1.4	0.1	1.5	0.1	0.2
Cycle Q Clear(g_c), s	0.0	1.4	1.5	1.5	0.1	0.2
Prop In Lane		0.20	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	0	475	613	492	469	417
V/C Ratio(X)	0.00	0.34	0.02	0.37	0.04	0.06
Avail Cap(c_a), veh/h	0	2804	2193	2904	2016	1794
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	5.7	6.3	5.7	5.2	5.2
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.5	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	0.3	0.0	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	6.1	6.3	6.2	5.2	5.3
LnGrp LOS	A	A	A	A	A	A
Approach Vol, veh/h	161			193	42	
Approach Delay, s/veh	6.1			6.2	5.3	
Approach LOS	A			A	A	
Timer - Assigned Phs	2		4		8	
Phs Duration (G+Y+Rc), s	9.5		9.5		9.5	
Change Period (Y+Rc), s	4.5		4.5		4.5	
Max Green Setting (Gmax), s	21.5		29.5		29.5	
Max Q Clear Time (g_c+I1), s	2.2		3.4		3.5	
Green Ext Time (p_c), s	0.1		0.9		1.0	
Intersection Summary						
HCM 6th Ctrl Delay			6.0			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard




















12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	137	111	148	415	869	86
Future Volume (veh/h)	137	111	148	415	869	86
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	149	121	161	451	945	93
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	465	213	469	2347	1504	148
Arrive On Green	0.13	0.13	0.10	0.66	0.46	0.46
Sat Flow, veh/h	3456	1585	1781	3647	3361	322
Grp Volume(v), veh/h	149	121	161	451	514	524
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1812
Q Serve(g_s), s	1.7	3.1	1.7	2.2	9.6	9.6
Cycle Q Clear(g_c), s	1.7	3.1	1.7	2.2	9.6	9.6
Prop In Lane	1.00	1.00	1.00			0.18
Lane Grp Cap(c), veh/h	465	213	469	2347	818	834
V/C Ratio(X)	0.32	0.57	0.34	0.19	0.63	0.63
Avail Cap(c_a), veh/h	1613	740	923	5704	2043	2084
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.2	17.8	6.0	2.9	9.0	9.0
Incr Delay (d2), s/veh	0.4	2.4	0.4	0.0	0.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.1	0.4	0.3	2.9	2.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	17.6	20.2	6.4	2.9	9.8	9.8
LnGrp LOS	B	C	A	A	A	A
Approach Vol, veh/h	270			612	1038	
Approach Delay, s/veh	18.7			3.9	9.8	
Approach LOS	B			A	A	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	33.5			10.4	8.8	24.7
Change Period (Y+Rc), s	4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5			20.5	15.5	50.5
Max Q Clear Time (g_c+I1), s	4.2			5.1	3.7	11.6
Green Ext Time (p_c), s	3.4			0.8	0.3	8.6
Intersection Summary						
HCM 6th Ctrl Delay			9.2			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	110	27	9	155	25	15	0	20	79	0	9
Future Volume (veh/h)	3	110	27	9	155	25	15	0	20	79	0	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	129	32	11	182	29	18	0	24	93	0	11
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	575	382	95	614	415	66	768	0	417	673	20	40
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.00	0.26	0.26	0.00	0.26
Sat Flow, veh/h	1171	1447	359	1225	1574	251	1404	0	1585	1198	77	151
Grp Volume(v), veh/h	4	0	161	11	0	211	18	0	24	104	0	0
Grp Sat Flow(s),veh/h/ln	1171	0	1806	1225	0	1825	1404	0	1585	1426	0	0
Q Serve(g_s), s	0.1	0.0	1.4	0.1	0.0	1.8	0.0	0.0	0.2	0.8	0.0	0.0
Cycle Q Clear(g_c), s	1.9	0.0	1.4	1.5	0.0	1.8	0.1	0.0	0.2	1.0	0.0	0.0
Prop In Lane	1.00		0.20	1.00		0.14	1.00		1.00	0.89		0.11
Lane Grp Cap(c), veh/h	575	0	476	614	0	482	768	0	417	733	0	0
V/C Ratio(X)	0.01	0.00	0.34	0.02	0.00	0.44	0.02	0.00	0.06	0.14	0.00	0.00
Avail Cap(c_a), veh/h	1836	0	2421	1933	0	2447	2281	0	2125	2249	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.6	0.0	5.7	6.3	0.0	5.8	5.2	0.0	5.2	5.5	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.4	0.0	0.0	0.6	0.0	0.0	0.1	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.0	0.0	0.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.6	0.0	6.1	6.3	0.0	6.5	5.2	0.0	5.3	5.6	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	165			222			42			104		
Approach Delay, s/veh	6.1			6.4			5.3			5.6		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	9.5			9.5			9.5			9.5		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	25.5			25.5			25.5			25.5		
Max Q Clear Time (g_c+I1), s	2.2			3.9			3.0			3.8		
Green Ext Time (p_c), s	0.1			0.8			0.5			1.2		
Intersection Summary												
HCM 6th Ctrl Delay	6.1											
HCM 6th LOS	A											

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard

12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	159	168	166	415	869	93
Future Volume (veh/h)	159	168	166	415	869	93
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	173	183	180	451	945	101
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	593	272	441	2272	1455	156
Arrive On Green	0.17	0.17	0.10	0.64	0.45	0.45
Sat Flow, veh/h	3456	1585	1781	3647	3332	346
Grp Volume(v), veh/h	173	183	180	451	518	528
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1808
Q Serve(g_s), s	2.1	5.1	2.2	2.5	10.8	10.8
Cycle Q Clear(g_c), s	2.1	5.1	2.2	2.5	10.8	10.8
Prop In Lane	1.00	1.00	1.00			0.19
Lane Grp Cap(c), veh/h	593	272	441	2272	798	812
V/C Ratio(X)	0.29	0.67	0.41	0.20	0.65	0.65
Avail Cap(c_a), veh/h	1489	683	889	5266	1849	1881
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.2	18.5	7.1	3.5	10.2	10.2
Incr Delay (d2), s/veh	0.3	2.9	0.6	0.0	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	4.6	0.6	0.5	3.4	3.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	17.5	21.3	7.7	3.6	11.1	11.1
LnGrp LOS	B	C	A	A	B	B
Approach Vol, veh/h	356			631	1046	
Approach Delay, s/veh	19.5			4.8	11.1	
Approach LOS	B			A	B	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	34.9			12.7	9.0	25.9
Change Period (Y+Rc), s	4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5			20.5	16.5	49.5
Max Q Clear Time (g_c+I1), s	4.5			7.1	4.2	12.8
Green Ext Time (p_c), s	3.4			1.0	0.4	8.6
Intersection Summary						
HCM 6th Ctrl Delay			10.6			
HCM 6th LOS			B			

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰		↰	↰	↰	↰
Traffic Volume (veh/h)	223	60	24	172	60	121
Future Volume (veh/h)	223	60	24	172	60	121
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	242	65	26	187	65	132
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	461	124	547	607	430	382
Arrive On Green	0.32	0.32	0.32	0.32	0.24	0.24
Sat Flow, veh/h	1420	381	1072	1870	1781	1585
Grp Volume(v), veh/h	0	307	26	187	65	132
Grp Sat Flow(s),veh/h/ln	0	1802	1072	1870	1781	1585
Q Serve(g_s), s	0.0	2.9	0.4	1.6	0.6	1.4
Cycle Q Clear(g_c), s	0.0	2.9	3.3	1.6	0.6	1.4
Prop In Lane		0.21	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	0	585	547	607	430	382
V/C Ratio(X)	0.00	0.53	0.05	0.31	0.15	0.35
Avail Cap(c_a), veh/h	0	2391	1622	2482	2020	1797
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	5.7	7.0	5.3	6.2	6.5
Incr Delay (d2), s/veh	0.0	0.7	0.0	0.3	0.2	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.5	0.1	0.3	0.1	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	6.4	7.1	5.5	6.4	7.0
LnGrp LOS	A	A	A	A	A	A
Approach Vol, veh/h	307			213	197	
Approach Delay, s/veh	6.4			5.7	6.8	
Approach LOS	A			A	A	
Timer - Assigned Phs		2		4		8
Phs Duration (G+Y+Rc), s		9.5		11.2		11.2
Change Period (Y+Rc), s		4.5		4.5		4.5
Max Green Setting (Gmax), s		23.5		27.5		27.5
Max Q Clear Time (g_c+I1), s		3.4		4.9		5.3
Green Ext Time (p_c), s		0.6		1.8		1.1
Intersection Summary						
HCM 6th Ctrl Delay			6.3			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard




















12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	237	203	201	980	663	56
Future Volume (veh/h)	237	203	201	980	663	56
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	258	221	218	1065	721	61
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	731	335	498	2055	1186	100
Arrive On Green	0.21	0.21	0.12	0.58	0.36	0.36
Sat Flow, veh/h	3456	1585	1781	3647	3410	280
Grp Volume(v), veh/h	258	221	218	1065	386	396
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1820
Q Serve(g_s), s	2.7	5.5	2.9	7.7	7.6	7.6
Cycle Q Clear(g_c), s	2.7	5.5	2.9	7.7	7.6	7.6
Prop In Lane	1.00	1.00	1.00			0.15
Lane Grp Cap(c), veh/h	731	335	498	2055	635	651
V/C Ratio(X)	0.35	0.66	0.44	0.52	0.61	0.61
Avail Cap(c_a), veh/h	2059	945	1020	5439	1806	1850
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.4	15.5	7.2	5.4	11.3	11.3
Incr Delay (d2), s/veh	0.3	2.2	0.6	0.2	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	4.9	0.8	1.7	2.5	2.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	14.7	17.7	7.8	5.6	12.2	12.2
LnGrp LOS	B	B	A	A	B	B
Approach Vol, veh/h	479			1283	782	
Approach Delay, s/veh	16.1			6.0	12.2	
Approach LOS	B			A	B	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	29.2			13.5	9.4	19.8
Change Period (Y+Rc), s	4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s	65.5			25.5	17.5	43.5
Max Q Clear Time (g_c+I1), s	9.7			7.5	4.9	9.6
Green Ext Time (p_c), s	10.4			1.6	0.5	5.7
Intersection Summary						
HCM 6th Ctrl Delay			9.8			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	223	60	24	172	85	60	0	121	50	0	6
Future Volume (veh/h)	9	223	60	24	172	85	60	0	121	50	0	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	10	242	65	26	187	92	65	0	132	54	0	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	573	476	128	555	396	195	711	0	376	514	20	27
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.24	0.00	0.24	0.24	0.00	0.24
Sat Flow, veh/h	1100	1420	381	1072	1183	582	1409	0	1585	808	84	116
Grp Volume(v), veh/h	10	0	307	26	0	279	65	0	132	61	0	0
Grp Sat Flow(s),veh/h/ln	1100	0	1802	1072	0	1766	1409	0	1585	1007	0	0
Q Serve(g_s), s	0.2	0.0	2.9	0.4	0.0	2.6	0.0	0.0	1.5	0.5	0.0	0.0
Cycle Q Clear(g_c), s	2.8	0.0	2.9	3.3	0.0	2.6	0.6	0.0	1.5	1.9	0.0	0.0
Prop In Lane	1.00		0.21	1.00		0.33	1.00		1.00	0.89		0.11
Lane Grp Cap(c), veh/h	573	0	603	555	0	591	711	0	376	562	0	0
V/C Ratio(X)	0.02	0.00	0.51	0.05	0.00	0.47	0.09	0.00	0.35	0.11	0.00	0.00
Avail Cap(c_a), veh/h	1590	0	2268	1546	0	2223	2016	0	1845	1755	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.6	0.0	5.6	6.9	0.0	5.5	6.4	0.0	6.7	6.9	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.0	0.0	0.6	0.1	0.0	0.6	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.5	0.1	0.0	0.4	0.1	0.0	0.3	0.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.6	0.0	6.3	7.0	0.0	6.1	6.4	0.0	7.2	7.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	317			305			197			61		
Approach Delay, s/veh	6.3			6.2			7.0			7.0		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	9.5			11.6			9.5			11.6		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	24.5			26.5			24.5			26.5		
Max Q Clear Time (g_c+I1), s	3.5			4.9			3.9			5.3		
Green Ext Time (p_c), s	0.9			1.9			0.2			1.8		
Intersection Summary												
HCM 6th Ctrl Delay	6.5											
HCM 6th LOS	A											

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard

12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	251	239	262	980	663	80
Future Volume (veh/h)	251	239	262	980	663	80
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	273	260	285	1065	721	87
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	790	362	510	2080	1121	135
Arrive On Green	0.23	0.23	0.14	0.59	0.35	0.35
Sat Flow, veh/h	3456	1585	1781	3647	3286	385
Grp Volume(v), veh/h	273	260	285	1065	401	407
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1801
Q Serve(g_s), s	3.2	7.3	4.3	8.6	9.2	9.2
Cycle Q Clear(g_c), s	3.2	7.3	4.3	8.6	9.2	9.2
Prop In Lane	1.00	1.00	1.00			0.21
Lane Grp Cap(c), veh/h	790	362	510	2080	624	632
V/C Ratio(X)	0.35	0.72	0.56	0.51	0.64	0.64
Avail Cap(c_a), veh/h	1822	836	976	4812	1525	1545
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.6	17.2	8.5	5.9	13.2	13.2
Incr Delay (d2), s/veh	0.3	2.7	1.0	0.2	1.1	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	6.5	1.3	2.1	3.2	3.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.9	19.9	9.5	6.1	14.3	14.3
LnGrp LOS	B	B	A	A	B	B
Approach Vol, veh/h	533			1350	808	
Approach Delay, s/veh	17.8			6.8	14.3	
Approach LOS	B			A	B	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	32.8			15.6	11.3	21.5
Change Period (Y+Rc), s	4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s	65.5			25.5	19.5	41.5
Max Q Clear Time (g_c+I1), s	10.6			9.3	6.3	11.2
Green Ext Time (p_c), s	10.4			1.7	0.7	5.8
Intersection Summary						
HCM 6th Ctrl Delay			11.2			
HCM 6th LOS			B			

APPENDIX F - 2034 Capacity Analysis

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↖	↗	↖	↗
Traffic Volume (veh/h)	110	27	9	155	15	20
Future Volume (veh/h)	110	27	9	155	15	20
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	129	32	11	182	18	24
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	381	94	613	492	469	417
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26
Sat Flow, veh/h	1447	359	1225	1870	1781	1585
Grp Volume(v), veh/h	0	161	11	182	18	24
Grp Sat Flow(s),veh/h/ln	0	1806	1225	1870	1781	1585
Q Serve(g_s), s	0.0	1.4	0.1	1.5	0.1	0.2
Cycle Q Clear(g_c), s	0.0	1.4	1.5	1.5	0.1	0.2
Prop In Lane		0.20	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	0	475	613	492	469	417
V/C Ratio(X)	0.00	0.34	0.02	0.37	0.04	0.06
Avail Cap(c_a), veh/h	0	2804	2193	2904	2016	1794
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	5.7	6.3	5.7	5.2	5.2
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.5	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.2	0.0	0.3	0.0	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	6.1	6.3	6.2	5.2	5.3
LnGrp LOS	A	A	A	A	A	A
Approach Vol, veh/h	161			193	42	
Approach Delay, s/veh	6.1			6.2	5.3	
Approach LOS	A			A	A	
Timer - Assigned Phs	2		4		8	
Phs Duration (G+Y+Rc), s	9.5		9.5		9.5	
Change Period (Y+Rc), s	4.5		4.5		4.5	
Max Green Setting (Gmax), s	21.5		29.5		29.5	
Max Q Clear Time (g_c+I1), s	2.2		3.4		3.5	
Green Ext Time (p_c), s	0.1		0.9		1.0	
Intersection Summary						
HCM 6th Ctrl Delay			6.0			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard




















12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	137	111	148	459	950	86
Future Volume (veh/h)	137	111	148	459	950	86
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	149	121	161	499	1033	93
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	454	208	447	2401	1600	144
Arrive On Green	0.13	0.13	0.09	0.68	0.49	0.49
Sat Flow, veh/h	3456	1585	1781	3647	3391	297
Grp Volume(v), veh/h	149	121	161	499	557	569
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1817
Q Serve(g_s), s	1.8	3.3	1.8	2.5	10.9	11.0
Cycle Q Clear(g_c), s	1.8	3.3	1.8	2.5	10.9	11.0
Prop In Lane	1.00	1.00	1.00			0.16
Lane Grp Cap(c), veh/h	454	208	447	2401	862	882
V/C Ratio(X)	0.33	0.58	0.36	0.21	0.65	0.65
Avail Cap(c_a), veh/h	1520	697	834	5375	1963	2008
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.4	19.0	6.3	2.9	9.0	9.0
Incr Delay (d2), s/veh	0.4	2.6	0.5	0.0	0.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.1	0.4	0.4	3.3	3.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	18.8	21.6	6.8	2.9	9.8	9.8
LnGrp LOS	B	C	A	A	A	A
Approach Vol, veh/h	270			660	1126	
Approach Delay, s/veh	20.1			3.8	9.8	
Approach LOS	C			A	A	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	36.0			10.6	8.9	27.1
Change Period (Y+Rc), s	4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5			20.5	14.5	51.5
Max Q Clear Time (g_c+I1), s	4.5			5.3	3.8	13.0
Green Ext Time (p_c), s	3.9			0.8	0.3	9.7
Intersection Summary						
HCM 6th Ctrl Delay			9.2			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	110	27	9	155	25	15	0	20	79	0	9
Future Volume (veh/h)	3	110	27	9	155	25	15	0	20	79	0	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	129	32	11	182	29	18	0	24	93	0	11
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	575	382	95	614	415	66	768	0	417	673	20	40
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.00	0.26	0.26	0.00	0.26
Sat Flow, veh/h	1171	1447	359	1225	1574	251	1404	0	1585	1198	77	151
Grp Volume(v), veh/h	4	0	161	11	0	211	18	0	24	104	0	0
Grp Sat Flow(s),veh/h/ln	1171	0	1806	1225	0	1825	1404	0	1585	1426	0	0
Q Serve(g_s), s	0.1	0.0	1.4	0.1	0.0	1.8	0.0	0.0	0.2	0.8	0.0	0.0
Cycle Q Clear(g_c), s	1.9	0.0	1.4	1.5	0.0	1.8	0.1	0.0	0.2	1.0	0.0	0.0
Prop In Lane	1.00		0.20	1.00		0.14	1.00		1.00	0.89		0.11
Lane Grp Cap(c), veh/h	575	0	476	614	0	482	768	0	417	733	0	0
V/C Ratio(X)	0.01	0.00	0.34	0.02	0.00	0.44	0.02	0.00	0.06	0.14	0.00	0.00
Avail Cap(c_a), veh/h	1836	0	2421	1933	0	2447	2281	0	2125	2249	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.6	0.0	5.7	6.3	0.0	5.8	5.2	0.0	5.2	5.5	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.4	0.0	0.0	0.6	0.0	0.0	0.1	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.0	0.0	0.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.6	0.0	6.1	6.3	0.0	6.5	5.2	0.0	5.3	5.6	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	165			222			42			104		
Approach Delay, s/veh	6.1			6.4			5.3			5.6		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	9.5			9.5			9.5			9.5		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	25.5			25.5			25.5			25.5		
Max Q Clear Time (g_c+I1), s	2.2			3.9			3.0			3.8		
Green Ext Time (p_c), s	0.1			0.8			0.5			1.2		
Intersection Summary												
HCM 6th Ctrl Delay	6.1											
HCM 6th LOS	A											

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard

12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	159	168	166	459	950	93
Future Volume (veh/h)	159	168	166	459	950	93
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	173	183	180	499	1033	101
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	581	266	419	2323	1549	151
Arrive On Green	0.17	0.17	0.09	0.65	0.47	0.47
Sat Flow, veh/h	3456	1585	1781	3647	3364	320
Grp Volume(v), veh/h	173	183	180	499	561	573
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1813
Q Serve(g_s), s	2.2	5.5	2.2	2.9	12.3	12.3
Cycle Q Clear(g_c), s	2.2	5.5	2.2	2.9	12.3	12.3
Prop In Lane	1.00	1.00	1.00			0.18
Lane Grp Cap(c), veh/h	581	266	419	2323	842	859
V/C Ratio(X)	0.30	0.69	0.43	0.21	0.67	0.67
Avail Cap(c_a), veh/h	1402	643	803	4959	1776	1812
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.4	19.8	7.6	3.5	10.2	10.2
Incr Delay (d2), s/veh	0.3	3.1	0.7	0.0	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.2	0.6	0.6	3.9	4.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	18.7	22.9	8.3	3.6	11.1	11.1
LnGrp LOS	B	C	A	A	B	B
Approach Vol, veh/h	356			679	1134	
Approach Delay, s/veh	20.9			4.8	11.1	
Approach LOS	C			A	B	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	37.5			13.0	9.1	28.4
Change Period (Y+Rc), s	4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s	70.5			20.5	15.5	50.5
Max Q Clear Time (g_c+l1), s	4.9			7.5	4.2	14.3
Green Ext Time (p_c), s	3.9			1.0	0.4	9.6
Intersection Summary						
HCM 6th Ctrl Delay			10.8			
HCM 6th LOS			B			

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard















12/12/2023

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↖	↗	↖	↗
Traffic Volume (veh/h)	223	60	24	172	60	121
Future Volume (veh/h)	223	60	24	172	60	121
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	242	65	26	187	65	132
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	461	124	547	607	430	382
Arrive On Green	0.32	0.32	0.32	0.32	0.24	0.24
Sat Flow, veh/h	1420	381	1072	1870	1781	1585
Grp Volume(v), veh/h	0	307	26	187	65	132
Grp Sat Flow(s),veh/h/ln	0	1802	1072	1870	1781	1585
Q Serve(g_s), s	0.0	2.9	0.4	1.6	0.6	1.4
Cycle Q Clear(g_c), s	0.0	2.9	3.3	1.6	0.6	1.4
Prop In Lane		0.21	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	0	585	547	607	430	382
V/C Ratio(X)	0.00	0.53	0.05	0.31	0.15	0.35
Avail Cap(c_a), veh/h	0	2391	1622	2482	2020	1797
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	5.7	7.0	5.3	6.2	6.5
Incr Delay (d2), s/veh	0.0	0.7	0.0	0.3	0.2	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.5	0.1	0.3	0.1	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	0.0	6.4	7.1	5.5	6.4	7.0
LnGrp LOS	A	A	A	A	A	A
Approach Vol, veh/h	307			213	197	
Approach Delay, s/veh	6.4			5.7	6.8	
Approach LOS	A			A	A	
Timer - Assigned Phs		2		4		8
Phs Duration (G+Y+Rc), s		9.5		11.2		11.2
Change Period (Y+Rc), s		4.5		4.5		4.5
Max Green Setting (Gmax), s		23.5		27.5		27.5
Max Q Clear Time (g_c+I1), s		3.4		4.9		5.3
Green Ext Time (p_c), s		0.6		1.8		1.1
Intersection Summary						
HCM 6th Ctrl Delay			6.3			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard




















12/12/2023

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	 			 	 	
Traffic Volume (veh/h)	237	203	201	1077	725	56
Future Volume (veh/h)	237	203	201	1077	725	56
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	258	221	218	1171	788	61
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	718	329	481	2100	1264	98
Arrive On Green	0.21	0.21	0.11	0.59	0.38	0.38
Sat Flow, veh/h	3456	1585	1781	3647	3436	259
Grp Volume(v), veh/h	258	221	218	1171	419	430
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1824
Q Serve(g_s), s	2.9	5.7	2.9	9.0	8.6	8.6
Cycle Q Clear(g_c), s	2.9	5.7	2.9	9.0	8.6	8.6
Prop In Lane	1.00	1.00	1.00			0.14
Lane Grp Cap(c), veh/h	718	329	481	2100	672	690
V/C Ratio(X)	0.36	0.67	0.45	0.56	0.62	0.62
Avail Cap(c_a), veh/h	1894	869	940	5288	1809	1857
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.2	16.3	7.4	5.6	11.3	11.3
Incr Delay (d2), s/veh	0.3	2.4	0.7	0.2	1.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	5.1	0.8	2.0	2.8	2.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.5	18.7	8.1	5.8	12.3	12.2
LnGrp LOS	B	B	A	A	B	B
Approach Vol, veh/h	479			1389	849	
Approach Delay, s/veh	16.9			6.2	12.2	
Approach LOS	B			A	B	
Timer - Assigned Phs	2		4		5	6
Phs Duration (G+Y+Rc), s	30.9		13.8		9.5	21.4
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5
Max Green Setting (Gmax), s	66.5		24.5		16.5	45.5
Max Q Clear Time (g_c+l1), s	11.0		7.7		4.9	10.6
Green Ext Time (p_c), s	12.1		1.5		0.5	6.3
Intersection Summary						
HCM 6th Ctrl Delay			10.0			
HCM 6th LOS			A			

HCM 6th Signalized Intersection Summary

1: Meijer Drive & Executive Boulevard

12/12/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	223	60	24	172	85	60	0	121	50	0	6
Future Volume (veh/h)	9	223	60	24	172	85	60	0	121	50	0	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	10	242	65	26	187	92	65	0	132	54	0	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	573	476	128	555	396	195	711	0	376	514	20	27
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.24	0.00	0.24	0.24	0.00	0.24
Sat Flow, veh/h	1100	1420	381	1072	1183	582	1409	0	1585	808	84	116
Grp Volume(v), veh/h	10	0	307	26	0	279	65	0	132	61	0	0
Grp Sat Flow(s),veh/h/ln	1100	0	1802	1072	0	1766	1409	0	1585	1007	0	0
Q Serve(g_s), s	0.2	0.0	2.9	0.4	0.0	2.6	0.0	0.0	1.5	0.5	0.0	0.0
Cycle Q Clear(g_c), s	2.8	0.0	2.9	3.3	0.0	2.6	0.6	0.0	1.5	1.9	0.0	0.0
Prop In Lane	1.00		0.21	1.00		0.33	1.00		1.00	0.89		0.11
Lane Grp Cap(c), veh/h	573	0	603	555	0	591	711	0	376	562	0	0
V/C Ratio(X)	0.02	0.00	0.51	0.05	0.00	0.47	0.09	0.00	0.35	0.11	0.00	0.00
Avail Cap(c_a), veh/h	1590	0	2268	1546	0	2223	2016	0	1845	1755	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.6	0.0	5.6	6.9	0.0	5.5	6.4	0.0	6.7	6.9	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.0	0.0	0.6	0.1	0.0	0.6	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.5	0.1	0.0	0.4	0.1	0.0	0.3	0.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.6	0.0	6.3	7.0	0.0	6.1	6.4	0.0	7.2	7.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	317			305			197			61		
Approach Delay, s/veh	6.3			6.2			7.0			7.0		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	9.5			11.6			9.5			11.6		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	24.5			26.5			24.5			26.5		
Max Q Clear Time (g_c+I1), s	3.5			4.9			3.9			5.3		
Green Ext Time (p_c), s	0.9			1.9			0.2			1.8		
Intersection Summary												
HCM 6th Ctrl Delay	6.5											
HCM 6th LOS	A											

HCM 6th Signalized Intersection Summary

2: Brandt Pike & Executive Boulevard

12/12/2023



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↰↱	↱	↰	↕↕	↕↱	
Traffic Volume (veh/h)	251	239	262	1077	725	80
Future Volume (veh/h)	251	239	262	1077	725	80
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	273	260	285	1171	788	87
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	778	357	493	2120	1196	132
Arrive On Green	0.23	0.23	0.14	0.60	0.37	0.37
Sat Flow, veh/h	3456	1585	1781	3647	3320	356
Grp Volume(v), veh/h	273	260	285	1171	434	441
Grp Sat Flow(s),veh/h/ln	1728	1585	1781	1777	1777	1806
Q Serve(g_s), s	3.4	7.7	4.4	10.0	10.3	10.3
Cycle Q Clear(g_c), s	3.4	7.7	4.4	10.0	10.3	10.3
Prop In Lane	1.00	1.00	1.00			0.20
Lane Grp Cap(c), veh/h	778	357	493	2120	658	669
V/C Ratio(X)	0.35	0.73	0.58	0.55	0.66	0.66
Avail Cap(c_a), veh/h	1677	769	936	4680	1496	1520
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.5	18.1	8.8	6.1	13.2	13.2
Incr Delay (d2), s/veh	0.3	2.9	1.1	0.2	1.1	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	6.7	1.3	2.5	3.6	3.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	16.7	21.0	9.9	6.4	14.4	14.4
LnGrp LOS	B	C	A	A	B	B
Approach Vol, veh/h	533			1456	875	
Approach Delay, s/veh	18.8			7.0	14.4	
Approach LOS	B			A	B	
Timer - Assigned Phs	2		4		5	6
Phs Duration (G+Y+Rc), s	34.6		15.9		11.4	23.2
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5
Max Green Setting (Gmax), s	66.5		24.5		19.5	42.5
Max Q Clear Time (g_c+I1), s	12.0		9.7		6.4	12.3
Green Ext Time (p_c), s	12.1		1.7		0.7	6.4
Intersection Summary						
HCM 6th Ctrl Delay			11.5			
HCM 6th LOS			B			

APPENDIX G – Queuing Analysis

Intersection: 1: Meijer Drive & Executive Boulevard

Movement	EB	EB	WB	WB	NB	NB	SB
Directions Served	L	TR	L	TR	L	TR	LTR
Maximum Queue (ft)	18	86	35	66	53	56	38
Average Queue (ft)	6	53	13	39	30	35	23
95th Queue (ft)	26	94	40	77	72	60	49
Link Distance (ft)		298		1791	309	309	390
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	100		150				
Storage Blk Time (%)		0					
Queuing Penalty (veh)		0					

Intersection: 2: Brandt Pike & Executive Boulevard

Movement	EB	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	L	R	L	T	T	T	TR
Maximum Queue (ft)	85	90	98	110	164	139	203	154
Average Queue (ft)	51	64	63	73	100	77	147	93
95th Queue (ft)	93	100	106	125	183	151	226	181
Link Distance (ft)			1791		373	373	338	338
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	300	300		275				
Storage Blk Time (%)								
Queuing Penalty (veh)								

Network Summary

Network wide Queuing Penalty: 0



Huber Heights Fire Division

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

Occupancy Name:	Executive Development		
Occupancy Address:	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:	4/5/2024

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 sitework, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met. Be advised that additional questions and comments may arise as the project progresses.

Requirements:

- 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. **(Road widths and turn radius appear to comply.)**
- Additional access is required to the residential portion of the 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. **(A second emergency entrance has been provided at connection to Loblolly Drive. If a gate is provided additional details will be required.)**

- Security gates shall comply with OFC 503.6 and D103.5. **(Gate at main entrance and Loblolly Drive, if provided.)**
- The minimum drive width shall be 26 feet with fire hydrants. OFC Appendix D103.1. **(Verified.)**
- Fire hydrant spacing shall also meet the requirements of HHCO 1521. **(Verified.)**
- 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. **(Hydrant for Building 22 appears to exceed the 75 feet distance.)**
- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4.
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. *(No trees, bushes, plantings, etc.)* Ohio Fire Code 507.5.5. **(Field verify.)**
- 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. Calculations shall be submitted before construction).**
- If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1. **(Field verify.)**
- If required, immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4. **(Field verify.)**
- Exterior doors and openings required by this rule, or the building code as listed in rule 1301:7-7-80 of the Administrative Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official. **(Sidewalks shall be provided to the sprinkler riser room(s).)**

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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-9970

9. A.

Planning Commission

Meeting Date: 04/09/2024

Minutes

Information

Agenda Title

Without objection the minutes of the March 12, 2024, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
March 12, 2024, 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. **DETAILED DEVELOPMENT PLAN - The applicant, BP-OTP, LLC, is requesting approval of a Detailed Development Plan of 4.65 acres to facilitate the construction of a 5,915 SF Wawa convenience mart with fueling pumps. Property is located at 4949 Chambersburg Road (DDP 24-03).**

Mr. Sorrell stated that the applicant has submitted all necessary plans and studies for the Detailed 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.
- Nineteen street trees are required. The landscaping plan shows 19 street trees with a mixture of Sugar Maple and Linden trees. The trees are appropriately spaced and located in a manner that should provide sidewalk shade.

Planning Commission Meeting

Mar 12, 2024

- The lighting plan submitted with the application meets all requirements. The proposed fixture height is 20 feet, and the fixture types meet the code. The photometric analysis indicates no light trespasses across the property lines that will impact nearby residents.
- The building design substantially meets the exterior material recommendation. Not including glazing, the building's entire exterior is 64% masonry. The front façade is 78% masonry and glazing. Approximately 28% of the exterior is a wood composite accent siding.
- All utilities are below ground. The applicant is installing additional electrical conduit in the parking area for future EV charging stations.

Parking and Loading:

- The applicant proposes 53 parking spaces, more than the code requires. Parking stall dimensions are 10' x 20', as required.
- Sidewalks to the site are provided from Old Troy Pike and Chambersburg Road. The slope of the sidewalks are a maximum of 1:12, which complies with ADA requirements.

Landscaping:

- The plans and landscaping requirements can be found on sheet C-9. The proposal meets all landscaping requirements, with the exception of the requirement that there be one shade tree within 60 feet of every parking space. The parking spaces along the front and north building do not comply with this requirement. It is important to note that very few approved developments meet this requirement.

Staff feels the landscaping plan is thoughtful, meets the spirit and intent of the zoning code and provides substantial screening and buffering of this use.

Signs:

- A sign package was not submitted with the application and will be submitted at a future date. The elevations indicate two wall signs that are approximately 65 SF and one wall sign that is approximately 40 SF. The site plan indicates two monument signs of unknown height.

J. Reid Cooksey from Stonefield and Patrick O'Leary from Blue Peninsula were present.

Discussion on the stormwater plan and retention basin, entrance on Chambersburg being steep, driveway approach 1.12 meets code, monument sign placement and protective fencing. The timeline is to start in the Spring. Bike racks will be present.

Action

Ms. Thomas moved to approve the request by the applicant BP-OPT, LLC, for approval of a Detailed Development Plan (DDP 24-03) in accordance with the recommendation of Staff's Memorandum dated March 7, 2024, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the January 8, 2024, Planning Commission meetings are approved.

X. Reports and Calendar Review

RHM Detailed Development Plan
Buc-cee's after the 4/5/24 meeting
Replat of Marion Meadows

XI. Upcoming Meetings

April 9, 2024
May 14, 2024

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:50 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date