# AGENDA
# CITY PLANNING COMMISSION

**City Hall - Council Chambers**
**6131 Taylorsville Road**
**October 15, 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. REZONING - The applicant, ADAM MALONJAO, is requesting approval of a rezoning from Residential (R-4) to Commercial District (B1) to facilitate the sale of the existing building for use as a multi-tenant office space. Property is located at 6502 Old Troy Pike (RZ 24-21).

B. MINOR CHANGE - The applicant, APP ARCHITECTURE, is requesting approval of a minor change to construct a 2,381 SF addition to the existing fire station. Property is located at 7435 Old Troy Pike (MC 24-24).

C. MINOR CHANGE - The applicant, TESLA, is requesting approval of a Minor Change to construct ten (10) Tesla EV charging stations. Property is located at 7150 Executive Blvd. (MC 24-08).

D. MINOR CHANGE - The applicant, THE OSCAR W LARSON COMPANY, is requesting approval of a Minor Change to construct five (5) EV charging stations. Property is located at 7550 Old Troy Pike (MC 24-16).

E. REZONING AND BASIC DEVELOPMENT PLAN - The applicant, TJL-CES, LLC, is requesting approval of a Rezoning of 2.75 acres to Planned Commercial (PC) and a Basic Development Plan approval for 0.98 acres to construct a Domino's Pizza (pick-up and delivery only). Property is located at 8920 and 8960 Old Ttoy Pike (RZ BDP 24-22).

F. BASIC DEVELOPMENT PLAN - The applicant, GREY FOX CAPITAL, is requesting approval of a Basic Development Plan for a 159-unit townhome development on 24.6 acres. Property is located at 5425 Charlesgate Road (BDP 24-23).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection the minutes of the September 10, 2024, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. November 12, 2024
December 10, 2024

12. Adjournment

**AI-10418** **7. A.**

**Planning Commission**

Meeting Date: 10/15/2024

Rezoning

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Information

Agenda Title

REZONING - The applicant, ADAM MALONJAO, is requesting approval of a rezoning from Residential (R-4) to Commercial District (B1) to facilitate the sale of the existing building for use as a multi-tenant office space. Property is located at 6502 Old Troy Pike (RZ 24-21).

Purpose and Background

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Attachments

Application

Staff Report

Decision Record

Drawings

Presentation

Fire Assessment

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HUBER HEIGHTS
Come Grow With Us!

City of Huber Heights
6131 Taylorsville Rd.
Huber Heights, OH 45424

937.233.1423
937.233.1272 fax

# HUBER HEIGHTS ZONING OFFICE CASE STATUS SHEET

**CASE NO.** RZ 24-21 **DATE FILED**: Aug 26, 2024

**APPLICANT:** Adam Malonjao

**ADDRESS:** 5140 Tilbury Road, Huber Heights, OH 45424

**TELEPHONE NO** (937)818-5888

**OWNER**: Same

**ADDRESS**:

**TELEPHONE NO**

**REQUEST:** The applicant is requesting approval of a Rezoning to Commercial District (B1) for .987 acres

**ADDRESS OF SITE:** 6502 Old Troy Pike

**HEARING DATE**: **PC:** 10/15/24(administratively) **BZA:** **CITY COUNCIL:**

**PLACE:** City Hall Meeting Room, 6131 Taylorsville Road

**TIME**: On or after 6:00 p.m.

**AD PUBLISHED:** 10/4/2024 **BZA** **City Council**

**PROOF OF PUBLICATION RECEIVED:** **FIRE:** **ENG:**

**APPLICANT NOTIFIED:** **PROPERTY OWNERS NOTIFIED:**

**PROTESTS OR CONSENTS:** **PRIOR CASES:**

**ACTION:** Planning Commission _____ BZA _____

City Council _____

**ORDINANCE NO.** _____ Date: _____

**FINAL ACTION**: _____ Effective Date: _____

**REMARKS**:

_____

_____

_____

# DEVELOPMENT APPLICATION

'24 AUG 26 10

## CITY OF HUBER HEIGHTS

## PLANNING DEPARTMENT


**6131 Taylorsville Road**
**Huber Heights, Ohio 45424**

**937.233.1423**
**937.233.1272 (Fax)**


Application Number RZ 24-21
Receipt Number 28304 3701
8/24/24

Date Filed Aug 22, 2024
Amount Paid ~~250.00~~
$250.00

### TYPE OF ACTION REQUESTED

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

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☒ Rezoning to B-1
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☒ Lot Split/Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Oct. 15

## APPLICANT INFORMATION

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

| | APPLICANT // WARRIOR WASH & DRY LLC | | CONTACT PERSON |
|---|---|---|---|
| Name | ADAM MALONJAO | Name | MELISSA CLEARY |
| Address | 5140 TILBURY RD<br>HUBER HEIGHTS, OH | Address | |
| Phone | 937 818 5888 | Phone | (740)491-0365 |
| Fax | | Fax | |
| Email | ADAM.MALONJAO@YAHOO.COM | Email | YOURCLEARCHOICEREALTOR@GMA<br>I.CO |

ADAM.MALONJAO@yahoo.com

## PROPERTY INFORMATION

Project Name: REZONING 6502 OLD TROY BUILDING

Location of property: 6502 OLD TROY PIKE, HUBER

Book _____ Page _____ Parcel Number(s) P70 64004 0003

Current Zoning: O-1 R-4 Proposed Zoning: B-1

Property Owner's Name: // WARRIOR WASH & DRY LLC ADAM MALONJAO Telephone: 937-818-5888

Address: 5140 TILBURY RD, HUBER HEIGHTS OH 45424

Total acres included in this application: 20

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

Brief description of application request:
BUILDING IS BEING PARCELED OFF FROM LAND TO BE SOLD FOR FUTURE DEVELOPMENT

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

Name of Engineer: HALEY-DUSA ENGINEERING LLC Telephone: 937-439-4300

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

## Applicant's Signature

Applicant's Signature:

ADAM MALDONADO

Printed Name:

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

OWNER

Subscribed and sworn to before me this 24th day of August, 2024.

NOTARIAL SEAL STATE OF OHIO

JENNIFER LYN WYSONG-HEINBOKEL
Notary Public, State of Ohio
My Commission Expires:
September 02, 2025

NOTARY PUBLIC

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

= = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = =

Date Received __________ Fee Paid __________ Received by __________

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

By: _____
Applicant's Signature

Witness

Date: 22 AUG 2024

Project: REZONING OF 6502 OLD TROY BUILDING

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to MELISSA CLEARY to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

Owner's Signature

Owner's Signature

ADAM MALONJAO
Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said

Adam Malonjao on this 20th day of August, 2024.

NOTARIAL SEAL
STATE OF OHIO

JENNIFER LYN WYSONG-HEINBOKEL
Notary Public, State of Ohio
My Commission Expires:
September 02, 2025

Notary Public

## ADDITIONAL CONTACT INFORMATION

**PROPERTY OWNER**

Name: ADAM MALONJAO
Address: 5140 TILBURY RD
HUBER
Phone: 937-818-5888
Fax:
Email: ADAM.MALONJAO@YAHOO.COM

**AGENT**

Name: MARK FREEMAN
Address:
Phone: 937-718-1334
Fax:
Email: MARK.FREEMAN@KW.COM

**ATTORNEY**

Name:
Address:
Phone:
Fax:
Email:

**DEVELOPER**

Name:
Address:
Phone:
Fax:
Email:

**LAND PLANNER**

Name:
Address:
Phone:
Fax:
Email:

**ENGINEER**

Name: HALEY-DOSA ENGINEERING
Address:
Phone: 937-439-4300
Fax:
Email: HALEYDOSA@HALEYDOSA.COM

**LANDSCAPE ARCHITECT**

Name:
Address:
Phone:
Fax:
Email:

**OTHER** – BUYER, FUTURE BUSINESS AGENT

Name: MELISSA CLEARY
Address:
Phone: 740-491-0365
Fax:
Email: YOURCLEARCHOICEREALTOR@GMAIL.COM

# ALTA/NSPS LAND TITLE SURVEY

SECTION 28, TOWN 2, RANGE 5 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
20.9411 ACRES

BASIS OF BEARINGS:
- CENTERLINE OF CHAMBERSBURG ROAD – N68°30'00"W – IR DEED 23-056904

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- S.H. 467, SEC. M & N B/M PLANS
- MDT–CHAMBERSBURG ROAD–1.847
- SUR. 2022, PAGE 0265

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

UTILITY NOTES:
- ALL SURFACE UTILITY FEATURES WERE FIELD LOCATED, UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND UTILITY CONNECTIONS ARE FROM PLANS AND OUPS MARKINGS.

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N40°34'11"E | 72.58' |
| L2 | N68°30'00"W | 80.18' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 5729.58' | 60.00' | 00°48'00" | N90°38'11"E | 60.00' |

EASEMENT NOTES

1) THE EASEMENTS SHOWN ON THIS SURVEY ARE FROM TITLE COMMITMENT NO. HST-41319, DATED OCTOBER 26, 2023, SCHEDULE B – SECTION 2; FURNISHED BY HOME SERVICES TITLE, LLC.
AS NOTED BELOW:
15) 15' WIDE GAS PIPELINE EASEMENT, AS SHOWN. INSTRUMENT ALSO CONTAINS A TEMPORARY CONSTRUCTION EASEMENT, UNKNOWN IF IT STILL APPLIES. (IR DEED 23-005892)
16) A. "PERMANENT EASEMENT FOR HIGHWAY PURPOSES", AS SHOWN.
B. "RIGHT-OF-WAY FOR HIGHWAY PURPOSES", AS SHOWN. (DEED MF 93-204A11)
17) PERMANENT CHANNEL EASEMENT, AS SHOWN. (DEED MF 93-204A07)
18) EASEMENT DOES NOT AFFECT SUBJECT PROPERTY. (DEED MF 96-B54A08)
19) PERMANENT CHANNEL EASEMENT, AS SHOWN. (DEED MF 93-204A03)
20) A. 15' WIDE WATER/SANITARY EASEMENT, AS SHOWN.
B. 50' WIDE UTILITY EASEMENT, AS SHOWN. (D.R. 2320, PAGE 540)
21) 10' DP&L GAS EASEMENT, AS SHOWN. (DEED MF 71-320006)

EASEMENTS NOT LISTED IN THE TITLE COMMITMENT:
A) 45' WIDE RIGHT-OF-WAY FOR ROAD CONSTRUCTION, AS SHOWN. (IR DEED 23-056904)

LEGAL DESCRIPTION:

Situate in the State of Ohio, County of Montgomery, City of Huber Heights, and known as being a part of the NE 1/4 of Section 28, Town 2, Range 5 M.R.S. and being also the same parcel of land conveyed to Grover C. Herring as recorded in Volume 1552, Page 286, of the County Deed Records and bounded and described as follows:

Beginning at the intersection of the centerline of Chambersburg Road (40 ft. wide) and Ohio state route #202 (66 ft. wide) said point being the S. W. corner of said N. E. 1/4 section No. 28.

Thence N 88°30' E. along said centerline of Chambersburg Rd. 1173.34 ft. to the westerly line of land conveyed to William E. and Hilda E. Ishmael as recorded in Vol. 1726, Page 334 of County Deed Records

Thence N 01°30' E. along said westerly line, 2258.67 ft. to the northerly line of land as conveyed to William E. and Hilda E. Ishmael; Thence S 88°30' E. along said northerly line, 84.38 ft. to the westerly line of land as conveyed to Grover C. Herring

Thence S 88°30' E. along the said northerly line, 84.38 ft. to the westerly line of land as conveyed to Grover C. Herring, 374.36 ft.;

Thence N 16°02'10" W. along the westerly line of land conveyed to Grover C. Herring 374.46 ft.;

Thence N 73°29'18" W along the northerly line of land conveyed to Grover C. Herring 1182.85 ft. to said centerline of state route #202;

Thence S 00°32'30" E. along said centerline of state route #202, 852.38 ft. of the place of beginning and containing 22.182 acres of land be the same more or less.

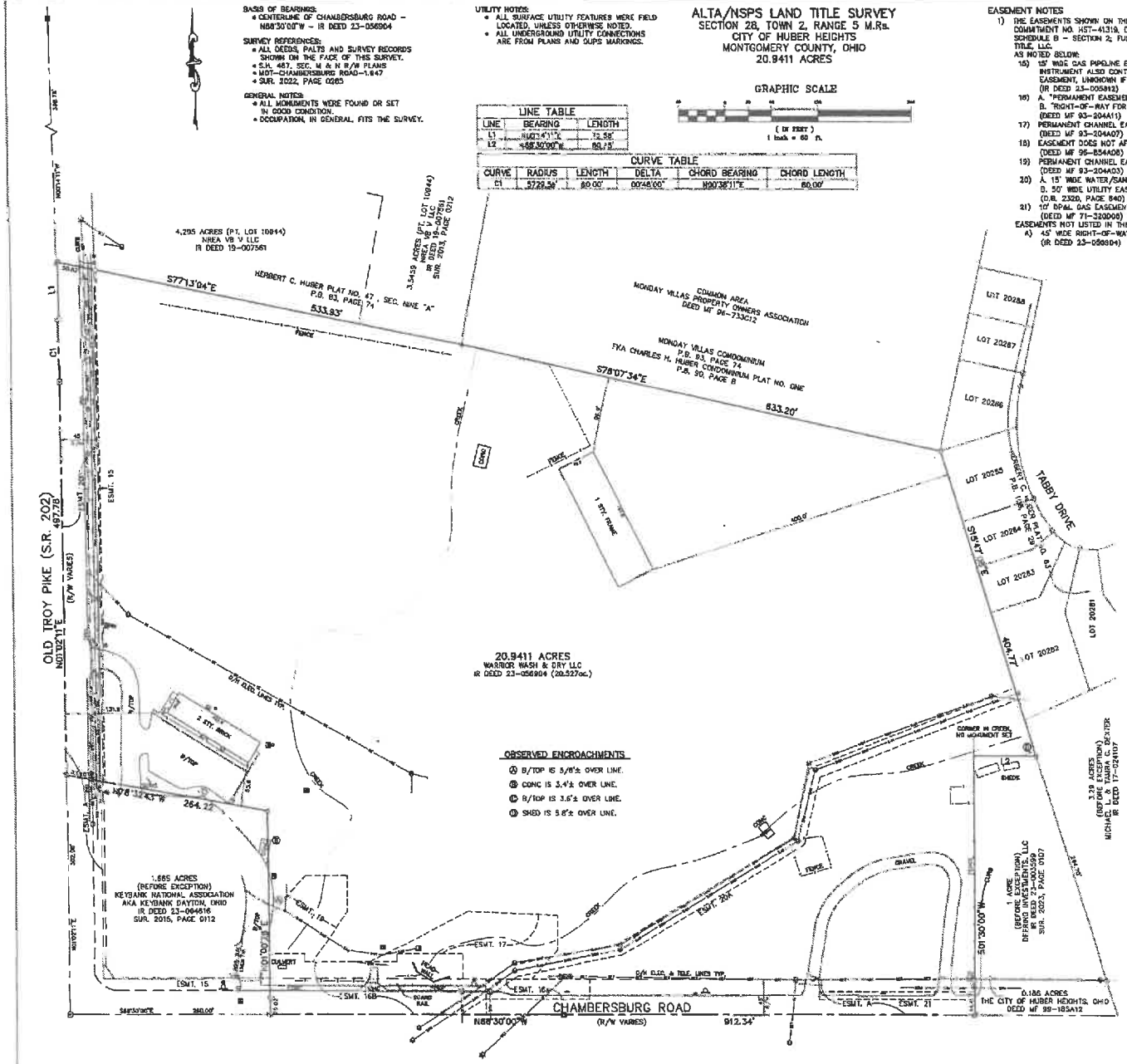
Excepting therefrom the following described real estate

Situate in the State of Ohio, County of Montgomery, City of Huber Heights, located in Section 28, Town 2, Range 5 MRs, and being a tract of land bounded and described as follows:

Beginning at the intersection of the centerlines of Chambersburg Road and Old Troy Pike (S. R. 202); thence with the centerline of said Old Troy Pike, North 01°02'50" East for 302.00 feet; thence South 80°37'18" East for 39.45 feet; thence South 01°02'50" East for 256.00 feet to a point in the centerline of said Chambersburg Road; thence with the centerline of said Chambersburg Road, South 68°28'50" West for 340.00 feet to the point of beginning, containing 1.655 acres more or less, according to a survey of said premises by J. Rademacher, Registered Surveyor, State of Ohio.

The real property described above is subject to a right of way for road construction purposes along a line 45 feet from the centerline of Chambersburg Road and parallel thereto, lying wholly within said real property and in a West direction from said centerline. Together with an additional right of way for road construction purposes along a line 45 feet from the centerline of Old Troy Pike (State Route 202) and parallel thereto, lying wholly within said real property and in a West direction from said centerline. It is hereby provided that such right of way shall exist in favor of any appropriate governmental authority that may at any time in the future, by appropriate resolution, undertake a widening of either Chambersburg Road or Old Troy Pike (State Route 202).

*NOTE: DEED CONTAINS MULTIPLE TYPOGRAPHICAL ERRORS. IN ADDITION TO THESE ERRORS, THE FIELD SURVEY INDICATES ADDITIONAL DIFFERENCES FROM THE DEED OF RECORD.*




OBSERVED ENCROACHMENTS
- (A) B/TOP IS 5.8'± OVER LINE.
- (B) CONC IS 3.4'± OVER LINE.
- (C) B/TOP IS 3.6'± OVER LINE.
- (D) SHED IS 5.8'± OVER LINE.

## SYMBOL LEGEND

| | | | |
|---|---|---|---|
| AC | AIR CONDITIONER | SD | STORM MANHOLE |
| ⊢ | ANCHOR WIRE | SB | STORM CATCH BASIN |
| EM | ELECTRIC METER | TB | TELEPHONE SPLICE BOX |
| EB | ELECTRIC PULL BOX | FH | FIRE HYDRANT |
| FB | FIBER OPTIC PULL BOX | WV | WATER VALVE |
| • | GAS SERVICE VALVE | • | WATER SERVICE VALVE |
| MB | MAIL BOX | WM | WATER METER |
| ✱ | POWER POLE W/TELEPHONE,LIGHT&UNDG. ELECTRIC | ⊙ | FOUND 5/8" IRON PIN |
| ⊙ | POWER POLE W/TELEPHONE&UNDG. ELECTRIC | ○ | FOUND 1" IRON PIN |
| ⊠ | POWER POLE W/TELEPHONE | ● | FOUND 5/8" IRON PIN W/"DRUMBAUGH" CAP |
| ⊕ | POWER POLE W/LIGHT&TELEPHONE | ◆ | FOUND 5/8" IRON PIN W/"HSP" CAP |
| ⊙ | POWER POLE W/UNDG. ELECTRIC | ⊙ | FOUND 5/8" IRON PIN W/UNKNOWN CAP |
| ⊙ | POWER POLE | ⊙ | FOUND MAG NAIL |
| • | SANITARY CLEANOUT | MB | FOUND MONUMENT BOX |
| S | SANITARY MANHOLE | MB | FOUND MONUMENT BOX W/CROSS NOTCH |
| SS | SANITARY LIFT STATION | ● | SET 5/8" IRON PIN W/"HALEY-DUSA" CAP |
| — | SIGN POST | ⊙ | SET MAG NAIL |

CERTIFICATION:

To: WARRIOR WASH & DRY LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7a, 8 and 11a of Table A thereof. The field work was completed on December 28, 2023.

THOMAS E. DUSA — DATE
REGISTERED SURVEYOR
OHIO LICENSE # S-7143

STATE OF OHIO — THOMAS E. DUSA — S-7143 — REGISTERED SURVEYOR

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


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


| Scale: 1"=60' | Drawn: SBM | Checked: TED |
|---|---|---|
| Date: 01-05-2024 | Job No. S5215 | |

HUBER HEIGHTS
Come Grow With Us!

Copy

✔ Payment Successful [283043701]

Please, print this page as your receipt and keep it for your records.
A copy of the receipt was sent to adam.malonjao@yahoo.com.

| | |
|---|---|
| **Transaction Number** | 283043701 |
| **Base Amount** | $250.00 |
| **Convenience Fee** | $6.88 |
| **Total Amount** | $256.88 |
| **Merchant Name** | HH Zoning VT |
| **Payment Date** | August 24, 2024, 12:01 PM EDT |

## Bill Information

Zoning

| Customer Name | Item Description | Property Address (Include Lot #) | Invoice No. | Amount |
|---|---|---|---|---|
| Adam Malonjao // Warrior Wash & Dry llc | Rezoning 6502 Old Troy Building, From O1 to B1 | 6502 Old Troy Pike | | $250.00 |

## Personal Information

**Full Name** Adam Malonjao

**Address** 5140 Tilbury Rd
Dayton, OH, 45424
United States

**Phone Number** (937) 818-5888

**Email Address** adam.malonjao@yahoo.com

## Payment Information

**Card Number** VISA **VISA Credit** ending in 3829.

**Full Name** Adam Malonjao

**Address** 5140 Tilbury Rd
Dayton, OH, 45424

**Phone Number** (937) 818-5888

# PAYMENT TERMS AND CONDITIONS

## CONVENIENCE FEE

A convenience fee is charged by Heartland Payment Systems for making payments on this website. The convenience fee is 2.75% and will appear as a separate transaction on your monthly statement.. The convenience fee is included in or has been added to your payment.

## AUTHORIZATION

By checking the "I agree to the Terms and Conditions" checkbox below I am confirming my acceptance of the convenience fee associated with my payment, which payment is in accordance with the rules and regulations of the agreement between me and my card issuer.

My payment can only be completed upon the acceptance and authorization of my issuing credit or debit card company. If my payment cannot be completed, I will retain the same liability, which is my sole responsibility, for payment as though I had not attempted to make the payment. Furthermore, I may also be liable for additional fees and penalties to the extent of applicable law.

## RECEIPT

# Memorandum

Staff Report for Meeting of October 15, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: October 10, 2024

Subject: RZ 24-21 – 6502 Troy Pike (Rezoning to B-1)

Application dated September 13, 2024

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | Adam Malonjao – Applicant / Owner |
| **DEVELOPMENT NAME:** | N/A |
| **ADDRESS/LOCATION:** | 6502 Old Troy Pike |
| **ZONING/ACREAGE:** | R-4 / 1.23 Acres |
| **EXISTING LAND USE:** | Vacant office building. |
| **ZONING ADJACENT LAND:** | North & East: R-4<br>South: O-1; West: O-1 |
| **REQUEST:** | The applicant requests approval of a rezoning from R-4 to B-1 to facilitate the sale of the existing building for use as a multi-tenant office space. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1130, 1153 |
| **CORRESPONDENCE:** | In Favor – None received<br>In Opposition – None received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview:

The applicant is requesting a rezoning to B-1 to facilitate the sale of the existing building to a buyer that plans to redevelop the building into salon suites. See attached presentation. This vacant building was previously used as office space.

The proposed use is principally permitted under the B-1 zoning district.

### Applicable Zoning Regulation

The appliable zoning chapters include: 1130 Amendments, 1153 B-1 Commercial District. The relevant sections are cited and discussed below:

#### 1153.01 Principal permitted uses.

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

(a) Stores and shops for the conducting of any retail business;

(b) Plumbing and heating shop, television shop and self-service laundry;

(c) Banks, Credit Unions, Savings and Loans;

(d) Barber shops and beauty parlors;

(e) Dressmaking, millinery, shoe and tailor shops, and those shops doing pressing and receiving dry cleaning;

(f) Offices; and

(g) Restaurants, cafes, tearooms and other eating places.

(Ord. 2011-O-1910, Passed 9-12-11)

#### 1153.02 Accessory uses.

Only the following accessory uses shall be permitted in this District unless otherwise considered and approved by the Board of Zoning Appeals to be of similar character:

(a) Accessory uses and structures as permitted in any "R" District; and

(b) Other accessory uses and structures not otherwise prohibited, customarily accessory and incidental to any permitted use.

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

## 1153.03 Conditions.

(a) The above specified businesses, services, processing or storage shall be conducted wholly within a completely enclosed building except for off-street automobile parking and loading.

(b) In any "B-1" District fronting directly across the street from any "R" District, the parking and loading facilities shall be distant, at least 25 feet from the established right-of-way line, and the building or the structures at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded deed.

(c) Reserved.

(d) Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable as determined by the Board of Zoning Appeals by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried waste.

(Case 443, 4-2-80; Ord. 81-O-08, Passed 8-3-81; Ord. 2007-O-1724, Passed 11-26-07)

## 1153.04 Height standard.

The maximum height shall be three stories not to exceed 40 feet.

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

## 1153.05 Area standard.

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

| | Lot Area | Lot Frontage | Lot Area Per Family | *Front Yard Depth | Side Yard Widths Each Side Yard | Rear Yard Depths |
|---|---|---|---|---|---|---|
| Permitted uses | | | 25 feet | None required except adjoining any "R" District in which case not, less than 50 feet with 15 feet landscaped buffer zone. | | 40 feet with landscaped buffer zone when adjoining any "R" District. |
| Dwellings | Same as specified in any "R" District | | | | | |

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

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

**1153.06 Special uses.**

The following shall be permitted as a special use:

(a) Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements have to be reviewed yearly.

(b) Places of worship.

## Staff Analysis of Standards for approval

As previously stated, the proposed redevelopment use is principally permitted in the B-1 district.

Staff previously approved a lot split with the lot and setback dimensions conforming to the B-1 district. Therefore, this proposed use and basic site plan comply with the B-1 district requirements.

The applicant, or subsequent purchaser, will be required to comply will all other development requirements such as landscaping, parking, and screening. These requirements will be reviewed and enforced through the zoning permit application process.

## Other Comments

Fire: Approves the rezoning as submitted.
Engineering: No comments submitted.

## STAFF RECOMMENDATION

It is the staff's opinion that the rezoning furthers the public interest in revitalizing vacant properties. The proposed use is permitted in the B-1 district and the site conforms to all setback and height requirements.

Staff recommends approval without conditions.

## Planning Commission Action

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

1) Recommend approval of the rezoning with or without conditions;
2) Recommend denial of the rezoning; or
3) Table the application.

# Planning Commission Decision Record

WHEREAS, on August 26, 2024, the applicant, Adam Malonjao, requested approval of a Rezoning from Single Family Residential (R -4) to Commercial District (B1) to facilitate the sale of the existing building for use as a multi-tenant office space. Property is located at 6502 Old Troy Pike, further identified as Parcel Number P70 04004 0003 of the Montgomery County Auditor's Map (Case RZ 24-21), and;

WHEREAS, on October 15, 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, Adam Malonjao, for approval of a Rezoning. Property is located at 6502 Old Troy Pike (Case RZ 24-21), in accordance with the recommendation of Staff's Memorandum dated October 10, 2024, with the following conditions:

1. Approve without conditions.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

# PLAT OF SURVEY

SECTION 28, TOWN 2, RANGE 5 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
PARCEL ONE 1.2329 ACRES PARCEL TWO 19.7082 ACRES

GRAPHIC SCALE

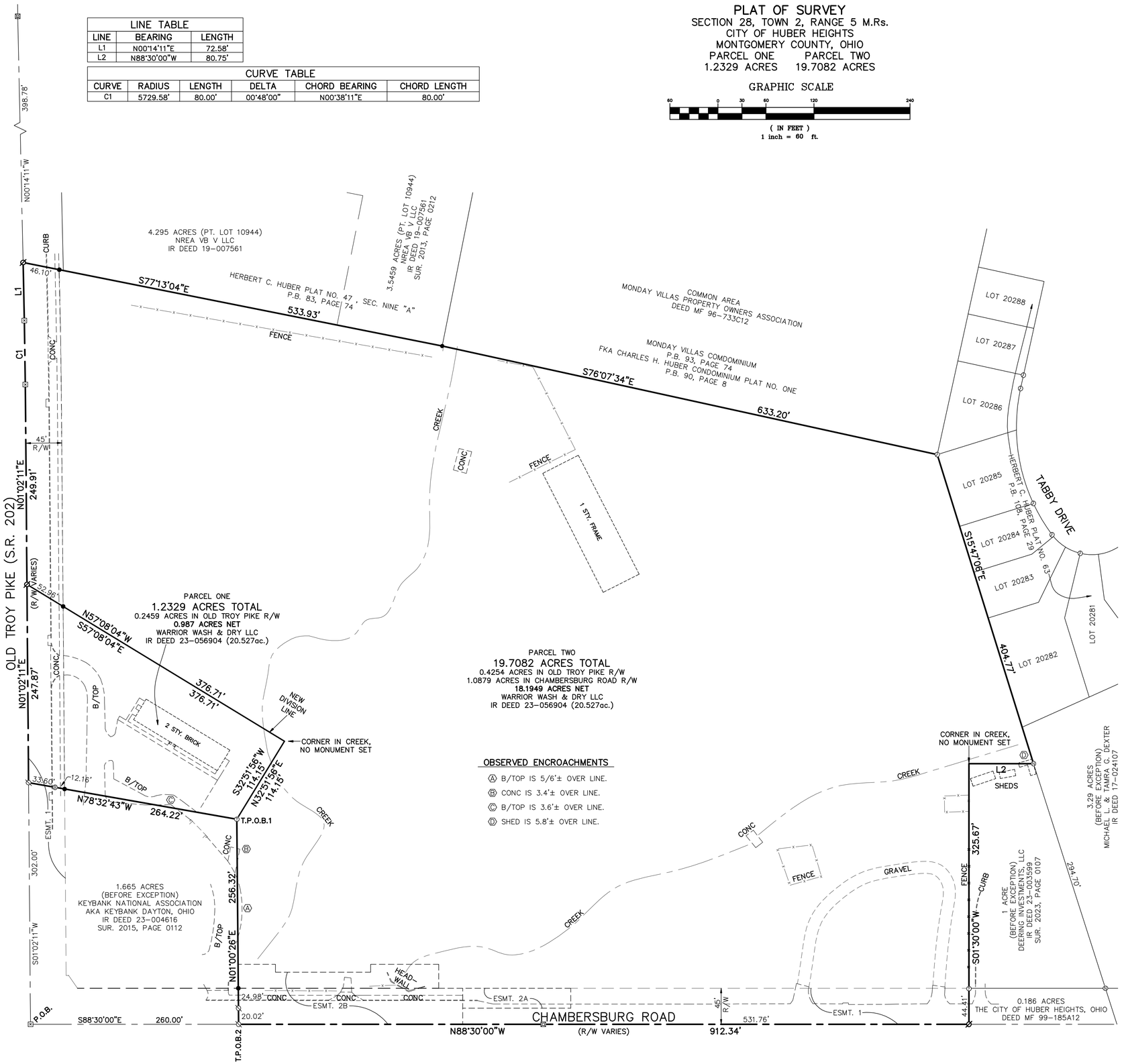
60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

RECORD OF LAND SURVEYS
VOLUME_____ PAGE_____

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N00°14'11"E | 72.58' |
| L2 | N88°30'00"W | 80.75' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 5729.58' | 80.00' | 00°48'00" | N00°38'11"E | 80.00' |




**BASIS OF BEARINGS:**
- CENTERLINE OF CHAMBERSBURG ROAD – N88°30'00"W – IR DEED 23-056904

**SURVEY REFERENCES:**
- ALL DEEDS, PALTS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.
- S.H. 487, SEC. M & N R/W PLANS
- MOT~CHAMBERSBURG ROAD-1.947
- SUR. 2022, PAGE 0285

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

**EASEMENT NOTES**

RIGHT-OF-WAY EASEMENTS ONLY ARE NOTED BELOW. OTHER EASEMENTS MAY EXIST BUT ARE NOT SHOWN HEREON.

1) 45' WIDE RIGHT-OF-WAY FOR ROAD CONSTRUCTION, AS SHOWN. (IR DEED 23-056904)
2) A. "PERMANENT EASEMENT FOR HIGHWAY PURPOSES", AS SHOWN.
   B. "RIGHT-OF-WAY FOR HIGHWAY PURPOSES", AS SHOWN. (DEED MF 93-204A11)

| SYMBOL LEGEND | |
|---|---|
| ⊘ | FOUND 5/8" IRON PIN |
| ○ | FOUND 1" IRON PIN |
| ⊛ | FOUND 5/8" IRON PIN W/"BRUMBAUGH" CAP |
| Ⓝ | FOUND 5/8" IRON PIN W/"NBP" CAP |
| ⊘ | FOUND 5/8" IRON PIN W/UNKNOWN CAP |
| ⊘ | FOUND MAG NAIL |
| ⊠ | FOUND MONUMENT BOX |
| ⊠ | FOUND MONUMENT BOX W/CROSS NOTCH |
| ● | SET 5/8" IRON PIN W/"HALEY-DUSA" CAP |
| Ø | SET MAG NAIL |

**CERTIFICATION:**

I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET OR TO BE SET AS SHOWN HEREON.

**Thomas E. Dusa**
**Registered Surveyor**
**Ohio License Number S-7143**

**Field Survey Date: 12-26-2023**

STATE OF OHIO · THOMAS E. DUSA · S-7143 · REGISTERED · SURVEYOR


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


| | | |
|---|---|---|
| Scale: 1"=60' | Drawn: SBM | Checked: TED |
| Date: 09-12-2024 | Job No. S5312 | |



# ELITE *Aesthetics*

## SALON SUITES

- WE HELP BUSINESSES GROW AND NURTURE A CONSUMER-FIRST MINDSET.

@6502 Old Troy

# About us

- WE HELP BUSINESSES GROW AND NURTURE A CONSUMER-FIRST MINDSET.

**Elite Aesthetics Salon Suites (EASS)** is a multi-unit facility located at 6502 Old Troy Pike, Huber Heights, 45424. EASS will lease affordable private luxury salon suites for cosmetology professionals to provide services such as hair styling, brow and lash services, massage, facials, waxing, and other beauty related services.



Concept Photo

## Who We Serve

**EASS** provides the opportunity for independent beauty and esthetics professionals to build their own businesses, increase their clientele, and become their own boss. Traditional salons typically employ beauty professionals on a commission that could be anywhere from 35-65% or even higher.

# What We Offer

**EASS** will provide various amenities to its tenants and visiting clients, which include but not limited to:



- Paid Utilities Including Electric, Water, Trash, and Wi-Fi
- Secure 24/7 Access
- Online Scheduling Management Tools
- Facility Maintenance
- Personalization of Your Space
- A Comprehensive Website Showcasing You and Your Business
- Retail Space to Promote and Sell Beauty Products
- Trendy and Upscale Lobby for Clients To Enjoy
- Directory of Salons and Owners Upon Entering

# Facility

Currently, the property has sat vacant for some years, which has become a nuisance to the property due to squatters. EASS plans to invest over $100,000 *(pending estimates)* in its initial phase, to renovate the former office building into salon suites. Including modernization of the exterior and installation of security systems.

Concept Photo



# Benefits to the City

- Eliminate nuisance and safety concerns of squatters
- Remove blight from developing and high traffic area
- Bring additional revenue to the City of Huber Heights
- Create environment for small businesses to flourish
- Opportunity to support a minority-owed business
- Bring consumer traffic to the area to patronize surrounding businesses


ELITE
Aesthetics
SALON SUITES
Thank you
Huber Heights!

# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | Lot Split/Rezoning |
| Occupancy Address: | 6502 Old Troy 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: | 24-378 |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 9/23/2024 |

## 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 and rezoning. Additional requirements regarding fire department access and fire hydrants may be forthcoming if the property is proposed to be used for commercial development.**

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

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

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

**AI-10421** **7. B.**

**Planning Commission**

Meeting Date: 10/15/2024

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, APP ARCHITECTURE, is requesting approval of a minor change to construct a 2,381 SF addition to the existing fire station. Property is located at 7435 Old Troy Pike (MC 24-24).

Purpose and Background

Attachments

Application

Staff Report

Decision Record

Drawings

Fire Assessment

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

## PLANNING DEPARTMENT

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

Application Number_____ Date Filed _____
Receipt Number _____ Amount Paid_____

### TYPE OF ACTION REQUESTED

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

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

## APPLICANT INFORMATION

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

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | App Architecture | Name | Maria Mundy |
| Address | 615 Woodside Drive<br>Englewood, OH 45322 | Address | 615 Woodside Drive<br>Englewood, OH 45322 |
| Phone | (937) 836-8898 | Phone | |
| Fax | | Fax | |
| Email | maria.mundy@app-arch.com | Email | |

## PROPERTY INFORMATION

Project Name: Huber Heights Fire Station 23 Addition and Renovation

Location of property: 7435 Old Troy Pike, Dayton, OH 45424

Book _____ Page _____ Parcel Number(s) P70 04005 0049

Public and Private Public and Private

Current Zoning: Buildings & Ground Proposed Zoning: Buildings & Ground

Property Owner's Name: City of Huber Heights Telephone: _____

Address: 6131 Taylorsville Road Huber Heights, OH 45424

Total acres included in this application: .999

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

Brief description of application request:
Proposal a new single-story 2,300 SF addition to the South side of existing fire station and interior renovation.

Applicant's status: Owner _____ Lessee _____ Purchaser _____ Agent X - Architect

Name of Engineer: _____ Telephone: _____

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

**Applicant's Signature**

Applicant's Signature:

MARIA MUNDY

Printed Name:

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

OWNER

Subscribed and sworn to before me this 26TH day of SEPTEMBER, 2024.

ANTHONY C. RODGERS
Notary Public, State of Ohio
My Commission Expires:
April 28, 2025

NOTARY PUBLIC

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

Date Received ____________ Fee Paid ____________ Received by ____________

## ADDITIONAL CONTACT INFORMATION

**PROPERTY OWNER**

Name: City of Huber Heights
Address: 6131 Taylorsville Road

Phone: (937) 233-1423
Fax:
Email:

**AGENT**

Name: App Architecture
Address: 615 Woodside Drive

Phone: (937) 836-8898
Fax:
Email: maria.mundy@app-arch.com

**ATTORNEY**

Name:
Address:

Phone:
Fax:
Email:

**DEVELOPER**

Name:
Address:

Phone:
Fax:
Email:

**LAND PLANNER**

Name:
Address:

Phone:
Fax:
Email:

**ENGINEER**

Name:
Address:

Phone:
Fax:
Email:

**LANDSCAPE ARCHITECT**

Name:
Address:

Phone:
Fax:
Email:

**OTHER**

Name:
Address:

Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

_____
Witness

By: _____
Applicant's Signature

_____
Witness

Date: 9/26/2024

Project: Huber Heights Fire Station 23

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to App Architecture to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

_____
Owner's Signature

_____
Owner's Signature

Keith Knisley
Printed Name

_____
Printed Name

Sworn to before me and subscribed in my presence by the said

KEITH KNISLEY on this 26TH day of SEPTEMBER, 2024

NOTARIAL SEAL STATE OF OHIO

ANTHONY C. RODGERS
Notary Public, State of Ohio
My Commission Expires:
April 28, 2025

_____
Notary Public

| Result Index | CAMA RECORD | OWNER NAME1 | OWNER NAME2 | Property Number | Property Street | Jurisdiction | Class | Acres | MName 1 | MName 2 | Address 1 | Address 3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | P70 01305 0022 | DIXON ELDRA L TR | | 5500 | CLAGSTON | HUBER HEIGHTS | R | .0000 | DIXON ELDRA L TR | | 5500 CLAGSTON CT | DAYTON OH 45424 |
| 2 | P70 04005 0009 | TOWER HUBER HEIGHTS LLC | | 7477 | OLD TROY | HUBER HEIGHTS | C | 7.7270 | TOWER HUBER HEIGHTS LLC | | PO BOX 1200 | WOODLAND CA 95776 |
| 3 | P70 04005 0049 | BD OF TRUSTEES WAYNE TWP | | 7435 | OLD TROY | HUBER HEIGHTS | E | .9990 | CITY OF HUBER HEIGHTS | | 6131 TAYLORSVILLE RD | HUBER HEIGHTS OH 45424 |
| 4 | P70 04005 0130 | HUBER CROSSING LLC | | 7325 | OLD TROY | HUBER HEIGHTS | C | 4.8629 | HUBER CROSSING LLC | | 4378 ST RT 725 | BELLBROOK OH 45305 |
| 5 | P70 04005 0131 | HUBER CROSSING LLC | | 7345 | OLD TROY | HUBER HEIGHTS | C | .7667 | HUBER CROSSING LLC | | 4378 ST RT 725 | BELLBROOK OH 45305 |
| 6 | P70 01305 0040 | SCROGGINS JESSE AND | ANGEL N | 7430 | OLD TROY | HUBER HEIGHTS | R | .0000 | SCROGGINS JESSE AND | ANGEL N | 7430 OLD TROY PIKE | DAYTON OH 45424 |
| 7 | P70 04005 0068 | CIVISTA BANK | | 7455 | OLD TROY | HUBER HEIGHTS | C | .8330 | CIVISTA BANK | | 100 E WATER ST | SANDUSKY OH 44870 |
| 8 | P70 01305 0037 | TREJO RONALD E | | 7400 | OLD TROY | HUBER HEIGHTS | R | .0000 | TREJO RONALD E | | 7400 OLD TROY PKWY | DAYTON OH 45424 2663 |
| 9 | P70 01203 0040 | REINHART JOHN PHILLIP | | 5519 | CAMERFORD | HUBER HEIGHTS | R | .0000 | JOHN PHILLIP REINHART | | 5519 CAMERFORD DR | DAYTON OH 45424 2624 |
| 10 | P70 01305 0039 | BARRETT JENNIFER R AND | JENNIFER A WOOD | 7420 | OLD TROY | HUBER HEIGHTS | R | .0000 | BARRETT JENNIFER R AND | JENNIFER A WOOD | 7420 OLD TROY PIKE | DAYTON OH 45424 2663 |
| 11 | P70 01305 0038 | DAY WADIE L | | 7410 | OLD TROY | HUBER HEIGHTS | R | .0000 | DAY WADIE L | | 7410 TROY PIKE | DAYTON OH 45424 2663 |

# Memorandum

Staff Report for Meeting of October 15, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: October 11, 2024

Subject: MC 24-24 Fire Station 23 Addition
7435 Old Troy Pike

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | App Architecture – Applicant<br>City of Huber Heights - Owner |
| **DEVELOPMENT NAME:** | Station 23 |
| **ADDRESS/LOCATION:** | 7435 Old Troy Pike |
| **ZONING/ACREAGE:** | PP: Planned Public and Private Buildings and Grounds District / 1 acre. |
| **EXISTING LAND USE:** | Fire Station #23 |
| **ZONING ADJACENT LAND:** | Surrounding properties are zoned: PC & R-4 |
| **REQUEST:** | The applicant requests approval to construct a 2,361 SF addition. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1171, 1174 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview

The applicant is requesting a minor change of the PUD to add a 2,361 SF addition to the existing fire station. This addition will also involve a slight expansion of the existing parking area.

### Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1174 Planned Public and Private Buildings and Grounds District.

**1171.11 Changes in the basic and detailed development plans.**

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

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

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

### Staff Analysis

**Conformance With Planned Public and Private Buildings and Grounds District Requirements**:

Use: Fire Stations are a permitted use in the PP district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The addition façade will be brick to match the existing building.

Parking and Loading:

- The expansion will result in one additional parking space for a total of 11 spaces.

**Additional Comments:**

**Fire:** Approves the plans as submitted.
**City Engineer:** The City Engineer had no comments.

**Recommendation**

Planning staff supports the minor expansion of the existing fire station. Staff recommends approval with no conditions.

**Planning Commission Action**

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

1) Approve the Minor Change with or without conditions;
2) Deny the Minor Change; or
3) Table the application to gather additional information.

HUBER HEIGHTS
*Come Grow With Us!*

# Planning Commission Decision Record

WHEREAS, on September 27, 2024, the applicant, App Architecture, requested approval of a Minor Change to construct a 2,361 SF addition to the existing fire station. Property is located at 7435 Old Troy Pike, further identified as Parcel Number P70 04005 0049 of the Montgomery County Auditor's Map (Case MC 24-24), and;

WHEREAS, on October 15, 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.

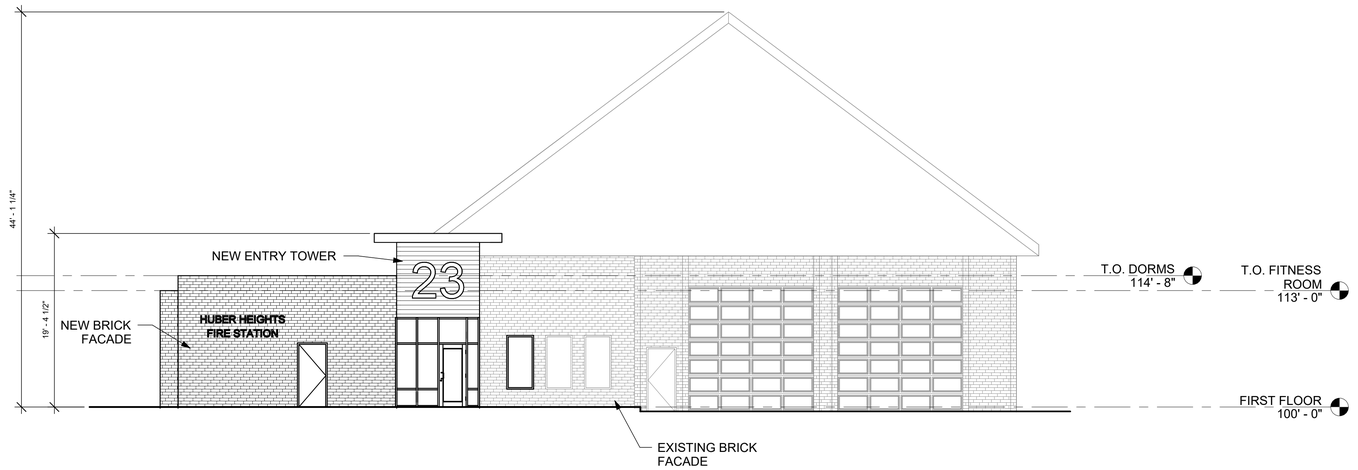
moved to approve the request by the applicant, App Architecture, for approval of a Minor Change. Property is located at 7435 Old Troy Pike (Case MC 24-24), in accordance with the recommendation of Staff's Memorandum dated October 11, 2024, with the following conditions:

1. Approve with no conditions.

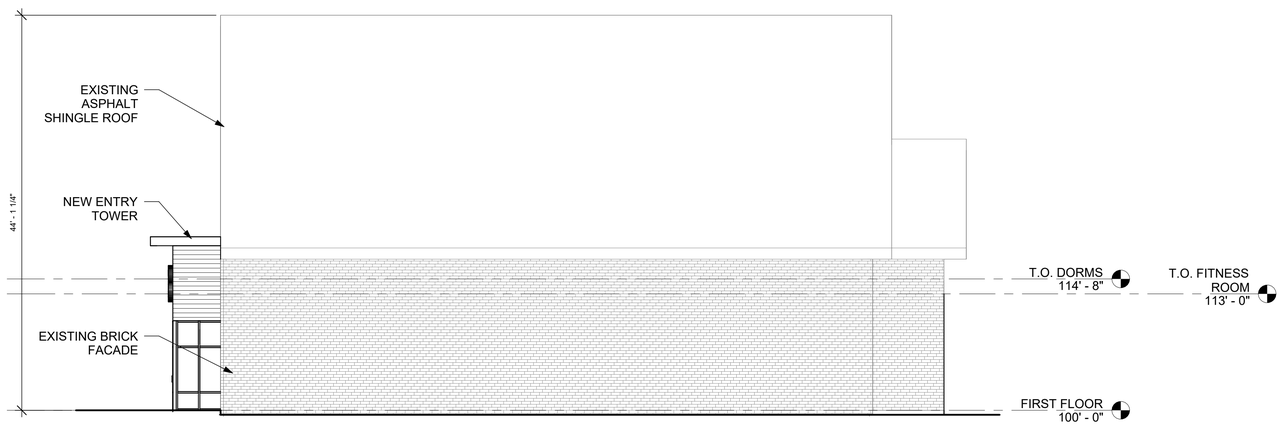
Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission




1 EAST ELEVATION
1/8" = 1'-0"




2 NORTH ELEVATION
1/8" = 1'-0"

## CONSTRUCTION NOTES

00 INDICATES CONSTRUCTION NOTE.

## PHASING NOTES

00 INDICATES PHASING NOTE.

## GENERAL NOTES

A. ***

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

Renovation and Addition

**Huber Heights Fire Station 23**

7435 Old Troy Pike, Dayton, Ohio 45424

ISSUE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 00/00/00 | issue |

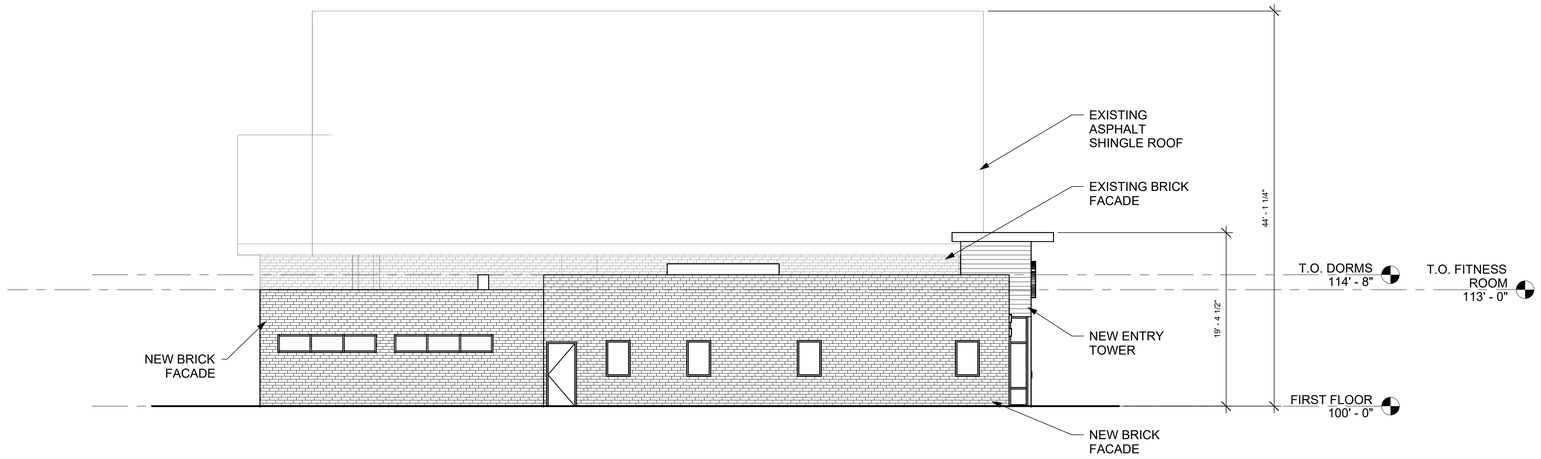
| | |
|---|---|
| DATE | 9/25/2024 |
| JOB NO. | 4262.00 |
| DRAWN | MSM |
| CHECKED | - |

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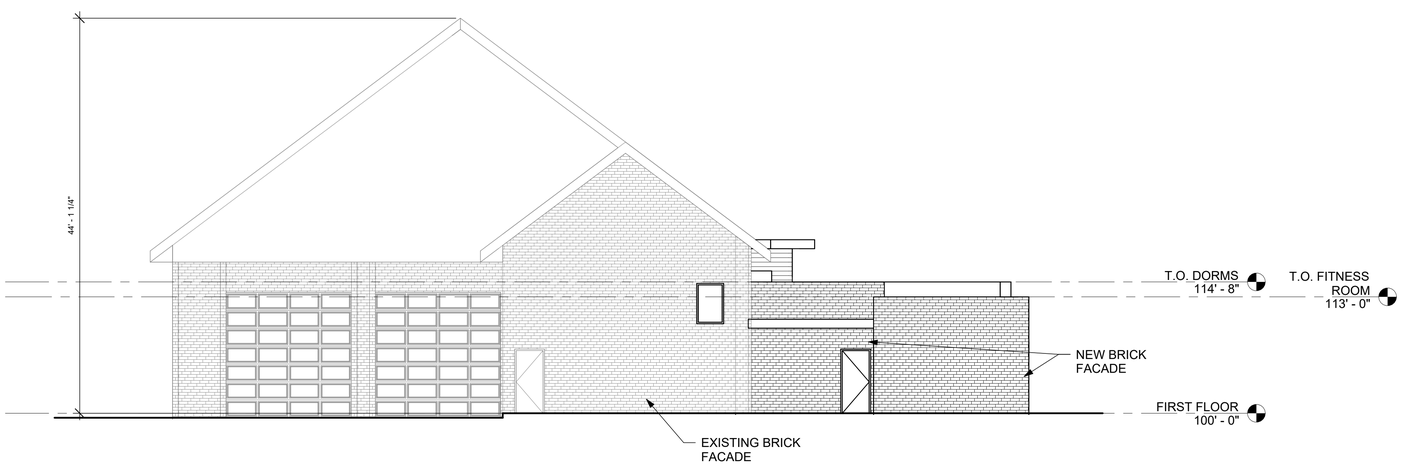
TITLE
**EXTERIOR ELEVATIONS**

SHEET NO.
**A3.1**

9/25/2024 12:31:09 PM




1 SOUTH ELEVATION
1/8" = 1'-0"




2 WEST ELEVATION
1/8" = 1'-0"

## CONSTRUCTION NOTES

00 INDICATES CONSTRUCTION NOTE.

## PHASING NOTES

00 INDICATES PHASING NOTE.

## GENERAL NOTES

A. ***

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
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www.app-arch.com

NOT FOR CONSTRUCTION

Renovation and Addition

**Huber Heights Fire Station 23**

7435 Old Troy Pike, Dayton, Ohio 45424

ISSUE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 00/00/00 | issue |

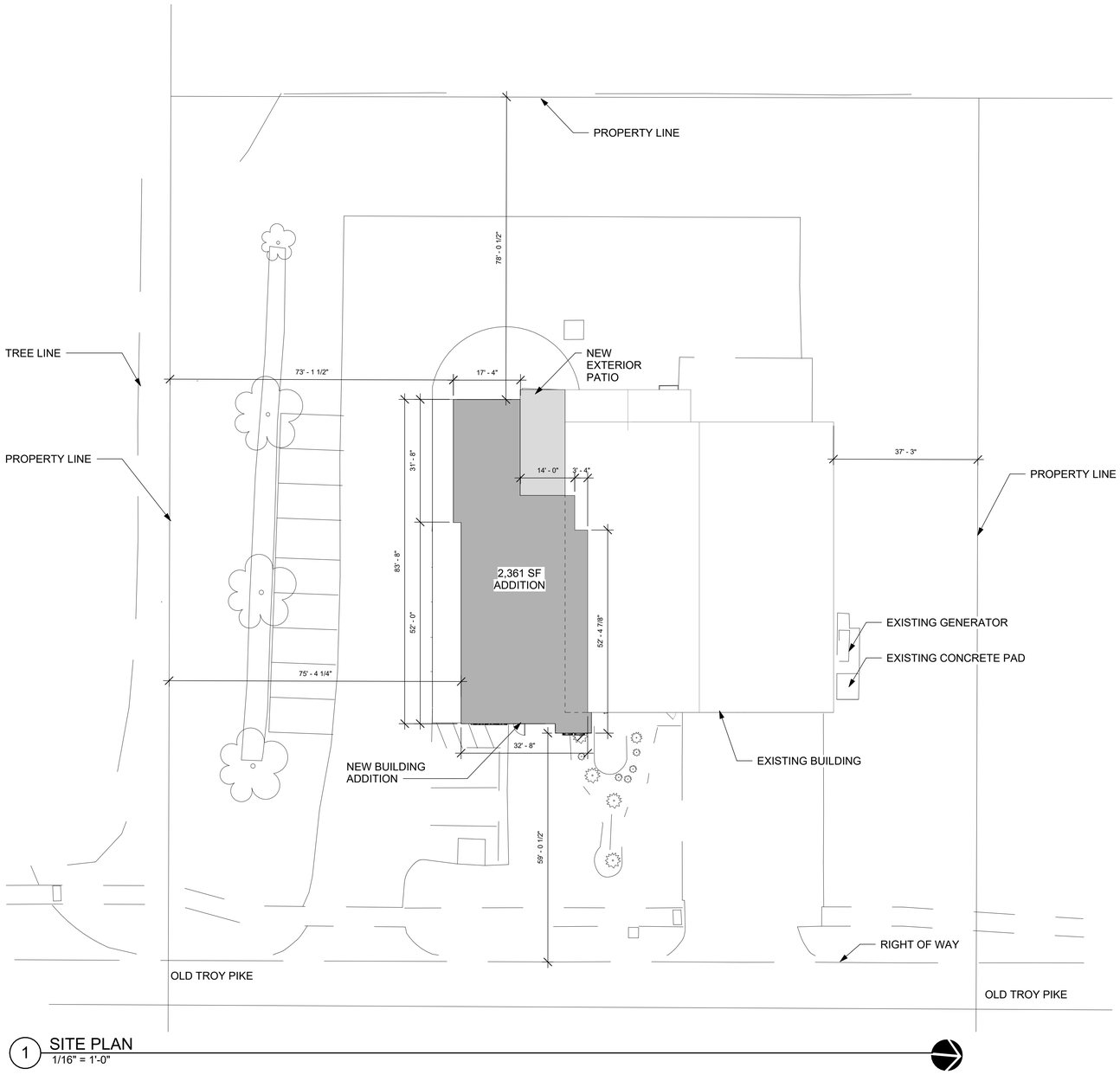
| | |
|---|---|
| DATE | 9/25/2024 |
| JOB NO. | 4262.00 |
| DRAWN | MSM |
| CHECKED | - |

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TITLE
**EXTERIOR ELEVATIONS**

SHEET NO.
**A3.2**

9/25/2024 12:31:10 PM




1 SITE PLAN
1/16" = 1'-0"

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

Renovation and Addition

**Huber Heights Fire Station 23**

7435 Old Troy Pike, Dayton, Ohio 45424

ISSUE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 00/00/00 | issue |

| | |
|---|---|
| DATE | 9/25/2024 |
| JOB NO. | 4262.00 |
| DRAWN | MSM |
| CHECKED | - |

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TITLE
**SD SITE PLAN**

SHEET NO.
**G0.2**

9/26/2024 12:31:10 PM

# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | HHFD Station 23 |
| Occupancy Address: | 7435 Old Troy 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: | 24-406 |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 10/4/2024 |

## ***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 for a minor Zoning change is approved as shown on drawing.**

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

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

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

**AI-10401** **7. C.**

**Planning Commission**

Meeting Date: 10/15/2024

Minor Change

---

Information

Agenda Title

MINOR CHANGE - The applicant, TESLA, is requesting approval of a Minor Change to construct ten (10) Tesla EV charging stations. Property is located at 7150 Executive Blvd. (MC 24-08).

Purpose and Background

---

Attachments

Application

Staff Report

Decision Record

Drawings

Fire Assessment

---

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

HUBER HEIGHTS
*Come Grow With Us!*

RECEIVED
MAR 29 2024
By _____

## PLANNING DEPARTMENT

**********

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

**********

Application Number ME 24-08 Date Filed 3/29/24
Receipt Number _____ Amount Paid _____

### TYPE OF ACTION REQUESTED

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

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

5/14/24

## APPLICANT INFORMATION

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

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | Tesla | Name | Emily Roseberry (Agent for Tesla) |
| Address | 3500 Deer Creek Rd<br>Palo Alto, CA 94304 | Address | Selective Site Consultants, Inc.<br>7171 W 95th Street, Suite 600<br>Overland Park, KS 66212 |
| Phone | 517-812-8172 | Phone | 913-438-7700 ext. 2272 |
| Fax | | Fax | |
| Email | maramiller@tesla.com | Email | eroseberry@ssc.us.com |

## PROPERTY INFORMATION

Project Name: Tesla EV Charging Station

Location of property: 7150 Executive Blvd., Huber Heights, OH 45424

Book 205 Page 27 Parcel Number(s) P70 01820 0005

Current Zoning: PUD Proposed Zoning: PUD

Property Owner's Name: Meijer Stores Telephone:

Address: 2929 Walker Ave., Grand Rapids, MI 49544

Total acres included in this application: <1

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

Brief description of application request:
Proposed Tesla EV charging station in Meijer parking lot.

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

Name of Engineer: Robert Jensen Telephone: 913-438-7700

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

## Applicant's Signature

Applicant's Signature:

Emily Roseberry, agent for Tesla

Printed Name:

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

**MEIJER STORES LIMITED PARTNERSHIP**
By: Meijer Group, Inc., Its General Partner
By:
Michael Flickinger OWNER
Its: Vice President Real Estate

Legal MV
Bus. BV
Bus. KA

Subscribed and sworn to before me this 5th day of February, 2024.

LARAE B STEIGENGA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires February 17, 2030
Acting in the County of Kent

NOTARY PUBLIC

LARAE B. STEIGENGA NOTARY PUBLIC OTTAWA COUNTY, MI

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

= = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = =

Date Received ____________ Fee Paid ____________ Received by ____________

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

_____ By: _____
Witness Applicant's Signature

_____ Date: 1/23/2024
Witness

Project: Tesla EV Charging Station

* and Tesla, Inc.

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Selective Site Consultants, Inc. to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

**MEIJER STORES LIMITED PARTNERSHIP**
By: Meijer Group, Inc., Its General Partner

_____ By: _____ Legal MV
Owner's Signature Owner's Signature

Michael Flickinger Bus. BV
Its: Vice President-Real Estate

_____ _____ Bus. ka
Printed Name Printed Name

Sworn to before me and subscribed in my presence by the said Michael Flickinger, Vice President-Real Estate of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, a Michigan limited partnership, on this 5th day of February, 2024.

LARAE B STEIGENGA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires February 17, 2030
Acting in the County of Ken

Larae B. Steigenga
Notary Public

LARAE B. STEIGENGA • NOTARY PUBLIC • OTTAWA COUNTY, MI

# Memorandum

Staff Report for Meeting of October 15, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: September 20, 2024

Subject: MC 24-08 Tesla Charging Stations (Meijer Parking Lot)

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | Tesla – Applicant<br>Meijer Stores - Owner |
| **DEVELOPMENT NAME:** | N/A |
| **ADDRESS/LOCATION:** | 7150 Executive Blvd. |
| **ZONING/ACREAGE:** | Planned Employment Park (PEP) / ~ 0.5 Acres |
| **EXISTING LAND USE:** | Parking |
| **ZONING ADJACENT LAND:** | Surrounding properties are zoned: PM & B-3 |
| **REQUEST:** | The applicant requests approval to construct 10 Tesla EV charging stations. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1171, 1178 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview
The applicant is requesting a minor change of the PUD to replace 20 parking spaces with 10 Tesla EV charging stations and associated electrical cabinet. The site is in the overflow parking area on the east side of the building.

### Site Characteristics
The site is the east parking area of the Meijer store, which largely serves as overflow parking.

### Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1178 Planned Employment Park District.

**1171.11 Changes in the basic and detailed development plans.**

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

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

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

### Staff Analysis

**Conformance With Planned Employment Park District Requirements**:
Use: Filling stations (the most similar use) is a permitted use in the PEP district.

Development Standards:
- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The electrical equipment will be partially screened by an opaque fence and landscaping.

Parking and Loading:

- The expansion will result in a net loss nine spaces. There is ample parking to serve the Meijer store.

**Additional Comments:**

**Fire:** Approves the plans as submitted.
**City Engineer:** The City Engineer had no comments.

**Recommendation**

Staff has worked with the applicant to screen most of the electrical components as well as soften the fenced in area with landscaping. Staff recommends approval of the Minor Change application dated April 8, 2024, to facilitate the installation of 10 EV charging stations. Staff has no conditions associated with the recommended approval.

**Planning Commission Action**

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

1) Approve the Minor Change with or without conditions;
2) Deny the Minor Change; or
3) Table the application to gather additional information.

HUBER HEIGHTS
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# Planning Commission Decision Record

WHEREAS, on March 29, 2024, the applicant, Tesla, requested approval of a Minor Change for 10 EV charging stations. Property is located at 7150 Executive Blvd., further identified as Parcel Number P70 01820 0005 of the Montgomery County Auditor's Map (Case MC 24-08), and;

WHEREAS, on October 15, 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, Tesla, for approval of a Minor Change. Property is located at 7150 Executive Blvd (Case MC 24-08), in accordance with the recommendation of Staff's Memorandum dated September 20, 2024, with the following conditions:

1. Approve with no conditions.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1046A4067A




RECEIVED
APR 08 2024
By

AERIAL SITE PLAN (STORE NUMBER #241)

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-251048A4087A

PROJECT:

# TESLA SUPERCHARGER STATION

APPLICANT SITE NAME:
HUBER HEIGHTS

DRAWING DESCRIPTION:
FINAL CD100

JOB NUMBER:
JB-453247-00

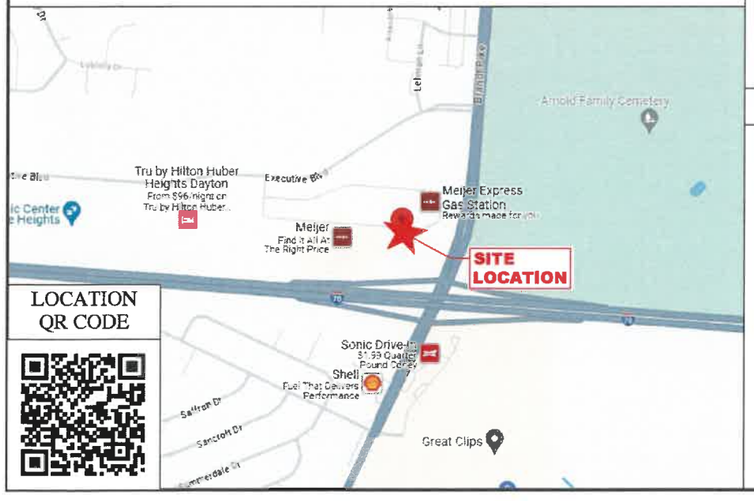
APPLICANT SITE NUMBER:
TRT-27268

STORE NUMBER:
#241

## AERIAL MAP




## VICINITY MAP




LOCATION QR CODE

## CONSULTING TEAM

ENGINEERING:
SSC, INC.
7171 WEST 95TH STREET, SUITE 600
OVERLAND PARK, KANSAS 66212
PHONE: (913) 438-7700
FAX: (913) 438-7777

CLIENT MANAGER:
D.C. PELLAND

A&E PROJECT MANAGER:
A.M. WHYTE

LEAD ENGINEER:
R.E. JENSEN

LEAD ELECTRICAL:
S.D. KEISLING

PROPERTY OWNER:
MEIJER STORES

UTILITY COMPANY:
AES OHIO

## PROJECT DESCRIPTION

INSTALL (12) V4 LEVEL 3 POSTS

INSTALL (1) PAD MOUNTED 1600A SWITCHBOARD

INSTALL (3) PAD MOUNTED SUPERCHARGER CABINETS

INSTALL (1) 1000KVA PAD MOUNTED TRANSFORMER

INSTALL (1) CT CABINET W/ METER SOCKET

INSTALL (1) LIGHT POLE

## JURISDICTION COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2017 OHIO BUILDING CODE
2. 2017 OHIO MECHANICAL CODE
3. ANSI/TIA–222 STRUCTURAL STANDARD
4. NFPA 780 – LIGHTNING PROTECTION CODE
5. 2017 NATIONAL ELECTRICAL CODE

LATERAL LOAD DESIGN DATA:
WIND DESIGN DATA (ASCE 7–16):

| | |
|---|---|
| • BASIC WIND SPEED ($V_{ULT}$) | 106 MPH |
| • RISK CATEGORY | II |
| • EXPOSURE CATEGORY | C |

SNOW DESIGN DATA (ASCE 7–16):

| | |
|---|---|
| • GROUND SNOW LOAD | 20 LB/SQ.FT |

811 Know what's below. Call before you dig. www.call811.com

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

## DRAWING INDEX

| SHEET NO. | SHEET DESCRIPTION | DISC. |
|---|---|---|
| | AERIAL SITE PLAN | |
| T-1 | TITLE SHEET | C/E |
| | | |
| | SURVEY (BY OTHERS) | |
| | | |
| C-0 | OVERALL SITE PLAN | C |
| C-1 | EXISTING SITE & DEMOLITION PLAN | C |
| C-2 | SITE PLAN 2 | C |
| C-3 | STALL DIMENSION PLANS | C |
| C-4 | ENLARGED ISLAND PLAN | C |
| C-5 | SITE ELEVATIONS & DETAILS | C |
| C-6 | ADA PLAN & DETAILS | C |
| CD-1 | CIVIL DETAILS | C |
| CD-2 | CIVIL DETAILS 2 | C |
| L-1 | LANDSCAPE PLAN & DETAILS | C |
| | | |
| E-1 | PRIMARY ELECTRICAL PLAN | E |
| E-2 | SECONDARY ELECTRICAL PLAN | E |
| E-3 | ELECTRICAL ONE-LINE DIAGRAM | E |
| E-4 | PANELBOARD & CIRCUIT BREAKER SETTINGS | E |
| ED-1 | ELECTRICAL DETAILS | E |
| | | |
| GD-1 | GROUNDING DETAILS | E |

STAMP:

STATE OF OHIO — TERRANCE M. SUPER — E-65299 — REGISTERED PROFESSIONAL ENGINEER — 12/22/2024

STATE OF OHIO — ROBERT JENSEN — E-83340 — REGISTERED PROFESSIONAL ENGINEER — 12/22/2024

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS:

| DESCRIPTION | DATE | BY | REV |
|---|---|---|---|
| ISSUED FOR REVIEW | 12/21/23 | TX | A |
| REISSUED FOR REVIEW | 01/16/24 | CJO | B |
| REISSUED PER CLIENT COMMENT | 02/15/24 | CJO | C |
| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:
HUBER HEIGHTS

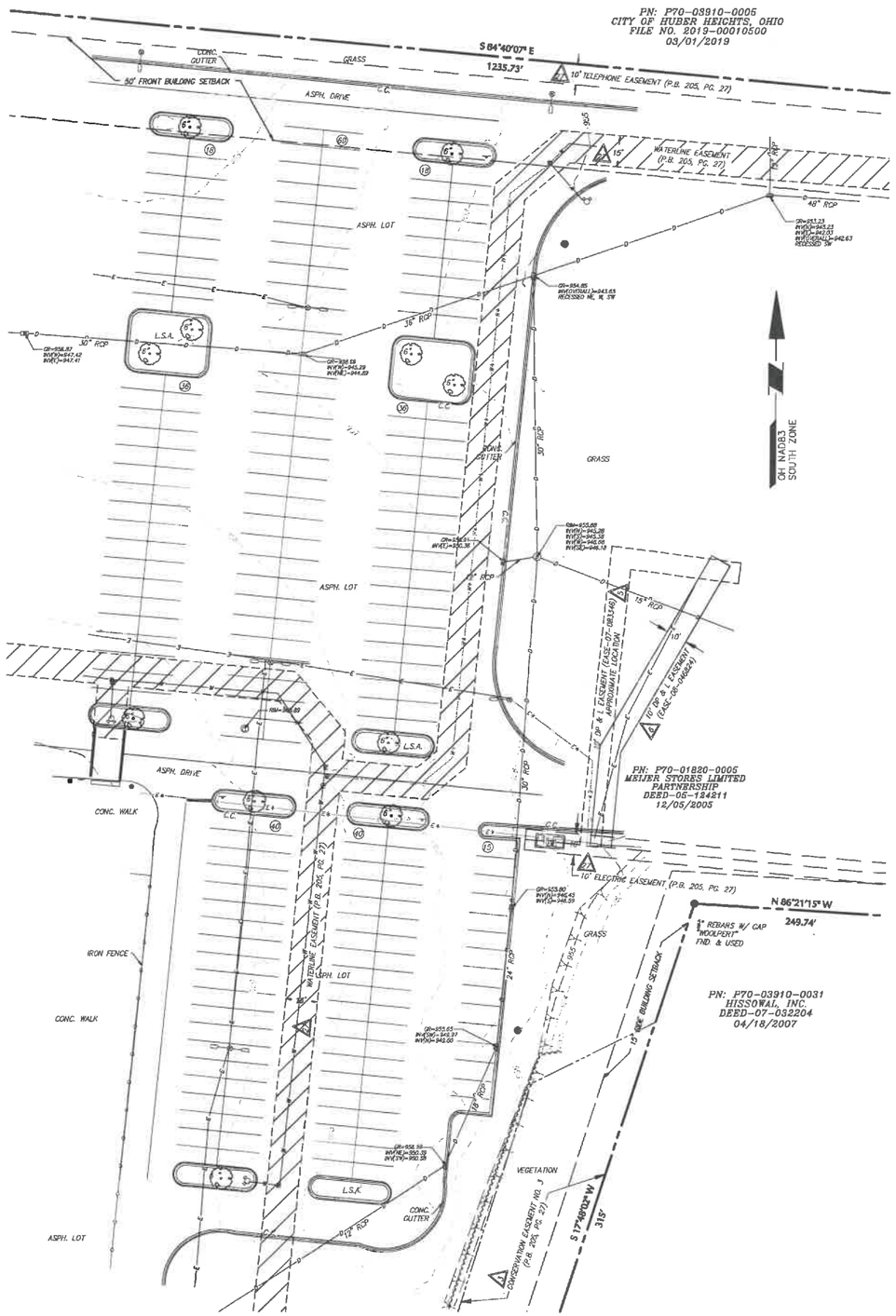
APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
TITLE SHEET

SHEET #:
T-1

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1048A4087A




SCHEDULE BII EXCEPTIONS PER A SPECIALIZED TITLE SERVICE REPORT ORDER NUMBER ORD-1344039-D1C9NO BY FIRST CORPORATE SOLUTIONS DATED DECEMBER 27, 2022.

1. NONEXCLUSIVE ACCESS EASEMENT, 12/28/2000, DOCUMENT NO. 00-132224 (EXHIBIT A GRANTEE PARCEL, EXHIBIT B DESCRIBED EASEMENT AREA AND EXHIBIT C DEPICTION AREA ALL OFF-SITE AND NOT SHOWN HEREON)
2. DECLARATION OF RESTRICTIONS, 12/05/2005, DOCUMENT NO. 05-124212 (EXHIBIT A "MEIJER PROPERTY" DESCRIBES THE SURVEY AREA AND MORE LAND, EXHIBIT B "RETAINED PROPERTY" DESCRIBES PARCELS OFF-SITE NORTHWEST OF THE SURVEY AREA)
3. ENVIRONMENTAL COVENANT, 02/09/2007, DOCUMENT NO. 07-011800 (EXHIBIT A DESCRIBES THE SURVEY AREA AND MORE LAND, CONSERVATION AREAS LOCATED NEAR THE SURVEY AREA, SHOWN HEREON)
4. FIRST AMENDMENT TO ENVIRONMENTAL COVENANT, 06/20/2013, DOCUMENT NO. 2013-00043374 (EXHIBIT A DESCRIBES THE SURVEY AREA AND MORE LAND, CONSERVATION AREAS LOCATED OFF-SITE)
5. GRANT FOR UNDERGROUND ELECTRIC RIGHT OF WAY EASEMENT, 10/03/2007, DOCUMENT NO. 07-083346 (DP & L 10 FOOT PROPOSED EASEMENT APPROXIMATE LOCATION SHOWN HEREON)
6. GRANT FOR UNDERGROUND ELECTRIC RIGHT OF WAY EASEMENT, 06/30/2008, DOCUMENT NO. 08-046824 (DP & L 10 FOOT EXISTING EASEMENT SHOWN HEREON)
7. CHANNEL MAINTENANCE EASEMENT, 02/27/2009, DOCUMENT NO. 09-012656 (EXHIBIT A CHANNEL EASEMENT LOCATED OFF-SITE WEST OF SURVEY AREA, NOT SHOWN HEREON)
8. TEMPORARY EASEMENT, 05/28/2008, DOCUMENT NO. 09-036212 (TEMPORARY EASEMENT LOCATED OFF-SITE WEST OF SURVEY AREA, NOT SHOWN HEREON)
9. QUIT CLAIM DEED, 06/10/2009, DOCUMENT NO. 09-039423 (OFF-SITE LOCATED WEST OF THE SURVEY AREA. NOT SHOWN HEREON)
10. FIRST AMENDMENT TO NONEXCLUSIVE SANITARY SEWER LINE, PUMP STATION, AND ACCESS EASEMENT, 04/28/2011, DOCUMENT NO. 11-025331 (OFF-SITE LOCATED WEST OF SURVEY AREA, NOT SHOWN HEREON)
11. NONEXCLUSIVE UTILITY EASEMENT DECLARATION, 01/06/2012, DOCUMENT NO. 2012-00001107 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
12. ACCESS EASEMENT DECLARATION, 01/06/2012, DOCUMENT NO. 2012-00001108 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
13. LIMITED WARRANTY DEED, 06/20/2013, DOCUMENT NO. 2013-00043375 (DESCRIPTION DESCRIBES AN AREA OFF-SITE WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
14. DECLARATION OF RESTRICTIONS, 06/20/2013, DOCUMENT NO. 2013-00043376 (EXHIBIT A DESCRIBES LAND OFF-SITE WEST OF THE SURVEY AREA, EXHIBIT B DESCRIBES THE AREA OF SURVEY AND MORE LAND)
15. NONEXCLUSIVE DRIVEWAY ACCESS EASEMENT AGREEMENT, 04/07/2014, DOCUMENT NO. 2014-00017090 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
16. EASEMENT, 04/09/2014, DOCUMENT NO. 2014-00017591 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
17. GRANT FOR ELECTRIC RIGHT OF WAY AND EASEMENT, 09/03/2014, DOCUMENT NO. 2014-00047223 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
18. FIRST AMENDMENT TO ACCESS EASEMENT DECLARATION, 09/25/2015, DOCUMENT NO. 2015-00052808 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
19. SECOND AMENDMENT TO ACCESS EASEMENT DECLARATION, 10/27/2015, DOCUMENT NO. 2015-00052808 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
20. ACCESS EASEMENT DECLARATION, 09/25/2015, DOCUMENT NO. 2015-00052809 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
21. EASEMENT DEED, 02/07/2019, DOCUMENT NO. 2019-00006919 (OFF-SITE LOCATED WEST OF THE SURVEY AREA, NOT SHOWN HEREON)
22. EASEMENT , 09/15/2005, DOCUMENT NO. 05-094116 (EASEMENT LOCATED NEAR THE SOUTHERN AREA OF THE SURVEY AREA, SHOWN HEREON)
23. GRANT FOR PIPELINE RIGHT OF WAY AND EASEMENT, 06/28/2002, DOCUMENT NO. 01-048090 (GASLINE AND RIGHT OF WAY LIE NEAR THE WEST RIGHT OF WAY OF BRANDT PIKE, OFF-SITE EAST OF THE SURVEY AREA AND NOT SHOWN HEREON)
24. AMERITECH EXCLUSIVE EASEMENT, 05/03/2001, DOCUMENT NO. 01-048099 (COMMUNICATE EASEMENT LOCATED AT THE SOUTHWEST CORNER AT THE INTERSECTION OF BRANDT PIKE AND EXECUTIVE BOULEVARD, LOCATED OFF-SITE EAST OF THE SURVEY AREA AND NOT SHOWN HEREON)
25. RECORD PLAT EXECUTIVE BOULEVARD, 03/13/2002, PLAT BOOK 185, PAGE 4 (PLAT SHOWS THE SURVEY AREA AND MORE LAND)
26. RECORD PLAN NEWBAUER PARK, 09/03/2004, PLAT BOOK 196, PAGE 38 (PLAT SHOWS THE SURVEY AREA AND MORE LAND)
27. MEIJER 241 PLAT, 12/20/2006, PLAT BOOK 205, PAGE 27 (PLAT SHOWS THE SURVEY AREA AND MORE LAND, PLOTTABLE EASEMENTS SHOWN HEREON)

LEGEND (NOT SHOWN TO SCALE)

| | | | |
|---|---|---|---|
| MONUMENTATION FOUND (TYPE AS NOTED) | REC. | DEED OF RECORD |
| SET 5/8" X 30" STEEL PIN WITH CAP "LANGAN" | AC. | ACRES |
| SET DRILL HOLE | CALC. | CALCULATED |
| HYDRANT | OBS. | OBSERVED |
| STAND PIPE | SQ. FT. | SQUARE FEET |
| ROOF DRAIN | CSR. | CITY SURVEY RECORD |
| BOLLARD | AFN | AUDITOR'S FILE NUMBER |
| STREET LIGHT | PN | PARCEL NUMBER |
| AREA LIGHT | VOL. | DEED VOLUME |
| SIGNAL POLE | PG. | PAGE |
| POWER POLE | LSA | LANDSCAPE AREA |
| GUY WIRE | CP | CONCRETE PAD |
| MANHOLE (TYPE AS LABELED) | CC | CONCRETE CURB |
| WATER VALVE | EP | EDGE OF PAVEMENT |
| GAS VALVE | | FENCE (TYPE AS NOTED) |
| UNKNOWN VALVE | | SUBJECT PROPERTY LINE |
| CATCH BASIN | | ADJOINING PROPERTY LINE |
| CLEAN OUT | | EASEMENT LINE |
| SIGN | | TREE LINE |
| BOLLARD | | GUIDE RAIL (TYPE AS NOTED) |
| ELECTRIC BOX | ST | STEAM LINE |
| ELECTRIC METER | | OVERHEAD WIRE |
| GAS METER | COMB | COMBINED SEWER LINE |
| WATER METER | G | GAS LINE |
| TELEPHONE BOX | W | WATER LINE |
| TRAFFIC SIGNAL POLE | E | ELECTRIC LINE |
| DOOR | T | COMMUNICATION LINE |
| DOUBLE DOOR | S | SANITARY LINE |
| GARAGE DOOR | D | DRAINAGE LINE |
| | X* | REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |



PROJECT LOCATION MAP
SCALE: 1" = 2000'
SOURCE: MICROSOFT BING

## NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM NAD83 (2011), SOUTH ZONE.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DURING JANUARY, 2023.
3. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88, AS ESTABLISHED THROUGH GPS METHODS.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
5. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERTS, PIPE MATERIAL AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
6. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
7. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
8. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS
9. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL
10. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "MONTGOMERY COUNTY, OHIO AND INCORPORATED AREAS, PANEL 180 OF 400, MAP NUMBER 39113C0180E," WITH AN EFFECTIVE DATE OF JANUARY 6, 2005, THE SUBJECT PARCEL IS LOCATED IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. THIS SURVEY DOES NOT CONSTITUTE BOUNDARY INFORMATION IN ACCORDANCE TO OHIO MINIMUM STANDARDS OR A TITLE SEARCH BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY, AND TITLE OF RECORD, LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, RELIED UPON A SEARCH REPORT, PREPARED BY FIRST CORPORATE SOLUTIONS ORDER NUMBER ORD-1344039-D1C9NO BY DATED DECEMBER 27, 2022.
12. THIS SITE IS ZONED "EP" EMPLOYMENT PARK DISTRICT PER HUBER HEIGHTS, OHIO CODE OF ORDINANCE.
    BUILDING SETBACK:
    FRONT: 50', SIDE: 15', REAR: 25'
    NO ZONING INFORMATION PROVIDED BY THE CLIENT. ZONING SETBACKS SHOWN HEREON ARE THE INTERPRETATION OF THE SURVEYOR. FOR CLARIFICATION OF EXACT ZONING DESIGNATIONS AND SETBACKS LOCATIONS, PLEASE CONTACT HUBER HEIGHTS COUNTY PLANNING AND ZONING DEPARTMENT AT (937)-237-5808.

## CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR.
OH LIC. No. 8544

| Date | Description | No. |
|---|---|---|
| Revisions | | |

LANGAN
Langan Engineering and Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project: HUBER HEIGHTS CHARGING STATION
DAYTON
MONTGOMERY COUNTY OHIO

Drawing Title: BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 400106901
Date 01/13/2023
Drawn By KB
Checked By ALM

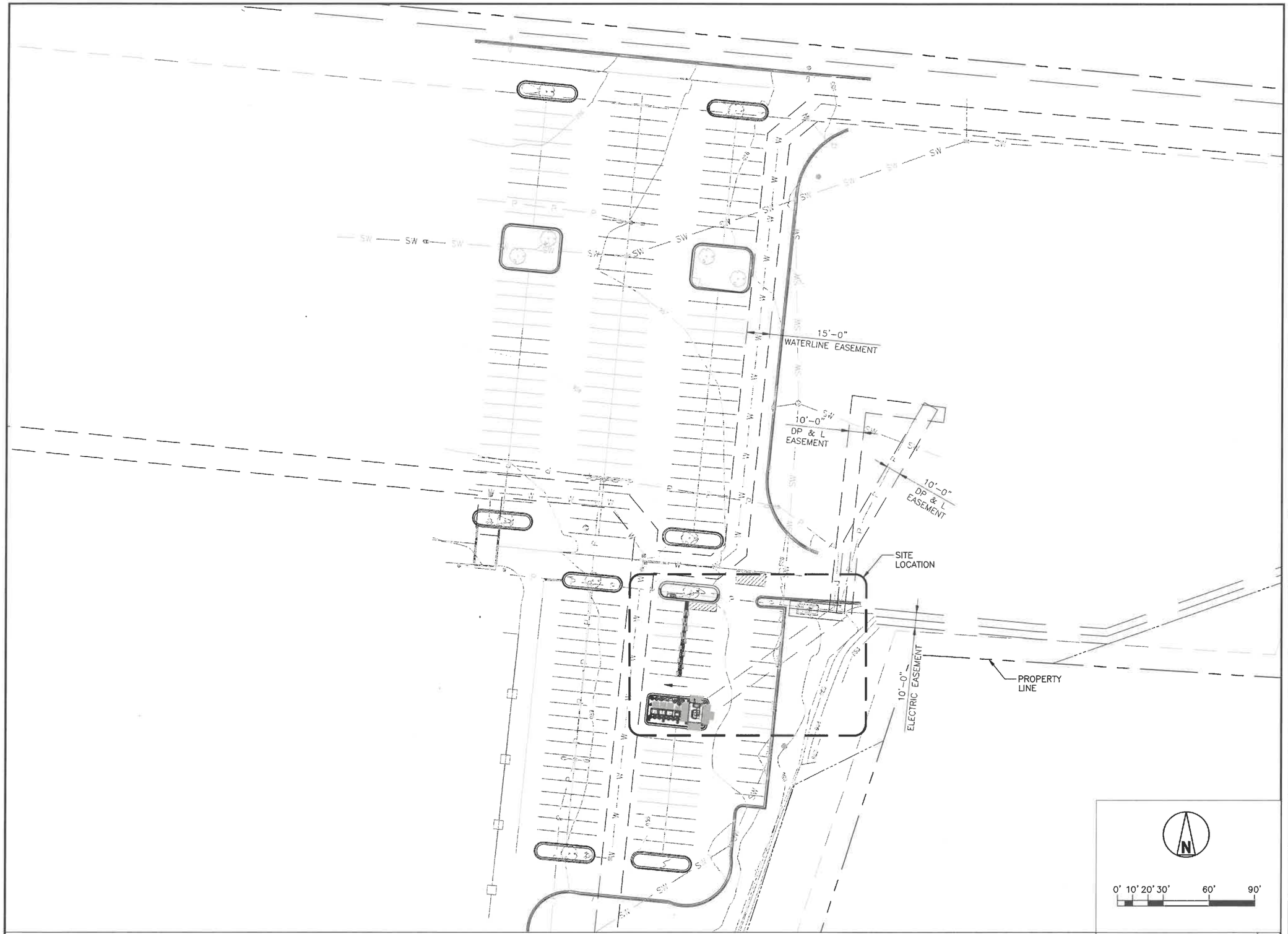
Drawing No. VL101
Sheet 1 of 1

LANGAN
Project No. 400106901

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Date: 1/13/2023 Time: 15:39 User: kbenitez Style Table: Langan.stb Layout: Layout1 Document Code: 400106901-0401-VL101-0101

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1045A4057A




OVERALL SITE PLAN

SCALE 1:30 (22x34)
SCALE 1:60 (11x17)

1

STAMP:

12/21/2023
STATE OF OHIO
ROBERT
JENSEN
E-83340
REGISTERED
PROFESSIONAL ENGINEER
18C6742A2009421...

ENGINEERING LICENSE:

STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | | PE#: | DISCIPLINE: | |
|---|---|---|---|---|
| REJ | ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS | TERRANCE M. SUPER | E-85299 | ELECTRICAL | E |

PLANS PREPARED FOR:

TESLA

PLANS PREPARED BY:

SSC

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| REISSUED FOR REVIEW | 01/16/24 | CJO | B |
| REISSUED PER CLIENT COMMENT | 02/15/24 | CJO | C |
| ISSUED FOR PERMITTING | 03/08/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

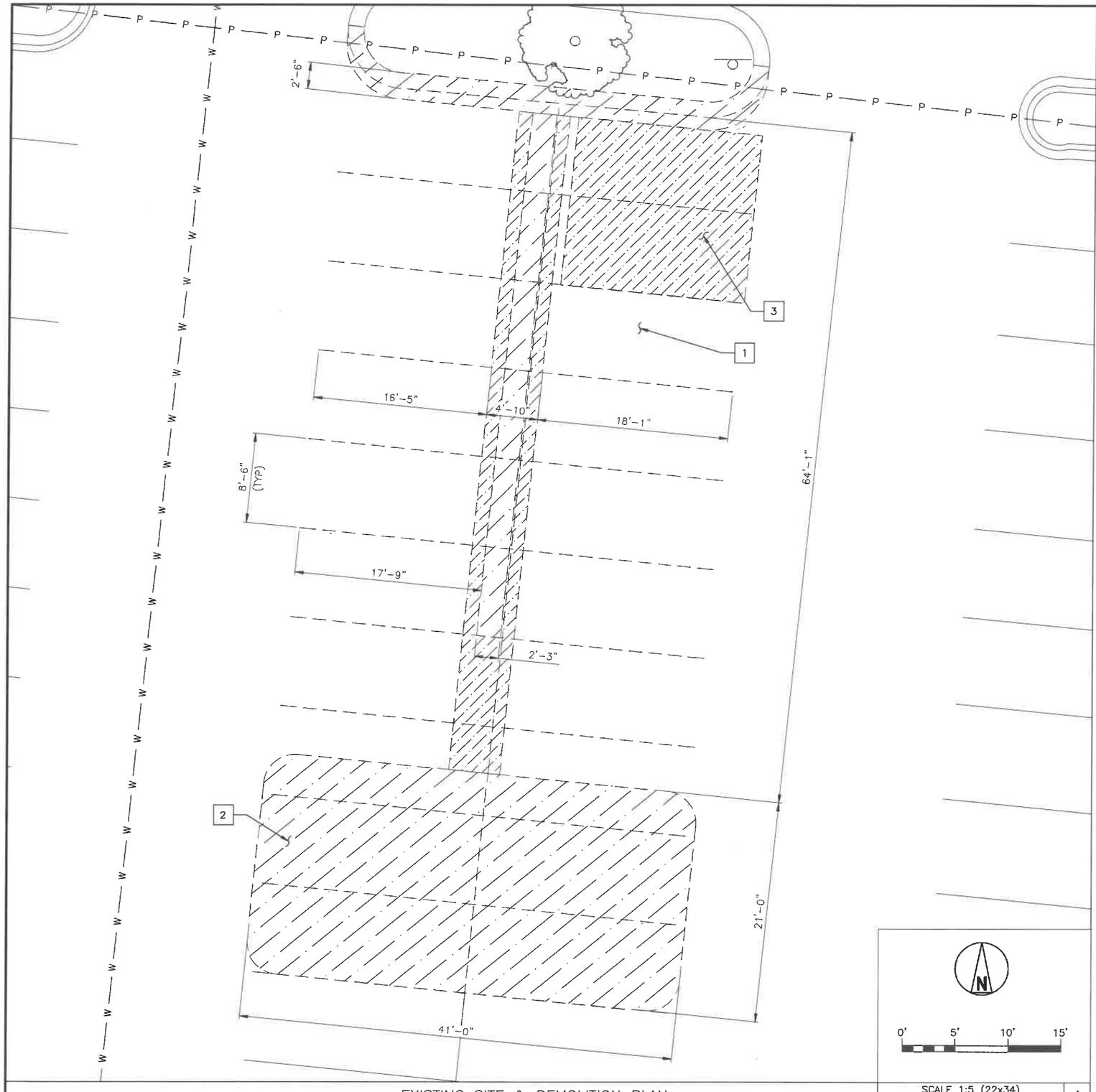
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OVERALL SITE PLAN

SHEET #:

C-0

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1045A4057A




EXISTING SITE & DEMOLITION PLAN

## GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT EXISTING CURBING AND PAVEMENT IS NOT DAMAGED WHILE ACCESSING WORK AT THE SITE AND SHALL BE RESPONSIBLE TO REPLACE CURBING AND PAVEMENT IF DAMAGED.
2. THE CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAW CUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. NEW PAVEMENT SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

## TOTAL AREA LEGEND:

DISTURBED IMPERVIOUS AREA

REMOVED IMPERVIOUS AREA

## KEYED NOTES:

1. EXISTING PARKING STALL TO BE RESTRIPED (TYP OF 12)
2. EXISTING PARKING STALLS TO BE REMOVED (TYP OF 8)
3. DISTURBED IMPERVIOUS AREA FOR ADA STALL REGRADING

N

0' 5' 10' 15'

SCALE 1:5 (22x34)
SCALE 1:10 (11x17)

1

STAMP:

STATE OF OHIO
ROBERT JENSEN
E-83340
REGISTERED PROFESSIONAL ENGINEER
2/23/2024

ENGINEERING LICENSE:

STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | | PE#: | DISCIPLINE: | |
|---|---|---|---|---|
| REJ | ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS | TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR:

TESLA

PLANS PREPARED BY:

SSC

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| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

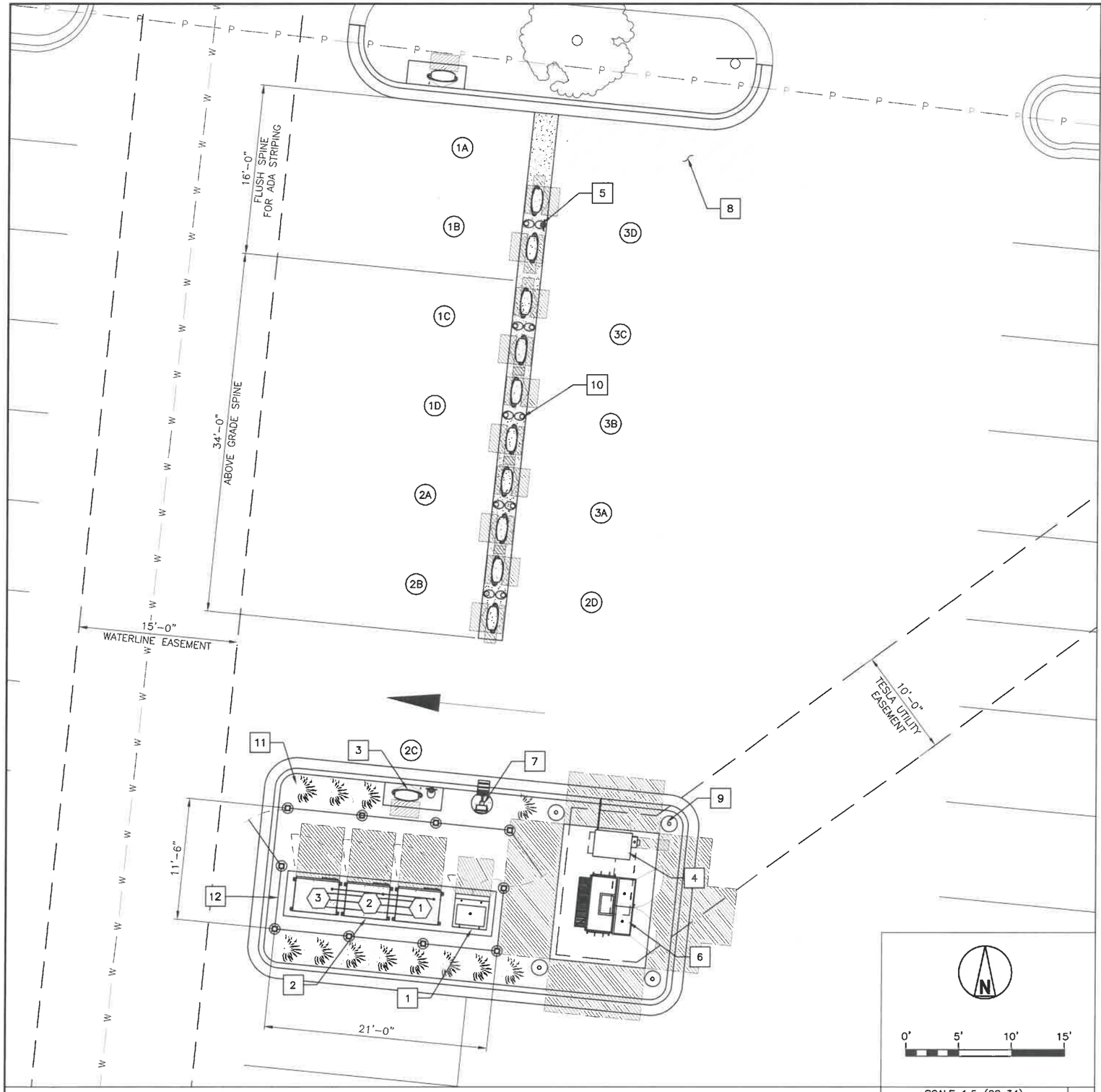
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:

EXISTING SITE & DEMO PLAN

SHEET #:

C-1




SITE PLAN

SCALE 1:5 (22x34)
SCALE 1:10 (11x17)

1

## GENERAL NOTES:

1. CONTRACTOR SHALL RETURN ALL DISTURBED AREAS OF PROPERTY TO ORIGINAL SITE CONDITION.
2. THE CONTRACTOR SHALL VERIFY ALL DEMOLITION AND CONSTRUCTION QUANTITIES PRIOR TO BIDDING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SEAL COAT AND RE-STRIPING OF STALL AREA UPON COMPLETION OF WORK, WHERE APPLICABLE. GC TO VERIFY ALL DEPTHS, DIMENSIONS AND SQUARE FOOTAGE WITH TESLA CM BEFORE CONSTRUCTION.
4. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
5. PROPOSED ASPHALT PAVEMENT SHALL MATCH EXISTING IN TYPE AND DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION.

## KEYED NOTES:

1. PROPOSED PAD MOUNTED 1600A SWITCHBOARD
2. PROPOSED CHARGING CABINET (TYP OF 3)
3. PROPOSED V4 CAST-IN-PLACE LEVEL 3 POST (TYP OF 12)
4. PROPOSED CT CABINET W/ METER
5. PROPOSED NON-ILLUMINATED ADA PARKING SIGN WITH BOLLARD
6. PROPOSED PAD MOUNTED 1000KVA TRANSFORMER (FURNISHED & INSTALLED BY UTILITY COMPANY)
7. PROPOSED LIGHT POLE WITH ARUBA REPEATER
8. PROPOSED ADA COMPLIANT STRIPING
9. PROPOSED 6" BOLLARD (TYP OF 8)
10. PROPOSED DETERRENT BOLLARD (TYP OF 9)
11. PROPOSED LANDSCAPING (SEE SHEET L-1)
12. PROPOSED EQUIPMENT ENCLOSURE

| PARKING STALL SCHEDULE | |
|---|---|
| DESCRIPTION | COUNT |
| EXISTING STALL COUNT | 20 |
| PROPOSED TESLA STALLS | 12 |
| STALLS TO BE REMOVED | 7 |
| TOTAL PROPOSED STALL COUNT | 13 |

| SUPERCHARGER POST SCHEDULE | | |
|---|---|---|
| TESLA CABINET | TESLA SUPERCHARGER POST | |
| 1 | 1A | 1B |
| | 1C | 1D |
| 2 | 2A | 2B |
| | 2C | 2D |
| 3 | 3A | 3B |
| | 3C | 3D |

STAMP:

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

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| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |
| EQUIPMENT ENCLOSURE ADDED | 04/08/24 | EDA | 3 |

APPLICANT SITE NAME:
HUBER HEIGHTS

APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
SITE PLAN

SHEET #:
C-2

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1046A4057A




STALL DIMENSION PLAN

SCALE 1:5 (22x34)
SCALE 1:10 (11x17)

1

## GENERAL NOTES:

1. CONTRACTOR SHALL RETURN ALL DISTURBED AREAS OF PROPERTY TO ORIGINAL SITE CONDITION.
2. THE CONTRACTOR SHALL VERIFY ALL DEMOLITION AND CONSTRUCTION QUANTITIES PRIOR TO BIDDING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SEAL COAT AND RE-STRIPING OF STALL AREA UPON COMPLETION OF WORK, WHERE APPLICABLE. GC TO VERIFY ALL DEPTHS, DIMENSIONS AND SQUARE FOOTAGE WITH TESLA CM BEFORE CONSTRUCTION.

## KEYED NOTES:

| | |
|---|---|
| 1 | PROPOSED V4 CAST-IN-PLACE LEVEL 3 POST (TYP OF 12) |
| 2A | PROPOSED NON-ILLUMINATED ADA PARKING SIGN WITH BOLLARD |
| 2B | PROPOSED NON ILLUMINATED TRAILER PARKING SIGN WITH BOLLARD |
| 2C | PROPOSED NON ILLUMINATED PARKING SIGN WITH BOLLARD (TYP OF 9) |
| 3 | PROPOSED ADA COMPLIANT STRIPING |
| 4 | PROPOSED CURB (SEE SHEET CD-2, DETAIL 4) |

STAMP:

STATE OF OHIO
ROBERT JENSEN
E-83340
REGISTERED PROFESSIONAL ENGINEER
Robert Jensen
6/5/2024

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-85299 | ELECTRICAL | E |

PLANS PREPARED FOR:
TESLA

PLANS PREPARED BY:
SSC

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| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:
HUBER HEIGHTS

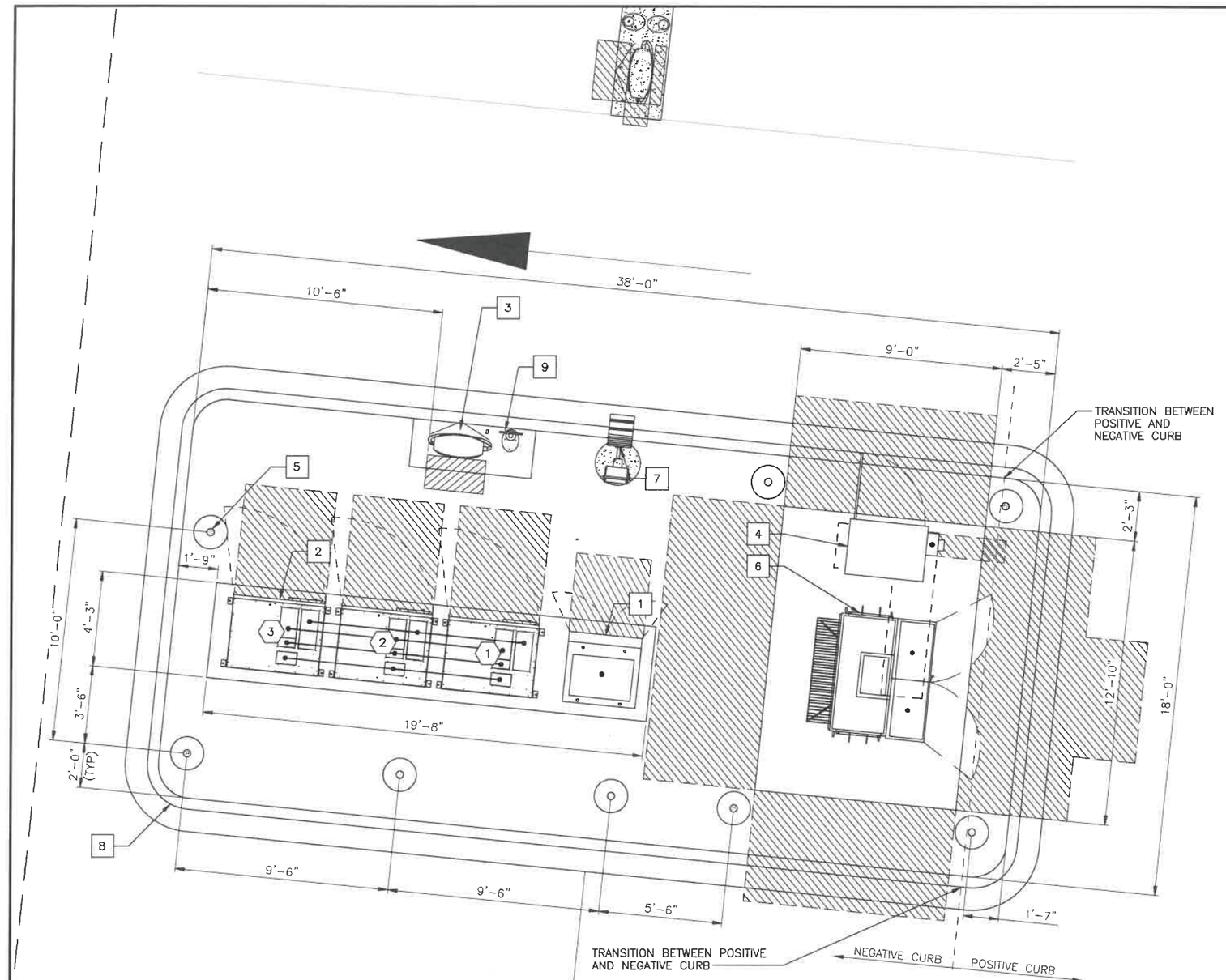
APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
STALL DIMENSION PLANS

SHEET #:
C-3

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1046A4087A




ENLARGED ISLAND PLAN

3/8" = 1'-0" (22x34)
3/16" = 1'-0" (11x17)

2

## GENERAL NOTES:

1. CONTRACTOR SHALL RETURN ALL DISTURBED AREAS OF PROPERTY TO ORIGINAL SITE CONDITION.
2. THE CONTRACTOR SHALL VERIFY ALL DEMOLITION AND CONSTRUCTION QUANTITIES PRIOR TO BIDDING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SEAL COAT AND RE-STRIPING OF STALL AREA UPON COMPLETION OF WORK, WHERE APPLICABLE. GC TO VERIFY ALL DEPTHS, DIMENSIONS AND SQUARE FOOTAGE WITH TESLA CM BEFORE CONSTRUCTION.

## KEYED NOTES:

1. PROPOSED PAD MOUNTED 1600A SWITCHBOARD
2. PROPOSED CHARGING CABINET (TYP OF 3)
3. PROPOSED V4 CAST IN PLACE LEVEL 3 POST
4. PROPOSED CT CABINET W/ METER
5. PROPOSED 6" BOLLARD (TYP OF 8)
6. PROPOSED PAD MOUNTED 1000KVA TRANSFORMER (FURNISHED & INSTALLED BY UTILITY COMPANY)
7. PROPOSED LIGHT POLE
8. PROPOSED CURB (SEE SHEET CD-2, DETAIL 4)
9. PROPOSED NON ILLUMINATED TRAILER PARKING SIGN WITH BOLLARD

STAMP:

STATE OF OHIO
ROBERT JENSEN
E-63340
REGISTERED PROFESSIONAL ENGINEER
5/1/2024

ENGINEERING LICENSE:

STATE OF OHIO

PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 63340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

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| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

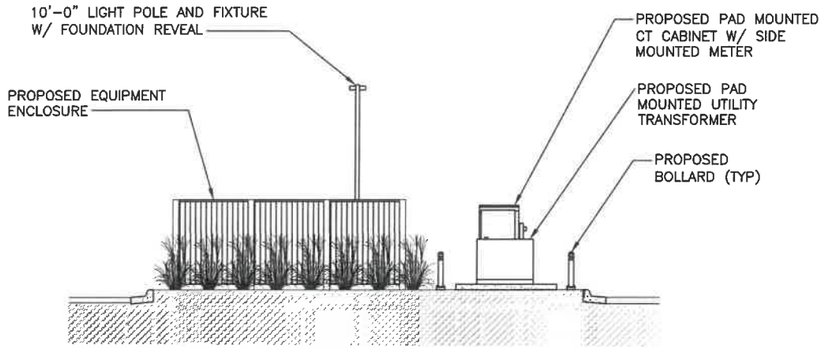
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HUBER HEIGHTS, OH 45424

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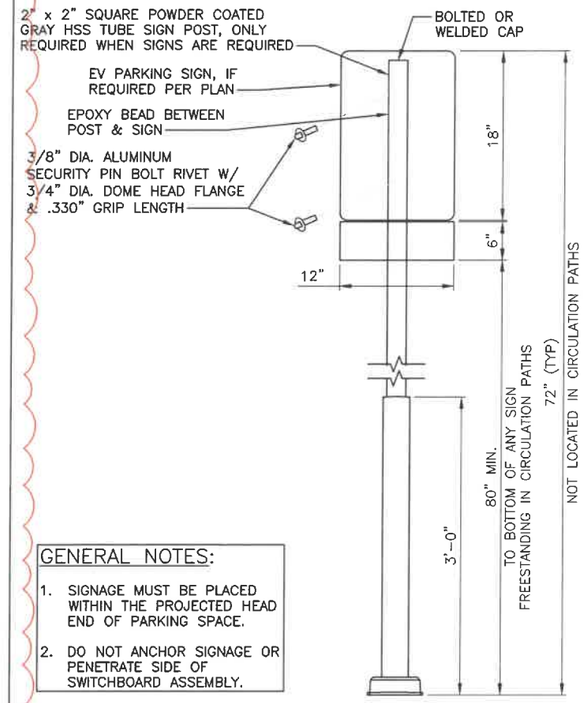
ENLARGED ISLAND PLAN

SHEET #:

C-4



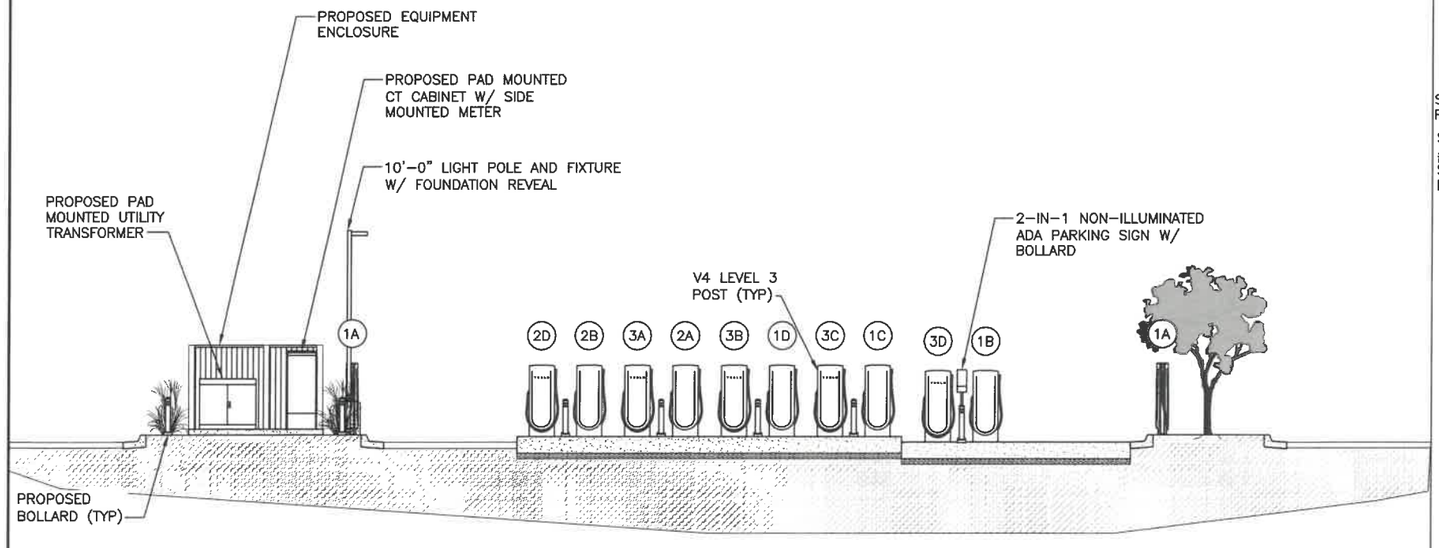

EQUIPMENT ELEVATION | 1



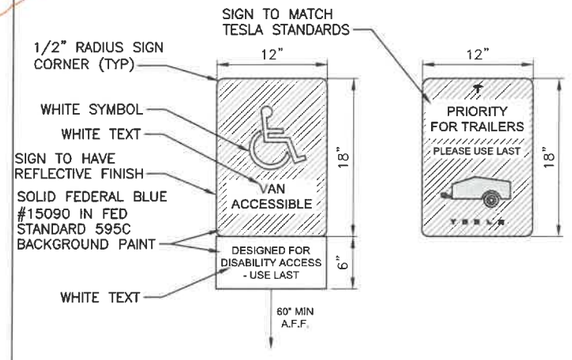

GENERAL NOTES:

1. SIGNAGE MUST BE PLACED WITHIN THE PROJECTED HEAD END OF PARKING SPACE.
2. DO NOT ANCHOR SIGNAGE OR PENETRATE SIDE OF SWITCHBOARD ASSEMBLY.

BOLLARD MOUNTED EV SIGN | 2




SITE ELEVATION | 4




GENERAL NOTES:

1. ALL TEXT SHALL BE CAPITAL LETTERS AND COMPLY WITH STATE STANDARDS FOR FONT.
2. CONTRAST BETWEEN CHARACTERS, SYMBOLS, AND BACKGROUND SHALL BE 70% MINIMUM AND HAVE A NON GLARE FINISH.

MOUNTING OPTIONS:

1. SIGN CAN BE INSTALLED ON WALL USING ANCHOR SYSTEM MATCHING WALL TYPE.
2. SIGN CAN BE POLE MOUNTED PER SPECIFICATIONS IN POLE MOUNTED SIGN DETAIL.

SIGN MATERIAL: ALUMINUM

EV STALL PARKING SIGN – VAN ACCESSIBLE | 3

STAMP:

ENGINEERING LICENSE:

STATE OF OHIO

PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR:

TESLA

PLANS PREPARED BY:

SSC

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| EQUIPMENT ENCLOSURE ADDED | 04/08/24 | EDA | 3 |

APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

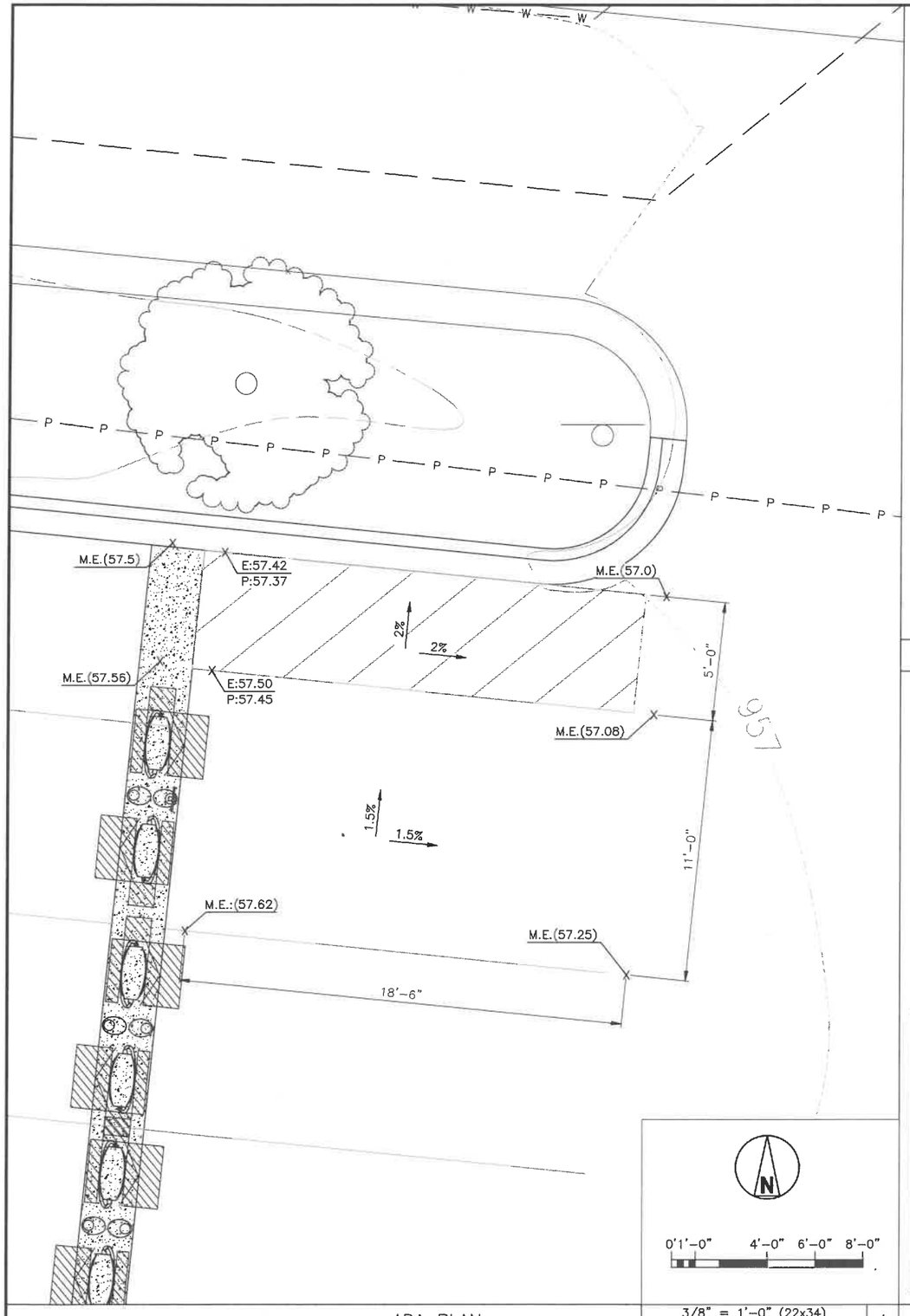
SHEET DESCRIPTION:

SITE ELEVATIONS & DETAILS

SHEET #:

C-5

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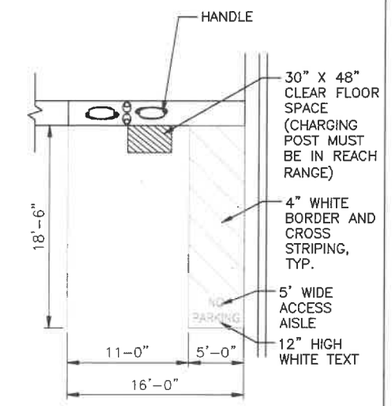



0'1'-0" 4'-0" 6'-0" 8'-0"

3/8" = 1'-0" (22x34)
3/16" = 1'-0" (11x17)

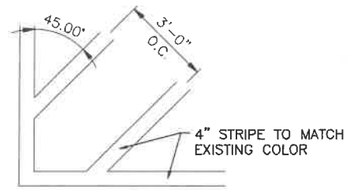
4

ADA PLAN




2% MAX SLOPE ALL DIRECTIONS AT ACCESSIBLE EV VEHICLE STALL AND ACCESS AISLE

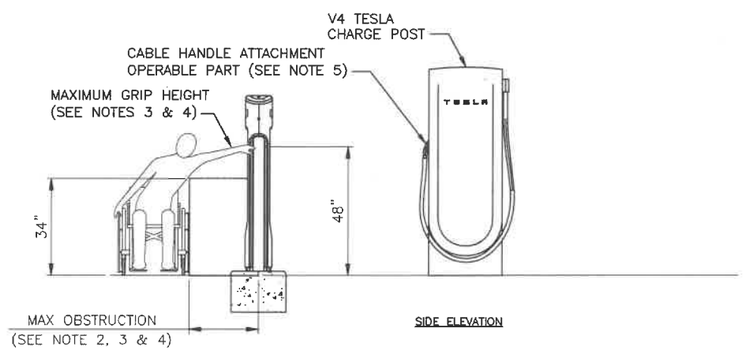
EV CHARGE ACCESSIBLE STALL | 1




TRANSVERSE STRIPING DETAIL | 2

NOTES:

1. ALL PAVEMENT MARKINGS TO MATCH EXISTING, UNLESS STATED OTHERWISE.
2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ACCESSIBLE PARKING AND SYMBOLS, ETC, PER LOCAL REQUIREMENTS AND AS FOLLOWS:
   - 2.1. PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
3. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ACCESSIBLE ACCESS RAMPS.
4. APPLY 2 COATS WITH STRAIGHT EDGES, YELLOW ON CONCRETE/WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAVING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.




CONTRACTOR NOTES:

1. DETAIL IS IN REFERENCE TO 2010 ADA STANDARDS OF ACCESSIBLE DESIGN.
2. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, MAXIMUM OBSTRUCTION TO BE NO LARGER THAN 24" IN WIDTH AND 34" IN HEIGHT.
3. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, THE HIGH SIDE REACH SHALL NOT EXCEED 48" MAXIMUM FOR A REACH DEPTH OF 10" MAXIMUM.
4. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL NOT EXCEED 46" MAXIMUM FOR A REACH DEPTH OF 24" MAXIMUM.
5. OPERABLE PART OF CABLE HANDLE COMPLIES WITH REACH RANGES PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 309.
6. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1, EXCEPTIONS 2, OPERABLE PARTS OF CABLE HANDLE SHALL BE PERMITTED TO BE 54" MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE CABLE HANDLES ARE INSTALLED ON EXISTING CURBS.

ACCESSIBLE REACH ELEVATION | 3

STAMP:




ENGINEERING LICENSE:

STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-85299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

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| REISSUED PER CLIENT COMMENT | 02/15/24 | CJO | C |
| ISSUED FOR PERMITTING | 03/06/24 | EDA | D |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:
HUBER HEIGHTS

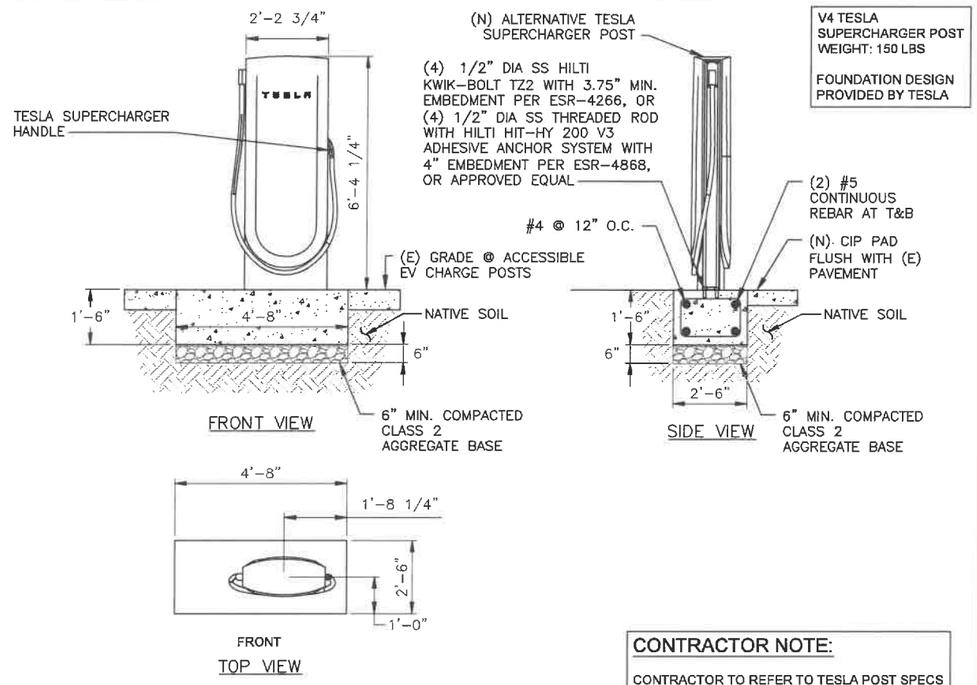
APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
ADA PLAN & DETAILS

SHEET #:
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V4 TESLA SUPERCHARGER POST WEIGHT: 150 LBS

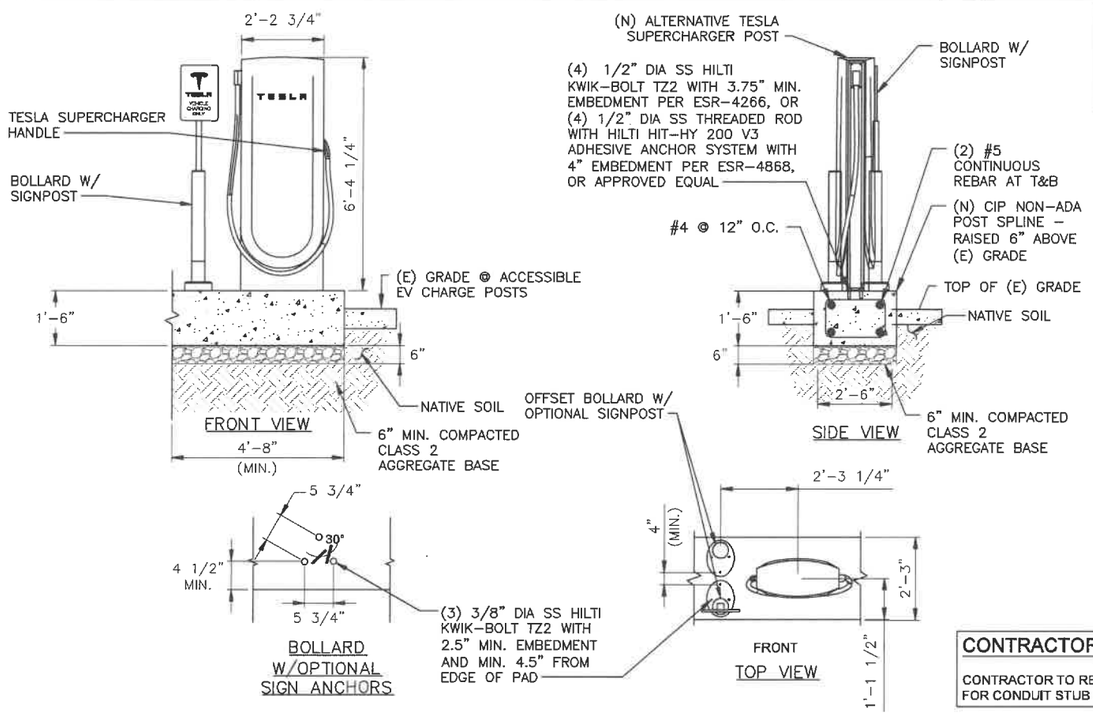
FOUNDATION DESIGN PROVIDED BY TESLA

**CONTRACTOR NOTE:**

CONTRACTOR TO REFER TO TESLA POST SPECS FOR CONDUIT STUB UP.

V4 SUPERCHARGER POST CAST-IN-PLACE ADA FOUNDATION DETAIL | 1

DETAIL NOT USED | 2




V4 TESLA SUPERCHARGER POST WEIGHT: 150 LBS

FOUNDATION DESIGN PROVIDED BY TESLA

**CONTRACTOR NOTE:**

CONTRACTOR TO REFER TO TESLA POST SPECS FOR CONDUIT STUB UP.

CONTINUOUS CAST-IN-PLACE OPTION - NON-ADA RAISED SPLINE V4 SUPERCHARGER POST DETAIL | 4

DETAIL NOT USED | 3

STAMP:

STATE OF OHIO
ROBERT JENSEN
E-83340
REGISTERED PROFESSIONAL ENGINEER
12/7/2024

ENGINEERING LICENSE:

STATE OF OHIO

PE CERTIFICATE OF AUTHORIZATION #001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-85299 | ELECTRICAL | E |

PLANS PREPARED FOR:

TESLA

PLANS PREPARED BY:

SSC

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HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

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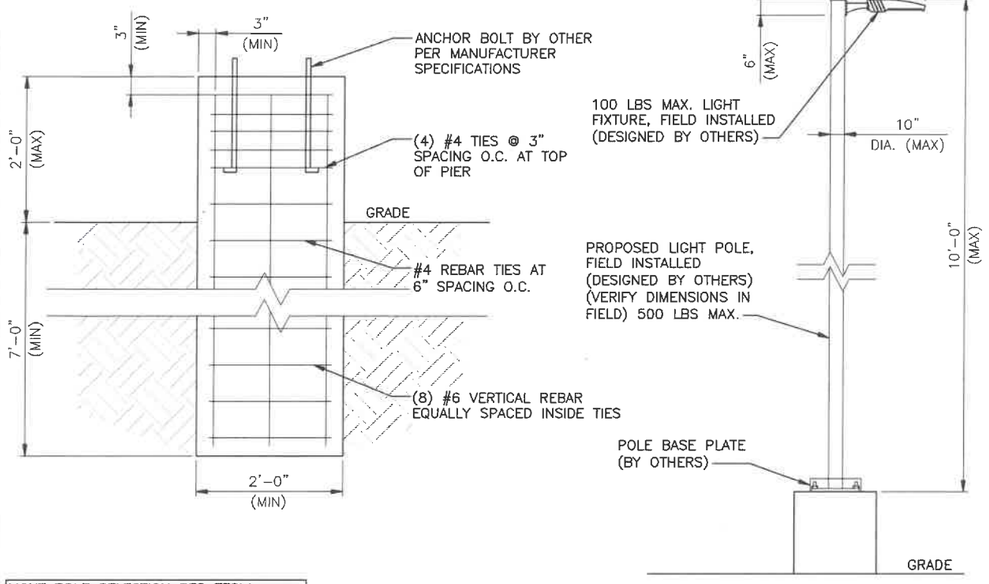
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SHEET #:

CD-1

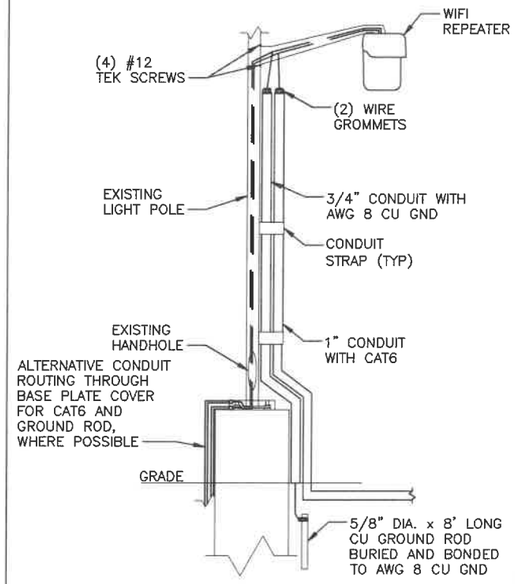
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STRUCTURE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. STRUCTURAL INTEGRITY OF SUPPORTING STRUCTURES AND FOUNDATION SHALL BE VERIFIED AS ACCEPTABLE BY ENGINEER CERTIFIED STRUCTURAL ANALYSIS.




LIGHT POLE SELECTION PER TESLA
FOUNDATION DESIGN PROVIDED BY TESLA

LIGHT POLE FOUNDATION | 1




WIFI REPEATER – POLE MOUNTING DETAIL | 2

## CONCRETE DESIGN:

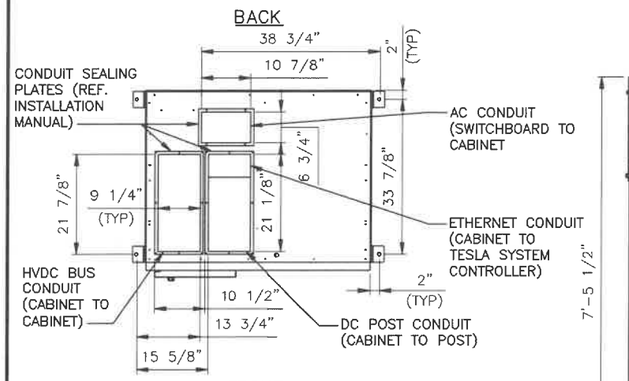
1. ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE ACI.
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL HAVE 4,500 PSI STRENGTH AT 28 DAYS.
3. REINFORCED CONCRETE IN THE FOUNDATION SHALL BE OF NATURAL AGGREGATE CONFORMING TO ASTM C–33.
4. TYPE I/II CEMENT TO MEET ASTM C150.
5. REINFORCING STEEL – ASTM A615 WITH THE FOLLOWING STRENGTHS:

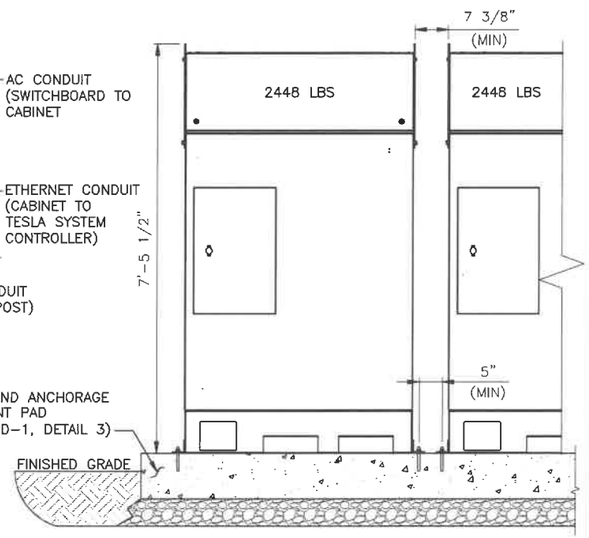
| SIZE | STRENGTH: |
|---|---|
| #4 AND SMALLER | GRADE 60 (fy = 60000 PSI) |
| #5 AND LARGER | GRADE 60 (fy = 60000 PSI) |

6. FABRICATE AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI PUBLICATION SP–66, ACI DETAILING MANUAL – LATEST EDITION.
7. PLACE CONCRETE IN COMPLIANCE WITH ACI 304. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
8. CONFORM TO ASTM C–94 FOR CONCRETE MIXING OPERATIONS.
9. CONCRETE COVER FOR REINFORCEMENT FOR NON–PRESTRESSED, CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:

| CONDITION | COVER |
|---|---|
| CAST AGAINST EARTH | 3" |
| EXPOSED TO WEATHER | |
| #5 AND SMALLER | 1–1/2" |
| #6 AND LARGER | 2" |
| SLAB–ON–GRADE | 2" |

10. EMBEDS –ALL ITEMS TO BE CAST INTO CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORMS PRIOR TO PLACING THE CONCRETE.
11. ALL CONCRETE EXPOSED TO THE WEATHER TO BE AIR ENTRAINED AND SHALL CONFORM TO ASTM C–260.
12. PROVIDE CONTINUOUS REINFORCING BARS UNLESS WHERE SPLICES ARE SPECIFICALLY SHOWN ON THE DRAWINGS.
13. CALCIUM CHLORIDE ADMIXTURES OR ADMIXTURES CONTAINING CHLORIDE SALTS SHALL NOT BE ADDED TO THE CONCRETE.

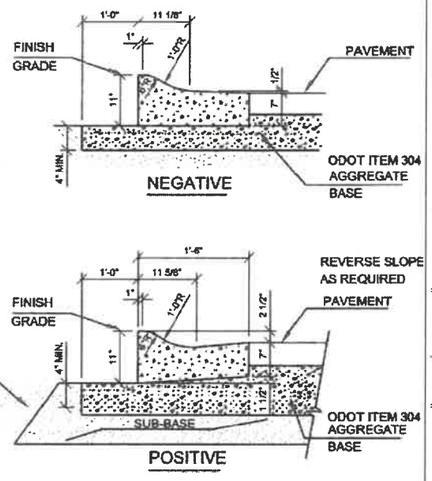



GENERAL NOTE:

CONTRACTOR TO OBTAIN CONDUIT WINDOW TEMPLATE PRIOR TO COMMENCING CONSTRUCTION AND UTILIZE TEMPLATE WHEN LAYING OUT CABNINETS.

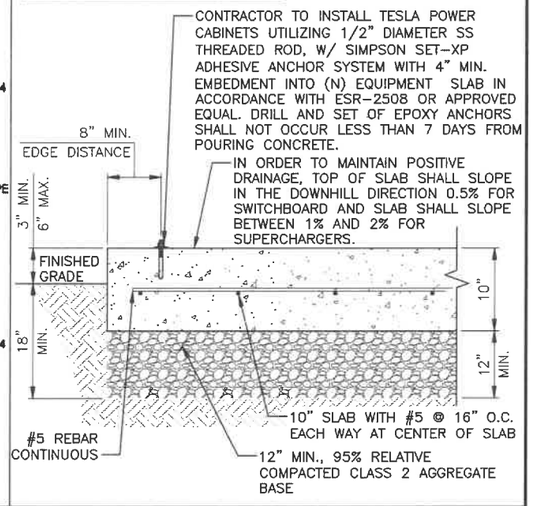
SUPERCHARGER CABINET FRONT & CONDUIT OPENINGS | 5




CURB & GUTTER DETAIL | 4

GENERAL NOTE:

MAX. CONTINUOUS SLAB LENGTH SHOULD NOT EXCEED 50 FT W/O EXPANSION JOINT




EQUIPMENT PAD & ANCHOR SECTION | 3

STAMP:




ENGINEERING LICENSE:

STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-85299 | ELECTRICAL | E |

PLANS PREPARED FOR:

TESLA

PLANS PREPARED BY:

SSC

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| ISSUED FOR PERMITTING | 03/08/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:

CIVIL DETAILS

SHEET #:

CD-2

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## LANDSCAPE PLAN NOTES:

1. EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE LIGHTING WIRE IS REPLACED OR REPAIRED, IF IT IS BROKEN.
3. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT & HUBER HEIGHTS
4. CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
5. NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF BOTH THE LANDSCAPE ARCHITECT AND HUBER HEIGHTS STAFF.
6. ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO TYPE, VARIETY, SIZE SPECIFIED, AND FORM PER AMERICAN NURSERY ASSOCIATION STANDARDS.
7. ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY.
8. INSTALL ALL PLANTS PER PLANTING DETAILS.
9. ALL TREES AND MULCH BEDS SHALL RECEIVE 3" OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE AND AFTER MULCHING, UNLESS SPECIFIED AS ROCK OR OTHER.
10. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. STAKES SHALL BE STRAIGHT AND TAUGHT.
11. CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. COORDINATE WATERING WITH THE OWNER AFTER COMPLETION FOR THE FIRST 90 DAYS.
12. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY CITY OF HUBER HEIGHTS PRIOR TO PLANTING.
13. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND SHALL BE DOCUMENTED BY THE CONTRACTOR AFTER ANY REPLACEMENTS.
14. ALL VEGETATION SHALL BE 6" ABOVE THE FINISHED GRADE OF THE UTILITY BOX AT THE TIME OF PLANTING.
15. SUGGESTED MAINTENANCE PROGRAM MINIMUMS FOR CONTRACTOR TO SUPPLY TO CLIENT. THE FOLLOWING SPECS ARE THE BARE MINIMUM REQUIREMENTS:
    - A. MINIMUM VISITS 6
    - B. SPRING CLEAN-UP TO INCLUDE TRIMMING OF PLANT MATERIAL, WEEDING, SNAPSHOT, AND FRESH PREMIUM HARDWOOD MULCH AT 2" THICK.
    - C. FALL CLEAN-UP TO INCLUDE TRIMMING OF PLANT MATERIAL AS NEEDED, WEEDING, SNAPSHOT, AND LIGHT DRESSING OF PREMIUM HARDWOOD MULCH AT .5 – 1" DEPTH.
    - D. 4 VISITS TO FALL BETWEEN SPRING AND FALL CLEAN-UP TO KEEP BEDS CLEAN OF WEEDS, AT LEAST 1 ADDITIONAL SNAPSHOT APPLICATION AND ALL DEBRIS.

## UTILITY NOTES:

1. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE STATE OF OH. ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 4 DAYS ADVANCE NOTICE.

## WASTEWATER NOTE:

IN THE EVENT OF WORK ON THE WASTEWATER SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF. THE OWNER WILL BE RESPONSIBLE FOR REPLACING ANY REMOVED PLANT MATERIAL.

## INSTALLATION NOTES:

1. STRIP OFF ANY GRASS AND WEEDS PRIOR TO CREATING OR AMENDING BED AREAS.
2. INSTALL VEE CUT EDGING AROUND ALL BEDS. CAREFULLY HAND DIG OVER AND AROUND ANY LOCATED UTILITY LINES. EDGES SHALL BE SMOOTH AND CONFORM TO LANDSCAPE PLAN.
3. APPLY COTTON BUR COMPOST OR BACK TO NATURE MIX AT A RATE OF 1 BAG FOR EVERY 25 S.F. OF BED AREA (BAGS ARE 2 C.F.). LIGHTLY HAND SPADE. DO NOT ROTOTILL (FIBEROPTICS).
4. PLANT AT PROPER DEPTH AT FLARE ROOT. ROOTBALLS SHALL BE PLANTED 1" HIGHER THAN SURFACE.
5. EITHER INSTALL DEWITT PRO 5 WEED BARRIER WITH COMPANION PINS (PIN WELL) OR PRE-EMERGENT.
6. HARDWOOD MULCH SHALL EITHER MATCH EXISTING OR BE DARK BROWN HARDWOOD. 3" MIN. ALL AREAS.
7. INSTALL MULCH TO 3" DEPTH AROUND ANY INDIVIDUAL PLANTS IN A RING FOR NATURAL APPEARANCE.
8. DO NOT DISTURB ANY EXISTING TREES DURING INSTALLATION.

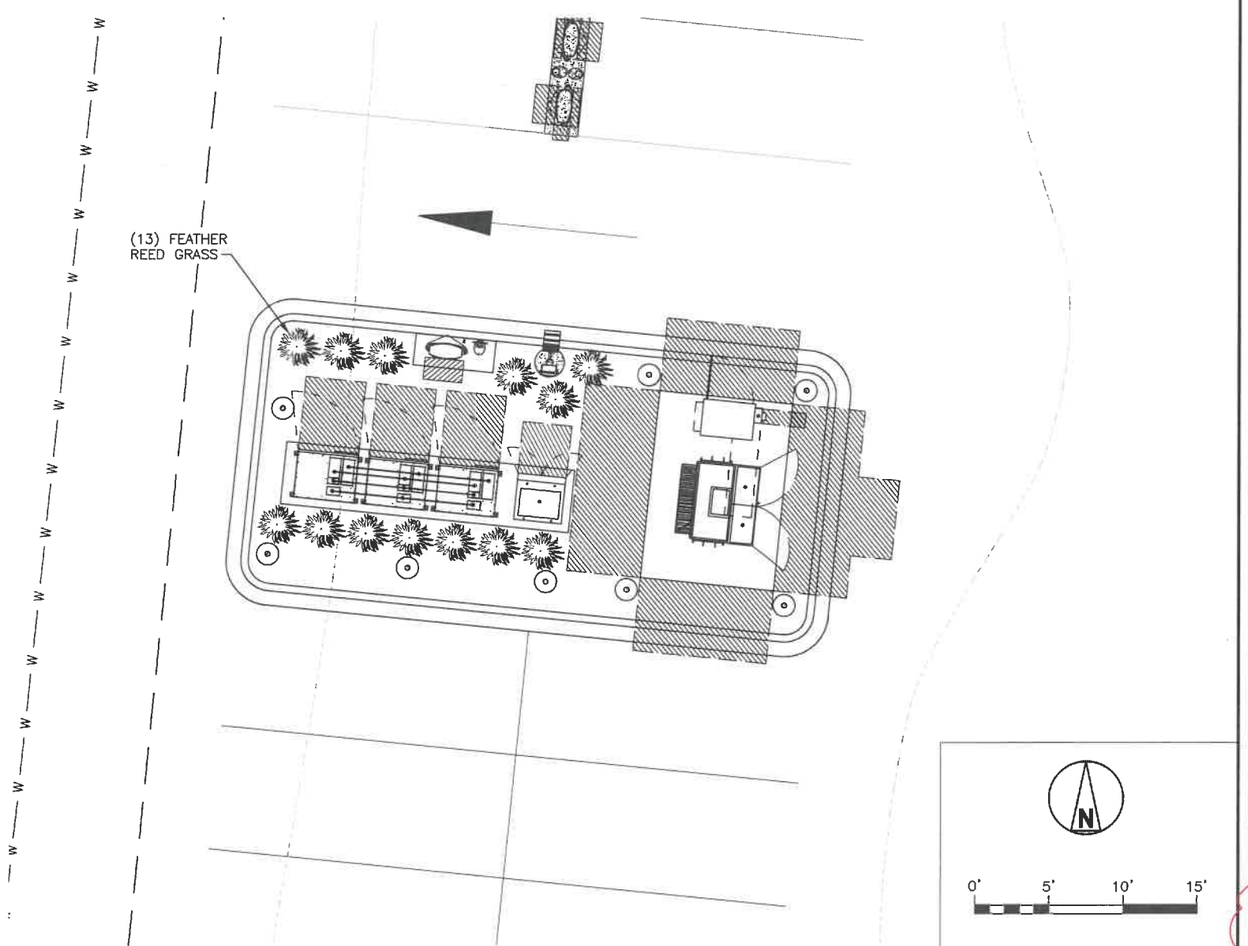
## CAUTION !!!

ALL ELECTRIC, TELEPHONE, GAS, WATER, STEAM, SEWER, AND OTHER SERVICE LINES SHOULD BE SHUT OFF, CAPPED, OR OTHERWISE CONTROLLED, AT OR OUTSIDE THE EXISTING BUILDING BEFORE DEMOLITION WORK IS STARTED. IN EACH CASE, ANY UTILITY COMPANY WHICH IS INVOLVED SHOULD BE NOTIFIED IN ADVANCE.

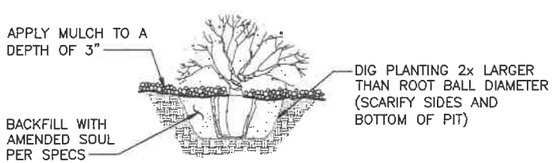
## PLANT_SCHEDULE

### TREES

| ICON | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY | NOTES |
|---|---|---|---|---|---|---|
| | CALAMAGROSTIS ACUTIFLORA | KARL FOERSTER FEATHER REED GRASS | 30"W, 60"H | #3 | 13 | |




NOTES:
1. SET SHRUBS AT SAME GRADE AS GROWN IN NURSERY.
2. PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING.




SHRUB PLANTING DETAIL

811 Know what's below. Call before you dig. www.call811.com

0' 5' 10' 15'

LANDSCAPE PLAN AND DETAILS

SCALE 1:5 (22x34)
SCALE 1:10 (11x17)

1

STAMP:

STATE OF OHIO
ROBERT JENSEN
E-83340
REGISTERED PROFESSIONAL ENGINEER
02/2024

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

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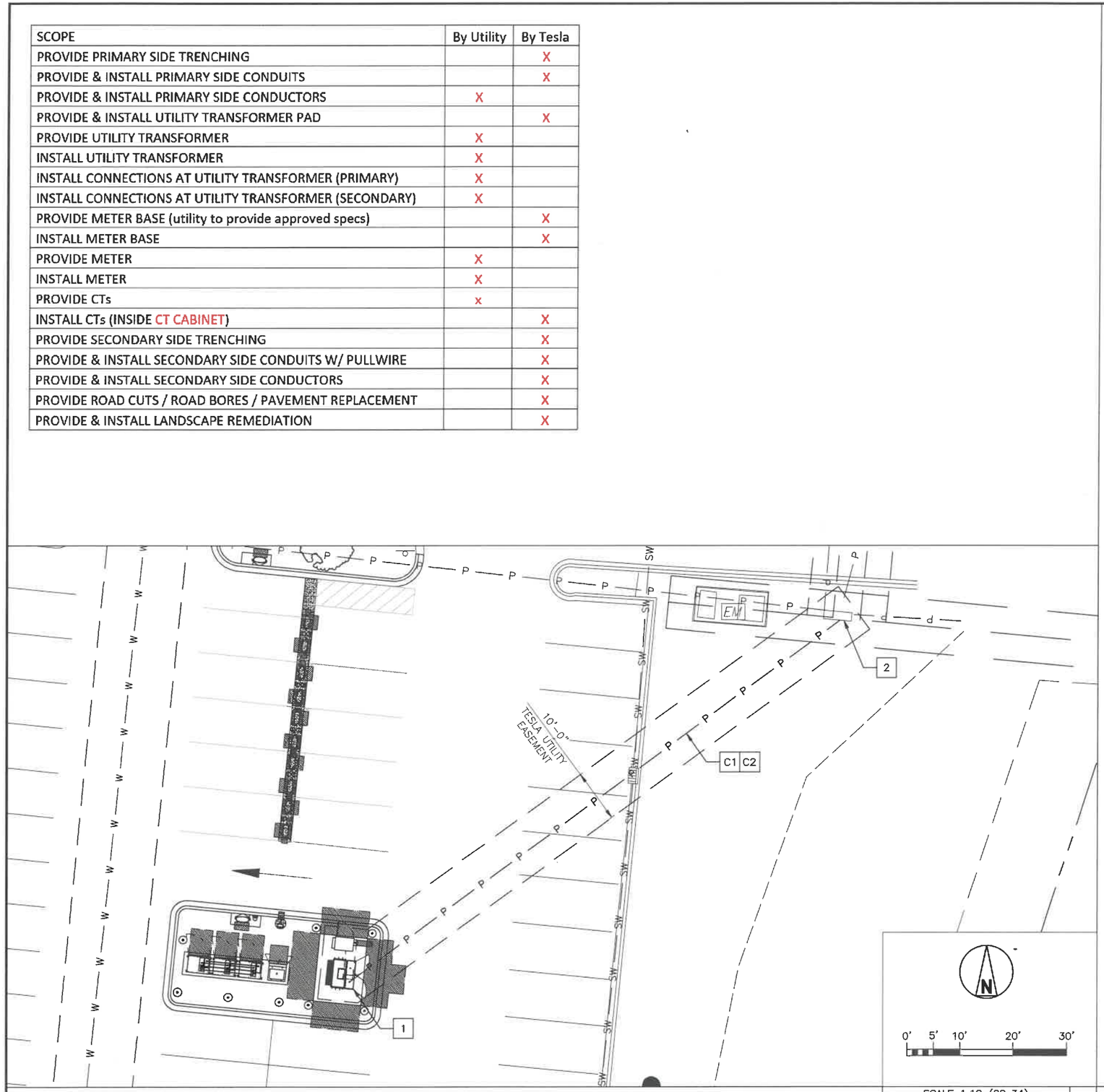
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HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
LANDSCAPE PLAN & DETAILS

SHEET #:
L-1

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1045A4087A

| SCOPE | By Utility | By Tesla |
|---|---|---|
| PROVIDE PRIMARY SIDE TRENCHING | | X |
| PROVIDE & INSTALL PRIMARY SIDE CONDUITS | | X |
| PROVIDE & INSTALL PRIMARY SIDE CONDUCTORS | X | |
| PROVIDE & INSTALL UTILITY TRANSFORMER PAD | | X |
| PROVIDE UTILITY TRANSFORMER | X | |
| INSTALL UTILITY TRANSFORMER | X | |
| INSTALL CONNECTIONS AT UTILITY TRANSFORMER (PRIMARY) | X | |
| INSTALL CONNECTIONS AT UTILITY TRANSFORMER (SECONDARY) | X | |
| PROVIDE METER BASE (utility to provide approved specs) | | X |
| INSTALL METER BASE | | X |
| PROVIDE METER | X | |
| INSTALL METER | X | |
| PROVIDE CTs | x | |
| INSTALL CTs (INSIDE CT CABINET) | | X |
| PROVIDE SECONDARY SIDE TRENCHING | | X |
| PROVIDE & INSTALL SECONDARY SIDE CONDUITS W/ PULLWIRE | | X |
| PROVIDE & INSTALL SECONDARY SIDE CONDUCTORS | | X |
| PROVIDE ROAD CUTS / ROAD BORES / PAVEMENT REPLACEMENT | | X |
| PROVIDE & INSTALL LANDSCAPE REMEDIATION | | X |




PRIMARY UTILITY PLAN

SCALE 1:10 (22x34)
SCALE 1:20 (11x17)

1

## GENERAL NOTES:

1. TESLA CONTRACTOR TO REFERENCE DETAILS OF UTILITY DESIGN AND SPECIFICATIONS.
2. TESLA CONTRACTOR TO INSTALL ALL UTILITY RELATED SCOPE ACCORDING TO UTILITY PROVIDED. DESIGN AND UTILITY DIVISION OF RESPONSIBILITY MATRIX PROVIDED IN SHEET/RFP.
3. ALL CONDUITS RUN UNDER PAVEMENT TO BE JACK AND BORED (DO NOT SAW CUT).

## KEYED NOTES:

1. PROPOSED 1000KVA TRANSFORMER (FURNISHED & INSTALLED BY UTILITY COMAPNY)
2. EXISTING POINT OF CONNECTION
C1. PRIMARY CONDUIT – 4" SCH 40 PVC TO BE BORED
C2. AVOID CATCH BASIN W/ BORE

PRIMARY UTILITY PLAN NOTES

STAMP:

3/7/2024
STATE OF OHIO
TERRANCE M. SUPER
E-65299
REGISTERED PROFESSIONAL ENGINEER
DocuSigned by: [signature] DC5EDA072F3483...

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

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| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:
HUBER HEIGHTS

APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
PRIMARY ELECTRICAL PLAN

SHEET #:
E-1

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1048A4087A




SECONDARY ELECTRICAL PLAN

SCALE 1:5 (22x34)
SCALE 1:10 (11x17)

1

## GENERAL NOTE:

PROPOSED CONDUIT ROUTING IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO ROUTE CONDUITS PER CODE AND FIELD CONDITIONS.

## KEYED NOTES:

1. PROPOSED V4 LEVEL 3 POST (TYP OF 12)
2. PROPOSED CHARGING CABINET (TYP OF 3)
3. PROPOSED SWITCHBOARD
4. PROPOSED CT CABINET W/ METER SOCKET
5. PROPOSED LIGHT POLE
6. ARUBA WIFI REPEATER MOUNTED ON LIGHT POLE

C1. PROPOSED CONDUITS FROM TRANSFORMER TO CT CABINET (APPROX. LENGTH = 15'-0")

C2. PROPOSED CONDUITS FROM CT CABINET TO SWITCHBOARD (APPROX. LENGTH = 10'-0")

C3. PROPOSED CONDUITS FROM SWITCHBOARD TO CHARGING CABINET (2 PER CABINET)

C4. PROPOSED CONDUITS FROM CHARGING CABINET TO V4 LEVEL 3 POST (1 PER POST)

C5. PROPOSED CONDUIT FROM SWITCHBOARD TO LIGHT POLE (APPROX. LENGTH = 20'-0")

C6. PROPOSED CONDUIT FROM SWITCHBOARD TO WIFI REPEATER (APPROX. LENGTH = 20'-0")

EVCS SCHEDULE

| CABINET # | POST # | EVCS STALL TYPE | CHARGING LEVEL | CONDUIT LENGTH(±) TO PC | CONDUIT LENGTH(±) TO POST |
|---|---|---|---|---|---|
| 1 | 1A | ADA | V4 | 30' | 95' |
| | 1B | STANDARD | V4 | | 90 |
| | 1C | STANDARD | V4 | | 80' |
| | 1D | STANDARD | V4 | | 75' |
| 2 | 2A | STANDARD | V4 | 30' | 70' |
| | 2B | STANDARD | V4 | | 65' |
| | 2C | STANDARD | V4 | | 60' |
| | 2D | STANDARD | V4 | | 55' |
| 3 | 3A | STANDARD | V4 | 30' | 55' |
| | 3B | STANDARD | V4 | | 50' |
| | 3C | STANDARD | V4 | | 45' |
| | 3D | STANDARD | V4 | | 25' |

## CONTRACTOR NOTE:

CONTRACTOR TO PROCURE METER SOCKET FROM LIST OF AES APPROVED METER SOCKETS.

**13-Terminal, transformer rated with lever by-pass**

NOTE: These sockets will be used for both single-phase & three-phase transformer rated services. (Metered using Current Transformers)

| | |
|---|---|
| Durham | # 1004671 |
| Cutler Hammer | # 1004671-CH |
| Midwest Electric Products | # 1004671-MEP |
| Square D | # 1004671-SQD |
| Milbank | # U4493-XL |
| Siemens | # 9804-8547 |

SECONDARY ELECTRICAL PLAN NOTES

STAMP:

01/03/2024
STATE OF OHIO
TERRANCE M. SUPER
E-65299
REGISTERED PROFESSIONAL ENGINEER

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-85299 | ELECTRICAL | E |

PLANS PREPARED FOR:
TESLA

PLANS PREPARED BY:
SSC

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| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:
HUBER HEIGHTS

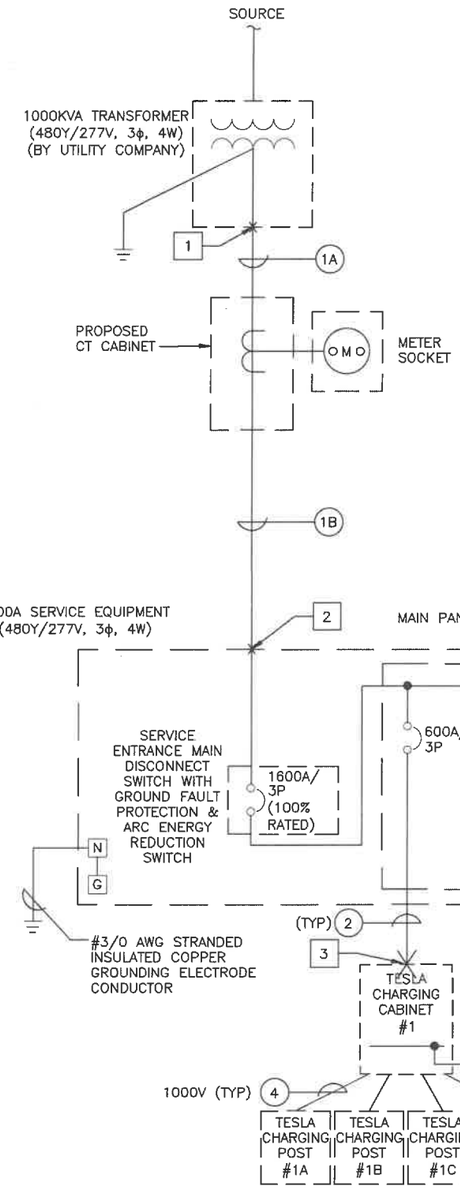
APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:
SECONDARY ELECTRICAL PLAN

SHEET #:
E-2

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## ELECTRICAL FEEDER SCHEDULE

| NO | FROM | TO | CONFIGURATION |
|---|---|---|---|
| (1A) | PROPOSED UTILITY TRANSFORMER | PROPOSED CT CABINET | (5) SETS OF 4" CONDUIT EACH WITH:<br>(3) 600 KCMIL AL<br>(1) 600 KCMIL AL NEUT |
| (1B) | PROPOSED CT CABINET | PROPOSED SWITCHBOARD | (5) SETS OF 4" CONDUIT EACH WITH:<br>(3) 600 KCMIL AL<br>(1) 600 KCMIL AL NEUT<br>(1) #1 AWG CU GND |
| (2) | PROPOSED SWITCHBOARD | PROPOSED CHARGING CABINET | (2) SETS OF 4" CONDUIT EACH WITH:<br>(3) 500 KCMIL AL<br>(1) 500 KCMIL AL NEUT<br>(1) #1 AWG CU GND |
| (3) | PROPOSED CHARGING CABINET | PROPOSED CHARGING CABINET | (2) SETS OF 3" CONDUIT EACH WITH:<br>(2) 600 KCMIL AL (ONE +, ONE −)<br>(1) #3/0 AWG AL DC MID<br>(1) #1/0 AWG CU GND |
| (4) | PROPOSED CHARGING CABINET | PROPOSED TESLA V4 SUPERCHARGER POST | (1) 4" CONDUIT (DURALINE IS ACCEPTABLE) WITH:<br>(4) 600 KCMIL AL (TWO +, TWO −)<br>(1) #1/0 AWG CU GND<br>(1) 1000V, CLASS 1, COMM CABLE |
| (5) | PROPOSED SWITCHBOARD | PROPOSED LIGHT POLE | (1) 1" CONDUIT WITH:<br>(2) #12 AWG CU (THWN-2)<br>(1) #12 AWG CU GND (THWN-2) |
| (6) | PROPOSED SWITCHBOARD | PROPOSED ACCESS POINT | (1) CAT 6, SHIELDED, WEATHERPROOF CABLE WITHIN 1" PVC CONDUIT |

*** ALL CONDUCTORS SHALL BE TYPE XHHW-2 UNLESS OTHERWISE INDICATED

| AVAILABLE FAULT CURRENT (AMPS) | |
|---|---|
| 1 | 21,870 |
| 2 | 21,650 |
| 3 | 21,230 |

ELECTRICAL ONE-LINE DIAGRAM | 1

STAMP:




ENGINEERING LICENSE:

STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR:

PLANS PREPARED BY:

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APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION:

ELECTRICAL
ONE-LINE
DIAGRAM

SHEET #:

E-3

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1046A4067A

## GENERAL NOTES:

1. NEUTRAL MUST BE INCLUDED FOR PROPER OPERATION OF TESLA SUPERCHARGERS.
2. PROPOSED UTILITY CTS SHALL BE LOCATED IN UTILITY APPROVED CT CABINET. PROPOSED METER SHALL BE MOUNTED ON SIDE OF CT CABINET.
3. ALL CONDUIT FURNISHED AND INSTALLED BY CONTRACTOR.
4. ALL WIRING FURNISHED BY TESLA AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. SEE SHEET E-1 FOR UTILITY/CONTRACT SCOPE OF WORK.
5. THE TESLA PROVIDED SUPERCHARGER CABINETS AND SUPERCHARGER POSTS USED ON THE PROJECT COMPLY WITH THE FOLLOWING STANDARDS:
   - TUV CERTIFIED TO UL 2202
   - CSA 22.2#107.1
   - IEC 61851-1
   - IEC 61851-2
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
7. REFER TO THIS SHEET FOR FAULT CURRENT CALCULATIONS. CONTRACTOR SHALL MARK ON ALL EQUIPMENT AS REQUIRED PER N.E.C.

## PANEL BOARD NOTES:

1. OCPD FOR POWER CABINETS ARE CALCULATED AS FOLLOWS: 448A AC INPUT TO CABINET x 1.25 = 560.00A → 600A BRANCH CIRCUIT REQUIRED.
2. CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO DETERMINE MAXIMUM SHORT CIRCUIT AMPS (SCA), AND PROVIDE CALCULATIONS IN ORDER TO PROVIDE PROPERLY RATED EQUIPMENT. PROVIDE LABELS ON ELECTRICAL EQUIPMENT PER NEC 110.16 AND LOCAL JURISDICTION REQUIREMENTS.

| | | | | | |
|---|---|---|---|---|---|
| **PANEL NAME:** | MDP-1 | **MAINS TYPE:** | MCB | **DISTRIBUTION TYPE:** | 277/480Y, 3-PH, 4-WIRE |
| | | **MAINS RATING (A):** | 1600 | **RATED FAULT CURRENT:** | 65 KAIC (VERIFY W/ UTILITY PRIOR TO ORDERING) |
| **STATUS:** | NEW | **BUS RATING (A):** | 1600 | **RATING TYPE:** | FULLY RATED |
| **LOCATION:** | OUTSIDE | **ENCLOSURE:** | NEMA 3R | **SERVICE ENTRANCE RATED:** | YES |
| **SUPPLY FROM:** | TRANSFORMER | **MOUNTING:** | PAD-MOUNTED | **ISOLATED GND BAR:** | NO |

| CKT # | LOAD L | R | HV | M | C | DESCRIPTION | NOTE | AMP | POLE | TOTAL PER PHASE IN KVA A | B | C | AMP | POLE | NOTE | DESCRIPTION | LOAD L | R | HV | M | C | CKT # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | | 129.00 | TESLA SUPERCHARGER CABINET | | 600 | 3 | 258.00 | | | 600 | 3 | | TESLA SUPERCHARGER CABINET | | | | | 129.00 | 2 |
| 3 | | | | | 129.00 | | | | | | 258.00 | | | | | | | | | | | 129.00 | 4 |
| 5 | | | | | 129.00 | | | | | | | 258.00 | | | | | | | | | | 129.00 | 6 |
| 7 | | | | | 129.00 | TESLA SUPERCHARGER CABINET | | 600 | 3 | 129.20 | | | 15 | 1 | | LIGHT POLE | | | | | 0.20 | 8 |
| 9 | | | | | 129.00 | | | | | | 129.00 | | 15 | | | SPARE | | | | | | 10 |
| 11 | | | | | 129.00 | | | | | | | 129.00 | 15 | | | SPARE | | | | | | 12 |
| | | | | | | | | | TOTAL KVA = | 387.20 | 387.00 | 387.00 | 1161.20 TOTAL CONN KVA | | | | | | | | |
| | | | | | | | | | TOTAL AMPS = | 1,397.8 | 1,397.1 | 1,397.1 | 1396.71 TOTAL CONN AMPS | | | | | | | | |

*THE SUM OF THE TOTAL CONNECTED LOADS (NON-CONTINUOUS LOAD PLUS THE CONTINUOUS LOAD) TERMINATE IN AN OVERCURRENT DEVICE WHERE BOTH THE OVERCURRENT DEVICE AND ITS ASSEMBLY ARE LISTED FOR OPERATION AT 100% OF THEIR RATING

PANEL SCHEDULE 1

### CIRCUIT BREAKER SETTINGS

| USE | BREAKER SIZE | LT P.U. | LT DELAY | ST P.U. | ST DELAY | INST | GROUND FAULT P.U. | GROUND FAULT DELAY |
|---|---|---|---|---|---|---|---|---|
| MCB – ABB E2.2 BKR | 2000A | (1) 2000A | 4 ($I^2T$ ON) | 3.00 | 0.2 ($I^2T$ OFF) | 15 | 0.5 | 0.4 ($I^2T$ OFF) |
| MCB – SQUARE D NW BKR | 2000A | (1) 2000A | 4 | 1.5 | 0.2 ($I^2T$ OFF) | 15 | J | 0.4 ($I^2T$ OFF) |
| MCB – ABB E2.2 BKR | 1600A | 0.9 (1,440A) | 8 ($I^2T$ ON) | 3.00 | 0.2 ($I^2T$ OFF) | 15 | 0.5 | 0.4 ($I^2T$ OFF) |
| MCB – SQUARE D NW BKR | 1600A | 0.9 (1,440A) | 4 | 1.50 | 0.2 ($I^2T$ OFF) | 15 | J | 0.4 ($L^2T$ OFF) |
| MCB – ABB E2.2 BKR | 1200A | (1) 1200A | 8 ($I^2T$ ON) | 3.00 | 0.2 ($I^2T$ OFF) | 15 | 0.5 | 0.4 ($I^2T$ OFF) |
| MCB – SQUARE D NW BKR | 1200A | (1) 1200A | 4 | 1.50 | 0.2 ($I^2T$ OFF) | 15 | J | 0.4 ($L^2T$ OFF) |
| BRANCH CIRCUIT – ABB | 600A | MAX (600A) | X | X | X | MIN (3000A) | X | X |
| BRANCH CIRCUIT – SQUARE D | 600A | X | X | X | X | 2 | X | X |

### TESLA V3.5 SUPERCHARGER CABINET & V4 POST ELECTRICAL SPECS

| CHARGING POST MODEL | AC INPUT VOLTAGE TO CABINET | kVA INPUT TO CABINET | AC INPUT CURRENT TO CABINET | DC OUTPUT VOLTAGE TO CHARGE POST | DC OUTPUT CURRENT TO CHARGE POST | DC SHARED BUS CURRENT | SHORT CIRCUIT CURRENT RATING |
|---|---|---|---|---|---|---|---|
| V4 | 480V | 387kVA | 465A | 0V – 500V | 350A | 640A | 85 kAIC |

### CONTRACTOR NOTES:

1. SWITCHBOARD SIZE SHALL BE 1600A MINIMUM.
2. CONTRACTOR SHALL VERIFY BREAKER MAKE/MODEL AND SET PER THE ABOVE TABLE. NOTIFY TESLA IMMEDIATELY OF ANY DISCREPANCIES.

CIRCUIT BREAKER SETTINGS 2

STAMP:

STATE OF OHIO
TERRANCE M. SUPER
E-65299
REGISTERED PROFESSIONAL ENGINEER
12/21/2024
DocuSigned by: [signature] E05ED4827DE3483...

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| | ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|---|
| REJ | ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS | TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

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| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME: HUBER HEIGHTS

APPLICANT SITE NUMBER: 27268

SITE ADDRESS: 7150 EXECUTIVE BLVD, HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION: PANEL SCHEDULE & CIRCUIT BREAKER SETTINGS

SHEET #: E-4

DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1048A408FA

## DANGER

NO SAFE PPE EXISTS

ENERGIZED WORK PROHIBITED

| | |
|---|---|
| 305 in | Arc Flash Boundary |
| 110.0 cal/cm^2 | Incident Energy at 18 in |
| PPE | DO NOT WORK ON LIVE! |
| 480 VAC | Shock Risk when cover is removed |
| 00 | Glove Class |
| 42 in | Limited Approach |
| 12 in | Restricted Approach |
| N/A | Minimum Arc Rating |

Location: MAIN SWBD - LINE SIDE

V4 TESLA SUPERCHARGER - 1600A MCB
(3) V3.5 Cabinets & (12) Posts
7150 EXECUTIVE BLVD
HUBER HEIGHTS,OH,45424 USA

453247-00 | Prepared on: 3/22/24 | By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

MAIN SWITCHBOARD – LINE SIDE | 1

## WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

| | |
|---|---|
| 19 in | Arc Flash Boundary |
| 1.35 cal/cm^2 | Incident Energy at 18 in |
| PPE | Arc-rated shirt & pants + arc-rated coverall + arc-rated arc flash suit |
| 480 VAC | Shock Risk when cover is removed |
| 00 | Glove Class |
| 42 in | Limited Approach |
| 12 in | Restricted Approach |
| 12 cal/cm^2 | Minimum Arc Rating |

Location: SUPERCHARGER

V4 TESLA SUPERCHARGER - 1600A MCB
(3) V3.5 Cabinets & (12) Posts
7150 EXECUTIVE BLVD
HUBER HEIGHTS,OH,45424 USA

453247-00 | Prepared on: 3/22/24 | By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

SUPERCHARGER (1 PER SUPERCHARGER) | 2

## WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

| | |
|---|---|
| 33 in | Arc Flash Boundary |
| 3.19 cal/cm^2 | Incident Energy at 18 in |
| PPE | Arc-rated shirt & pants + arc-rated coverall + arc-rated arc flash suit |
| 480 VAC | Shock Risk when cover is removed |
| 00 | Glove Class |
| 42 in | Limited Approach |
| 12 in | Restricted Approach |
| 12 cal/cm^2 | Minimum Arc Rating |

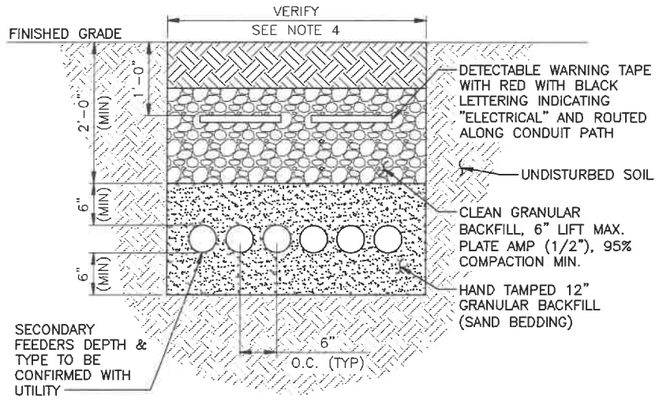
Location: MAIN SWITCHBOARD SB-1

V4 TESLA SUPERCHARGER - 1600A MCB
(3) V3.5 Cabinets & (12) Posts
7150 EXECUTIVE BLVD
HUBER HEIGHTS,OH,45424 USA

453247-00 | Prepared on: 3/22/24 | By: Tesla

Warning: Changes in equipment settings or system configuration will invalidate the calculated values and PPE requirements

MAIN SWITCHBOARD SB-1 | 3

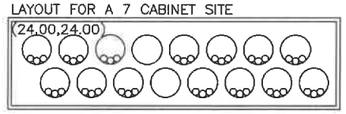



### GENERAL NOTES:

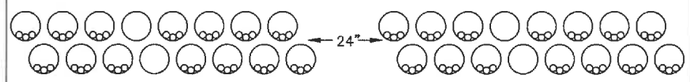
1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON SHEET T-1.0.
4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWINGS ON SHEET E-2.0 FOR ROUTING.
5. VERIFY ALL REQUIREMENTS WITH POWER COMPANY.

SECONDARY EQUIPMENT CONDUIT TRENCH DETAIL | 6

BELOW SHOWS THE IDEAL LAYOUT FOR A 7 CABINET SITE




DC BUS




DC POST

### DC BUS 10.3.1 ASSUMPTIONS:

1. 80% 600A BREAKER.
2. CONDUIT IN SOIL 24" DEPTH.
3. FOR SITES WITH OVER 4 CABINETS, A 4" SPACE (OR A SET OF 2x1 EMPTY 4" CONDUITS) IS NEEDED BETWEEN EACH 2x4 CONDUIT GROUP.

### DC POST NOTES:

1. TRENCHES WITH UP TO 16 DC POST CONDUITS MAY BE INSTALLED WITH NO CONDUIT SPACING, ENGINEERED FILL WITH A RHO VALUE LESS THAN 100 °C*M/W MUST BE USED FOR BACKFILL.
2. TRENCHES WITH MORE THAN 16 DC POST CONDUITS MUST INCLUDE A 24" SEPARATION BETWEEN CONDUIT GROUPS OF NOT MORE THAN 16 CONDUITS.
3. GROUPING OF 4 OF FEWER DC POST CONDUITS MAY BE INSTALLED WITHOUT ENGINEERED FILL.

DC BUS TRENCH & DC POST DETAIL | 5

### SYSTEM PLACARDS

TESLA SUPERCHARGER
7150 EXECUTIVE BLVD

ATTACH AT FRONT OF SWITCHBOARD

TESLA EV SYSTEM DISCONNECT

ATTACH ON SWITCHBOARD MAIN DISCONNECT

PLACARD NOTES:

PLACARDS TO BE MADE OF RED PHENOLIC PLASTIC W/ 1" WHITE LETTERING. ATTACH PLACARDS WITH RIVETS OR SELF-TAPPING SCREWS

ADDITIONAL PLACARDS REQUIRED FOR ARC FLASH LABELS

MAXIMUM AVAILABLE FAULT CURRENT:
21,870A
7150 EXECUTIVE BLVD,
HUBER HEIGHTS,OH
45424

SYSTEM PLACARDS | #

STAMP:

12/21/2024
STATE OF OHIO
TERRANCE M. SUPER
E-65299
REGISTERED PROFESSIONAL ENGINEER
BC6E0A827283463...

ENGINEERING LICENSE:
STATE OF OHIO
PE CERTIFICATE OF AUTHORIZATION # 001444

| ENGINEER: | PE#: | DISCIPLINE: | |
|---|---|---|---|
| REJ ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR:

TESLA

PLANS PREPARED BY:

SSC

DRAWING NOTICE:
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SUBMITTALS:

| DESCRIPTION | DATE | BY | REV |
|---|---|---|---|
| ISSUED FOR REVIEW | 12/21/23 | TX | A |
| REISSUED FOR REVIEW | 01/16/24 | CJO | B |
| REISSUED PER CLIENT COMMENT | 02/15/24 | CJO | C |
| ISSUED FOR PERMITTING | 03/06/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:
HUBER HEIGHTS

APPLICANT SITE NUMBER:
27268

SITE ADDRESS:
7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

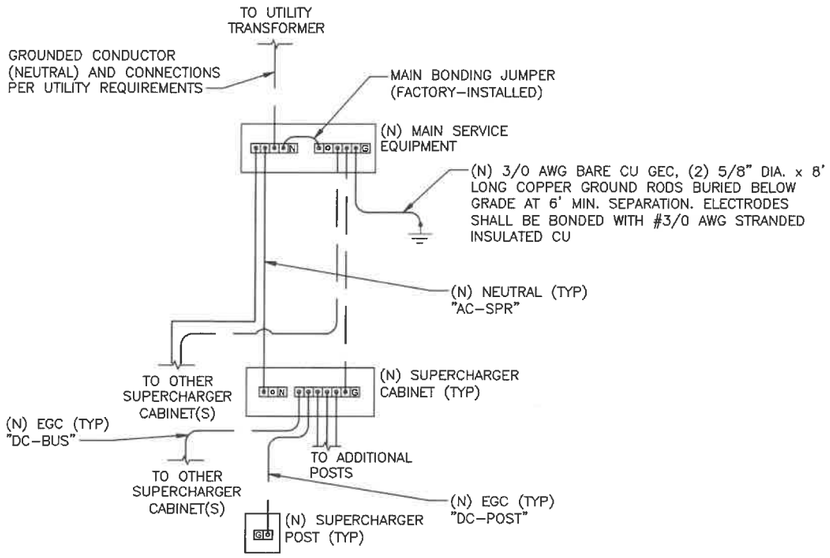
SHEET DESCRIPTION:
ELECTRICAL DETAILS

SHEET #:
ED-1

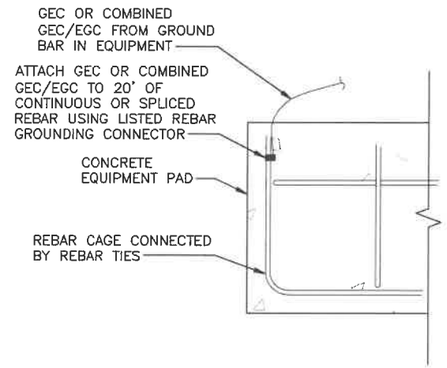
DocuSign Envelope ID: 3EF2E3C4-2942-4874-AC43-2B1048A4087A

## LEGEND

- N — NEUTRAL BUSBAR
- G — GROUND BUSBAR
- PRIMARY OR SECONDARY COMMON TERMINAL, AS APPLICABLE
- TERMINAL ON NEUTRAL OR GROUND BUSBAR
- IRREVERSIBLE SPLICE OR CRIMP PER NEC 250.64(C)
- NEC 250.52(A)-COMPLIANT GROUNDING ELECTRODE




GROUNDING DIAGRAM | 1




CONCRETE-ENCASED ELECTRODE FOR CAST-IN-PLACE PADS ONLY | 2

DETAIL NOT USED | 3

### GENERAL NOTES:

1. REFER TO ONE-LINE DIAGRAM FOR SPECIFIC CIRCUIR IDENTIFIERS BETWEEN EQUIPMENT.
2. REFER TO AC & DC CIRCUIT SCHEDULES FOR NEUTRAL/GROUND SIZING PER CIRCUIT.

STAMP:

STATE OF OHIO — TERRANCE M. SUPER — E-65299 — REGISTERED PROFESSIONAL ENGINEER — 03/05/2024

ENGINEERING LICENSE:

STATE OF OHIO

PE CERTIFICATE OF AUTHORIZATION # 001444

| | | PE#: | DISCIPLINE: | |
|---|---|---|---|---|
| ENGINEER: | | | | |
| REJ | ROBERT E. JENSEN | 83340 | CIVIL | C |
| TMS | TERRANCE M. SUPER | E-65299 | ELECTRICAL | E |

PLANS PREPARED FOR: TESLA

PLANS PREPARED BY: SSC

DRAWING NOTICE:

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| REISSUED PER CLIENT COMMENT | 02/15/24 | CJO | C |
| ISSUED FOR PERMITTING | 03/05/24 | EDA | 0 |
| REISSUED PER CLIENT COMMENTS | 03/14/24 | EDA | 1 |
| LANDSCAPING ADDED | 03/22/24 | EDA | 2 |

APPLICANT SITE NAME:

HUBER HEIGHTS

APPLICANT SITE NUMBER:

27268

SITE ADDRESS:

7150 EXECUTIVE BLVD,
HUBER HEIGHTS, OH 45424

SHEET DESCRIPTION: GROUNDING DETAILS

SHEET #: GD-1

# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | Tesla Charging Station |
| Occupancy Address: | 7150 Executive Boulevard |

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

| | | | |
|---|---|---|---|
| MCBR BLD: | | HH P&D: | |
| MCBR MEC: | | HHFD Plan: | |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 4/26/2024 |

## *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 currently.**

**The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Huber Heights Codified Ordinance, Ohio Building Code 2024 (where applicable), as well as any other State Agency requirements.**

**Requirements:**

- **Bollards shall be provided to protect charging stations. Ohio Fire Code 312.**
- **Portable fire extinguishers installed shall comply with OBC 906.**
- **Emergency shut-off switches shall be provided and labeled as to which device they protect. Ohio Fire Code 509.1.1.**
- **Permits shall be obtained from Montgomery County Building Regulations.**

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

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

**AI-10402** **7. D.**

**Planning Commission**

Meeting Date: 10/15/2024

Minor Change

---

Information

Agenda Title

MINOR CHANGE - The applicant, THE OSCAR W LARSON COMPANY, is requesting approval of a Minor Change to construct five (5) EV charging stations. Property is located at 7550 Old Troy Pike (MC 24-16).

Purpose and Background

---

Attachments

Application

Staff Report

Decision Record

Site Plan

Plans

Drawing

Fire Assessment

---

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

## PLANNING DEPARTMENT

**********

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

**********

Application Number_____ Date Filed _____
Receipt Number _____ Amount Paid_____

### TYPE OF ACTION REQUESTED

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

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

## APPLICANT INFORMATION

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

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | The Oscar W. Larson Company | Name | Douglas Walkup |
| Address | 6235 Southern Blvd. | Address | 6235 Southern Blvd. |
| | Youngstown, OH. 44512 | | Youngstown, OH. 44512 |
| Phone | 740-801-1615 | Phone | 740-801-1615 |
| Fax | | Fax | |
| Email | douglas.walkup@owlservices.com | Email | douglas.walkup@owlservices.com |

## PROPERTY INFORMATION

Project Name: Sheetz Huber Heights

Location of property: 7550 Old Troy Pike Huber Heights, Ohio. 45424

Book _____ Page _____ Parcel Number(s) P70 04005 0144

Current Zoning: Commercial Proposed Zoning: No Change

Property Owner's Name: GAHARY GEORGE AND JACQUES CO-TRS Telephone: _____

Address: 4902 E EVERETT DR. SCOTTSDALE, AZ 85254

Total acres included in this application: 2000 sq. ft.

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

Brief description of application request:

This is a project to install (5) EV charger, new utility transformer, step down transformer, switchgear, relocate (1) light pole, remove a portion of the existing concrete curb and landscape area and replace curb and install new ADA ramp, and provide new parking striping and stencil in the existing parking lot.

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

Name of Engineer: Phill Jaminet Telephone: 740-255-1006

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

## Applicant's Signature

Douglas Walkup
Applicant's Signature:

Douglas Walkup
Printed Name:

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

OWNER

Subscribed and sworn to before me this 21 day of August, 2024.

LILIANA SPENCER
Notary Public - Arizona
Maricopa County
Commission # 658247
My Comm. Expires Sep 8, 2027

Liliana Spencer
NOTARY PUBLIC

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

= = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = =

Date Received _____________ Fee Paid _____________ Received by _____________

## ADDITIONAL CONTACT INFORMATION

### PROPERTY OWNER

Name: GAHARY GEORGE AND JACQUES CO-TRS
Address: 4902 E EVERETT DR
SCOTTSDALE, AZ 85254
Phone:
Fax:
Email:

### AGENT

Name: Douglas Walkup
Address: 6235 Southern Blvd.
Youngstown, OH. 44512
Phone: 740-801-1615
Fax:
Email: douglas.walkup@owlservices.com

### ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

### DEVELOPER

Name:
Address:
Phone:
Fax:
Email:

### LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

### ENGINEER

Name: Phill Jaminet
Address: 6235 Southern Blvd.
Youngstown, OH. 44512
Phone: 740-255-1006
Fax:
Email: phill.jaminet@owlservices.com

### LANDSCAPE ARCHITECT

Name:
Address:
Phone:
Fax:
Email:

### OTHER

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

Witness

By: Douglas M Walkup
Applicant's Signature

Date: 8/21/2024

Project: Sheetz Huber Heights E.V.

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Douglas Walkup to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

Owner's Signature

Jacoby Gahary Trustee
Printed Name

Owner's Signature

Printed Name

Sworn to before me and subscribed in my presence by the said Owner,

Gahary Joint Living Trust on this 21 day of August, 2024.

LILIANA SPENCER
Notary Public - Arizona
Maricopa County
Commission # 658247
My Comm. Expires Sep 8, 2027

Notary Public

July 26, 2024

Re: Permits for EV charger installations

To whom it may concern:

I, Jacques Gahary, Trustee of Gahary Joint Living Trust, hereby authorizes IONNA and/or OWL Services to apply for and obtain building and zoning permits to install EV fast chargers and amenities facilities on the property located at 7550 Old Troy Pike, Huber Heights, Ohio 45424.

Thank you,

Jacques Gahary
Trustee
Gahary Joint Living Trust

# Memorandum

Staff Report for Meeting of October 15, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: October 1, 2024

Subject: MC 24-19 Sheetz EV Charging Stations – 7550 Old Troy Pike

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | Oscar W. Larson Company – Applicant<br>Gahary Joint Living Trust - Owner |
| **DEVELOPMENT NAME:** | N/A |
| **ADDRESS/LOCATION:** | 7550 Old Troy Pike |
| **ZONING/ACREAGE:** | Planned Mixed Use / 2,000 SF. |
| **EXISTING LAND USE:** | Parking for Sheetz |
| **ZONING ADJACENT LAND:** | Surrounding properties are zoned: PM & PC |
| **REQUEST:** | The applicant requests approval to construct five EV charging stations. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1171, 1179 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

## STAFF ANALYSIS AND RECOMMENDATION:

### Overview
The applicant is requesting a minor change of the PUD to replace six parking spaces and landscape area with 5 EV charging stations and associated electrical cabinet. The site is in the overflow parking area on the southeast side of the lot.

### Site Characteristics
The site is the southeast parking area of the Sheetz store, which appears to largely serves as employee and overflow parking.

### Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 Planned Mixed Use District.

**1171.11 Changes in the basic and detailed development plans.**

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

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

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

### Staff Analysis

**Conformance With Planned Mixed Use District Requirements**:
Use: Filling stations (the most similar use) is a Special Use in the PM district and was previously approved as part of the Sheetz development.

Development Standards:
- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The electrical equipment will be partially screened by an opaque fence.

Parking and Loading:

- The expansion will result in a net loss of six spaces. Sheetz currently has 51 parking spaces, and the zoning code requires approximately 28 spaces.

**Additional Comments:**

**Fire:** Approves the plans as submitted.
**City Engineer:** The City Engineer had no comments.

**Recommendation**

Planning staff supports the installation of EV chargers at this location; however the project may result in less planting material than currently exists. The applicant has indicated they will landscape the areas between the charging stations, and around the transformer / electrical cluster.

Staff recommends approval with the following conditions:

1) Applicant shall relocate or replace the two existing parking lot trees.
2) Applicant shall create planting beds between and behind the charging stations, using similar planting material as currently exists.
3) Applicant shall provide perimeter landscaping around the transformer cluster, not including access areas.
4) Applicant shall provide a revised landscaping plan, subject to staff approval, prior to zoning approval.

**Planning Commission Action**

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

1) Approve the Minor Change with or without conditions;
2) Deny the Minor Change; or
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

# Planning Commission Decision Record

WHEREAS, on September 9, 2024, the applicant, The Oscar W. Larson Company, requested approval of a Minor Change to construct (5) EV charging stations. Property is located at 7550 Old Troy Pike, further identified as Parcel Number P70 04005 0144 of the Montgomery County Auditor's Map (Case MC 24-19), and;

WHEREAS, on October 15, 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 Oscar W. Larson Company, for approval of a Minor Change. Property is located at 7550 Old Troy Pike (Case MC 24-19), in accordance with the recommendation of Staff's Memorandum dated October 1, 2024, with the following conditions:

1. Applicant shall relocate or replace the two existing parking lot trees.
2. Applicant shall create planting beds between and behind the charging stations, using similar planting material as currently exists.
3. Applicant shall provide perimeter landscaping around the transformer cluster, not including access areas.
4. Applicant shall provide a revised landscaping plan, subject to staff approval, prior to zoning approval.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

# IONNA - HUBER HEIGHTS CHARGING HUB
# 7550 OLD TROY PIKE,
# HUBER HEIGHTS, OH 45424

## SITE INFORMATION

**EV SITE ADDRESS:**
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

**PROPERTY OWNER:**
HUBER HEIGHTS COMMONS LLC

**POWER COMPANY:**
DAYTON POWER & LIGHT - AES OHIO

**CONTACT ENGINEER:**
OWL SERVICES
6235 SOUTHERN BLVD
YOUNGSTOWN, OH 44512

**APN:**
P70040050146 - 2.82 ACRES

**COUNTY:**
MONTGOMERY

**LATITUDE (NAD83):**
39° 51' 47.4"N

**LONGITUDE (NAD83):**
-84° 08' 11.3"W

## APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

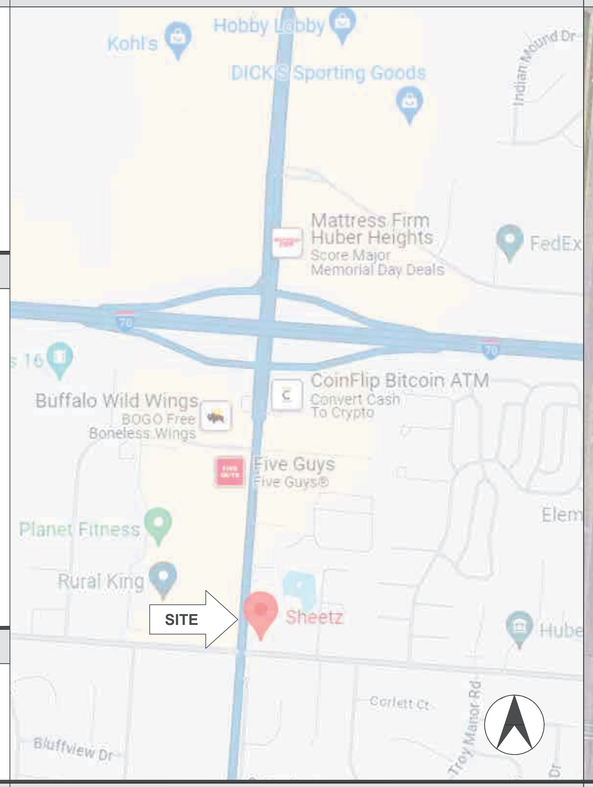
2018 BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2021 ACCESSIBILITY CODE
2017 OHIO FIRE COD (OFC), BASED ON 2017 NFPA STANDARDS

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

## ZONING INFORMATION

| | |
|---|---|
| PERMITTING JURISDICTION: | CITY OF HUBER HEIGHTS |
| ZONING CLASS: | CMU-35, COMMUNITY MIXED USE-35 |
| FLOOD ZONE HAZARD: | ZONE X: AREA OF MINIMAL FLOOD RISK |

## VICINITY MAP




## AERIAL MAP




## SCOPE OF WORK

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) 3000A SWITCHBOARD ASSEMBLY
- INSTALL (1) STEP DOWN TRANSFORMER
- INSTALL (5) ALPITRONIC HYC400 DISPENSERS
- INSTALL SCREENING ENCLOSURE FOR ELECTRICAL GEAR
- NEW PARKING LOT AREA INCLUDING ALL ASSOCIATED CURBING, PAVING, AND STRIPING/STENCILING

## DRAWING INDEX

| SHEET NO. | SHEET TITLE |
|---|---|
| CS | COVER SHEET & PROJECT INFORMATION |
| C-1.0 | OVERALL SITE PLAN |
| C-2.0 | DEMOLITION SITE PLAN |
| C-3.0 | ENLARGED SITE PLAN |
| D-1.0 | CIVIL DETAILS |
| D-1.1 | CIVIL DETAILS |
| D-1.2 | CIVIL SPECIFICATIONS |
| D-1.3 | LANDSCAPE SPECIFICATIONS |
| E-1.0 | ELECTRICAL SITE PLAN |
| E-2.0 | ELECTRICAL SINGLE LINE DIAGRAM |
| E-4.0 | ELECTRICAL DETAILS |
| E-4.1 | EV DISPENSER STATION CUTSHEETS |
| E-6.0 | ELECTRICAL GENERAL NOTES |
| E-6.1 | ELECTRICAL SPECIFICATIONS |

## CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

## CALL BEFORE YOU DIG

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

## DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

## ENGINEER OF RECORD

PHILLIP J. JAMINET
PE#: PE070353
OWL eMOBILITY

IONNA

OWL

STATE OF OHIO
PHILLIP J. JAMINET
PROFESSIONAL ENGINEER

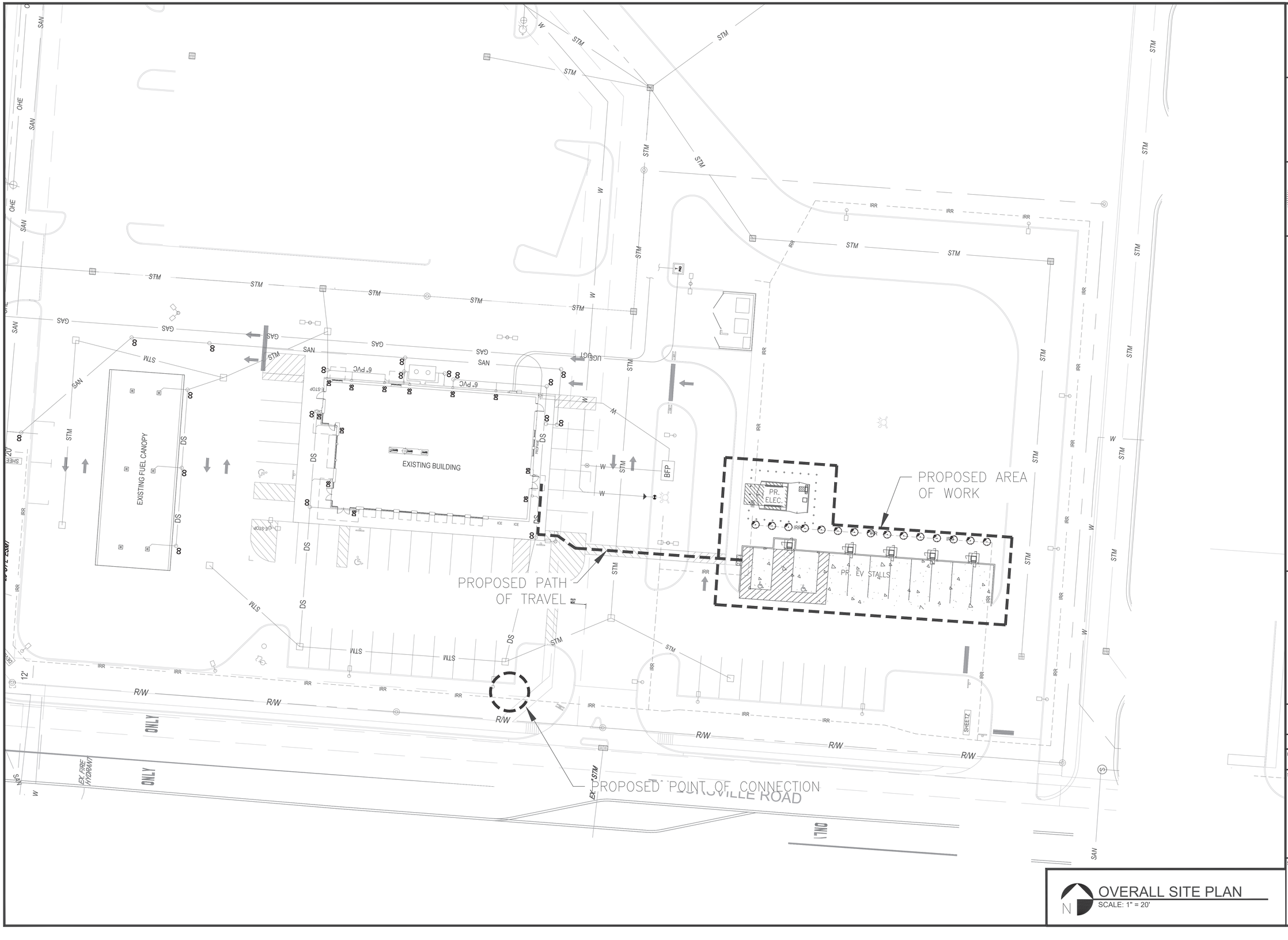
IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| A | 06/27/24 | CD90 FOR INTERNAL REVIEW |
| B | 07/03/24 | CD90 FOR INTERNAL REVIEW |
| C | 07/08/24 | CD90 FOR SUBMITTAL |

DATE
06/12/2024

SHEET TITLE
COVER SHEET & PROJECT INFORMATION

SHEET NUMBER
CS




# OVERALL SITE PLAN

SCALE: 1" = 20'

IONNA

OWL

STATE OF OHIO
PHILLIP J. JAMROZ
PROFESSIONAL ENGINEER

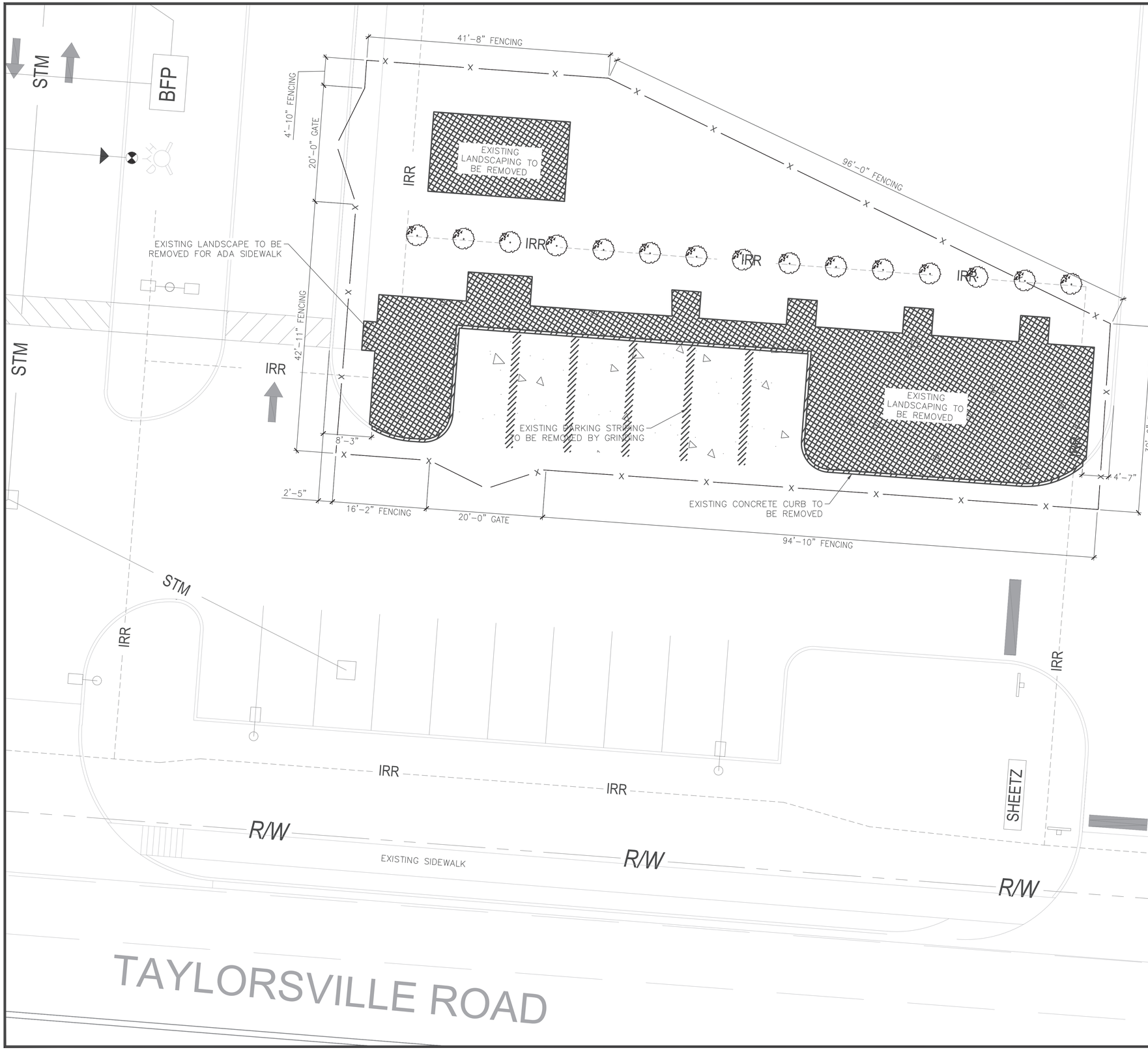
IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| A | 06/27/24 | CD90 FOR INTERNAL REVIEW |
| B | 07/03/24 | CD90 FOR INTERNAL REVIEW |
| C | 07/08/24 | CD90 FOR SUBMITTAL |

DATE
06/12/2024

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1.0




## GENERAL NOTES

1. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO BEGINNING WORK
2. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
3. ALL QUANTITIES LISTED IN THE DEMOLITION QUANTITIES TABLE ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE DEMOLITION.
4. ALL EXCAVATED MATERIALS ARE TO BE DISPOSED/STOCKPILED IN A LEGAL MANNER.
5. DUST CONTROL TO BE USED AS NEEDED.

N

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

IONNA

OWL

STATE OF OHIO
PHILIP J. JARRETT
PROFESSIONAL ENGINEER

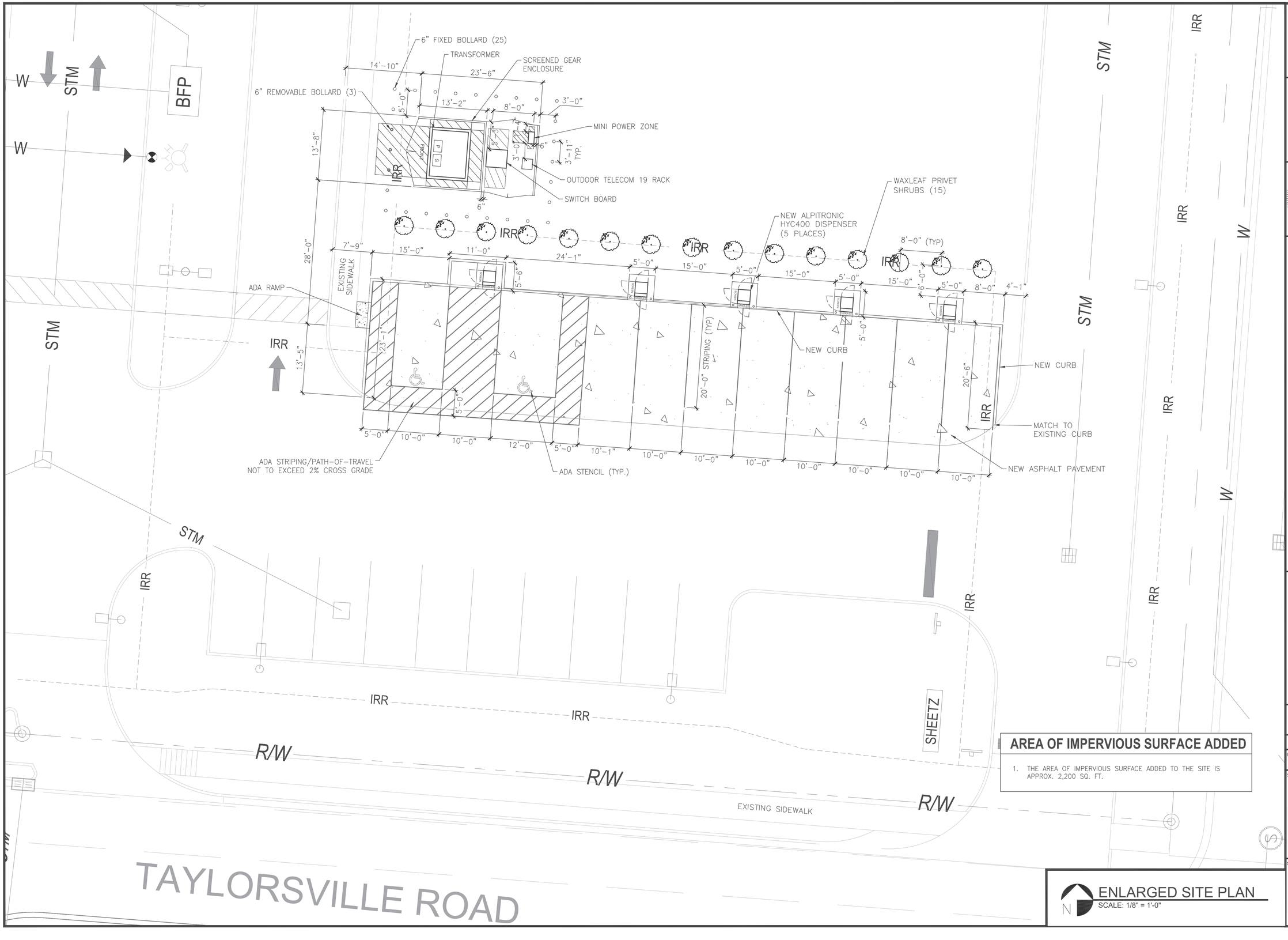
IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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DATE
06/12/2024

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
C-2.0




## AREA OF IMPERVIOUS SURFACE ADDED

1. THE AREA OF IMPERVIOUS SURFACE ADDED TO THE SITE IS APPROX. 2,200 SQ. FT.

ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

IONNA

OWL

STATE OF OHIO
PHILLIP J. JAMROZ
PROFESSIONAL ENGINEER

IONNA HUBER HEIGHTS CHARGING HUB
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DATE
06/12/2024

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-3.0

## GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER:
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
    1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA
    2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
14. SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

## PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC
4. TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS-12" MINIMUM, NATIVE SEED - 12" MINIMUM
5. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL
6. BACKFILL ALL SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING.
7. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE
8. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
9. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10. ALL SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
11. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
12. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
14. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY
15. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
16. A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS. SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS)

## OTHER

PLANT GUARANTEE REPLACEMENT AND MAINTENANCE NOTES

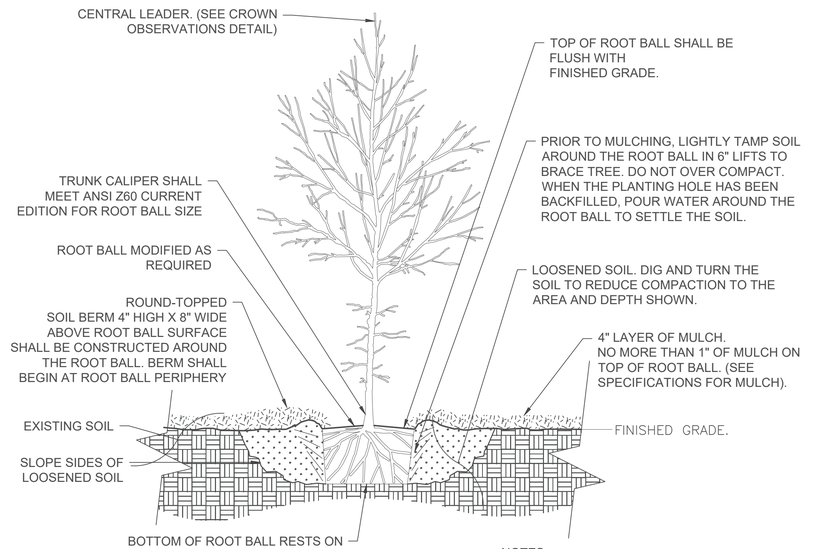
A GUARANTEE:
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER: THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.

B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

C. MAINTENANCE
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULA TORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

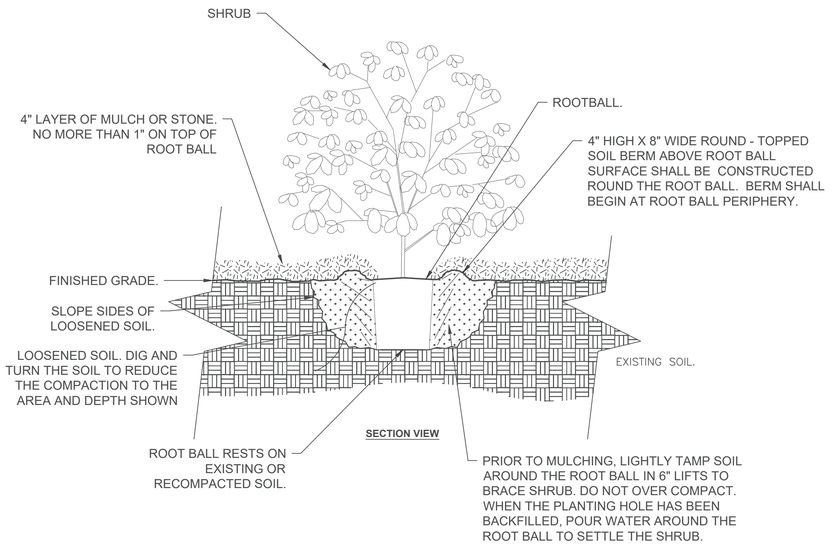



SECTION VIEW

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

## TREE PLANTING DETAIL




SECTION VIEW

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

## SHRUB PLANTING DETAIL

IONNA

OWL

STATE OF OHIO
PHILLIP J. JAMROZ
REGISTERED LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT

IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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06/12/2024

SHEET TITLE
LANDSCAPE SPECIFICATIONS

SHEET NUMBER
D-1.3

# IONNA - HUBER HEIGHTS CHARGING HUB
# 7550 OLD TROY PIKE,
# HUBER HEIGHTS, OH 45424

## SITE INFORMATION

**EV SITE ADDRESS:**
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

**PROPERTY OWNER:**
HUBER HEIGHTS COMMONS LLC

**POWER COMPANY:**
DAYTON POWER & LIGHT - AES OHIO

**CONTACT ENGINEER:**
OWL SERVICES
6235 SOUTHERN BLVD
YOUNGSTOWN, OH 44512

**APN:**
P70040050146 - 2.82 ACRES

**COUNTY:**
MONTGOMERY

**LATITUDE (NAD83):**
39° 51' 47.4"N

**LONGITUDE (NAD83):**
-84° 08' 11.3"W

## APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

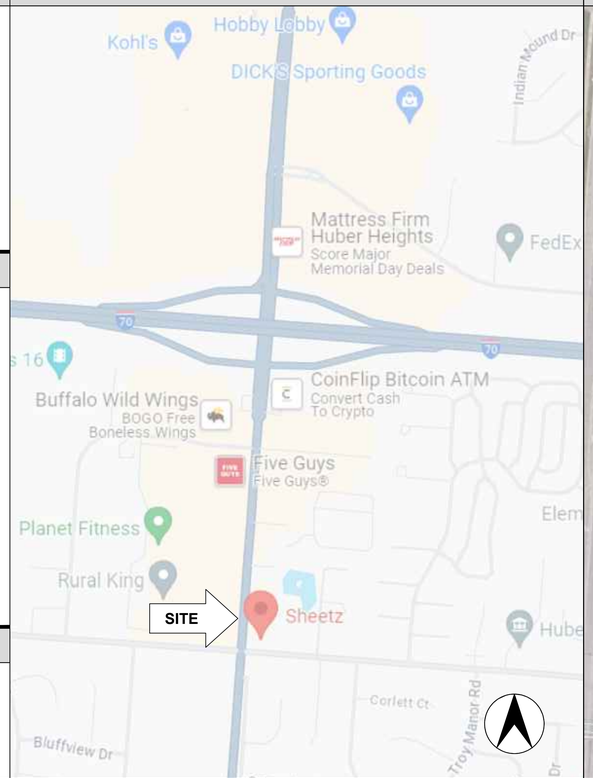
2018 BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2021 ACCESSIBILITY CODE
2017 OHIO FIRE COD (OFC), BASED ON 2017 NFPA STANDARDS

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

## ZONING INFORMATION

| | |
|---|---|
| PERMITTING JURISDICTION: | CITY OF HUBER HEIGHTS |
| ZONING CLASS: | CMU-35, COMMUNITY MIXED USE-35 |
| FLOOD ZONE HAZARD: | ZONE X: AREA OF MINIMAL FLOOD RISK |

## VICINITY MAP




## AERIAL MAP




## SCOPE OF WORK

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) 3000A SWITCHBOARD ASSEMBLY
- INSTALL (1) STEP DOWN TRANSFORMER
- INSTALL (5) ALPITRONIC HYC400 DISPENSERS
- INSTALL SCREENING ENCLOSURE FOR ELECTRICAL GEAR
- NEW PARKING LOT AREA INCLUDING ALL ASSOCIATED CURBING, PAVING, AND STRIPING/STENCILING

## DRAWING INDEX


| SHEET NO. | SHEET TITLE |
|---|---|
| CS | COVER SHEET & PROJECT INFORMATION |
| C-1.0 | OVERALL SITE PLAN |
| C-2.0 | DEMOLITION SITE PLAN |
| C-3.0 | ENLARGED SITE PLAN |
| D-1.0 | CIVIL DETAILS |
| D-1.1 | CIVIL DETAILS |
| D-1.2 | CIVIL SPECIFICATIONS |
| D-1.3 | LANDSCAPE SPECIFICATIONS |
| E-1.0 | ELECTRICAL SITE PLAN |
| E-2.0 | ELECTRICAL SINGLE LINE DIAGRAM |
| E-4.0 | ELECTRICAL DETAILS |
| E-4.1 | EV DISPENSER STATION CUTSHEETS |
| E-6.0 | ELECTRICAL GENERAL NOTES |
| E-6.1 | ELECTRICAL SPECIFICATIONS |


## CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

## CALL BEFORE YOU DIG

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

## DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

## ENGINEER OF RECORD


PHILLIP J. JAMINET
PE#: PE070353
OWL eMOBILITY


IONNA

OWL

STATE OF OHIO
PHILLIP J. JAMINET
PROFESSIONAL ENGINEER

IONNA HUBER HEIGHTS CHARGING HUB
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06/12/2024

SHEET TITLE
COVER SHEET & PROJECT INFORMATION

SHEET NUMBER
CS

EXISTING FUEL CANOPY

EXISTING BUILDING

PROPOSED AREA OF WORK

PR. ELEC.

PR. EV STALLS

PROPOSED PATH OF TRAVEL

PROPOSED POINT OF CONNECTION

TROY ROAD

ONLY

# OVERALL SITE PLAN

SCALE: 1" = 20'

IONNA

OWL

STATE OF OHIO
PHILLIP J. JAMROZ
6/12/2024
PROFESSIONAL ENGINEER

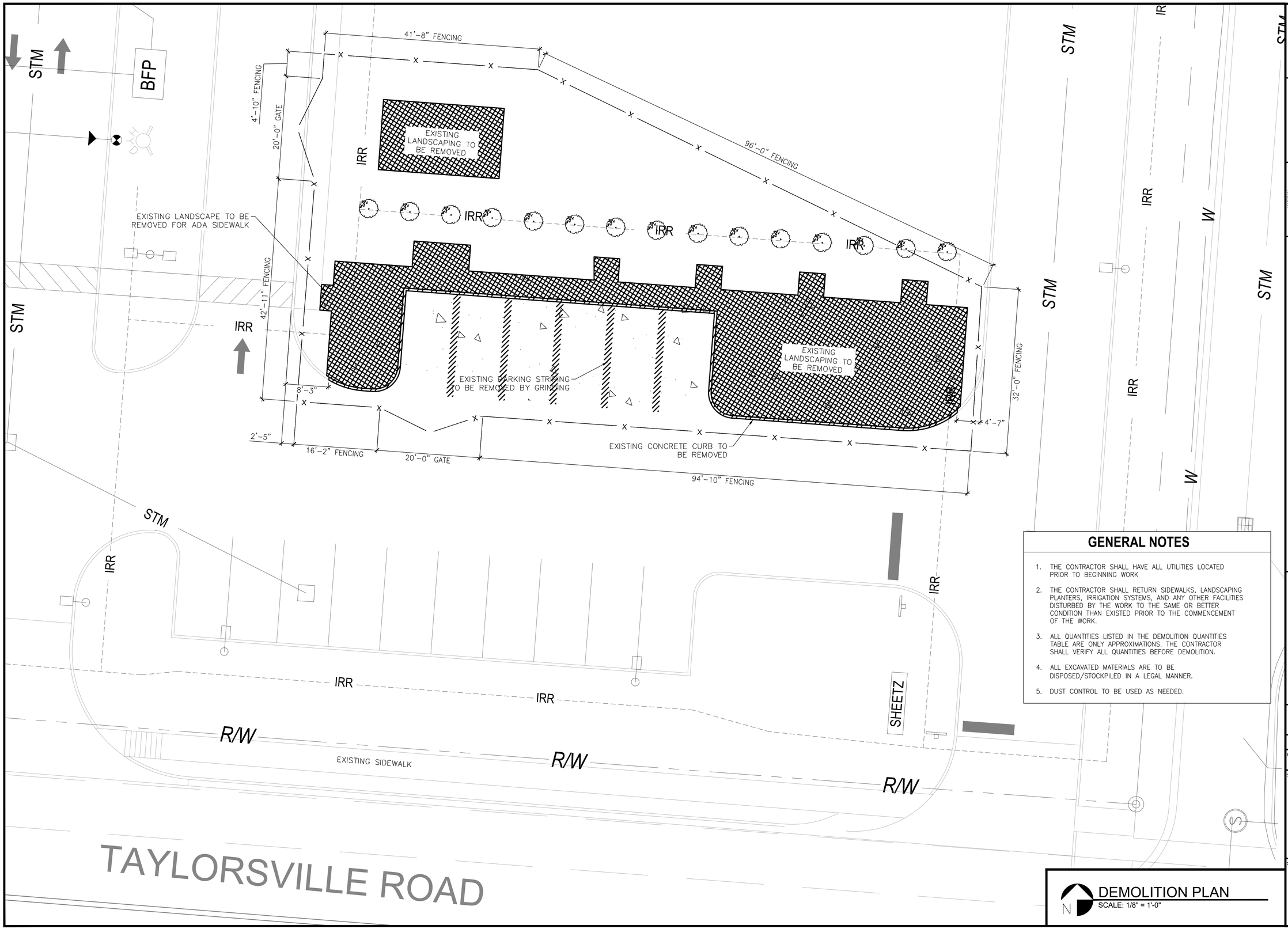
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5. DUST CONTROL TO BE USED AS NEEDED.

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

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PHILLIP J. JAMROZ
PROFESSIONAL ENGINEER

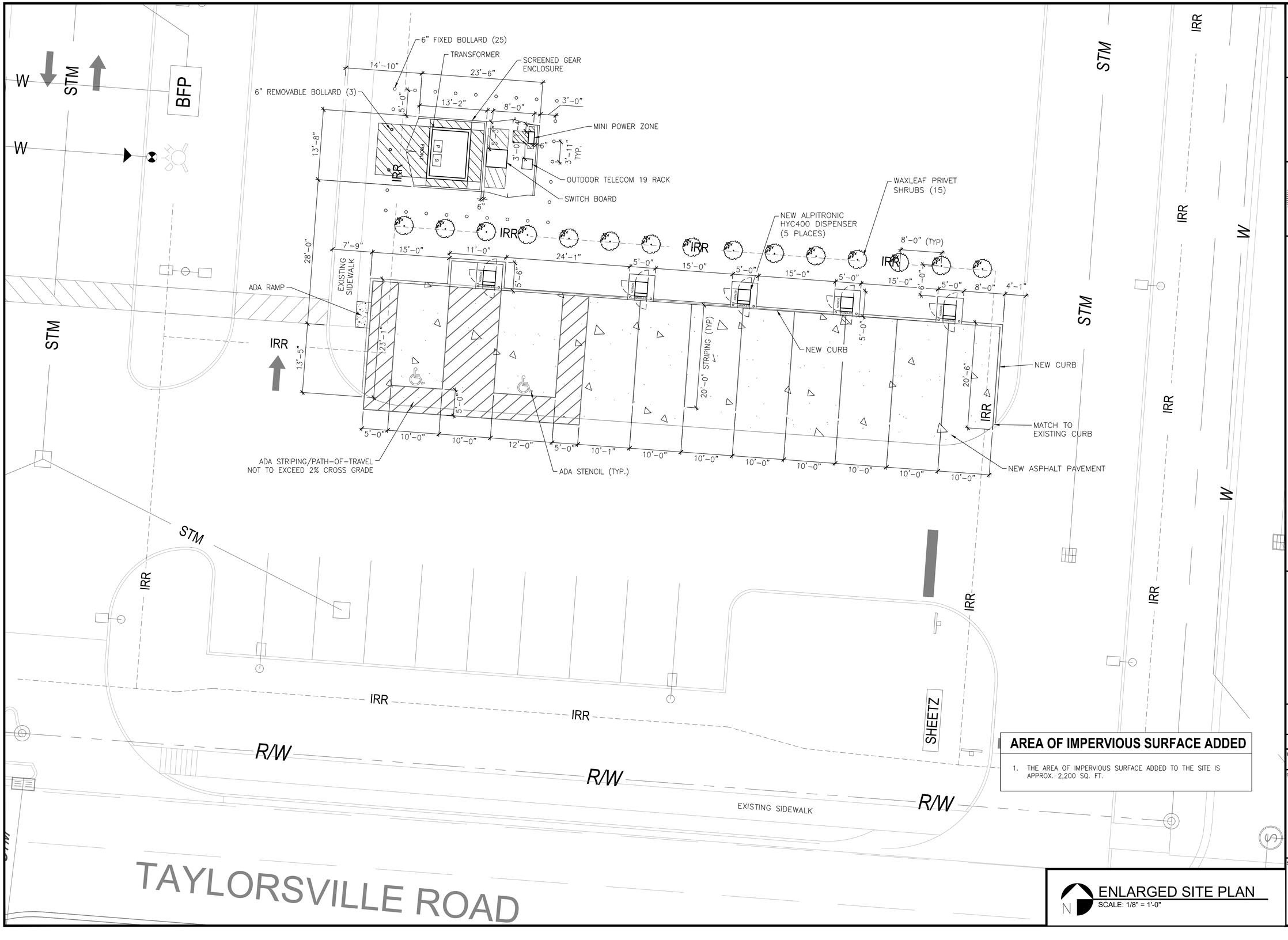
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## AREA OF IMPERVIOUS SURFACE ADDED

1. THE AREA OF IMPERVIOUS SURFACE ADDED TO THE SITE IS APPROX. 2,200 SQ. FT.

ENLARGED SITE PLAN
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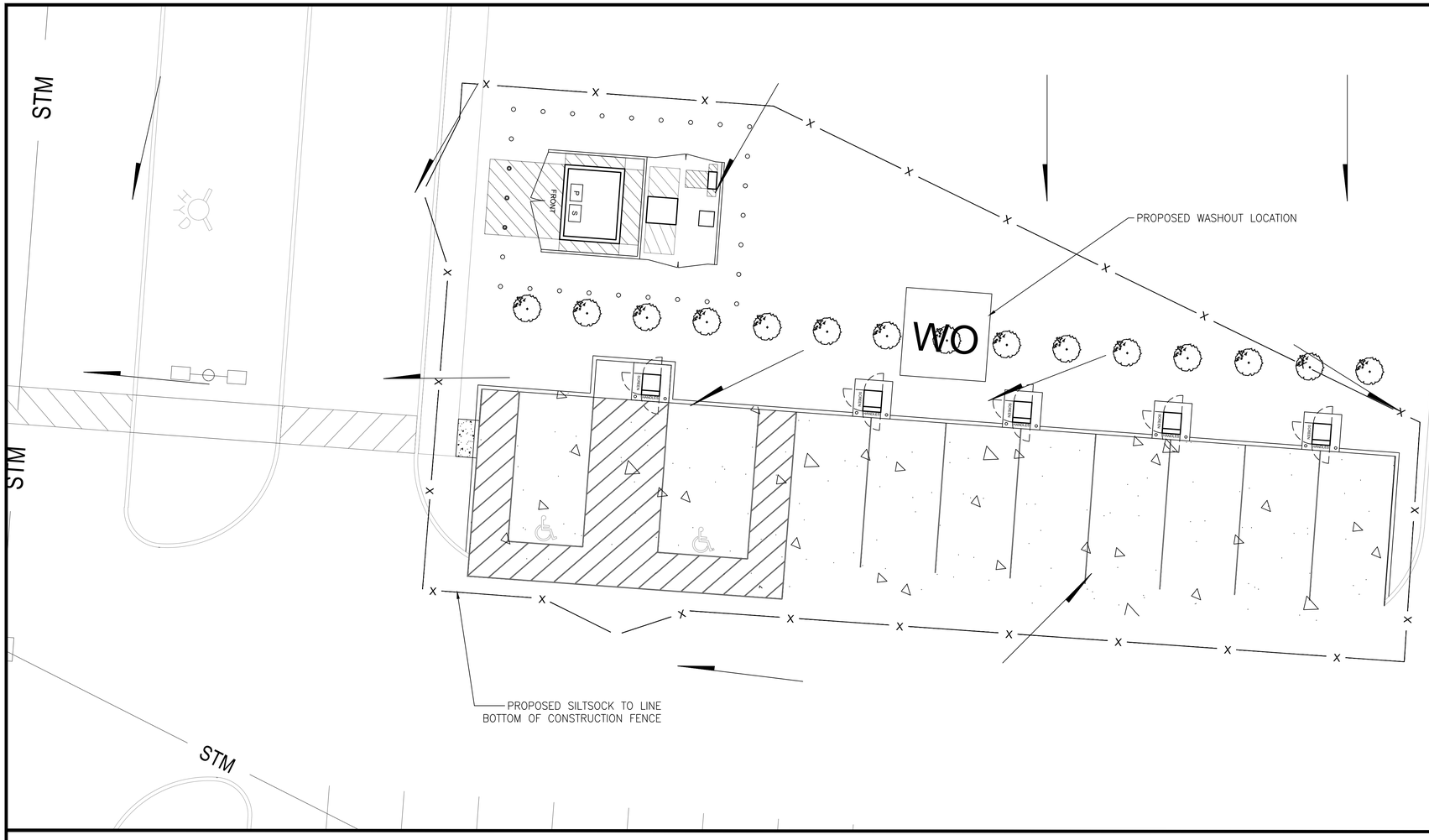
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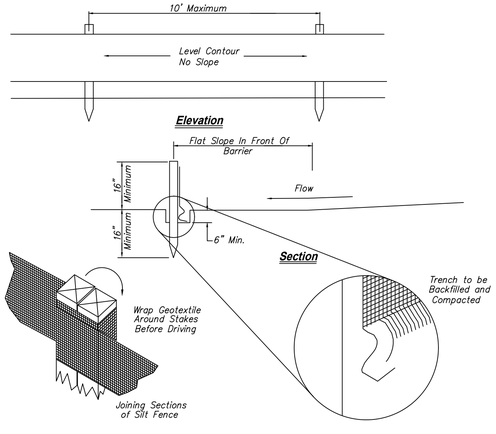
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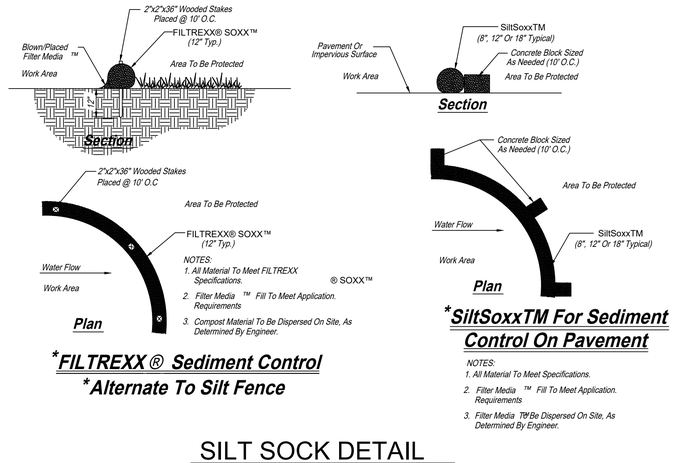
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-3.0




SILT FENCE DETAIL
NO SCALE




SILT SOCK DETAIL
NO SCALE

## GENERAL NOTES

1. SILT FENCE TO BE USED WITHIN GRASS
2. SILT SOCK TO BE USED WITHIN PAVED AREAS
3. EROSION CONTROL TO BE PROVIDED AND MAINTAINED AROUND ENTIRE DISTURBED AREA DURING CONSTRUCTION.
4. ANY STOCKPILE AREA FOR EXCAVATED MATERIAL IS TO REMAIN WITHIN THE FENCED/SOCKED AREA. COORDINATE LOCATION IN FIELD.

SHEET FLOW INDICATION ARROWS

N

EROSION AND SEDIMENTATION PLAN
SCALE: 1/8" = 1'-0"

IONNA

OWL

STATE OF OHIO
PHILLIP J.
JAMROZ
PROFESSIONAL ENGINEER

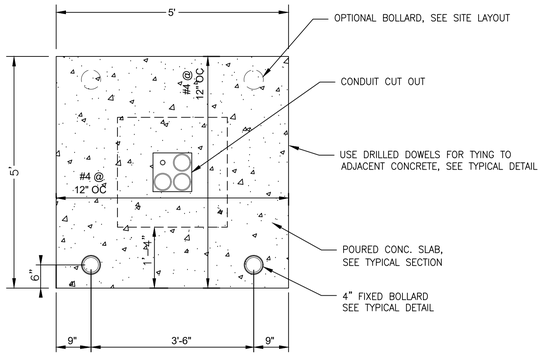
IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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DATE
06/12/2024

SHEET TITLE
EROSION AND SEDIMENTATION PLAN

SHEET NUMBER
C-3.1



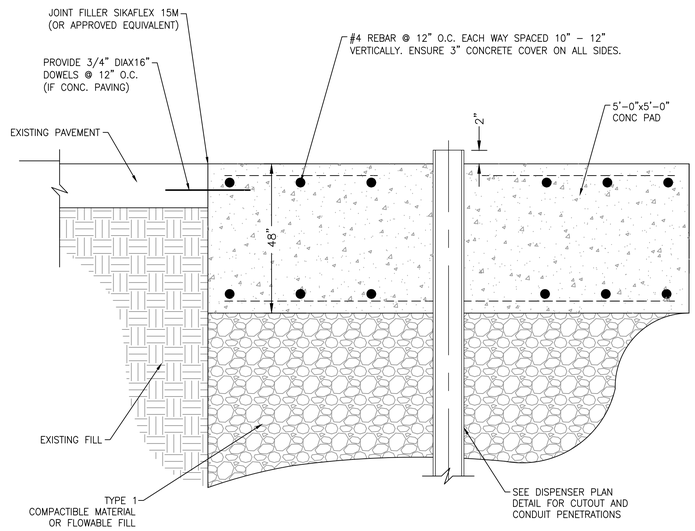

NOTES:

1.ANCHOR LOCATION AND DIAMETER TO MATCH ELECTRICAL EQUIPMENT.

2.CONCRETE PADS SHALL HAVE A SLOPE OF 2.0% TOWARDS THE PARKING LOT

## PLAN VIEW - EV CHARGER PAD

NO SCALE




NOTES:

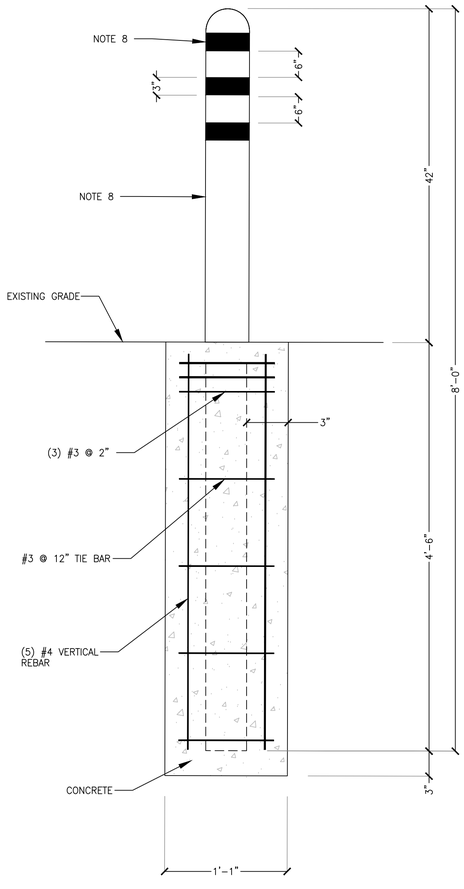
1. FOLLOW MANUFACTURER PROVIDED INSTALLATION INSTRUCTIONS.
2. FOUNDATION TO EXTEND APPROX. 12" BEYOND FROST DEPTH.

## TYPICAL SECTION - DISPENSER PAD & BASE

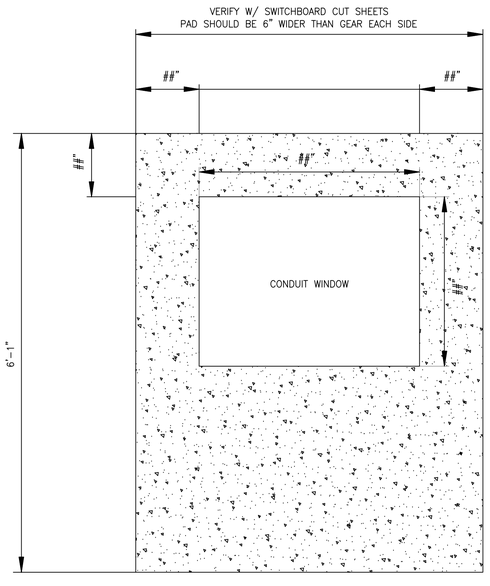
NO SCALE

NOTES:

1. 6" DIA. RIGID GALVANIZED STEEL CONDUIT, FILLED WITH CONCRETE.
2. BOLLARD TO BE PAINTED YELLOW WITH THREE STRIPS OF 3" WIDE WHITE REFLECTIVE TAPE.
3. FOR REMOVABLE BARRIERS, USE 6 INCH DIA. PVC SHC. 40 CONDUIT, CUT TO 54 INCHES AND ENCASE IN CONCRETE. INSERT 8 FEET OF 5 INCH DIA. GALVANIZED STEEL CONDUIT (DO NOT FILL WITH CONCRETE), WITH CAP, INTO PVC. USE 6 INCHES OF COMPACTED STONE OR GRAVEL FOR SUMP.



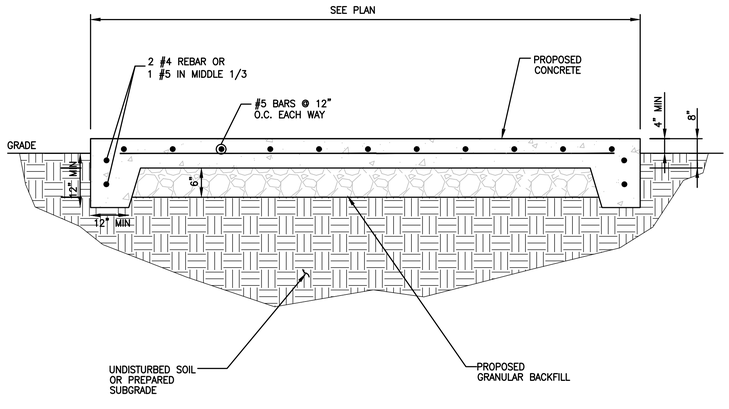

GENERAL




NOTE: SEE SWITCHBOARD SCHEMATICS FOR CONDUIT DETAILS

## PLAN VIEW - SWITCHBOARD PAD

NO SCALE




## TYPICAL SECTION - CONCRETE PAD

NO SCALE

## 6" FIXED BOLLARD

NO SCALE

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STATE OF OHIO
PHILIP J. JAMROZ
E-68015
PROFESSIONAL ENGINEER

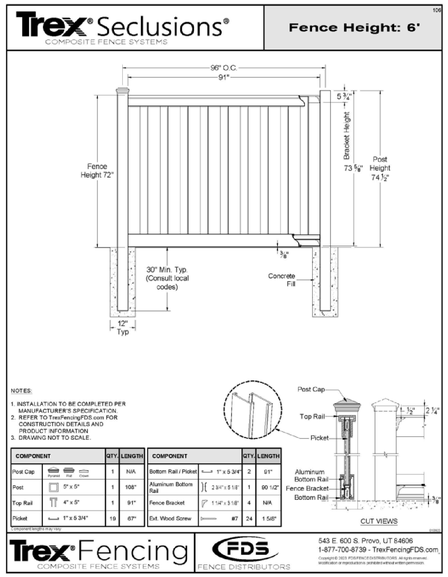
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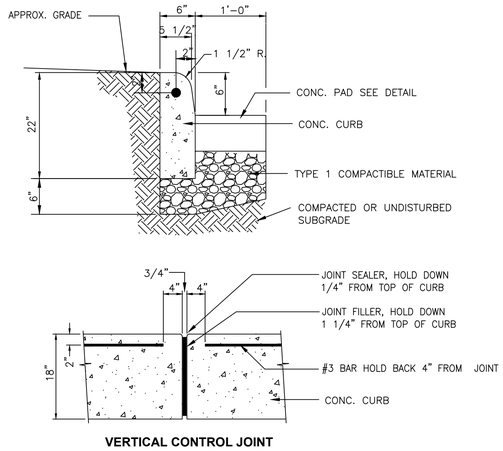

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
2. THIS DETAIL IS FOR PLANNING PURPOSES. REFER TO MANUFACTURERS DOCUMENTS FOR ADDITIONAL INSTRUCTIONS.
3. REFER TO TREX WEBSITE FOR PRODUCT INFORMATION AND ADDITIONAL DETAILS

## FENCE PANEL DETAIL
NO SCALE

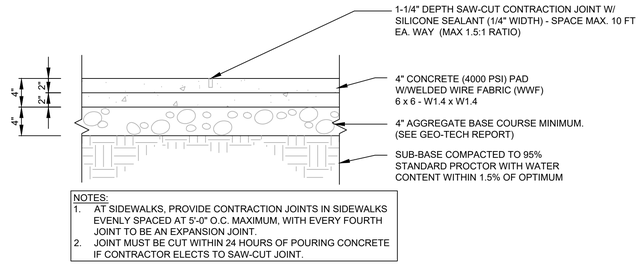
NOTES:

1.MATCH EXISTING CURB TYPE AND PROFILE



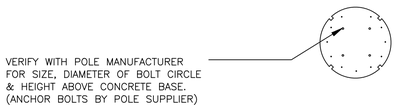

**VERTICAL CONTROL JOINT**

## TYPICAL CURB DETAIL
NO SCALE




NOTES:
1. AT SIDEWALKS, PROVIDE CONTRACTION JOINTS IN SIDEWALKS EVENLY SPACED AT 5'-0" O.C. MAXIMUM, WITH EVERY FOURTH JOINT TO BE AN EXPANSION JOINT.
2. JOINT MUST BE CUT WITHIN 24 HOURS OF POURING CONCRETE IF CONTRACTOR ELECTS TO SAW-CUT JOINT.

## SIDEWALK CROSSECTION DETAIL
NO SCALE



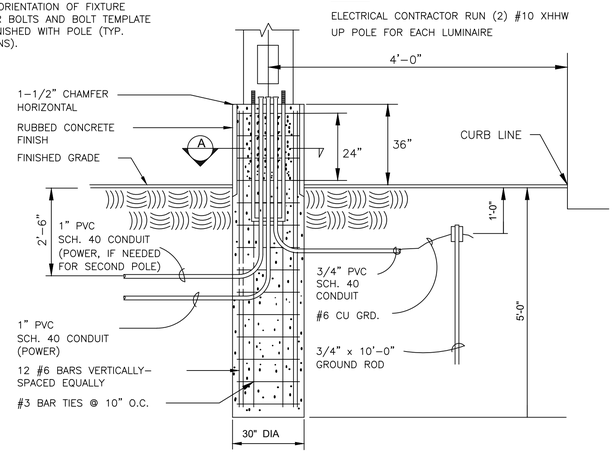

## SECTION
NO SCALE

NOTE:

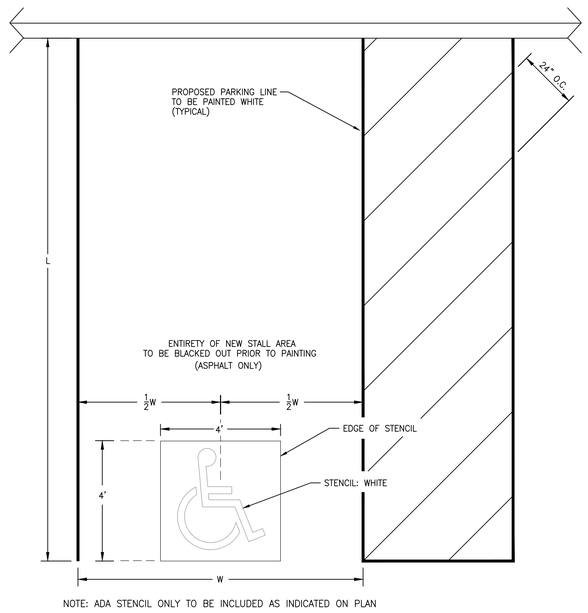
MANUFACTURERS BOLT TEMPLATE MUST BE USED FOR SETTING ANCHOR BOLTS FOR CORRECT ORIENTATION OF FIXTURE HEADS. ANCHOR BOLTS AND BOLT TEMPLATE SHALL BE FURNISHED WITH POLE (TYP. ALL FOUNDATIONS).

NOTE:

ELECTRICAL CONTRACTOR RUN (2) #10 XHHW UP POLE FOR EACH LUMINAIRE



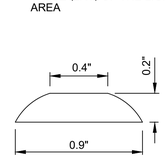

## LIGHT POLE DETAIL
NO SCALE



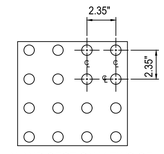

NOTE: ADA STENCIL ONLY TO BE INCLUDED AS INDICATED ON PLAN

## TYPICAL STALL DIMENSIONS
NO SCALE

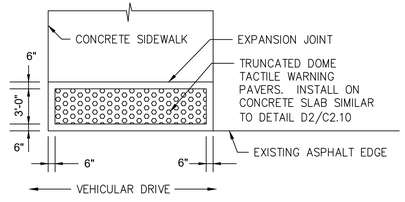
NOTE:
1. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD BE AN INTEGRAL PART OF THE MATERIAL AND SHOULD CONTRAST BY AT LEAST 70%. CONTRAST IN PERCENT IS DETERMINED BY: CONTRAST=[B1-B2/B1] x 100 WHERE B1=LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND B2=LRV OF THE DARKER AREA




SECTION OF DOME FROM A DETECTABLE WARNING. DRAWING SHOWS HEIGHT, TOP AND BOTTOM DIMENSIONS




PLAN AND SECTION VIEWS OF DETECTABLE WARNING DOMES AND THEIR RELATIVE SPACING ON THE X AND Y AXIS




TRUNCATED DOME PAVERS AT CROSSWALK

## ADA RAMP AND TRUNCATED DOME DETAIL
NO SCALE

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BUILDING CODES AND STANDARDS

A. BUILDING CODE 2018 OF OHIO

B. INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION AS ADOPTED AND MODIFIED BY THE BUILDING CODE OF OHIO

C. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)–MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7)

D. FOR ALL OTHER REFERENCED STANDARDS, USE THE LATEST EFFECTIVE VERSION.

DESIGN CRITERIA AND LOADS

A. RISK CATEGORY ..... II

B. DEAD LOADS
1. DISPENSER ..... 706 LB
2. POWER CABINET ..... 1184 LB

C. SNOW LOADS
1. GROUND SNOW LOAD ($P_g$) ..... 20 PSF
2. SNOW LOAD IMPORTANCE FACTOR ($I_S$) ..... 1.0

D. WIND LOADS
1. BASIC WIND SPEED (V ULT) ..... 115 MPH
2. BASIC WIND SPEED (V ASD) ..... 90 MPH
3. WIND EXPOSURE ..... C

E. EARTHQUAKE DESIGN DATA
1. SEISMIC OCCUPANCY CATEGORY ..... II
2. SEISMIC IMPORTANCE FACTOR ($I_e$) ..... 1.0
3. $S_S$ ..... 0.160
4. $S_1$ ..... 0.080
5. SITE CLASS ..... D (ASSUMED)

GENERAL REQUIREMENTS

A. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR FABRICATING MATERIALS. NOTIFY STRUCTURAL ENGINEER OF RECORD (SEOR) OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK

B. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.

C. CIVIL/STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS INCLUDING BUT NOT LIMITED TO ELECTRICAL AND EQUIPMENT MANUFACTURER DRAWINGS.

D. DETAILS LABELED "TYPICAL" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THE DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY EXISTING STRUCTURES AND FACILITIES WHICH ARE TO REMAIN.

E. BEFORE PROCEEDING WITH ANY WORK WITHIN THE PROJECT AREA, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING STRUCTURE AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACINGS, SHORING AND OTHER SAFEGUARDS TO MAKE ALL PARTS OF EXISTING STRUCTURES AND FACILITIES IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF EXISTING STRUCTURES AND FACILITIES WHICH ARE TO REMAIN.

F. THE CONTRACT CIVIL/STRUCTURAL DOCUMENTS REPRESENT THE FINISHED PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES REQUIRED TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING THE CONSTRUCTION; INCLUDING BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, FORMS AND SCAFFOLDING, SHORING OF RETAINING WALLS AND OTHER TEMPORARY SUPPORTS AS REQUIRED. COMPLY WITH APPLICABLE REQUIREMENTS OF OSHA AND OTHER GOVERNING BODIES HAVING JURISDICTION AT THE SITE.

G. LOADINGS FOR ELECTRICAL EQUIPMENT ARE BASED ON THE UNITS SHOWN ON THE ELECTRICAL DRAWINGS, ANY CHANGES IN TYPE, SIZE OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE SEOR FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.

FOUNDATIONS

A. GEOTECHNICAL REPORT NOT PROVIDED. FOUNDATION DESIGN IS BASED ON THE ASSUMED BEARING CAPACITY LISTED BELOW BASED ON IBC TABLE 1806.2 FOR TYPE ML AND CL MATERIAL

B. NET ALLOWABLE SOIL BEARING CAPACITY .....1500 PSF

C. THE CONTRACTOR SHALL PROVIDE AND OPERATE DEWATERING EQUIPMENT AND BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS AND WORK AREAS IN DRY CONDITION.

D. ARRANGE FOR A QUALIFIED PERSON TO MONITOR CUT AND FILL OPERATIONS, PERFORM FIELD DENSITY TESTS, AND INSPECT BEARING AREAS FOR FOUNDATIONS PRIOR TO PLACEMENT OF ANY CONCRETE.

E. ALL BACKFILL AND TRENCHING OPERATIONS SHALL COMPLY WITH ALL CURRENT AND APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING OF THE NEW AND EXISTING CONSTRUCTION DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT ANY DAMAGE DUE TO BACKFILLING AND TRENCHING.

G. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.

H. PROTECT PIPES AND CONDUITS RUNNING THROUGH WALLS AND SLABS WITH ½ INCH EXPANSION MATERIAL. AT CONFLICTS BETWEEN BURIED PIPES AND CONDUITS THROUGH FOUNDATIONS, CONTACT SEOR.

I. COORDINATE WITH ELECTRICAL CONTRACTOR AND ELECTRICAL ONE–LINE DIAGRAM FOR PROPER BONDING OF THE FOOTING REINFORCEMENT TO THE GROUNDING SYSTEM.

CAST–IN–PLACE CONCRETE

A. STANDARDS
1. ACI 117R/117R– SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS AND COMMENTARY.
2. ACI 301– SPECIFICATIONS FOR STRUCTURAL CONCRETE
3. ACI 305R– HOT WEATHER CONCRETE
4. ACI 306.1– STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING
5. ACI 308.1 STANDARD SPECIFICATIONS FOR CONCRETE CURLING
6. ACI 318/318R– BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
7. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)–MANUAL OF STANDARD PRACTICE.

B. MATERIALS
1. CONCRETE MIXTURES SHALL BE THE NORMAL WEIGHT TYPE (145 PCF) AND DESIGNED PER ACI 318 USING THE FOLLOWING PARAMETERS, LIMIT FLY ASH AND SLAG 25% OF TOTAL CEMENT.
   - 28 DAY COMPRESSIVE STRENGTH (f'c) ..... 5,000 PSI
   - CATEGORY F CLASS ..... F3 (AIR ENTRAINMENT REQUIRED)
   - CATEGORY S CLASS .....S0
   - CATEGORY W CLASS .....W1
   - CATEGORY C CLASS .....C2

2. NO CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES SHALL BE USED IN ANY CONCRETE. MIX MATERIALS SHALL COMPLY WITH THE FOLLOWING:
   - PORTLAND CEMENT .....ASTM C150
   - FLY ASH .....ASTM C618 CLASS C OR F
   - SLAG CEMENT .....ASTM C969 GRADE 100 OR 120
   - NORMAL WEIGHT AGGREGATE .....ASTM C33 CLASS 3S
   - WATER .....ASTM C94 POTABLE
   - AIR–ENTRAINING.....ASTM C260

3. CHEMICAL ADMIXTURES MUST BE CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER ADMIXTURES AND THAT DO NOT CONTRIBUTE WATER–SOLUBLE CHLORINE IONS EXCEEDING THOSE ALLOWED IN HARDENED CONCRETE.

4. STEEL REINFORCEMENT:
   i. DEFORMED BARS, ASTM A615 GRADE 60.
   ii. DEFORMED BARS, ASTM A706, GRADE 60 WELDABLE.
   iii. CHAIRS SHALL BE GALVANIZED STEEL OR PLASTIC.

5. ACCESSORIES
   iv. DOWELS AND ANCHOR GROUT: SIKADUR 32 HI MOD OR APPROVED EQUAL.
   v. CONTRACTION OR CONSTRUCTION JOINT SEALANT: SIKADUR 51 SL OR APPROVED EQUAL.
   vi. ISOLATION JOINT SEALANT: SIKAFLEX–1a OR APPROVED EQUAL.
   vii. PREMOLDED EXPANSION JOINT FILLER(PMF): HOMEX 300 OR APPROVED EQUAL.

C. EXECUTION
a. UNLESS NOTED OTHERWISE MAINTAIN THE FOLLOWING CONCRETE COVER FOR REINFORCEMENT.
   - CONCRETE CAST AGAINST EARTH .....3 INCHES
   - CONCRETE EXPOSED TO THE WEATHER:
     —#5 AND SMALLER BARS .....1 ½ INCHES
     —#6 AND LARGER BARS .....2 INCHES

b. STEEL REINFORCING SHALL BE FABRICATED ACCORDING TO CRSI.

c. ALL REINFORCEMENT SHALL BE SUPPORTED AND HELD IN PLACE BY MANUFACTURED STEEL WIRE OR PLASTIC BAR SUPPORTS IN ACCORDANCE WITH CRSI. USE OF ANY OTHER MATERIALS WITHOUT WRITTEN AUTHORIZATION BY THE SEOR IS PROHIBITED.

d. PROVIDE STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE.

e. RESHAPING OF BARS AFTER INITIAL BENDING IS NOT PERMITTED.

f. PROVIDE CLASS "B" REINFORCEMENT SPLICES FOR CONTINUOUS REINFORCEMENT, REINFORCEMENT SPLICES AND DEVELOPMENT LENGTHS SHALL BE ACCORDANCE WITH ACI318.

g. WHERE REQUIRED AND UNLESS NOTED OTHERWISE, PROVIDE DOWELS TO MATCH SIZE AND SPACING OF MAIN REINFORCEMENT.

h. DO NOT WELD REINFORCEMENT IN THE FIELD UNLESS SPECIFIED ON THE DRAWINGS OR APPROVED BY SEOR.

i. FORMWORK MAY BE OMITTED FOR FOUNDATIONS PROVIDED EARTH IS FIRM AND STABLE AND CONCRETE SURFACES WILL NOT BE EXPOSED TO PUBLIC VIEW. EXCAVATIONS SHALL BE CUT NEAT AND ACCURATE TO SIZE. LOOSE AND UNSTABLE MATERIALS SHALL BE COMPACTED OR REMOVED.

j. COORDINATE PLACEMENT OF CAST–IN–PLACE EMBEDMENTS AND ANCHOR RODS WITH A TEMPLATE, SECURELY ATTACH EMBEDMENT ITEMS TO FORMWORK OR REINFORCING.

k. PLACE CONCRETE IN ONE LAYER OR IN HORIZONTAL LAYERS OF SUCH THICKNESS SO THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED ENOUGH TO CAUSE SEAMS OR PLACES OF WEAKNESS (COLD JOINTS)

l. PROVIDE CONSTRUCTION, CONTRACTION AND ISOLATION JOINTS AS INDICATED ON DRAWINGS. HORIZONTAL CONSTRUCTION JOINTS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED OR APPROVED BY SEOR.

m. SURFACE OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.

n. UNLESS NOTED OTHERWISE, CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4 INCH.

o. BEGIN CURING PROCEDURES IMMEDIATELY AFTER COMPLETEING PLACEMENT AND CONTINUE FOR AT LEAST SEVEN (7) ACCEPTABLE DAYS. CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES AND MECHANICAL INJURY.

p. UNCOATED ALUMINUM MATERIALS ARE NOT PERMITTED TO BE EMBEDDED IN CONCRETE.

q. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE MIXTURE ON SITE UNLESS WATER IS WITHHELD AT THE PLANT AND NOTED AS SUCH ON THE BATCH TICKET, ONLY THE AMOUNT WITHHELD MAY BE ADDED ON SITE.

r. ALL CONCRETE SHALL BE VIBRATED BY MECHANICAL VIBRATORS.

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CIVIL SPECIFICATIONS

SHEET NUMBER
D-1.2

## GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER:
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
    1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA
    2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
14. SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

## PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC
4. TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS-12" MINIMUM, NATIVE SEED - 12" MINIMUM
5. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL
6. BACKFILL ALL SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING.
7. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE
8. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
9. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10. ALL SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
11. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
12. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
14. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY
15. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
16. A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS. SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS)

## OTHER

PLANT GUARANTEE REPLACEMENT AND MAINTENANCE NOTES

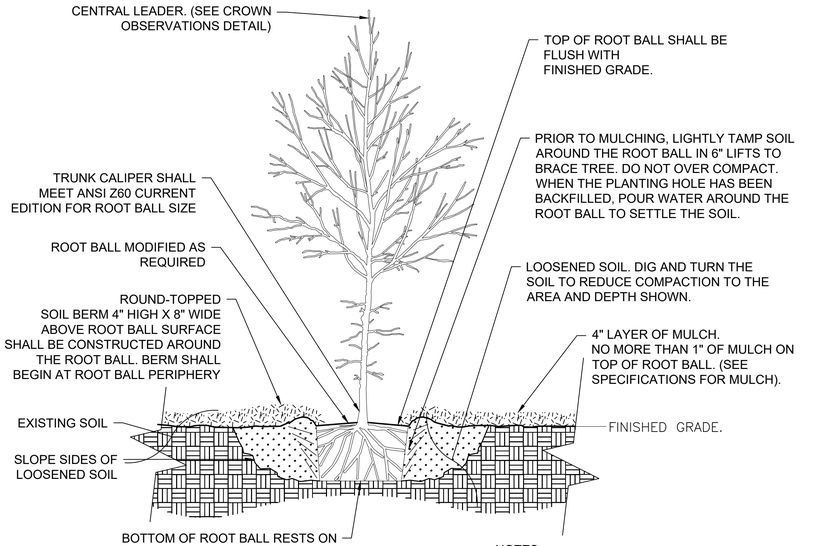
A GUARANTEE:
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER: THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.

B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

C. MAINTENANCE
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULA TORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

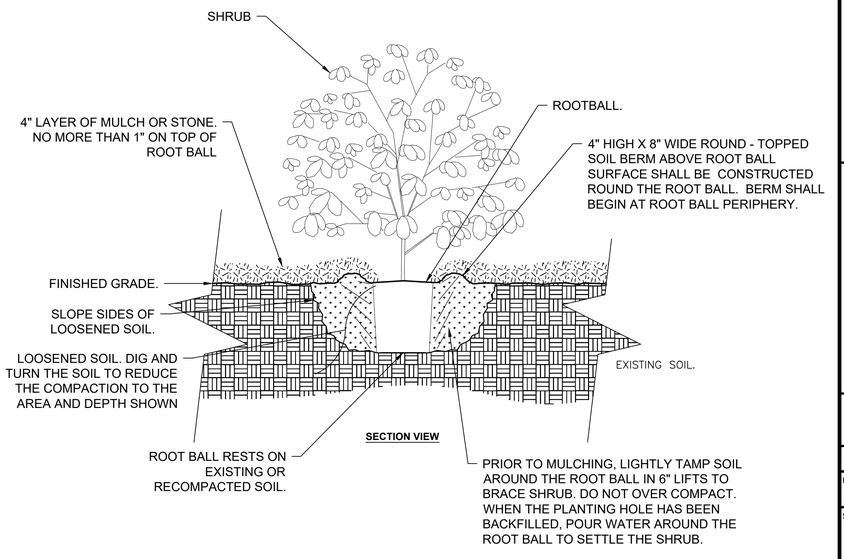



SECTION VIEW

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

### TREE PLANTING DETAIL




SECTION VIEW

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

### SHRUB PLANTING DETAIL

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STATE OF OHIO
PHILLIP J. JAMROZ
REGISTERED
PROFESSIONAL ENGINEER

IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| A | 06/27/24 | CDPD FOR INTERNAL REVIEW |
| B | 07/05/24 | CDPD FOR INTERNAL REVIEW |
| C | 07/08/24 | CDPD FOR SUBMITTAL |

DATE
06/12/2024

SHEET TITLE
LANDSCAPE SPECIFICATIONS

SHEET NUMBER
D-1.3

## KEYNOTES

1. PROPOSED TRANSFORMER
2. PROPOSED MAIN SWITCH BOARD
3. PROPOSED HYC 400kW EV CHARGER DISPENSER
4. PROPOSED COMMUNICATIONS BOX
5. PROPOSED MINI POWERZONE

## GENERAL NOTES

1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE, PROVIDED WITH THE "ISSUED FOR CONSTRUCTION" DRAWINGS. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS.
2. UTILITY EQUIPMENT INSTALLATION AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS
3. FOR GENERAL NOTES AND SYMBOL LIST, SEE E-6.0 & E-6.1
4. BEFORE BID SUBMISSION AND COMMENCING WORK, CONTRACTOR SHALL FIELD INSPECT SCOPE OF PROJECT, AND SUBMIT A REQUEST FOR INFORMATION TO THE ENGINEER FOR ANY DISCREPANCIES OR INCOMPATIBILITIES FOUND BETWEEN DESIGN AND ACTUAL CONDITIONS.
5. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE
6. EQUIPMENT LOCATIONS, WHERE SHOWN, ARE APPROXIMATE. FIELD CONTRACTOR SHALL VERIFY AND COORDINATE WITH OWNER, INCLUDING OTHER CONSTRUCTION RELATED INFORMATION.
7. ALL WORKS SHALL BE PERFORMED AS PER LATEST EDITION OF NEC, AND LATEST LOCAL UTILITY SPECIFICATIONS.
8. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER CODES AND JURISDICTIONAL REQUIREMENTS PRIOR TO DIGGING TRENCHING.
9. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC), LOCAL CODES AND APPLICABLE STANDARDS.

TAYLORSVILLE ROAD

## ELECTRICAL SITE PLAN
SCALE: 3/32" = 1'-0"

IONNA

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STATE OF OHIO
PHILLIP J. JARRETT
PROFESSIONAL ENGINEER

IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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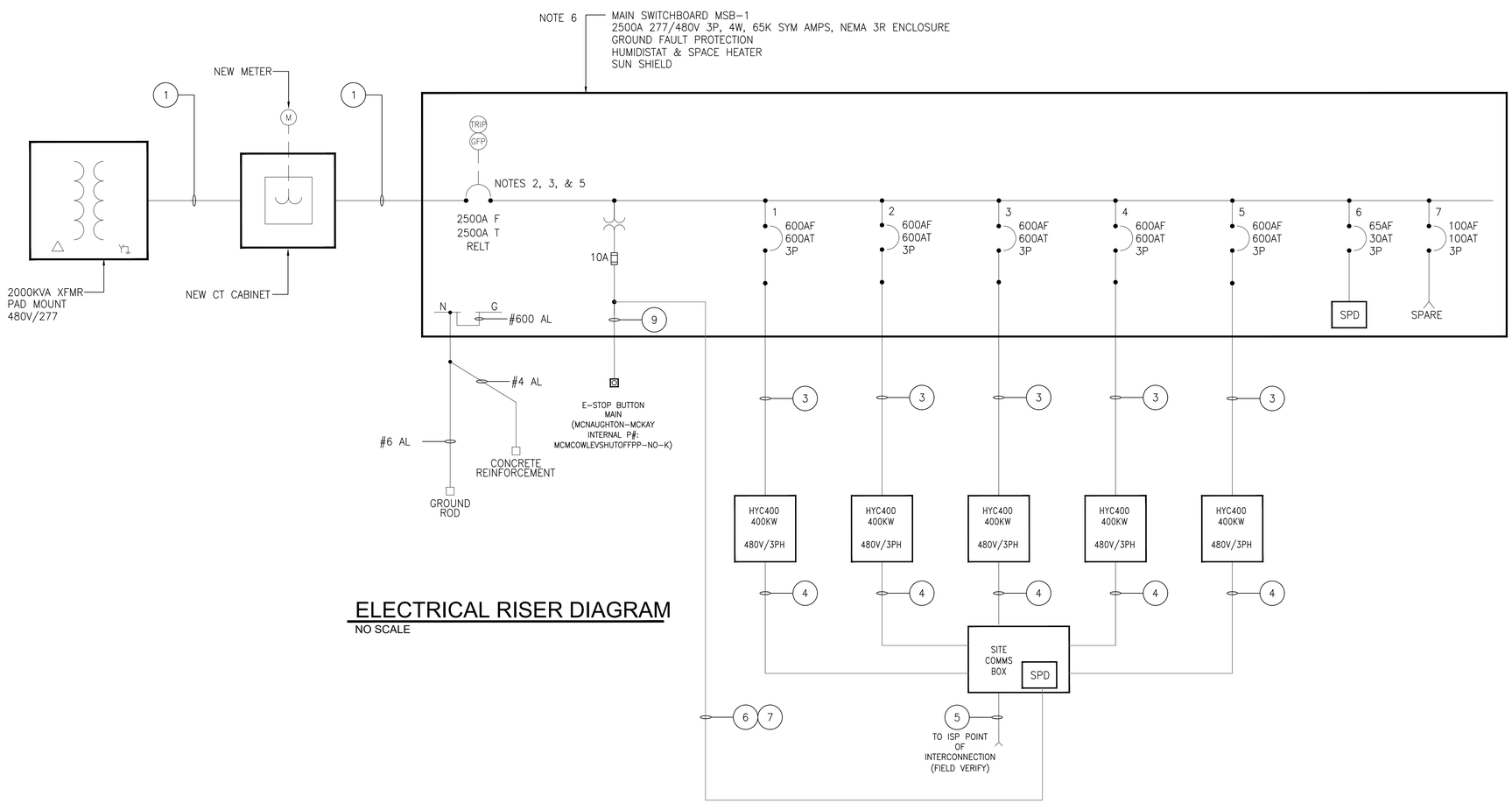
DATE 06/12/2024

SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER
E-1.0

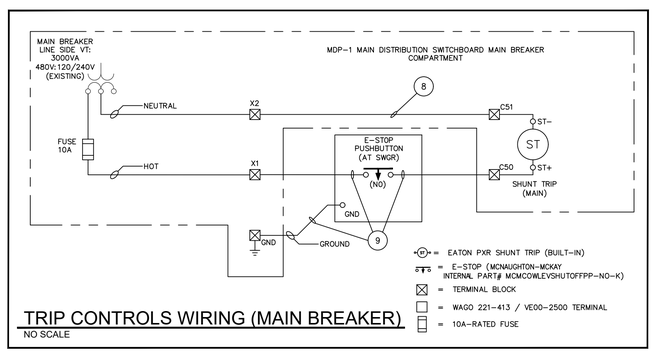
## NOTES

1. METER PLACEMENT, CT CABINET AND FINAL SWITCHBOARD/DISTRIBUTION DESIGN TO BE COORDINATED ACCORDING TO UTILITY REQUIREMENTS. CONTRACTOR TO PROVIDE METER SOCKET (METER ENCLOSURE) PER LISTED ON LOCAL UTILITY'S APPROVED METER ENCLOSURE LIST.
2. THE MAIN CIRCUIT BREAKER IN THIS SWITCHBOARD SHALL BE 100% RATED.
3. PROVIDE GROUND FAULT PROTECTION (GFP) FOR EQUIPMENT PER NEC ARTICLE 230.95.
4. SEE UTILITY POWER MANUAL FOR ADDITIONAL INFORMATION.
5. THIS SWITCHBOARD IS INSTALLED WITH AN ENERGY REDUCTION MAINTENANCE SWITCH (ERMS), AKA RELT, AT THE MAIN BREAKER FOR ARC FLASH MITIGATION PER NEC ARTICLE 240.87.
6. THE SERVICE EQUIPMENT SHALL BE FIELD MARKED IN COMPLIANCE WITH ALL REQUIREMENTS STATED IN NEC ARTICLES 110.24(A) AND 230.70(B).




## ELECTRICAL RISER DIAGRAM
NO SCALE

| NEW MAIN SWITCHBOARD MSB-1 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| MAIN | 2500 (100% RATED) | | | VOLTAGE: | 480/277 | | | PHASE: | 3 | | |
| MTG | FLOOR | | | AIC: | 65K | | | WIRE: | 4 | | |
| CKT | CIRCUIT BREAKER | | | DESCRIPTION | LOAD (KVA) | | | | PHASE | | |
| # | FRAME | TRIP | POLE | | LTG | REC | MTR | MISC | A | B | C |
| 1 | 600 | 600 | 3 | HYC400 DISPENSER 1 | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| 2 | 600 | 600 | 3 | HYC400 DISPENSER 2 | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| 3 | 600 | 600 | 3 | HYC400 DISPENSER 3 | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| 4 | 600 | 600 | 3 | HYC400 DISPENSER 4 | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| 5 | 600 | 600 | 3 | HYC400 DISPENSER 5 | | | | 133.0 | | | |
| | | | | | | | | 133.0 | | | |
| 6 | 65 | 30 | 3 | SPD | | | | 0.0 | | | |
| | | | | | | | | 0.0 | | | |
| | | | | | | | | 0.0 | | | |
| 7 | 100 | 100 | 3 | SPARE | | | | | | | |
| | | | | | | | | | | | |
| | | | | | 0 | 0 | 0 | 1995.2 | | | |
| CONNECTED LOAD (KVA): | | | | 1995.2 | | | | AMPS | | KVA | |
| DEMAND LOAD (KVA): | | | | 1995.2 | | | PHASE A | 2401.0 | | 665.1 | |
| | | | | | | | PHASE B | 2401.0 | | 665.1 | |
| CONNECTED LOAD (AMPS): | | | | 2399.8 | | | PHASE C | 2401.0 | | 665.1 | |
| DEMAND LOAD (AMPS): | | | | 2399.8 | | | | | | | |




## TRIP CONTROLS WIRING (MAIN BREAKER)
NO SCALE

## CONDUIT AND WIRING SCHEDULE

| | FROM | TO | CONFIGURATION |
|---|---|---|---|
| 1 | PROPOSED TRANSFORMER | PROPOSED 480V SWITCHBOARD | (4) #600 KCMIL AL (THWN-2) IN EACH OF (8) 4" SCH 40 PVC CONDUITS |
| 2 | PROPOSED UTILITY TRANSFORMER (BY OTHERS) | PROPOSED METER | 1-1/4" PVC CONDUIT FOR METERING CIRCUITS PER UTILITY |
| 3 | PROPOSED 480V SWITCHBOARD | PROPOSED HYC400 DISPENSER (POST) | (3) #500 KCMIL AL (THWN-2) + (1) #2/0 AWG AL (THWN-2) EGC IN EACH OF (2) 3" SCH 40 PVC CONDUITS |
| 4 | PROPOSED HYC400 DISPENSER (POST) | SITE COMMS BOX | (1) FIBER OPTIC CABLE IN (1) 1" SCH 40 PVC CONDUIT FOR COMMS |
| 5 | SITE COMMS BOX | ISP POINT OF CONNECTION (FIELD LOCATE) | (1) 1" SCH 40 PVC CONDUIT FOR INTERNET CABLE/FO |
| 6 | PROPOSED 480V SWITCHBOARD | SITE COMMS BOX POWER | (2) #10 KCMIL CU (THWN-2) + (1) #10 AWG CU (THWN-2) EGC IN (1) 1" SCH 40 PVC CONDUIT |
| 7 | PROPOSED 480V SWITCHBOARD | SITE COMMS BOX SPD | (3) #10 KCMIL CU (THWN-2) + (1) #10 AWG CU (THWN-2) EGC IN (1) 1" SCH 40 PVC CONDUIT |
| 8 | MAIN BREAKER CONTROLS WITHIN SWITCHBOARD | MAIN BREAKER CONTROLS WITHIN SWITCHBOARD | (1) #14 AWG CU (THWN-2) |
| 9 | SWITCHBOARD MAIN BKR SECTION SHUNT MODULE & CONTROLS | E-STOP BUTTON | (2) #14 AWG CU (THWN-2) + (1) #14 AWG CU (THWN-2) EGC IN EACH OF (1) 1" SCH 40 PVC CONDUIT |

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PROFESSIONAL ENGINEER

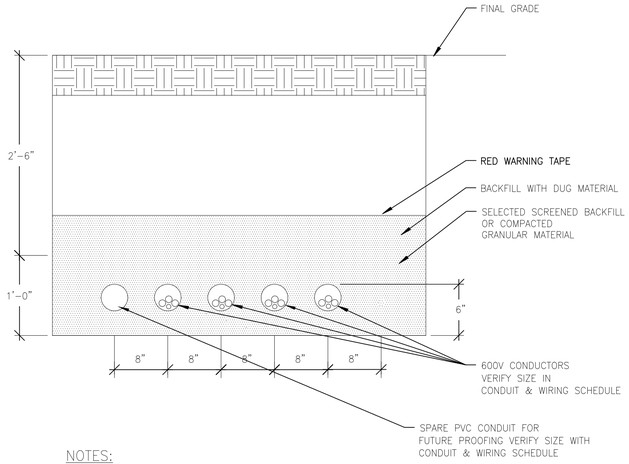
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7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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DATE
06/12/2024

SHEET TITLE
ELECTRICAL SINGLE LINE DIAGRAM

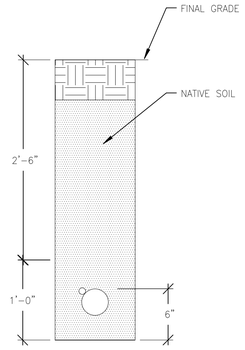
SHEET NUMBER
E-2.0




NOTES:

1. USE THIS DETAIL FOR SERVICE ENTRANCE AND FOR CONDUITS TO/FROM METERING AND TRANSFORMER.
2. THIS DETAIL IS DIAGRAMATIC AND THE NUMBER OF CONDUITS SHALL FOLLOW THE ONE LINE DRAWING, PLEASE SEE E-2.0.

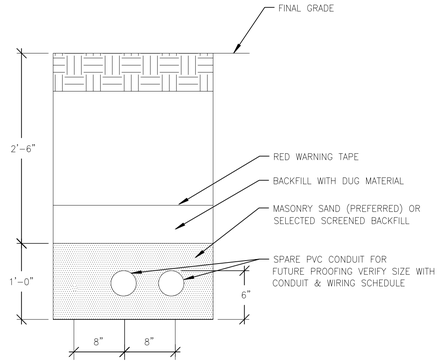
## TYPICAL SERVICE ENTRANCE DETAIL
NO SCALE




NOTES:

1. REFER TO CIVIL DRAWINGS G001 FOR DIRECTIONAL DRILL REQUIREMENTS.
2. ALL CONDUITS TO BE PULLED TOGETHER WITHOUT INTENTIONAL SEPARATION.
3. DEPTH OF BURIAL MAY BE REDUCED TO CODE MINIMUM AT RECEIVING & ENTRANCE PITS.
4. CONTRACTOR MAY UTILIZE DIRECTIONAL DRILLING FOR THE CONDUIT RUN BETWEEN THE DISTRIBUTION PANEL AND THE CHARGERS SUBJECT TO APPROVAL BY CONSTRUCTION MANAGER AND OWNER.

## TYPICAL DETAIL FOR DIRECTIONAL BORING
NO SCALE



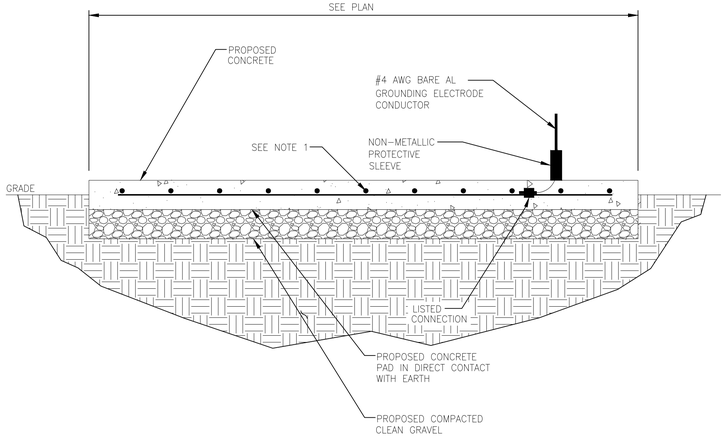

NOTES:

1. QTY (2) 4" CONDUCTOR CONDUIT, QTY (1) 1" COMMUNICATIONS CONDUIT TO BE USED FOR ALL CHARGER POSITIONS

## CONDUITS FOR EACH CHARGER
NO SCALE

NOTE

1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES OR EXOTHERMIC WELDING




## CONCRETE ENCASED ELECTRODE DETAIL
NO SCALE

**CADWELD CONNECTIONS**
OR ENGINEER APPROVED EQUAL

| | | |
|---|---|---|
| **CABLE TO REBAR**<br>TEE CONNECTION HORIZONTAL CABLE TAP TO VERTICAL REBAR<br>TYPE RJ | **HORIZONTAL SPLICE**<br>SPLICE OF HORIZONTAL CABLES<br>TYPE SS | **PARALLEL HORIZONTAL CONDUCTORS**<br>PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES<br>TYPE PT |
| **BURNDY CONNECTIONS**<br>OR ENGINEER APPROVED EQUAL | **HORIZONTAL STEEL SURFACE**<br>TO FLAT STEEL SURFACE OR HORIZONTAL PIPE<br>TYPE HS | **PARALLEL HORIZONTAL CONDUCTORS**<br>PARALLEL DEAD END TAP OR HORIZONTAL THRU CONDUCTOR<br>TYPE PC |
| **BOND JUMPER**<br>FIELD FABRICATED GREEN STRANDED INSULATED<br>TYPE 2-YA-2 | **VERTICAL PIPE**<br>CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES<br>TYPE VS | **VERTICAL STEEL SURFACE**<br>CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE<br>TYPE VS |
| **COPPER LUGS**<br>TWO HOLE - LONG BARREL LENGTH<br>TYPE YA-2 | **HORIZONTAL TEE**<br>TEE OF HORIZONTAL RUN AND TAP CABLES<br>TYPE TA | **THROUGH CABLE TO GROUND ROD**<br>THROUGH CABLE TO TOP OF GROUND ROD<br>TYPE GT |

NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
2. NEC 250.121 EXCEPTION: A WIRE-TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

## CONCRETE ENCASED ELECTRODE DETAIL
NO SCALE

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OWL

STATE OF OHIO
PHILLIP J. JAMROZ
E-70000
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PROFESSIONAL ENGINEER

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SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-4.0

# EV DISPENSER CUT SHEETS

# hyc400

**Product data sheet** 1/2

100 kW to 400 kW
DC-charging system
for EVs



**>97.5 %**
efficiency under full load[1]

Up to **2x 600 A**
output per charging system

**50 kW**
granularity providing dynamic load management

**150 - 1000 V**
future-proof output range

Integrated power electronics in an ultra-compact design

Simultaneous DC charging for up to 3 cars

Scalable power hypercharger Power-Stack concept

(1) Excludes cable (due to varying configurations)


Product data sheet hypercharger 400 / V1 - 1
Alpitronic LLC
5815 Westpark Drive
Charlotte, North Carolina
USA

www.hypercharger.com


alpitronic hypercharger

# hyc400

**Product data sheet** 2/2

| System Specifications | |
|---|---|
| DC-connection standard | CCS1 up to 500 A<br>CHAdeMO up to 200 A |
| Ambient | In- and outdoor installation |
| Working temperature | 22 °F up to 104 °F (up to 131 °F with derating) / -30 °C up to +44 °C (up to 50 °C with derating) |
| Humidity | 5% - 95% relative humidity (non condensing) |
| Protection degree | NEMA 3R (IP54) |
| IK-rating | IK10 |
| Efficiency | Up to >97.5% under full load[1] |
| **Grid** | |
| Nominal voltage (rms) | 480 V Y Wye (grounded) |
| Nominal input current (cont, rms) | 500 A |
| Frequency | 60 Hz |
| Power factor | >0.99 |
| **DC-Output** | |
| Maximum DC output power[1] | 100 kW (one Power-Stack), max. 300 A<br>200 kW (two Power-Stacks), max. 600 A<br>300 kW (three Power-Stacks), max. 1 x 600 A + 1 x 300 A or 2 x 450 A<br>400 kW (four Power-Stacks), max. 2 x 600 A |
| Granularity of output power | 50 kW |
| Output DC voltage rang | 150 V - 1000 V |
| Maximum output current | max. 600 A (for each charge point) |
| **General** | |
| Certifications | **CERTIFICATION IN PROGRESS FOR:**<br>UL2202/UL2231-1/UL2231-2, NRTL listing, ENERGY STAR 1.1 (only for HYC400-3 or less), California Type Evaluation Program (CTEP Certificate of Approval) - NIST Handbook 44, FCC 47, CFR Part 15B (Class A), CSA-IEC 61000-6-2, IEC 61851-21-2:2018, UL50/UL50E, EC 62252.<br>**DESIGNED FOR:**<br>CSA C22.2 No 346 and NMX-J-817-ANCE-2022, National Electric Code (NFPA 70). |
| Charging and safety standards | UL2022, UL50, UL50E |
| DC-protocol standard | CCS1: SAE J1772, ISO 15118<br>CHAdeMO 1.2 |
| User registration | RFID reader (ISO/IEC 14443A/B, ISO/IEC 15693)<br>Credit Card reader [3] |
| Network Connection | LTE/UMTS Modem 4G<br>10/100Base-T Ethernet |
| Charging infrastructure communication protocol | Open Charge Point Protocol (OCPP) 1.6 J/2.0.1 |
| User Interface | 15.6" screen, 4 buttons |
| **Mechanical** | |
| Dimensions (HxWxL) | 88 x 29 x 26 in / 2165 x 732 x 663 mm |
| Weight | 827 lbs up to 1710 lbs / 375 kg up to 775 kg [2] |

(1) DC cable excluded (2) Preliminary data to be verified (3) Contact sales for information on payment terminal options


More Information:
sales@alpitronic.us
hypercharger.com


alpitronic hypercharger



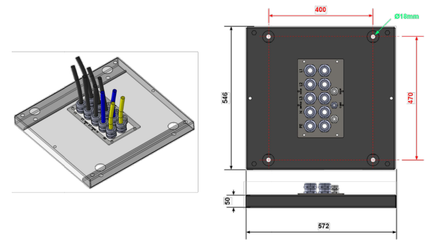



**Figure 44:** hypercharger base for the HYC400 (dimensions in mm)

**Attention**

The use of the cable entry plate is mandatory! If not used, dust and dirt can be sucked in, which can damage the hypercharger.

The hypercharger base must be fixed to the concrete foundation. The mains power-supply cables for connecting the hypercharger to the grid are routed through the foundation and the cable entry plate. Thus, the base fixes the connection of the mains supply with the hypercharger, using cable glands.

**Remark**

If a concrete foundation has been ordered, 4 fixing screws (M16 x 80 mm) and washers (M16 x 30 mm) are supplied with the hypercharger.

If the foundation was not ordered separately, stainless steel screws should be used to mount the base on the foundation.

**Attention**

The screws must be tightened with a torque of 90 Nm.


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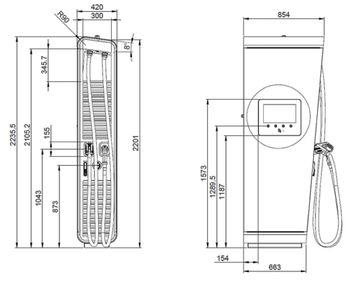




**Figure 7:** External dimensions HYC200 (in mm)

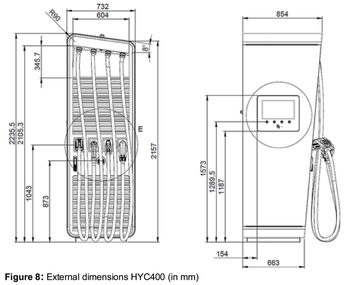



**Figure 8:** External dimensions HYC400 (in mm)


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The supply lines at the AC connection block must have a minimum cross section of 50 mm². The tightening torque is 15 Nm. Figure 17 shows the AC connection block at the bottom of the Power-Stack.

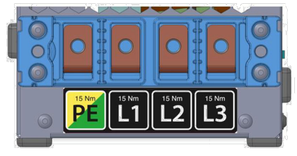



**Figure 17:** AC connection block

The output lines at the DC connection block must have a minimum cross section of 35 mm². The tightening torque is 15 Nm. Figure 18 shows the DC connection block at the upper end of the Power-Stack.

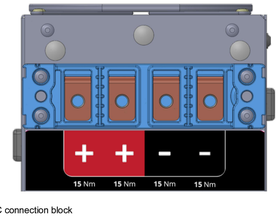



**Figure 18:** DC connection block


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| NO. | DATE | REVISON DESCRIPTION |
|---|---|---|
| A | 06/27/24 | CD90 FOR INTERNAL REVIEW |
| B | 07/03/24 | CD90 FOR INTERNAL REVIEW |
| C | 07/08/24 | CD90 FOR SUBMITTAL |

DATE
06/12/2024

SHEET TITLE
EV DISPENSER STATION CUT SHEETS

SHEET NUMBER
E-4.1

## POWER AND SIGNAL DEVICE LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES, NEMA 5–20R. (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID.<br>"WP" – INDICATES WEATHERPROOF (TYP FOR WIRING DEVICES)<br>"C" – INDICATES COUNTER HEIGHT (TYP FOR WIRING DEVICES) |
| | SHADING FOR DUPLEX OR DOUBLE DUPLEX PER ABOVE INDICATES DEDICATED CIRCUIT |
| | UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES WITH GROUND FAULT CIRCUIT INTERRUPTER, NEMA 5–20R. WEATHER PROOF (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID. |
| J | ELECTRICAL JUNCTION BOX FOR HARDWIRED EQUIPMENT.<br><br>(2) INDICATES DOUBLE–GANG BOX.<br>(F) INDICATES FLOOR RECESSED.<br>(CE) INDICATES CEILING RECESSED.<br>(AFC) INDICATES ABOVE FINISHED CEILING, SURFACE MTD. |
| | SURFACE MOUNTED PANELBOARD – SOLID INDICATES NEW, UNSHADED/DASHED INDICATES EXISTING |
| T | DRY TYPE TRANSFORMER – SIZE AS INDICATED ON THE DRAWINGS |
| M | ELECTRICAL METER OR SUB–METER AS IDENTIFIED ON THE DRAWINGS |
| 1 CKT PNL-(#)<br>2 CKT PNL-(#),(#)<br>3 CKT PNL-(#),(#),(#) | ONE, TWO, OR THREE HOME RUNS TO ELECTRICAL PANEL 'PNL' – INDICATED PANEL NAME '#' – INDICATES CIRCUIT NUMBER, U.O.N. |
| | GROUND BAR |

| SYMBOL | DESCRIPTION |
|---|---|
| ##A F<br>##A TRIP<br>#P | **CIRCUIT BREAKER**<br>**"##A F" - INDICATES AMPERAGE FRAME RATING**<br>**"##A TRIP" - INDICATES AMPERAGE TRIP RATING**<br>**"#P" - INDICATES NUMBER OF POLES** |
| ##AS<br>##AF | **FUSED DISCONNECT SWITCH**<br>**"##AS" - INDICATES SWITCH SIZE**<br>**"##AF" - INDICATES FUSE SIZE** |
| #A/#P | NON-FUSED DISCONNECT SWITCH<br>"#A" - INDICATES SWITCH SIZE<br>"#P" - INDICATES NUMBER OF POLES |
| | **TRANSFORMER** |
| | GROUNDING CONNECTION |
| PANEL<br>PP1 | PANELBOARD - REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL INFORMATION |
| | |

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| A, AMP | AMPERE | EMT | ELECTRICAL METAL TUBING | N | NEUTRAL |
| ADA | AMERICANS WITH DISABILITIES ACT | FACP | FIRE ALARM CONTROL PANEL | NC | NORMALLY CLOSED |
| AF | AMPERE FRAME | FBO | FURNISH BY OTHER DIVISION OF WORK | NO | NUMBER |
| AFF | ABOVE FINISH FLOOR | FCO | FUSE CUTOUT BOX | NTS | NOT TO SCALE |
| AHJ | AUTHORITY HAVING JURISDICTION | FCS | FIRE COMMAND STATION | OL | OVERLOAD DEVICE |
| AIC | AMPS INTERRUPTING CAPACITY | FSD | FIRE SMOKE DAMPER | P | POLE |
| AT | AMPERE TRIP | FU | FUSE | PNL | PANEL |
| ATS | AUTOMATIC TRANSFER SWITCH | FL | FLOOR | Ø | PHASE |
| AWG | AMERICAN WIRE GAUGE | FLEX | FLEXIBLE | RA | RETURN AIR |
| BLDG | BUILDING | FT | FEET OR FOOT | RG, RAG | RETURN AIR GRILLE |
| BMS | BUILDING MANAGEMENT SYSTEM | GA | GAUGE | SN | SOLID NEUTRAL |
| C | CONDUIT | G, GRD | GROUND | SPCP | STAIR PRESSURIZATION SYSTEM |
| CAT | CATALOG | GC | GENERAL CONTRACTOR | | CONTROL PANEL |
| CB | CIRCUIT BREAKER | GFI | GROUND FAULT INTERRUPTER | STP | STAIR PRESSURIZATION |
| CD | CANDELA | HID | HIGH INTENSITY DISCHARGE | SW | SWITCH |
| CFSD | COMBINATION FIRE/SMOKE DAMPER | HP | HORSEPOWER | SWBD | SWITCHBOARD |
| CKT | CIRCUIT | HVAC | HEATING, VENTILATING & | TEL | TELEPHONE |
| CLG | CEILING | | AIR CONDITIONING | TYP | TYPICAL |
| CO | CONDUIT ONLY | HZ | HERTZ | UON | UNLESS OTHERWISE NOTED |
| CU | COPPER | IC | INTERRUPTING CAPACITY | UL | UNDERWRITERS LABORATORIES |
| DACS | DIGITAL ALARM COMMUNICATION SYSTEM | JB | JUNCTION BOX | UV | ULTRAVIOLET |
| DACT | DIGITAL ALARM COMMUNICATION TERMINAL | LEMCS | LOCAL EMERGENCY CONTROL SYSTEM | VESDA | VERY EARLY SMOKE DETECTION |
| DGP | DATA GATHERING PANEL | LTG | LIGHTING | | APPARATUS |
| DIFF | DIFFERENTIAL | MCB | MAIN CIRCUIT BREAKER | V | VOLTAGE |
| DISC | DISCONNECT | MECH | MECHANICAL | VDC | DIRECT CURRENT VOLTAGE |
| DN | DOWN | MER | MECHANICAL EQUIPMENT ROOM | VFD | VARIABLE FREQUENCY DRIVE |
| DWG | DRAWING | MIN | MINIMUM | WP | WEATHER PROOF |
| ELEC | ELECTRICAL | MLO | MAIN LUGS ONLY | | |
| EMR | ELEVATOR MACHINE ROOM | MTD | MOUNTED | | |

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DATE
06/12/2024

SHEET TITLE
ELECTRICAL GENERAL NOTES

SHEET NUMBER
E-6.0

# ELECTRICAL SPECIFICATIONS

SCOPE OF WORK
1. INSTALL COMPLETE ELECTRICAL SYSTEM INCLUDING POWER AND CONTROL WIRING TO CONNECT THE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE, ALSO KNOWN AS CHARGERS) TO THE GRID.

2. IN GENERAL, THE CONTRACTOR SHALL:
   a. PROVIDE FREE STANDING METER BASE ACCORDING TO UTILITY STANDARDS.
   b. SUPPLY AND INSTALL ALL CONDUIT AND WIRING SYSTEMS.
   c. SUPPLY AND INSTALL SYSTEM GROUNDING PER CODE.
   d. MAKE ALL POWER AND CONTROL CONNECTIONS.
   e. COMMISSION ELECTRICAL EQUIPMENT PER NETA ATS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
   f. OBTAIN UTILITY CONNECTION AUTHORIZATION.
   g. PROVIDE QUALIFIED ELECTRICAL SUPPORT DURING EVSE COMMISIONING BY OTHERS.
   h. SITE LIGHTING CONSISTING OF POLE, ILLUMINATED SIGN, SITE LIGHT AND SIGNAGE

3. THE FOLLOWING EQUIPMENT SHALL BE PROVIDED BY THE OWNER FOR INSTALLATION BY THE CONTRACTOR:
   a. ELECTRICAL VEHICLE POWER SUPPLY EQUIPMENT (CHARGERS)
   b. ELECTRICAL DISTRIBUTION CABINET

4. THE UTILITY WILL SUPPLY POWER TO THE SITE IN ACCORDANCE WITH THE PLANS SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL COMPLETE ALL WORK IDENTIFIED AS CUSTOMER SCOPE ON THIS DRAWING AND COORDINATE THE CONNECTION WITH THE UTILITY.

GENERAL
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, SUPERVISION, TOOLS, EQUIPMENT, MATERIALS, SERVICES AND MISCELLANEOUS EXPENSES NECESSARY TO COMPLETE THE WORK AS OUTLINED ON THE DRAWINGS. PROVIDE ALL MINOR ITEMS AND WORK NOT SHOWN OR SPECIFIED BUT WHICH ARE REASONABLY NECESSARY TO COMPLETE THE WORK.

2. WORK WHICH IS INDICATED, BUT NOT COMPLETELY DETAILED SHALL BE INSTALLED BY COMMON PRACTICE OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

3. ARRANGE WORK NEATLY AND IN COMPACT FASHION TO MAXIMIZE SPACE AVAILABLE TO ACCOMMODATE FUTURE MATERIALS AND/OR EQUIPMENT AS INDICATED AND TO ACCOMMODATE EQUIPMENT AND/OR MATERIAL SUPPLIED BY OTHER TRADES AS WELL AS TO ACCOMMODATE UNPLANNED FUTURE EQUIPMENT. VERIFY SPACES IN WHICH WORK IS TO BE INSTALLED. INSTALL CONDUIT AND CABLE RUNS TO MAINTAIN HEADROOM AND CLEARANCES TO CONSERVE SPACE. 4.INFORM CONTRACT MANAGER OF ANY CHANGES OR ADDITIONS TO MATERIALS, AND/OR EQUIPMENT NECESSARY TO ACCOMMODATE AS-FOUND CONDITIONS (RUNS AROUND EXISTING SERVICES, ETC.).

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND COST OF ALL REPAIRS TO SERVICES DAMAGED DURING CONSTRUCTION.

CODES AND STANDARDS
1. ALL SUPPLIED MATERIAL AND WORK SHALL MEET THE REQUIREMENTS OF NEC STANDARD. ALL SUPPLIED EQUIPMENT MUST BE DESIGNED, BUILT, TESTED IN ACCORDANCE WITH THE RELEVANT STANDARDS FOR ILLINOIS, USA AND MUST BE MARKED WITH THE APPROPRIATE APPROVALS.

2. REFER TO LATEST VERSION OF NEC STANDARD FOR ACCEPTABLE MARKING. ALL COSTS RELATED TO APPROVALS ARE THE SOLE RESPONSIBILITY OF THE VENDOR.

3. THE CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND OBTAIN CONNECTION APPROVALS FOR THE PROJECT. THE OWNER SHALL ARRANGE FOR PLAN REVIEW.

CONTRACT DRAWINGS
1. IF DISCREPANCIES OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS ARE FOUND, OR IF THE INTENT OR MEANING IS NOT CLEAR, ADVISE THE CONSTRUCTION MANAGER TO CONTACT THE ENGINEER FOR CLARIFICATION BEFORE SUBMITTING TENDER.

CONSTRUCTION/SHOP DRAWINGS
1. SUBMIT DATA AND SHOP DRAWINGS OF MATERIALS AND EQUIPMENT FOR REVIEW PRIOR TO COMMENCEMENT OF MANUFACTURING OR INSTALLING WITH THE EXCEPTION OF CONDUIT, STANDARD CONDUIT FITTINGS AND LOW VOLTAGE WIRING.

2. OBTAIN MANUFACTURER'S INSTALLATION DIRECTIONS TO AID IN PROPERLY EXECUTING THE WORK. SUBMIT TWO COPIES OF SUCH DIRECTIONS TO THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION, FOR USE IN INSPECTING THE WORK.

RECORD DRAWINGS
1. BEFORE COMMENCING WORK, OBTAIN TWO SETS OF ELECTRICAL DRAWINGS FOR SHOWING "AS BUILT" CONDITIONS. AS JOB PROGRESSES, MARK ON FIELD SET OF PRINTS TO INDICATE ACCURATELY ALL INSTALLED WORK. AT COMPLETION STAGE, TRANSFER ALL INFORMATION ONTO MASTER SET OF DRAWINGS AND INDICATE "CONTRACTORS CERTIFIED APPROVAL OF ACCURACY" BEFORE SUBMITTING TO CONSTRUCTION MANAGER FOR REVIEW AND RECORD USE.

2. SHOW ON THE RECORD DRAWINGS AS-BUILT, ALL OUTLETS AND EQUIPMENT SUCH AS RUNS OF CONDUIT, LOCATIONS OF PULL BOXES, LIGHT FIXTURE LOCATIONS, EQUIPMENT, OUTLETS, MOTORS, PANELS, ETC., AS WELL AS ALL SERVICES ENTERING THE BUILDING AND ON THE PROPERTY.

3. DIMENSION UNDERGROUND SERVICES AND CONCEALED MAIN AND SUB-FEEDER CONDUITS AT KEY POINTS OF EVERY RUN IN RELATION TO STRUCTURE AND BUILDING. RECORD ALL ELEVATIONS FOR UNDERGROUND SERVICES IN RELATION TO THE GROUND FLOOR LEVEL OF THE BUILDING. INDICATE ON RECORD DRAWINGS, LOCATION OF ALL BURIED SERVICES. THIS INFORMATION IS TO BE CERTIFIED CORRECT BY CONSTRUCTION MANAGER BEFORE BACKFILLING COMMENCES. 4.INDICATE EXACT LOCATION OF ALL SERVICES LEFT FOR FUTURE WORK.

SITE CONDITIONS
1. TEMPERATURE RANGE FOR ALL SUPPLIED EQUIPMENT: -40°C TO +40°C
2. ALTITUDE: <1000 M ASL

QUALITY ASSURANCE
1. WHEREVER POSSIBLE, EQUIPMENT SHALL BE OF A MANUFACTURER'S STANDARD DESIGN.

2. FACTORY-ASSEMBLE CONTROL PANELS AND COMPONENT ASSEMBLIES.

FINISHES
1. ALL SHOP FINISHES FOR STEEL ENCLOSURES SHALL INCLUDE CLEANING, IRON PHOSPHATE WASH, RINSING, RUST RESISTANT PRIMER INSIDE AND OUTSIDE, AND AT LEAST TWO COATS OF FINISH ENAMEL WITH APPROPRIATE BAKING TO CURE EACH PAINT APPLICATION.
   a. APPLY ALL FINISHES IN ACCORDANCE WITH THE FINISH-SUPPLIERS INSTRUCTIONS.
   b. PROVIDE COPIES OF THE APPLICATION INSTRUCTIONS AND/OR FINISH TEST REPORTS AS INDICATED OR UPON REQUEST.
   c. PAINT AND PRIMER APPLICATION SHALL BE POWDER COAT UNLESS OTHERWISE SPECIFIED OR APPROVED IN WRITING BY THE ENGINEER.

2. COLORS:
   a. PAINT OUTDOOR/INDOOR ELECTRICAL EQUIPMENT: WHITE (MANUFACTURER'S STANDARD)

3. STAINLESS STEEL ENCLOSURES SHALL NOT BE PAINTED.

4. ON SITE, CLEAN AND TOUCH UP ANY SCRATCHED OR MARRED SURFACES ON SHOP-PAINTED EQUIPMENT SCRATCHED OR MARRED DURING SHIPMENT OR INSTALLATION, TO MATCH ORIGINAL PAINT.

5. CLEAN AND PRIME EXPOSED NON-GALVANIZED AND NON-STAINLESS HANGERS, RACKS AND FASTENINGS TO PREVENT RUSTING.

WARNING SIGNS
1. AS SPECIFIED AND TO MEET REQUIREMENTS OF ELECTRICAL INSPECTION DEPARTMENT AND CONSTRUCTION MANAGER.
2. DECAL SIGNS, MINIMUM SIZED 7" X 10".
3. PROTECT EXPOSED LIVE EQUIPMENT DURING CONSTRUCTION FOR PERSONNEL SAFETY.
4. SHIELD AND MARK LIVE PARTS WITH APPROPRIATE VOLTAGE VALUES IN ENGLISH.

SINGLE LINE ELECTRICAL DIAGRAMS
1. MOUNT A SINGLE LINE ELECTRICAL DIAGRAM INSIDE THE ELECTRICAL DISTRIBUTION CABINET.
2. DRAWINGS: 8.5" X 11" MINIMUM SIZE.
3. SINGLE LINE DIAGRAM SHALL BE PROVIDED BY THE CONTRACT MANAGER.

INSTALLATION – GENERAL
1. MAINTAIN AT THE JOB SITE, AT ALL TIMES, QUALIFIED PERSONNEL AND SUPPORTING STAFF, WITH PROVEN EXPERIENCE IN ERECTING, SUPERVISING TESTING PROJECTS OF COMPARABLE NATURE AND COMPLEXITY.

2. EXPEDITE THE WORK AS FOLLOWS:
   a. CONTINUOUSLY CHECK AND EXPEDITE DELIVERY OF EQUIPMENT AND MATERIALS.
   b. IF NECESSARY, INSPECT AT THE SOURCE OF MANUFACTURE.
   c. CONTINUOUSLY CHECK AND EXPEDITE THE FLOW OF NECESSARY INFORMATION TO AND FROM ALL PARTIES INVOLVED.
   d. INFORM THE CONSTRUCTION MANAGER PROMPTLY AS IS REQUIRED.

WORKMANSHIP
1. INSTALL ALL EQUIPMENT, CONDUIT AND CABLES IN A WORKMANLIKE MANNER TO PRESENT A NEAT APPEARANCE AND TO FUNCTION PROPERLY.

2. INSTALL EXPOSED SYSTEMS AND EQUIPMENT NEATLY AND GROUPED WITHOUT CONFLICT TO OTHER SERVICES.

3. INSTALL EQUIPMENT AND APPARATUS REQUIRING MAINTENANCE, ADJUSTMENT OR EVENTUAL REPLACEMENT WITH DUE ALLOWANCE THEREFORE, IN TERMS OF SPACE AND ACCESSIBILITY.

4. INCLUDE IN THE WORK ALL REQUIREMENTS OF MANUFACTURERS SHOWN ON THE SHOP DRAWINGS OR MANUFACTURERS' INSTALLATION INSTRUCTIONS AND MAKE PROVISION FOR FUTURE EQUIPMENT AS SHOWN

5. REPLACE WITHOUT EXTRA COST WORK UNSATISFACTORY TO THE CONSTRUCTION MANAGER.

6. PROTECT ALL EQUIPMENT FROM DAMAGE DURING DELIVERY TO THE SITE AND DURING INSTALLATION. MAKE GOOD ANY DAMAGE OR DETERIORATION WHATSOEVER AND HAVE IT COVERED BY REPLACEMENT GUARANTEE.

SECURING OF EQUIPMENT
1. SECURE EQUIPMENT AS SHOWN ON THE STRUCTURAL DRAWINGS OR USING EXPANDABLE INSERTS, PROPERLY SIZED FOR THE LOAD TO BE CARRIED.

2. SECURE ALL EQUIPMENT, AS SHOWN ON STRUCTURAL DRAWINGS.

EXCAVATION AND BACKFILL
1. ENSURE THAT ROUTE AND DEPTH OF EXCAVATION FOR UNDERGROUND ELECTRICAL SERVICES ARE AS INDICATED. PROVIDE PROTECTIVE MATERIALS AROUND AND OVER SERVICES AND BE PRESENT AT ALL TIMES DURING EXCAVATION AND BACKFILLING TO SUPERVISE WORK.

2. SUPPLY, PLACE AND MAINTAIN SHEETING, BRACING AND SHORING AS REQUIRED TO SUPPORT SIDES OF EXCAVATIONS TO PREVENT MOVEMENT WHICH CAN REDUCE NECESSARY WIDTHS OF EXCAVATIONS OR OTHERWISE INJURE OR DELAY WORK OR ENDANGER ANY PERSON.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXCAVATIONS WHERE REQUIRED TO PREVENT ADVERSE EFFECTS OF RAIN OR ANY OTHER WEATHER CONDITIONS ON EXPOSED EXCAVATIONS.

4. IF DEWATERING IS REQUIRED, CONTACT THE CONTRACT MANAGER.

5. IF HAND DIGGING IS REQUIRED, CONTACT THE CONTRACT MANAGER.

6. THE POSITION OF POLE LINES, CONDUITS, SEWERS, WATERMAINS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT SHOWN ON THE CONTRACT DRAWINGS. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE DONE TO THEM.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY SUPPORT AND/OR RELOCATION OF EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE REQUIREMENTS OF ALL UTILITIES WHEN CROSSING OR WORKING NEAR THEIR SERVICES.

GROUNDING
1. THE CONSTRUCTION OF STATION GROUNDING GRID SHALL COMPLY WITH THE RULES IN THE NATIONAL ELECTRICAL CODE 2017.
2. MINIMUM BENDING RADIUS: CABLE DIAMETER X 6.

WIRING – GENERAL
1. UNLESS OTHERWISE INDICATED ON THE DRAWINGS ALL POWER AND CONTROL WIRING SHALL BE INSTALLED IN DIRECT-BURIED PVC CONDUIT.

1. ALL CONDUCTORS ARE TO BE CONTINUOUS WITH NO SPLICES FOR EACH APPLICATION.

2. TWIST ON WIRE NUT CONNECTORS ARE ONLY PERMITTED FOR LIGHTING AND RECEPTACLE CIRCUITS.

3. ALL CONDUCTORS SHALL BE STRANDED COPPER UNLESS OTHERWISE INDICATED.

4. ALL WIRING SHALL BE PERMANENTLY LABELED WITH SOURCE AND DESTINATION.

5. PROVIDE A DEDICATED EQUIPMENT GROUNDING CONDUCTOR WITH GREEN JACKET IN ALL RACEWAYS INCLUDING PVC AND METALLIC CONDUITS. GROUNDING AND BONDING CONDUCTORS ARE TO BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2017 – LATEST EDITION.

6. PROVIDE CAT6A CABLES FROM EACH CHARGER AND POWER BLOCK TO TELECOM CABINET.

7. NO TOP OR SIDE ENTRY SHALL BE ALLOWED FOR CONDUIT OR CABLE CONNECTIONS.

WIRING TERMINATIONS
1. LUGS, TERMINALS, SCREWS USED FOR TERMINATION OF WIRING TO BE SUITABLE FOR EITHER COPPER OR ALUMINUM CONDUCTORS.

2. WHERE STRANDED CONDUCTORS TERMINATE ON A SCREW TERMINAL, THE CONDUCTOR WILL BE TERMINATED WITH A FULL RING TERMINAL.

3. UNDER NO CIRCUMSTANCES SHALL MORE THAN ONE (1) CONDUCTOR OR GROUND BE INSTALLED IN A SCREW TYPE CONNECTOR, LUG OR TERMINAL BLOCK.

CLEANING
1. BEFORE ENERGIZING ANY SYSTEM, INSPECT AND CLEAN ALL THE INSIDE OF ALL ELECTRICAL EQUIPMENT TO ENSURE THAT THEY ARE FREE FROM DUST AND DEBRIS.

2. AT TIME OF FINAL CLEANING, CLEAN LIGHTING REFLECTORS, LENSES, AND OTHER LIGHTING SURFACES THAT HAVE BEEN EXPOSED TO CONSTRUCTION DUST AND DIRT.

3. CLEAN ALL POLISHED, PAINTED AND PLATED WORK BRIGHTLY.

4. REMOVE ALL DEBRIS, SURPLUS MATERIAL AND ALL TOOLS.

FIELD QUALITY CONTROL (TESTING)
1. PRIOR TO THE OWNER'S ACCEPTANCE, ALL ELECTRICAL EQUIPMENT, MATERIALS AND SYSTEMS INSTALLED SHALL BE SUBJECT TO AN INSPECTION AND APPLICABLE PERFORMANCE TESTS SUPERVISED BY THE CONSTRUCTION MANAGER TO ENSURE THAT THE OPERATION OF THE SYSTEM AND COMPONENTS SATISFY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. TESTS REQUIRING INITIAL POWER-UP OF A SYSTEM SHALL NOT BE MADE WITHOUT NOTIFICATION OF THE CONSTRUCTION MANAGER.

3. CONDUCT ALL TESTING BY FULLY QUALIFIED PERSONNEL ONLY.

4. TEST ALL EQUIPMENT IN ACCORDANCE WITH NETA ATS-2021, "STANDARD FOR ACCEPTANCE TESTING SPECIFICATIONS FOR ELECTRICAL POWER EQUIPMENT AND SYSTEMS" .

5. CLEAN ALL EQUIPMENT PRIOR TO TESTING.

6. DOCUMENT ALL TESTING. RECORD TEST PROCEDURES, ACCEPTABLE RESULTS, ACTUAL RESULTS, REMEDIAL WORK PERFORMED AND FINAL OUTCOME.

7. REPLACE AT NO ADDITIONAL COST ALL FUSES, RELAYS, OR OTHER DEVICES DESTROYED DURING FIELD QUALITY CONTROL TESTING.

UTILITY CONNECTIONS DETAILS WILL BE FORWARDED UPON RECEIPT.

UNTIL DETAILS ARE PROVIDED, ASSUME THE FOLLOWING WORK:
1. COORDINATE WITH THE UTILITY FOR CONNECTION.

2. OBTAIN LOCATES.

3. RUN CONDUITS TO RISER POLE/PAD MOUNT TRANSFORMER.

4. PROVIDE SLACK CABLE FOR UTILTY TO MAKE FINAL CONNECTIONS.

5. WHERE CONNECTION IS TO OVERHEAD SYSTEM, PROVIDE CONDUIT, WEATHERHEAD AND STEEL GUARDING FOR RISER.

6. WHERE CONNECTION IS TO PADMOUNT TRANSFORMER, PROVIDE NEMA 2-HOLE LUGS FOR ALL CABLES.

7. PROVIDE METER BASE IN ENCLOSURE AND METERING CABINET WHERE APPLICABLE (SERVICE ENTRANCE >200A). ASSUME ENCLOSURE/CABINET PER NEC AND UTILITY STANDARDS. HEALTH & SAFETY

FIELD QUALITY CONTROL (TESTING)
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL LOCAL SAFETY REGULATIONS GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES WHERE APPLICABLE.

2. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS LANDSCAPING AND STRUCTURES.

3. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE AT END OF DAY TO SECURE AND CLEAN CONSTRUCTION SITE TO ENSURE BUSINESS CONTINUATION

5. CONTRACTOR TO PROVIDE HEALTH AND SAFETY PLAN.

IONNA

OWL

STATE OF OHIO
PHILLIP J. JARRETT
E-70881
PROFESSIONAL ENGINEER

IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

| NO. | DATE | REVISON DESCRIPTION |
|---|---|---|
| A | 06/27/24 | CD90 FOR INTERNAL REVIEW |
| B | 07/03/24 | CD90 FOR INTERNAL REVIEW |
| C | 07/08/24 | CD90 FOR SUBMITTAL |

DATE
06/12/2024

SHEET TITLE
ELECTRICAL SPECIFICATIONS

SHEET NUMBER
E-6.1

# EV DISPENSER CUT SHEETS

# hyc400

Product data sheet

100 kW to 400 kW
DC-charging system
for EVs



**>97.5 %**
efficiency under full load*

Up to **2x 600 A**
output per charging system

**50 kW**
granularity providing dynamic load management

**150 - 1000 V**
future-proof output range

Integrated power electronics in an ultra-compact design

Simultaneous DC charging for up to 3 cars

Scalable power hypercharger Power-Stack concept

(1) Excludes cable loss in varying configurations


Product data sheet hypercharger 400 / V1 - 1
Alpitronic LLC
5815 Westpark Drive
Charlotte, North Carolina
USA

www.hypercharger.com


alpitronic hypercharger

# hyc400

Product data sheet

| System Specifications | |
|---|---|
| DC-connection standard | CCS1 up to 500 A<br>CHAdeMO up to 200 A |
| Ambient | In- and outdoor installation |
| Working temperature | 22 °F up to 104 °F (up to 131 °F with derating) / -30 °C up to +44 °C (up to 55 °C with derating) |
| Humidity | 5% - 95% relative humidity (non condensing) |
| Protection degree | NEMA 3R (IP54) |
| IK-rating | IK10 |
| Efficiency | Up to >97.5% under full load* |
| **Grid** | |
| Nominal voltage (rms) | 480 V Y Wye (grounded) |
| Nominal input current (cont, rms) | 500 A |
| Frequency | 60 Hz |
| Power factor | >0.99 |
| **DC-Output** | |
| Maximum DC output power** | 100 kW (one Power-Stack), max. 300 A<br>200 kW (two Power-Stacks), max. 600 A<br>300 kW (three Power-Stacks), max. 1 x 600 A + 1 x 300 A or 2 x 450 A<br>400 kW (four Power-Stacks), max. 2 x 600 A |
| Granularity of output power | 50 kW |
| Output DC voltage rang | 150 V - 1000 V |
| Maximum output current | max. 600 A (for each charge point) |
| **General** | |
| Certifications | CERTIFICATION IN PROGRESS FOR:<br>UL2202/UL2231-1/UL2231-2, NRTL listing, ENERGY STAR (1) (only for HYC400-3 or less), California Type Evaluation Program (CTEP Certificate of Approval)<br>- NIST Handbook 44, FCC 47, CFR Part 15 B (Class A) CSA-IEC 61000-6-2, IEC 61851-21-2:2018, UL50/UL50E, EC 62262<br>DESIGNED FOR:<br>CSA C22.2 No.346 and NMX-J-817-ANCE-2022, National Electric Code (NFPA 70) |
| Charging and safety standards | UL2202, UL50, UL50E |
| DC-protocol standard | CCS: SAE J1772, ISO 15118<br>CHAdeMO 1.2 |
| User registration | RFID reader (ISO/IEC 14443A/B, ISO/IEC 15693)<br>Credit Card reader (2) |
| Network Connection | LTE/UMTS Modem 4G<br>10/100Base-T Ethernet |
| Charging infrastructure communication protocol | Open Charge Point Protocol (OCPP) 1.6 J/2.0.1 |
| User Interface | 15.6" screen, 4 buttons |
| **Mechanical** | |
| Dimensions (HxWxL) | 88 x 29 x 26 in (2245 x 730 x 663 mm) |
| Weight | 827 lbs up to 1710 lbs (375 kg up to 775 kg)(3) |

*) DC cable excluded (2) Preliminary data to be verified (3) Contact dealer for information on payment terminal options

More information
sales@alpitronic.us
hypercharger.com

alpitronic hypercharger




4 hypercharger installation and commissioning ..... 58
4.1 Installation of the hypercharger ..... 58
4.1.1 Installation of the hypercharger base ..... 58
4.1.2 Installation of the hypercharger ..... 60
4.2 Commissioning ..... 61
4.2.1 Commissioning of the hypercharger ..... 61
4.2.2 Commissioning of the charging cable ..... 62
5 Maintenance ..... 63
5.1 Maintenance of the hypercharger ..... 63
5.2 Maintenance of the charging cable ..... 64
6 Troubleshooting ..... 65
6.1 Troubleshooting of the hypercharger ..... 65
6.2 Troubleshooting of the charging cable ..... 66
7 Decommissioning ..... 67
7.1 Decommissioning of the hypercharger ..... 67
7.2 Decommissioning of the charging cable ..... 68
8 Technical data ..... 69
8.1 Technical data of the hypercharger ..... 69
8.2 Technical data of the charging cable ..... 70

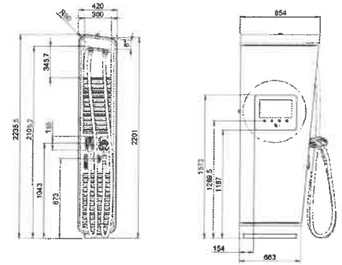




**Figure 7:** External dimensions HYC200 (in mm)

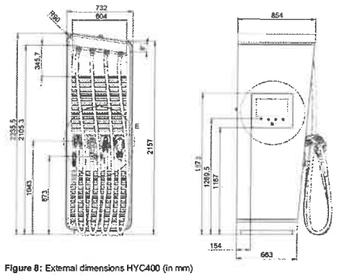



**Figure 8:** External dimensions HYC400 (in mm)


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The supply lines at the AC connection block must have a minimum cross section of 50 mm². The tightening torque is 15 Nm. Figure 17 shows the AC connection block at the bottom of the Power-Stack.

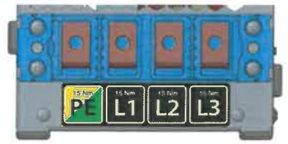



**Figure 17:** AC connection block

The output lines at the DC connection block must have a minimum cross section of 35 mm². The tightening torque is 15 Nm. Figure 18 shows the DC connection block at the upper end of the Power-Stack.

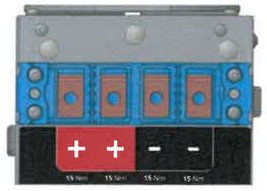



**Figure 18:** DC connection block


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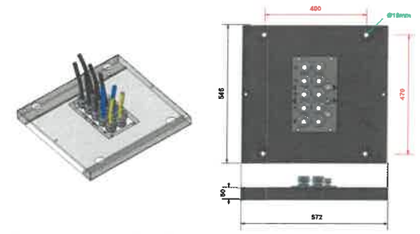




**Figure 44:** hypercharger base for the HYC400 (dimensions in mm)

**Attention**

The use of the cable entry plate is mandatory! If not used, dust and dirt can be sucked in, which can damage the hypercharger.

The hypercharger base must be fixed to the concrete foundation. The mains power-supply cables for connecting the hypercharger to the grid are routed through the foundation and the cable entry plate. Thus, the base fixes the connection of the mains supply with the hypercharger, using cable glands.

**Remark**

If a concrete foundation has been ordered, 4 fixing screws (M16 x 80 mm) and washers (M16 x 30 mm) are supplied with the hypercharger.

If the foundation was not ordered separately, stainless steel screws should be used to mount the base on the foundation.

**Attention**

The screws must be tightened with a torque of 90 Nm.


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IONNA

OWL

STATE OF OHIO
PHILLIP J. JAKIMET
PROFESSIONAL ENGINEER

IONNA HUBER HEIGHTS CHARGING HUB
7550 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| A | 06/27/24 | CDSD FOR INTERNAL REVIEW |
| B | 07/15/24 | CDSD FOR INTERNAL REVIEW |
| C | 07/08/24 | CDSD FOR SUBMITTAL |

DATE 06/12/2024

SHEET TITLE
EV DISPENSER STATION CUT SHEETS

SHEET NUMBER
E-4.1

# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | EV Charging Station (Sheetz/Ionna) |
| Occupancy Address: | 7550 Old Troy Pike |

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

| | | | |
|---|---|---|---|
| MCBR BLD: | | HH P&D: | |
| MCBR MEC: | | HHFD Plan: | 24-360 |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 9/11/2024 |

## ***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 currently.**

**The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Huber Heights Codified Ordinance, Ohio Building Code 2024 (where applicable), as well as any other State Agency requirements.**

**Requirements:**

- **Bollards shall be provided to protect charging stations. Ohio Fire Code 312.**
- **Portable fire extinguishers installed shall comply with OBC 906.**
- **Emergency shut-off switches shall be provided and labeled as to which device they protect. Ohio Fire Code 509.1.1.**
- **Permits shall be obtained from Montgomery County Building Regulations.**

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

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

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

**AI-10419** **7. E.**

**Planning Commission**

Meeting Date: 10/15/2024

Rezoning and Basic Development Plan

---

Information

Agenda Title

REZONING AND BASIC DEVELOPMENT PLAN - The applicant, TJL-CES, LLC, is requesting approval of a Rezoning of 2.75 acres to Planned Commercial (PC) and a Basic Development Plan approval for 0.98 acres to construct a Domino’s Pizza (pick-up and delivery only). Property is located at 8920 and 8960 Old Ttoy Pike (RZ BDP 24-22).

Purpose and Background

---

Attachments

Application

Staff Report

Decision Record

Drawings

Fire Assessment

---

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

RECEIVED
SEP 24 2024
By

## PLANNING DEPARTMENT

**********

**6131 Taylorsville Road**
**Huber Heights, Ohio 45424**

**937.233.1423**
**937.233.1272 (Fax)**

**********

Application Number RZ 24-22
Receipt Number 830031

Date Filed 9/24/24
Amount Paid 200.00

### TYPE OF ACTION REQUESTED

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

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

Oct. 15

## APPLICANT INFORMATION

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

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | TJL-CES, LLC | Name | Calibre Engineering, Inc. (Agent) |
| Address | 5099 Springboro Pike | Address | Art Harden |
| | Moraine, OH 45439 | | 7700 Paragon Rd., Ste C |
| | | | Centerville, OH 45458 |
| | | Phone | (937) 885-9380 |
| Phone | (250) 650-9347 | Fax | |
| Fax | | Email | Calibreeng@aol.com |
| Email | Tristan.Koehler@daytondominos.com | | |

## PROPERTY INFORMATION

Project Name: Domino's Huber Heights

Location of property: 8920 and 8960 Old Troy Pike, Huber Heights, OH 45424

Book _____ Page _____ Parcel Number(s) P70 00203 0002, P70 00203 0001

Current Zoning: Residential Proposed Zoning: PC - Planned Commercial

Property Owner's Name: William and Barbara Daniels, Robert Hilderbran Telephone: _____

Address: 8305 Wildcat Road, Tipp City, OH 45371; 6959 Sylmar Court, Dayton, OH 45424

Total acres included in this application: _____

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

Brief description of application request:
Change in zoning to allow development of a Domino's restaurant and possible future retail.

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

Name of Engineer: Calibre Engineering, Inc. Telephone: (937) 885-9380

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

**Applicant's Signature**

Art Harden

Applicant's Signature:

Art Harden (Calibre Engineering, Inc. - Agent)

Printed Name:

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

William Daniel

OWNER

Subscribed and sworn to before me this 23 day of September, 2024.

NOTARIAL SEAL
STATE OF OHIO

JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

NOTARY PUBLIC

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

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Date Received ____________ Fee Paid ____________ Received by ____________

**Applicant's Signature**

Art Harden

Applicant's Signature:

Art Harden (Calibre Engineering, Inc. - Agent)

Printed Name:

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

Robert H Hildebran

OWNER

Subscribed and sworn to before me this 23 day of September, 2024.

NOTARY SEAL STATE OF OHIO

JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

NOTARY PUBLIC

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

Date Received ______________ Fee Paid ______________ Received by ______________

**Applicant's Signature**

Art Harden

Applicant's Signature:

Art Harden (Calibre Engineering, Inc. - Agent)

Printed Name:

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

Barbara Daniels

OWNER

Subscribed and sworn to before me this 23 day of September, 2024.

NOTARIAL SEAL STATE OF OHIO

JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

NOTARY PUBLIC

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

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Date Received ____________ Fee Paid ____________ Received by ____________

## ADDITIONAL CONTACT INFORMATION

### PROPERTY OWNER

Name: William & Barbra Daniels
Address: 8305 Wildcar Rd., Tipp City, OH 45371
Robert Hildebrand
6959 Sylmar Ct., Dayton, OH 45424
Phone:
Fax:
Email:

### AGENT

Name: Calibre Engineering, Inc.
Address: 7700 Paragon Road
Suite C
Centerville, OH 45458
Phone: (937) 885-9380
Fax:
Email: calibreeng@aol.com

### ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

### DEVELOPER

Name:
Address:
Phone:
Fax:
Email:

### LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

### ENGINEER

Name: Calibre Engineering, Inc.
Address: 7700 Paragon Road
Suite C
Centerville, OH 45458
Phone: (937) 885-9380
Fax:
Email: calibreeng@aol.com

### LANDSCAPE ARCHITECT

Name:
Address:
Phone:
Fax:
Email:

### OTHER

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

Witness

By: Art Harden, Calibre Engineering Inc.
Applicant's Signature

Date: 09-23-2024

Project: Domino's Huber Heights

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Calibre Engineering Inc to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

William Daniels
Owner's Signature

Robert Hilderbran
Owner's Signature

WILLIAM DANIELS
Printed Name

ROBERT HILDERBRAN
Printed Name

Sworn to before me and subscribed in my presence by the said

William Daniels, Robert Hilderbran on this 23 day of September, 2024.

NOTARIAL SEAL
STATE OF OHIO

JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

Notary Public

# Memorandum

Staff Report for Meeting of October 15, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: October 10, 2024

Subject: RZ BDP 24-22 (Domino's Huber Heights)
8920 & 8960 Old Troy Pike

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | TJL-CES, LLC – Applicant<br>Wiliam Danials / Robert Hilderbran – Owners |
| **DEVELOPMENT NAME:** | Domino's Huber Heights |
| **ADDRESS/LOCATION:** | 8920 & 8960 Old Troy Pike |
| **ZONING/ACREAGE:** | R-1 Residential / 2.75 Acres |
| **EXISTING LAND USE:** | Residential |
| **ZONING ADJACENT LAND:** | North: PC<br>East : PR<br>West: I-1<br>South: PR |
| **REQUEST:** | The applicant seeks a rezoning of 2.75 acres to Planned Commercial and basic development plan approval for 0.98 acres to construct a Domino's Pizza (pick-up and delivery only). |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1171, 1176 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

**Overview**
The applicant seeks to rezone 2.75 acres from R-1 to Planned Commercial, create two lots and construct a new 2,220 SF Domino's Pizza on 0.98 acres and reserve the remaining 1.77 acres for future development. The Domino's Pizza will be pick-up and delivery only. There will be no dine-in seating.

The applicant has indicated the drive-up window is for pick-up only. Orders are not taken at the window. On-site employees vary by the time of day. Lunch typically has two inside staff and 2 delivery drivers. Busy nights may have eight inside staff and ten drivers. Rarely are more than two drivers on site simultaneously.

**Site Characteristics**
The site is generally flat with two existing residential structures. The perimeter of the site is lined with mature trees that serve as natural screening and buffering for the residential properties to the east and south.

The site is located along Old Troy Pike, a major arterial road. A car wash is located north of the site and Trimble is located across Old Troy Pike.

**Applicable Zoning Regulations**
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:
(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

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

Chapter 1171.06 - General standards for approval, states:
The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

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

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

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

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

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

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

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

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

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

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

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

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

## Staff Analysis

The staff analysis addresses the rezoning request and elements of the Basic Development Plan and standards for approval.

### Rezoning Analysis:

The applicant requests the rezoning of approximately 2.75 acres from R-1 Residential to Planned Commercial (PC).

*Conformance with Comprehensive Plan*

The City's comprehensive plan indicates the site is within the Northtown pattern area adjacent to the Regional Commercial pattern area. The Northtown pattern area recognizes that is growing and will likely to continue to grow beyond the current municipal boundaries. The Regional Commercial pattern area recognizes the commercial / retail patterns of the area and emphasizes beautification, reuse of existing parking areas, and growing new tenants.

Given the location of this site along Old Troy Pike, its context within the Northtown pattern area, adjacent to the Regional Commercial pattern area, staff feels the rezoning from R-1 to PC is consistent with the comprehensive plan.

### Basic Development Plan Analysis:

The applicant proposes constructing a 2,220 SF pick-up and delivery only Domino's Pizza store. The applicant has submitted a basic site plan illustrating uses, setbacks, parking, and circulation.

Conformance With Planned Commercial District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The front parking setback is 25 feet, consistent with the development standards.
- The building is set back 73 feet, the development standard is 75 feet.
- The north setback is 10 feet between the pavement and the property line. The distance between the carwash driveway and the Domino's driveway will be 15 feet, which will provide adequate room for landscaping and screening.
- Landscaping and lighting plans have not been submitted but will be reviewed with the Detailed Development Plan application.
- Building elevations were not provided but will be reviewed with the Detailed Development Plan application.

Parking and Loading:

- The applicant proposes 21 parking spaces, more than the 15 the code requires for this type of restaurant use. Parking stall dimensions are 10' x 18', as required.

Signs:

- A sign package was not submitted with the application and will be reviewed when the detailed development plan is submitted.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

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

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and will share one curb cut.

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

While no development schedule has been submitted, this type of development should be constructed in less than 12 months.

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

This section of Old Troy Pike has adequate capacity to service this proposed use.

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

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply will all building and fire code requirements.

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

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

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

The staff believes the site plan is generally well arranged, and internal circulation is efficient and compatible with the intended use. The landscaping requirements will be reviewed with the Detailed Development application.

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

The perimeter of the site has a significant amount of mature trees and vegetation as natural buffering from the residential uses to the east and south. Staff recommends the south and east perimeter remain undisturbed and all healthy trees remain.

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

The site is generally flat.

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

All utilities will be placed underground.

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

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

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

All proposed uses are consistent with the Planned Commercial district zoning being requested as part of this application. Staff does not anticipate excessive noise, traffic or fumes. The screened in dumpster is located far from any residential use.

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

The staff believes the rezoning is consistent with the comprehensive plan and will not adversely affect surrounding properties.

**Additional Comments:**

**Fire:** See attached.

**City Engineer:** No comments received.

**Recommendation**

Staff supports the rezoning from Residential (R-1) to Planned Commercial. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the rezoning and Basic Development Plan with the following conditions:

- The applicant shall assess the health of the existing trees along the site's east and south perimeter that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
- The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
- Signs shall conform with Chapter 1189, unless otherwise approved in the Detailed Development Plan by the Planning Commission.
- Permitted uses shall be those listed as permitted uses in Section 1176.01, except the following are prohibited:
    - Vehicle sales, rental or service
    - Sweepstakes Cafes
    - Short-term lenders (pay-day lenders, loans against auto titles, etc.)
    - Dry cleaners
    - Outdoor sales and storage, unless approved by the Planning Commission

**Planning Commission Action**

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

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

# Planning Commission Decision Record

WHEREAS, on September 24, 2024, the applicant, TJL-CES, LLC, requested approval of a Rezoning of 2.75 acres from Residential (R1) to Planned Commercial (PC) and a Basic Development Plan for 0.98 acres to construct a Domino's Pizza (pick-up and delivery only). Property is located at 8920 Old Troy Pike, further identified as Parcel Numbers P70 00203 0001 and P70 00203 0002 of the Montgomery County Auditor's Map (Case RZ 24-22), and;

WHEREAS, on October 15, 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, TJL-CES, LLC, for approval of a Rezoning and Basic Development Plan. Property is located at 8920 Old Troy Pike (Case RZ 24-22), in accordance with the recommendation of Staff's Memorandum dated October 10, 2024, with the following conditions:

1. The applicant shall assess the health of the existing trees along the site's east and south perimeter that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
3. Signs shall conform with Chapter 1189, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

4. Permitted uses shall be those listed as permitted uses in Section 1176.01, except the following are prohibited:
    a. Vehicle sales, rental or service
    b. Sweepstakes Cafes
    c. Short-term lenders (pay-day lenders, loans against auto titles, etc.)
    d. Dry cleaners
    e. Outdoor sales and storage, unless approved by the Planning Commission

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

_____ _____
Terry Walton, Chair Date
Planning Commission

N

P48001845

Zoned: PC - Planned Commercial

P48000133

P48001415

P48000135

200' Offset

Zoned: A - Agricultural

P70 04006 0021

Zoned: PC - Planned Commercial

P70 04006 0022

P70 04006 0020

P70 00508 0021

P70 00508 0022

P70 00508 0023

Zoned: PR Planned Residential

P70 04006 0114

Zoned: I-1 Light Industrial & Mixed Use

Old Troy Pike

498.9'

119.0'

33.1'

33.6'

227.6'

17.4'

240.7'

P70 00203 0001

P70 00203 0002

Zoned: R-1 Residential

11.2'

94.3'

P70 00203 0003

49.1'

11.5'

P70 00508 0024

P70 00508 0025

P70 00508 0032

P70 00508 0031

P70 00508 0030

P70 00508 0029

P70 00508 0028

P70 00508 0027

P70 00508 0026

P70 00508 0015

P70 00508 0009

P70 00508 0010

200' Offset

P70 04006 0112

Waynegate Road

Zoned: PR Planned Residential

Zoned: PR Planned Residential

P70 00508 0007

P70 00508 0008

P70 04006 0110

P70 00508 0001

P70 00508 0002

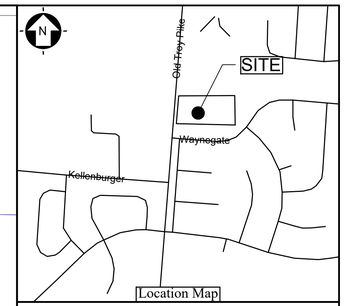
P70 00508 0003

P70 00508 0004

P70 00508 0005

P70 00508 0006

P70 00507 0009




The depicted plan is intended as a presentation of a concept for a proposed development. The plan is subject to all rules and regulations of the local governing municipality. Boundary information is based on GIS information or other owner supplied data and is considered approximate.

SCALE:

0 40 80 160

SCALE 1"= 40'

| No. | DATE | ISSUED | REV. |
|---|---|---|---|
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| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |

Project Area

SEAL:

STATE OF OHIO
CLAUDE A. HARDEN
53021
REGISTERED
PROFESSIONAL ENGINEER

Seal not official unless Signed

DATE: Sept. 24, 2024


**Calibre Engineering**
7700 Paragon Road, Suite C
Centerville, OH 45459
937.885.9380
CalibreEng@aol.com


**Domino's Huber Heights**

**8920 and 8960 Old Troy Pike**
**Tipp City, OH 45371**

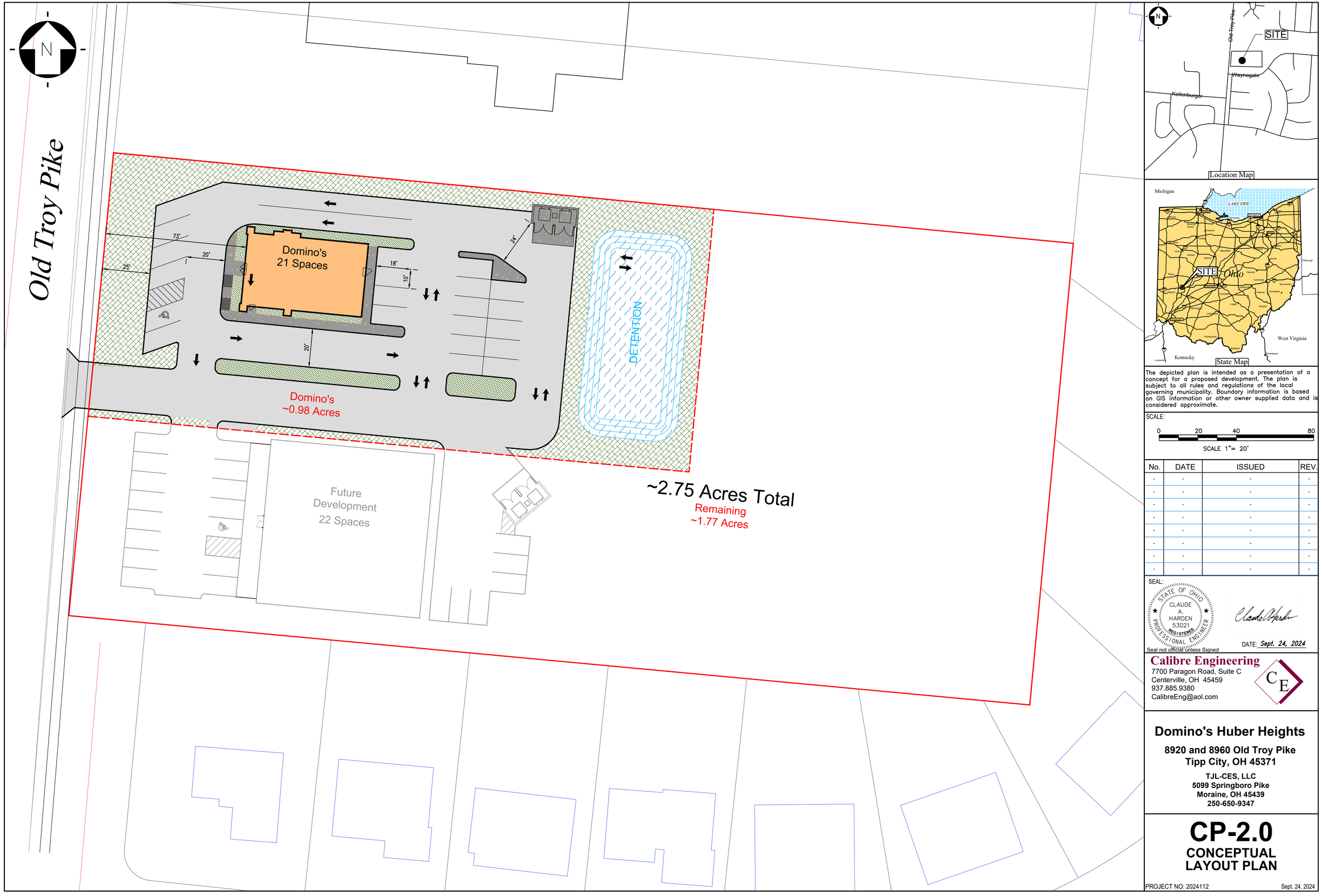
**TJL-CES, LLC**
**5099 Springboro Pike**
**Moraine, OH 45439**
**250-650-9347**

# CP-1.0

## PARCEL MAP

PROJECT NO: 2024112

Sept. 24, 2024







Location Map




State Map

The depicted plan is intended as a presentation of a concept for a proposed development. The plan is subject to all rules and regulations of the local governing municipality. Boundary information is based on GIS information or other owner supplied data and is considered approximate.

SCALE:

0 20 40 80

SCALE 1"= 20'

| No. | DATE | ISSUED | REV. |
|---|---|---|---|
| . | . | . | . |
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| . | . | . | . |
| . | . | . | . |

SEAL:

STATE OF OHIO
CLAUDE A. HARDEN
53021
REGISTERED
PROFESSIONAL ENGINEER

Seal not official unless Signed

DATE: Sept. 24, 2024

**Calibre Engineering**
7700 Paragon Road, Suite C
Centerville, OH 45459
937.885.9380
CalibreEng@aol.com

## Domino's Huber Heights

**8920 and 8960 Old Troy Pike**
**Tipp City, OH 45371**

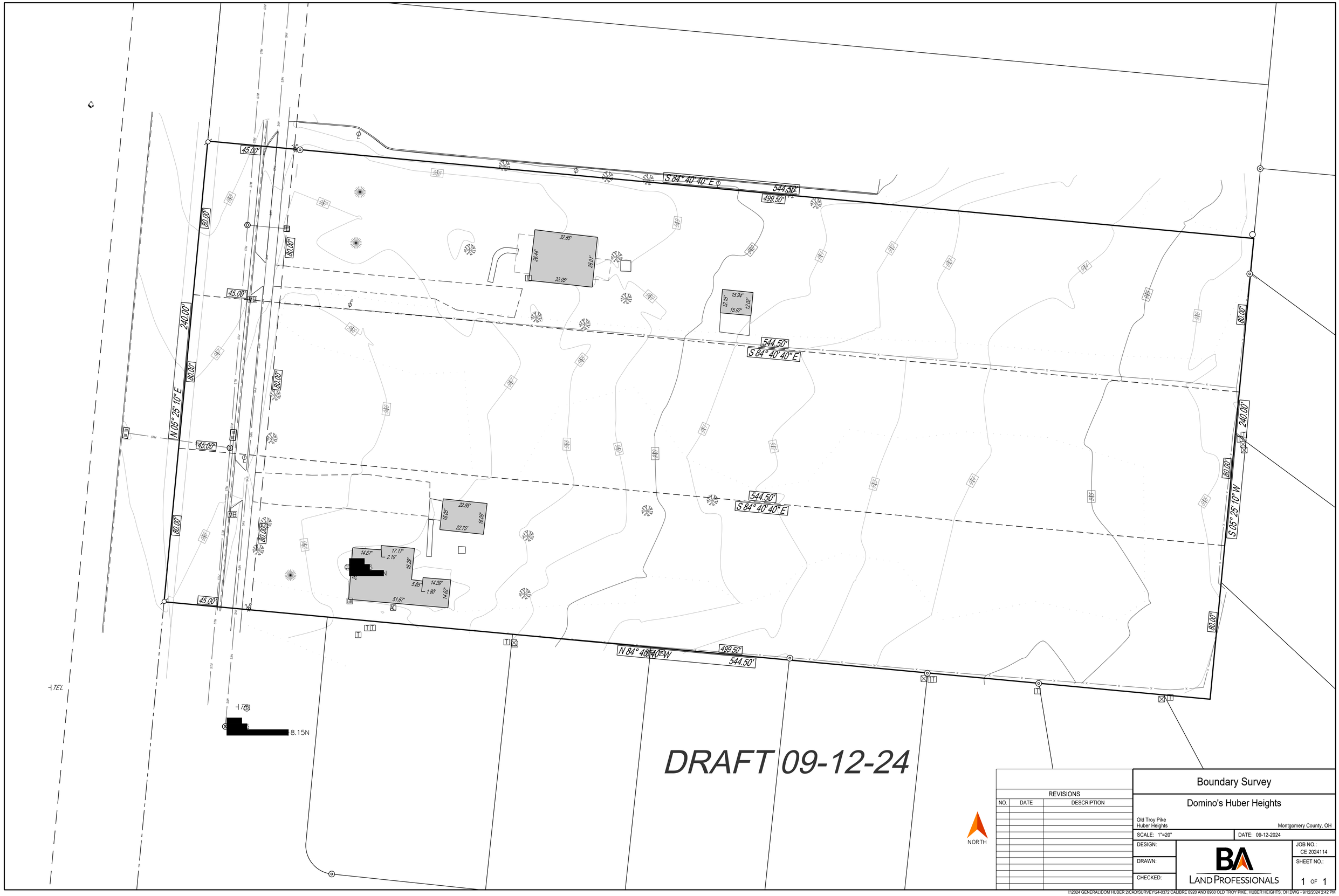
**TJL-CES, LLC**
**5099 Springboro Pike**
**Moraine, OH 45439**
**250-650-9347**

# CP-2.0

## CONCEPTUAL LAYOUT PLAN

PROJECT NO: 2024112

Sept. 24, 2024




| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

# Boundary Survey

## Domino's Huber Heights

Old Troy Pike
Huber Heights

Montgomery County, OH

SCALE: 1"=20'

DATE: 09-12-2024

DESIGN:

DRAWN:

CHECKED:

BA LAND PROFESSIONALS

JOB NO.: CE 2024114

SHEET NO.: 1 OF 1

I:\2024 GENERAL\DOM HUBER 2\CAD\SURVEY\24-0372 CALIBRE 8920 AND 8960 OLD TROY PIKE, HUBER HEIGHTS, OH.DWG - 9/12/2024 2:42 PM

# Huber Heights Fire Division

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

| | |
|---|---|
| Occupancy Name: | Proposed Dominos |
| Occupancy Address: | 8920-8960 Old Troy Pike |

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

| | | | |
|---|---|---|---|
| MCBR BLD: | Not Yet Assigned | HH P&D: | |
| MCBR MEC: | | HHFD Plan: | 24-388 |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 10/4/2024 |

## *Fire Department Comments:*

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

**Review is for approval of rezoning. These comments are based only on the proposed site work, fire department access and basic fire protection concept. 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 for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:**

**Requirements: (Site Plan)**

- **The turn radius for fire department apparatus shall comply with Ohio Fire Code D103.3 and 503.2.4. (Turn radius on the east side of property between island and dumpster needs to be adjusted.)**
- **A new fire hydrant will be required. Hydrant spacing shall comply with Huber Heights Codified Ordinance 1521.06(c). (Current hydrants are located on the west side of Old Troy Pike, a new hydrant shall be provided on the east side.)**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

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

**AI-10420** **7. F.**

**Planning Commission**

Meeting Date: 10/15/2024

Basic Development Plan

---

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, GREY FOX CAPITAL, is requesting approval of a Basic Development Plan for a 159-unit townhome development on 24.6 acres. Property is located at 5425 Charlesgate Road (BDP 24-23).

Purpose and Background

---

Attachments

Application

Staff Report

Decision Record

Legal Description

Drawings

Fire Assessment

---

# DEVELOPMENT APPLICATION

## CITY OF HUBER HEIGHTS

## PLANNING DEPARTMENT

**********

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

**********

Application Number_____ Date Filed _____
Receipt Number _____ Amount Paid_____

### TYPE OF ACTION REQUESTED

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

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

## APPLICANT INFORMATION

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

| | APPLICANT | | CONTACT PERSON |
|---|---|---|---|
| Name | Grey Fox Capital | Name | Jake Shields |
| Address | 6161 Oak Tree Boulevard, Suite 250<br>Independence, OH 44131 | Address | 6161 Oak Tree Boulevard, Suite 250<br>Independence, OH 44131 |
| Phone | 330-618-5692 | Phone | 330-618-5692 |
| Fax | N/A | Fax | N/A |
| Email | jacobshields@greyfoxcapital.net | Email | jacobshields@greyfoxcapital.net |

## PROPERTY INFORMATION

Project Name: Creekside Townhomes

Location of property: 5425 Charlesgate Road, Huber Heights, OH 45424

Book 110 Page 6 Parcel Number(s) P70 01924 0003

Current Zoning: PR - Planned Residential Proposed Zoning: PR - Planned Residential

Property Owner's Name: Luke Smith Trustee Telephone: (760) 274-7711

Address: Mailing Address: 1106 2nd Street 851, Encinitas, CA 92024

Total acres included in this application: 24.6 ac

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

Brief description of application request:

This application request is for Basic Development Plan Review and Approval of a residential development consisting of 159 Townhomes with associated roadway and utility infrastructure.

Applicant's status: Owner _____ Lessee _____ Purchaser _X_____ Agent_____

Name of Engineer: CESO, Inc. Telephone: 937-609-4381

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

**Applicant's Signature**

______________________________
Applicant's Signature:

Jacob Shields
______________________________
Printed Name:

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

Luke Smith
______________________________
OWNER

Subscribed and sworn to before me this 19 day of September, 2024.

NOTARY PUBLIC · STATE OF TEXAS

Jonathan Gutheinz

ID NUMBER
13244706-6
COMMISSION EXPIRES
April 22, 2028

______________________________
Jonathan Gutheinz NOTARY PUBLIC
Electronically signed and notarized online using the Proof platfor

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

= = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = =

Date Received ______________ Fee Paid ______________ Received by ______________

## ADDITIONAL CONTACT INFORMATION

### PROPERTY OWNER

Name: Luke Smith Trustee
Address: 1106 2nd Street 851
Encinitas, CA 92024
Phone:
Fax:
Email:

### AGENT

Name: N/A
Address:
Phone:
Fax:
Email:

### ATTORNEY

Name: N/A
Address:
Phone:
Fax:
Email:

### DEVELOPER

Name: Grey Fox Capital
Address: 6161 Oak Tree Boulevard, Suite 250
Independence, OH 44131
Phone: 330-618-5692
Fax: N/A
Email: jacobshields@greyfoxcapital.net

### LAND PLANNER

Name: Same Firm as Engineer
Address:
Phone:
Fax:
Email:

### ENGINEER

Name: CESO, Inc. - Jon Buchanan
Address: 3601 Rigby Road, Suite 300
Miamisburg, OH 45342
Phone: 937-609-4381
Fax: N/A
Email: buchanan@cesoinc.com

### LANDSCAPE ARCHITECT

Name: Same Firm as Engineer
Address:
Phone:
Fax:
Email:

### OTHER

Name:
Address:
Phone:
Fax:
Email:

## STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

Witness

By: _____
Applicant's Signature

Date: 9/24/24

Project: Creek side Townhomes

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Jake Shields to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

Luke Smith
Owner's Signature

Owner's Signature

Luke Smith
Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said Luke Smith on this 19 day of September, 2024.

NOTARY PUBLIC STATE OF TEXAS
Jonathan Gutheinz
ID NUMBER
13244706-6
COMMISSION EXPIRES
April 22, 2028

Jonathan Gutheinz Notary Public



Electronically signed and notarized online using the Proof platfor

# BASIC DEVELOPMENT PLAN SUBMITTAL CHECKLIST

## CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

## PLANNING DEPARTMENT

1. Legal description of the subject property.

2. Mailing labels to be provided with the names and addresses of adjoining property owners within 200' of the development.

3. Eight (8) drawings 24” x 36” in size, and a pdf of all drawings to ghoskins@hhoh.org .

4. Basic Development site plans shall be scaled at 1” to 20’, 1” to 40’, or other scale acceptable to the City. Plans must show the following:
    a. Property lines, right-of-way lines, and all easements of record.
    b. Location of all abutting properties within 200’ and a list of owners and addresses.
    c. Location of all public and private utilities including local services on or adjacent to site.
    d. Existing physical features, including structures, drives, adjacent roads and number of lanes, ditches, trees, wells, sanitary fields, etc.
    e. Sizes, grades, and type of material for all existing gravity sewers, force mains, and appurtenances.
    f. Existing elevations at property corners and other key locations (USGS datum).
    g. Location of proposed structures, out buildings and/or other improvements, setback dimensions, landscaping or buffer strips, parking spaces, handicapped parking, type of ground surface, freestanding signs or lighting, underground tanks, detention ponds and approximate sizes of all facilities.
    h. One (1) foot contour lines, swales, and other natural or man-made drainage facilities either on the property or in the streets and easements adjacent to the property. Direction of on-site overload flow and any changes in flow after proposed development.
    i. Direction of drainage flow for all abutting properties together with location and direction of concentrated water volumes (downspouts, field tiles, etc.).
    j. Proposed finished grades of all structures, ground elevations at all structure corners and tentative grades for all proposed driveways, swales, pipes, etc.
    k. Traffic impact study prepared by a third-party professional.
    l. Dedication of street to adopted right-of-way limits when required by thoroughfare plan.
    m. Widening of roadways and inclusion of sidewalks when required by thoroughfare plan.
    n. Storm water management plan and preliminary hydraulic calculations in accordance with Montgomery County, Ohio Standards.

5. Listing of proposed uses.

6. Conceptual building elevations of proposed buildings indicating true colors and materials.

7. Other information as requested by the City.

8. Upon receipt of final review comments from the Planning Department, applicant shall submit eight (8) copies of the revised plans required in this check list, any other revised or amended documents, and a pdf of all drawings to ghoskins@hhoh.org at least one week prior to the date of the Planning Commission meeting.

9. Traffic impact studies.

# FEE SCHEDULE - CITY OF HUBER HEIGHTS PLANNING & ZONING

## ZONING

| | |
|---|---|
| Accessory Building | $ 30.00 |
| Alteration (Exterior Only) | |
| Commercial/Residential | $ 30.00 |
| Carport | $ 30.00 |
| Commercial TV/Radio Cellular / Co-Location | $ 100.00 |
| Construction Trailer/Office | $ 30.00 |
| Festivals/Carnivals | $ 30.00 |
| Fireplace | $ 30.00 |
| Garage – Attached/Detached | $ 30.00 |
| Hot Tub | $ 30.00 |
| Mobile Food Vending | $ 100.00 |
| Outdoor Sales | $ 100.00 |
| Patio Cover / Pergola | $ 30.00 |
| Patio Enclosure | $ 30.00 |
| Pre-Sale Inspections | $ 40.00 |
| Pre-Sale Multi-Unit | $ 20.00 per unit |
| Re-Inspection (after 2nd inspect) | $ 20.00 |
| Room Addition | $ 30.00 |
| Signs: | |
| Temporary Signs | $ 25.00 /30 days (limit 3 per year) |
| Permanent Signs | $ 30.00 + $1.00 per sq. ft. |
| Storage Shed | $ 30.00 |
| Swimming Pool | $ 30.00 |
| Temporary Dumpster | $ 30.00/60 days (limit 2 per year) |
| Temporary Storage | $ 30.00/30 days (limit 3 per year) |
| Transfer of Responsibility | $ 25.00 |
| Transfer of Special Use | $ 50.00 |
| Zoning Compliance Certificate | $ 50.00 |
| BZA | $ 75.00 |

**STRUCTURES – NEW CONSTRUCTION:**

| | |
|---|---|
| Single Family Dwelling | $ 150.00 |
| Multiple Family Dwelling | $ 75.00 per unit |
| Commercial, Industrial, & Public Structures | $ 150.00 + $ 50 per additional 1,000 sq. ft. over 5,000 sq. ft |

## PLANNING

| | |
|---|---|
| Amendment to Zoning Ord | $ 200.00 |
| Appeal of Admin Decision | $ 75.00 |
| BZA (Variance) | $ 75.00 |
| Codified Ordinances | $ 75.00 |
| Basic Development Plan | $ 500.00 |
| Combined Development Plan | $ 800.00 + $25 per acre |
| Comprehensive Dev Plan | $ 35.00 |
| Detailed Development Plan | $ 300.00 + $25 per acre |
| Preliminary Plat | $ 100.00 |
| Final Plat | $ 40.00 per acre |
| Replat | $ 40.00 per acre |
| Lot Splits | $ 50.00 per new lot created |
| Major Change to PUD | $ 250.00 |
| Minor Change to PUD | $ 150.00 |
| Rezoning | $ 200.00 |
| Special Use | $ 150.00 |
| Transfer of Special Use | $ 50.00 |
| Subdivision Regulations | $ 10.00 |

*Rev. 9/2019*

# Memorandum

Staff Report for Meeting of October 15, 2024

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: October 11, 2024

Subject: BDP 24-23 Creekside Townhomes
Wildcat Road & Charlesgate Road

Department of Planning and Zoning City of Huber Heights

| | |
|---|---|
| **APPLICANT/OWNER:** | Grey Fox Capital – Applicant<br>Luke Smith Trustee – Owner |
| **DEVELOPMENT NAME:** | Creekside Townhomes |
| **ADDRESS/LOCATION:** | 5425 Charlesgate Road |
| **ZONING/ACREAGE:** | PR Planned Residential / 24.6 Acres |
| **EXISTING LAND USE:** | Vacant lands |
| **ZONING ADJACENT LAND:** | North: R-2 / R-6<br>East : PP<br>West: A<br>South: A |
| **REQUEST:** | The applicant seeks basic development plan approval for a 159 unit townhome development on 24.6 acres. |
| **ORIGINAL APPROVAL**: | N/A |
| **APPLICABLE HHCC:** | Chapter 1171, 1172 |
| **CORRESPONDENCE:** | In Favor – None Received<br>In Opposition – None Received |

**Overview**
The applicant seeks basic development plan approval for a 159 unit townhome development on 24.6 acres. The proposed townhomes are two-story with attached garages. The development will include 8.33 acres of open space with walking paths throughout.

**Site Characteristics**
The site is wooded with a steep ravine and stream bisecting the site. This ravine and stream have historically been an impediment to its development. The applicant is proposing two development areas with entrances from Wildcat and Charlesgate. The two development areas will be connected via walking paths only. Much of the stream and surrounding trees and vegetation will remain undisturbed.

**Applicable Zoning Regulations**
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:
(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

Chapter 1171.06 - General standards for approval, states:
The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

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

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

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

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

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

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

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

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

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

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

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

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

**Staff Analysis**
The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

**Basic Development Plan Analysis:**
The applicant seeks basic development plan approval for a 159-unit townhome development on 24.6 acres. The proposed townhomes are two-story with attached garages. The development will include 8.33 acres of open space with walking paths throughout.

The applicant has submitted a basic site plan illustrating general building locations, setbacks, parking, and circulation.

Conformance With Planned Residential District Requirements:

Uses: Townhomes are a permitted use.

Development Standards:

- Density: The gross density is 6.5 dwelling units per acre (DUA) and the net density (less open space) is 9.77 DUA. The PR district allows a net density up to 12 DUA.
- The minimum building setbacks are 25 feet from the back of curb.
- The minimum spacing between buildings is 25 feet.
- Landscaping and lighting plans have not been submitted, but will be reviewed with the detailed development plan application.
- Anticipated building elevations are shown on sheet 11. The concept drawings illustrate a mixture of siding styles and stone accents. Townhome elevations will be reviewed with the detailed development plan application.

Parking and Loading:

- The applicant proposes 347 parking spaces, or 2.18 spaces per unit. Parking is provided through attached garages, driveway space and off-street areas.

Signs:

- A concept entry feature sign is illustrated on sheet 11. The final sign design will be reviewed with the detailed development plan application.

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

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

This development is located in the Riverfront development pattern area. The key elements are to structure developments around trail and green networks, and focus on traditional neighborhood and trail-oriented development principles. The comprehensive

plan envisions a 14.5-mile multi-use loop, part of which will travel along Wildcat Road near this proposed development.

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on underutilized streets, is designed with traditional neighborhood principles, may serve as one section of the Loop.

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

No development schedule has been submitted at this time, however staff expects this product will be well received based on other townhome developments.

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

These sections of Wildcat Road and Charlesgate Road have adequate capacity to serve the development. Charlesgate is fully improved. Wildcat will be improved to city standards along the development frontage.

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

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply will all building and fire code requirements.

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

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

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

The staff believes the site plan is generally well arranged, and internal circulation is efficient and compatible with the intended use. The landscaping requirements will be reviewed with the Detailed Development application.

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

The main natural feature of this site is the ravine and stream that bisect this site, along with the mature trees along the stream area. These features will remain and walking paths installed so residents can easily experience them.

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

The site is being developed on the flatter areas of the site. Grading will be required, but the existing stream and steep ravine should be undisturbed.

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

All utilities will be placed underground.

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

Staff does not anticipate excessive additional public services required to support this development. This development will require water to be extended down Wildcat Road, which will ultimately benefit the proposed Hidden Heights campground.

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

All proposed uses are consistent with the Planned Residential district. Staff does not anticipate excessive noise, traffic or fumes.

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

The lands are currently zoned for this proposed use.

**Additional Comments:**

**Fire:** See attached.

**City Engineer:** The engineer's comments have been provided to the applicant.

**Recommendation**

Staff supports the approval of the basic development plan application submitted on September 25, 2024. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the basic development plan with the following conditions:

- The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
- The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
- Signs shall conform with Chapter 1189, unless otherwise approved in the detailed Development Plan by the Planning Commission.
- Water and sanitary lines shall be placed in public easements.
- The frontage along Wildcat shall be improved to city standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

**Planning Commission Action**

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

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

# Planning Commission Decision Record

WHEREAS, on September 24, 2024, the applicant, Grey Fox Capital, requested approval of a Basic Development Plan for 159-unit townhome development on 24.6 acres. Property is located at 5425 Charlesgate Road, further identified as Parcel Number P70 01924 0003 of the Montgomery County Auditor's Map (Case BDP 24-23), and;

WHEREAS, on October 15, 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, Grey Fox Capital, for approval of a Basic Development Plan. Property is located at 5425 Charlesgate Road (Case BDP 24-23), in accordance with the recommendation of Staff's Memorandum dated October 11, 2024, with the following conditions:

1. The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
3. Signs shall conform with Chapter 1189, unless otherwise approved in the detailed Development Plan by the Planning Commission.
4. Water and sanitary lines shall be placed in public easements.

5. The frontage along Wildcat shall be improved to city standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

# DESCRIPTION

## Containing 24.597 Total Acres

Situated in Section 30, Town 2, Range 8, M.R.S., City of Huber Heights, Montgomery County, Ohio, Being all of Lot 15161 of Herbert C. Huber Plat No. 66, as recorded in Plat Book 110, Page 6 of the Montgomery County Recorders Office and being more particularly described as follows;

Beginning at the southwest corner of Lot 20685 as recorded in Herbert C. Huber Plat No. 68, Section One-C, as recorded in Plat Book 112, Page 17, said point being on the northerly right-of-way line of Charlesgate road;

Thence with said northerly right-of-way line of Charlesgate Road, **South 47°21'43" West**, a distance of **716.74 feet** to a point on the northerly line of Lot 8 of Northpark Section Five, as recorded in Plat Book 232, Page 59;

Thence with the north line of said Northpark Section Five, **North 84°28'01" West**, a distance of **1093.62 feet** to a found 5/8-inch iron pin with yellow cap on the easterly right-of-way line of Wildcat Road, as dedicated in Plat Book 110, Page 6;

Thence with said easterly right-of-way line of Wildcat Road, **North 05°25'54" East**, a distance of **785.62 feet** to a found 5/8-inch iron pin stamped "NBP 6508" on the south line of a 15.4715 acre tract of land conveyed to David Studebaker, as recorded in I.R. Deed 20-009464;

Thence with the southerly line of said 15.4715 acre tract, and with the southerly lines of a 4.091 acres tract conveyed to Doris M. Studebaker, as recorded in I.R. Deed 02-011063, and a 3.877 acre tract conveyed to David Scott and Susan McCoy, as recorded in I.R. Deed 2023-00052709, **South 84°29'41" East**, a distance of **1291.42 feet** to a found 3/4 inch iron pin at a westerly corner of aforesaid Lot 20685 of Herbert C. Huber Plat number 68 Section One-C;

Thence with a westerly line of said Lot 20685, **South 42°37'19" East**, a distance of **378.01 feet** to the **POINT OF BEGINNING** containing 24.597 acres more or less.

This description is for zoning purposes only.

# BASIC DEVELOPMENT PLAN

# CREEKSIDE TOWNHOMES

## SEPTEMBER 2024

## STATE OF OHIO, COUNTY OF MONTGOMERY, CITY OF HUBER HEIGHTS


**OWNER/DEVELOPER:**
GREY FOX CAPITAL
6161 OAK TREE BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131
EMAIL: JACOBSHIELDS@GREYFOXCAPITAL.NET
PHONE: (330) 618-5692
CONTACT: JAKE SHIELDS

**ENGINEER:**
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JUSTIN ELAM, P.E.

**SURVEY PROVIDED BY:**
CESO,INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JERRY HOLLOWAY


CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

**SITE DATA:**

| | |
|---|---|
| ZONING: | PLANNED RESIDENTIAL (PR) |
| TOTAL ACREAGE: | 24.597 AC |
| TOTAL UNIT COUNT: | 159 UNITS |
| UNIT COUNT EAST SIDE: | 109 UNITS |
| UNIT COUNT WEST SIDE: | 50 UNITS |
| OPEN SPACE: | 8.33 AC.(33.87%) |
| PROPOSED DENSITY: | 6.5 DUA |
| BUILDING SETBACKS: | |
| FRONT (WILDCAT RD)*: | 40' |
| FRONT (CHARLESGATE RD)*: | 40' |
| FRONT (BACK OF CURB): | 25' |
| MIN. BUILDING SEPARATION REAR: | 40' |
| MIN. BUILDING SEPARATION SIDE: | 25' |

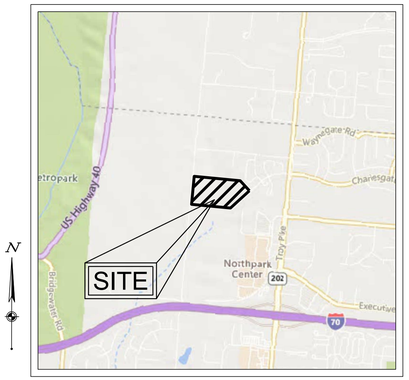
* FRONT SETBACKS MEASURED FROM R/W

| | |
|---|---|
| PARKING REQUIREMENTS: | TWO (2) SPACES/ UNIT |
| TOTAL REQUIRED: | 318 |
| TOTAL PROVIDED: | 347 |
| GARAGE PARKING (1/ UNIT): | 159 |
| DRIVEWAY SPACES: | 159 |
| OFF-STREET SPACES: | 29 |

| DRAWING INDEX | |
|---|---|
| SHEET NUMBER | SHEET TITLE |
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | OVERALL LAYOUT PLAN |
| 4-5 | LAYOUT PLAN |
| 6 | OVERALL UTILITY PLAN |
| 7-8 | UTILITY PLAN |
| 9 | PREDEVELOPED SITE |
| 10 | POST DEVELOPED SITE |
| 11 | ELEVATION PLAN |

**NOTES:**

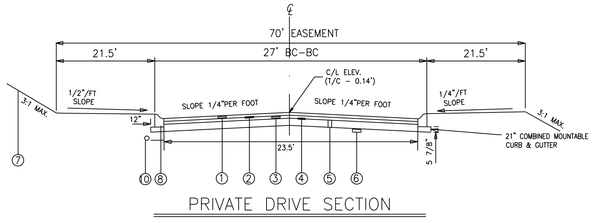
1. SANITARY TO BE TIED INTO CITY OF HUBER HEIGHTS SYSTEM.
2. WATER TO BE INSTALLED AND CONNECTED TO CITY OF HUBER HEIGHTS SYSTEM.
3. ELECTRIC TO BE SUPPLIED BY AES OHIO.
4. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAT APPROVAL.
5. PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
6. CONCRETE WALK TO BE INSTALLED AS SHOWN.
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF HUBER HEIGHTS STANDARDS AND THE OEPA.
8. PROPOSED ZONING: PR - PLANNED RESIDENTIAL
9. HOA TO OWN AND MAINTAIN STORMWATER BASINS.
10. CITY OF HUBER HEIGHTS TO OWN AND MAINTAIN STORMWATER INFRASTRUCTURE (PIPE, STRUCTURES).
11. WILDCAT ROAD TO BE IMPROVED TO CITY SPECIFICATIONS ALONG CREEKSIDE TOWNHOMES FRONTAGE. IMPROVEMENTS TO BE COORDINATED WITH THE CITY DURING FINAL ENGINEERING.
12. STORMWATER RUNOFF RESULTING FROM WILDCAT ROAD FRONTAGE IMPROVEMENTS TO BE ROUTED THROUGH CREEKSIDE TOWNHOMES DEVELOPMENT BASIN.
13. ALL ROADS WITHIN CREEKSIDE TOWNHOMES ARE DESIGNATED AS PRIVATE.




VICINITY MAP
N.T.S.




INDEX MAP
SCALE: 1"=80'




PRIVATE DRIVE SECTION

1 ITEM 404: ASPHALT CONCRETE (1 1/4"SURFACE COURSE) TO BE APPLIED 12 MONTHS AFTER 301 COURSE IS APPLIED.
2 ITEM 407: RC-70 TACK COAT @ 0.1 GAL./S.Y.
3 ITEM 402: ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE) AT END OF 5 DAYS AFTER 408.
4 ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
5 ITEM 304: AGGREGATE BASE (2-5" COURSES)
6 ITEM 203: SUBGRADE COMPACTION
7 ITEM 659: SEEDING AND MULCHING
8 MOUNTABLE CURB & GUTTER
10 4" PVC SCH 40 SUMP PUMP DRAIN LINE 24" DEPTH

STATE OF OHIO
JUSTIN ELAM E-76298
REGISTERED PROFESSIONAL ENGINEER

JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298

09/24/24
DATE

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

Ohio Utilities Protection Service
Call 811 before you dig


CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826


GREY FOX CAPITAL

CREEKSIDE TOWNHOMES
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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| | |
|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=80' |
| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC PRELIMINARY PLAN |

Drawing Title:
**TITLE SHEET**



C:\Users\cowan\DCACCDocs\CESO\Charlesgate Road\Project Files_CESO\03-CIVIL\PLAN\Preliminary\PLAN\765054-01 TITLE SHEET.dwg - 9/24/2024 - Eli Cowan

STUDEBAKER DAVID C
DEED 2020-00009464
PARCEL P70 04006 0002
ZONING: R-2

DORIS M STUDEBAKER
DEED 2002-00063C009
PARCEL P70 04006 0106
ZONING: I-1

DAVID SCOTT & SUSAN MCCOY
PARCEL P70 04006 0107
ZONING: R-2

HUBER COURTYARD
HOMES ASSN
DEED 1983-00138B005
PARCEL P70 01121 0056
ZONING: R-6

TRI-CITIES NORTH REGIONAL
WASTEWATER AUTHORITY
DEED 1983-00318C009
PARCEL P70 04010 0016
ZONING: A

WILDCAT ROAD

FAIRBORN CEMENT
COMPANY LLC
DEED 2017-00019762
PARCEL P70 04010 0019
ZONING: A

EXIST. STREAM

BATON ROUGE DR

CHARLESGATE ROAD

WRIGHT WAY
OHIO LLC
DEED
2023-00055651
PARCEL
P70 04010 0008
ZONING: A

CITY OF HUBER HEIGHTS
PARCEL P70 02025 0012
ZONING: A

KETTERING HEALTH
NETWORK
DEED 1998-00416A009
PARCEL P70 02001 0001
ZONING: PP

LOWES HOME CENTERS INC.
DEED 1998-00822B003
PARCEL P70 04006 0155
ZONING: PC

N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

## LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- 940 — EXISTING INDEX CONTOUR
- 941 — EXISTING INTERMEDIATE CONTOUR
- EXISTING STREAM


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# GREY FOX CAPITAL

# CREEKSIDE TOWNHOMES

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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| | |
|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=60' |
| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**EXISTING CONDITIONS**



C:\Users\sshelton\DC\ACCDocs\CESO\Charlesgate Road\Project Files_CESO\03-CIVIL\PLANS\Preliminary\PLAN\765054-01 EXISTING CONDITIONS.dwg - 9/24/2024 - Steven Shelton




N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED ENTRY MONUMENT

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# GREY FOX CAPITAL

# CREEKSIDE TOWNHOMES

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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| | |
|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=60' |
| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:

## OVERALL LAYOUT PLAN

3

C:\Users\shelton\DCIACCDocs\CESO\Charlesgate Road\Project Files_CESO\03-CIVIL\PLAN\Preliminary\PLAN\765054-01 LAYOUT PLAN.dwg - 9/24/2024 - Steven Shelton




| CENTERLINE CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA | TANGENT |
| C1 | 150.00' | 70.00' | 69.37' | N29° 17' 44"W | 026° 44' 21" | 35.65' |
| C2 | 150.00' | 66.93' | 66.38' | N03° 08' 36"W | 025° 33' 54" | 34.03' |
| C3 | 50.00' | 111.44' | 89.76' | N73° 29' 14"E | 127° 41' 45" | 101.83' |

N

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.
40 0 40 80

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- * PROPOSED ENTRY MONUMENT

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GREY FOX CAPITAL

# CREEKSIDE TOWNHOMES

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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| | |
|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=40' |
| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**LAYOUT PLAN**



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APPROXIMATE LOCATION OF ENTRY MONUMENT - FINAL LOCATION TO BE DETERMINED AT FDP.

WILDCAT ROAD IMPROVEMENTS TO BE CONFIRMED WITH CITY

TRI-CITIES NORTH REGIONAL WASTEWATER AUTHORITY
DEED 1983-00318C009
PARCEL PT0 04010 0016
ZONING: A

STUDEBAKER DAVID C
DEED 2020-00009464
PARCEL PT0 04006 0002
ZONING: R-2

PEDESTRIAN TRAIL SYSTEM

ROAD B

ROAD C

WILDCAT ROAD

PROPOSED BASIN

FAIRBORN CEMENT COMPANY LLC
DEED 2017-00019762
PARCEL PT0 04010 0019
ZONING: A

CITY OF HUBER HEIGHTS
PARCEL PT0 02025 0012
ZONING: A

PEDESTRIAN TRAIL SYSTEM

MATCHLINE: SEE SHEET 4

| CENTERLINE CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA | TANGENT |
| C4 | 35.00' | 54.98' | 49.50' | S50° 12' 57"W | 090° 00' 00" | 35.00' |
| C5 | 35.00' | 54.98' | 49.50' | S39° 47' 03"E | 090° 00' 00" | 35.00' |

N

40 0 40 80

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
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- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY
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N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

## LEGEND

| | |
|---|---|
| SUBJECT BOUNDARY | PROPOSED RIGHT-OF-WAY |
| EXISTING PROPERTY LINE | PROPOSED PROPERTY LINE |
| EXISTING R/W | PROPOSED SETBACK |
| EXISTING CENTERLINE | PROPOSED EASEMENT |
| EXISTING FACE OF CURB | PROPOSED BASIN |
| EXISTING BACK OF CURB | PROPOSED CENTERLINE |
| EXISTING STORM SEWER | PROPOSED CURB & GUTTER |
| EXISTING SANITARY SEWER | PROPOSED STORM SEWER |
| EXISTING WATER MAIN | PROPOSED STORM STRUCTURES |
| EXISTING STORM STRUCTURES | PROPOSED SANITARY SEWER |
| EXISTING SANITARY STRUCTURE | PROPOSED SANITARY MANHOLE |
| EXISTING WATER STRUCTURES | PROPOSED WATER MAIN |
| FOUNDATION BREAK | PROPOSED HYDRANT/VALVE |
| MAJOR CONTOUR PROPOSED | MAJOR CONTOUR EXISTING |
| MINOR CONTOUR PROPOSED | MINOR CONTOUR EXISTING |
| PROPOSED STREET LIGHTING | |

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# CREEKSIDE TOWNHOMES

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| Project Number: | 765054-01 |
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| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**OVERALL UTILITY PLAN**

6

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## LEGEND

| | |
|---|---|
| SUBJECT BOUNDARY | PROPOSED RIGHT-OF-WAY |
| EXISTING PROPERTY LINE | PROPOSED PROPERTY LINE |
| EXISTING R/W | PROPOSED SETBACK |
| EXISTING CENTERLINE | PROPOSED EASEMENT |
| EXISTING FACE OF CURB | PROPOSED BASIN |
| EXISTING BACK OF CURB | PROPOSED CENTERLINE |
| EXISTING STORM SEWER | PROPOSED CURB & GUTTER |
| EXISTING SANITARY SEWER | PROPOSED STORM SEWER |
| EXISTING WATER MAIN | PROPOSED STORM STRUCTURES |
| EXISTING STORM STRUCTURES | PROPOSED SANITARY SEWER |
| EXISTING SANITARY STRUCTURE | PROPOSED SANITARY MANHOLE |
| EXISTING WATER STRUCTURES | PROPOSED WATER MAIN |
| FOUNDATION BREAK | PROPOSED HYDRANT/VALVE |
| MAJOR CONTOUR PROPOSED | MAJOR CONTOUR EXISTING |
| MINOR CONTOUR PROPOSED | MINOR CONTOUR EXISTING |

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# GREY FOX CAPITAL
# CREEKSIDE TOWNHOMES
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

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|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=40' |
| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**UTILITY PLAN**



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## LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURE
- EXISTING WATER STRUCTURES
- R/W — PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER MAIN
- PROPOSED HYDRANT/VALVE
- FOUNDATION BREAK
- MAJOR CONTOUR PROPOSED
- MINOR CONTOUR PROPOSED
- MAJOR CONTOUR EXISTING
- MINOR CONTOUR EXISTING

N

40 0 40 80

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**UTILITY PLAN**

8

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LEGEND

- DRAINAGE AREA
- MAJOR CONTOUR PROPOSED
- MINOR CONTOUR PROPOSED
- MAJOR CONTOUR EXISTING
- MINOR CONTOUR EXISTING

N

60 0 60 120

GRAPHIC SCALE (IN FEET)
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Revisions / Submissions

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|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=60' |
| Drawn By: | LP |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**PRE DEVELOPED SITE**



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Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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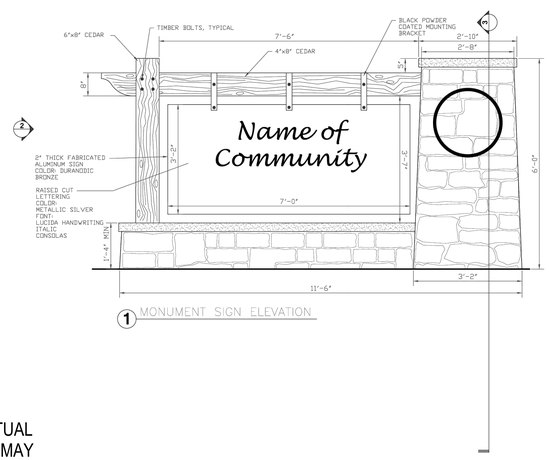
| | |
|---|---|
| Project Number: | 765054-01 |
| Scale: | 1"=60' |
| Drawn By: | LP |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**POST DEVELOPED SITE**

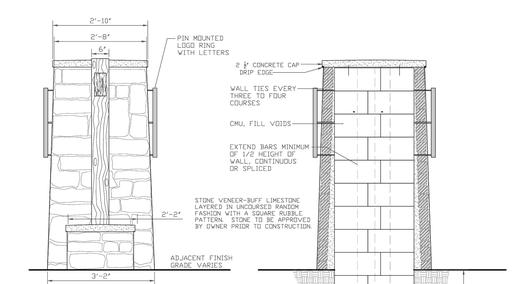
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1 MONUMENT SIGN ELEVATION




2 MONUMENT SIGN FRONT VIEW




3 MONUMENT SIGN SECTION

THE ELEVATION VIEW INCLUDED IN THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY. IT IS INTENDED TO ILLUSTRATE DESIGN IDEAS AND MAY NOT REFLECT THE FINAL CONSTRUCTION DETAILS. FINAL ELEVATIONS WILL BE DEVELOPED AND APPROVED PRIOR TO CONSTRUCTION.

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# CREEKSIDE TOWNHOMES

CHARLESGATE RD & WILDCAT RD
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Revisions / Submissions

| ID | Description | Date |
|---|---|---|

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| | |
|---|---|
| Project Number: | 765054-01 |
| Scale: | N/A |
| Drawn By: | RJL |
| Checked By: | JEE |
| Date: | SEPTEMBER 2024 |
| Issue: | BASIC DEVELOPMENT PLAN |

Drawing Title:
**ELEVATION PLAN**



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

| | |
|---|---|
| Occupancy Name: | Creekside Townhomes |
| Occupancy Address: | 5425 Charlesgate Road |

| | |
|---|---|
| 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: | 24-387 |
| MCBR ELE: | | HHFD Box: | |
| REVIEWER: | Susong | DATE: | 10/4/2024 |

## Fire Department Comments:

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

**These comments are based only on the proposed sitework, fire department access and basic fire protection concept currently. 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 2024, 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:**

- **Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that need replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c).**
- **If buildings are required to be sprinklered at least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e).**

- **Unobstructed access to fire hydrants shall be always maintained. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. *(See below.)***
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. *(No trees, bushes, plantings, etc.)* Ohio Fire Code 507.5.5.**
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed.**
  ***(Building Construction Classification and Square Footage will need to be determined first).***
- **Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1. (*Roads with fire hydrants shall have a minimum width of 26 feet. Ohio Fire Code D103.1.* Current layout shows roads to be 27 feet wide.)**
- **Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1.**
- **Turn radius for fire department vehicle access shall meet the requirements for Huber Heights Fire Division. Refer to Ohio Fire Code Appendix D103.3 and 503.2.4. *(Turn radius appears to comply on drawing dated September 2024.)***
- **Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. (*Elevation dimensions were not shown on drawings.)***
- **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.**
- **If required, immediate access to fire department connections shall be always maintained and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.**

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

**AI-10400** **9. A.**

**Planning Commission**

Meeting Date: 10/15/2024

Minutes

---

Information

Agenda Title

Without objection the minutes of the September 10, 2024, Planning Commission meeting are approved.

Purpose and Background

---

Attachments

Minutes

---

**Planning Commission**
**September 10, 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, and Mr. Walton.

Members absent: Ms. Vargo

Staff Present: Aaron K. Sorrell, Assistant City Manager, and Geri Hoskins, Planning & Zoning Administrative Assistant.

**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. **MINOR CHANGE – The applicant, KEITH BOWMAN, is requesting approval of a 1,100 sq. ft. expansion to accommodate two additional exam rooms. Property is located at 7135 Old Troy Pike (MC 24-16).**

Mr. Sorrell stated that The applicant is requesting a minor change of the PUD to construct a 1,100 SF addition to an existing 3,825 SF office building. The addition will provide two additional examination rooms, for a total of 10 examination rooms.

The site contains two principal buildings under common ownership. The subject building contains the existing dental office. The second building houses a roofing sales and insurance sales company. The site is well landscaped with mature trees.

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1173 Planned Office District.

**1171.11 Changes in the basic and detailed development plans.**

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

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

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

Use: Dental offices are principally permitted uses.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- There are existing street trees along Old Troy Pike.
- The building design meets all exterior materials requirements.
- All utilities are below ground.

Parking and Loading:

- There are 42 existing parking spaces.
- The expansion will result in a net loss of four spaces totaling 38 parking spaces.

The code requires 39 parking spaces based on the number of offices and/or examination rooms between the two buildings. The dental offices require approximately 30 spaces, and the second building requires approximately nine (9) spaces. The applicant has indicated there are approximately three to four employees between the roofing and insurance companies, and the dental offices are the primary parking users. Staff feels there is adequate parking to support the addition of two examination rooms.

No other physical changes to the site are contemplated.

Keith Bowman was present.

**Action**

Mr. Jeffries moved to approve the request by the applicant, KEITH BOWMAN, of a 1,100 sq. ft. expansion to accommodate two additional exam rooms (MC 24-16) in accordance with the recommendation of Staff's Memorandum dated September 5, 2024, and the Planning Commission Decision Record attached thereto.

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

2. **LOT SPLIT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Record Plan creating one 2.81 acre lot (existing use) and a separate 0.28 acre lot that will be used as an access drive for the city's new yard waste facility. Property is located at 7255 Bridgewater Road (LS 24-18).**

   Mr. Sorrell stated this application allows the City to construct an access drive to the new yard waste facility. Once replatted, the city will close on the purchase of the property and improve the site for use beginning on or around November 1st.

   This application is required for the development of the new yard waste site. This replat creates two lots.

   Lot 11 contains 2.81 acres. This lot is the site of an existing private fueling station. The existing land use will continue to conform with the zoning code.

   The new lot contains 0.28 acres. This lot will become the driveway to the city yard waste site. Ultimately, this new lot and the lot to the south will be combined.

   The 30-foot driveway and the proposed replat meets all the requirements of the subdivision regulations.

   **Action**

   Mr. Jeffries moved to approve the request by the applicant, THE CITY OF HUBER HEIGHTS, for approval of a Record Plan (LS 24-18) in accordance with the recommendation of Staff's Memorandum dated September 3, 2024, and the Planning Commission Decision Record attached thereto.

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

3. **REZONING AND BASIC DEVELOPMENT PLAN – The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Rezoning to Planned Mixed-Use (PM) and a Basic Development Plan for 296.236 acres recently annexed into the City of Huber Heights. Property is located between Carriage Trails I and US 40 (BDP 24-17).**

   Mr. Sorrell stated that Since 2007, the applicant has facilitated the development of approximately 529 acres, yielding 1478 lots, not including land sold to other developers such as the lands along Red Buckeye Drive.

   Recently, the applicant petitioned to annex approximately 296 acres into the City of Huber Heights. This annexation was approved by City Council on July 22, 2024. The final annexation plat was recorded with Miami County on August 13, 2024.

   The applicant is seeking to zone the lands Planned Mixed Use District and seeks approval of a Basic Development Plan to establish broad development standards similar to the existing Carriage Trails development.

**Proposed Development Regulations**

The applicant is proposing development regulations and covenants that are very similar to the existing Carriage Trails Development.

The proposed development standards in Carriage Trails II are outlined below:

**Permitted Dwelling Definitions:** Multi-family units shall be defined as multi-unit residential structures with stacked flats that share common hallways. Attached single family shall be defined as two or more residential units sharing a common wall with individual grade level entrances for each unit. Townhomes and garden condos are included in the attached single-family category. Accessory Dwelling Units (ADU's) shall be permitted on any single-family lot.

**Density:** The maximum residential gross density permitted in the development shall not exceed seven (7) dwelling units per acre. Gross density includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

**Adjacent Uses to Carriage Trails I Homes**: Detached single-family homes, on equal or greater sized lots, shall be required in all sections abutting existing platted Carriage Trails I homes. Multi-family and commercial shall not be permitted in any area abutting existing Carriage Trails I residential development.

**Open Space:** A minimum of 20% of the total Carriage Trails I & II site area of 825 acres, or 165 acres, of land shall be reserved for open or green spaces, which may include both public and private areas within the subdivisions. Open space may be developed in phases with the submission of detailed development plans for various sections.

**Connectivity:** Roadway connectivity shall be guided by the Basic Development Plan (**Exhibit C**). Significant flexibility shall be permitted in the final design of roads, but all public roads shall be approved by the City Engineer with the Detailed Development Plans.

The development standards set forth below shall apply to all areas unless otherwise specifically stated.

**Development Standards**

1. Minimum lot dimensions for each lot type per the Basic Development Plan and Pattern Book shall be as follows. Larger lots than those listed are also permitted.

| Lot Type | Minimum Width | Minimum Area | Maximum Building Coverage of Lot Area |
|---|---|---|---|
| Townhomes | 20' | 2,000 | 60% |
| Attached Single-Family | 30’ | 3,600 | 60% |
| Village Homes/Cluster Homes | 40' | 4,800 | 60% |
| Small Single-Family | 50' | 6,000 | 60% |
| Large Single-Family | 60’ | 7,500 | 50% |

2. Minimum lot dimensions for non-residential components shall be approved with the Detailed Development Plan. However, the maximum building coverage for non-residential buildings shall not exceed 50% of the lot area.

3. Setbacks throughout the development shall be as follows:

| Unit Type | Front Yard | Minimum Side Yard | Minimum Rear Yard | Minimum Building Separation |
|---|---|---|---|---|
| Townhomes/Attached Single-Family | 20' from ROW | 0' | 20' | 10' |
| All Single-Family | 25' from ROW | 5' | 25' | 10' |
| Multi-Family/Condo | 20' from ROW | n/a | 25' | 6' |
| Commercial | 10' from ROW | Per Detailed Development Plan | Per Detailed Development Plan | 50' from a residential structure |

4. Basic architecture shall be based on the concepts provided on **Exhibits E.1-E.4** and follow minimum standards:
   Minimum floor areas shall be:
   i. Townhome/Attached Single-Family lots
      1. One-story dwelling shall have a minimum floor area of 800 square feet.
      2. Two-story dwelling shall have a minimum floor area of 1,000 square feet.
      3. Three-story dwelling shall have a minimum floor area of 1,200 square feet.
   ii. Single family residential lots up to and including 50 feet to 60 feet in width
      1. One-story dwellings shall have a minimum floor area of 1,100 square feet,
      2. One and one-half story dwellings shall have a minimum floor area of 1,200 square feet, and

3. Two-story dwellings shall have a minimum floor area of 1,300 square feet.

iii. Single family residential lots 60 feet to 70 feet in width
1. One-story dwellings shall have a minimum floor area of 1,200 square feet,
2. One and one-half story dwellings shall have a minimum floor area of 1,300 square feet, and
3. Two-story dwellings shall have a minimum floor area of 1,400 square feet.

iv. Single family residential lots 70 feet plus in width,
1. One-story dwellings shall have a minimum floor area of 1,400 square feet,
2. One and one-half story dwellings shall have a minimum floor area of 1,500 square feet, and
3. Two-story dwellings shall have a minimum floor area of 1,600 square feet.

v. Multi-family units, the minimum floor area shall be 700 square feet.

5. No single-family residential unit or multi-family residential building may be constructed on the property having a height greater than thirty-five (35) feet measured from the finish grade of the property at the main entrance of the residence or building to the eave of the roof.

6. Any commercial building over twenty (20) feet in height shall be designed with multiple floors or the appearance of multiple floors.

7. The major roof slopes on all single-family residential structures of traditional design shall have a minimum pitch of 5/12. Softer pitches may be accepted as an accent roof, or on porches, garage transitions and shed dormers etc. For multi-family units, all one-, two- or three-story buildings shall be required to have: i) pitched roofs with gable or hip ends; ii) mansard style roofs; and iii) flat roofs with mansard style roof or detailed parapet appearance so as to screen any roof top equipment and avoid a general flat roof appearance.

8. Roof materials and colors should be compatible throughout the community. Earth tone colors are preferred. Roof fans, vents and flashing are to be painted or finished to match the roof.

9. Exterior building materials shall be wood, brick, stone, stucco, fiber-cement products (such as Hardie Plank) or vinyl siding with a minimum gauge of 0.040".

i. Natural earth tone colors are preferred. Accent colors can only be used to carefully add a highlight or detail to the natural earth tone colors. Gutters and downspouts are to be finished to complement fascia color. Trim is to be stained or painted to complement the exterior walls and roof.

ii. All exterior building materials and colors are subject to review by the Architectural Review Committee of the Master Homeowners Association.

iii. A minimum of 50% of the single-family homes within the development shall have primary facades finished with

masonry products that meet the Definition of Other Approved Masonry Type of Material Per Section 1181.20 as published by the City. The masonry product shall be used over a minimum of 25% of the surface area of the façade. Alternate materials may be used for detail and trim. The masonry coverage area shall be applied to the façade area remaining after removing the area occupied by windows and doors or roofing surfaces.

iv. A minimum of 30% of the primary façade(s) of a multi-family structure of attached single family structure shall be finished with masonry products.

v. A minimum of 50% of the primary façade(s) of all non-residential structures shall be finished with masonry products.

10. Asphalt or gravel driveways shall not be permitted.

11. All yards, front, side and rear, shall be landscaped. All vacant lots shall be seeded and maintained in such a manner as to prevent erosion of the property and excess drainage onto adjoining lands. Each residential lot shall have at least one shade tree on each street frontage.

12. All entryway signs shall be ground mounted and shall be approved by the Master Owners' Association Design Review Committee. All signs must adhere to the City of Huber Heights signage code.

1. All of the above standards shall be included in the covenants and restrictions for the master homeowner's association (Master Homeowners' Association"), which will be submitted to Planning Commission in conjunction with or prior to the first Detailed Development Plan.

2. Prior to the submission of any Detailed Development Plans, a landscaping plan for the greenspace, including any buffering or transitions between uses, shall be submitted for approval by Planning Commission. The plan shall include a site plan showing existing and proposed topography, proposed plantings, and a schedule of proposed grass / plant types.

3. Prior to the submission of any Detailed Development Plans, a master sign plan for the development shall be submitted for approval by Planning Commission. The sign plan will include a plan showing the location and type of each sign, and spec sheets showing typically materials, type of each sign, and spec sheets showing typically materials, appearance, and lighting of each type of sign, Maximum size/area for each type shall be provided, and a list of permitted materials and colors shall be included.

4. All Detailed Development Plans for the various sections shall include landscape and buffering plans, and green spaces, if applicable, which will be submitted to Planning Commission for approval.

5. All Detailed Development Plans for the various sections shall include water plans which will be submitted for approval by the City Engineer based on the

City's standard requirements.

6. All Detailed Development Plans for the various sections shall include sanitary sewer plans which must be approved by the City Engineer based on the City's standard requirements.

7. All Detailed Development Plans for the various sections shall include storm water management plans which must be approved by the City Engineer based on the City's standard requirements.

8. Specific elevations will be provided with the Detailed Development Plan submittals.

This application covers approximately 296 acres. The applicant indicated tey plan to amend the existing Carriage Trails I covenants and incorporate the recently annexed 296 acres.

This rezoning and basic development plan is an extension of the original PM zoning. In addition to the residential uses, approximately 16 – 18 acres of land will be set aside for a new school and public park. Future commercial uses may be contemplated near US 40 if market conditions are favorable to such development

The proposed development standards are similar to the Carriage Trails I development. The only exception is, at the request of the City Planner, the development standards permit Accessory Dwelling Units (ADU's) on single-family lots.

A lighting plan will be submitted with the detailed development plan. All utilities will be below ground. The proposed public park will likely be owned by the City. All other open space will likely be owned and maintained by the developer or HOA. A landscaping plan has not been submitted. Staff requested at least one shade tree per lot that each homebuyer must install.

The annexation of this land into the City was recently approved by the Huber Heights City Council, and there was extensive discussion about the residential nature of the future development. Additionally, this area was included in the adopted Comprehensive Plan as part of the Northtown pattern area.
Staff does not feel the rezoning of this land will adversely affect the public peace, health, morals, safety or welfare.

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06. Staff recommends approval of the Basic Development Plan submitted on August 20, 2024, to rezone the property to Planned Mixed Use (PM) and approve the Basic Development Plan incorporating the supplemental development standards proposed by the applicant

Planning Commission asked and discussed ADUs, hardy plank considered masonry, Fire and Police coverage over the phasing, Bethel School Board receptive, changes to Route 40, and Route 202 entrance.

Ken Conway and Bill Keethler were present. Ken asked for clarity on placement

of street trees which will be a detailed development discussion.

The Commission asked Ken about buffering to neighbors not in the annexation, MOA maintenance guidelines along with design review. Ken talked about annual meetings, homeowner involvement, how the MOA was set up and covered financially.
Mike Seale talked about the nuisance, traffic, trash, environmental issues and stress on school. 900 units at first now 1500 units. (sent an email)
Sheena Mays addressed Ken Conway about information on MOA, huge lack of communication. Profit over people, Bethel school board, seems like unethical behavior. (sent an email)
Cynthia Kohrs spoke about responsible development, proper planning, excessive speed, parking, adding ADUs, schools, MOA extended 10 – 15 years, public safety and traffic, more proactive actions. (sent an email)
Susan Donohue asked if PM use covers the commercial strip and if Flick Rd will go through.
Jeff Morford spoke about annexation and referendum, individuals have right to vote. Mr. Sorrell said this BDP and rezoning are separate from the annexation.
Trish Rodgers asked for increase in police and medical services quickly, vandalism and theft, can't park on driveway extension.
Mike Seale asked about water and sewer.
Sheena Mays asked if we had statements from utilities. Mr. Sorrell stated no utility issues. City will maintain City Property.

**Action**

Ms. Thomas moved to approve the request by the applicant, CARRIAGE TRAILS CO, LLC, for approval of a Rezoning to Planned Mixed-Use (PM) and a Basic Development Plan for 296.236 acres recently annexed into the City of Huber Heights (BDP 24-17) in accordance with the recommendation of Staff's Memorandum dated September 4, 2024, and the Planning Commission Decision Record as amended attached thereto.

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

## VIII. Additional Business

None

## IX. Approval of the Minutes

Without objection, the minutes of the August 13, 2024, Planning Commission meetings are approved.

## X. Reports and Calendar Review

EV charging station – Sheetz on Old Troy Pike
Rezoning - 6502 Old Troy Pike

**XI. Upcoming Meetings**

October 15, 2024
November 12, 2024

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:00 p.m.

_____ _____

**Terry Walton, Chair** **Date**

_____ _____

**Geri Hoskins, Administrative Assistant** **Date**