



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
January 14, 2025
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. MINOR CHANGE - The applicant, FERGUSON CONSTRUCTION, is requesting approval of a Minor Change for an 11,722 SF building addition for a new gymnasium and additional storage. Property is located at 7251 Shull Road (Case MC 25-01).

- B. DETAILED DEVELOPMENT PLAN - The applicant, TJL-CES, LLC, is requesting approval of a Detailed Development Plan for 0.98 acres to construct a Domino's Pizza (pick-up and delivery only) at 8920 & 8960 Old Troy Pike (Case DDP 25-02).

8. Additional Business

A. Election of Officers

1. Chair

2. Vice Chair

9. Approval of Minutes

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

10. Reports and Calendar Review

A. 2025 Meeting Schedule

11. Upcoming Meetings

- A. February 11, 2025
March 11, 2025

12. Adjournment

AI-10575

7. A.

Planning Commission

Meeting Date: 01/14/2025

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, FERGUSON CONSTRUCTION, is requesting approval of a Minor Change for an 11,722 SF building addition for a new gymnasium and additional storage. Property is located at 7251 Shull Road (Case MC 25-01).

Purpose and Background

Attachments

Application

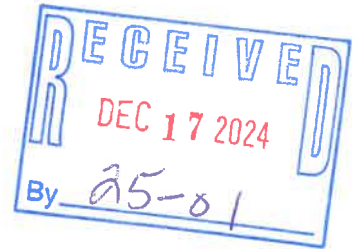
Staff Report

Decision Record

Drawings

Fire Assessment

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number MC 25-01
Receipt Number _____

Date Filed 12/17/24
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.) | ☐ Planned Unit Development |
| ☐ Annexation Agreement | ☐ Basic Development Plan |
| ☐ Rezoning to _____ | ☐ Detailed Development Plan |
| ☐ Special Use | ☐ Major Change |
| ☐ Variance from the Zoning Ordinance | ☒ Minor Change |
| ☐ Lot Split | ☐ Other |
| ☐ Final Plat/Replat | |
| ☐ Preliminary Plat | |
| ☐ Text Amendment | |
| ☐ Zoning Ordinance | |
| ☐ Subdivision Regulations | |
| ☐ Other | |

1/14/25

APPLICANT INFORMATION

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

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>Ferguson Construction</u>	Name	<u>Joe McGovern</u>
Address	<u>400 Canal St</u>	Address	<u>400 Canal St</u>
	<u>Sidney, Ohio 45365</u>		<u>Sidney, Ohio 45365</u>
Phone	<u>(937) 498-2381</u>	Phone	<u>(937) 498-2381</u>
Fax	<u></u>	Fax	<u></u>
Email	<u></u>	Email	<u>jmcgovern@ferguson-construction.com</u>

PROPERTY INFORMATION

Project Name: Huber Heights YMCA Gym Addition

Location of property: 7251 Shull Rd, Huber Heights, Ohio

Book 202 Page 40 Parcel Number(s) P70 03910 0061

Current Zoning: PM Proposed Zoning: PM

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

Address: 6131 Taylorsville Rd., Huber Heights, Ohio 45424

Total acres included in this application: 1.5 acres

Type of Development: Residential Commercial X Office Industrial Other

Brief description of application request:

11,722 square foot building addition for a new Gymnasium and additional storage.

Applicant's status: Owner Lessee Purchaser Agent X

Name of Engineer: Doug Fortkamp Telephone: (937) 498-2381

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

Applicant's Signature

[Signature]
Applicant's Signature:

Joe McGovern

Printed Name:

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

[Signature] President/CEO
OWNER



~~Subscribed and sworn to before me this~~ 10 day of December, 2024.
~~in the County of~~

[Signature]
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 <u>Dale Brunner</u> Address <u>118 W First St, Suite 900</u> <u>Dayton, Ohio, 45402</u> Phone <u>(937) 223-5201</u> Fax _____ Email <u>DBrunner@daytonymca.org</u> ATTORNEY Name _____ Address _____ Phone _____ Fax _____ Email _____	AGENT Name <u>Ferguson Construction</u> Address <u>400 Canal St</u> <u>Sidney, Ohio 45365</u> Phone <u>(937) 498-2381</u> Fax _____ Email _____ DEVELOPER Name _____ Address _____ Phone _____ Fax _____ Email _____
LAND PLANNER Name _____ Address _____ Phone _____ Fax _____ Email _____	ENGINEER Name <u>Doug Fortkamp</u> Address <u>400 Canal St</u> <u>Sidney, Ohio 45365</u> Phone <u>(937) 498-2381</u> 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.

[Signature]
Witness

By:

[Signature]
Applicant's Signature

Date:

12/9/24

[Signature]
Witness

Project: Huber Heights YMCA Gym Addition

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 Ferguson Construction 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.

[Signature]
Owner's Signature

Owner's Signature

Dale Brunner
Printed Name

Printed Name

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



PAMELA L. HORSLEY, Notary Public
In and for the State of Ohio
My Commission Expires July 31, 2024

Dale Brunner on this 13th day of December, 2024

[Signature]
Notary Public



400 Canal Street, P.O. Box 726
Sidney, OH 45365-0726
Phone: 937-498-2381
Fax: 937-498-2243

December 17, 2024

Huber Heights Planning Commission
6131 Taylorsville Rd.
Huber Heights, OH 45424

Re: Gym Addition to YMCA at 7251 Shull Road, Huber Heights, Ohio

To whom it may concern,

Ferguson Construction and the Huber Heights YMCA are set to build an addition to the structure located on Parcel P70 03910 0061. This addition adds a new gymnasium and additional storage for the facility. This addition will be in accordance with the current Huber Heights Comprehensive Plan, adopted on March 27, 2023, as it is currently located in the Center: Play development pattern found on pages 58 and 59. The exterior construction and materials match the existing building materials. This addition is to follow one of the existing uses of the existing structure, as there is already an existing gymnasium in the structure. The lot is currently zoned as Planned Mix (PM), is currently in compliance, and will remain as such with this new addition. Please see attached construction drawings.

If there are any questions, please feel free to contact me at (937)498-2381.

Ferguson Construction

FERGUSON CONSTRUCTION COMPANY

Caleb Johnson
Civil Engineer

Memorandum

Staff Report for Meeting of January 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: January 8, 2025
Subject: MC 25-01 YMCA Gymnasium Addition
7251 Shull Road

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Ferguson Construction – Applicant
YMCA of Greater Dayton - Owner

DEVELOPMENT NAME: Huber Heights YMCA

ADDRESS/LOCATION: 7251 Shull Road

ZONING/ACREAGE: PM: Planned Mixed Use / 17.9 acres.

EXISTING LAND USE: Huber Heights YMCA

ZONING

ADJACENT LAND: Surrounding properties are zoned: PM, R-7 & A

REQUEST: The applicant requests approval to construct an 11,722 SF building addition for a new gymnasium and additional storage.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting a minor change of the PUD to add an 11,722 SF rear addition to the existing Huber Heights YMCA. This addition will include a new gymnasium, fitness area and storage.

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: Public recreation / community centers are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The building addition will be precast wall panels that match the existing building.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

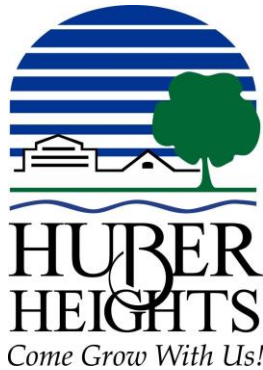
Recommendation

Planning staff supports the minor expansion of the existing YMCA building to create an additional gymnasium, fitness room and storage areas. Staff recommends approval with the condition that the applicant shall comply with all fire department requirements..

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.



Planning Commission Decision Record

WHEREAS, on December 17, 2024, the applicant, Ferguson Construction, requested approval of a Minor Change for an 11,722 SF building addition for a new gymnasium and additional storage. Property is located at 7251 Shull Road, further identified as Parcel Number P70 03910 0061 on the Montgomery County Auditor's Map (Case MC 25-01), and;

WHEREAS, on January 14, 2025, the Planning Commission did meet and fully discuss the details of the request.

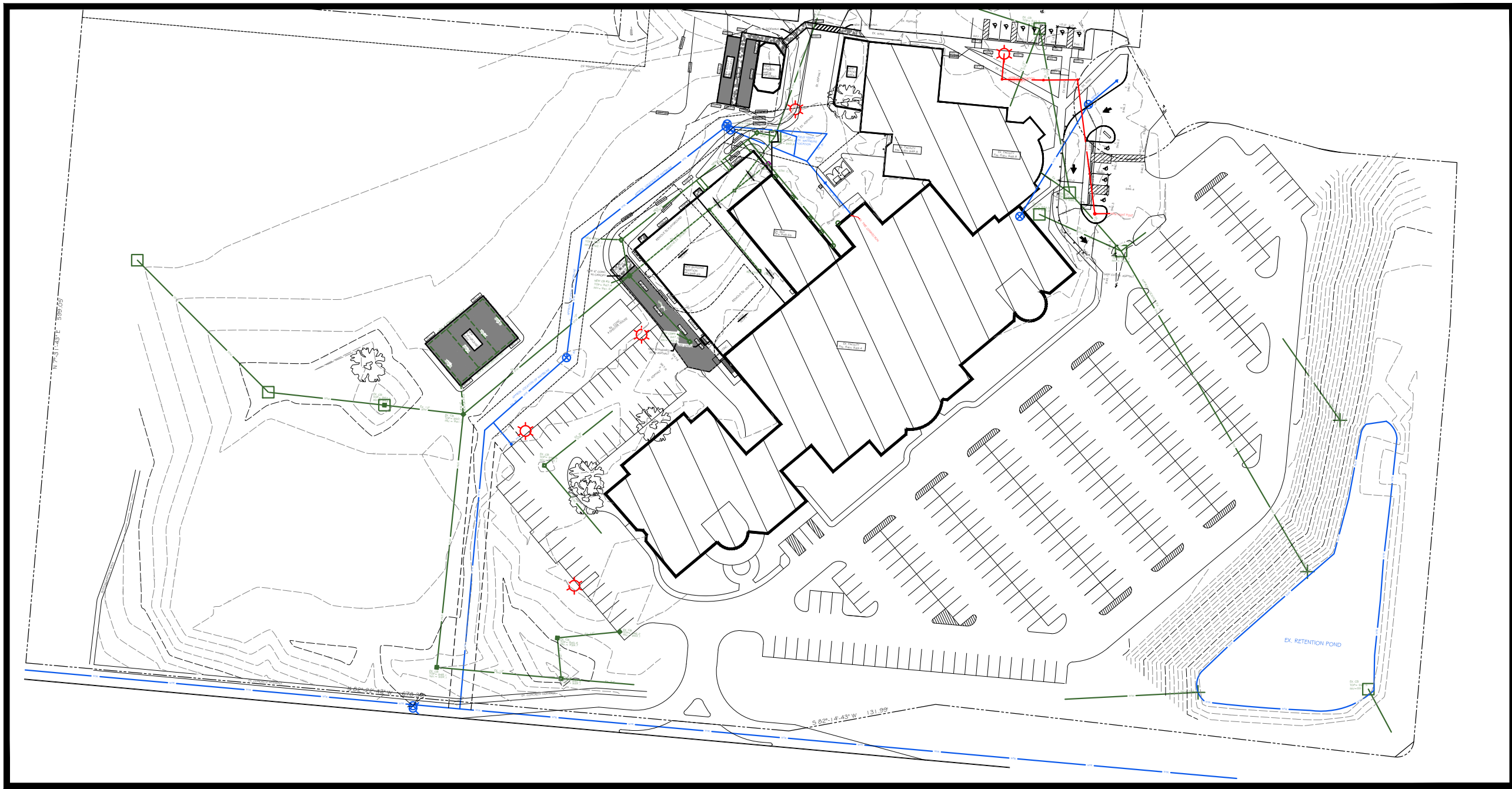
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Ferguson Construction, for approval of a Minor Change. Property is located at 7251 Shull Road, further identified as Parcel Number P70 03910 0061 on the Montgomery County Auditor's Map (Case MC 25-01), in accordance with the recommendation of Staff's Memorandum dated January 8, 2025, with the condition that the applicant shall comply with all fire department requirements.

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

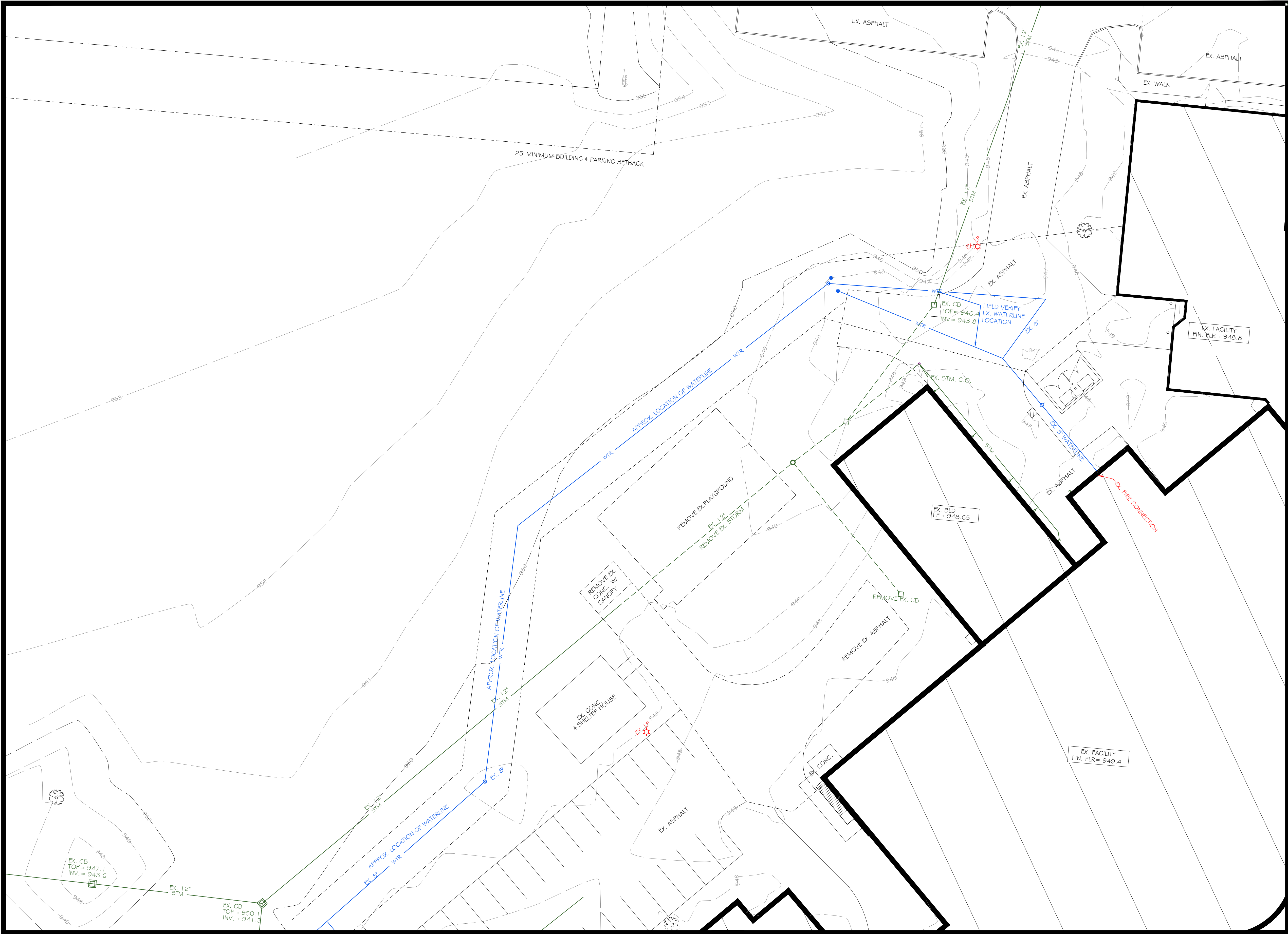
Terry Walton, Chair
Planning Commission

Date



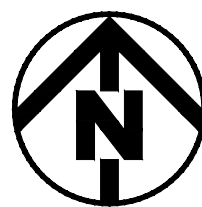
PROPERTY PLAN

SCALE : 1" = 100'-0"



DEMOLITION PLAN

SCALE : 1" = 20'-0"



LEGEND

- SILT-FENCE
- FENCE
- WTR WATERLINE
- STM STORM LINE
- SAN SANITARY
- EX. RW RIGHT OF WAY
- PROPERTY LINE
- ELECTRIC
- EASEMENT
- DEMOLITION
- CONTOUR MINOR
- CONTOUR MAJOR
- CENTERLINE
- GAS LINE
- COM COMMUNICATION LINE

Revisions		
#	Date	Description

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NOT FOR CONSTRUCTION

NEW ADDITION FOR

HUBER HEIGHTS YMCA

MONTGOMERY COUNTY
7251 SHULL RD
HUBER HEIGHTS, OHIO, 45424

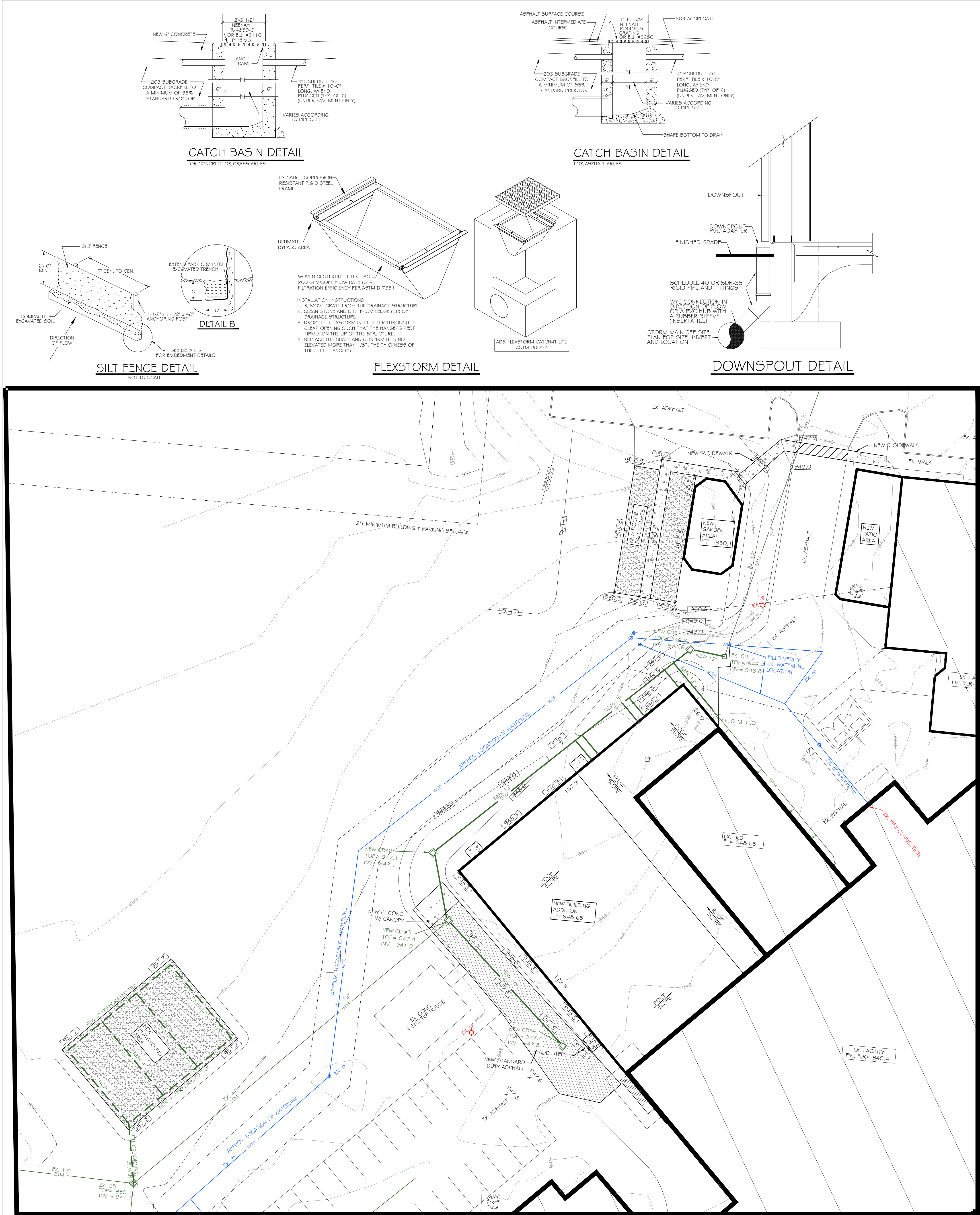


- Sidney, Ohio**
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
- Dayton, Ohio**
825 S. Ludlow St.
Dayton, OH 45402
Phone: (937) 274-1173
- Columbus, Ohio**
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
- Indianapolis, Indiana**
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-43009
Date	11/07/24
Drawn By	CTJ
Checked By	JWM

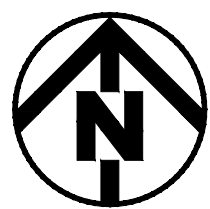
DEMOLITION
PLAN

C-1.1



SITE PLAN
PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS

SCALE : 1" = 20'-0"



GENERAL NOTES

EROSION CONTROL

SITE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE PROJECT. THIS SHALL INCLUDE THE USE OF STRAW BALES, SILT FENCING, #2 STONE AT CONSTRUCTION ENTRANCES AND ANY OTHER METHODS TO PREVENT EROSION OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. ANY DIRT OR DEBRIS TRACKED ONTO THE ROADWAY SHALL BE REMOVED WITHIN 24 HOURS OR LESS.

ALL DETENTION BASINS SHALL BE USED AS SEDIMENTATION BASINS DURING THE CONSTRUCTION PERIOD. THE BASINS MUST BE INSPECTED ONCE A WEEK AND AFTER EVERY RAINFALL OR WHENEVER CITY STAFF DEMANDS NECESSARY. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NECESSARY. REMOVE SEDIMENT FROM THE BASIN WHEN APPROXIMATELY HALF OF THE STORAGE VOLUME HAS BEEN FILLED.

NO GRADING OPERATIONS SHALL BEGIN UNTIL THE CITY APPROVES THE EROSION CONTROL PLAN. THE SITE CONTRACTOR MUST IMPLEMENT, INSPECT & MAINTAIN EROSION CONTROL MEASURES UNTIL AREA IS STABILIZED.

SITE PREPARATION AND GRADING

CLEAR SITE OF EXISTING TREES, SHRUBS, ETC. AS INDICATED ON DRAWINGS. STRIP TOPSOIL FROM BUILDING AND PAVEMENT AREAS, STOCK PILE AND RESPREAD. AFTER THE COMPLETION OF STRIPPING OPERATIONS, THE EXPOSED SUBGRADE AREAS SHALL BE PROOFROLLED WITH SUITABLE HEAVY EQUIPMENT (20-30 TON LOADED DUMP TRUCK). GRADE AND MAKE REQUIRED CUTS AND COMPACTED FILLS FOR NEW EXCAVATIONS SHOWN. WASTE EXCESS MATERIAL ON-SITE.

THE CONTRACT MUST BE ADJUSTED FOR ANY COST INCURRED IN MOVING, REROUTING OR REPAIRING BELOW GRADE ITEMS SUCH AS TANKS AND PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS SPECIFICALLY NOTED ON CONTRACT DRAWINGS.

ROCK EXCAVATION AND REMOVAL IS EXCLUDED. ROCK EXCAVATION IS DEFINED AS ROCK WHICH CANNOT BE REMOVED BY ORDINARY MEANS. (TRACK HOE OR RUBBER TIRE BACK HOE)

BUILDING PAD

NEW FLOOR SLAB IS TO BE 4" CONCRETE WITH 21#W.W.F. ON 6" 304 CUSHION FILL ON COMPACTED SUBGRADE. SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR AND APPROVED BY A TESTING LABORATORY.

SITE CONCRETE

SITE CONCRETE SHALL BE 4" THICK (4,000 PSI - AIR ENTRAINED) WITH ONE LAYER OF 21#W.W.F. ON 4" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

UTILITIES

EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

COMPACTED GRANULAR BACKFILL SHALL BE INSTALLED ON ALL PIPING UNDER BUILDINGS, PAVEMENT AREAS AND ANY PIPING WITHIN 5 FEET OF EDGE OF PAVEMENT.

ALL WATER LINES MUST BE TESTED PER CITY STANDARDS.

ALL STORM PIPING UNDER A BUILDING IS TO BE DUCTILE IRON PIPE OR SCHEDULE 40 PVC WITH GLUED JOINTS.

WATERLINES SHALL HAVE 4'-6" MINIMUM COVER. THE WATER SERVICE SHALL BE TYPE 'K' COPPER AND HAVE A BACKFLOW PREVENTOR.

AT CROSSING THE WATERLINE SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM SEWERS. ALSO ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM SANITARY SEWERS AS POSSIBLE.

ALL WORK MUST COMPLY WITH CITY STANDARDS.

STORM WATER MANAGEMENT

NEW STORM PIPING TO BE ADS N-12 5T IB PIPE OR EQUAL AND INSTALLED PER PIPE MANUFACTURERS SPECIFICATIONS.

FURNISH AND INSTALL A COMPLETE SITE DRAINAGE SYSTEM CONSISTING OF PIPING, ADS END SECTION OR CONCRETE ODOT HW-D HEADWALLS, CATCH BASINS AND MANHOLES AS SHOWN.

EXCAVATING CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY DRAWING DESCREPENCIES OF UTILITIES DISCOVERED THAT ARE NOT SHOWN ON THE SITE PLAN.

ASPHALT NOTES

STANDARD ASPHALT PAVEMENT SHALL CONSIST OF 1-1/2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 1-1/2" OF ASPHALT INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON 7" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

HEAVY-DUTY ASPHALT PAVEMENT SHALL CONSIST OF 1-1/2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 2-1/2" OF ASPHALT INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON 9" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

PAVING DESIGN IS BASED UPON A MAXIMUM DEFLECTION OF THE SUBGRADE SOILS OF 1/2" DURING PROOF ROLLING OPERATIONS. ADDITIONAL COSTS FOR REMOVAL OF UNSTABLE SOILS FOUND DURING PROOF ROLLING OPERATIONS MUST BE ADDED TO CONTRACT BY CHANGE ORDER.

CLEANING OF ASPHALT AND ITEM 407 TACK COAT IS REQUIRED IF MORE THAN (3) WORKING DAYS PASS BETWEEN LAYING OF ASPHALT SURFACE COURSE TYPE 1 AND ASPHALT INTERMEDIATE COURSE TYPE 2. (O.I. GAL./SQ. YD.).

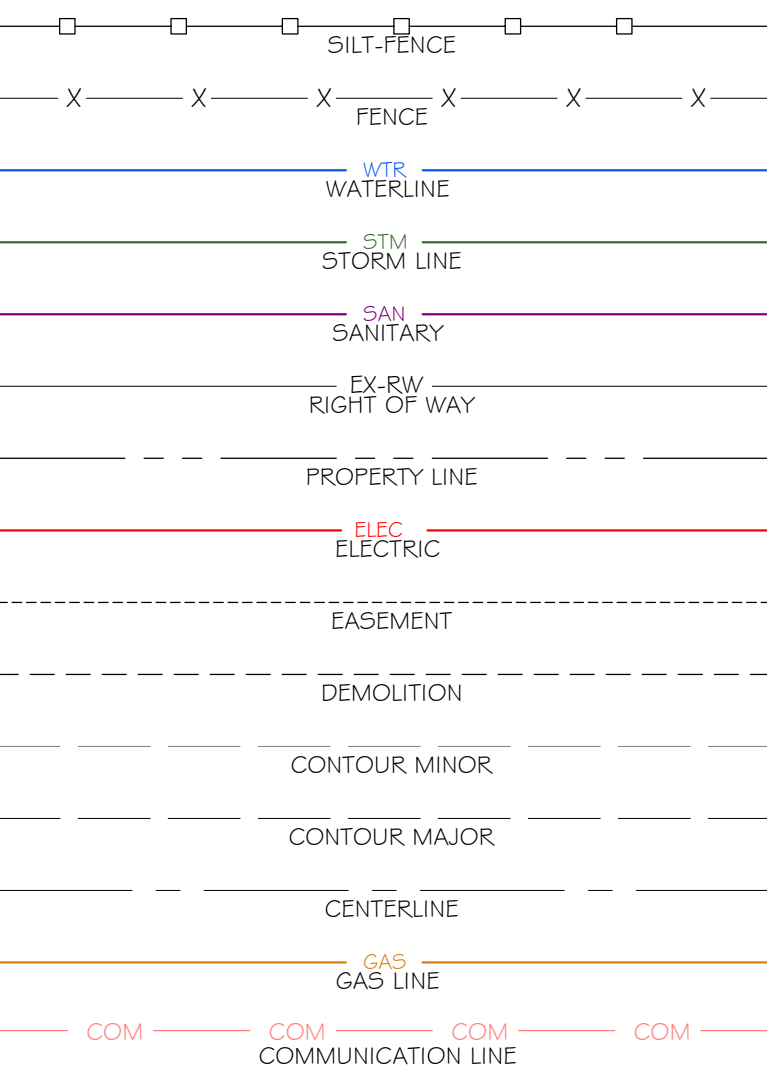
ASPHALT CONTRACTOR IS RESPONSIBLE FOR SAW-CUTS AND A.C. SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

SEEDING AND LANDSCAPING

AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED. (FERTILIZER, STRAW, ROCK PICK-UP, MULCH & TACKIFIER, ETC. REQUIRED)

CONTRACTOR SHALL SEED OR MULCH ANY DISTURBED AREAS WITHIN 30 DAYS OF FINAL GRADING.

LEGEND



Revisions		
#	Date	Description

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NEW ADDITION FOR

HUBER HEIGHTS YMCA

MONTGOMERY COUNTY
7251 SHULL RD
HUBER HEIGHTS, OHIO, 45424



Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381

Dayton, Ohio
825 S. Ludlow St.
Dayton, OH 45402
Phone: (937) 274-1173

Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

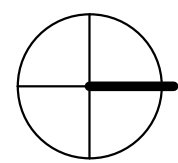
Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-43009
Date	11/07/24
Drawn By	CTJ
Checked By	JWM

SITE PLAN

C-2.1

1 OVERALL FLOOR PLAN
1/16" = 1'-0"



ROOM/OCCUPANT LOAD SCHEDULE				
ROOM #	ROOM NAME	NET AREA	OCC. GROUP	OCC. LOAD
1	GYMNASIUM	6646 SF	EXER.	133
2	CORRIDOR	572 SF	UNOCCUPIED	0
3	CORRIDOR	881 SF	UNOCCUPIED	0
4	OFFICE	121 SF	B	2
5	OFFICE	123 SF	B	2
6	STORAGE	154 SF	ACC. STOR.	1
7	MULTI-PURPOSE ROOM	750 SF	EXER.	15
8	STORAGE	128 SF	ACC. STOR.	1
9	STORAGE	121 SF	ACC. STOR.	1
10	STORAGE	121 SF	ACC. STOR.	1
11	STORAGE	121 SF	ACC. STOR.	1
12	STORAGE	121 SF	ACC. STOR.	1
13	JANITOR	72 SF	MECH.	1
14	STORAGE	226 SF	ACC. STOR.	1
15	STORAGE	135 SF	ACC. STOR.	1
16	FITNESS FACTORY	1259 SF	EXER.	26
17	CORRIDOR	794 SF	UNOCCUPIED	0
		12344 SF		187

WALL LEGEND	
WALL TAG	WALL DESCRIPTION
A-1.2	12" TK. FABCON, EXPOSED AGGREGATE, REINFORCED, INSULATED, PRECAST CONCRETE WALL PANEL, R-26.2
C-8	8" THICK CONCRETE BLOCK WALL W/ MASONRY WALL REINFORCING EVERY THIRD COURSE, BOND BEAM, #5 VERTICAL REINFORCING GROUTED SOLID @ 4'-0" O/C AND MASONRY CONTROL JOINTS @ 24'-0" O/C MAXIMUM
D-4	3 5/8" MTL STD, 25 GA., 16" OC; 5/8" GWB TWO SIDES, FIBERGLASS INSULATION BETWEEN STUDS
D-6	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, 6" FIBERGLASS INSULATION BETWEEN STUDS

- STUD WALLS TO DECK

Revisions

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NEW ADDITION FOR

HUBER HEIGHTS YMCA

MONTGOMERY COUNTY
7251 SHULL ROAD
HUBER HEIGHTS, OH 45424

FERGUSON

CONSTRUCTION

www.ferguson-construction.com

Sidney, Ohio

400 Canal Street
Sidney, OH 45385-0726
Phone: (937) 498-2381

Dayton, Ohio

825 S. Ludlow St.
Dayton, OH 45402
Phone: (937) 274-1173

Columbus, Ohio

3595 Johnny Applesseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

Indianapolis, Indiana

7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number

E-43009

Date

11/07/24

Drawn By

JMS

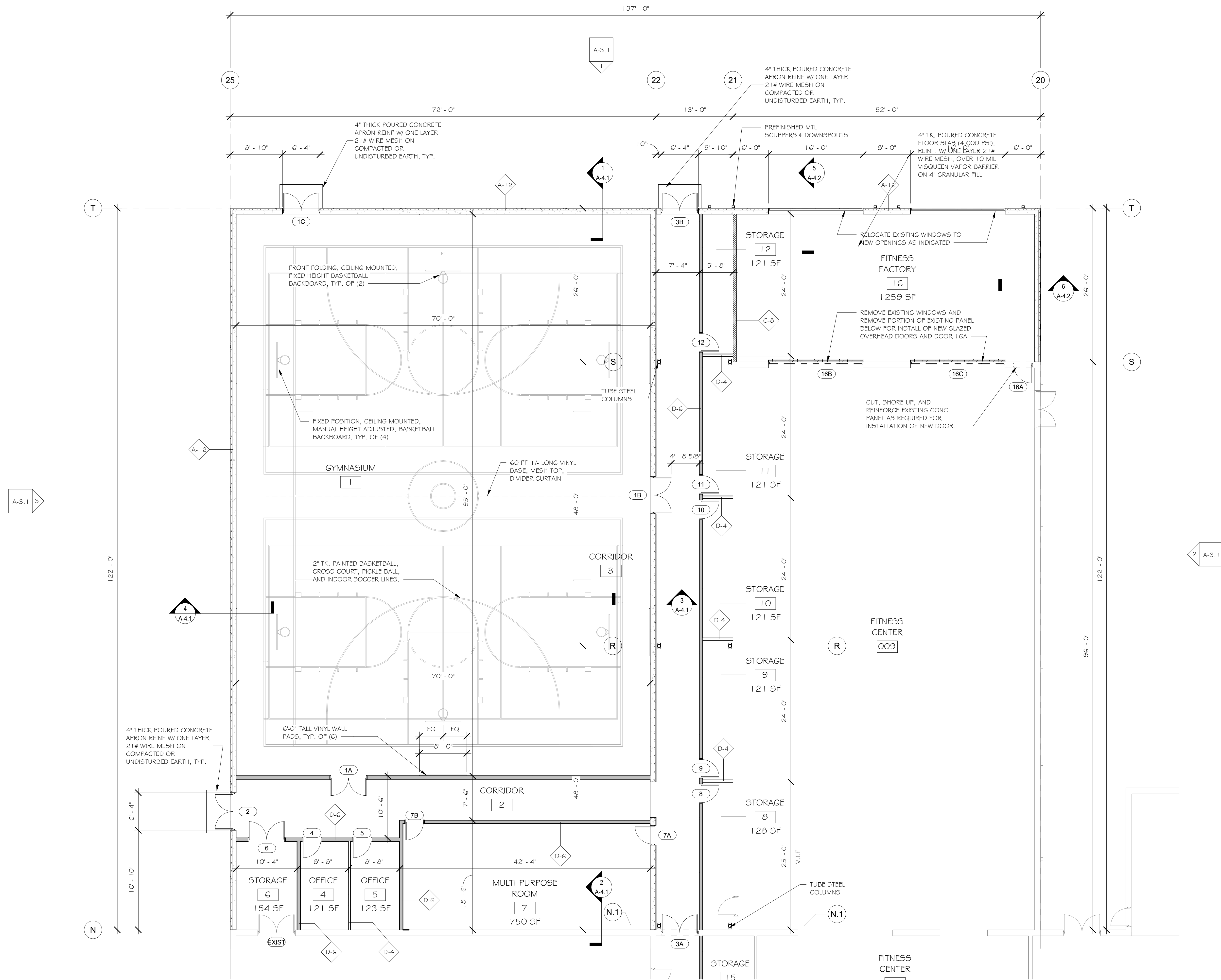
Checked By

JWM

OVERALL PLAN

A-1.0

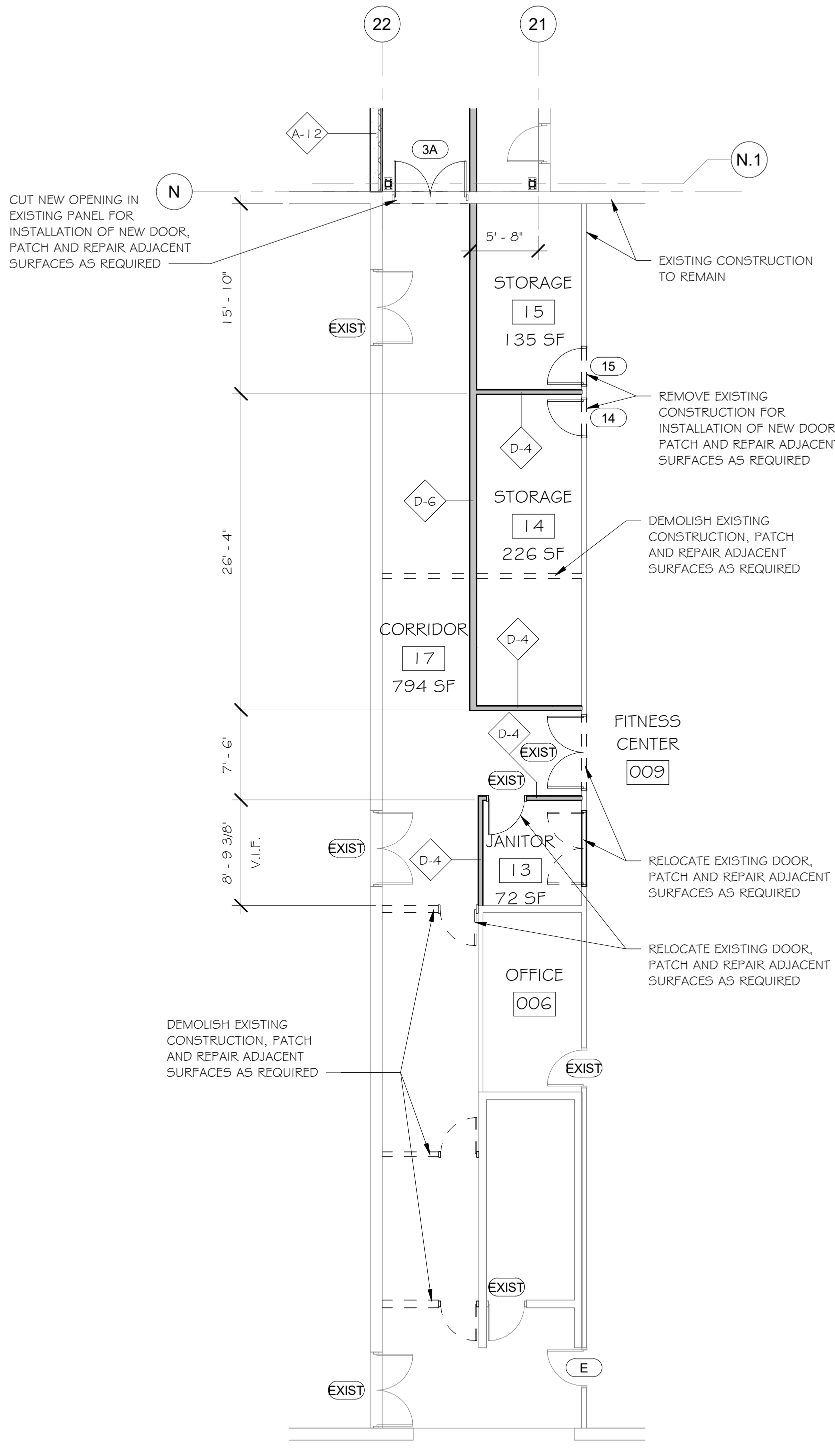
11/22/2024 8:07:06 AM



1 NORTH FLOOR PLAN
1/8" = 1'-0"

ROOM/OCCUPANT LOAD SCHEDULE				
ROOM #	ROOM NAME	NET AREA	OCC. GROUP	OCC. LOAD
1	GYMNASIUM	6646 SF	EXER.	133
2	CORRIDOR	572 SF	UNOCCUPIED	0
3	CORRIDOR	881 SF	UNOCCUPIED	0
4	OFFICE	121 SF	B	2
5	OFFICE	123 SF	B	2
6	STORAGE	154 SF	ACC. STOR.	1
7	MULTI-PURPOSE ROOM	750 SF	EXER.	15
8	STORAGE	128 SF	ACC. STOR.	1
9	STORAGE	121 SF	ACC. STOR.	1
10	STORAGE	121 SF	ACC. STOR.	1
11	STORAGE	121 SF	ACC. STOR.	1
12	STORAGE	121 SF	ACC. STOR.	1
13	JANITOR	72 SF	MECH.	1
14	STORAGE	226 SF	ACC. STOR.	1
15	STORAGE	135 SF	ACC. STOR.	1
16	FITNESS FACTORY	1259 SF	EXER.	26
17	CORRIDOR	794 SF	UNOCCUPIED	0
		12344 SF		187

WALL LEGEND	
WALL TAG	WALL DESCRIPTION
A-1.2	12" TK. FABCON, EXPOSED AGGREGATE, REINFORCED, INSULATED, PRECAST CONCRETE WALL PANEL, R-26.2
C-8	8" THICK CONCRETE BLOCK WALL W/ MASONRY WALL REINFORCING EVERY THIRD COURSE, BOND BEAM, #5 VERTICAL REINFORCING GROUTED SOLID @ 4'-0" OC AND MASONRY CONTROL JOINTS @ 24'-0" OC MAXIMUM, 3 5/8" MTL STD, 25 GA., 16" OC; 5/8" GWB TWO SIDES, FIBERGLASS INSULATION BETWEEN STUDS
D-4	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, 6" FIBERGLASS INSULATION BETWEEN STUDS
D-6	6" MTL STD, 20 GA., 16" OC; 5/8" GWB BOTH SIDES, 6" FIBERGLASS INSULATION BETWEEN STUDS



2 SOUTH FLOOR PLAN
1/8" = 1'-0"

Revisions

#	Date	Description

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NOT FOR CONSTRUCTION

NEW ADDITION FOR

HUBER HEIGHTS YMCA

MONTGOMERY COUNTY
7251 SHULL ROAD
HUBER HEIGHTS, OH 45424

FERGUSON
CONSTRUCTION

www.ferguson-construction.com

Sidney, Ohio

400 Canal Street
Sidney, OH 45385-0726
Phone: (937) 498-2381

Dayton, Ohio

825 S. Ludlow St.
Dayton, OH 45402
Phone: (937) 274-1173

Columbus, Ohio

3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

Indianapolis, Indiana

7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number

E-43009

Date

11/07/24

Drawn By

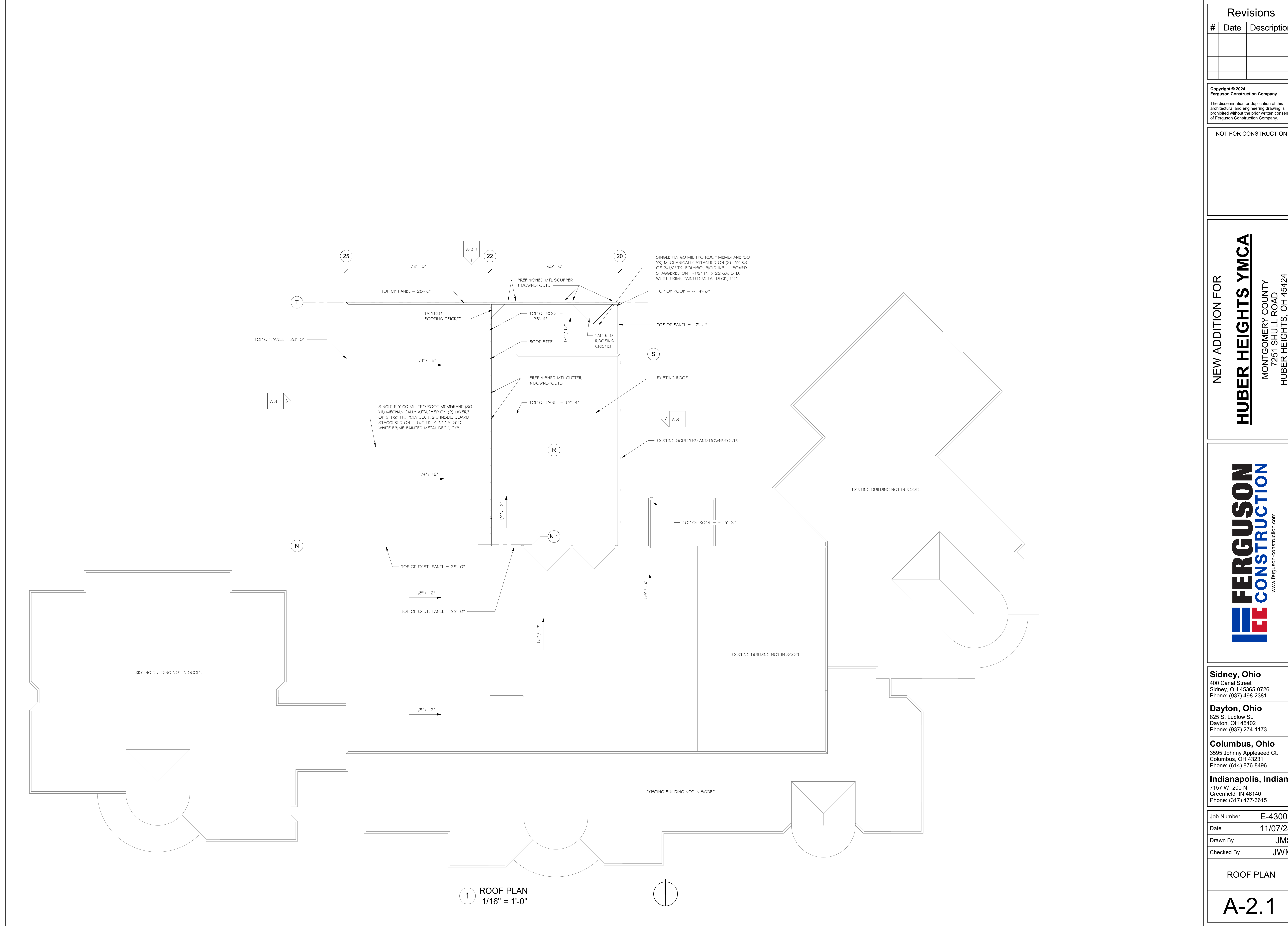
JMS

Checked By

JWM

ENLARGED PLAN

A-1.1



Revisions		
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NEW ADDITION FOR
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MONTGOMERY COUNTY
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Sidney, OH 45365-0726
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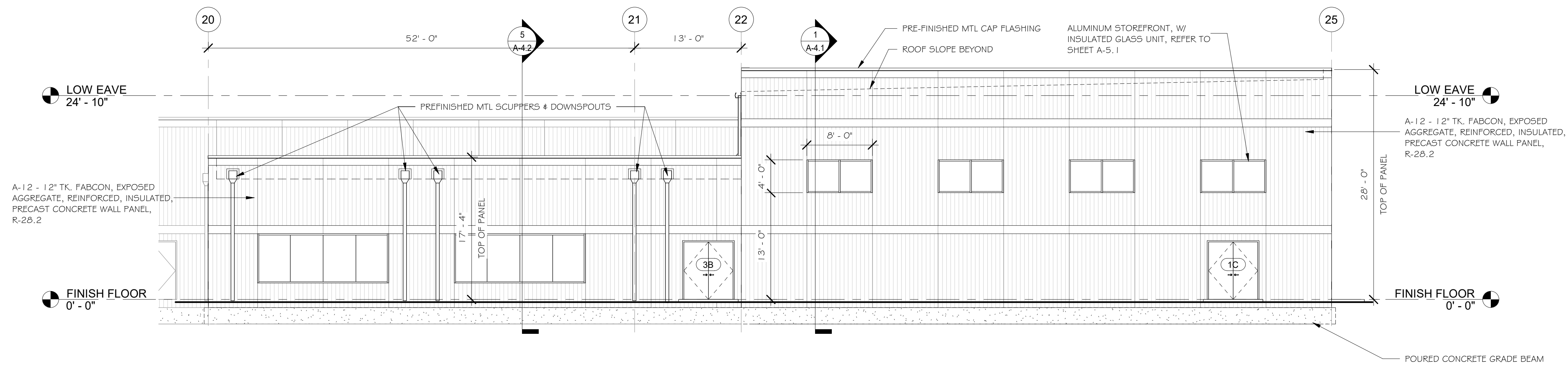
Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

Job Number	E-43009
Date	11/07/24
Drawn By	JMS
Checked By	JWM

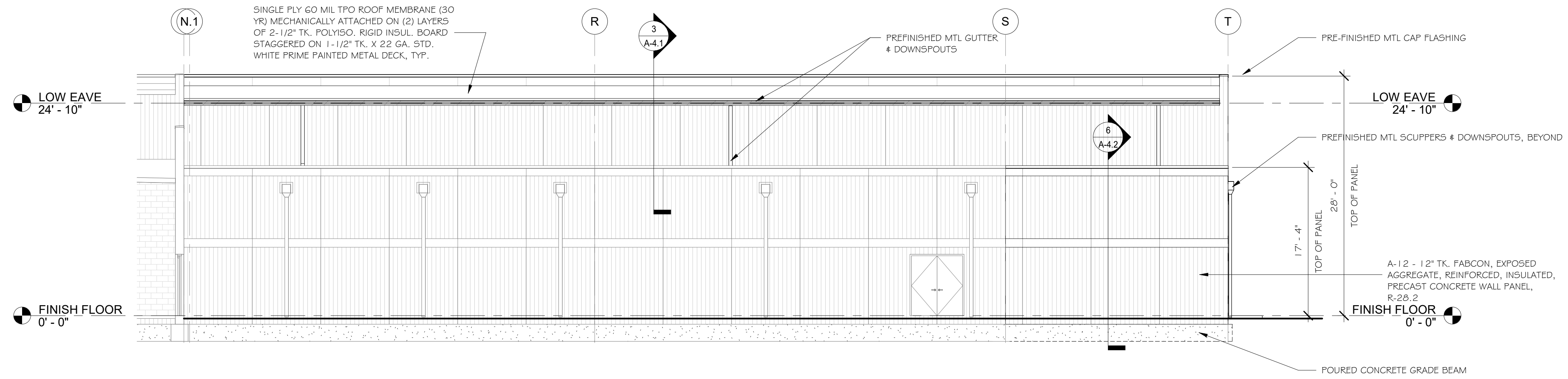
ROOF PLAN

A-2.1

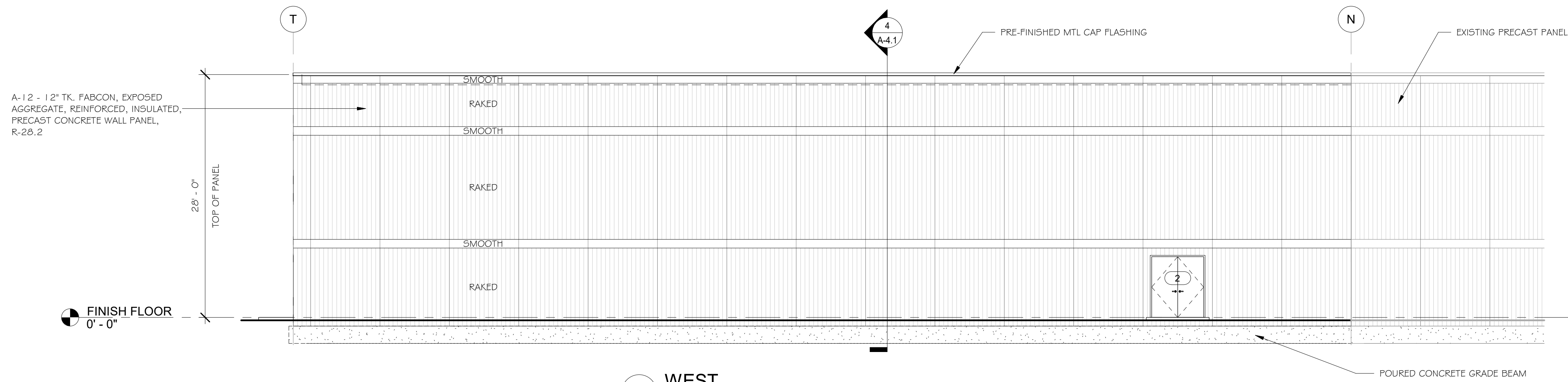
11/22/2024 8:07:09 AM



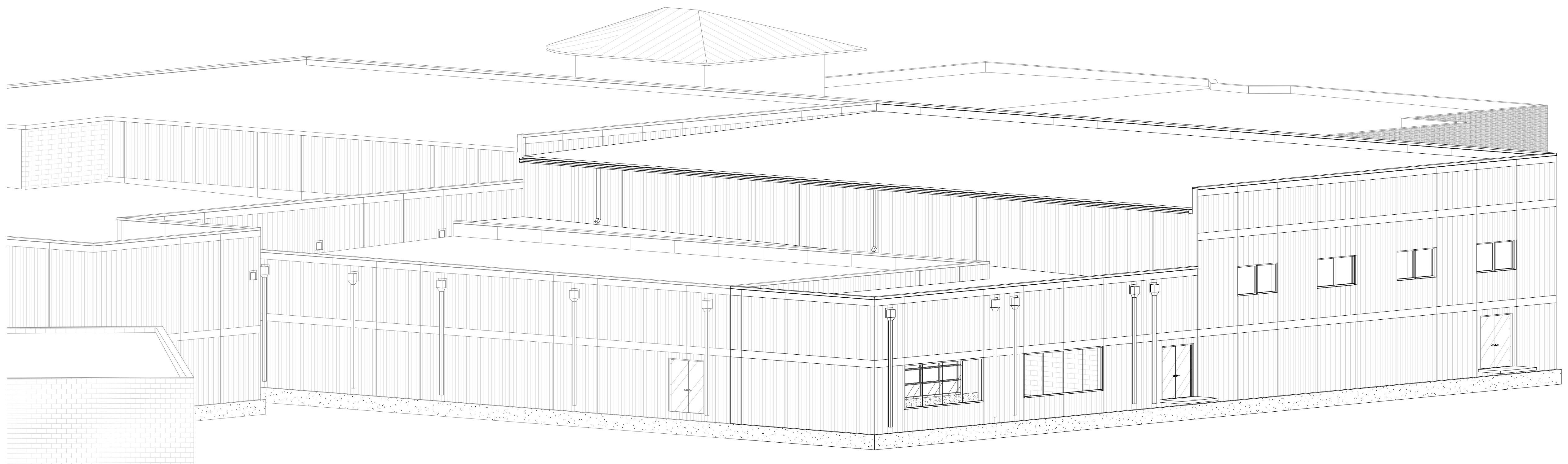
1 NORTH
1/8" = 1'-0"



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



3 WEST
1/8" = 1'-0"



4 3D VIEW OF NE CORNER

Revisions

#	Date	Description

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NEW ADDITION FOR
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MONTGOMERY COUNTY
7251 SHULL ROAD
HUBER HEIGHTS, OH 45424



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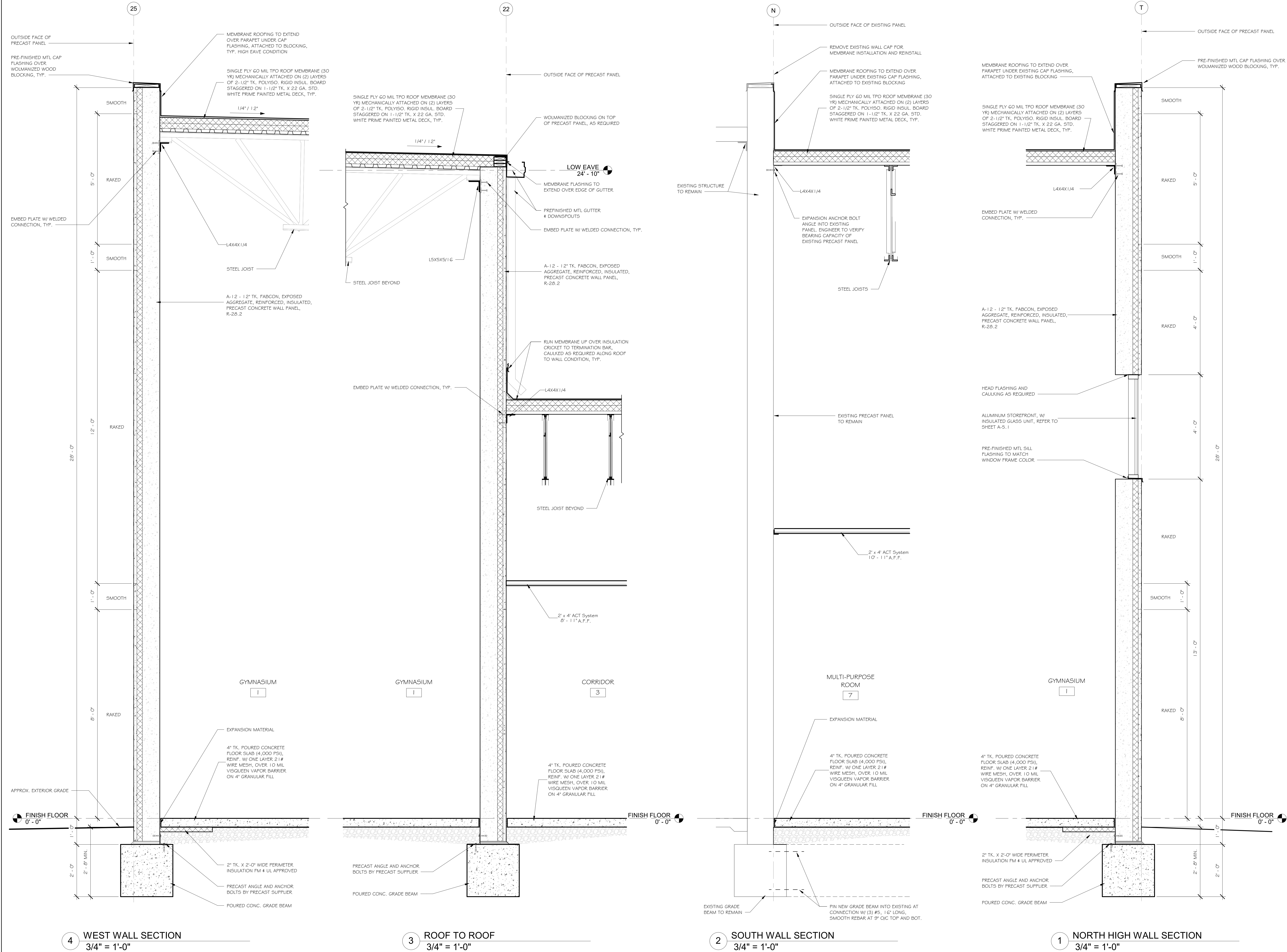
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Job Number	E-43009
Date	11/07/24
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Checked By	JWM

ELEVATIONS & 3D
VIEW

A-3.1



Revisions		
#	Date	Description

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NEW ADDITION FOR

HUBER HEIGHTS YMCA

MONTGOMERY COUNTY
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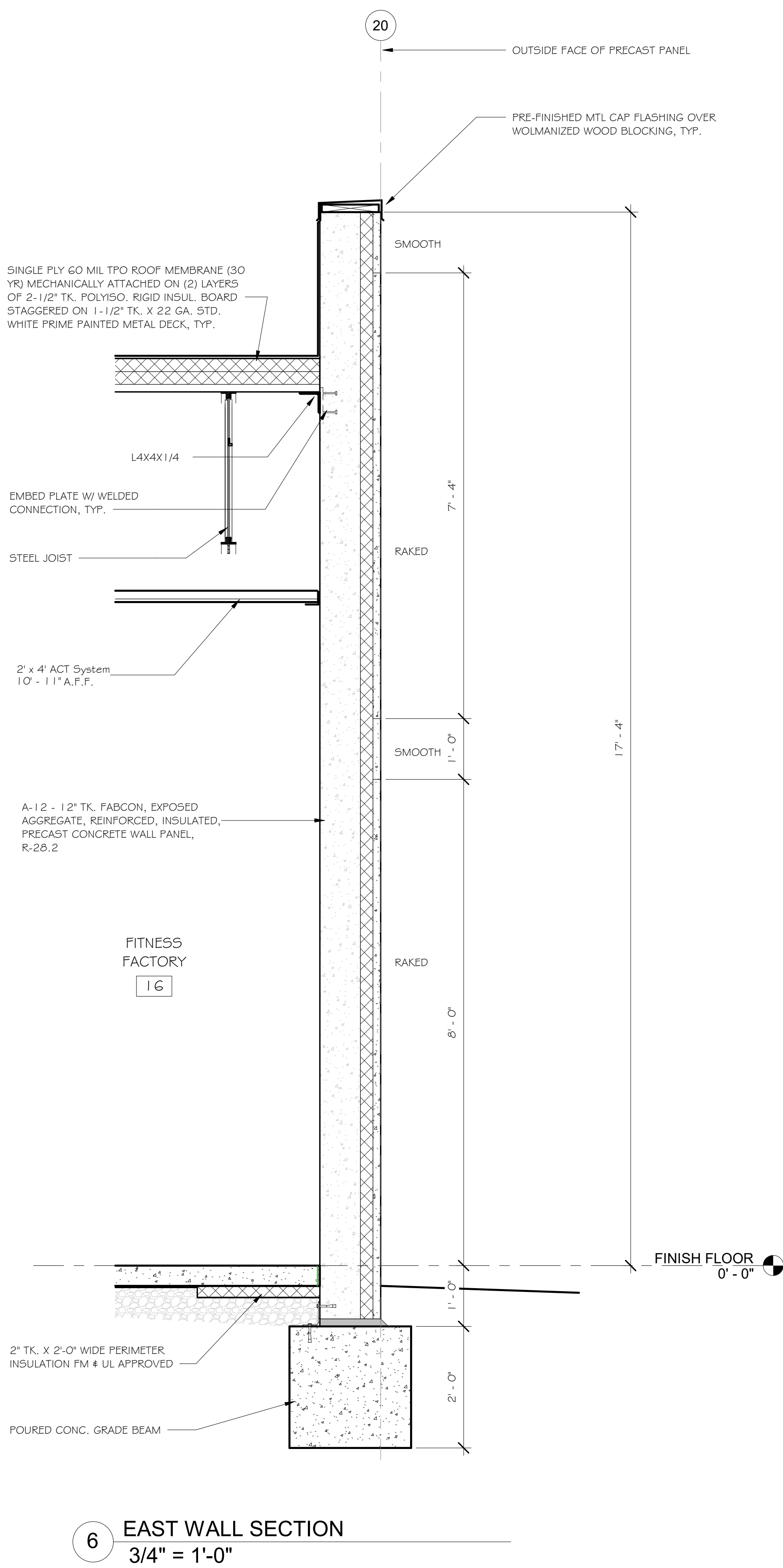
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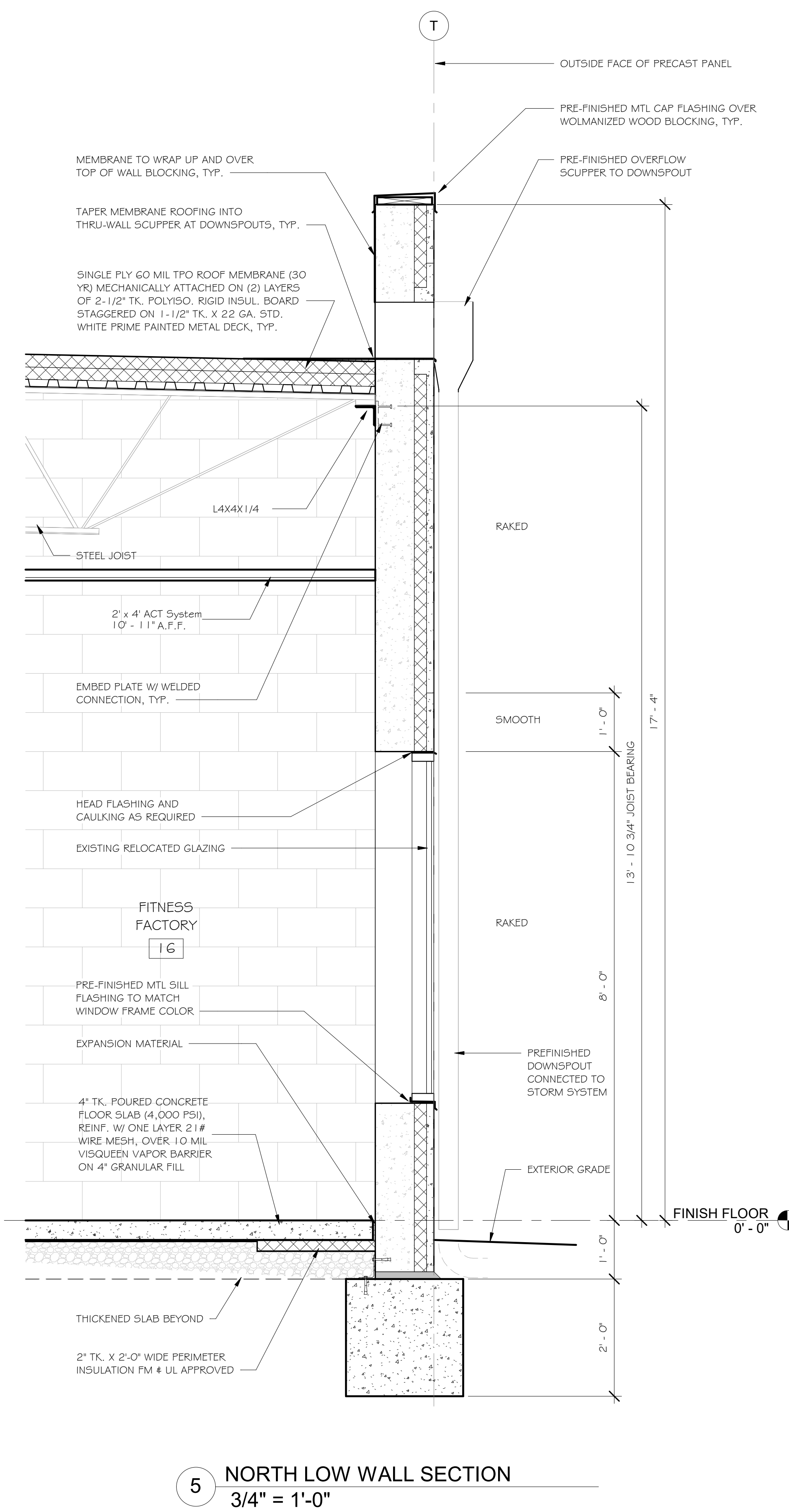
Job Number	E-43009
Date	11/07/24
Drawn By	JMS
Checked By	JWM

WALL SECTIONS

A-4.1



6 EAST WALL SECTION
3/4" = 1'-0"



5 NORTH LOW WALL SECTION
3/4" = 1'-0"

Revisions

#	Date	Description

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NOT FOR CONSTRUCTION

NEW ADDITION FOR

HUBER HEIGHTS YMCA

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HUBER HEIGHTS, OH 45424

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Greenfield, IN 46140
Phone: (317) 477-3615

Job Number

E-43009

Date

11/07/24

Drawn By

JMS

Checked By

JWM

WALL SECTIONS

A-4.2



Huber Heights Fire Division

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

Occupancy Name:	YMCA – New Addition		
Occupancy Address:	7251 Shull 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:	24-473
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	1/7/2025

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 a “minor change” for new addition. Approval of this addition is subject to compliance with the following. Additional requirements for structure may arise during permitting process:

Requirements: (Site Plan)

- Fire apparatus access roads shall be extended to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Ohio Fire Code 503.1.1. Refer to this section for additional information. **(Due to the size of the addition and the ability to turn fire apparatus around, we are requesting that an access road be provided around the proposed addition, west side of facility.)**
- The access road around property shall be marked as a fire lane, refer to Ohio Fire Code 503.3 and D103.6.
- On-site fire hydrants will be required. Hydrant spacing shall comply with Huber Heights Codified Ordinance 1521.06(c) and the Ohio Fire Code. **(An additional hydrant may be required due to the overall size of the new and existing building. Provide total square footage of facility.)**
- 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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-10576

7. B.

Planning Commission

Meeting Date: 01/14/2025

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, TJL-CES, LLC, is requesting approval of a Detailed Development Plan for 0.98 acres to construct a Domino's Pizza (pick-up and delivery only) at 8920 & 8960 Old Troy Pike (Case DDP 25-02).

Purpose and Background

Attachments

Application

Staff Report

Decision Record

Drawings

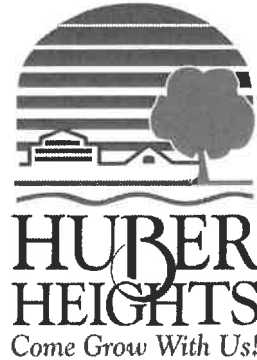
Elevations

Map

Fire Assessment

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS

'24DEC20 2:13



PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number DDP 25-02
Receipt Number _____

Date Filed 12-20-24
Amount Paid 325.00

TYPE OF ACTION REQUESTED

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

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

Jan 14, 2028

APPLICANT INFORMATION

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

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	TJL-CES, LLC	Name	Calibre Engineering, Inc. (Agent)
Address	5099 Springboro Pike Moraine, OH 45439	Address	Art Harden 7700 Paragon Rd., Ste C Centerville, OH 45458
Phone	(250) 650-9347	Phone	(937) 885-9380
Fax		Fax	
Email	Tristan.Koehler@daytondominos.com	Email	Calibreeng@aol.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 Telephone: _____
Robert Hilderbran

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:
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.



JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

[Signature]
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

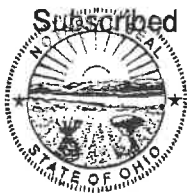
Applicant's Signature:

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.

Robert H. Harden
OWNER



Subscribed and sworn to before me this 23 day of September, 2024.

JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

[Signature]
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.



JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027

[Signature]
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

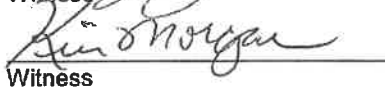
<u>PROPERTY OWNER</u> Name <u>William & Barbra Daniels</u> Address <u>8305 Wildcar Rd., Tipp City, OH 45371</u> <u>Robert Hildebrand</u> <u>6959 Sylmar Ct., Dayton, OH 45424</u> Phone _____ Fax _____ Email _____ <u>ATTORNEY</u> Name _____ Address _____ _____ _____ Phone _____ Fax _____ Email _____ <u>LAND PLANNER</u> Name _____ Address _____ _____ _____ Phone _____ Fax _____ Email _____ <u>LANDSCAPE ARCHITECT</u> Name _____ Address _____ _____ _____ Phone _____ Fax _____ Email _____	<u>AGENT</u> Name <u>Calibre Engineering, Inc.</u> Address <u>7700 Paragon Road</u> <u>Suite C</u> <u>Centerville, OH 45458</u> <u>(937) 885-9380</u> Fax _____ Email <u>calibreeng@aol.com</u> <u>DEVELOPER</u> Name _____ Address _____ _____ _____ Phone _____ Fax _____ Email _____ <u>ENGINEER</u> Name <u>Calibre Engineering, Inc.</u> Address <u>7700 Paragon Road</u> <u>Suite C</u> <u>Centerville, OH 45458</u> <u>(937) 885-9380</u> Fax _____ Email <u>calibreeng@aol.com</u> <u>OTHER</u> 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: 12-19-2024
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.


Owner's Signature


Owner's Signature

William Daniels
Printed Name

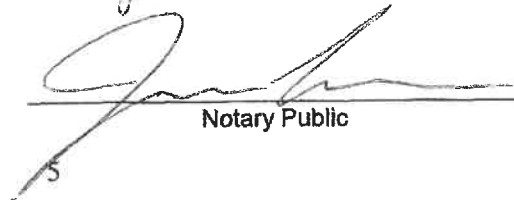
Robert Hilderbran
Printed Name

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

William Daniels, Robert Hilderbran on this 23 day of September, 2024.



JAMES ADAMS
Notary Public, State of Ohio
My Commission Expires:
April 10, 2027


Notary Public

Memorandum

Staff Report for Meeting of January 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, City Planner
Date: January 9, 2025
Subject: DDP 25-02 (Domino's Huber Heights)
8920 & 8960 Old Troy Pike

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: TJL-CES, LLC – Applicant
William Danials / Robert Hilderbran – Owners

DEVELOPMENT NAME: Domino's Huber Heights

ADDRESS/LOCATION: 8920 & 8960 Old Troy Pike

ZONING/ACREAGE: Planned Commercial – PC / 0.98 acres

EXISTING LAND USE: Vacant residential lands

ZONING
ADJACENT LAND: North: PC
East: PR
West: I-1
South: PR

REQUEST: The applicant seeks detailed 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
In Opposition – None Received

Overview

The applicant recently rezoned 2.75 acres from R-1 to Planned Commercial and plans to 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 City Council unanimously approved the rezoning, and no residents spoke in opposition.

The applicant now seeks detailed development plan approval for the Domino's Pizza site. The restaurant will be pick-up and delivery only, with no dine-in seating.

The applicant has indicated that 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 two 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.

Staff Analysis

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

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.

The Basic Development Plan and rezoning approval contained 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:
 - 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

Conformance with the Basic Development Plan 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.

The applicant is proposing a 10-foot tree line buffer on the south side of the property and 175-foot non-disturbance area on the east side of the property. Staff has requested the applicant enlarge the south buffer to 20-feet. This additional buffer will provide greater protection for the existing trees until a detailed development plan is submitted for this lot.

2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.

Staff concurs with the proposed street tree placement.

3. Signs shall conform with Chapter 1189, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

The detailed development plans illustrate one proposed ground sign and a wall sign. The application did not provide sign design details (dimensions, construction type, etc.).

Staff recommends that conformance with Chapter 1189 continue to be a condition of approval for the ground sign. This will require the ground sign to be set back an additional 5 feet, for a total of 15 feet, and limit its height to 6 feet.

The wall sign illustrated on the plans is approximately 24 square feet. This is well below the 75 square feet permitted under the sign code.

Conformance with other zoning provisions

Conformance With Planned Commercial District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The front parking setback is 26.7 feet, larger than the minimum 25 feet required.
- The building is set back 75 feet, consistent with the development standards.
- Side and rear yards are consistent with the development standards.

Parking and Loading:

- The applicant illustrates 21 parking spaces, more than the 15 the code requires for this restaurant use. Parking stall dimensions are 10' x 18', as required.

Building Materials:

- The exterior cladding is a mixture of red brick, stone and beige EIFS, which is consistent with the building material requirements.

Landscaping:

- The application illustrates a mixture of street, shade and ornamental trees, along with a mixture of shrubs. The landscaping plans meet the zoning code requirements.
- Staff has requested the applicant to provide additional plant material along the north side of the building to soften the north façade.

Additional Comments:

Fire: See attached.

City Engineer: No comments received.

Recommendation

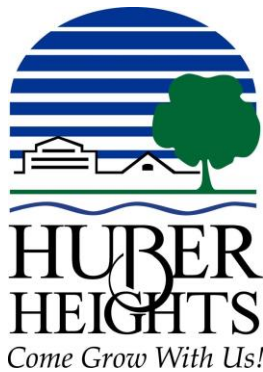
It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan submitted on December 20, 2024, with the following conditions:

1. The south tree line buffer area shall be increased to 20 feet, and a tree survey shall be conducted to evaluate the species and health of existing trees within this buffer area. All other elements of the demolition plan shall remain unchanged.
2. Signs shall conform to Chapter 1189.
3. Additional shade-tolerant plant material will be installed along the north wall to soften the building façade.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on December 20, 2024, the applicant, TJL-CES, LLC, requested approval of a Detailed Development Plan for 0.98 acres to construct a Domino's Pizza (pick-up and delivery only). Property is located at 8920 & 8960 Old Troy Pike, further identified as Parcel Numbers P70 00203 0001 and P70 00203 0002 on the Montgomery County Auditor's Map (Case DDP 25-02), and;

WHEREAS, on January 14, 2025, 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 Detailed Development Plan. Property is located at 8920 & 8960 Old Troy Pike, further identified as Parcel Numbers P70 00203 0001 and P70 00203 0002 on the Montgomery County Auditor's Map (Case DDP 25-02), in accordance with the recommendation of Staff's Memorandum dated January 9, 2025, with the following conditions:

1. The south tree line buffer area shall be increased to 20 feet, and a tree survey shall be conducted to evaluate the species and health of existing trees within this buffer area. All other elements of the demolition plan shall remain unchanged.
2. Signs shall conform to Chapter 1189.
3. Additional shade-tolerant plant material will be installed along the north wall to soften the building façade.

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

Terry Walton, Chair
Planning Commission

Date

GENERAL NOTES:

- 1) ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE HUBER HEIGHTS, OHIO DESIGN CRITERIA.
- 2) CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- 3) CONTRACTOR SHALL PROTECT ALL BOUNDARY MONUMENTATION DURING CONSTRUCTION. DAMAGED MONUMENTS WILL BE REPLACED AT CONTRACTORS EXPENSE.
- 4) WITHIN 2 WEEKS OF STARTING CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF ALL EXISTING UTILITIES CROSSING WITH THE PROPOSED CONSTRUCTION AND ADVISE THE ENGINEER IN WRITING OF FIELD CONDITIONS.
- 5) PRIOR TO ORDERING MATERIALS WHICH WILL CONNECT TO EXISTING UTILITIES, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITIES, SIZE, INVERT, ELEVATION AND MATERIAL TYPE TO ENSURE COMPATIBILITY OF MATERIALS. DOCUMENTATION OF FIELD INFORMATION SHALL BE PROVIDED TO THE ENGINEER AS A PART OF THE SHOP DRAWING SUBMITTAL.
- 6) CONTRACTOR WILL COORDINATE BUILDING DIMENSIONS WITH THE ARCHITECTURAL DOCUMENTS. SHOULD THE BUILDING DOCUMENTS DIFFER FROM THE SITE DOCUMENTS THE ARCHITECTURAL DOCUMENTS WILL GOVERN.
- 7) FIELD TILE – SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED ROAD RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL. 4) OR DUCTILE IRON PIPE (ANSI CLASS 52) AT THE DIRECTION OF THE CITY/COUNTY ENGINEER INSPECTOR. ANY FIELD TILE ENCOUNTERED SHALL BE LOCATED AND IDENTIFIED ON "AS-BUILT" PLANS BY THE CONTRACTOR.
- 8) EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

A. CONTACTING THE INDIVIDUAL UTILITY OWNERS FOUR CALENDAR DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.

B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.

C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY EXTENSION OR CROSSING.
- 9) ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH LOCAL JURISDICTIONAL RULES AND REGULATIONS.
- 10) SANITARY MANHOLES SHALL BE PRECAST CONCRETE OR MONOLITHIC, CONSTRUCTED OF CLASS "A" 4,000 PSI CONCRETE, AND CONFORMING TO ASTM C-478. ONE INCH ALUMINUM BAR STEPS ARE REQUIRED.
- 11) JOINTS BETWEEN PRECAST SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C-443.
- 12) CHANNEL BOTTOMS OF ALL SANITARY MANHOLES AND DRAINAGE STRUCTURES.
- 13) SANITARY SEWER PIPE AND FITTINGS SHALL BE PER LOCAL JURISDICTIONAL RULES AND REGULATIONS OR PVC SDR 26, ASTM D-3034 AS PERMITTED.
- 14) THE CONTRACTOR SHALL NOT MAKE ANY PHYSICAL CONNECTION TO THE EXISTING SANITARY SEWER UNTIL THE LOCAL SEWER DEPARTMENT HAS BEEN NOTIFIED AND THE REMAINING SEWER, EXCLUDING THE FIRST SPAN, HAS BEEN INSPECTED, TESTED, AND RELEASED.
- 15) ROOF DRAINS, FOUNDATION DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- 16) WATER MAINS SHALL BE INSTALLED WITH 4'-6" MINIMUM COVER (EXCEPT WHERE INDICATED).
- 17) WHENEVER A SANITARY SEWER AND WATER MAIN MUST CROSS, THE SEWER SHALL BE AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES MEASURED BETWEEN THE OUTSIDE PIPE WALLS, BELOW THE BOTTOM OF THE WATER MAIN. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION, THE WATER MAIN SHALL BE RELOCATED OR THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:

A. A SEWER PASSING OVER OR UNDER THE WATER MAIN SHALL BE CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN.

B. THE SEWER CROSSING SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

C. WHERE A WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
- 18) SIDE SLOPES GREATER THAN 3:1 WILL BE SODDED OR STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. THE EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC TYPE 150 OR AN ENGINEER APPROVED EQUAL.
- 19) ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING WITHIN TWO WEEKS.
- 20) PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE.
- 21) SEDIMENT AND EROSION CONTROL FEATURES SHOWN ON THE PLAN CAN BE ADJUSTED AND/OR MODIFIED TO FIT EXISTING CONDITIONS BY CITY ENGINEER AND/OR INSPECTOR.
- 22) RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR.

Domino's

8920 and 8960 Old Troy Pike

Tipp City, OH 45371

City of Huber Heights

INDEX

C-0.0.....INDEX PLAN

C-1.0.....EXISTING TOPOGRAPHY PLAN

C-1.1.....DEMOLITION PLAN

C-2.0.....LAYOUT PLAN

C-3.0.....GRADING AND DRAINAGE PLAN

C-4.0.....UTILITY PLAN

C-5.0.....LANDSCAPE PLAN

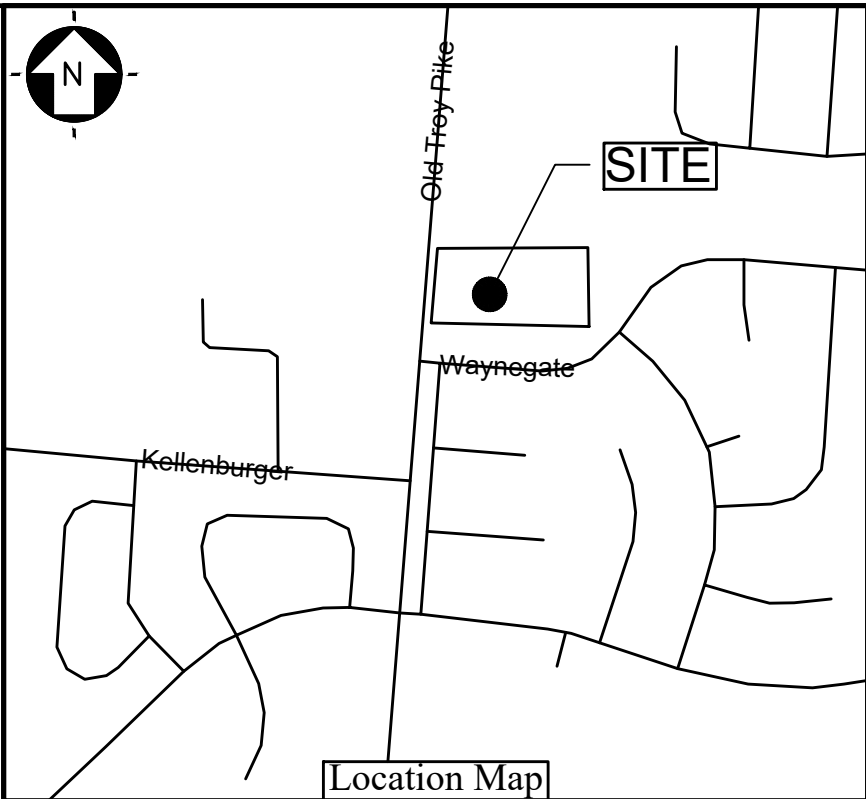
LP-1.0.....LIGHTING PLAN

NOTE!
EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AN A GUIDE AND CANNOT BE GUARANTEED ACCURATE. NOTIFY THE FOLLOWING 48 HOURS PRIOR TO CONSTRUCTION TO FIELD LOCATE UTILITIES.



2 WORKING DAYS
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CALL TOLL FREE
800-362-2764 or 811
OHIO UTILITIES PROTECTION SERVICE





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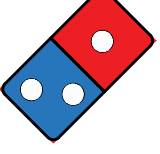
DATE: Dec. 20, 2024

Seal not official unless Signed

Calibre Engineering

7700 Paragon Road, Suite C
Centerville, OH 45459
937.885.9380
CalibreEng@aol.com





Domino's

8920 and 8960 Old Troy Pike
Tipp City, OH 45371

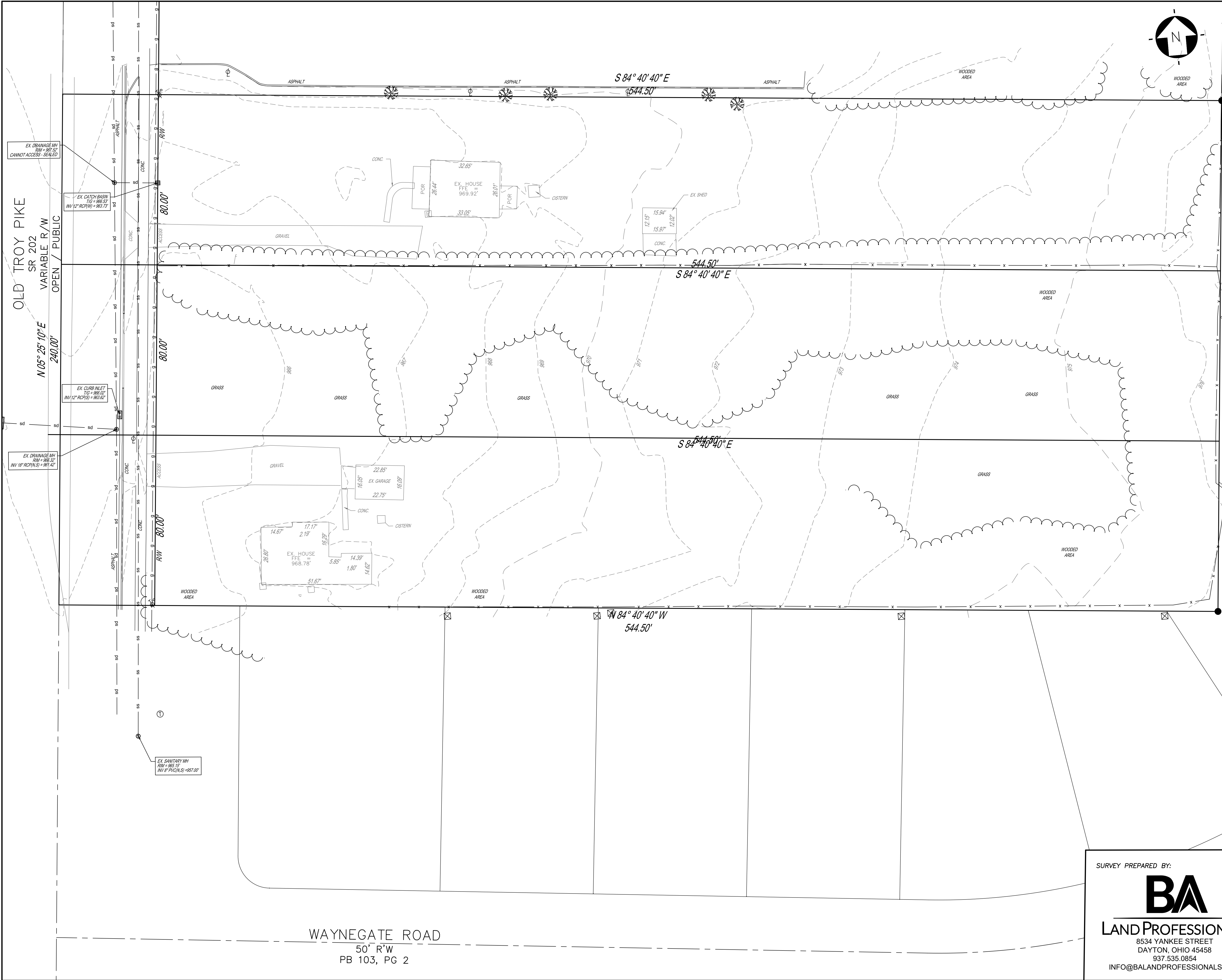
TJL-CES, LLC
5099 Springboro Pike
Moraine, OH 45439
250-650-9347

C-0.0

INDEX PLAN

PROJECT NO: 2024112

Dec. 20, 2024



NOTES:
TOPOGRAPHIC FEATURES SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED DURING MAY 2022, AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MAN-MADE OR NATURAL OCCURRENCES BEYOND SAID DATE.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PIPE SIZE AND MATERIAL HAS BEEN DERIVED FROM FIELD OBSERVATION AND EXISTING PLAN INFORMATION PROVIDED TO THE SURVEYOR. SURVEY PERSONNEL HAVE NOT ENTERED UTILITY STRUCTURES TO VERIFY PIPE SIZE DATA BY ACTUAL MEASUREMENT. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BOUNDARY INFORMATION IS BASED ON RECORD DATA

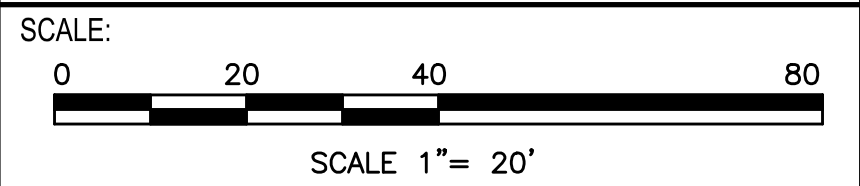


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LEGEND

SURVEY CONTROL & TOPOGRAPHIC SYMBOLS :	
WATER VALVE	MAG NAIL SET
FIRE HYDRANT	PK NAIL FOUND
STORM MANHOLE	MONUMENT BOX FOUND
CURB INLET	IRON PIN FOUND
CATCH BASIN	IRON PIN TO BE SET
SIGNAL POLE	WATER MAIN
TELEPHONE MANHOLE	SANITARY SEWER
SANITARY MANHOLE	STORM SEWER
SIGNS	ELECTRIC LINES
	GAS MAIN



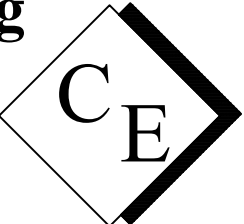
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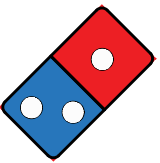
SEAL:

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DATE: _____

Calibre Engineering
7700 Paragon Road, Suite C
Centerville, OH 45459
937.885.9380
CalibreEng@aol.com



**Domino's**
8920 and 8960 Old Troy Pike
Tipp City, OH 45371
TJL-CES, LLC
5099 Springboro Pike
Moraine, OH 45439
250-650-9347

SURVEY PREPARED BY:

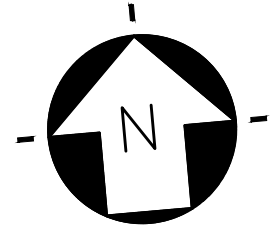
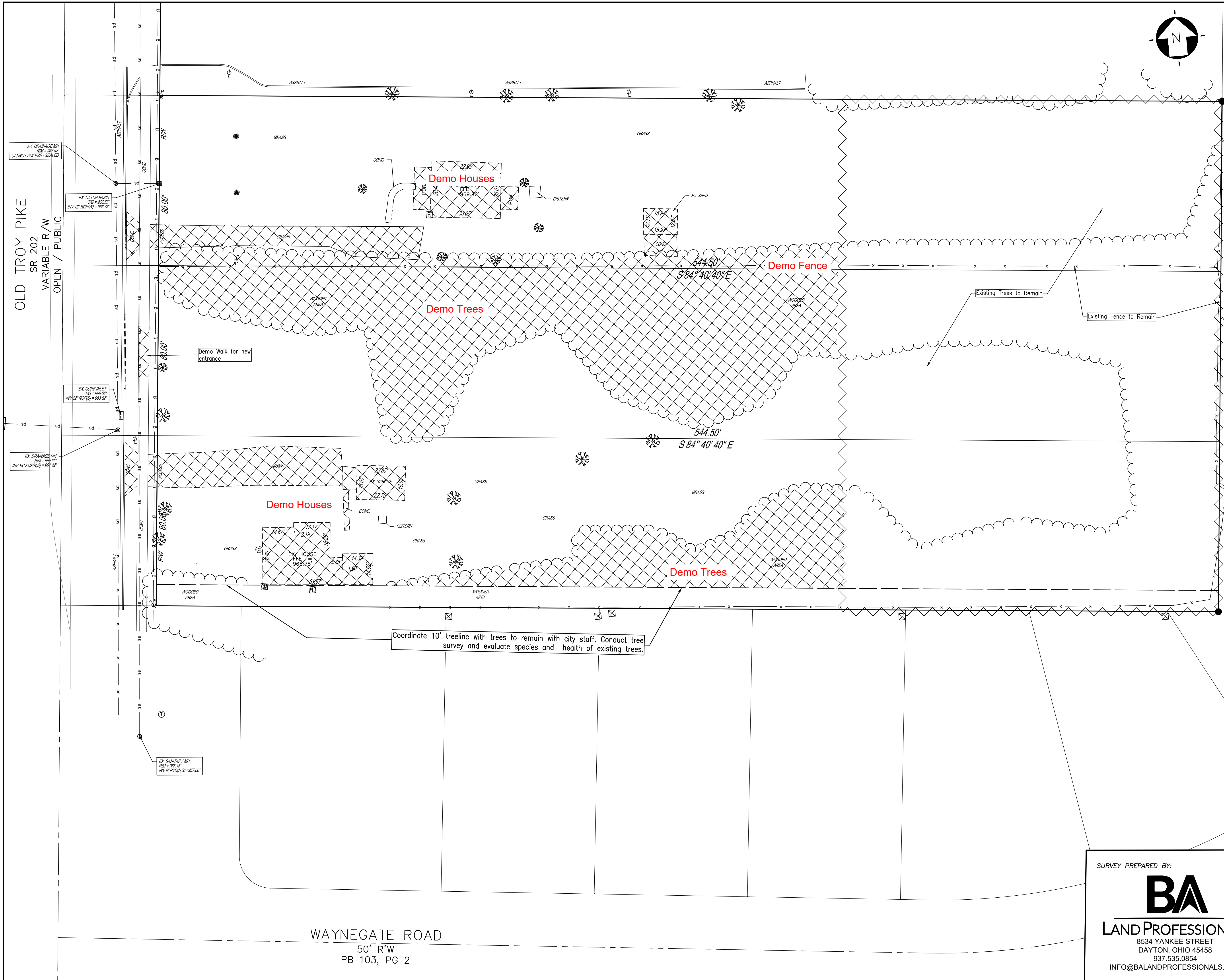


BA
LAND PROFESSIONALS
8534 YANKEE STREET
DAYTON, OHIO 45458
937.535.0854
INFO@BALANDPROFESSIONALS.COM

C-1.0
EXISTING
TOPOGRAPHY PLAN

PROJECT NO: 2024112

Dec. 20, 2024



NOTES:
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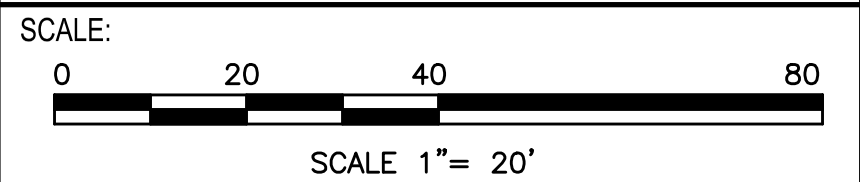
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LEGEND

SURVEY CONTROL & TOPOGRAPHIC SYMBOLS :	
WATER VALVE	WV
FIRE HYDRANT	TH
STORM MANHOLE	MH
CURB INLET	CI
CATCH BASIN	CB
SIGNAL POLE	SP
TELEPHONE MANHOLE	TMH
SANITARY MANHOLE	SMH
SIGNS	---
MAG NAIL SET	MNS
PK NAIL FOUND	PNF
MONUMENT BOX FOUND	MBF
IRON PIN FOUND	IPF
IRON PIN TO BE SET	IPBS
WATER MAIN	W-M
SANITARY SEWER	SS-SS
STORM SEWER	SD-SD
ELECTRIC LINES	E-E
GAS MAIN	G-G



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2	12/20/2024	2	1
3	12/20/2024	3	1
4	12/20/2024	4	1
5	12/20/2024	5	1
6	12/20/2024	6	1
7	12/20/2024	7	1
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9	12/20/2024	9	1
10	12/20/2024	10	1

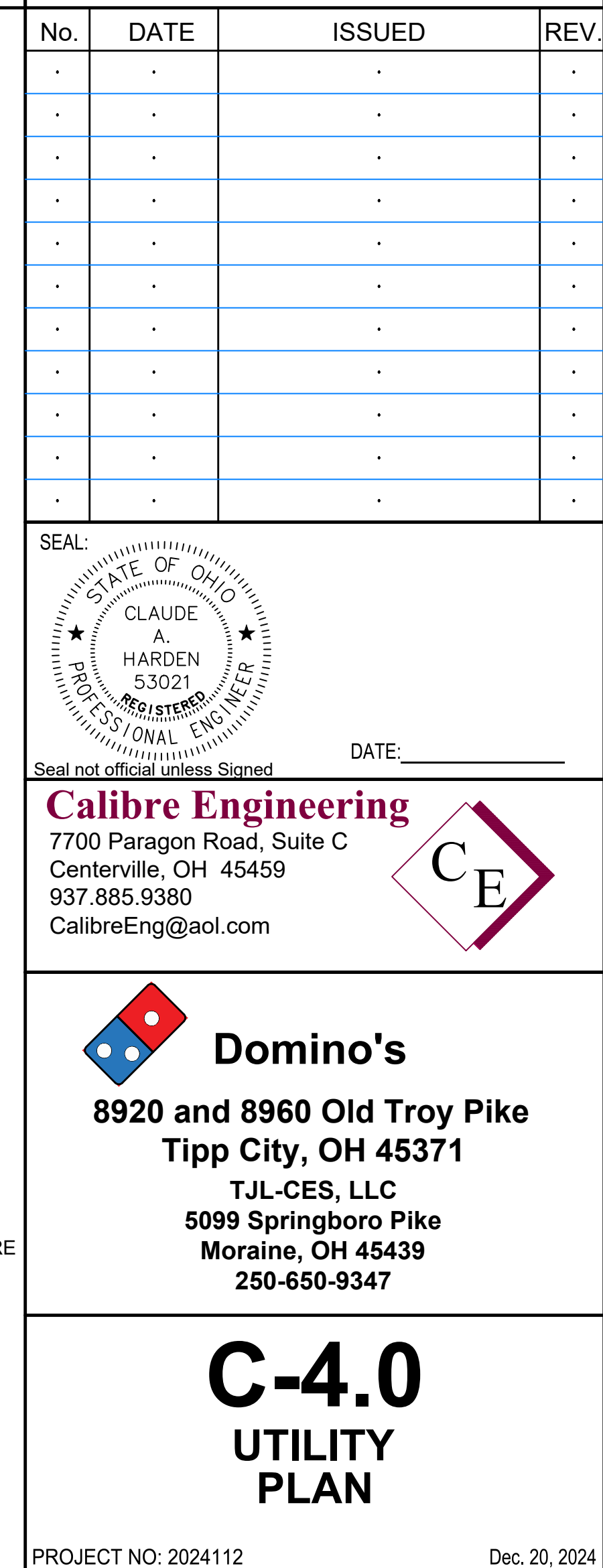
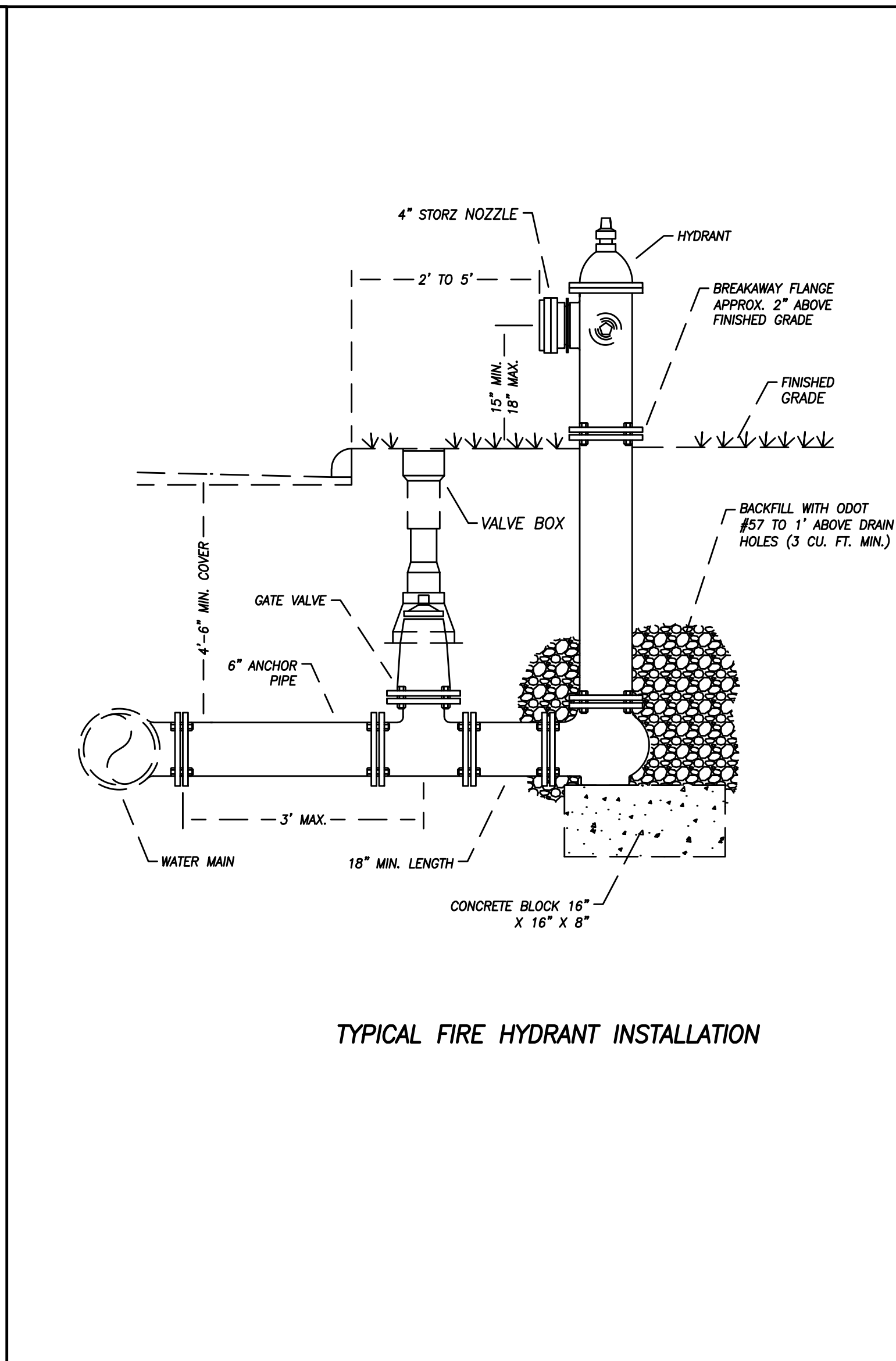
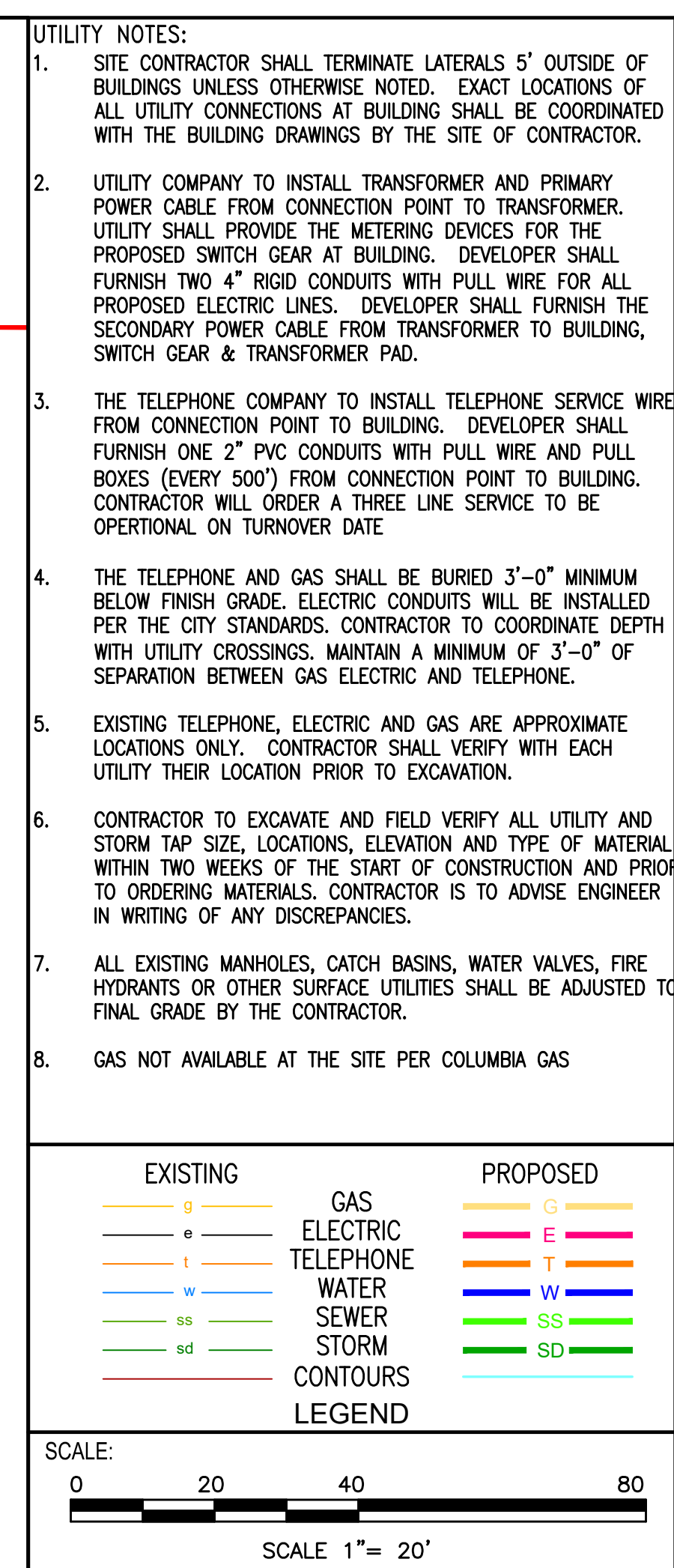
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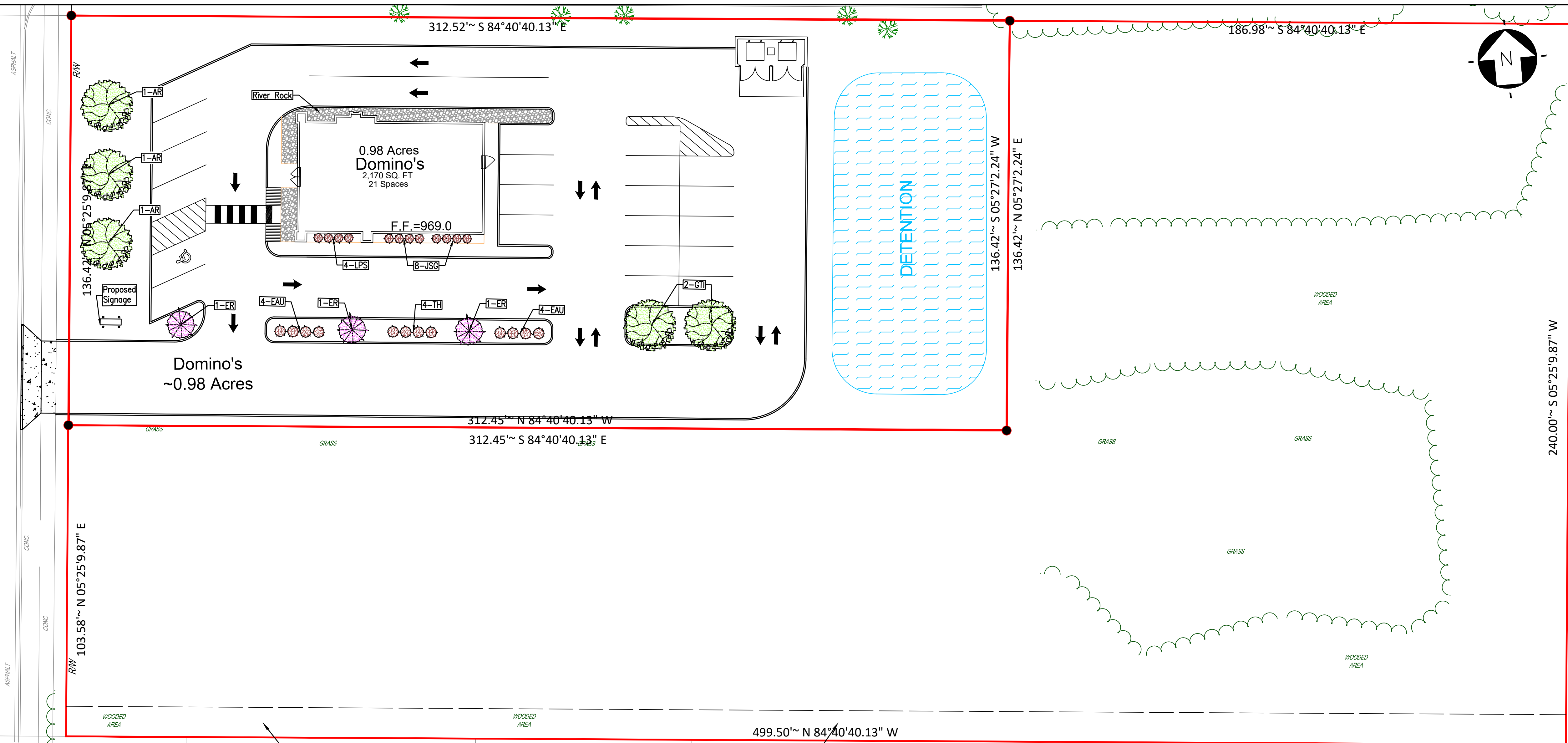
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INFO@BALANDPROFESSIONALS.COM

C-1.1
DEMOLITION
PLAN



OLD TROY PIKE
SR 202
VARIABLE R/W
OPEN / PUBLIC



- LANDSCAPE NOTES:
- ALL DISTURBED AREAS WILL BE SODDED. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE PROJECT SHALL BE REPAIRED OR RESTORED AS DIRECTED BY THE PROPERTY OWNER (S) AND OR ENGINEER.
 - ALL PLANTS WILL BE OF PREMIUM QUALITY FOR THE SPECIES INDICATED ON THE PLANS. PARK GRADE PLANTS WILL NOT BE ACCEPTABLE AND WILL BE REJECTED. ORNAMENTAL TREES WILL BE FRUITLESS AND SINGLE TRUNK VARIETY UNLESS SPECIFICALLY DESIGNATED AS MULTI-STEM. ALL PLANTS WILL WARRANTED FOR A PERIOD OF 18 MONTHS.
 - ALL TOPSOIL ON THE SITE SHALL BE STRIPPED AND STOCKPILED AND REUSED ON THE PERMANENTLY GRASSED AREAS OF THE SITE. EXCESS MATERIAL SHALL BE HAULED OFF SITE. ON-SITE TOPSOIL WILL BE PROCESS TO REMOVE ROCKS, TREE ROOTS, OR OTHER UNDESIRABLE MATERIALS. WHERE ON-SITE TOPSOIL IS NOT AVAILABLE THE CONTRACTOR WILL PROVIDE PROCESSED TOPSOIL WHICH CONTAINS A MIXTURE OF ORGANIC MATERIALS SUITABLE FOR GROWING GRASS OR PLANTS.
 - FILL ALL SODDED AREAS AND INTERIOR LANDSCAPE ISLANDS WITH 6" OF TOPSOIL. MOUND THE CENTER OF ISLANDS 6" ABOVE THE EDGE OF CURB TO PROVIDE POSITIVE DRAINAGE. COVER INTERIOR OF ISLANDS WITH 3" OF MULCH UNLESS DESIGNATED OTHERWISE.
 - ALL OPEN AREAS SHALL BE SODDED UNLESS NOTED OTHERWISE.
 - ALL SLOPES GREATER THAN 3:1 SLOPE WILL BE SODDED WITH CROWN VETCH AND STAKED IN PLACE.
 - BRANCHES OF ALL INTERIOR PARKING TREES AND DRIVE ENTRANCES TREES SHALL NOT HAVE LIMBS LOWER THAN 4 FEET ABOVE PAVEMENT GRADE TO ENSURE TRAFFIC VISIBILITY.
 - SHRUBS AND TREES MASSED AS LANDSCAPE FEATURES IN LAWN AREAS SHALL BE INCORPORATED INTO MULCHED BEDS WITH SHREDDED HARDWOOD MULCH. THE AREAS WILL BE EDGED WITH 6" STEEL OR OTHER APPROVED COMMERCIAL LANDSCAPE EDGING.
 - THE CONTRACTOR WILL PROVIDE WATERING FOR ALL TREES, SHRUBS, AND LAWN AREAS UNTIL THE PROJECT IS TURN OVER TO THE OWNER. WHERE IRRIGATION SYSTEMS ARE INSTALLED THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF IRRIGATION UNTIL TURNOVER DATE.

EXISTING

DECIDUOUS TREES

EVERGREEN TREES

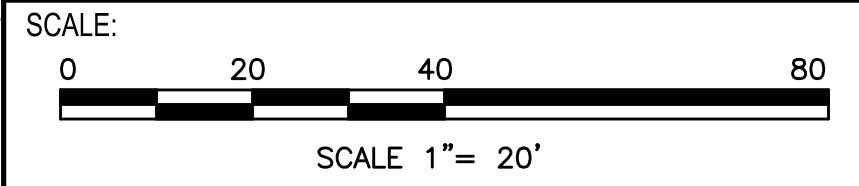
ORNAMENTAL TREES

SHRUBS

PLANTER AREA

LEGEND

PROPOSED



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SEAL:

STATE OF OHIO

CLAUDE A. HARDEN

53021

REGISTERED PROFESSIONAL ENGINEER

DATE: _____

Seal not official unless Signed

Calibre Engineering

7700 Paragon Road, Suite C

Centerville, OH 45459

937.885.9380

CalibreEng@aol.com

Domino's

8920 and 8960 Old Troy Pike

Tipp City, OH 45371

TJL-CES, LLC

5099 Springboro Pike

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250-650-9347

C-5.0

LANDSCAPE

PLAN

PROJECT NO: 2024112

Dec. 20, 2024

NOTES:

- SIZE OF PIT VARIES WITH SIZE OF ROOT BALL.
- TOP OF BALL TO BE 1"-2" ABOVE FINISH GRADE.
- SPREAD FERTILIZER EVENLY IN SAUCER.
- PRUNE & WATER AS SPEC. RETAIN LEADERS

BURLAP TIES-FIGURE 8 SHAPE TO PROTECT TREE

PROVIDE ADEQUATE SUPPORT

CUT & REMOVE UPPER 1/3 OF BURLAP.

3"-4" EARTHEN SAUCER.

4" SHREDDED BARK MULCH

FINISH GRADE

BACKFILL PLANTING SOIL MIXTURE (AS SPEC).

COMPACTED SUBGRADE

PLANTING PIT TO BE 1.5 x DIA OF ROOT BALL

SHADE/ORNAMENTAL TREE

3" HARDWOOD BARK MULCH

FORM SAUCER WITH 3" CONTINUOUS RIM

SPECIFIED PLANTING MIX. WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING

NTS

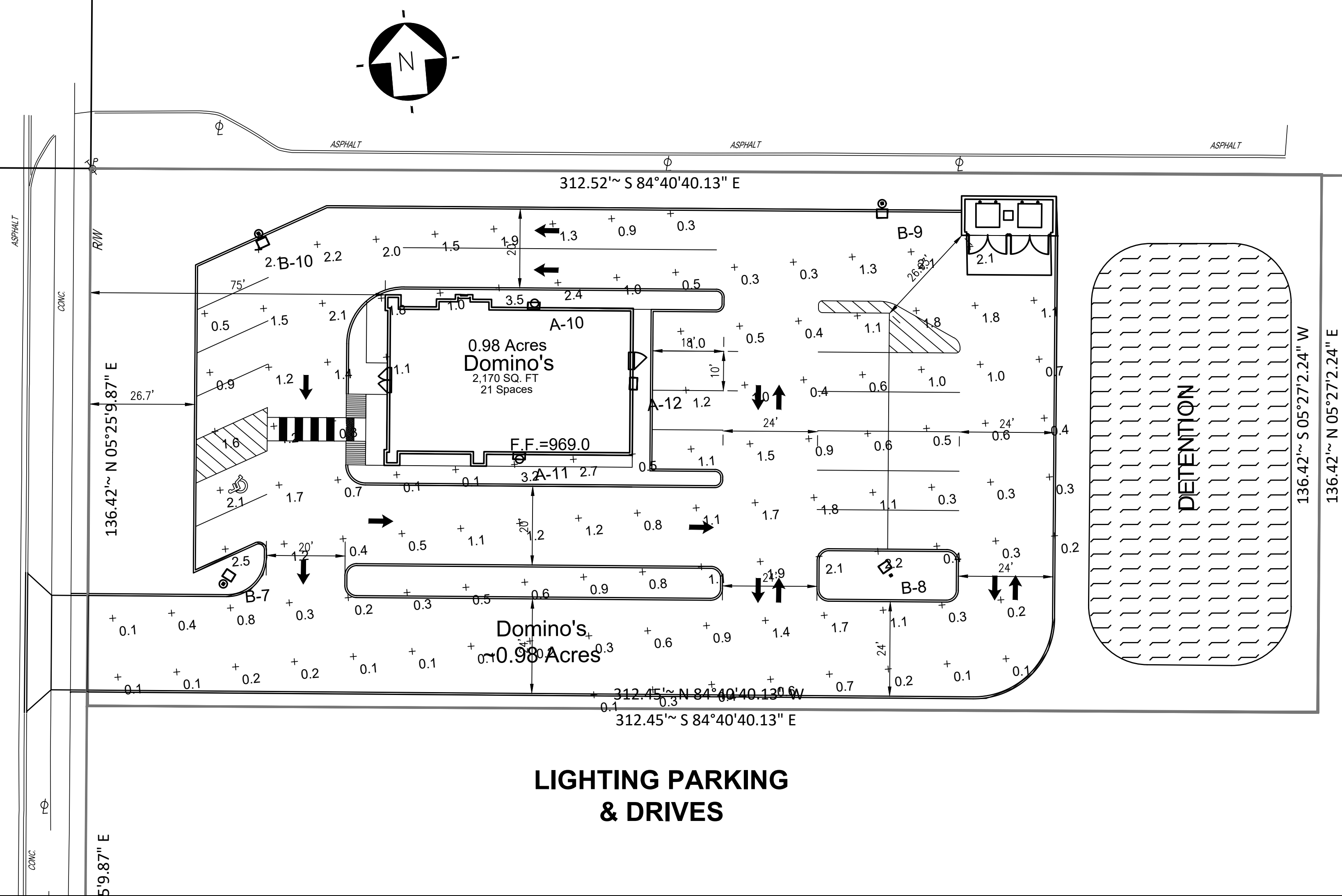
TREE PLANTING

NTS

PLANT LIST (TREES & SHRUBS)						
KEY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZES	QUANTITY	COND.
AR	SHADE	Acer Rubrum 'Frank Jr.'	Red Point Maple	2.5" CAL	3	B&B
GTI	SHADE	Gleditsia Triacanthos Inermis 'Skyline'	Skyline Honeylocust	2.5" CAL	2	B&B
ER	ORNAMENTAL	Cercis Canadensis	Eastern Redbud	2.5" CAL	3	B&B
JSG	SHRUB	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18"	8	#5 CONT.
EAU	SHRUB	Euonymus Alatus 'Compacta'	Burning Bush	24"	8	CONT.
TH	SHRUB	Taxus Media x 'Hicks'	Hicks Taxus	24"	4	CONT.
LPS	SHRUB	Spirea Japonica 'Little Princess'	Little Princess Spirea	24"	4	CONT.

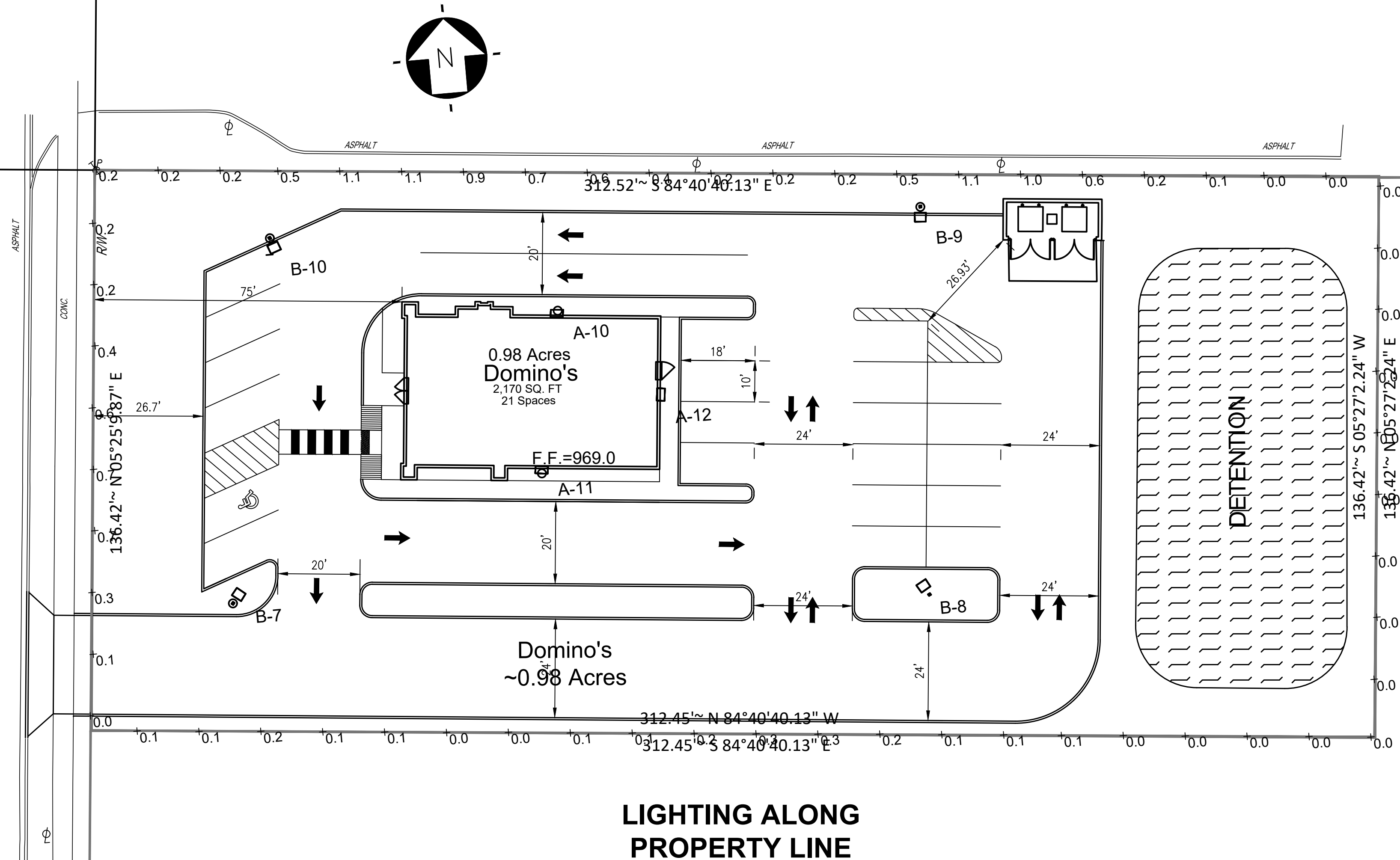
OLD TROY PIKE

SR 202
VARIABLE R/W
OPEN / PUBLIC



OLD TROY PIKE

SR 202
VARIABLE R/W
OPEN / PUBLIC



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	3	XPWS3-FT-LED-48-350-CW-UE			XPWS3-FT-LED-48-350-CW-UE.ies	Absolute	0.72	55
	B	4	SLM-LED-09L-SIL-LC-50-70CRI			SLM-LED-09L-SIL-LC-50-70CRI.ies	Absolute	0.75	62

LUMINAIRE LOCATIONS										
No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z
1	A	1509526.0	690397.6	16.0	16.0	4.8	0.0	1509526.0	690397.6	0.0
2	A	1509519.0	690360.0	16.0	16.0	186.9	0.0	1509519.0	690360.0	0.0
3	B	1509441.0	690334.2	25.0	25.0	38.2	0.0	1509442.0	690335.2	0.0
4	B	1509610.0	690321.6	25.0	25.0	-30.0	0.0	1509609.0	690322.8	0.0
5	B	1509616.0	690415.8	25.0	25.0	184.3	0.0	1509616.0	690414.5	0.0
6	B	1509458.0	690422.0	25.0	25.0	160.8	0.0	1509458.0	690420.8	0.0
7	A	1509549.0	690375.8	16.0	16.0	97.7	0.0	1509549.0	690375.8	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Parking Field	+	1.0 fc	3.5 fc	0.1 fc	35.0:1	10.0:1
Calc Zone Overall	+	0.7 fc	3.6 fc	0.0 fc	N / A	N / A
Calc Zone Property Line	+	0.2 fc	0.8 fc	0.0 fc	N / A	N / A

- LIGHTING NOTES:**
- NEW LIGHT POLES TO MATCH EXISTING POLES THAT ARE TO REMAIN.
 - ALL POLES ARE TO BE PAINTED IN A BRONZE COLOR AS APPROVED BY THE OWNER.
 - POLES INDICATED AS TO REMAIN WILL BE INSPECTED AND WARRANTED BY THE CONTRACTOR TO BE FREE OF DAMAGE OR DEFECT. POLES IN QUESTIONABLE CONDITION ARE TO BE REPLACED IN KIND.
 - CONTRACTOR IS TO CIRCUIT LIGHTING AS SHOWN AND COORDINATE WITH THE BUILDING ELECTRICAL PANEL SYSTEMS.
 - CONTRACTOR IS TO PROVIDE NEW POWER TO THE PROPOSED SIGN. THE CONTRACTOR IS TO COORDINATE WITH THE SIGN MANUFACTURE ON POWER REQUIREMENTS.
 - ALL WIRING IS TO BE IN PVC, GALVANIZED OR ALUMINUM CONDUIT.

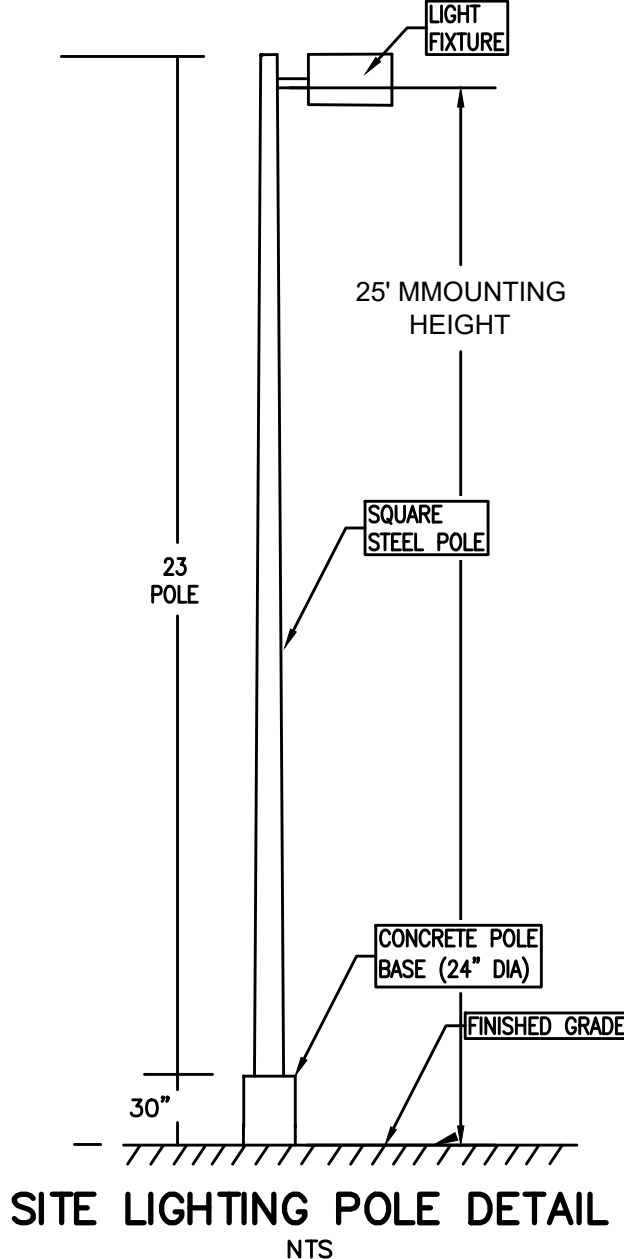
PHOTOMETRIC EVALUATION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles.

MOUNTING ARM SPECIFICATION:

TO ENSURE THAT THE SLM FIXTURE IS INSTALLED IN COMPLIANCE AS A FULL CUTOFF FIXTURE, THE FIXTURE WILL BE INSTALLED HORIZONTALLY WITHOUT TILT AND WILL BE CONFIGURED IN A MANNER THAT THE ANGLE CANNOT BE CHANGED



SCALE:			
0	20	40	80
SCALE 1"= 20'			
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SEAL:

STATE OF OHIO
CLAUDE A. HARDEN
53021
REGISTERED PROFESSIONAL ENGINEER

Seal not official unless Signed

DATE: _____

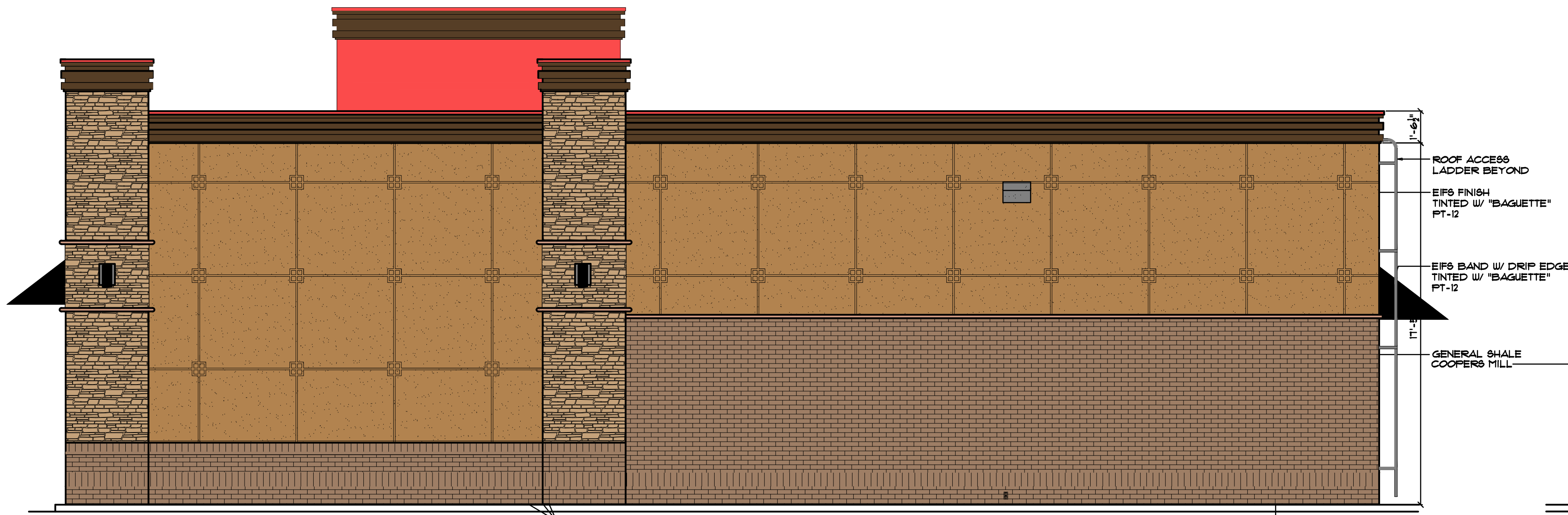
Calibre Engineering
7700 Paragon Road, Suite C
Centerville, OH 45459
937.885.9380
CalibreEng@aol.com

Domino's
8920 and 8960 Old Troy Pike
Tipp City, OH 45371
TJL-CES, LLC
5099 Springboro Pike
Moraine, OH 45439
250-650-9347

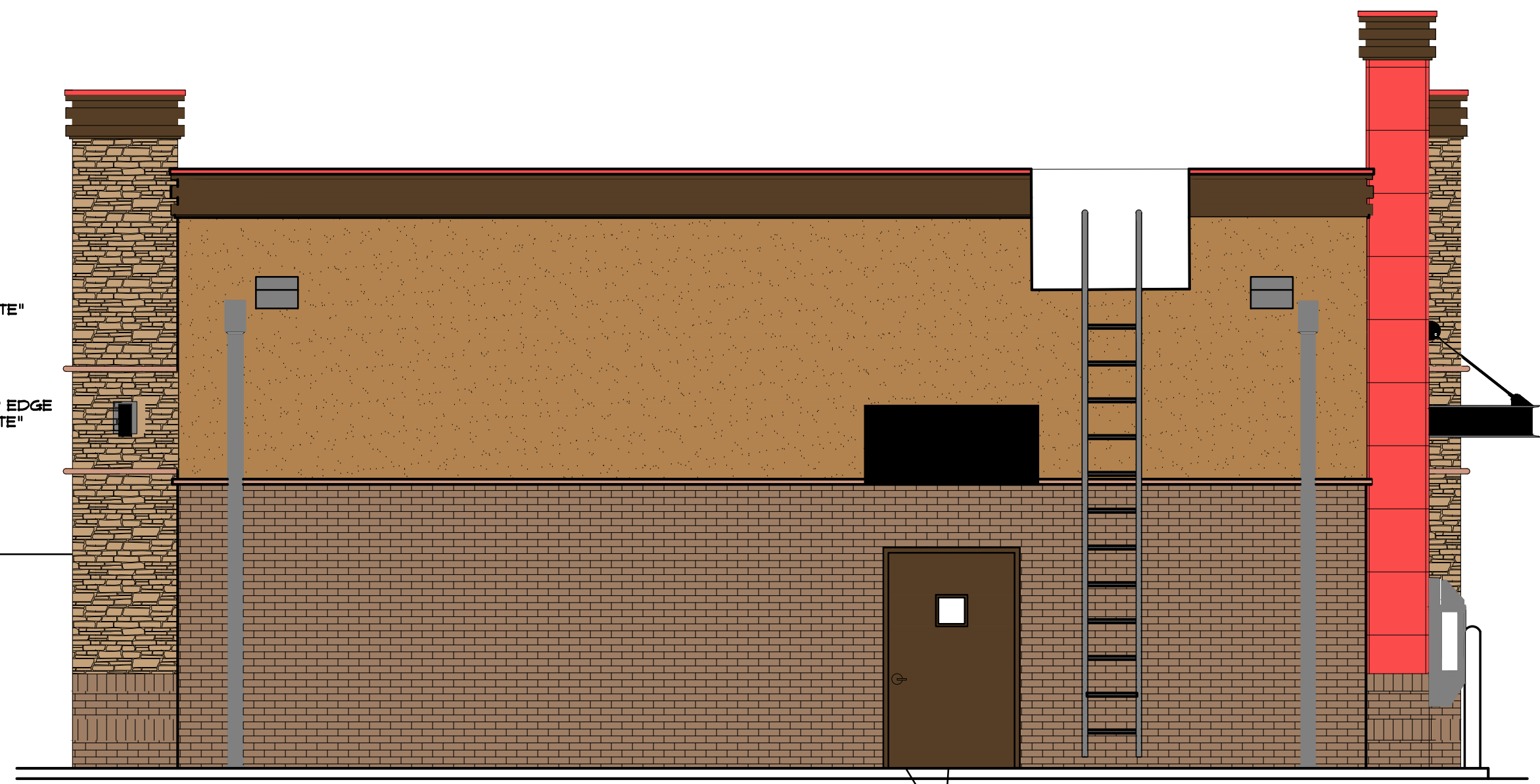
LP-1.0
LIGHTING PLAN



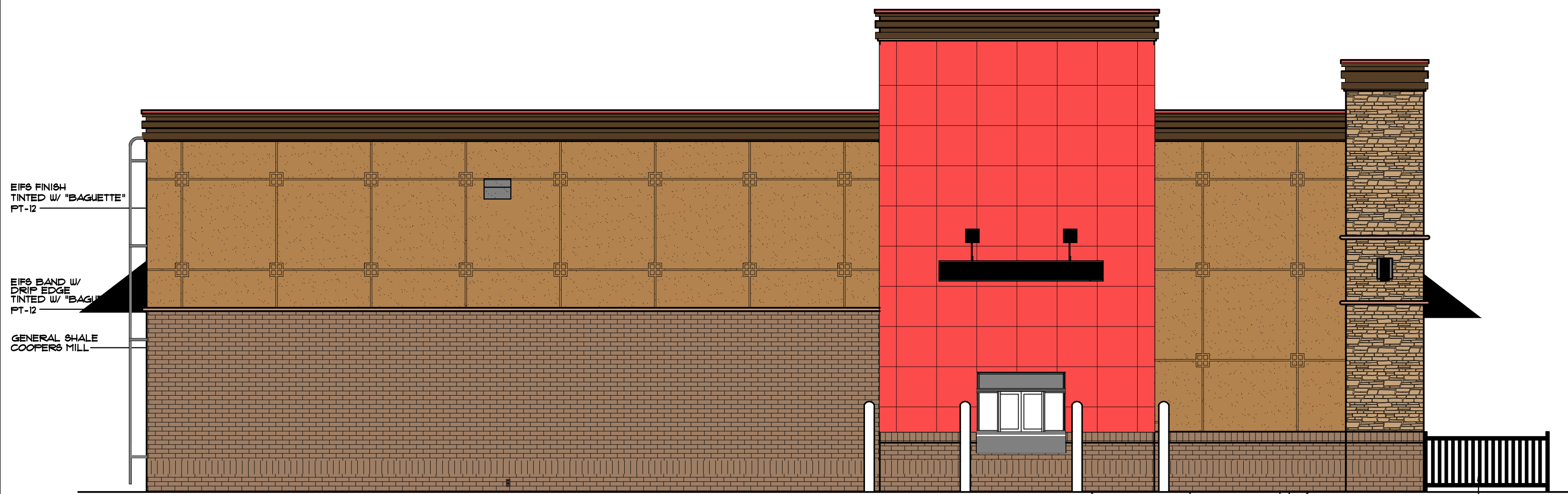
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" (FRONT)



EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" (SIDE)



EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" (FRONT)



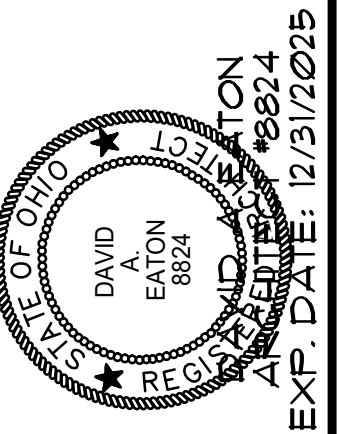
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" (SIDE)

DAE
Designs

DATE: 12/18/24
SCALE: SHOWN BY: DAE
DRAWN BY: DAE
CHECKED BY: DAE

DOMINO'S
HUBER HEIGHTS
EXTERIOR ELEVATIONS

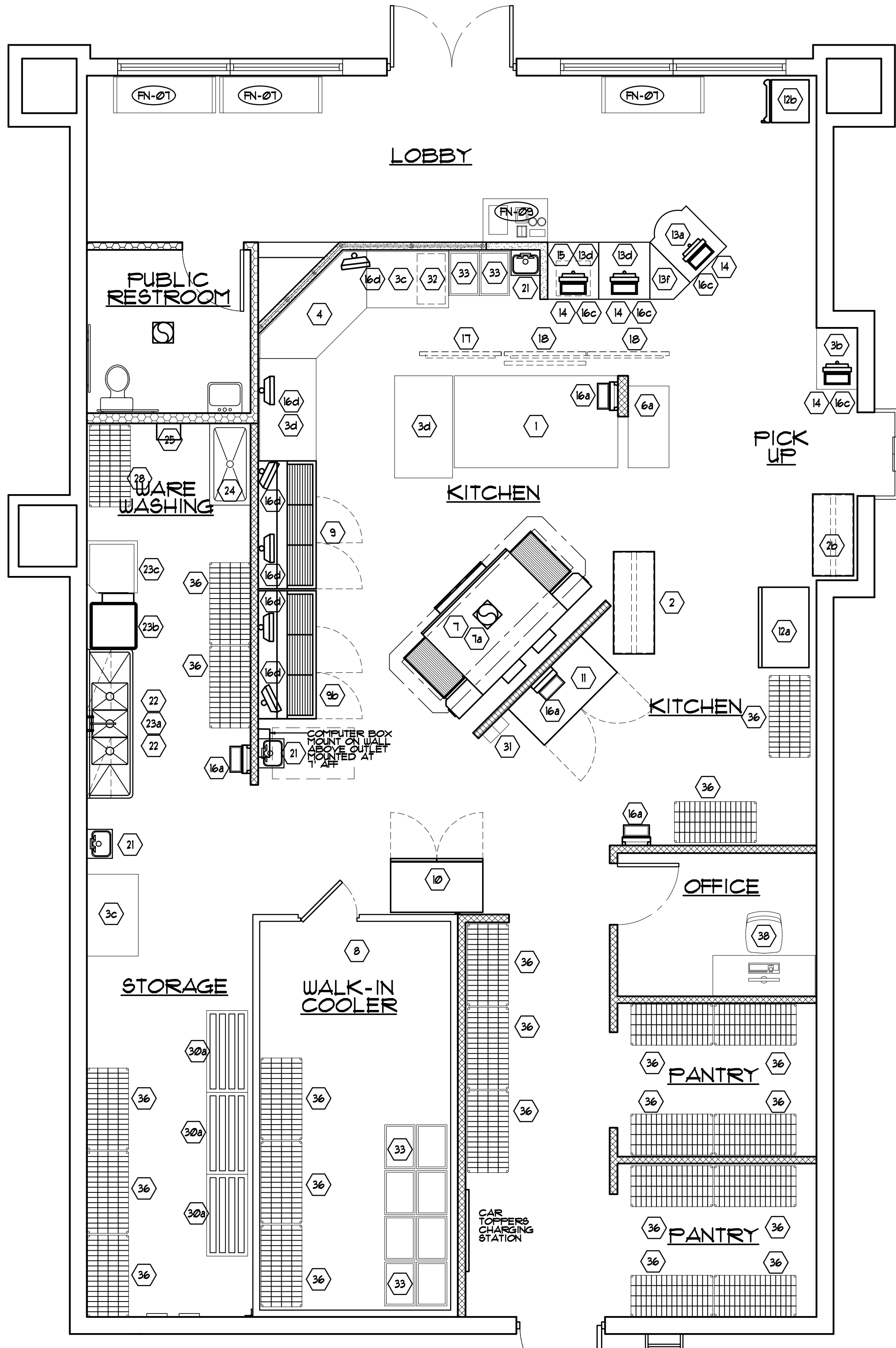
REVISIONS:



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DAE Designs
LIBERTY TOWER
120 W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 299-3213

A=J



EQUIPMENT PLAN
SCALE: 1/4"=1'-0"

EQUIPMENT SCHEDULE																
ITEM		SPECIFICATION			QTY	UNIT	ELECTRICAL					PLUMBING				NOTES
NO.	QTY.	ITEM DESCRIPTION	MANUFACTURER	MODEL #			VOLT	Φ	AMP	KW	HP	CON	CU	HI	WBT	
TABLES																
1	1	8' CUSTOM CUT TABLE W/ OVERSHELF			E48	GC										
2	1	60" x 24" ROUTE STAND W/ (3) 54" HEAT LAMPS	AFW WYOTT	FD-54	E48	GC	120	1	1.71					5-BP		
2a	-	PIE PASS PICK-UP W/ HEATED SHELVES	DUKE	EFU619	E48	EC	120	1	6.3					5-BP		
2b	1	48" x 24" ROUTE STAND W/ (3) 54" HEAT LAMPS	AFW WYOTT	FD-48	E48	EC	120	1	6.67					5-BP		
3a	-	24" STAINLESS STEEL WORK TABLE	ADVANCE TABCO		E48	GC										
3b	1	36" STAINLESS STEEL WORK TABLE	ADVANCE TABCO		E48	GC										
3c	2	48" STAINLESS STEEL WORK TABLE	ADVANCE TABCO		E48	GC										
3d	2	60" STAINLESS STEEL WORK TABLE	ADVANCE TABCO		E48	GC										
3e	-	12" STAINLESS STEEL WORK TABLE	ADVANCE TABCO		E48	GC										
3f	-	36" STAINLESS STEEL WORK TABLE	ADVANCE TABCO		E48	GC										
4	1	48" STAINLESS STEEL CUSTOM TABLE			E48	GC										
4a	-	CORNER STAINLESS STEEL DOUGH COUNTER W/ LEGS	DUKE	1766-3660	E48	GC										
5	-	8' STRETCH TABLE			E48	GC										
6a	1	48" x 24" DRIVERS TABLE			E48	GC										
6b	-	36" x 24" DRIVERS TABLE			E48	GC										
OVEN AND REFRIGERATION																
7	1	TRIPLE STACK CONVEYOR OVEN	XLT	3210	E48	ECFC	120	1	8.5					2"	150,000	
7a	1	EXHAUST HOOD SYSTEM	AVI		E48	EC									TYPE 2 EXHAUST HOOD	
8	1	10'-0" x 20'-0" NOMINAL WALK-IN COOLER W/ FLOOR			E48	ECFC										
9	1	COOLER FAN COIL			EC	120	1	16.3								
9a	1	COOLER COMPRESSOR			EC	208	1	15.4								
9b	-	99" MAKELINE	DELFIELD	D08A099	E48	EC	120	1	16.0					5-20P		
9c	2	12" MAKELINE	DELFIELD	D08A072	E48	EC	120	1	16.0					5-20P		
9d	-	48" MAKELINE	DELFIELD	D08A048	E48	EC	120	1	14.0					5-20P		
10	1	DOUBLE DOOR STAINLESS STEEL REFRIGERATOR	TRUE	T-43-4C	E48	EC	120	1	5.4					5-BP		
11	1	60" WORKTOP REFRIGERATOR	TRUE	WT-60-4C	E48	EC	120	1	4.0					5-BP		
12a	1	DOUBLE DOOR COKE COOLER	TRUE	GDM-141	E48	EC	120	1	6.8					5-BP		
12b	1	RETRO COKE COOLER	FRIGGLASS	RETRO	E48	EC	120	1	3.2					5-BP		
12c	-	SINGLE DOOR COKE COOLER	TRUE	GDM-10	E48	EC	120	1	4.2					5-BP		
FRONT COUNTERS																
13a	1	TRANSACTION COUNTER			E48	GC										
13b	-	18" POS FILLER CABINET			E48	GC										
13c	-	24" POS FILLER CABINET			E48	GC										
13d	2	30" POS FILLER CABINET			E48	GC										
13e	-	36" POS FILLER CABINET			E48	GC										
13f	1	WEDGE CABINET			E48	GC										
14	4	METAL CASH DRAWER W/ REMOVABLE TILL			E48	GC										
15	1	CALIFORNIA SAFE W/ DIGITAL LOCK/ TIME DELAY			E48	GC										
TECHNOLOGY																
16a	4	TELEPHONE/ORDER STATION - WALL MOUNTED	FULSE		E48	GC										
16b	-	TELEPHONE/ORDER STATION - MAKELINE MOUNTED	FULSE		E48	GC										
16c	4	TELEPHONE/ORDER STATION - POS COUNTER MOUNTING POST	FULSE		E48	GC										
16d	6	TELEPHONE/ORDER STATION - SUSPENDED FROM ABOVE	FULSE		E48	GC										
16e	-	TELEPHONE/ORDER STATION - DRIVER STATION MOUNTED	FULSE		E48	GC										
17	1	PIZZA TRACKER DISPLAY			E48	GC										
18	2	MENU BOARDS			E48	GC										
19	-	TELEVISION			E48	GC										
20	0	TELEPHONE EQUIPMENT BOX	FULSE		E48	GC										
PLUMBING FIXTURES																
21	3	HAND SINK	AERO	HSEF	E48	PC					1/2"	1/2"	1 1/2"			
22	3	LIQUID SOAP DISPENSER														
23	3	HAND SANITIZER DISPENSER														
24	3	C-FOLD PAPER TOWEL DISPENSER														
25	3	TRASH CAN W/ LID														
26	2	SINK WALL STORAGE UNIT	METRO	300-30420	E48	GC										
27a	1	STAINLESS STEEL 3-COMPARTMENT SINK	AERO	3FR-8014	E48	PC					1/2"	1/2"	1 1/2"			
27b	1	ECONOMY SPRAYER W/ ADD-ON FAUCET	T48	5FR-8014	E48	PC										
27c	1	WALL BRACKET FOR ECONOMY SPRAYER	T48		E48	PC										
28a	1	DISH MACHINE	ECOLAB	XL-RUH	E48	PC/EC	208	3	18			DIR	1/2"	1 1/2"		
28b	1	CLEAN DISH TABLE	AERO	330-30438	E48	PC										
29	1	MOLDED STONE MOP SINK 2'x4'	MUSTEE		E48	PC					1/2"	1/2"	2"	3/4"	150,000	
30	1	WALL MOUNTED WATER HEATER	RINNAI	RL941	PC	120	1	.82			3/4"	3/4"			PROVIDED BY PLUMBING CONTRACTOR	
31	-	ALL IN ONE WASHER/DRYER	KENMORE	26-61832	E48	PC/EC	208	1	24.0		1/2"	1/2"	DIR		GAS DRYER OPTION (26-7830) \$6000 BTU	
32a	-	SIDE BY SIDE WASHER	KENMORE		O	PC/EC	120	1	11.0		1/2"	1/2"				
32b	-	SIDE BY SIDE DRYER	KENMORE		O	PC/EC	120	1	22.0							
SHELVING AND STORAGE																
33	1	24" x 36" CHEMICAL RACK	METRO		E48	GC										
34	-	24" x 48" SMALLWARES RACK	METRO		E48	GC										
35a	3	24" x 48" HEAVY DUTY DUNNAGE RACK	NAI		E48	GC										
35b	-	24" x 36" HEAVY DUTY DUNNAGE RACK	NAI		E48	GC										
36	1	MODULAR METAL DROPBOX		DD-660	E48	GC										
37	1	21 GALLON CORNFLEAL BIN W/ LID			E48	GC										
38	1 LOT	STEEL DOUGH DOLLY W/ 3" SWIVEL CASTER	VAGAN		E48	GC										
39	-	DOUGH TRAYS (SET OF 100)			E48	GC										
40	-	24" x 24" SHELVING	OLYMPIC		E48	GC										
41	-	18" x 12" SHELVING	OLYMPIC		E48	GC										
42	-	24" x 12" SHELVING	OLYMPIC		E48	GC										
43	21	24" x 48" SHELVING	OLYMPIC		E48	GC										
44	-	18" x 48" SHELVING	OLYMPIC		E48	GC										
45	1	MANAGER'S DESK (W/ADA KNEE CLEARANCE)			E48	GC										
FURNITURE																
FN-01	-	ARMLESS RED DINING CHAIR			E48	GC										
FN-02	-	ARMLESS RED COUNTER STOOL			E48	GC										
FN-03	-	24" x 36" DINING TABLE TOP			E48	GC										
FN-04	-	DINING TABLE BASE			E48	GC										
FN-05	-	36" x 48" DINING TABLE TOP			E48	GC										
FN-06	-	DINING TABLE BASE			E48	GC										
FN-07	-	48" SINGLE BOOTH SEAT			E48	GC										
FN-08	-	48" DOUBLE BOOTH SEAT			E48	GC										
FN-09	3	60" BENCH W/CHROME FRAME			E48	GC										
FN-10	1	40 GALLON INTERIOR TRASH CAN	WITT		E48	GC										
FN-11	-	APERTURES CABINET	LOZIER	203219	E48	GC										
NOTES: 1. EQUIPMENT SUPPLIED AND INSTALLED BY DOMINO'S, INC. FINAL CONNECTIONS BY MECHANICAL CONTRACTORS, IF REQUIRED. 2. ALL EQUIPMENT MECHANICAL REQUIREMENTS TO BE VERIFIED WITH DOMINO'S INC.																

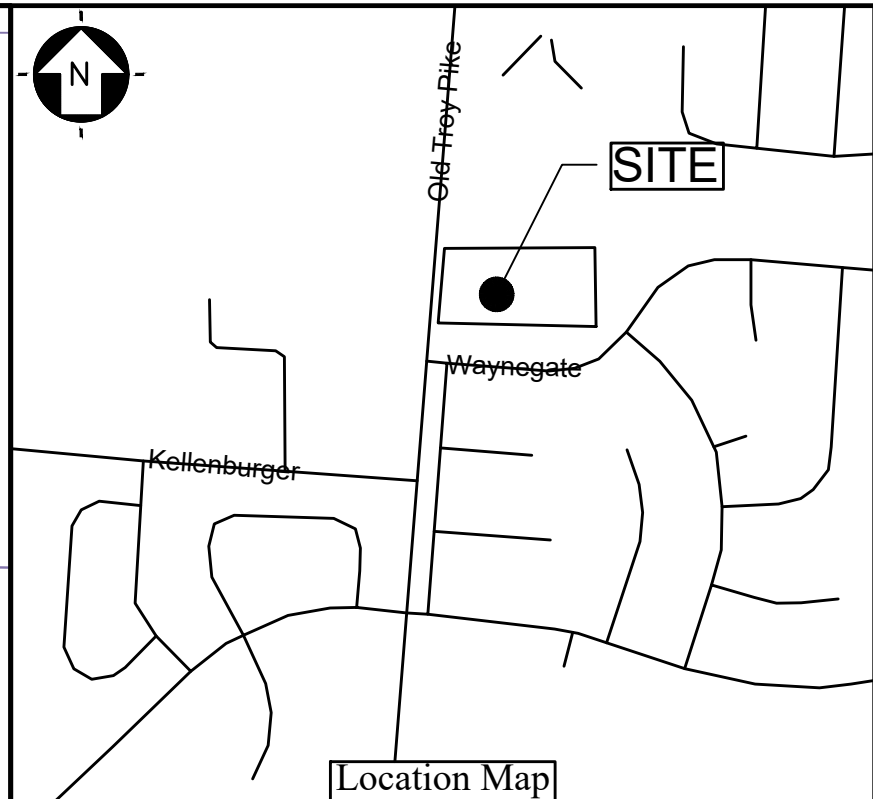
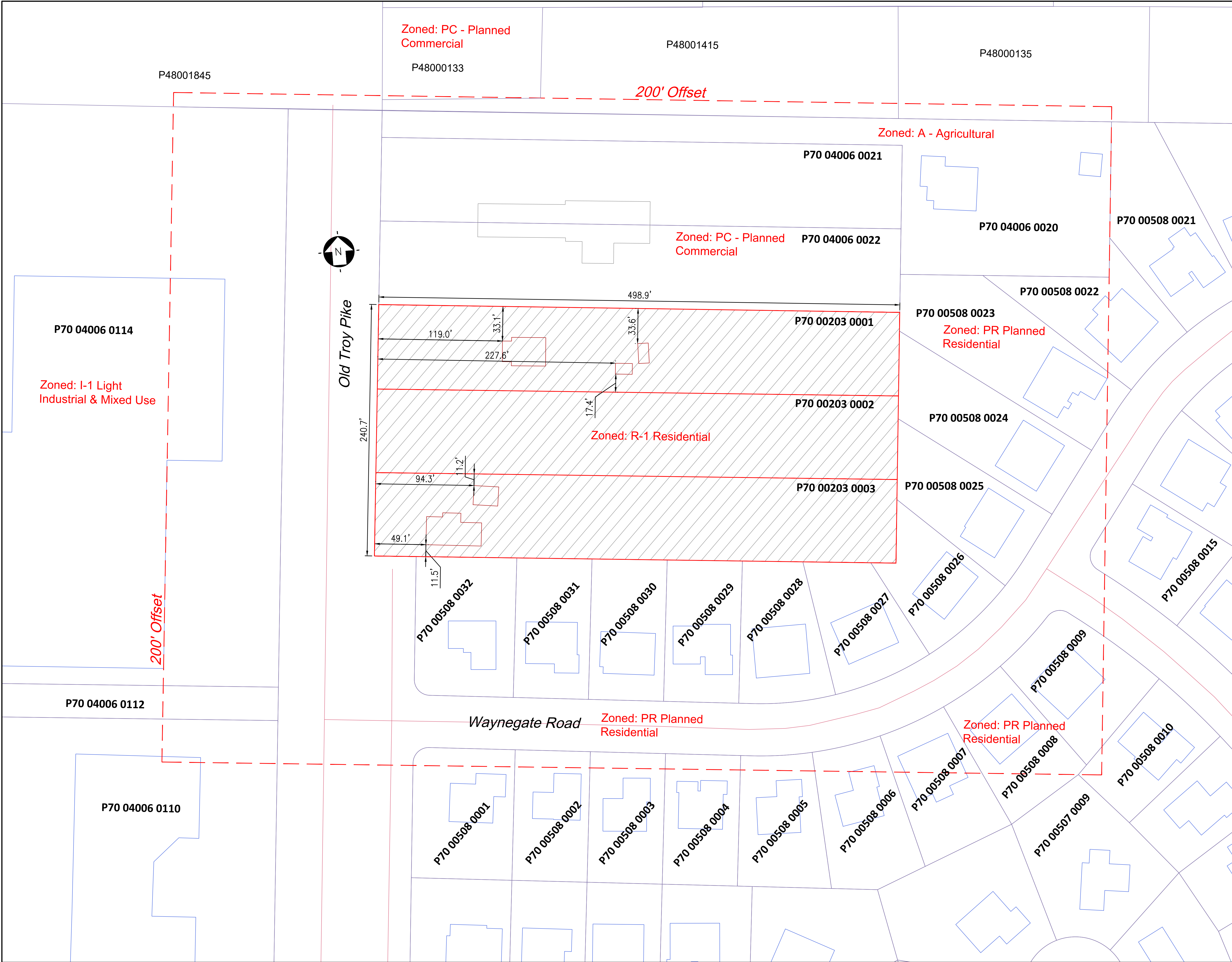
NOTES: 1. EQUIPMENT SUPPLIED AND INSTALLED BY DOMINO'S, INC. FINAL CONNECTIONS BY MECHANICAL CONTRACTORS, IF REQUIRED.
2. ALL EQUIPMENT MECHANICAL REQUIREMENTS TO BE VERIFIED BY DOMINO'S, INC.

NOTE:

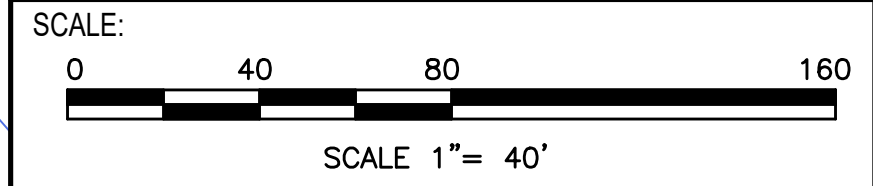
- EQUIPMENT BRAND AND MODEL NUMBERS TO BE VERIFIED BY OWNER.
- MANUFACTURER/MODEL NUMBER MAY BE SUBSTITUTIONS, CONFORM TO ALL LOCAL CODES/ORDINANCES.
- EQUIPMENT SUPPLIED BY OWNER, INSTALLED BY G.C. FINAL CONNECTIONS BY MECHANICAL CONTRACTORS, IF REQUIRED.
- ALL EQUIPMENT/MECHANICAL REQUIREMENTS TO BE VERIFIED WITH OWNER AND MANUFACTURERS' SPECIFICATIONS, BOTH NEW AND EXISTING.
- CONFORM TO ALL LOCAL CODES/ORDINANCES.

HEALTH DEPARTMENT NOTES

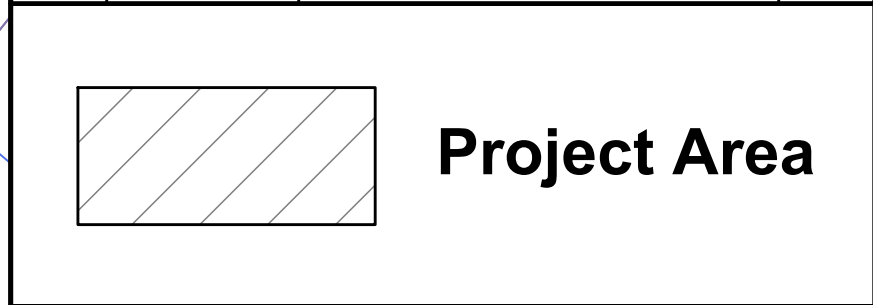
- ALL WORK IS TO MEET APPLICABLE CODE REQUIREMENTS.
- ALL EQUIPMENT TO BE NSF APPROVED.
- ALL FOOD SERVICE EQUIPMENT SHALL BE FABRICATED TO THE CONSTRUCTION REQUIREMENTS OF THE NATIONAL SANITATION FOUNDATION (NSF) AND INSTALLED IN ACCORDANCE WITH PAGES 8-11 OF THE MANUAL ON SANITATION ASPECTS OF INSTALLATION OF FOOD SERVICE EQUIPMENT.
- ALL REQUIRED PERMITS SHALL BE SECURED BEFORE CONSTRUCTION IS STARTED AND APPROVAL INSPECTIONS SHALL BE COMPLETED BEFORE THE FINAL HEALTH DISTRICT INSPECTION.
- A CERTIFICATE OF OCCUPANCY SHALL BE SECURED FROM THE BUILDING INSPECTION DEPARTMENT BEFORE THE FINAL HEALTH DEPARTMENT INSPECTION. (NO FOOD LICENSE OR PERMIT WILL BE ISSUED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.)
- AN APPLICATION FOR THE FOOD SERVICE LICENSE SHOULD BE SUBMITTED TO THE HEALTH DEPARTMENT AT LEAST TEN (10) DAYS BEFORE ANTICIPATED OPENING DATE.
- ALL APPLICABLE CONSTRUCTION CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A COPY OF THE PLAN ACCEPTANCE LETTER.
- THE FLOOR, WALLS, AND CEILING SURFACES IN ALL FOOD PREPARATION, STORAGE, UTENSIL WASHING, AND RESTROOM AREAS SHALL BE CONSTRUCTED OF MATERIALS WHICH ARE SMOOTH, IMPERVIOUS, EASILY CLEANABLE AND ACCEPTABLE TO THE HEALTH DEPT. (ACOUSTICAL PANEL CEILING NOT ACCEPTABLE. PANELS MUST BE IMPERVIOUS. A VINYL COVERED PANEL IS ACCEPTABLE.)
- ALL WALLS, ETC. WHICH ARE TO BE PAINTED, SHALL BE PAINTED WITH AN ENAMEL OR EPOXY PAINT OF A LIGHT COLOR FOR EASE OF CLEANING.
- AT LEAST A SIX INCH (6") CONCRETE SLAB GRADED TO PREVENT POOLING OF WATER SHALL BE PROVIDED BENEATH THE INDUSTRIAL WASTE CONTAINER WHICH SHALL BE INSTALLED A MINIMUM OF SIX FEET (6') AWAY FROM THE BUILDING. THE CONCRETE SLAB SHALL BE LARGE ENOUGH TO STORE THE GARBAGE AND REUSE CONTAINERS THAT ACCUMULATE AND SHALL BE KEPT CLEAN.
- ALL PLUMBING ELECTRICAL LINES AND REFRIGERATION LINES SHALL BE CONCEALED WITHIN FLOORS, WALLS OR CEILINGS FOR MAXIMUM CLEANABILITY. (SEAL WITHIN ENCLOSURES BENEATH COUNTERS, BAR, ETC.)
- ANY PLUMBING, ELECTRICAL CONDUIT, AND REFRIGERATION LINES THAT ARE UNAVOIDABLY EXPOSED SHALL BE AT LEAST SIX INCHES (6") ABOVE THE FLOOR AND ONE INCH (1") AWAY FROM OTHER PIPES, CONDUITS, EQUIPMENT AND WALLS.
- FLOOR DRAINS SHALL BE CONVENIENTLY CLOSE TO ENSURE SHORT DRAIN LINES. ALL EXPOSED HORIZONTAL DRAINS SHALL BE AT LEAST SIX INCHES (6") ABOVE THE FLOOR AND ONE INCH (1") AWAY FROM OTHER PIPES OR EQUIPMENT AND WALLS.
- FLOOR SHALL BE GRADED TO DRAIN SATISFACTORILY TO FLOOR DRAINS THAT ARE INSTALLED.
- ALL NECESSARILY EXPOSED CONDUIT SHALL BE ENCASED IN SEALTITE FOR CLEANABILITY.
- THE PLUMBING SHALL BE INSTALLED PER OHIO ADMINISTRATIVE CODE, CHAPTER 4102.15-56-63.
- PERMANENTLY FIXED ARTIFICIAL LIGHT SOURCES SHALL BE INSTALLED TO PROVIDE AT LEAST FIFTY (50) FOOT-CANDLES OF LIGHT ON ALL FOOD PREPARATION SURFACES AND AT EQUIPMENT OR UTENSIL WASHING WORK LEVELS.
- PERMANENTLY FIXED ARTIFICIAL LIGHT SOURCES SHALL BE INSTALLED TO PROVIDE AT A DISTANCE OF THIRTY INCHES (30") FROM THE FLOOR:
 - AT LEAST FIFTY (50) FOOT-CANDLES OF LIGHT IN UTENSIL AND EQUIPMENT STORAGE AREAS AND IN LAVATORY AND TOILET AREAS.
 - AT LEAST FORTY (40) FOOT-CANDLES OF LIGHT IN WALK-IN REFRIGERATING UNITS, DRY FOOD STORAGE AREA, AND IN ALL OTHER AREAS. THIS SHALL ALSO INCLUDE DINING AREAS DURING CLEANING OPERATIONS.
- SHIELDING TO PROTECT AGAINST BROKEN GLASS FALLING ONTO FOOD SHALL BE PROVIDED FOR ALL ARTIFICIAL LIGHTING FIXTURES LOCATED OVER, ADJACENT TO, OR WITHIN FOOD STORAGE, PREPARATION, SERVICE AND DISPLAY FACILITIES AND FACILITIES WHERE UTENSILS AND EQUIPMENT ARE CLEANED AND STORED. INFRARED OR OTHER HEAT LAMPS SHALL BE PROTECTED AGAINST BREAKAGE BY A SHIELD SURROUNDING AND EXTENDING BEYOND THE BULB, LEAVING ONLY THE FACE OF THE BULB EXPOSED.
- ALL RESTROOM DOORS SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES AND THE DOOR SHALL BE UNDERLIFT OR LAMINATED FOR AIR CHANGE.
- MECHANICAL VENTILATION IN THE TOILET ROOMS SHALL BE WIRED TO OPERATE SIMULTANEOUSLY WITH THE LIGHT SWITCH. TOILET ROOMS USED BY WOMEN SHALL HAVE AT LEAST ONE COVERED WASTE RECEPTACLE.
- ALL ROOMS IN WHICH FOOD IS PREPARED AND WHERE UTENSILS ARE WASHED SHALL BE PROVIDED WITH SUFFICIENT VENTILATION TO PREVENT UNDESIRABLE CONDENSATION OR ACCUMULATION OF OFFENSIVE OR DANGEROUS FUMES, GASES, MISTS OR ODORS. INTAKE AND EXHAUST AIR DUCTS SHALL BE MAINTAINED TO PREVENT THE ENTRANCE OF DUST, DIRT, AND OTHER CONTAMINATING MATERIALS AND SHALL BE MECHANICALLY VENTED TO THE OUTSIDE.
- THE WATER HEATER SHALL BE PROPERLY SIZED TO HANDLE THE MAXIMUM HOT WATER NEEDS OF THE ENTIRE OPERATION.
- ALL UTENSILS SHALL BE STORED AT LEAST SIX INCHES (6") ABOVE THE FLOOR IN A CLEAN, DRY PLACE, PROTECTED FROM FLIES, SPLASH, DUST, OVERHEAD LEAKAGE, CONDENSATION AND OTHER CONTAMINATION.
- ALL FOOD SHALL BE SO STORED, PREPARED, DISPLAYED, AND SERVED AS TO BE REASONABLY PROTECTED FROM DUST, FLIES, VERMIN INFESTATION, AND POLLUTION BY RODENTS, POISONOUS INSECTICIDES, POISONOUS RODENTICIDES, AND OTHER CONTAMINATION.
- A FOOD PREPARATION SINK INDIRECTLY DRAINED SHALL BE INSTALLED AND LOCATED A SUFFICIENT DISTANCE FROM THE UTENSIL WASHING TO PREVENT A SPLASH OVER. PROVIDE A TWO (2) COMPARTMENT FOOD PREPARATION SINK WITH MINIMUM ONE (1) DRAINBOARD. ANY FOOD PREPARATION SINKS INDIRECTLY DRAINED TO WASTE SHALL NOT HAVE LEVER WASTE VALVES.
- A SERVICE SINK (MOP SINK) SHALL BE INSTALLED (LAUNDRY SINKS AND/OR TRAY ARE NOT ACCEPTABLE). A RACK SHALL BE PROVIDED ABOVE THE MOP SINK FOR DRIP DRY MOP STORAGE.
- A LAVATORY SINK SHALL BE LOCATED IN THE FOOD PREPARATION AREA AND UTENSIL WASHING AREAS TO BE CONVENIENT FOR EMPLOYEES' USE.
- SOAP AND APPROVED HAND DRYING FACILITIES SHALL BE PROVIDED AT ALL HANDWASHING SINKS. COTTON TOWELS ARE PROHIBITED. IF DISPOSABLE TOWELS ARE USED, EASILY CLEANABLE WASTE RECEPTACLES SHALL BE CONVENIENTLY LOCATED NEAR THE LAVATORIES.
- AN APPROVED SANITIZER SHALL BE PROVIDED AND USED TO SANITIZE ALL MULTI-USE UTENSILS AT THE THREE COMPARTMENT UTENSIL SINK AND TO SANITIZE ALL STATIONARY FOOD CONTACT SURFACES.
- AN AREA SHALL BE PROVIDED, ISOLATED FROM ALL FOOD AND UTENSILS, FOR THE STORAGE OF ALL CLEANING SUPPLIES AND CHEMICALS.
- THE COMPARTMENTS OF THE THREE COMPARTMENT SINK SHALL BE OF ADEQUATE LENGTH, WIDTH, AND DEPTH TO PERMIT IMMERSION OF AT LEAST ONE-HALF OF THE LARGEST PIECE OF EQUIPMENT AND UTENSILS TO BE WASHED AND SANITIZED IN IT.
- THE THREE COMPARTMENT SINK SHALL BE PROVIDED WITH SEPARATE DRAINBOARDS OF ADEQUATE SIZE FOR THE PROPER HANDLING OF SOILED UTENSILS PRIOR TO WASHING AND OF CLEANED UTENSILS FOLLOWING SANITATION.
- SPLASH SHIELDS OF ADEQUATE SIZE SHALL BE INSTALLED BETWEEN HAND WASHING LAVATORIES AND OTHER EQUIPMENT.
- APPROVED DURABLE AND WATER RESISTANT SPLASH PANELS SHALL BE INSTALLED BEHIND THE MOP SINK, PREP SINK AND THREE COMPARTMENT SINK.
- ALL EQUIPMENT SHALL BE ON CASTERS FOR EASY MOVABILITY FOR CLEANING, OR SHALL BE INSTALLED ON SIX INCH (6") NSF LEGS SO THAT ALL SIDES, TOP AND BOTTOM AREAS CAN BE EASILY REACHED FOR CLEANING, OR SHALL BE SEALED TO THE FLOOR, WALLS AND TO EACH OTHER WITH A SILICONE RUBBER COMPOUND SO THAT INACCESSIBLE AREA CANNOT BECOME SOILED. THE BASE OF ALL TOILETS SHALL BE SEALED TO THE FLOOR WITH A SILICONE RUBBER SEALANT. PROVIDE CASTERS ON COOKING EQUIPMENT AND ON BAR COOLERS.
- WIDTH OF CLEAR UNOBSTRUCTED SPACE:
LESS THAN 2 FEET IN LENGTH - 6



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.



No.	DATE	ISSUED	REV.
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SEAL:

DATE: _____

Seal not official unless Signed

Calibre Engineering
7700 Paragon Road, Suite C
Centerville, OH 45459
937.885.9380
CalibreEng@aol.com

Domino's

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. 09, 2024



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:	24-472
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	1/6/2025

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 Detailed Development Plan. 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:

Previous 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. Turn radius has been adjusted and approved.)
- 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 new hydrant is shown in front of new structure. Installation of fire hydrant shall comply with Huber Heights City Engineering standards.)
- 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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-10573

9. A.

Planning Commission

Meeting Date: 01/14/2025

Minutes

Information

Agenda Title

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

Purpose and Background

Attachments

Minutes

**Planning Commission
December 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, Ms. Vargo, and Mr. Walton.

Members absent: none

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. **REZONING – The applicant, A&F INVESTMENTS PROPERTY, is requesting approval of a Rezoning to B-3 (Commercial) for a high-end used car sales lot. Property is located at 5543 Old Troy Pike (RZ 24-29).**

Mr. Sorrell stated that the applicant requests a rezoning to B-3 to allow the development of an auto sales lot and related structure. While the applicant has stated their end-use intention, this staff report will evaluate the rezoning request from the perspective of all allowable uses since any permitted use could occupy this land. This evaluation will also address the required setbacks and screening requirements of the B-3 district.

This lot is located within the "Southtown" Development Pattern Area. The comprehensive plan states:

"The Southtown pattern makes up the largest and most cohesive area in Huber Heights. Located south of Interstate 70, its character is driven by its residential neighborhoods, predominately detached, one and two-story brick homes. These homes are mostly original Huber Homes, including 1960s-era apartment

December 10, 2024

complexes, as well as some later-built homes with matching aesthetic. Neighborhood-serving uses, like schools, parks, and small offices are located along collector streets. Residential streets tend to be curvilinear and end in a cul-de-sac. As redevelopment and right-of-way allow, creating connections between streets would facilitate more direct mobility between neighborhoods and alleviate pressure from collector streets. To guide the next generation of neighborhood growth, targeted facade renovation grants, civic events, and marketing will need to be the focus.”

ESSENTIAL ELEMENTS

- » Mid-century brick homes and apartment complexes
- » Focus on renovation, infill development, and incremental broadening of uses and housing types
- » Continue to prioritize utility upgrades and expand focus on connectivity through street tree maintenance, sidewalks, placemaking, and traffic calming
- » Expand homeowner reinvestment tools and incentives
- » Broaden focus on marketing neighborhoods

The Comprehensive Plan places a focus on incremental improvements of residential areas, infill (including commercial) and improving the aesthetics of the neighborhoods and streets.

The Plan also recognizes most of the commercial uses along the corridors within this pattern area are smaller shops and offices that predominantly serve neighborhood needs.

It is the staff’s professional opinion that rezoning the land from B-2 to B-3 is not consistent with the comprehensive plan because the B-3 district permits the most intense commercial uses such as movie theaters, vehicle sales and repair, greenhouses and lumber yards. Staff does not feel these uses are compatible on this site nor along this section of the Old Troy Pike Corridor.

Secondly, staff feels the B-3 zoning classification is incompatible to the adjacent R-6 zoning district. Practically speaking, the buffering requirements of the zoning code due to the adjacent R-6 District would render nearly half of the site undevelopable for vehicle sales or service.

For the reasons outlined above, staff recommends denial of the rezoning request from B-2 to B-3.

Discussion on zoning and any other B3 in Southtown, primary uses, setbacks, prefab building, fencing, spot zoning, high intensity.

Mr. Ali Almosawi from A&F Investments Property was present stated they planned on higher end used cars, nicer cars, 20 vehicles.

Action

Ms. Thomas moved to approve the request by the applicant, A&F INVESTMENTS PROPERTY, for a Rezoning to B-3 (Commercial).

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

Mr. Walton stated not consistent with plan
Mr. Jeffries stated residential and commercial development
Ms. Vargo stated spot zoning inappropriate
Ms. Thomas stated no room for growth
Mr. Cassity stated incompatible with comprehensive plan

2. DETAILED DEVELOPMENT PLAN – The applicant, CARRIAGE TRAILS CO., LLC, is requesting approval of a Detailed Development Plan for 122 building lots. Property is located at River Birch Street and Carriage Trails Parkway (DDP 24-30).

Mr. Sorrell stated that this is the first plat of the Carriage Trails II subdivision for the lands annexed into Huber Heights earlier this year. The Carriage Trails II basic development plan outlines the minimum lot sizes, setbacks, lot coverage and open space requirements.

All front and rear setbacks are 25-feet, consistent with the requirements. The minimum lot size in this phase is 56-feet, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations, except for lot numbers 3, 4, 6, 7, 9, 10, 12 & 13. These lots abut Section 7 of Carriage Trail I and must be at least 60-feet wide. The applicant has been made aware of this issue and will adjust the lot sizes accordingly.

Discussion on detail in this submission, turn in median and drop lane, spacing between curbs and line of site at River Birch, round about at intersection, not enough room lane geometry, dumpsters.

Ken Conaway was present and talked about the drop lane for eastbound traffic. Construction to start in March. Next step is to revise the pre plat and submit construction drawings.

Action

Mr. Cassity moved to approve the request by the applicant, Carriage Trails Co., LLC, for approval of a Detailed Development Plan (DDP 24-30) in accordance with the recommendation of Staff's Memorandum dated December 3, 2024, and the Planning Commission Decision Record attached thereto.

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

Planning Commission Meeting

December 10, 2024

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the November 12, 2024, Planning Commission meetings are approved.

X. Reports and Calendar Review

Replat

XI. Upcoming Meetings

January 14, 2024

February 11, 2024

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:45 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date

AI-10574

10. A.

Planning Commission

Meeting Date: 01/14/2025

Calendar Review

Information

Agenda Title

2025 Meeting Schedule

Purpose and Background

Attachments

Meeting Schedule

**PLANNING COMMISSION
SCHEDULE OF MEETINGS & SUBMITTAL DEADLINES
BUSINESS YEAR 2025
(Meetings held on the 2nd Tuesday)
6:00 P.M.**

Meeting Date:	Last Date for Submittal Of Application
January 14, 2025	December 26, 2024
February 11, 2025	January 21, 2025
March 11, 2025	February 18, 2025
April 15, 2025*	March 25, 2025
May 13, 2025	April 22, 2025
June 10, 2025	May 20, 2025
July 15, 2025*	June 24, 2025
August 12, 2025	July 22, 2025
September 9, 2025	August 19, 2025
October 14, 2025	September 23, 2025
November 11, 2025	October 21, 2025
December 9, 2025	November 18, 2025

*** Some Dates May Have Been Adjusted Due to Holidays**