AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
June 10, 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. REPLAT - The applicant, HALEY DUSA GROUP, is requesting approval of a Replat to dedicate 0.1557 acres of public right of way and a 0.0975 acre lot, currently occupied by the east neighbor for property located at 6800 Taylorsville Road (RP 25-11).

B. DETAILED DEVELOPMENT PLAN - The applicant, 7125 Executive Blvd, LLC, is requesting approval of a Detailed Development Plan for a 154-unit apartment development. Property is located at 7125 Executive Blvd. (DDP 25-12).

8. Approval of Minutes

A. Without objection, the Minutes of the April 15, 2025, Planning Commission meeting are approved.

9. Reports and Calendar Review

10. Upcoming Meetings

A. July 15, 2025
August 12, 2025

11. Additional Business

B. PUBLIC HEARING - SOPEC - Sustainable Ohio Public Energy Council

12. Adjournment

AI-10888 **7. A.**

Planning Commission

Meeting Date: 06/10/2025

Replat

Information

Agenda Title

REPLAT - The applicant, HALEY DUSA GROUP, is requesting approval of a Replat to dedicate 0.1557 acres of public right of way and a 0.0975 acre lot, currently occupied by the east neighbor for property located at 6800 Taylorsville Road (RP 25-11).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawing

Memorandum

Staff Report for Meeting of June 10, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 2, 2025

Subject: RP 25-11 (Seagraves Record Plan)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Haley Dusa Group – Applicant Gregory and Carla Seagraves – Owner
DEVELOPMENT NAME:	N/A
ADDRESS/LOCATION:	6800 Taylorsville Road
ZONING/ACREAGE:	R-1 Residential / 0.87 Acres
EXISTING LAND USE:	Single-family residence
ZONING ADJACENT LAND:	R-1: West; R-2: East, South; R-4: North
REQUEST:	The applicant requests approval of a replat to dedicate 0.1557 acres of public right of way and a 0.0975 acre lot, currently occupied by the east neighbor.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
The applicant requests approval of a replat to dedicate 0.1157 acres of public right of way along Taylorsville Road and create a 0.0975-acre lot which is currently occupied by the east neighbor. This lot split was started nearly 20 years ago but never completed. Lot #2 will be attached to the eastern lot and will not be considered a building lot until the attachment is complete.

Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1107 – Final Plat

Staff Analysis
Conformance with the Subdivision Regulations
After the replat and attachment (done administratively), Lot #1 and Lot#2 will comply with the subdivision and zoning requirements.

Additional Comments:

Fire:
City Engineer: The City Engineer had no comments.

Recommendation
Planning staff recommends approval of the Record Plan

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Record Plan;
2) Deny the Record Plan; or

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on May 9, 2025, the applicant, HALEY DUSA GROUP, requested approval of a Replat to dedicate 0.1557 acres of public right of way and a 0.0975 acre lot, currently occupied by the east neighbor. Property located at 6800 Taylorsville Road, further identified as Parcel Number P70 04001 0021 on the Montgomery County Auditor's Map (Case RP 25-11), and;

WHEREAS, on June 10, 2025, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Haley Dusa Group, for approval of a Replat. Property is located at 6800 Taylorsville Road, further identified as Parcel Number P70 04001 0021 on the Montgomery County Auditor's Map (Case RP 25-11), in accordance with the recommendation of Staff's Memorandum dated June 2, 2025, with the following conditions:

1. Approve as submitted.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'25 MAY 9 10:45

HUBER HEIGHTS
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PLANNING DEPARTMENT

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

Application Number LS 25-11 Date Filed 5/9/25
Receipt Number 537739 Amount Paid 40.00

TYPE OF ACTION REQUESTED

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

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

June 10, 2025

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Haley-Dusa Group	Name	Stephen Mann
Address	270 Regency Ridge Dr., #203	Address	270 Regency Ridge Dr., #203
	Dayton, OH 45459		Dayton, OH 45459
Phone	937-439-4300	Phone	937-439-4300
Fax		Fax	
Email	haleydusa@haleydusa.com	Email	haleydusa@haleydusa.com

PROPERTY INFORMATION

Project Name: Seagraves Plat

Location of property: 6800 Taylorsville Road, Huber Hieghts, Ohio 45424

Book 40 Page 1 Parcel Number(s) 0021

Current Zoning: R-1 Proposed Zoning: R-1

Property Owner's Name: Gregory & Carla Seagraves Telephone:

Address: 6800 Taylorsville Road, Huber Heights, OH 45424

Total acres included in this application: 0.8727

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

Brief description of application request:
Split & exempt "7-11" transfer, no new building lots created

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

Name of Engineer: Haley-Dusa Group Telephone: 937-439-4300

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

Applicant's Signature

Applicant's Signature:

Gregory E Seegers
Printed Name:

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

X
OWNER

Subscribed and sworn to before me this 1st day of May, 2025.

Darcy J. McAlpin
Notary Public, State of Ohio
My Commission Expires:
June 20, 2026

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: Gregory & Carla Seagraves
Address: 6800 Taylorsville Road
Huber Heights, OH 45424

Phone:
Fax:
Email:

AGENT

Name: Haley-Dusa Group
Address: 270 Regency Ridge Dr., #203
Dayton, OH 45459

Phone: 937-439-4300
Fax: 937-439-2005
Email: haleydusa@haleydusa.com

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name:
Address:

Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Haley-Dusa Group
Address: 270 Regency Ridge Dr., #203
Dayton, OH 45459

Phone: 937-439-4300
Fax: 937-439-2005
Email: haleydusa@haleyusa.com

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

Witness

By: Thomas E Dusa
Applicant's Signature

Denise M. Stickles
Witness

Date: 5/6/25

Project: SEAGRAVES PLAT

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 Haley-Dusa Group 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

Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said Greg Seagraves on this 5th day of May, 2025.

NOTARIAL SEAL STATE OF OHIO

Darcy J. McAlpin
Notary Public, State of Ohio
My Commission Expires:
June 20, 2026

Notary Public

BASIS OF BEARINGS:
- WEST LINE OF LOT 23 – N01°01'03"W SHOWPLACE ACRES SUBDIVISION, SEC. 2 – P.B. 194, PAGE 44

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.

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

DESCRIPTION:
SITUATED IN SECTION 23, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING ALL OF A 0.8728 ACRE TRACT CONVEYED TO GREGORY EARL AND CARLA JEAN SEAGRAVES IN DEED MF 89-662A06.

CONTAINING 0.8727 ACRES, MORE OR LESS.

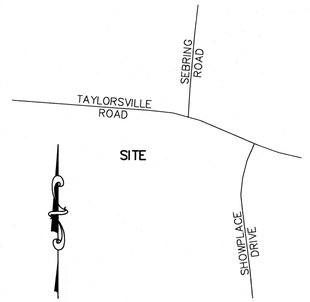
CONVEYANCE NOTES:
- LOT NUMBER 2 IS TO BE ATTACHED TO THE ADJACENT LOT NUMBER 23 OF SHOWPLACE ACRES SUBDIVISION, SEC. 2, RECORDED IN PLAT BOOK 194, PAGE 44 AND IS NOT TO BE CONSIDERED A SEPERATE BUILDING LOT UNTIL IT COMPLIES WITH ALL APPLICABLE ZONING, SUBDIVISION REGULATIONS AND BUILDING CODES.

SUPERIMPOSED NOTE:
- ALL OF THE LANDS OF THE DEDICATORS, OF WHICH THIS PLAT IS DRAWN, ARE SHOWN HEREON.

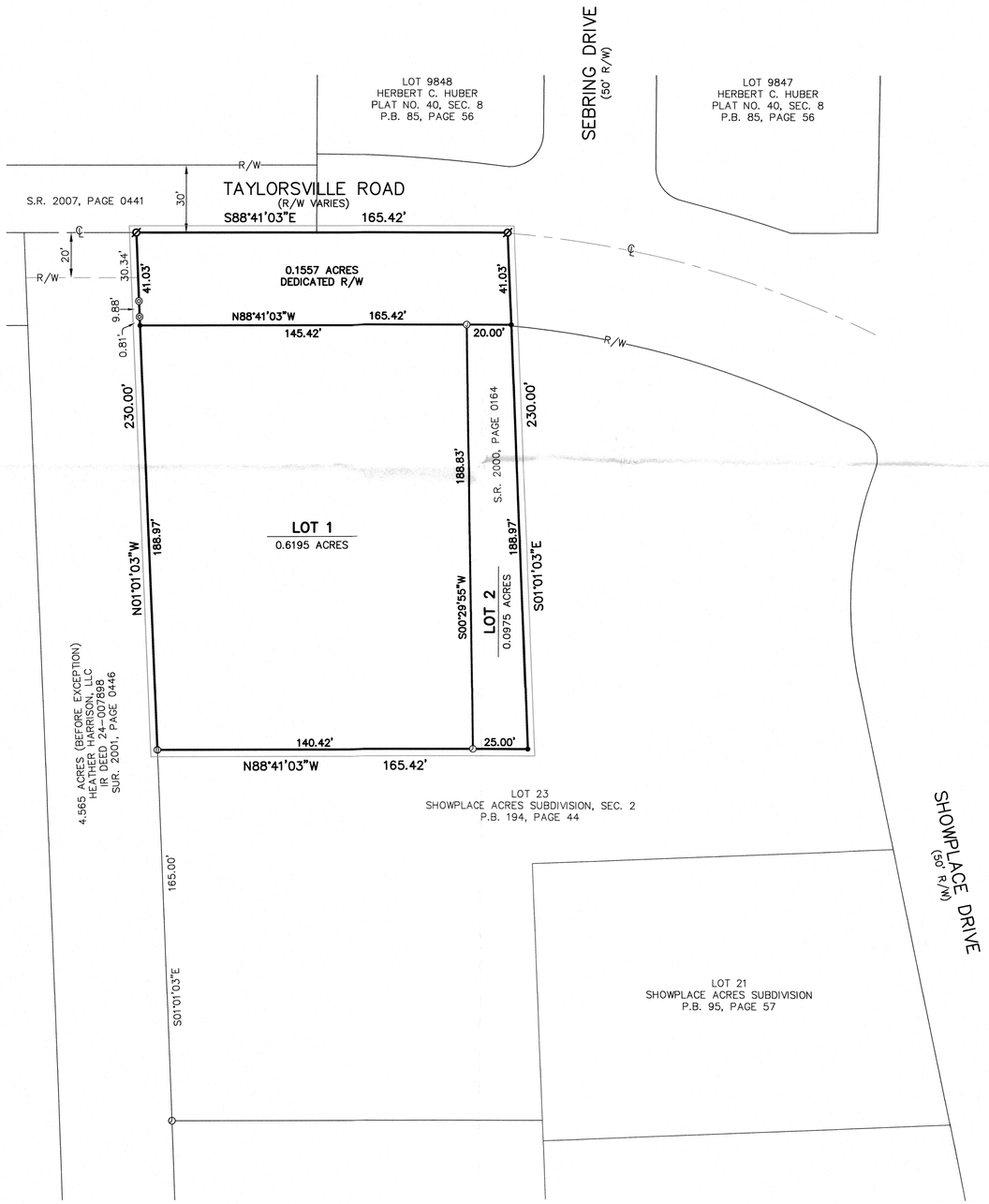
RECORD PLAN
SEAGRAVES PLAT NO. 1

AND BEING A PLAT OF PARCELS LOCATED IN SECTION 23, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CONTAINING 0.8727 ACRES
APRIL 29, 2025

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



VICINITY MAP
(NO SCALE)



SYMBOL LEGEND

⌀	FOUND 5/8" IRON PIN
⊙	FOUND 5/8" IRON PIN W/"JUDGE" CAP
◎	FOUND 1" IRON PIPE
⊕	FOUND PINCHTOP PIPE
•	SET 5/8" IRON PIN W/"HALEY-DUSA" CAP
Ø	SET MAG NAIL

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE _____, 20____ JOB # 2025-0114RE

ANDREW J. SHAHAN, P.E., P.S. or authorized representative

CHECKED BY _____ DATE

PLANNING COMMISSION:
Approved by the City of Huber Heights Planning Commission on this _____day of _____, 20___.

By: _____

DEDICATION:

We the undersigned, being all the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby dedicate the street and reserve the easements as shown within the plat to the public use forever. New easements shown on the within plat are reserved for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other utility lines or services and for the express privileges of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress from the premises for said purposes, and are to be maintained as such forever.

OWNERS

WITNESSES:

_____ _____

Print Name: _____ **Gregory Earl Seagraves**

_____ _____

Print Name: _____ **Carla Jean Seagraves**

Gregory Earl Seagraves, Owner, being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lien holders, have united in its execution.

_____
Gregory Earl Seagraves
Owner

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Be it remembered that on this _____day of _____, 2025, before me the undersigned, a notary public in and for said State of Ohio, personally came Gregory Earl and Carla Jean Seagraves, Owners, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

_____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

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

_____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CERTIFICATION:

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for Record Plans and was conducted under my supervision based on field work in April 2025. All measurements are correct and monuments are to be set on all lot corners as shown.

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

Thomas E. Dusa
Thomas E. Dusa, P.S.
OHIO LICENSE NO. S-7143

RECEIVED
MAY 09 2025
BY LS 25-11

ACREAGE SUMMARY TABLE

LOT 1	= 0.6195 ACRES
LOT 2	= 0.0975 ACRES
R/W	= 0.1557 ACRES
TOTAL	= 0.8727 ACRES

PREPARED BY:

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

Scale: 1"=30'	Drawn: SBM	Checked: TED	
Date: 04-29-2025	Job No. S5386		

AI-10891 **7. B.**

Planning Commission

Meeting Date: 06/10/2025

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, 7125 Executive Blvd, LLC, is requesting approval of a Detailed Development Plan for a 154-unit apartment development. Property is located at 7125 Executive Blvd. (DDP 25-12).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawings
Elevations
Photometric Plan
Stormwater

Memorandum

Staff Report for Meeting of June 10, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 2, 2025

Subject: DDP 25-12 7125 Executive Blvd. (Pride One Apartments)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	7125 Executive Blvd LLC – Applicant / Owner
DEVELOPMENT NAME:	Pride One Apartments
ADDRESS/LOCATION:	7125 Executive Blvd.
ZONING/ACREAGE:	PM: Planned Mixed Use / 17.58 acres.
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	Surrounding properties are zoned: North – A; East – PM; South – PM / PEP; West: PM / R-7
REQUEST:	The applicant requests Detailed Development Plan approval of a 154-unit apartment development approved through case BDP 23-08 and a Minor Change approval through case MC 24-28.
ORIGINAL APPROVAL:	BDP 23-08 May 8, 2023 MC 24-28 November 12, 2024
APPLICABLE HHCC:	Chapter 1171, 1179
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In May 2023, RHM received approval for a basic development plan comprised of approximately 300 units on 17.5 acres (18 dwelling units/acre) with amenities such as a clubhouse, swimming pool, dog park, etc.

One November 12, 2024, Granger Property Development, LLC submitted a Minor Change reducing the phase one density to 147 units on approximately 13.5 acres. splitting the project into two phases.

The applicant requests Detailed Development Plan approval for the first phase of a mixed-use community consisting of 154 apartment units, comprised of 80 3-bedroom townhomes, 62 2-bedroom ranch units and 12 1-bedroom ranch units.

Through Minor Change, the Planning Commission amended the Basic Development Plan conditions to the following:

1. Permitted uses shall be those permitted in Ordinance 2023-O-2579.
2. Perimeter setbacks: South and West – 20 feet; North and East – 15 feet.
3. The existing trees and non-invasive vegetation abutting properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained healthily. Dead or dying trees shall be replaced with species approved by the City.
4. All signs shall conform to Section 1189.
5. If the west walkway remains, wall pack lighting fixtures illuminating the walkway shall be mounted no higher than 10'.
6. If the west walkway is eliminated, wall pack fixtures facing properties along Scatter Root Place and Loblolly Drive shall be prohibited. Resident-controlled rear porch lights shall be permitted.
7. If the west walkway is eliminated, the applicant shall construct an alternative pedestrian walkway connecting the Loblolly access point to the proposed phase two commercial development.

Staff Analysis

The staff analysis addresses the elements of the Basic Development Plan requirements, as modified by Minor Change, and standards for approval of the Detailed Development Plan.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

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

Conformance with the Basic Development Plan Conditions
1. Permitted uses shall be those permitted in Ordinance 2023-O-2579.

The applicant is proposing residential uses and customarily accepted accessory uses, consistent with Ordinance 2023-O-2579.

2. Perimeter setbacks: South and West – 20 feet; North and East – 15 feet.

The appropriate building setbacks are indicated on the plans.

3. The existing trees and non-invasive vegetation abutting properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained healthily. Dead or dying trees shall be replaced with species approved by the City.

The grading plan indicates that some of the fence line trees may remain. However, the applicant is illustrating a dense landscaping plan that will be better maintained and provide better screening than the current vegetation along the farmland perimeter.

4. All signs shall conform to Section 1189.

No signs were illustrated on the site plans. Signs that conform to Section 1189 will be administratively approved.

5. If the west walkway remains, wall pack lighting fixtures illuminating the walkway shall be mounted no higher than 10'.
6. If the west walkway is eliminated, wall pack fixtures facing properties along Scatter Root Place and Loblolly Drive shall be prohibited. Resident-controlled rear porch lights shall be permitted.
7. If the west walkway is eliminated, the applicant shall construct an alternative pedestrian walkway connecting the Loblolly access point to the proposed phase two commercial development.

These three conditions pertain to the 5-foot pedestrian walkway along the west edge of the site. Building elevations illustrate rear patio lights mounted approximately 7-feet high. There are two 12-foot light poles in the parking area. The installed landscaping should block most of the lights. The site Photometric Plan indicates there will be no light trespass along the property lines.

Conformance with other zoning provisions

Conformance With Planned Mixed-Use District Requirements:
Use: Residential uses are principally permitted.

Development Standards:

- The Detailed Development Plan is consistent with the approved building setback, and yard requirements.
- Phase 1 housing density is reduced to 11.4 DUA on 13.5 acres.

Parking and Loading:

- The applicant illustrates approximately 409 parking spaces, more than the 308 required. This includes approximately 215 garage spaces, 154 driveway spaces and 40 shared spaces. Parking stall dimensions are 10' x 18', as required.

Building Materials:

- The exterior cladding is a mixture of stone veneer, and various vinyl siding including sake, board and batten and horizontal siding.
- The buildings are a mixture of 1- and 2-story buildings.

Landscaping:

- The application illustrates a mixture of evergreen, shade and ornamental trees, along with a mixture of shrubs, grasses and perennials. The landscape plans illustrate a significant amount of perimeter landscaping along the west and south edges, creating substantial screening between uses.
- The landscaping plans meet the zoning code requirements.

Additional Comments:
Fire: Comments were previously addressed.
City Engineer: The City Engineer had no comments.

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 May 20, 2025, with the following conditions:

1. A perpetual public access easement shall be recorded for the main entrance from the south property line, north approximately 220-feet, to include the proposed Phase 2 entrance and access from the east parcel, subject to staff approval. Alternatively, this area may be dedicated as public right-of-way through a revised Record Plan.

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

1) Approve the Detailed Development Plan with or without conditions;
2) Deny the Detailed Development Plan; or
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on May 20, 2025, the applicant, 7125 EXECUTIVE BLVD, LLC, requested approval of a Detailed Development Plan of a 154-unit apartment development for property located at 7125 Executive Blvd, further identified as Parcel Number P70 03910 0082 on the Montgomery County Auditor's Map (Case DDP 25-12), and;

WHEREAS, on June 10, 2025, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, 7125 Executive Blvd, LLC, for approval of a Detailed Development Plan. Property is located at 7125 Executive Blvd, further identified as Parcel Number P70 03910 0082 on the Montgomery County Auditor's Map (Case DDP 25-12), in accordance with the recommendation of Staff's Memorandum dated June 2, 2025, with the following conditions:

1. A perpetual public access easement shall be recorded for the main entrance from the south property line, north approximately 220-feet, to include the proposed Phase 2 entrance and access from the east parcel, subject to staff approval. Alternatively, this area may be dedicated as public right-of-way through a revised Record Plan.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

PLANNING DEPARTMENT

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

Application Number_____ Date Filed _____
Receipt Number _____ Amount Paid_____

TYPE OF ACTION REQUESTED

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

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

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	7125 Executive Blvd. LLC	Name	Kevin Brokaw
Address	2211 Medina Road, Suite 100 Medina, Ohio 44256	Address	2211 Medina Road, Suite 100 Medina, Ohio 44256
Phone	216-570-7055	Phone	216-570-7055
Fax		Fax	
Email	kbrokaw@prideone.cc	Email	kbrokaw@prideone.cc

PROPERTY INFORMATION

Project Name: 7125 Executive Drive Apartments

Location of property: 7125 Executive Drive, Huber Heights, Ohio 45424

Book _____ Page 2023-00029553 Parcel Number(s) P70 03910 0082

Current Zoning: PM Proposed Zoning: _____

Property Owner's Name: 7125 Executive Blvd. LLC Telephone: 216-570-7055

Address: 2211 Medina Road, Suite 100, Medina, Ohio 44256

Total acres included in this application: 17.578

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

Brief description of application request:
Approval of Detailed Development Plan

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

Name of Engineer: Choice One Engineering Telephone: 937-497-0200

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

Applicant's Signature

Applicant's Signature:

Kevin Brokaw

Printed Name:

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

7125 Executive Blvd. LLC

OWNER

Subscribed and sworn to before me this 20th day of May, 2025.

NOTARIAL SEAL STATE OF OHIO

Karnel Fechko
Notary Public, State of Ohio
My Commission Expires:
December 1, 2029

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: 7125 Executive Blvd. LLC
Address: 2211 Medina Road, Suite 100
Medina, Ohio 44256

Phone: 216-570-7055
Fax:
Email: kbrokaw@prideone.cc

AGENT

Name:
Address:

Phone:
Fax:
Email:

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name:
Address:

Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Choice One Engineering
Address: 440 E. Hoewisher Rd.
Sidney, Ohio 45365

Phone: 937-497-0200
Fax:
Email: jmk@choiceoneengineering.com

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

_____ By: Kim M. Brokaw
Witness Applicant's Signature

_____ Date: 5/20/2025
Witness

Project: 7125 Executive Drive Apartments

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 Kevin Brokaw 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.

7125 Executive Blvd. LLC

Kim M. Brokaw
Owner's Signature

_____
Owner's Signature

Kevin Brokaw
Printed Name

_____
Printed Name

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

Kevin Brokaw on this 20th day of May, 2025.

Karnel Fechko
Notary Public

NOTARIAL SEAL
STATE OF OHIO

Karnel Fechko
Notary Public, State of Ohio
My Commission Expires:
December 1, 2029

DETAILED DEVELOPMENT PLAN SUBMITTAL CHECKLIST

CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

1. Legal description of the subject property.

2. Mailing labels to be provided with the names and addresses of adjoining property owners within 200' of the development.

3. Eight (8) drawings 24" x 36" in size and a pdf of all drawings to ghoskins@hhoh.org.

4. Detailed Development site plans shall be scaled at 1" to 20', 1" to 40', or other scale acceptable to the City. Plans must show the following:

    a. North arrow.
    b. Measurements in feet to nearest hundredth.
    c. Show for conveyance:
        i. Boundaries by length, by bearings in clockwise direction, by interior angles and by dimensions of radius, arc, and chord of curves. Show both measured and recorded figures if not in agreement. Show right-of-way line if not contiguous with property line.
        ii. Area in acres.
        iii. Label streets.
        iv. Indicate types of corner markers used.
        v. Dimension between property lines and;
            1. sidewalk
            2. curbs or paving
            3. centerline of street
            4. adjacent structure
        vi. Names of owners of adjoining properties.
        vii. Right-of-ways, easements, recorded and/or actual.
        viii. Traffic impact study prepared by a third-party professional.
        ix. Right-of-way widening (required by thoroughfare plan).
        x. Building set back lines.
        xi. If site is adjacent to limited access highway, indicate limited access right-of-way.
        xii. Indicate recorded property lines if parcel is made up of two or more parcels.

    d. Topographical Information:
        i. Structures, walks, curbs, street pavement, valve boxes, manholes, and catch basins.

ii. Location of nearest fire hydrant.
iii. Established bench mark as close to property as possible. (U.S.G.S.)
iv. Proposed street and right-of-way widening and elevations.
v. Elevation of ground surface at lot corners, at 20' contour intervals and at points where grade changes significantly on vacant parcels. Developed parcels need only to show elevations at lot corners and spot elevation to show drainage patterns.
vi. Foundation of existing building, if applicable.
vii. Indicate size and invert elevations of sanitary and storm sewers.
viii. Show location of water and gas services.
ix. Note if any utility is not available.
x. If utilities are not accessible at property line but can be obtained within a reasonable distance, indicate the most probable point of connection.
xi. If sanitary sewer is not available, indicate location for leach field system.
xii. If water is not available, indicate probable location for well.
xiii. Indicate approximate height of utility wires crossing property and nature and type of service, i.e., 240 three-phase, 208, 100, etc. Indicate distance to nearest transformer and location.
xiv. Indicate zoning of this property and properties on adjacent sides.
xv. Indicate if sprinkler system is required in work room, storeroom, or sales area.

e. Finished Drawings:
   i. All proposed construction: structures, walks, curbs, parking, loading areas, etc.
   ii. All proposed utilities complete which includes water, sanitary, gas, electric, cablevision, and telephone services.
   iii. All on site storm drainage and final grading plan including storm detention complete to Montgomery County, Ohio standards with calculations.
   iv. Final detailed sign(s) location, including elevation above grade.
   v. Landscape plan.
   vi. Lighting plan with photometrics.

5. Other information as requested by the City.

6. Upon receipt of final review comments from the Planning Department, applicant shall submit eight (8) copies of the revised plans required in this checklist, any other revised or amended documents, and a pdf of all drawings to ghoskins@hhoh.org at least one week prior to the date of the Planning Commission meeting.

FEE SCHEDULE - CITY OF HUBER HEIGHTS PLANNING & ZONING

ZONING

Accessory Building	$ 30.00
Alteration (Exterior Only)	
Commercial/Residential	$ 30.00
Carport	$ 30.00
Commercial TV/Radio Cellular / Co-Location	$ 100.00
Construction Trailer/Office	$ 30.00
Festivals/Carnivals	$ 30.00
Fireplace	$ 30.00
Garage – Attached/Detached	$ 30.00
Hot Tub	$ 30.00
Mobile Food Vending	$ 100.00
Outdoor Sales	$ 100.00
Patio Cover / Pergola	$ 30.00
Patio Enclosure	$ 30.00
Pre-Sale Inspections	$ 40.00
Pre-Sale Multi-Unit	$ 20.00 per unit
Re-Inspection (after 2nd inspect)	$ 20.00
Room Addition	$ 30.00
Signs:	
Temporary Signs	$ 25.00 /30 days (limit 3 per year)
Permanent Signs	$ 30.00 + $1.00 per sq. ft.
Storage Shed	$ 30.00
Swimming Pool	$ 30.00
Temporary Dumpster	$ 30.00/60 days (limit 2 per year)
Temporary Storage	$ 30.00/30 days (limit 3 per year)
Transfer of Responsibility	$ 25.00
Transfer of Special Use	$ 50.00
Zoning Compliance Certificate	$ 50.00
BZA	$ 75.00

STRUCTURES – NEW CONSTRUCTION:

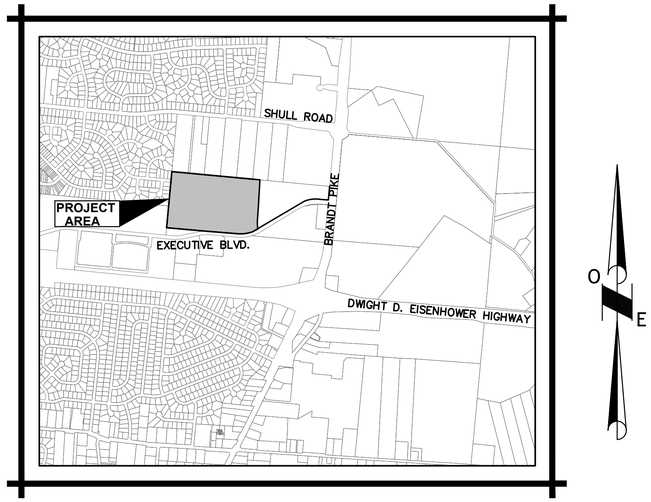
Single Family Dwelling	$ 150.00
Multiple Family Dwelling	$ 75.00 per unit
Commercial, Industrial, & Public Structures	$ 150.00 + $ 50 per additional 1,000 sq. ft. over 5,000 sq. ft

PLANNING

Amendment to Zoning Ord	$ 200.00
Appeal of Admin Decision	$ 75.00
BZA (Variance)	$ 75.00
Codified Ordinances	$ 75.00
Basic Development Plan	$ 500.00
Combined Development Plan	$ 800.00 + $25 per acre
Comprehensive Dev Plan	$ 35.00
Detailed Development Plan	$ 300.00 + $25 per acre
Preliminary Plat	$ 100.00
Final Plat	$ 40.00 per acre
Replat	$ 40.00 per acre
Lot Splits	$ 50.00 per new lot created
Major Change to PUD	$ 250.00
Minor Change to PUD	$ 150.00
Rezoning	$ 200.00
Special Use	$ 150.00
Transfer of Special Use	$ 50.00
Subdivision Regulations	$ 10.00

Rev. 9/2019

7125 EXECUTIVE BLVD APARTMENTS



VICINITY MAP

CITY OF HUBER HEIGHTS

MONTGOMERY COUNTY, OHIO

INDEX OF SHEETS

TITLE SHEET	1
GENERAL NOTES	2–3
GENERAL DETAILS	4–9
ADA SITE ACCESSIBILITY NOTES AND DETAILS	10
EXISTING CONDITIONS PLAN	11
DIMENSIONING AND PAVEMENT PLAN	12–16
DRIVE ENTRANCE DIMENSIONING AND GRADING PLAN	17
UTILITY PLAN	18–24
UTILITY PROFILES	25–27
GRADING PLAN	28–32
PAVEMENT ELEVATION PLAN	33–36
LANDSCAPING PLAN	37–38
SWPPP	39–44

2023 SPECIFICATIONS

THE CONSTRUCTION STANDARDS AND DRAWINGS OF THE CITY OF HUBER HEIGHTS AND THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND GENERAL NOTES LISTED IN THE PLAN, SHALL GOVERN THIS IMPROVEMENT. THE MOST RESTRICTIVE SHALL APPLY.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF NEW BUILDINGS AND ASSOCIATED PARKING LOTS, DRIVES, AND UTILITIES FOR THE PROPOSED 7125 EXECUTIVE BLVD APARTMENTS LOCATED ON EXECUTIVE BOULEVARD IN HUBER HEIGHTS, OHIO. SITE WORK TO INCLUDE STORM SEWER, SANITARY SEWER, WATERLINES, SITE GRADING, PAVEMENT WORK, AND BUILDING CONSTRUCTION.

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

STANDARD CONSTRUCTION DRAWINGS		ODOT STANDARD CONSTRUCTION DRAWINGS

ODOT SUPPLEMENTAL SPECIFICATIONS	
800	XXX

Choice One Engineering

440 E. HOEWISHER ROAD • SIDNEY, OHIO 45365 • 937.497.0200
8956 GLENDALE MILFORD ROAD, SUITE 1 • LOVELAND, OHIO 45140 • 513.239.8554

www.CHOICEONEENGINEERING.com

MAY 20, 2025

MAY 20, 2025
MICHAEL L. SEEGER, P.E. DATE
P.E.–#81748

STATE OF OHIO
MICHAEL LEWIS SEEGER
81748
REGISTERED PROFESSIONAL ENGINEER

Approved _____
Date _____ AUTHORIZED SIGNATURE

CHOICE ONE ENGINEERING
RELEASE FOR AGENCY REVIEW
MAY 20, 2025

Choice One Engineering

7125 EXECUTIVE BLVD APARTMENTS

REVISIONS:

FILE NAME: TITLE SHEET
DRAWN BY: JMK
CHECKED BY: MLS
PROJECT No.: MOTHHE2407
SHEET NUMBER: 1 OF 44

Z:\project\Montgomery\HuberHeights\MOT-HHE-2407PrideOneExecutiveBlvd\SITE GENERAL NOTES SHEETS.dwg 20-May-25 9:11 AM

ELEVATION DATUM
ALL ELEVATIONS ARE BASED ON NAVD 88 (ODOT VRS GEOID 18).

GENERAL NOTES AND DETAILS
ALL CONSTRUCTION METHODS, MATERIALS, AND SPECIFICATIONS SHALL COMPLY WITH THE LATEST VERSION OF THE **CITY OF HUBER HEIGHTS** STANDARDS AND SPECIFICATIONS AND/OR THE LATEST VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARDS AND SPECIFICATIONS (INCLUDING CURRENT SUPPLEMENTAL SPECIFICATIONS 800 AND 832), WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE **CITY OF HUBER HEIGHTS.**

UNDERGROUND UTILITIES
THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.64 ORC. 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.

NON–MEMBERS MUST BE CALLED DIRECTLY.

UTILITY OWNERSHIP
LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:

WATER AND SANITARY
CITY OF HUBER HEIGHTS
6131 TAYLORSVILLE RD
HUBER HEIGHTS, OHIO 45424
(937) 233–1423
ATTN: RUSSELL A. BERGMAN

GAS
CENTERPOINT ENERGY
6500 CLYO RD
CENTERVILLE, OHIO 45459
(937) 312–2529
ATTN: ONUCHE CALDWELL

ELECTRIC
AES OHIO
1900 DRYDEN RD
DISTRIBUTION ENGINEERING AREA 136
DAYTON, OHIO 45439
(937) 331–4025
ATTN: BHAVYA KATTA

CABLE
INDEPENDENTS FIBER NETWORK
13888 COUNTY RD 25A
WAPAKONETA, OHIO 45895
(419) 739–3100
ATTN: SARAH EMANS

TELEPHONE
AT&T
3233 WOODMAN DR
DAYTON, OHIO 45420
(937) 296–3588
ATTN: HOWARD LAUDERMILK

PETROLEUM
MARATHON PIPELINE
575 BUCKEYE RD
LIMA, OHIO 45804
(419) 228–4406
ATTN: SHELLY KLAUSING

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

UTILITY INTERFERENCE
IF, DURING THE CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND COORDINATE AS NEEDED WITH THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PRIVATE UTILITIES SHALL BE COORDINATED WITH AND, IF REQUIRED, DONE BY THEIR RESPECTIVE OWNERS, UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY, AT LEAST 7 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE CORPORATIONS HAVING WIRES, POLES, PIPES, CONDUITS, MANHOLES, OR OTHER STRUCTURES THAT MAY BE AFFECTED BY THIS OPERATION, INCLUDING ALL STRUCTURES WHICH ARE AFFECTED AND NOT SHOWN ON THESE PLANS.

EXISTING TILE HOOKUPS
THE DRAINAGE TILE CURRENTLY CONNECTED TO THE EXISTING STORM SEWER SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL TILE REMOVED, REPLACED AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE **CITY OF HUBER HEIGHTS** BEFORE THEY ARE COVERED.

ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE **CITY OF HUBER HEIGHTS.** CONNECTION OF INTERSECTING DRAIN TILES AND THE PROPOSED STORM SEWER SHALL BE THROUGH MANUFACTURED TEES, UNLESS OTHERWISE APPROVED BY THE **CITY OF HUBER HEIGHTS.** COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

GEOTECHNICAL ENGINEERING REPORT
CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE PROPOSED PROJECT AND PERFORM ALL GEOTECHNICAL WORK IN ACCORDANCE WITH THIS REPORT.

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES
WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, **CITY OF HUBER HEIGHTS** SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT THE EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, **CITY OF HUBER HEIGHTS** SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

MUD
THE TRACKING OR SPILLAGE OF MUD, DIRT, OR DEBRIS UPON PUBLIC STREETS IS PROHIBITED AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR.

EXISTING UTILITY CONFLICT NOTE
IF A CONFLICT ARISES WITH EXISTING UTILITIES, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY TO GET THE CONFLICT RESOLVED.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CHOICE ONE ENGINEERING CORPORATION MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN–SERVICE OR ABANDONED. CHOICE ONE ENGINEERING CORPORATION FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. CHOICE ONE ENGINEERING CORPORATION HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAD FILE DISCLAIMER
THE CAD FILE ASSOCIATED WITH THESE CONSTRUCTION PLANS IS A NON–CERTIFIED DOCUMENT. ANY USE OF THE INFORMATION OBTAINED OR DERIVED FROM THE ASSOCIATED CAD FILE WILL BE AT THE RECEIVING PARTY/USER'S RISK. CHOICE ONE ENGINEERING CORP. OFFERS NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION IN THE CAD FILE OR THAT REVISIONS HAVE BEEN ISSUED AFTER THE CAD DRAWING WAS RELEASED. RECEIVING PARTIES/USERS SHALL HOLD HARMLESS TO THE MAXIMUM EXTENT ALLOWED BY LAW CHOICE ONE ENGINEERING CORP. FROM ANY USE OF THE CAD FILE BY THE RECEIVING PARTY/USER. IN ALL CIRCUMSTANCES, AND AT ALL TIMES, THE PUBLISHED PAPER AND/OR PDF DRAWINGS FOR THE PROJECT SHALL SUPERSEDE THE CAD FILES. IN THE CASE OF AN INCONSISTENCY BETWEEN THE PUBLISHED PAPER/PDF DRAWINGS AND THE ASSOCIATED CAD FILE, THE PUBLISHED PAPER/PDF DRAWINGS SHALL GOVERN THE PROJECT AND ALL WORK.

SAFETY
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

MASONRY COLLAR
A CONCRETE COLLAR SHALL BE PROVIDED WHERE PROPOSED STORM SEWER PIPE IS CONNECTED TO AN EXISTING PIPE. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

DEWATERING AND BY-PASS PUMPING
ANY DEWATERING, COFFERDAMS, OR PUMPING NECESSARY FOR THE CONSTRUCTION OF ANY ITEMS SHALL BE INCIDENTAL TO THOSE PARTICULAR CONSTRUCTION ITEMS AND SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

CLEAN WATER NOTE
ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED.

SANITARY SEWER/LATERAL NOTE
ALL SANITARY SEWER LINES AND SANITARY LATERALS MUST BE INSTALLED WITH 40 INCHES MINIMUM OF COVER OR BELOW FROST DEPTH WHICHEVER IS GREATER.

RETENTION BASIN/POND CLAY LINER NOTE
WHEN A RETENTION BASIN/POND IS SHOWN, CONTRACTOR TO VERIFY SOIL IS SUITABLE TO HOLD WATER FOR PERMANENT POOL. IF FOUND THAT THE SOIL IS UNSUITABLE FOR PERMANENTLY HOLDING WATER, AN 18" THICK COMPACTED CLAY LINER SHALL BE INSTALLED THROUGHOUT THE ENTIRE WET POOL PORTION OF THE RETENTION BASIN. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

STORM SEWER INSTALLATION
THIS WORK CONSISTS OF CONSTRUCTING STORM SEWER. THE CONTRACTOR SHALL PROVIDE ALL TOOLS AND EQUIPMENT REQUIRED FOR INSTALLING THESE ITEMS. THE WORK ALSO INCLUDES FURNISHING ALL MATERIALS, EXCAVATING, BEDDING, LAYING PIPE, JOINTING, BACKFILLING, REMOVAL AND RESTORATION OF DISTURBED FACILITIES AND SURFACES, CURB REPAIR, SIDEWALK REPAIR, PAVEMENT REPAIR (i.e. PAVEMENT IN STREETS, ALLEYS AND DRIVEWAYS), DISPOSAL OF ALL SURPLUS EXCAVATION AND DISCARDED MATERIALS, AND OTHER WORK NECESSARY TO COMPLETE THE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE ALL EXISTING STORM SEWER, AND OTHER UTILITIES, PRIOR TO INSTALLING THE PROPOSED STORM SEWER SYSTEM. THE EXISTING STORM SEWER AND LATERALS SHOWN ON THE PLANS ARE IN THE APPROXIMATE LOCATION AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE PROPOSED TIE–INS TO THE EXISTING STORM PRIOR TO ANY STORM SEWER CONSTRUCTION. ALL TIE–INS SHALL BE THROUGH PREMANUFACTURED TEES OR HOLES INSTALLED USING A CORING MACHINE. PIPE MAY BE ANY OF THE PIPE TYPES LISTED BELOW UNLESS OTHERWISE SPECIFIED ON THE PLANS.

TYPES OF PIPE PERMITTED	ODOT MATERIALS NUMBERS
CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (CPSLP)	707.33
POLYPROPYLENE CORRUGATED DOUBLE WALL PIPE (PCDWP)	707.65
POLYVINYL CHLORIDE SOLID WALL PIPE (SDR-35)	707.45
REINFORCED CONCRETE PIPE (RCP)	706.02

GENERAL NOTES
1. ALL UTILITIES SHALL BE INSTALLED, TESTED, AND COMPLY WITH THE LATEST VERSION OF THE **CITY OF HUBER HEIGHTS** STANDARDS AND SPECIFICATIONS AND PER THE PROJECT PLANS AND SPECIFICATIONS.

2. ALL DISTURBED AREAS AND ALL NON–PAVEMENT AREAS SHALL HAVE A MINIMUM OF 6" OF TOP SOIL PLACED AND ARE TO BE SEEDED AND MULCHED PER ODOT ITEM 659.

3. ALL CONCRETE USED FOR HEAVY DUTY PAVEMENT(S) AND STANDARD DUTY PAVEMENT(S) SHALL BE ODOT QC–1P AND REINFORCED WITH CONCRETE FIBERS AS SPECIFIED IN THE PROPOSED PAVEMENT SECTION(S) OR AS NOTED HERE. ALL OTHER CONCRETE (WALKS, CURBS, ETC.) SHALL ALSO BE ODOT QC–1P. ALL CONCRETE SHALL BE REINFORCED WITH 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.

4. CONTRACTOR TO BE RESPONSIBLE FOR ANY PERMITS OR FEES THAT MAY BE NECESSARY FOR THE COMPLETION OF THE SITE WORK.

5. ALL WORK SHALL CONFORM WITH ALL FEDERAL, STATE, AND LOCAL ADA REGULATIONS AND STANDARDS.

6. ALL ITEMS ON SITE PLAN SHALL BE CONSTRUCTED PER THE LATEST VERSION OF THE **CITY OF HUBER HEIGHTS** STANDARDS.

STORM AND SANITARY CONDUITS/STRUCTURES AND RELATED WORK
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 611, PIPE CULVERTS, SEWERS, DRAINS, AND DRAINAGE STRUCTURES, EXCEPT AS HEREIN MODIFIED.

THE INSTALLATION OF ALL STORM SEWER, SANITARY SEWER, AND ALL CORRESPONDING STRUCTURES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS OR AS NOTED ON THE PLANS. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A HIGH STANDARD OF WORK. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL WORK IS PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS NOTED ON THE PLANS. CONTRACTOR SHALL ALSO ENSURE THAT ALL ITEMS ARE FULLY AND PROPERLY FUNCTIONAL, AND TO A QUALITY ACCEPTABLE TO THE OWNER.

ALL PIPE CULVERTS, CONDUITS, SEWERS, DRAINS, AND DRAINAGE STRUCTURES (CATCH BASINS, YARD DRAINS, MANHOLES, ETC.) SHALL MEET THE MATERIAL REQUIREMENTS OF THIS ITEM. THE FOLLOWING ITEMS WILL NOT BE REQUIRED UNLESS OTHERWISE NOTED: 1) INSTALLATION PLAN, 2) CONSTRUCTION INSPECTION FORMS, 3) PERFORMANCE INSPECTIONS AND REPORTS, 4) CONDUIT AND DRAINAGE STRUCTURE EVALUATIONS.

THE CONTRACTOR SHALL ENSURE THE CONDUIT BEDDING AND BACKFILL COMPACTION DENSITY MEETS ASTM D698 (98% STANDARD PROCTOR). TESTING MAY BE REQUIRED IF DEEMED NECESSARY BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

MAINTAINING TRAFFIC
MAINTAIN TRAFFIC AS INDICATED IN THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", ALSO THE FOLLOWING REQUIREMENTS SHALL APPLY.

EXCAVATIONS WITHIN PUBLIC RIGHT–OF–WAY LIMITS SHALL BE CLOSED AT TIMES WHEN WORK IS NOT BEING PERFORMED.

LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES EXCEPT DURING THE TIME THAT AN APPROVED CLOSURE AND DETOUR IS ALLOWED BY THE GOVERNING AUTHORITY.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING NECESSARY TRAFFIC CONTROL DEVICES AND PAVEMENT REPAIR MATERIALS TO MAINTAIN THE TRAVELED PAVEMENT SAFELY.

NO SHUT DOWN OF ANY OWNER FACILITY DRIVE, ROADWAY OR PARKING LOT WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE OWNER. ALL OWNER ROADWAYS MUST HAVE AT LEAST ONE LANE OPEN AT ALL TIMES. NO STAGING OF TRUCKS OUTSIDE OF CONSTRUCTION LIMITS WILL BE PERMITTED WITHOUT CONSENT FROM THE OWNER OR OWNER'S REPRESENTATIVE.

SUBCONTRACTOR SUPERVISION
THE CONTRACTOR IS REQUIRED TO HAVE SOMEONE ON–SITE TO SUPERVISE THE SUBCONTRACTOR FOR QUALITY CONTROL PURPOSES AND TO PROVIDE ANY NECESSARY ASSISTANCE TO THE SUBCONTRACTOR TO ENSURE QUALITY WORK. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

EXCAVATION AND EMBANKMENT
TOPSOIL SHALL BE REMOVED FROM ALL DISTURBED AREAS AND ALL AREAS TO BE EXCAVATED OR EMBANKED. A MINIMUM OF 6" OF TOPSOIL SHALL BE FINE GRADED ON ALL DISTURBED AREAS.

ALL EMBANKMENT SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR OR AS DETERMINED BY THE OWNER. TESTING MAY BE REQUIRED BY THE OWNER OR OWNER'S REPRESENTATIVE.

SAWCUT PAVEMENT JOINTS
MORE THAN ONE SAWCUT MAY BE NECESSARY TO ENSURE A CLEAN CUT. JUST PRIOR TO ASPHALT OR CONCRETE PLACEMENT, ASPHALT MATERIAL SHALL BE PLACED ON THE VERTICAL FACE OF SAWCUT JOINTS PRIOR TO PAVING AS PER 401.14. AFTER THE ASPHALT WORK IS COMPLETED, THE TRANSVERSE JOINTS SHALL BE SEALED WITH LIQUID ASPHALT.

WATER LINE CROSSING SEPARATION
CONTRACTOR SHALL LOWER/DIP ANY EXISTING OR PROPOSED WATER LINES AS NEEDED TO OBTAIN AN 18" MINIMUM SEPARATION DISTANCE FROM THE WATER LINE TO ANY STORM OR SANITARY SEWER. WATER LINE SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY SEWERS. WHENEVER A SANITARY OR STORM SEWER AND WATER LINE MUST CROSS, THE SEWER AND WATER SHALL BE LAID AT SUCH AN ELEVATION THAT THERE IS AT LEAST 18" OF SEPARATION BETWEEN THE OUTSIDE WALLS OF THE TWO PIPES. ALSO ONE FULL LENGTH OF WATERLINE SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM AND SANITARY SEWERS AS POSSIBLE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SEWER SHALL BE CONSTRUCTED OF WATER LINE TYPE MATERIALS WHICH WOULD BE ABLE TO WITHSTAND A 100 PSI PRESSURE TEST (NOTE: DO NOT PRESSURE TEST SEWER TO 100 PSI). THESE REQUIREMENTS WILL EXTEND FOR THE DISTANCE OF THE ENTIRE SPAN. NO CHANGE OF MATERIALS ARE ALLOWED MID–SPAN. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

PAVEMENT MARKINGS
ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE–QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

DOWNSPOUTS
THE CONTRACTOR SHALL CONNECT ANY DOWNSPOUTS AS SHOWN ON THE SITE PLAN OR TO THE CLOSEST STORM PIPING OR CATCH BASINS USING CPSLP OR PVC SDR–35 SEWER OR APPROVED EQUAL.

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GENERAL NOTES

REVISIONS:

FILE NAME	GNA
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5–20–2025
SHEET NUMBER	2 OF 44

UTILITIES
CONTRACTOR SHALL INSTALL AND/OR COORDINATE THE INSTALLATION OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, ETC. AS REQUIRED AND/OR AS SHOWN ON UTILITY PLAN AND ARCHITECTURAL SHEETS. CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES PRIOR TO INSTALLATION OF ANY FACILITIES. ALL UTILITIES SHALL BE INSTALLED PER EACH PARTICULAR UTILITY COMPANY'S STANDARDS AND PROCEDURES. CONTRACTOR TO VERIFY ACTUAL SIZES, LOCATIONS (POINTS OF ENTRY INTO THE BUILDING) AND INVERTS OF ALL UTILITIES TYING INTO THE BUILDING WITH ALL ARCHITECT PLANS (BUILDING, PLUMBING, ELECTRICAL, ETC.) BEFORE CONSTRUCTION.

ASPHALT PAVEMENT REPLACEMENT NOTE
ANY EXISTING PAVEMENT THAT IS TO BE REMOVED SHALL BE SAWCUT FULL DEPTH AND RESTORED TO MATCH THE EXISTING PAVEMENT CROSS SECTION UNLESS OTHERWISE NOTED IN THE PLANS.

ASPHALT
ALL ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL APPLY TO THIS PROJECT EXCEPT FOR ODOT ITEM 401.20 ASPHALT BINDER PRICE ADJUSTMENT (ASPHALT CONCRETE BID ITEMS ARE NOT ELIGIBLE FOR ANY ASPHALT BINDER PRICE ADJUSTMENT).

ALL ASPHALT DELIVERED SHALL BE ACCOMPANIED WITH A LOAD TICKET AS PER ITEM 401.21.

REVIEW OF DRAINAGE FACILITIES
BEFORE FINAL ACCEPTANCE BY THE OWNER, REPRESENTATIVES OF THE OWNER, AND THE CONTRACTOR, SHALL MAKE AN INSPECTION OF ALL EXISTING SEWERS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. ALL EXISTING SEWERS INSPECTED BY THE ABOVE MENTIONED PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION REASONABLY COMPARABLE TO PRE-EXISTING CONDITION OF THE SEWER. ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE **CITY OF HUBER HEIGHTS** AND/OR OWNER OR OWNER'S REPRESENTATIVE.

ALL NEW CONDUITS, UNDERDRAINS (INCLUDING THE STONE BACKFILL ABOVE THE UNDERDRAIN PIPING), INLETS, CATCH BASINS, MANHOLES, SWALES/DITCHES, AND DETENTION/RETENTION BASINS CONSTRUCTED AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER (INCLUDING SEDIMENT) AND IN A CLEAN CONDITION AND FULLY AND PROPERLY FUNCTIONAL BEFORE THE PROJECT WILL BE ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

CLEARING AND GRUBBING
CONTRACTOR TO CLEAR THE AREA AS SHOWN ON THE PLANS AND/OR AS NEEDED TO WORK ON THIS PROJECT. UNLESS STATED ELSEWHERE IN THE PLANS, CLEARING AND GRUBBING IS TO BE KEPT TO A MINIMUM IN ORDER TO PRESERVE THE WOODED AREAS.

MODIFICATIONS
ANY MODIFICATIONS TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.

RESTORATION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AND/OR DAMAGED AREAS, INCLUDING PAVEMENT, TO CONDITIONS EQUAL TO OR BETTER THAN CONDITIONS PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF THE OWNER OR OWNER'S REPRESENTATIVE.

MISCELLANEOUS
THE INTENT OF THESE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

IN THE CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE OWNER'S REPRESENTATIVE'S INTERPRETATION.

CONTRACTORS SHALL VERIFY ALL GRADES, ELEVATIONS, AND EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR'S LUMP SUM BID PRICE SHALL INCLUDE ALL ITEMS AND OPERATIONS NEEDED, REQUIRED AND NECESSARY FOR THE PROPER EXECUTION OF THE PROJECT AND TO COMPLETE ALL WORK.

GRAFFITI AND VANDALISM
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL WORK/ITEMS (INCLUDING ANY CONCRETE WORK) OR OTHER ITEMS UNDER THIS CONTRACT WHICH IS DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE DUE TO GRAFFITI OR VANDALISM DAMAGE.

OWNER COORDINATION NOTES
THE CONTRACTOR SHALL COORDINATE THE PROPOSED WORK WITH THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK ON SITE. IF THE CONTRACTOR IS TO ENGAGE IN ANY OPERATIONS THAT AFFECT THE EXISTING FACILITY OPERATIONS, THE CONTRACTOR SHALL COORDINATE THE SCHEDULING OF SUCH ACTIVITIES WITH THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY SUCH OPERATIONS OR ACTIVITIES.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORT, BRACING, AND OTHER DEVICES AS MAY BE REQUIRED OR AS DIRECTED BY OWNER'S REPRESENTATIVE OR THE ENGINEER TO PROTECT THE SAFETY OF THE PUBLIC, ADJACENT STRUCTURES, ROADWAY AND/OR UTILITIES. ALL WORK TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

GENERAL NOTES FOR CIVIL WORK
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND IS TO INCLUDE SUCH COSTS AS A PART OF THE LUMP SUM PRICE ON THE PROJECT.

2. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE APPROPRIATE UNDERGROUND UTILITY MARKING SERVICE PRIOR TO THE START OF ANY CONSTRUCTION IN ORDER TO AVOID CONFLICTS WITH EXISTING UTILITIES. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF ANY WORK THAT WOULD BE IN CONFLICT WITH THE UTILITIES.

3. THE CONTRACTOR IS TO VISIT AND INVESTIGATE THE PROJECT SITE, PRIOR TO BIDDING, IN ORDER TO DETERMINE THE EXISTING GROUND AND SITE CONDITIONS. FOR SOIL TYPE AND GROUND WATER TABLE, THE CONTRACTOR IS ENCOURAGED TO UTILIZE ANY AVAILABLE DATA TO ESTIMATE GROUND CONDITIONS. SHOULD THE BIDDING CONTRACTOR REQUIRE ADDITIONAL TEST HOLES PRIOR TO BIDDING IN ORDER TO DETERMINE OR VALIDATE GROUND CONDITIONS, THIS CAN BE COMPLETED AT THE DISCRETION OF THE OWNER. NO TEST HOLES ARE TO BE DUG WITHOUT CONTACTING THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND WITHOUT RECEIVING WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE TO DO SO.

4. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS WITH REGARD TO EXCAVATION, SAFETY, QUALITY AND WORK PROGRESS. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THESE THROUGHOUT CONSTRUCTION OPERATIONS.

5. THE LOCATION OF MATERIALS STORED ON SITE MUST RECEIVE THE APPROVAL OF THE OWNER. IN GENERAL, MATERIALS SHOULD BE STORED SO AS TO MINIMIZE THE INCONVENIENCE TO THE OWNER.

6. IF EXCAVATED MATERIALS ARE FOUND TO BE CONTAMINATED, REMEDIATION WILL BE AT THE OWNER'S EXPENSE PRIOR TO REMOVAL FROM THE SITE OR DISPOSAL ON-SITE BY THE CONTRACTOR. THIS PROCESS WILL BE COORDINATED BETWEEN THE OWNER/OWNER'S REPRESENTATIVE AND CONTRACTOR.

7. TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE BID SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE OSHA RULES AND REGULATIONS. IN ADDITION, THE OWNER MAY HAVE ADDITIONAL REQUIREMENTS FOR EXCAVATION AND TRENCHING ON OWNER PROPERTY THAT MAY BE MORE STRINGENT THAN CURRENT LOCAL OR OSHA REQUIREMENTS. IN THIS CASE, THE OWNER'S REQUIREMENTS ARE TO BE FOLLOWED UNLESS THIS ACTION WOULD BE CONSIDERED NON-COMPLIANT WITH CURRENT GOVERNING CODES OR REGULATIONS AS DEFINED BY LOCAL OR GOVERNING AUTHORITIES. WHERE A NON-COMPLIANCE ISSUE IS NOTED, THE CONTRACTOR IS TO MAKE THE OWNER AND ENGINEER AWARE OF THE GOVERNING CODE.

8. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR, REPLACE, AND/OR RECONNECT ANY EXISTING DRAINAGE TILES, NOT SHOWN ON THE PLANS, WHICH CROSS THROUGH THE EXCAVATED TRENCH. ANY DRAINAGE TILES ENCOUNTERED ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND A MEASUREMENT TAKEN FROM THE NEAREST MANHOLE OR INLET STRUCTURE TO THE CENTERLINE OF THE TILE. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AS PART OF THE RECORD DRAWINGS.

9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRS TO ANY UTILITY LINE(S) THAT THE CONTRACTOR DAMAGES UNLESS OTHERWISE CLEARLY THE RESPONSIBILITY OF THE UTILITY COMPANY.

10. THE CONTRACTOR WILL REPLACE ALL DAMAGED OR REMOVED DRIVES AND PAVEMENT WITH THE REQUIRED THICKNESS SHOWN ON THE PLANS OR MATCH EXISTING IF GREATER.

11. ALL DISTURBED LAWN AREAS SHALL BE GRADED TO DRAIN TO THE NEAREST INLET STRUCTURE AND/OR MATCH EXISTING/PROPOSED DRAINAGE PATTERNS.

12. CONTRACTOR SHALL USE PROPER EROSION CONTROL TECHNIQUES TO MAINTAIN GRADE PRIOR TO SEEDING.

13. CONTRACTOR TO REFER TO ODOT SPECIFICATION, ITEM 659 FOR SEEDING AND MULCHING UNLESS OTHERWISE SPECIFIED. CONTRACTOR WILL NOT SEED ANY AREA UNTIL OWNER HAS INSPECTED FINAL TOPSOIL GRADING.

14. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FENCES, LAWN DECORATIONS, TREES, SHRUBS, PLANTING, VEGETATION ETC. WHICH IS DAMAGED, DISTURBED OR REMOVED DURING CONSTRUCTION.

15. DURING PAVING OPERATIONS, THE CONTRACTOR MUST SUBMIT A WRITTEN PLAN IDENTIFYING DRIVE AREAS WITHIN THE SITE THAT WILL BE SHUT DOWN FOR CONSTRUCTION OPERATIONS PRIOR TO START OF ANY WORK IN THOSE AREAS. CONTRACTOR MUST MAINTAIN A MINIMUM OF ONE LANE FOR TRAFFIC IN ANY AREAS SO DESIGNATED BY THE OWNER THROUGHOUT ALL CONSTRUCTION OPERATIONS.

ITEM 203 EXCAVATION AND EMBANKMENT CONSTRUCTION, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 203 ROADWAY EXCAVATION AND EMBANKMENT, EXCEPT AS HEREIN MODIFIED.

TOPSOIL SHALL BE REMOVED FROM ALL DISTURBED AREAS AND ALL AREAS TO BE EXCAVATED OR EMBANKED. A MINIMUM OF 6" OF TOPSOIL SHALL BE FINE GRADED ON ALL DISTURBED AREAS.

ALL EMBANKMENT FOR ALL PAVEMENT OR BUILDING AREAS SHALL BE OF SUITABLE ENGINEERED FILL MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR OR AS DETERMINED BY THE OWNER. ALL OTHER EMBANKMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR OR AS DETERMINED BY THE OWNER. TESTING MAY BE REQUIRED BY THE OWNER.

ALL EXCESS SURFACE MATERIAL, EXCAVATED UNSUITABLE MATERIAL AND ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN RESPONSIBILITY AND EXPENSE OUTSIDE OF THE PROPERTY AT A SITE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

PAYMENT FOR ITEM 203 EXCAVATION AND EMBANKMENT CONSTRUCTION, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING, EXCEPT AS HEREIN MODIFIED.

ALL AREAS TO RECEIVE PAVEMENT SHALL BE COMPACTED AS NOTED IN ODOT ITEM 204. OWNER'S REPRESENTATIVE WILL REQUIRE PROOF ROLLING OF SUBGRADE PRIOR TO INSTALLATION OF SUB-BASE AND/OR BASE MATERIAL. PROOF ROLLING SHALL CONSIST OF DRIVING OVER THE SUBGRADE WITH A LOADED TANDEM DUMP TRUCK AS DIRECTED BY THE OWNER'S REPRESENTATIVE UNTIL NO DEFLECTION OR TIRE INDENTATION IN THE SUBGRADE IS PRESENT. CONTRACTOR TO PERFORM ALL PROOF ROLLING PROCEDURES AND ANY NECESSARY CORRECTIVE MEASURES AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

PAYMENT FOR ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 204 EXCAVATION OF SUBGRADE AND STRUCTURAL EMBANKMENT, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING, EXCEPT AS HEREIN MODIFIED.

THIS WORK SHALL INCLUDE THE EXCAVATING OF UNSUITABLE SUBGRADE AND REPLACING WITH ODOT ITEM 304 AGGREGATE BASE, ODOT #1, ODOT #2, OR ANY COMBINATION AS DIRECTED BY THE OWNER. LOCATION AND AMOUNT OF THIS ITEM SHALL BE LOCATED BY THE OWNER AT THE TIME OF CONSTRUCTION ONLY AFTER THE CONTRACTOR HAS SATISFACTORILY ATTEMPTED TO DRY OUT AND WORK THE SUBGRADE. THIS ITEM INCLUDES EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL, SUBGRADE COMPACTION, AND THE SUPPLY AND PLACEMENT OF THE ABOVE MENTIONED STRUCTURAL MATERIAL. THE QUANTITY WILL BE AS DETERMINED IN THE FIELD BASED ON SITE SUBGRADE CONDITIONS, BUT THIS ITEM COULD BE NON-PERFORMED IF DEEMED UNNECESSARY.

PAYMENT FOR ITEM 204 EXCAVATION OF SUBGRADE AND STRUCTURAL EMBANKMENT, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT CUBIC YARD BID PRICE WHICH THE CONTRACTOR SHALL PROVIDE WITH THEIR LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 204 GEOGRID, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 204, SUBGRADE COMPACTION AND PROOF ROLLING, EXCEPT AS HEREIN MODIFIED.

SELECTIONS OF AREAS THAT NEED GEOGRID, IN ADDITION TO ITEM 204, EXCAVATION OF SUBGRADE AND STRUCTURAL EMBANKMENT, AS PER PLAN, SHALL BE DETERMINED BY THE OWNER BY WITNESSING THE CONTRACTOR'S PROOF ROLLING THE EXPOSED SITE OR AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

THE QUANTITY WILL BE AS DETERMINED IN THE FIELD BASED ON SITE SUBGRADE CONDITIONS, BUT THIS ITEM COULD BE NON-PERFORMED IF DEEMED UNNECESSARY. THE METHOD OF MEASUREMENT SHALL BE THE SURFACE AREA COVERED BY THE STABILIZATION MEMBRANE, NOT INCLUDING OVERLAP OR WASTE.

THE WORK SHALL INCLUDE SUBGRADE STABILIZATION BY UTILIZING THE TENSAR TX5 GEOGRID. LOCATION AND AMOUNT SHALL BE LOCATED BY THE OWNER AT THE TIME OF CONSTRUCTION. THE GEOGRID SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. THIS WORK SHALL ALSO INCLUDE THE ADDITIONAL LABOR AND EQUIPMENT TO PROPERLY PLACE THE 304 AGGREGATE BASE OVER GEOGRID AS RECOMMENDED BY MANUFACTURER.

PAYMENT FOR ITEM 204 GEOGRID, AS PER PLAN, FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE AT THE CONTRACT SQUARE YARD BID PRICE WHICH THE CONTRACTOR SHALL PROVIDE WITH THEIR LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 304 AGGREGATE BASE, AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 304 AGGREGATE BASE, EXCEPT AS HEREIN MODIFIED.

THIS ITEM SHALL ALSO INCLUDE SATURATING THE AGGREGATE BASE WITH WATER DURING PLACEMENT OF EACH LIFT PRIOR TO COMPACTION. THIS WORK SHALL INCLUDE "PROOF ROLLING" WITH LOADED TANDEM DUMP TRUCK AS DIRECTED BY THE OWNER'S REPRESENTATIVE UNTIL NO DEFLECTION OR TIRE INDENTATION IN THE AGGREGATE SUB-BASE/BASE IS PRESENT.

PAYMENT FOR ITEM 304 AGGREGATE BASE FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

ITEM 659 SEEDING AND MULCHING, CLASS 1 (LAWN MIXTURE), AS PER PLAN
THIS ITEM OF WORK SHALL CONSIST OF THE WORK AS DESCRIBED IN OHIO DEPARTMENT OF TRANSPORTATION ITEM 659, SEEDING AND MULCHING, EXCEPT AS HEREIN MODIFIED.

ALL DISTURBED AREAS OR AREAS DESIGNATED FOR SEEDING SHALL BE GRADED AND SEEDED AND SHALL HAVE A MINIMUM OF 6" OF TOPSOIL OVER THE ENTIRE AREA. TESTING THE PH OF ANY EXISTING OR IMPORTED TOPSOIL PER ODOT 659.02 SHALL BE WAIVED. THE AREA SHALL BE HAND-RAKED AND DRESSED READY FOR SEEDING. NO STONE OVER 1" IN SIZE PERMITTED IN THE TOP 6".

SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL.

IT'S THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE REQUIRED GERMINATION RATES AND ENSURE THE GRASS IS ESTABLISHED TO THE SATISFACTION OF THE OWNER WHICH MAY REQUIRE WATERING, REGRADING/ADDING TOPSOIL AND RESEEDING. ANY AREAS THAT HAVE ERODED OR WHERE NEW GRASS DID NOT GERMINATE SHALL BE ADDRESSED BY THE CONTRACTOR UNTIL THE AREAS ARE STABILIZED, SHAPED, AND DRAINED, AS INDICATED IN THE PLANS.

ANY DISTURBED AREA, OUTSIDE OF THE PROJECT WORK LIMITS, CAUSED BY THE CONTRACTOR'S WORK, SHALL BE RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER AND PROJECT OWNER'S REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE. THIS ITEM INCLUDES: TOPSOIL, SEEDING, MULCHING, COMMERCIAL FERTILIZER, WATER, AND REPAIR SEEDING AND MULCHING.

PAYMENT FOR ITEM 659 SEEDING AND MULCHING, CLASS 1 (LAWN MIXTURE), AS PER PLAN, FOR ALL ABOVE OPERATIONS, SHALL BE INCLUDED IN THE LUMP SUM BID PRICE AND SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THIS ITEM OF WORK.

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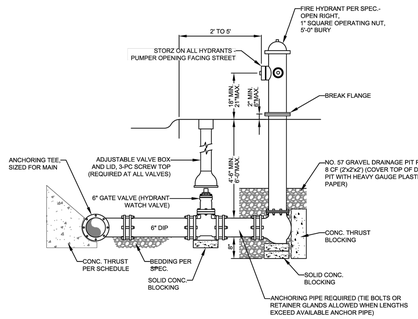
7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GENERAL NOTES

REVISIONS:

FILE NAME	GNB
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	3 OF 44

GENERAL WATER MAIN NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE ZINC COATED DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A–21.51 (AWWA C–151), CLASS 53. MECHANICAL JOINT FITTINGS DO NOT HAVE TO BE ZINC COATED. THE USE OF STANDARD DUCTILE IRON (ANSI A–21.51, AWWA C–151) CLASS 53 PIPE HAS TO BE PRE–APPROVED BY THE CITY ENGINEER. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
3. ALL WATER MAINS SHALL HAVE 4' –6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR VEOLIA PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 2' MAXIMUM ANCHOR PIPE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O–RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A 423 WITH 5–1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2–½" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A–425 WITH 5–1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK–AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.



GENERAL NOTES:

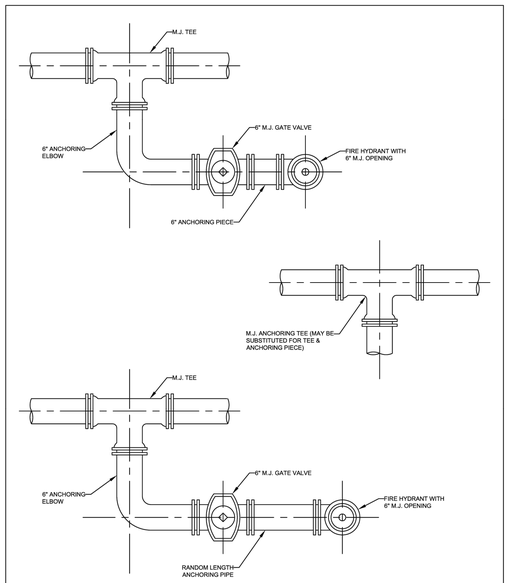
1. NO NATURAL OR MAN-MADE BARRIERS SUCH AS WALLS FENCES, POSTS,CURBS, SHRUBBERY, OR TREES SHALL BE INSTALLED SO AS TO IMPEDE THE USE, ACCESS, OR OPERATION OF HYDRANTS. MINIMUM CLEAR DISTANCE TO HYDRANT SHALL BE THREE (3) FEET.
2. IN AREAS WHERE HYDRANT INSTALLATION IS TO BE IN ROADWAY, PARKING LOT OR OTHER AREAS WHERE VEHICULAR TRAFFIC MAY CAUSE DAMAGE TO THE HYDRANT, PROTECTIVE BARRIERS ARE TO BE INSTALLED, AS DIRECTED BY THE ENGINEER.
3. HYDRANTS ALONG STREETS SHALL BE LOCATED IN THE TREE LAWN AREA OF THE RIGHT-OF-WAY, NOT LESS THAN 2' FROM THE BACK OF CURB AND NOT MORE THAN 5'.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
FIRE HYDRANT ASSEMBLY

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-1.0



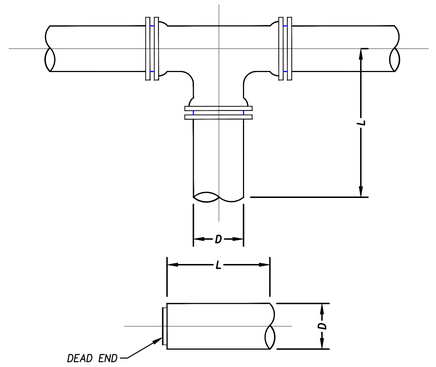
CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
FIRE HYDRANT ASSEMBLY
PARALLEL TO WATER MAIN

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-2.0

PIPE MATERIAL: POLYWRAPPED DUCTILE IRON PIPE									
REQUIRED LENGTH OF RESTRAINED JOINTS ("L")									
DIAMETER OF PIPE ("D")	6"	8"	12"	16"	20"	24"	30"	36"	42"	48"
REQUIRED LENGTH OF RESTRAINED JOINTS ("L")	55'	73'	107'	140'	174'	208'	258'	308'	358'	409'

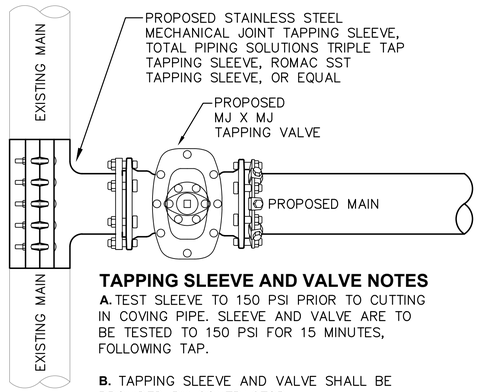


"L" = REQUIRED LENGTH OF RESTRAINED JOINTS
"D" = DIAMETER OF PIPE

LENGTHS CALCULATED USING DIPRA WITH THE FOLLOWING ASSUMPTIONS:
POLYWRAPPED PIPE
PRESSURE = 150 PSI
SAFETY FACTOR = 1.5
SOIL DESIGNATION = CLAY 2 (SANDY/SILTY CLAY)
DEPTH OF COVER = 5 FEET
LAYING CONDITIONS = TYPE 4 BEDDING

JOINT RESTRAINT FOR DEAD ENDS, VALVES, PLUGS, CAPS, AND TEES

NTS



TAPPING SLEEVE AND VALVE NOTES

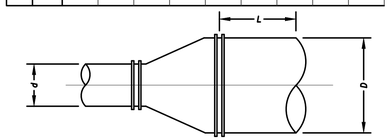
A. TEST SLEEVE TO 150 PSI PRIOR TO CUTTING IN COVING PIPE. SLEEVE AND VALVE ARE TO BE TESTED TO 150 PSI FOR 15 MINUTES, FOLLOWING TAP.

B. TAPPING SLEEVE AND VALVE SHALL BE PROVIDED BY CONTRACTOR.

TAPPING SLEEVE AND VALVE DETAIL

NTS

PIPE MATERIAL: POLYWRAPPED DUCTILE IRON PIPE										
		REQUIRED LENGTH OF RESTRAINED JOINTS ("L")								
		DIAMETER OF SMALLER PIPE ("d")								
DIAMETER OF LARGER PIPE ("D")		6"	8"	12"	16"	20"	24"	30"	36"	42"
	8"	16'								
	12"	39'	29'							
	16"	59'	51'	30'						
	20"	78'	72'	55'	31'					
	24"	97'	91'	77'	57'	31'				
	30"	123'	119'	107'	91'	70'	45'			
	36"	149'	146'	136'	123'	105'	85'	47'		
	42"	175'	172'	163'	152'	137'	119'	87'	47'	
	48"	201'	198'	191'	181'	168'	152'	124'	89'	48'



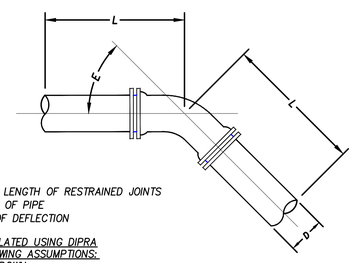
"L" = REQUIRED LENGTH OF RESTRAINED JOINTS
"D" = DIAMETER OF LARGER PIPE
"d" = DIAMETER OF SMALLER PIPE

LENGTHS CALCULATED USING DIPRA WITH THE FOLLOWING ASSUMPTIONS:
POLYWRAPPED PIPE
PRESSURE = 150 PSI
SAFETY FACTOR = 1.5
SOIL DESIGNATION = CLAY 1
DEPTH OF COVER = 4.5 FEET
LAYING CONDITIONS = TYPE 4 BEDDING

JOINT RESTRAINT FOR REDUCERS

NTS

PIPE MATERIAL: POLYWRAPPED DUCTILE IRON PIPE										
		REQUIRED LENGTH OF RESTRAINED JOINTS ("L")								
		DIAMETER OF PIPE ("D")								
DEGREE OF DEFLECTION ("E")		6"	8"	12"	16"	20"	24"	30"	36"	42"	48"
	11 ¼°	6'	8'	11'	14'	18'	21'	26'	31'	36'	41'
	22 ½°	11'	15'	22'	28'	35'	42'	52'	62'	72'	82'
	45°	23'	30'	44'	58'	72'	86'	107'	128'	149'	170'
	90°	55'	73'	107'	140'	174'	208'	258'	308'	358'	409'



"L" = REQUIRED LENGTH OF RESTRAINED JOINTS
"D" = DIAMETER OF PIPE
"E" = DEGREE OF DEFLECTION

LENGTHS CALCULATED USING DIPRA WITH THE FOLLOWING ASSUMPTIONS:
VERTICAL BEND DOWN
POLYWRAPPED PIPE
PRESSURE = 150 PSI
SAFETY FACTOR = 1.5
SOIL DESIGNATION = CLAY 2 (SANDY/SILTY CLAY)
DEPTH OF COVER = 5 FEET
LAYING CONDITIONS = TYPE 4 BEDDING

JOINT RESTRAINT FOR BENDS

NTS

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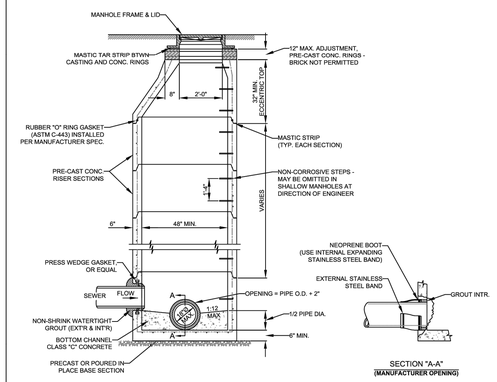
7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GENERAL DETAIL DETAILS

REVISIONS:

FILE NAME	GMA
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5–20–2025
SHEET NUMBER	4 OF 44

CITY OF HUBER HEIGHTS SANITARY NOTES

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



SANITARY MANHOLE TYPE A

GENERAL NOTES:

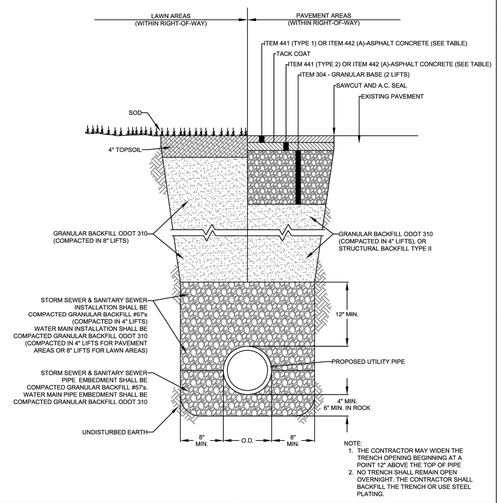
1. FLEXIBLE JOINT SHOWN ABOVE PIPES LESS THAN OR EQUAL TO 24"Ø SHALL BE THE "PRESS WEDGE II", MANUFACTURED BY PRESS SEAL GASKET CORP., OR APPROVED EQUAL.
2. GASKETED JOINT SHALL BE FLEXIBLE TO ACCOMMODATE UP TO 9° DEFLECTION OF PIPE IN ANY DIRECTION.
3. FOR LARGER DIAMETER SEWER REFER TO LARGE MANHOLE STANDARD.
4. MANHOLES IN PAVED AREAS SHALL BE INITIALLY SET AT A LOWER THAN FINISHED BASE GRADE AND ADJUSTED TO FINAL GRADE PRIOR TO PLACING OF THE FINAL SURFACE.
5. IN PAVED AREAS MANHOLE FRAME AND LID SHALL BE EQUAL OF EAST JORDAN IRON WORKS NO. 1600, AS DIRECTED BY ENGINEER.
6. OUTSIDE OF PAVED AREA, MANHOLE FRAME AND LID MAY BE EQUAL OF EAST JORDAN IRON WORKS NO. 1610, AS DIRECTED BY ENGINEER.

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT 6131 TAYLORSVILLE RD. HUBER HEIGHTS, OH 45424 (937) 233-1423	TITLE OF DRAWING: SANITARY MANHOLE TYPE A	
	CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017	DWG. No. SA-1.0

TABLE 1: PAVEMENT DESIGN STANDARDS

ASPHALT SURFACE ON AGGREGATE BASE			
ITEM NO.	MINOR STREETS	MINOR COLLECTORS	
441 (1)	1 1/4"	1 1/2"	
441 (2)	1 3/4"	2 1/2"	
304	10"	10"	

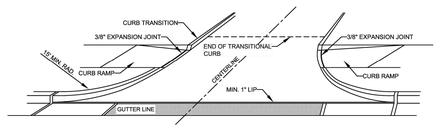
ASPHALT SURFACE ON AGGREGATE BASE			
ITEM NO.	MAJOR COLLECTORS	MINOR ARTERIAL	MAJOR ARTERIAL
442 (A)	1 1/2"	1 1/4"	2"
442 (A)	2 1/2"	3"	3"
304	12"	12"	12"



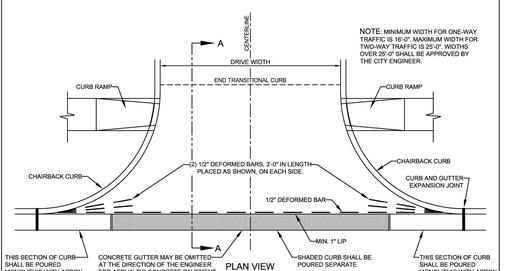
NOTE:
1. THE CONTRACTOR MAY WIDEN THE TRENCH OPENING BEGINNING AT A POINT 12" ABOVE THE TOP OF PIPE
2. NO TRENCH SHALL REMAIN OPEN OVERNIGHT. THE CONTRACTOR SHALL BACKFILL THE TRENCH OR USE STEEL PLATING.

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT 6131 TAYLORSVILLE RD. HUBER HEIGHTS, OH 45424 (937) 233-1423	TITLE OF DRAWING: UTILITY TRENCH-DETAIL (WITHIN RIGHT-OF-WAY)	
	CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017	DWG. No. MS-1.0

NOTE: WHERE DISTANCE FROM FACE OF CURB TO FRONT FACE OF WALK EXCEEDS 16' A 2" TRANSVERSE DUMMY JOINT SHALL BE PLACED AT THE RADIUS POINT, OR AS DIRECTED BY THE CITY ENGINEER.



PERSPECTIVE VIEW

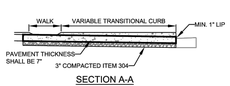


PLAN VIEW

NOTE: MINIMUM WIDTH FOR ONE-WAY TRAFFIC IS 16'-0". MAXIMUM WIDTH FOR TWO-WAY TRAFFIC IS 25'-0". WIDTHS OVER 25'-0" SHALL BE APPROVED BY THE CITY ENGINEER.

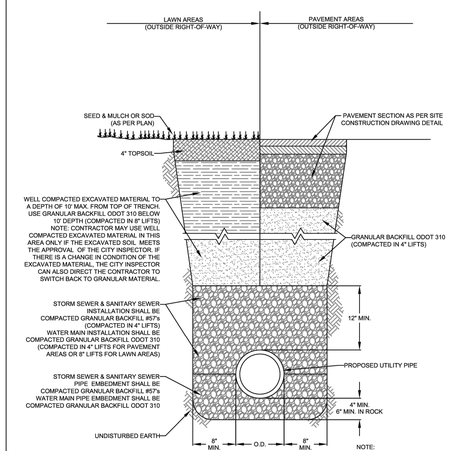
GENERAL NOTES:

1. JOINTS SHALL BE CLEANED AND EDGED BY A 1/4" RADIUS EDGER. LONGITUDINAL JOINTS SHALL BE AS DIRECTED BY THE ENGINEER. EXPANSION JOINTS SHALL BE OF SUCH DIMENSIONS AS SHOWN ON STANDARD DRAWINGS FOR CONSTRUCTION JOINTS.
2. MATERIAL SHALL MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.



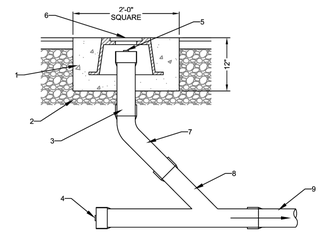
SECTION A-A

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT 6131 TAYLORSVILLE RD. HUBER HEIGHTS, OH 45424 (937) 233-1423	TITLE OF DRAWING: COMMERCIAL SERVICE DRIVE APPROACH	
	CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017	DWG. No. PV-6.0



NOTE:
1. THE CONTRACTOR MAY WIDEN THE TRENCH OPENING BEGINNING AT A POINT 12" ABOVE THE TOP OF PIPE
2. NO TRENCH SHALL REMAIN OPEN OVERNIGHT. THE CONTRACTOR SHALL BACKFILL THE TRENCH OR USE STEEL PLATING.

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT 6131 TAYLORSVILLE RD. HUBER HEIGHTS, OH 45424 (937) 233-1423	TITLE OF DRAWING: UTILITY TRENCH-DETAIL (OUTSIDE RIGHT-OF-WAY)	
	CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017	DWG. No. MS-2.0



KEYED NOTES:

1. CONCRETE, MATCH PAVEMENT SPEC.
2. 6" (MIN.) AGGREGATE BASE
3. 6" DIA. CLEAN-OUT PIPE
4. CAP AND SEAL CONDUIT
5. THREADED CLEAN-OUT CAP
6. CAST-IRON MONUMENT BOX, EJIW 1570 OR APPROVED EQUAL.
7. 45°BEND
8. WYE
9. SEWER

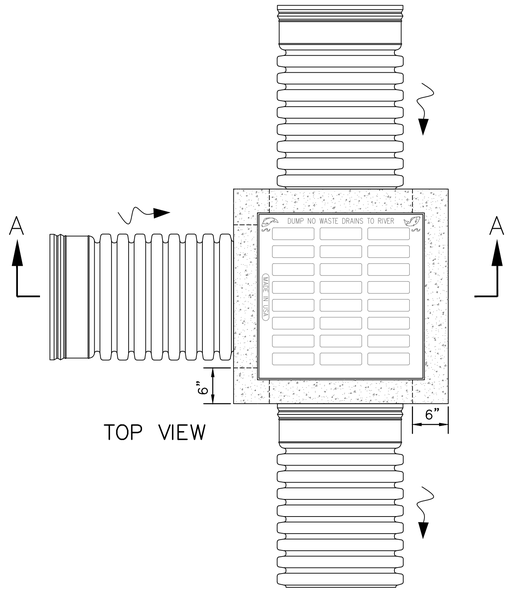
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT 6131 TAYLORSVILLE RD. HUBER HEIGHTS, OH 45424 (937) 233-1423	TITLE OF DRAWING: STANDARD CLEAN-OUT FOR PAVEMENT AREA	
	CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017	DWG. No. MS-3.0

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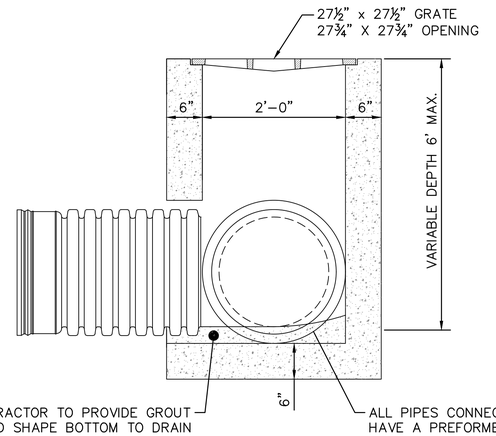
7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GENERAL DETAILS

REVISIONS:

FILE NAME	GMB
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	M0THHE2407
DATE	5-20-2025
SHEET NUMBER	5 OF 44



TOP VIEW



SECTION A–A

NOTES

A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

B. CATCH BASINS INSTALLED IN **NON–PAVED AREAS** SHALL BE PROVIDED WITH A RECESSED GRATE MANUFACTURED BY NEENAH CATALOG NO. R–4859–C (TYPE A) OR EAST JORDAN IRON WORKS 5110 (TYPE M3) OR EQUIVALENT.

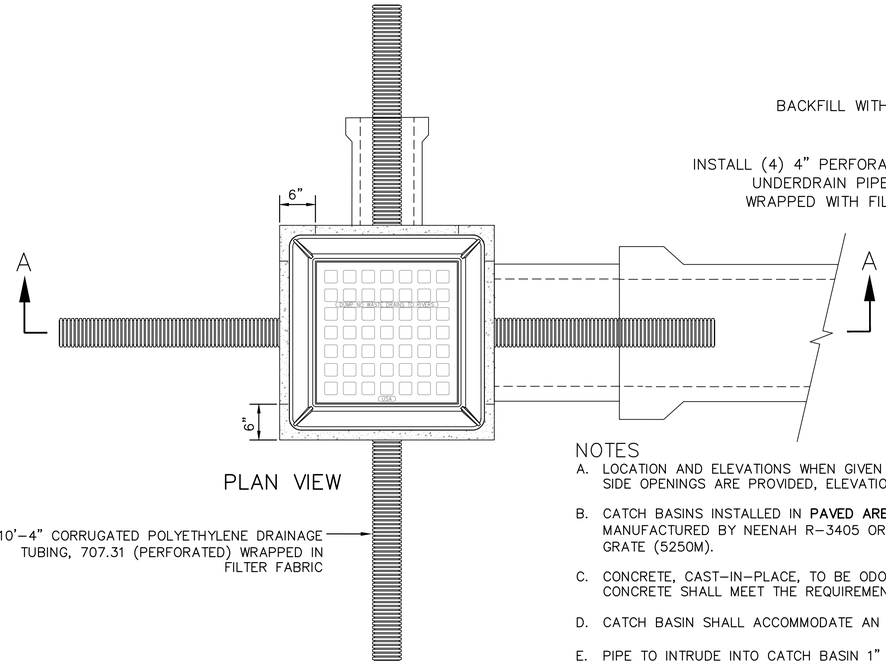
C. CONCRETE, CAST–IN–PLACE, TO BE ODOT QC 1. PRECAST CONSTRUCTION IS PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13.

D. GRATE ELEVATION TO BE PLACED 4" – 6" BELOW THE NORMAL DITCH LINE RETURNING TO NORMAL 10'–0" ON EACH SIDE OF STRUCTURE.

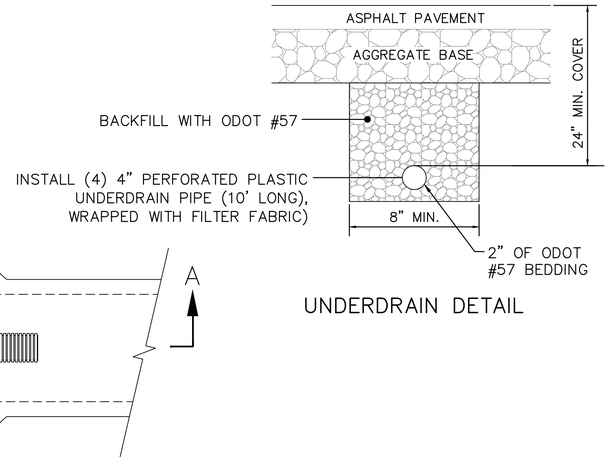
E. CATCH BASIN SHALL ACCOMMODATE AN 18" OR SMALLER PIPE.

F. PIPE TO INTRUDE INTO CATCH BASIN 1" MAXIMUM AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. CONTRACTOR TO USE NON–SHRINK GROUT COMPLETELY SEAL AROUND THE PIPE AND CATCH BASIN.

2–2B CATCH BASIN (NON–PAVED AREAS)



PLAN VIEW



UNDERDRAIN DETAIL

NOTES

A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

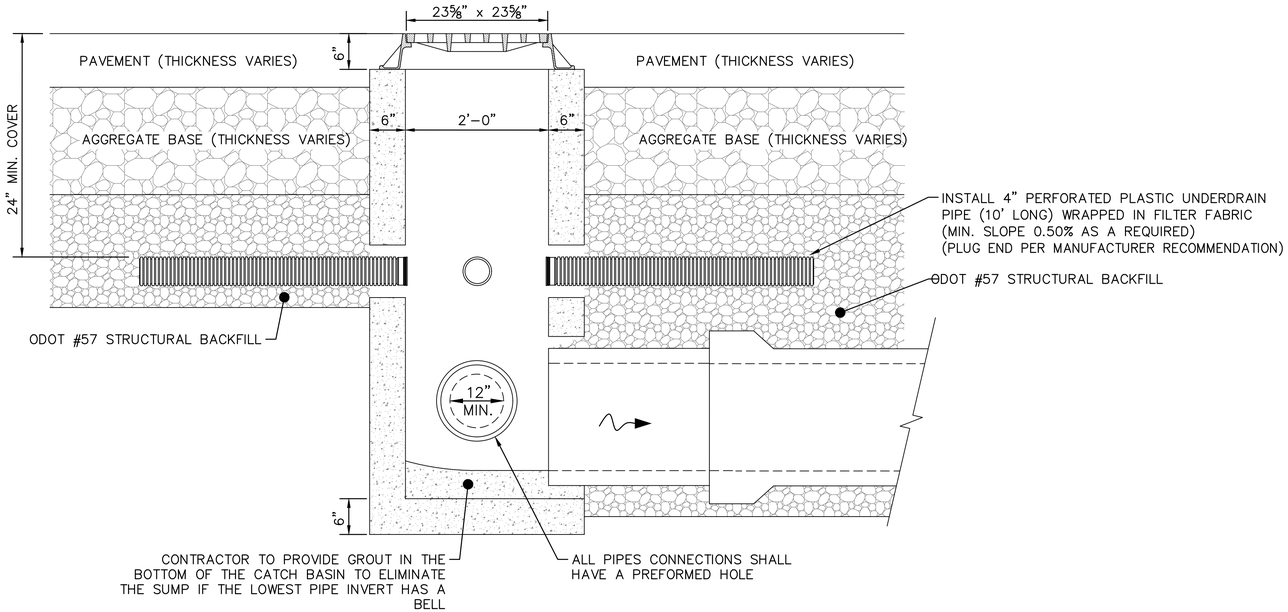
B. CATCH BASINS INSTALLED IN **PAVED AREAS** SHALL BE PROVIDED WITH A FRAME AND GRATE MANUFACTURED BY NEENAH R–3405 OR EAST JORDAN IRON WORKS (FRAME 5250Z) AND GRATE (5250M).

C. CONCRETE, CAST–IN–PLACE, TO BE ODOT QC 1. PRECAST CONSTRUCTION IS PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13.

D. CATCH BASIN SHALL ACCOMMODATE AN 18" OR SMALLER PIPE.

E. PIPE TO INTRUDE INTO CATCH BASIN 1" MAXIMUM AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. CONTRACTOR TO USE NON–SHRINK GROUT COMPLETELY SEAL AROUND THE PIPE AND CATCH BASIN.

F. THE CONTRACTOR SHALL ENSURE THE FRAME IS SECURELY BOLTED/FASTENED TO THE CATCH BASIN DURING INSTALLATION IN ALL PAVED AREAS (GRAVEL, ASPHALT AND CONCRETE).



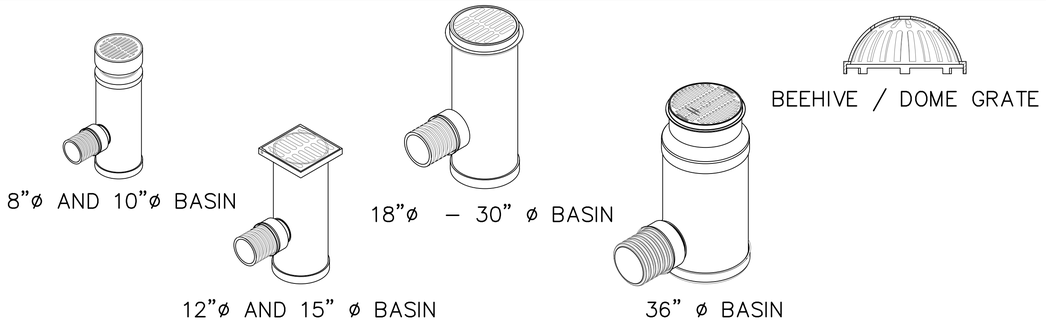
2–2C CATCH BASIN (PAVED AREAS, WITH UNDERDRAINS)

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GENERAL DETAILS

REVISIONS:

FILE NAME	GMC
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5–20–2025
SHEET NUMBER	6 OF 44



NOTES

A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE.

B. THE BASIN DIAMETER SHALL BE DETERMINED BY THE BASIN MANUFACTURER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE BASIN MANUFACTURER, **NYLOPLAST**, TO DETERMINE THE REQUIRED BASIN DIAMETER BASED ON THE PIPING CONFIGURATION AND TO SUPPLY THE NEEDED BASIN DIAMETER. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.

C. THE FRAME AND GRATE SHALL BE THE STANDARD OPTION DUCTILE IRON PER ASTM A536 GRADE 70–50–05. **(NYLOPLAST – 8" #0899CGS, 10" #1099CGS, 12" #1299CGS.....36" #3099CGS)**. FOR LANDSCAPE AREAS THE FRAME AND GRATE SHALL BE THE **(NYLOPLAST DOME GRATE: #0899CGD, #1099CGD, #1299CGD.....30" #3099CGD).**

D. THE BASINS SHALL BE MANUFACTURED FROM PVC PIPE STOCK (RAW MATERIAL PER ASTM D1784 CELL CLASS 12454), UTILIZING A THERMOFORMING PROCESS TO REFORM THE PIPE STOCK TO SPECIFIED CONFIGURATION. A WATERTIGHT CONNECTION SHALL CONFORM TO ASTM D3212. FLEXIBLE ELASTOMERIC SEALS SHALL CONFORM TO ASTM F477. PER ASTM D1784 CELL CLASS 12454. **(NYLOPLAST – 8" #2808AG, 10" #2810AG, 12" #2812AG.....36" #2836AG)**

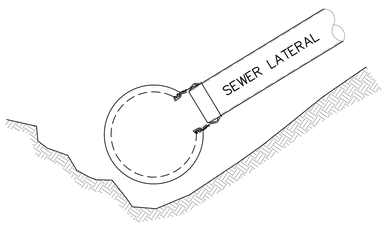
E. THE BASIN ADAPTOR CONNECTIONS HAVE THE CAPABILITY TO CONNECT INTO VARIOUS TYPES (HDPE, PVC SDR–35, PVC SCG–40, PVC C900, CORRUGATED/RIBBED PVC.

F. ALL YARD DRAINS THAT ARE INSTALLED WITHIN PLANTING BEDS AND/OR MULCH BEDS SHALL HAVE A BEEHIVE/DOME GRATE WITH A STONE COLLAR SURROUNDING THEM TO PREVENT MULCH FROM WASHING INTO THE BASIN. STONE COLLAR TO BE 6" WIDE BY 6" THICK AROUND THE ENTIRE PERIMETER OF THE BASIN AND CONSIST OF 1" TO 2" ROUND RIVER ROCK. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO BASIN TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.

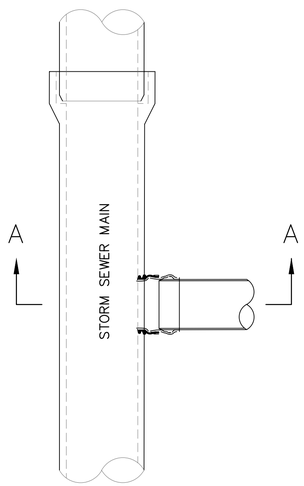
G. IF GRATES ARE LOCATED WITHIN PAVED OR WALKING AREAS, GRATES MUST BE SAFE FOR PEDESTRIAN TRAFFIC PER ADA REQUIREMENTS, BE LOCKING, BE DUCTILE IRON, AND MEET H–10 LOADING.

YARD DRAIN

NTS



SECTION A–A



NOTES

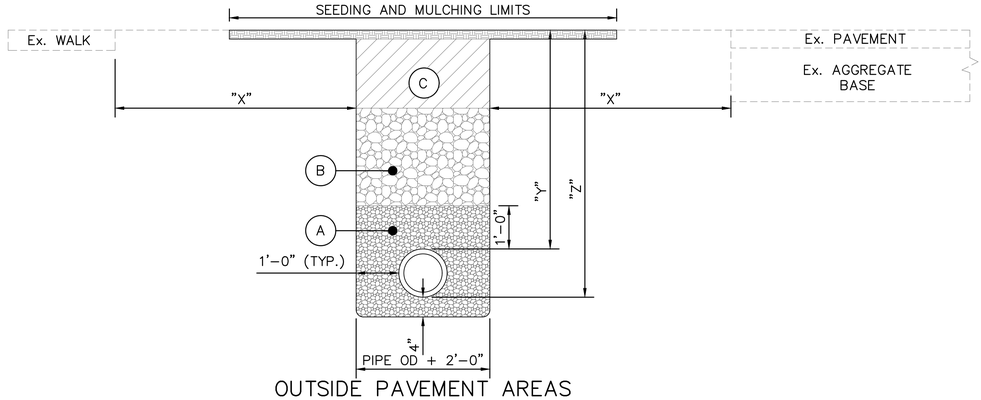
A. THE INSERTA TEE GASKETED CONNECTION FITTING TYPE SHALL MATCH THE STORM SEWER MAIN MATERIAL AND BE MANUFACTURED BY INSERTA FITTINGS CO. OR EQUAL.

B. RECOMMEND CUTTING HOLE WITH A HOLE SAW FOR PVC PIPE AND A DIAMOND BIT FOR CONCRETE OR CLAY PIPE. THE HOLE SAW SIZE SHOULD FOLLOW THE MANUFACTURERS RECOMMENDATIONS. CONTRACTOR IS RESPONSIBLE TO FIX ANY LOOSE CONNECTIONS DUE TO IMPROPER HOLE SIZE.

C. INSERTA TEES SHALL BE USED WHEREVER POSSIBLE AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

INSERTA TEE (LATERAL TO MAIN) CONNECTION

NTS

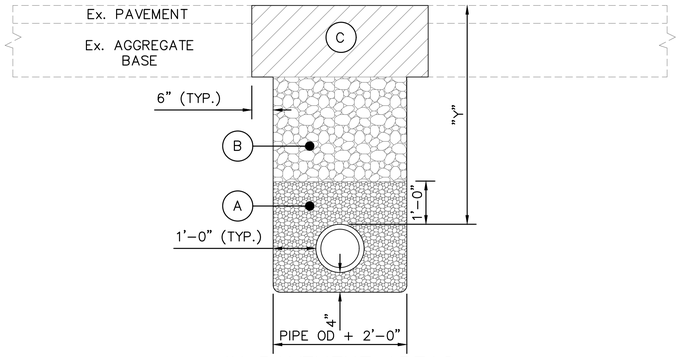


OUTSIDE PAVEMENT AREAS

"X"= DISTANCE FROM EDGE OF TRENCH TO EDGE OF CLOSEST PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREA OR WALKS.

"Z"= DISTANCE FROM TOP OF BEDDING TO FINISH SURFACE.

"Y"= DEPTH OF COVER FOR PROPOSED CONDUIT
WATER MAINS.....4'–6" MIN. (REFER TO PROFILE)
STORM SEWERS.....2'–0" MIN. (REFER TO PROFILE)
SANITARY SEWERS.....4'–0" MIN. (REFER TO PROFILE)



IN PAVEMENT AREAS

NOTES

(A.) BEDDING SHALL BE PER ODOT 703.11 "STRUCTURAL BACKFILL FOR 611 BEDDING AND BACKFILL" TYPE 3 (#57 OR #67 AGGREGATE), OR OTHER APPROVED EQUIVALENT BY THE **CITY**. THERE SHALL BE 4" MIN. BEDDING BELOW THE PIPE. THE FOLLOWING BEDDING MATERIAL SHALL BE USED PER PROPOSED CONDUIT:

- WATER MAIN, WATER SERVICES, FIRE HYDRANTS AND APPURTENANCES – SHALL BE NATURAL CRUSHED STONE OR NATURAL GRAVEL.
- STORM AND SANITARY SEWERS – SHALL BE CRUSHED LIMESTONE OR NATURAL CRUSHED STONE.

(B.) STRUCTURAL BACKFILL – DENSITY TEST TO 95% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED BY **CITY** TO BE COMPLETED BY A CERTIFIED COMMERCIAL TESTING LABORATORY.

FOR "OUTSIDE PAVEMENT AREAS":
ALL TRENCHES WHERE "X" IS GREATER THAN "Z", THE BACKFILL MATERIAL SHALL BE COMPACTED NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE **CITY**. NO MATERIAL SHALL BE USED FOR BACKFILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 3" DIAMETER.

ALL TRENCHES WHERE "Z" IS GREATER THAN "X", THE BACKFILL MATERIAL SHALL BE ODOT ITEM 703.11, TYPE 1 (#304 AGGREGATE). THE AGGREGATE SHALL BE COMPACTED IN 12" MAXIMUM LIFTS AND BE USED UNTIL THE BACKFILL HEIGHT RESULTS IN "X" BEING GREATER THAN "Z" AT WHICH TIME NATIVE BACKFILL CAN BE USED.

FOR "IN PAVEMENT AREAS":
ALL TRENCHES SHALL HAVE ODOT ITEM 703.11, TYPE 1 (#304 AGGREGATE) BACKFILL PLACED FROM THE TOP OF THE BEDDING TO THE BOTTOM OF THE ROADWAY BASE.

(C.) ALL "OUTSIDE PAVEMENT AREAS" SHALL RECEIVE A MIN. OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED PER ODOT 659. ALL "IN PAVEMENT AREAS" SHALL FOLLOW THE CORRESPONDING PAVEMENT COMPOSITION PROVIDED IN THE HATCH LEGEND. THE TRENCH DETAIL SHOWS THE PAVEMENT REPAIR LIMITS. ANY PAVEMENT REPAIR BEYOND THIS WILL BE AT THE COST OF THE CONTRACTOR.

TRENCH DETAIL

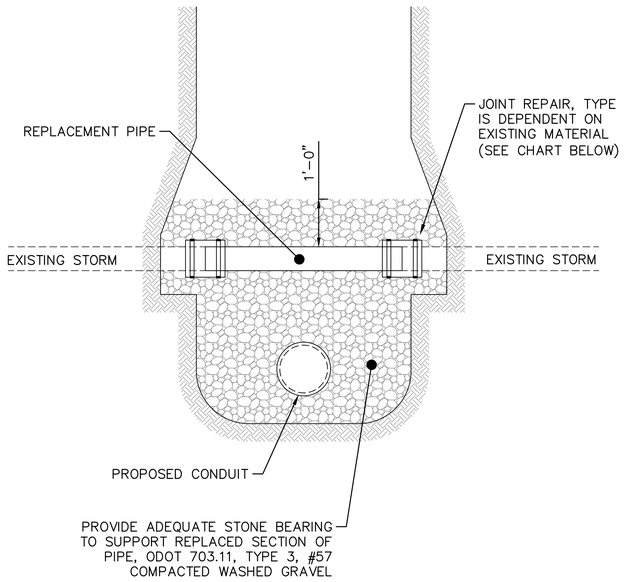
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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
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REVISIONS:

FILE NAME GMD
DRAWN BY JMK
CHECKED BY MLS
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DATE 5–20–2025
SHEET NUMBER 7 OF 44



EXISTING PIPE MATERIAL	JOINT REPAIR
PVC	STAINLESS STEEL SOLID SLEEVE PLASTIC TO PLASTIC, PVC COUPLING ASTM D-3034/F-1336PSM OR EQUAL
OTHER THAN PVC (CLAY, DUCTILE, ETC.)	STAINLESS STEEL SOLID SLEEVE COUPLINGS WITH STAINLESS STEEL BANDS, EACH SIDE, OR EQUAL
CMP	CORRUGATED METAL PIPE COUPLING
RCP	CONCRETE COLLAR

NOTES

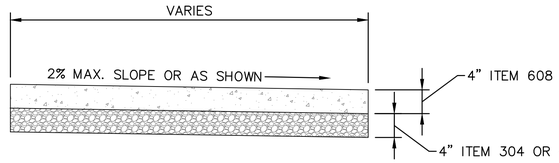
A. CONCRETE REPAIRS OR PATCHES ARE UNACCEPTABLE.

B. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ANYTHING REMOVED, REPLACED, AND/OR CONNECTED TO THE STORM SEWER MUST BE NOTED ON THE AS-BUILT DRAWINGS AND MUST BE INSPECTED BY THE INSPECTOR BEFORE THEY A RE-COVERED.

C. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION MUST BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY.

REPAIR OF EXISTING FIELD TILE OR STORM PIPE DETAIL

NTS



NOTES

A. WALK TO BE POURED ON 4" MINIMUM ODOT #304 OR ODOT #411 AGGREGATE.

B. PROVIDE EDGING AND BROOM FINISH TO ALL EXPOSED SURFACES.

C. CONCRETE SHALL CONFORM TO ODOT ITEM 499 CONCRETE AND WORK SHALL CONFORM TO ODOT ITEM 608, UNLESS OTHERWISE SPECIFIED WITHIN.

D. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.

E. ALL CONCRETE SHALL BE ODOT QC-1P.

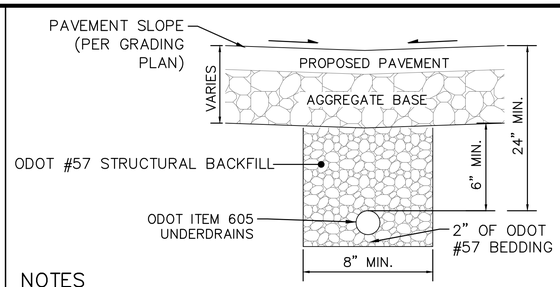
F. PROPOSED CONCRETE WALK SHALL BE JOINTED AS CLOSE TO SQUARE AS POSSIBLE. JOINT SPACING MAY VARY SLIGHTLY DEPENDING ON THE LENGTH AND WIDTH OF THE PROPOSED SIDEWALK AREAS. JOINT SPACING SHALL TYPICALLY RANGE FROM 4'X4' TO 10'X10'. IN ALL CASES THE SIDEWALK SHALL BE JOINTED SO THAT THE MAXIMUM ASPECT RATIO (OF PANEL LENGTH TO WIDTH) OF THE JOINTING IS 1.25:1 OR LESS. CONTRACTOR TO VERIFY METHOD AND TYPE OF CONTROL JOINTING WITH OWNER PRIOR TO PERFORMING WORK.

G. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 100'.

H. **CONCRETE TO INCLUDE 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO SYNTHETIC MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES.**

CONCRETE WALK

NTS



NOTES

A. UNDERDRAINS SHALL BE INSTALLED PER ODOT ITEM 605 UNDERDRAINS.

B. UNDERDRAIN PIPE SHALL BE 4" MINIMUM DIAMETER ODOT ITEM 707.31 CORRUGATED POLYETHYLENE DRAINAGE TUBING (PERFORATED).

C. CONTRACTOR SHALL INSTALL UNDERDRAINS IN THE LOCATIONS SPECIFIED ON THE PLANS.

D. UNDERDRAIN PIPE SHALL BE WRAPPED IN FILTER FABRIC.

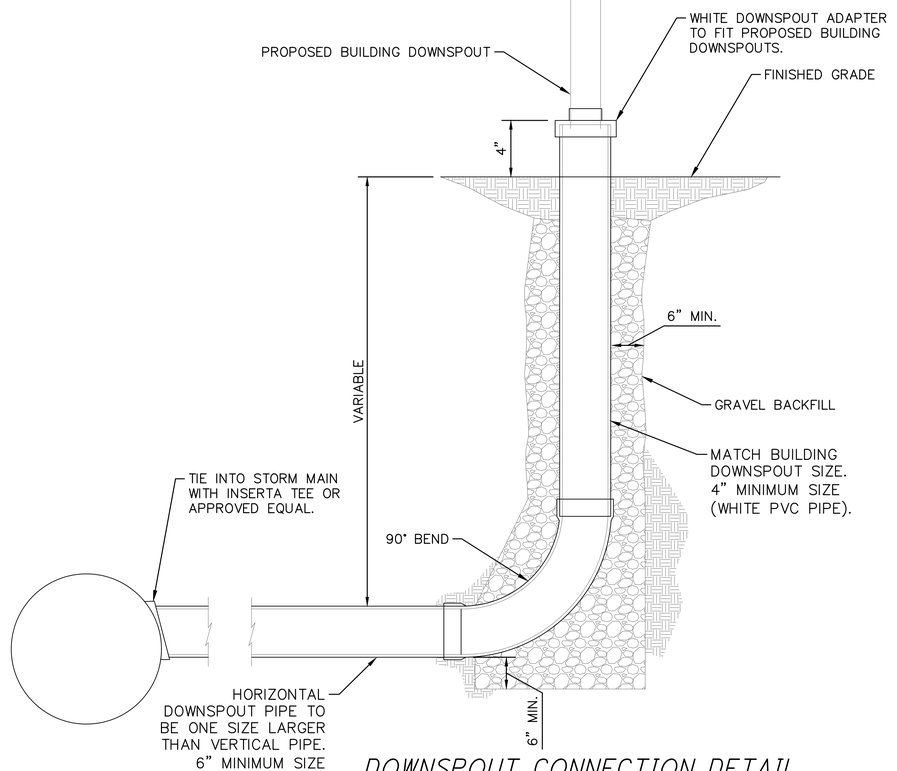
E. WHERE POSSIBLE, GRADE OF PROP. UNDERDRAIN TO FOLLOW GRADE OF PROP. GROUND SURFACE. HOWEVER, SLOPE MAY BE ADJUSTED AS NEEDED TO ENSURE POSITIVE DRAINAGE OF THE UNDERDRAIN, TIE UNDERDRAIN INTO STORM OUTLET OR TO MAINTAIN SUFFICIENT COVER ON THE UNDERDRAIN PIPE.

F. MINIMUM SLOPE OF 0.50% IS REQUIRED.

G. CONTRACTOR SHALL PLUG STUB END OF UNDERDRAIN PIPE WITH SNAP END CAP.

PAVEMENT SWALE UNDERDRAIN DETAIL

NTS



DOWNSPOUT CONNECTION DETAIL

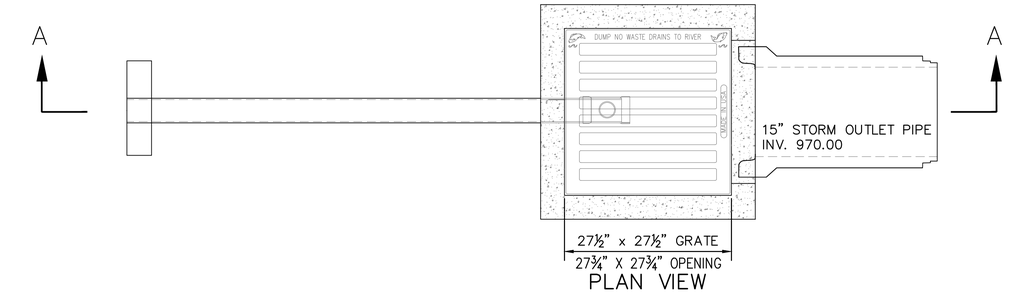
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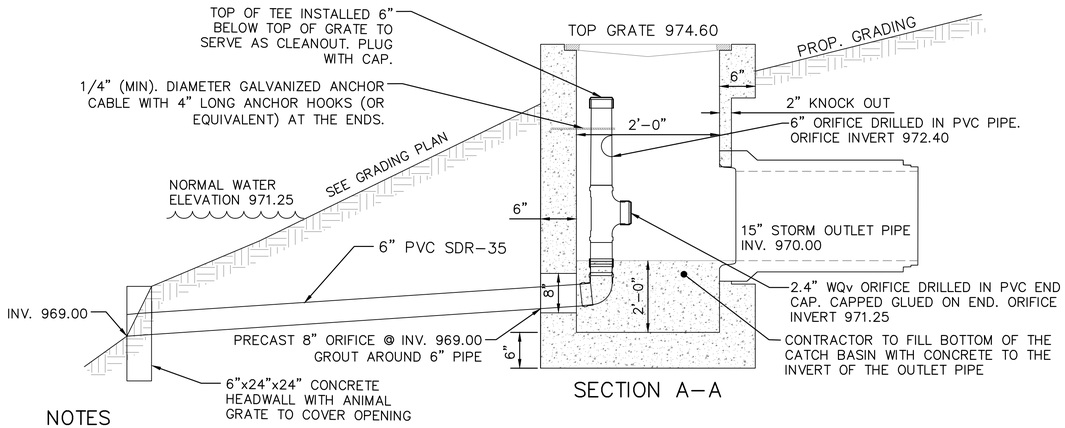
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CITY OF HUBER HEIGHTS
GENERAL DETAILS

REVISIONS:

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DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	8 OF 44



PLAN VIEW



SECTION A–A

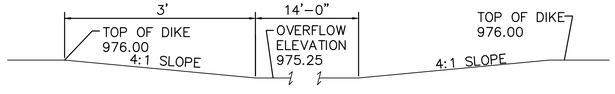
NOTES

A. GRATE SHALL BE NEENAH CATALOG NO. R–4871 (TYPE D GRATE) OR EQUIVALENT. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO STRUCTURE TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.

B. PRECAST CONSTRUCTION IS REQUIRED, UNLESS OTHERWISE APPROVED, AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13. KNOCKOUTS CAN BE PROVIDED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

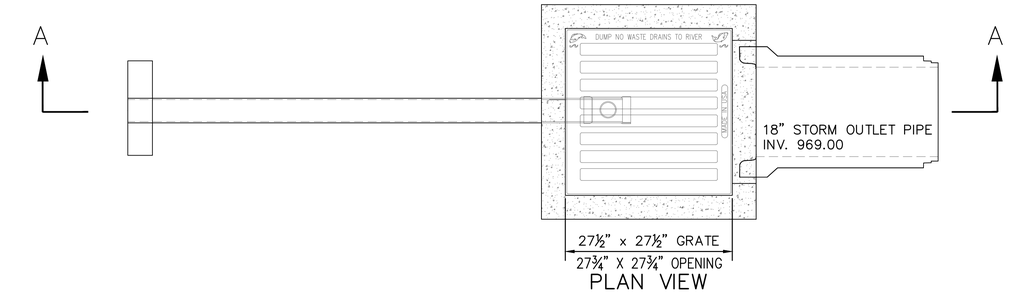
2–2B CATCH BASIN #32 (WEST RETENTION BASIN) OUTLET STRUCTURE

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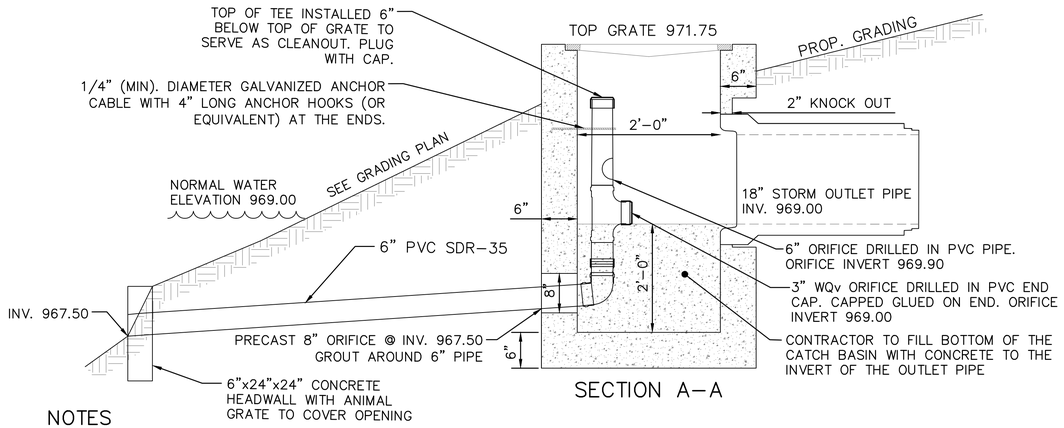


WEST RETENTION BASIN WEIR DETAIL

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PLAN VIEW



SECTION A–A

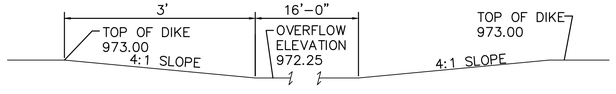
NOTES

A. GRATE SHALL BE NEENAH CATALOG NO. R–4871 (TYPE D GRATE) OR EQUIVALENT. CONTRACTOR SHALL FASTEN/BOLT DOWN GRATE TO STRUCTURE TO ENSURE GRATE IS SECURELY FASTENED IN PLACE.

B. PRECAST CONSTRUCTION IS REQUIRED, UNLESS OTHERWISE APPROVED, AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13. KNOCKOUTS CAN BE PROVIDED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

2–2B CATCH BASIN #27 (EAST RETENTION BASIN) OUTLET STRUCTURE

NTS



EAST RETENTION BASIN WEIR DETAIL

NTS

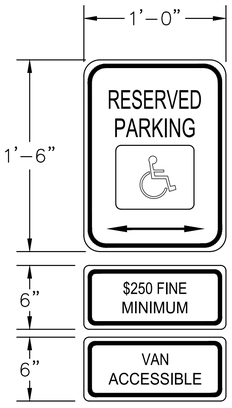
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SHEET NUMBER 9 OF 44

NUMBER OF PARKING SPACE REQUIREMENTS	
TOTAL NUMBER OF PARKING SPACES PROVIDED	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000
NOTE: ONE OUT OF EVERY (6) ACCESSIBLE PARKING SPACES, BUT NOT LESS THEN ONE, IS REQUIRED TO BE VAN ACCESSIBLE	



A.D.A. RESERVED PARKING SIGN

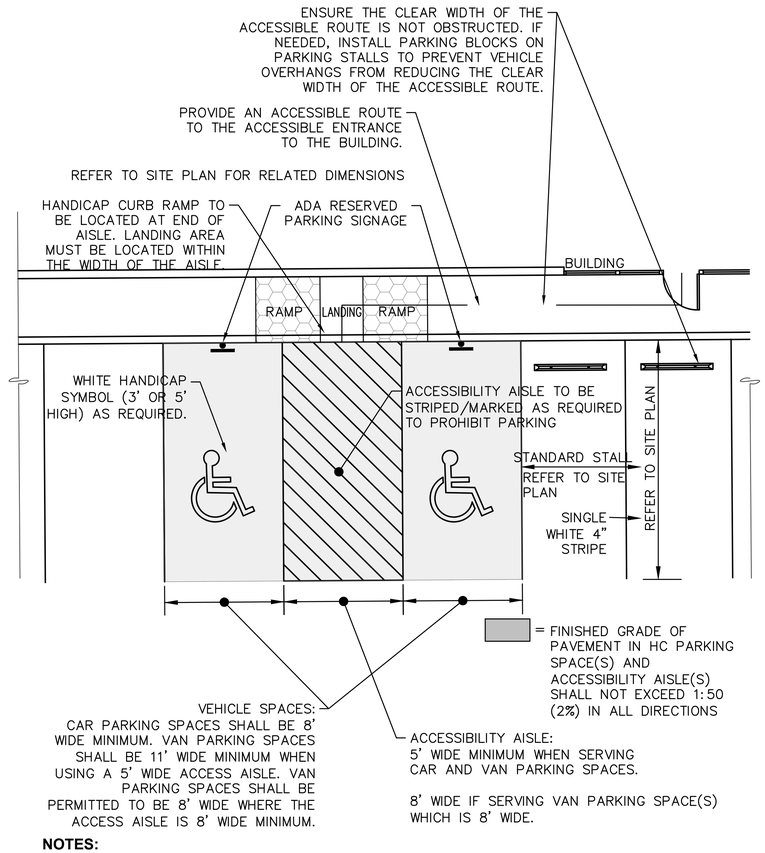
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NOTES

A. SIGNS: "RESERVED PARKING" SIGN (USDOT STANDARD R7–8 SIGN). THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "$250 FINE MINIMUM" SIGN (USDOT STANDARD R7–H8b SIGN) AND A "VAN ACCESSIBLE" SIGN (USDOT STANDARD R7–8a SIGN) AS APPLICABLE. CONFIRM WITH LOCAL REGULATIONS.

B. A U.S. DEPARTMENT OF TRANSPORTATION R7–8 (RESERVED PARKING) AND SUPPLEMENTAL SIGNS AS NOTED ABOVE MUST BE MOUNTED ON A PERMANENT POST SO THAT THE LOWER EDGE OF THE BOTTOM MOST SIGN IS AT LEAST FIVE FEET ABOVE THE PAVEMENT/GROUND. THE POST MUST BE MOUNTED IN THE CENTER OF THE ADA ACCESSIBLE PARKING SPACE, NO MORE THAN FIVE FEET FROM THE FRONT OF THE PARKING SPACE. ONE SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE. ALL WORK SHALL CONFORM WITH ALL FEDERAL, STATE AND LOCAL AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS AND STANDARDS AND LOCAL ACCESSIBILITY CODE.

C. ALL HANDICAP PARKING SPACES MUST ALSO HAVE A PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY CENTERED IN THE PARKING STALL.



NOTES:

THE MINIMUM COMBINED WIDTH FOR A VAN PARKING SPACE AND ACCESSIBILITY AISLE IS 16' WIDE.

THE MINIMUM COMBINED WIDTH FOR A CAR PARKING SPACE AND ACCESSIBILITY AISLE IS 13' WIDE.

TYPICAL HANDICAP PARKING SPACE AND STRIPING PLAN

(FOR REFERENCE ONLY) - NTS

SITE ACCESSIBILITY NOTES

A. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, ACCESSIBILITY AISLES, WALKWAYS AND RAMPS.

B. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.

C. ONE OUT OF EVERY SIX (6) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.

D. ACCESSIBLE RAMPS: REFER TO SITE PLAN FOR TYPE/STYLE OF HANDICAP RAMP(S).

E. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

HANDICAP ACCESSIBILITY ROUTE NOTES

ALL ACCESSIBILITY ROUTES SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.

A. ACCESSIBLE ROUTES MUST CONNECT HC PARKING SPACES TO ACCESSIBLE ENTRANCES.

B. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, RAMPS AND CURB RAMPS EXCLUDING THE FLARED SIDES. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE ADA REQUIREMENTS.

C. THE PREFERRED LOCATION FOR ACCESSIBLE ROUTES IS IN FRONT OF THE PARKED VEHICLES.

D. HC PARKING ACCESS AISLES MUST JOIN TO AN ACCESSIBLE ROUTE.

E. WHEN ACCESSIBLE ROUTES CROSS VEHICULAR TRAVEL LANES, MARK THE CROSSINGS TO ENHANCE PEDESTRIAN SAFETY.

F. ENSURE THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE IS NOT OBSTRUCTED. IF NEEDED, INSTALL PARKING BLOCKS ON PARKING STALLS TO PREVENT VEHICLE OVERHANGS FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE.

HANDICAP RAMP GENERAL NOTES

ALL RAMPS SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.

RAMPS:

A. SLOPE: RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 13:1.

B. CROSS SLOPE: CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 64:1.

C. CLEAR WIDTH: THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM.

D. RISE: THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM.

E. HANDRAILS: RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE ADA COMPLIANT HANDRAILS.

F. EDGE PROTECTION: ADA COMPLIANT EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH RAMP LANDING.

RAMP LANDINGS:

A. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN.

B. SLOPE: LANDINGS SHALL BE RELATIVITY LEVEL WITH SLOPES NOT STEEPER THAN 64:1 IN ANY DIRECTION.

C. WIDTH: THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

D. LENGTH: THE LANDING CLEAR LENGTH SHALL BE 60" LONG MINIMUM.

E. CHANGE IN DIRECTION: RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" X 60" MINIMUM.

HANDICAP CURB RAMP NOTES:

ALL RAMPS SHALL COMPLY WITH AND MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.

A. SLOPE: RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 13:1.

B. COUNTER SLOPE: COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.

C. SIDES OF CURB RAMPS: WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

D. LANDINGS: LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. (5'X5' PREFERRED) WITH A 64:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC. THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.

E. LOCATION: CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

F. DIAGONAL CURB RAMPS: DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL–DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

G. ISLANDS: RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. EACH CURB RAMP SHALL HAVE A LEVEL AREA 48 INCHES LONG MINIMUM BY 36 INCHES WIDE MINIMUM (48" PREFERRED) AT THE TOP OF THE CURB RAMP IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS. EACH 48 INCH MINIMUM BY 36 INCH MINIMUM (48" PREFERRED) AREA SHALL BE ORIENTED SO THAT THE 48 INCH MINIMUM LENGTH IS IN THE DIRECTION OF THE RUNNING SLOPE OF THE CURB RAMP IT SERVES. THE 48 INCH MINIMUM BY 36 INCH MINIMUM (48" PREFERRED) AREAS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP.

H. DRAINAGE: CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP VERTICAL CHANGE IN LEVEL EXCEEDING ⅛" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.

I. SURFACE TEXTURE: TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.

J. JOINTS: PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A 1/2" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.

K. EXISTING SIDEWALKS: IN EXISTING SIDEWALKS, WHERE THE MAXIMUM RAMP SLOPE (13:1) IS NOT FEASIBLE DUE TO SITE CONSTRAINTS (E.G. UTILITY POLES OR VAULTS, RIGHT–OF–WAY LIMITS) IT MAY BE REDUCED AS FOLLOWS:

10:1 FOR A MAX. RISE OF 6",
8:1 FOR A MAX. RISE OF 3",
6:1 OVER A MAX. RUN OF 2'–0" FOR HISTORIC AREAS WHERE A FLATTER SLOPE IS NOT FEASIBLE.

TO PREVENT CHASING THE GRADE INDEFINITELY, THE TRANSITION FROM EXISTING SIDEWALK TO THE SHADED CURB RAMP AREA IS NOT REQUIRED TO EXCEED 15 FEET IN LENGTH.

DETECTABLE WARNINGS, IF REQUIRED:

A. INSTALL DETECTABLE WARNING ON CURB RAMP WITH APPROVED MATERIALS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24 INCHES DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.

B. INSTALL ALL PROPRIETARY PRODUCTS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

C. THE DEPTH OF CONCRETE UNDERNEATH DETECTABLE WARNING PRODUCTS SHALL BE A MINIMUM OF 4" THICK.

D. COLOR OF DETECTABLE WARNINGS SHOULD CONTRAST WITH SURROUNDING CONCRETE WALK AND RAMP (BLACK IS NOT AN ACCEPTABLE COLOR).

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GENERAL DETAILS

REVISIONS:

FILE NAME	GMG
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5–20–2025
SHEET NUMBER	10 OF 44

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

SCALE IN FEET

0 25 50 100

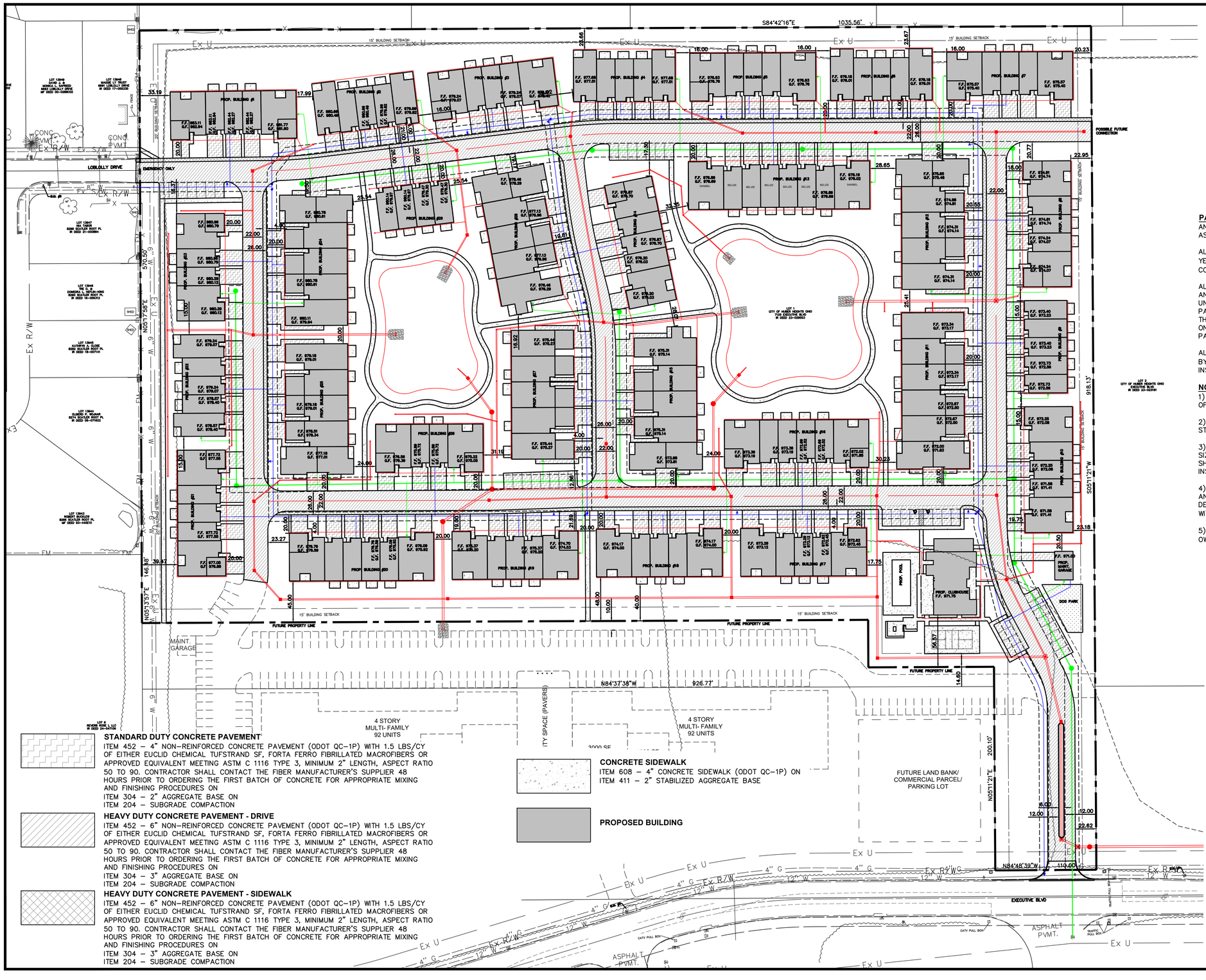
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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
EXISTING CONDITIONS PLAN

REVISIONS:

FILE NAME: EXIST COND
DRAWN BY: JMK
CHECKED BY: MLS
PROJECT No.: MOTHHE2407
DATE: 5-20-2025
SHEET NUMBER: 11 OF 44



PAVEMENT STRIPING NOTES:
ANY PROPOSED PAVEMENT MARKING SHALL BE STRIPED AS PART OF THIS WORK.

ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.

ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

NOTES:
1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

2) INSTALL DRIVEWAY PER CITY OF HUBER HEIGHTS STANDARDS.

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

4) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.

5)CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

STANDARD DUTY CONCRETE PAVEMENT
ITEM 452 – 4" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 1.5 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 – 2" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

HEAVY DUTY CONCRETE PAVEMENT - DRIVE
ITEM 452 – 6" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 1.5 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 – 3" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

HEAVY DUTY CONCRETE PAVEMENT - SIDEWALK
ITEM 452 – 6" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 1.5 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 – 3" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

CONCRETE SIDEWALK
ITEM 608 – 4" CONCRETE SIDEWALK (ODOT QC-1P) ON
ITEM 411 – 2" STABILIZED AGGREGATE BASE

PROPOSED BUILDING

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
OVERALL DIMENSIONING AND PAVEMENT PLAN

REVISIONS:

FILE NAME OVERALL-DIM
DRAWN BY JMK
CHECKED BY MLS
PROJECT No. MOTHHE2407
DATE 5-20-2025
SHEET NUMBER 12 OF 44

SCALE IN FEET
0 10 20 40

LOT 13948
MAGGIE LY TRUST
6691 LOBLOLLY DRIVE
IR DEED 17-055335

LOBLOLLY DRIVE

15' BUILDING SETBACK

20' BUILDING SETBACK

PROP. BUILDING #1
F.F. 983.11 G.F. 982.94
F.F. 983.11 G.F. 982.94
F.F. 982.44 G.F. 982.27
F.F. 982.44 G.F. 982.27
F.F. 981.77 G.F. 981.60

PROP. BUILDING #2
F.F. 980.66 G.F. 980.49
F.F. 980.66 G.F. 980.49
F.F. 979.99 G.F. 979.82
F.F. 979.99 G.F. 979.82

PROP. BUILDING #3
F.F. 979.24 G.F. 979.07
F.F. 979.24 G.F. 979.07
F.F. 978.57 G.F. 978.40
F.F. 977.68 G.F. 977.51

PROP. BUILDING #22
F.F. 979.24 G.F. 979.07

PROP. BUILDING #23
F.F. 980.96 G.F. 980.79
F.F. 980.96 G.F. 980.79
F.F. 980.29 G.F. 980.12
F.F. 980.29 G.F. 980.12

PROP. BUILDING #24
F.F. 980.78 G.F. 980.61
F.F. 980.78 G.F. 980.61
F.F. 980.11 G.F. 979.94

PROP. BUILDING #25
F.F. 979.18 G.F. 979.01

PROP. BUILDING #29
F.F. 980.14 G.F. 979.97
F.F. 980.14 G.F. 979.97
F.F. 979.47 G.F. 979.30
F.F. 979.47 G.F. 979.30

PROP. BUILDING #27
F.F. 978.46 G.F. 978.29
F.F. 975.44 G.F. 975.27

PROP. BUILDING #28
F.F. 977.13 G.F. 976.96
F.F. 977.13 G.F. 976.96
F.F. 976.46 G.F. 976.29

Ex U
Ex R/W
Ex. FENCE
CONC. PVMT.
Ex. S/W
8" W
6" W
SHED
N05°17'58"E 570.50'

6946
& MEFLIN-KING
R ROOT PL
-056312

6945
A. CLOSE
R ROOT PL
3-007141

947
BOR
ROOT PL
-000884

PROPOSED BUILDING

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

STANDARD DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

CONCRETE SIDEWALK
SEE SHEET 12 FOR DETAILS

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
DIMENSIONING AND PAVEMENT PLAN - NORTHWEST

REVISIONS:

FILE NAME: DIMENSION NW
DRAWN BY: JMK
CHECKED BY: MLS
PROJECT No.: MOTHHE2407
DATE: 5-20-2025
SHEET NUMBER: 13 OF 44

S84°42'16"E 1035.56'

15' BUILDING SETBACK

15' BUILDING SETBACK

PROP. BUILDING #4
PROP. BUILDING #5
PROP. BUILDING #6
PROP. BUILDING #7
PROP. BUILDING #8
PROP. BUILDING #9
PROP. BUILDING #11
PROP. BUILDING #12
PROP. BUILDING #13
PROP. BUILDING #14
PROP. BUILDING #15

LOT 1
CITY OF HUBER HEIGHTS OHIO
7125 EXECUTIVE BLVD
IR DEED 23-029553

SCALE IN FEET
0 10 20 40

PROPOSED BUILDING

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

STANDARD DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

CONCRETE SIDEWALK
SEE SHEET 12 FOR DETAILS

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
DIMENSIONING AND PAVEMENT PLAN - NORTHEAST

REVISIONS:

FILE NAME
DIMENSION NE

DRAWN BY
JMK

CHECKED BY
MLS

PROJECT No.
MOTHHE2407

DATE
5-20-2025

SHEET NUMBER
14 OF 44

PROP. BUILDING #22
F.F. 979.24
G.F. 979.07
F.F. 978.57
G.F. 978.40
F.F. 978.57
G.F. 978.40
PROP. BUILDING #25
F.F. 979.18
G.F. 979.01
F.F. 978.51
G.F. 978.34
F.F. 977.18
G.F. 977.01
F.F. 976.56
G.F. 976.39
PROP. BUILDING #26
F.F. 975.89
G.F. 975.72
F.F. 975.89
G.F. 975.72
F.F. 975.22
G.F. 975.05
PROP. BUILDING #27
F.F. 975.44
G.F. 975.27
PROP. BUILDING #15
F.F. 975.31
G.F. 975.14
F.F. 973.98
G.F. 973.81
PROP. BUILDING #21
F.F. 977.72
G.F. 977.55
F.F. 977.72
G.F. 977.55
F.F. 977.05
G.F. 976.88
F.F. 976.76
G.F. 976.59
F.F. 976.76
G.F. 976.59
F.F. 976.09
G.F. 975.92
F.F. 976.09
G.F. 975.92
PROP. BUILDING #20
F.F. 975.37
G.F. 975.20
F.F. 975.37
G.F. 975.20
PROP. BUILDING #19
F.F. 974.70
G.F. 974.53
F.F. 974.17
G.F. 974.00
PROP. BUILDING #18
20' BUILDING SETBACK
15' BUILDING SETBACK
N05°13'57"E 146.48'
N84°37'38"W
MAINT. GARAGE
ERS)
EX U
FM
39.51
39.45
44.39
45.00
54.46
24.00
31.19
12.86
80.00
10.00
22.50
R20.00
R3.00

STANDARD DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

PROPOSED BUILDING

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

CONCRETE SIDEWALK
SEE SHEET 12 FOR DETAILS

SCALE IN FEET
0 10 20 40

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
DIMENSIONING AND PAVEMENT PLAN - SOUTHWEST

REVISIONS:

FILE NAME
DIMENSION SW

DRAWN BY
JMK

CHECKED BY
MLS

PROJECT No.
MOTHHE2407

DATE
5-20-2025

SHEET NUMBER
15 OF 44

PROP. BUILDING #15
F.F. 975.31
G.F. 975.14
F.F. 973.98
G.F. 973.81
PROP. BUILDING #16
F.F. 973.36
G.F. 973.19
F.F. 973.36
G.F. 973.19
F.F. 972.69
G.F. 972.52
F.F. 972.69
G.F. 972.52
F.F. 972.02
G.F. 971.85
PROP. B
F.F. 973.34
G.F. 973.17
F.F. 972.67
G.F. 972.50
F.F. 972.67
G.F. 972.50
F.F. 972.00
G.F. 971.83
F.F. 974.17
G.F. 974.00
F.F. 974.17
G.F. 974.00
PROP. BUILDING #18
F.F. 973.29
G.F. 973.12
F.F. 973.29
G.F. 973.12
F.F. 972.62
G.F. 972.45
F.F. 972.62
G.F. 972.45
PROP. BUILDING #17
PROP. POOL
PROP. CLUBHOUSE
F.F. 971.75
PROP. MAINT. GARAGE
F.F. 971.00
DOG PARK
PROP. BUILDING #10
F.F. 972.56
G.F. 972.56
F.F. 972.73
G.F. 972.56
F.F. 972.25
G.F. 972.08
F.F. 972.25
G.F. 972.08
F.F. 971.58
G.F. 971.41
F.F. 971.58
G.F. 971.41
15' BUILDING SETBACK
15' BUILDING SETBACK
S05°11'21"W
918.13'
N84°37'38"W
926.77'
LC
CITY OF HUBE
EXECUT
IR DEED

STANDARD DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

PROPOSED BUILDING

HEAVY DUTY CONCRETE PAVEMENT
SEE SHEET 12 FOR DETAILS

CONCRETE SIDEWALK
SEE SHEET 12 FOR DETAILS

SCALE IN FEET
0 10 20 40

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
DIMENSIONING AND PAVEMENT PLAN - SOUTHEAST

REVISIONS:

FILE NAME
DIMENSION SE

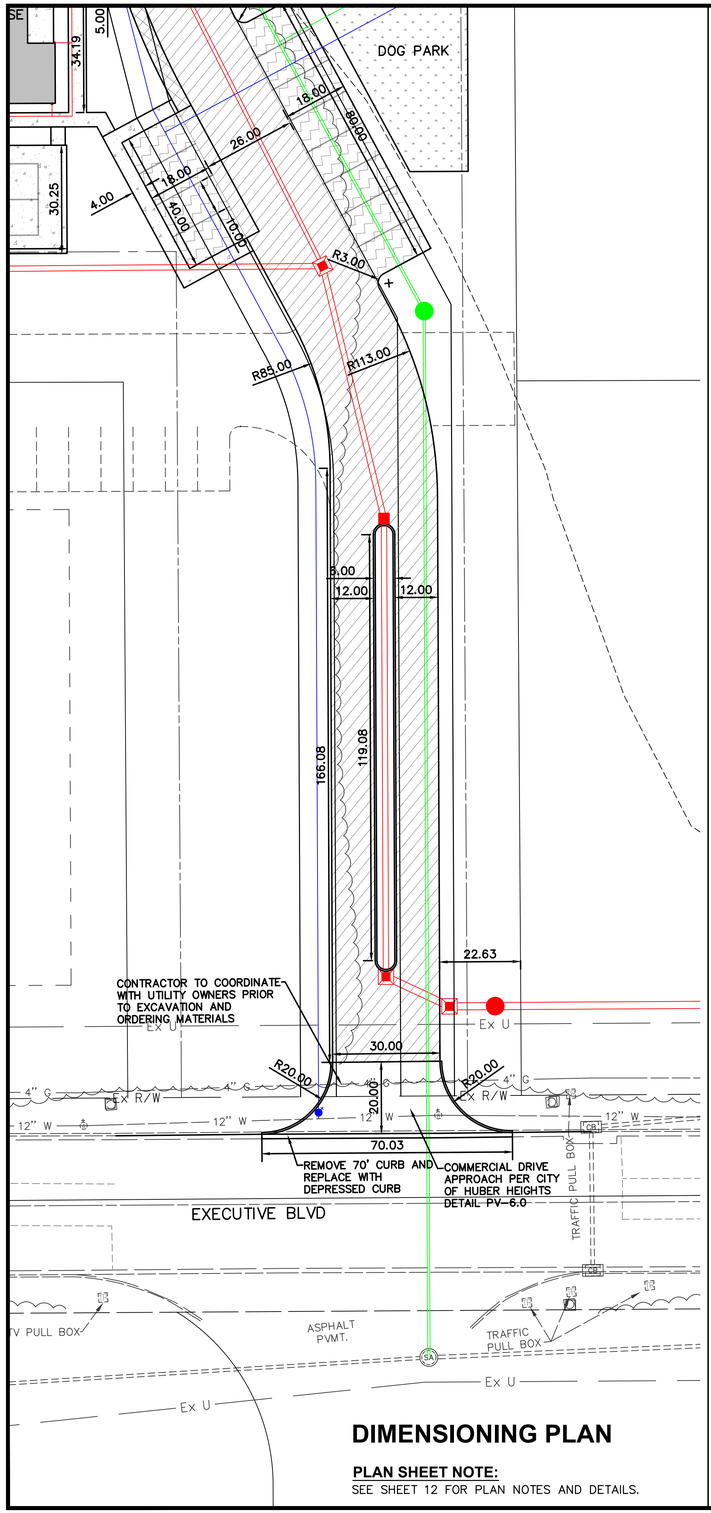
DRAWN BY
JMK

CHECKED BY
MLS

PROJECT No.
MOTHHE2407

DATE
5-20-2025

SHEET NUMBER
16 OF 44



DIMENSIONING PLAN

PLAN SHEET NOTE:
SEE SHEET 12 FOR PLAN NOTES AND DETAILS.

STANDARD DUTY CONCRETE PAVEMENT
ITEM 452 – 4" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 1.5 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 – 2" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

HEAVY DUTY CONCRETE PAVEMENT - DRIVE
ITEM 452 – 6" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 1.5 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 – 3" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

HEAVY DUTY CONCRETE PAVEMENT - SIDEWALK
ITEM 452 – 6" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-1P) WITH 1.5 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 – 3" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

CONCRETE SIDEWALK
ITEM 608 – 4" CONCRETE SIDEWALK (ODOT QC-1P) ON
ITEM 411 – 2" STABILIZED AGGREGATE BASE

PROPOSED BUILDING

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

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

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

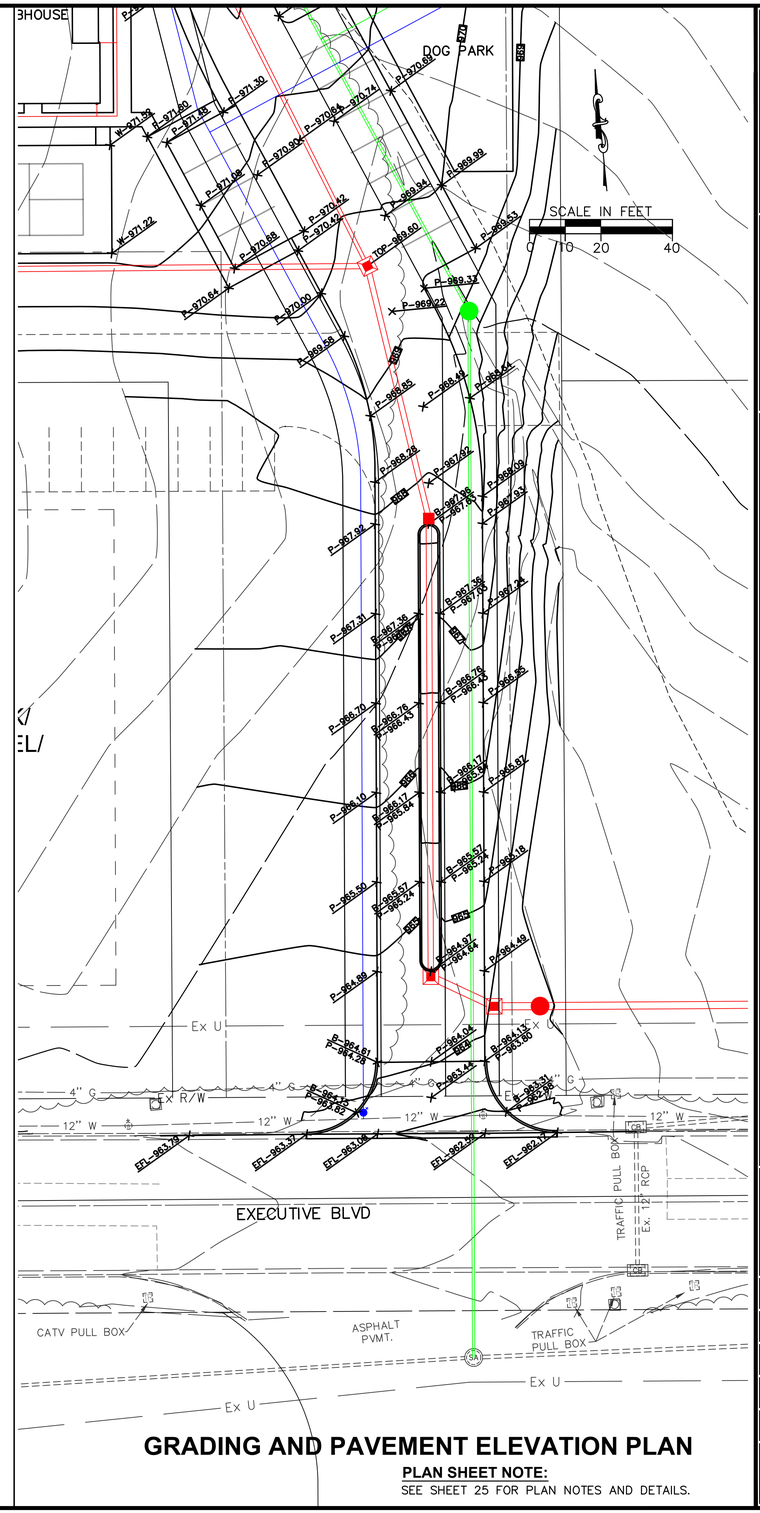
CONTRACTOR TO ENSURE ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE. NO PONDING OR PUDDLING OF WATER IS PERMITTED.

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

LEGEND

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

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



GRADING AND PAVEMENT ELEVATION PLAN

PLAN SHEET NOTE:
SEE SHEET 25 FOR PLAN NOTES AND DETAILS.

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LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
EXECUTIVE BOULEVARD DRIVE ENTRANCE SHEETS

REVISIONS:

FILE NAME: EXEC DRIVE
DRAWN BY: JMK
CHECKED BY: MLS
PROJECT No.: MOTHHE2407
DATE: 5-20-2025
SHEET NUMBER: 17 OF 44

PROP. STORM STRUCTURES
#1 TYPE 2-2C CB TOP 980.93 12" S INV. 975.92 12" E INV. 975.93
#2 TYPE 2-2C CB TOP 978.68 12" N INV. 975.21 18" E INV. 972.26 15" W INV. 972.26
#3 TYPE 2-2C CB TOP 978.34 12" S INV. 974.71 12" NW INV. 974.71
#4 TYPE 2-2B CB TOP 976.53 12" N INV. 973.36 12" SW INV. 973.36
#5 TYPE 2-2C CB TOP 976.90 12" S INV. 973.24 12" N INV. 973.25
#6 TYPE 2-2C CB TOP 974.78 12" N INV. 971.61 15" E INV. 970.09 12" W INV. 970.09
#7 TYPE 2-2C CB TOP 975.69 12" E INV. 972.40 12" NW INV. 972.40
#8 TYPE 2-2C CB TOP 974.92 12" W INV. 971.82 15" E INV. 971.36
#9 TYPE 2-2C CB TOP 974.31 15" W INV. 970.84 18" S INV. 970.60 12" E INV. 970.60
#10 TYPE 2-2C CB TOP 974.04 12" W INV. 970.89
#11 TYPE 2-3 CB TOP 972.79 18" N INV. 969.59 24" W INV. 969.33 12" E INV. 969.59
#12 TYPE 2-2C CB TOP 976.13 12" S INV. 971.39 8" NE INV. 971.39
#13 TYPE 2-2C CB TOP 975.68 12" N INV. 971.16 12" SE INV. 971.16
#14 TYPE 2-2B CB TOP 974.90 12" NW INV. 971.03 15" E INV. 970.94
#15 TYPE 2-2B CB TOP 972.90 15" W INV. 970.58 15" E INV. 969.34
#16 TYPE 2-2B CB TOP 971.50 15" W INV. 967.33 18" E INV. 967.33 15" N INV. 968.08
#17 TYPE 2-2C CB TOP 970.69 12" N INV. 966.65 18" W INV. 966.54 18" S INV. 966.54
#18 TYPE 2-2B CB TOP 971.28 18" N INV. 966.04 18" E INV. 966.04
#19 TYPE 2-3 CB TOP 969.60 12" N INV. 964.90 18" S INV. 964.40 18" W INV. 964.40
#20 TYPE 2-2C CB TOP 970.82 12" N INV. 966.43 12" S INV. 966.43 8" E INV. 966.43

PROP. STORM STRUCTURES
#21 TYPE 2-2C CB TOP 970.25 12" S INV. 967.08
#22 TYPE 2-2C CB TOP 970.71 12" N INV. 967.31 12" S INV. 967.31
#23 TYPE 2-2C CB TOP 972.33 12" W INV. 968.91 15" S INV. 968.91 8" NW INV. 969.27
#24 TYPE 2-2C CB TOP 973.23 12" W INV. 970.00 12" E INV. 970.00 12" N INV. 970.90
#25 TYPE 2-2C CB TOP 974.07 12" E INV. 970.89
#26 TYPE 2-2C CB TOP 973.75 12" S INV. 971.07
#27 TYPE 2-2B CB TOP 971.75 18" SW INV. 968.84 6" NE INV. 965.63
#28 TYPE 3 STM MH TOP 974.24 18" NE INV. 968.78 18" S INV. 968.78
#29 TYPE 3 STM MH TOP 972.97 18" N INV. 968.64 18" W INV. 968.64
#30 TYPE 3 STM MH TOP 974.29 18" E INV. 968.28 24" SW INV. 968.28 15" N INV. 969.89
#31 TYPE 3 STM MH TOP 974.63 15" S INV. 969.68 15" NW INV. 969.89
#32 TYPE 2-2B CB TOP 974.60 15" SE INV. 970.00 6" NW INV. 968.02
#33 TYPE 3 STM MH TOP 974.86 24" NE INV. 968.18 24" S INV. 968.18
#34 TYPE 2-2B CB TOP 967.67 18" N INV. 963.49 18" S INV. 963.49
#35 TYPE 2-3 CB TOP 964.60 24" SE INV. 958.47 18" N INV. 960.42
#36 TYPE 2-3 CB TOP 963.72 24" E INV. 958.18 24" NW INV. 958.18
#37 TYPE 3 STM MH TOP 964.73 24" E INV. 957.99 24" W INV. 957.99
#38 TYPE 3 STM MH TOP 959.81 24" W INV. 955.05 24" E INV. 955.05
#39 TYPE 3 STM MH TOP 958.57 24" W INV. 953.09 24" E INV. 952.33
#40 TYPE 3 STM MH TOP 954.76 24" W INV. 950.25 30" NE INV. 948.75

PROP. STORM STRUCTURES
#41 TYPE 3 STM MH TOP 952.35 30" SW INV. 947.76 30" NE INV. 947.76
#42 TYPE 3 STM MH TOP 953.52 30" SW INV. 946.76 30" SE INV. 945.00
#43 TYPE 3 STM MH TOP 950.04 30" NW INV. 944.73 30" SE INV. 943.14
#60 YARD DRAIN TOP 980.26 8" W INV. 977.13 8" E INV. 977.13
#61 YARD DRAIN TOP 980.31 8" E INV. 977.47
#62 YARD DRAIN TOP 979.93 12" S INV. 976.76
#63 YARD DRAIN TOP 979.06 12" N INV. 975.87 12" S INV. 975.87
#64 YARD DRAIN TOP 978.93 12" N INV. 975.39 12" S INV. 972.52 15" E INV. 972.52
#65 YARD DRAIN TOP 978.12 15" W INV. 972.34 15" E INV. 972.34 8" S INV. 972.87
#66 YARD DRAIN TOP 978.05 12" N INV. 972.62 12" S INV. 972.62
#67 YARD DRAIN TOP 977.53 12" N INV. 972.81 12" S INV. 972.81
#68 YARD DRAIN TOP 976.18 12" N INV. 973.00
#69 YARD DRAIN TOP 976.34 8" N INV. 973.50
#70 YARD DRAIN TOP 978.42 18" W INV. 972.11 18" E INV. 972.11
#71 YARD DRAIN TOP 976.83 8" E INV. 971.58 8" SW INV. 971.57
#72 YARD DRAIN TOP 975.20 8" N INV. 972.06 8" W INV. 972.06
#73 YARD DRAIN TOP 975.80 8" S INV. 972.27
#74 YARD DRAIN TOP 974.86 8" E INV. 972.19
#75 YARD DRAIN TOP 974.38 8" W INV. 971.84 8" E INV. 971.84
#76 YARD DRAIN TOP 973.95 8" W INV. 971.61 8" S INV. 971.11 12" N INV. 970.86

PROP. STORM STRUCTURES
#77 YARD DRAIN TOP 973.94 8" N INV. 971.31
#78 YARD DRAIN TOP 974.24 12" N INV. 970.73 12" S INV. 970.73
#79 YARD DRAIN TOP 974.16 12" E INV. 970.56 12" S INV. 970.56
#80 YARD DRAIN TOP 974.10 12" W INV. 970.29 12" E INV. 970.29
#81 YARD DRAIN TOP 974.51 15" W INV. 969.61 18" E INV. 969.58
#82 YARD DRAIN TOP 976.28 8" N INV. 972.71 8" SE INV. 972.70
#83 YARD DRAIN TOP 975.80 8" NW INV. 972.87 8" S INV. 972.87
#84 YARD DRAIN TOP 975.98 8" W INV. 973.06 8" SE INV. 973.06
#85 YARD DRAIN TOP 976.11 8" E INV. 973.27
#86 YARD DRAIN TOP 979.47
#87 YARD DRAIN TOP 979.40
#88 YARD DRAIN TOP 979.39 12" W INV. 976.22
#89 YARD DRAIN TOP 978.03 12" SE INV. 974.86
#90 YARD DRAIN TOP 976.50 12" S INV. 973.33
#91 YARD DRAIN TOP 975.77 12" SE INV. 972.60
#92 YARD DRAIN TOP 975.07 8" S INV. 972.29
#93 YARD DRAIN TOP 974.67 8" S INV. 971.81
#94 YARD DRAIN TOP 972.76 12" W INV. 969.66
#95 YARD DRAIN TOP 972.77 8" N INV. 969.75
#96 YARD DRAIN TOP 972.48 8" S INV. 969.50 8" N INV. 969.50

PROP. SANITARY STRUCTURES
#1 TYPE 3 SAN MH TOP. 968.66 8" S INV. 959.03 8" NW INV. 959.13
#2 TYPE 3 SAN MH TOP. 971.10 8" SE INV. 962.83 8" N INV. 962.93
#3 TYPE 3 SAN MH TOP. 971.38 8" S INV. 964.53 8" N INV. 964.63 8" W INV. 964.63
#4 TYPE 3 SAN MH TOP. 974.71 8" S INV. 967.74 8" W INV. 967.84
#5 TYPE 3 SAN MH TOP. 976.13 8" E INV. 969.17 8" W INV. 969.27
#6 TYPE 3 SAN MH TOP. 976.91 8" E INV. 970.30 8" W INV. 970.40

PROP. SANITARY STRUCTURES
#7 TYPE 3 SAN MH TOP. 980.57 8" E INV. 973.00
#8 TYPE 3 SAN MH TOP. 973.77 8" E INV. 966.56 8" W INV. 966.66 8" N INV. 966.66
#9 TYPE 3 SAN MH TOP. 977.06 8" E INV. 969.80 8" N INV. 969.90
#10 TYPE 3 SAN MH TOP. 979.80 8" S INV. 970.85
#11 TYPE 3 SAN MH TOP. 975.49 8" S INV. 968.25

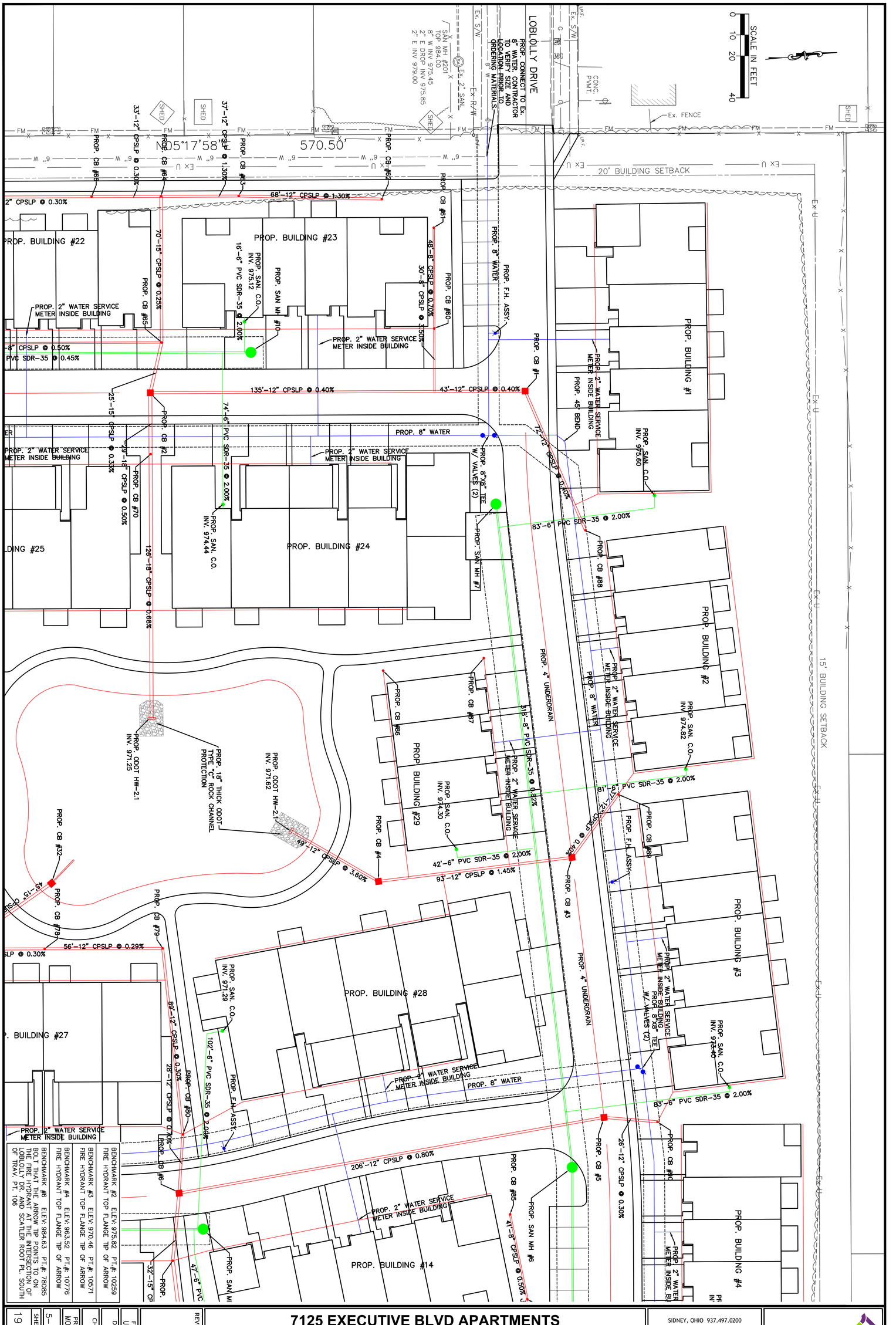
SCALE IN FEET
0 25 50 100

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
OVERALL UTILITY PLAN

REVISIONS:

FILE NAME OVERALL-UTILITY
DRAWN BY JMK
CHECKED BY MLS
PROJECT No. MOTHHE2407
DATE 5-20-2025
SHEET NUMBER 18 OF 44



7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
UTILITY PLAN - NORTHWEST

SIDNEY, OHIO 937.497.0200
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REVISIONS:	
FILE NAME	UTILITY NW
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	19 OF 44

S84°42'16"E 1035.56'

Ex U | 15' BUILDING SETBACK

PROP. BUILDING #4 | PROP. BUILDING #5 | PROP. BUILDING #6 | PROP. BUILDING #7 | PROP. BUILDING #8 | PROP. BUILDING #9 | PROP. BUILDING #10 | PROP. BUILDING #11 | PROP. BUILDING #12 | PROP. BUILDING #13 | PROP. BUILDING #14 | PROP. BUILDING #15

PROP. SAN. C.O. INV. 972.51
PROP. SAN. C.O. INV. 971.76
PROP. SAN. C.O. INV. 971.01
PROP. SAN. C.O. INV. 970.40
PROP. SAN. C.O. INV. 971.02
PROP. SAN. C.O. INV. 969.14
PROP. SAN. C.O. INV. 969.07
PROP. SAN. C.O. INV. 971.03

PROP. CB #9C | PROP. CB #91 | PROP. CB #92 | PROP. CB #93 | PROP. CB #5 | PROP. CB #7 | PROP. CB #8 | PROP. CB #9 | PROP. CB #10 | PROP. CB #84 | PROP. CB #85 | PROP. CB #83 | PROP. CB #82 | PROP. CB #27 | PROP. MH #28 | PROP. CB #6 | PROP. CB #81 | PROP. CB #97 | PROP. CB #96 | PROP. CB #95 | PROP. CB #11 | PROP. CB #94

PROP. SAN MH #6 | PROP. SAN MH #5 | PROP. SAN MH #4 | PROP. SAN MH #1

PROP. 2" WATER SERVICE METER INSIDE BUILDING
PROP. F.H. ASSY.
PROP. 8" WATER
PROP. 45° BEND (2)
PROP. 4" UNDERDRAIN
PROP. ODOT HW-2.1 INV. 969.37
PROP. ODOT HW-2.1 INV. 969.00
PROP. 18" THICK ODOT TYPE "C" ROCK CHANNEL PROTECTION

26'-12" CPSLP @ 0.30%
68'-12" CPSLP @ 0.30%
145'-12" CPSLP @ 0.40%
24'-8" CPSLP @ 0.50%
131'-15" CPSLP @ 0.40%
24'-8" CPSLP @ 0.75%
95'-12" CPSLP @ 0.30%
229'-8" PVC SDR-35 @ 0.45%
229'-8" PVC SDR-35 @ 0.58%
82'-6" PVC SDR-35 @ 2.00%
84'-6" PVC SDR-35 @ 2.00%
83'-6" PVC SDR-35 @ 2.00%
83'-6" PVC SDR-35 @ 2.00%
42'-6" PVC SDR-35 @ 2.00%
41'-8" CPSLP @ 0.50%
39'-8" CPSLP @ 0.50%
32'-8" CPSLP @ 0.50%
206'-12" CPSLP @ 0.80%
69'-8" CPSLP @ 4.80%
116'-18" CPSLP @ 0.50%
32'-15" CPSLP @ 1.50%
47'-6" PVC SDR-35 @ 2.00%
184'-18" RCP CL III @ 0.55%
163'-24" RCP CL III @ 0.20%
95'-6" PVC SDR-35 @ 2.00%
44'-6" PVC SDR-35 @ 2.00%
24'-12" CPSLP @ 0.31%
359'-6" PVC SDR-35 @ 0.87%
43'-6" PVC SDR-35 @ 2.00%
PROP. 4" UNDERDRAIN
PROP. 2" WATER SERVICE METER INSIDE BUILDING
PROP. 8" WATER

SANIBEL | BELIZE

SCALE IN FEET
0 10 20 40

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

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

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

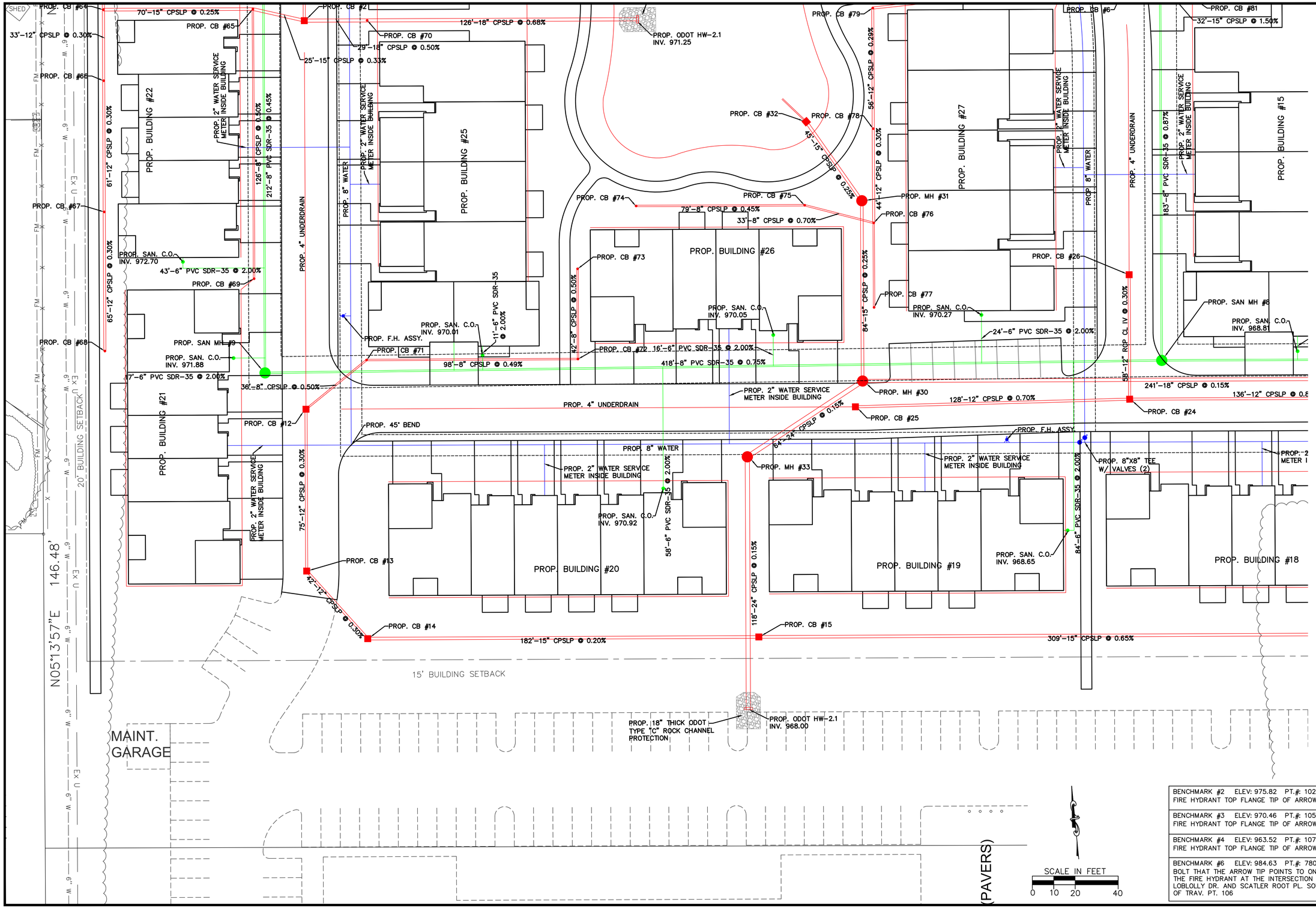
BENCHMARK #6 ELEV: 984.63 PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO ON THE FIRE HYDRANT AT THE INTERSECTION OF LOBLOLLY DR. AND SCATLER ROOT PL. SOUTH OF TRAV. PT. 106

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
UTILITY PLAN - NORTHEAST

REVISIONS:

FILE NAME	UTILITY NE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	20 OF 44



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

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

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

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

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
UTILITY PLAN - SOUTHWEST

REVISIONS:

FILE NAME: UTILITY SW
DRAWN BY: JMK
CHECKED BY: MLS
PROJECT No.: MOTHHE2407
DATE: 5-20-2025
SHEET NUMBER: 21 OF 44

PROP. ODOT HW-2.1
INV. 969.00
47'-6" PVC SDR-35 @ 2.00%
116'-18" CPSLP @ 0.50%
PROP. CB #81
32'-15" CPSLP @ 1.50%
PROP. CB #97
PROP. CB #96
PROP. CB #95
PROP. BUILDING #15
PROP. BUILDING #11
PROP. BUILDING #9
PROP. 4" UNDERDRAIN
PROP. 2" WATER SERVICE METER INSIDE BUILDING
183'-8" PVC SDR-35 @ 0.87%
PROP. 8" WATER
359'-8" PVC SDR-35 @
PROP. 2" WATER SERVICE METER INSIDE BUILDING
PROP. CB #27
82'-18" CPSLP @ 0.15%
PROP. MH #28
PROP. SAN. C.O. INV. 967.56
43'-6" PVC SDR-35 @ 2.00%
PROP. CB #98
PROP. CB #105
PROP. CB #100
PROP. BUILDING #16
PROP. SAN. C.O. INV. 966.85
92'-18" CPSLP @ 0.15%
51'-8" CPSLP @ 0.50%
56'-12" CPSLP @ 0.30%
PROP. SAN MH #6
PROP. SAN. C.O. INV. 968.81
11'-6" PVC SDR-35 @ 2.00%
PROP. CB #101
PROP. CB #99
PROP. SAN. C.O. INV. 966.83
11'-6" PVC SDR-35 @ 2.00%
PROP. 2" WATER SERVICE METER INSIDE BUILDING
44'-6" PVC SDR-35 @ 2.00%
35'-12" CPSLP @ 0.30%
429'-8" PVC SDR-35 @ 0.45%
PROP. BUILDING #10
154'-8" CPSLP @ 0.50%
15' BUILDING SETBACK
S05°11'21"W
918.13'
58'-12" RCP CL IV @ 0.30%
PROP. MH #29
241'-18" CPSLP @ 0.15%
27'-8" CPSLP @ 0.50%
136'-12" CPSLP @ 0.80%
PROP. CB #23
PROP. 4" UNDERDRAIN
PROP. 4" UNDERDRAIN
PROP. CB #21
PROP. CB #24
PROP. CB #22
PROP. F.H. ASSY.
PROP. F.H. ASSY.
PROP. 8"X8" TEE W/ VALVES (2)
PROP. 2" WATER SERVICE METER INSIDE BUILDING
PROP. 8" WATER
PROP. 2" WATER SERVICE METER INSIDE BUILDING
PROP. 8"X8" TEE W/ VALVES (2)
PROP. BEND
92'-12" CPSLP @ 0.70%
PROP. SAN. C.O. INV. 965.41
PROP. CB #104
92'-8" PVC SDR-35 @ 1.75%
92'-44'-6" PVC SDR-35 @ 2.00%
52'-8" CPSLP @ 0.50%
PROP. CB #103
31'-8" CPSLP @ 0.50%
PROP. SAN MH #2
PROP. MAINT. GARAGE
PROP. CB #102
30'-8" CPSLP @ 0.01%
PROP. SAN. C.O. INV. 965.50
PROP. CB #20
26'-8" CPSLP @ 0.50%
PROP. CB #106
41'-4" PVC SDR-35 @ 2.00%
PROP. SAN. C.O. INV. 965.75
PROP. 2" WATER SERVICE METER INSIDE BUILDING
PROP. BUILDING #18
PROP. SAN. C.O. INV. 969.00
110'-15" CPSLP @ 0.75%
PROP. BUILDING #17
PROP. SAN. C.O. INV. 967.45
84'-6" PVC SDR-35 @ 2.00%
84'-6" PVC SDR-35 @ 2.00%
110'-12" CPSLP @ 0.60%
PROP. POOL
PROP. CLUBHOUSE F.F. 971.75
DOG PARK
PROP. 2" WATER SERVICE METER INSIDE BUILDING
40'-6" PVC SDR-35 @ 2.00%
158'-18" CPSLP @ 0.50%
PROP. CB #16
PROP. CB #17
PROP. BEND
94'-12" CPSLP @ 1.63%
190'-6" PVC SDR-35 @ 2.84%
67'-18" CPSLP @ 0.75%
183'-18" CPSLP @ 0.90%
PROP. CB #18
PROP. CB #19
PROP
15' BUILDING SETBACK
N84°37'38"W
926.77'

SCALE IN FEET
0 10 20 40

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

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
UTILITY PLAN - SOUTHEAST

REVISIONS:

FILE NAME	UTILITY SE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	22 OF 44

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

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
UTILITY PLAN - DRIVE ENTRANCE

REVISIONS:

FILE NAME	UTILITY DRIVE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	23 OF 44

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

ALL UTILITIES TO BE INSTALLED PER CITY OF HUBER HEIGHTS STANDARDS.

CONTRACTOR TO VERIFY AND LOCATE WHERE STORM, SANITARY, AND WATER LATERALS AND ALL OTHER PROPOSED UTILITY SERVICES TIE INTO THE PROPOSED BUILDING PER BUILDING PLANS. CONTRACTOR SHALL ALSO VERIFY THE SIZES AND TYPES OF ALL LATERALS AND HOW THEY MAY TIE INTO THE PROPOSED BUILDINGS.

CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED UTILITIES INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.

CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

DOWNSPOUT PIPING NOTE:
THE CONTRACTOR SHALL CONNECT ANY DOWNSPOUTS AS SHOWN ON THE SITE PLAN OR TO THE CLOSEST STORM PIPING OR CATCH BASINS USING CPSLP OR PVC SDR-35 SEWER OR APPROVED EQUAL.

EXISTING UTILITY NOTES:
CONTRACTOR SHALL DETERMINE THE TYPE OF SERVICE FOR ALL EXISTING UNDERGROUND LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION AND SHALL ENSURE THE FOLLOWING:

1. THAT ALL EXISTING STORM LINES OR ANY OTHER EXISTING CLEAN WATER DRAINAGE LINES THAT ARE DISCOVERED AND/OR ENCOUNTERED DURING CONSTRUCTION AND ARE OR NEED TO REMAIN IN SERVICE ARE ROUTED AS NEEDED TO ENSURE THAT THEY ARE CONNECTED INTO THE PROPOSED OR EXISTING STORM SEWER.

2. THAT ALL EXISTING SANITARY LINES THAT ARE DISCOVERED AND/OR ENCOUNTERED DURING CONSTRUCTION AND ARE TO REMAIN IN SERVICE ARE ROUTED AS NEEDED TO ENSURE THAT THEY ARE CONNECTED INTO ACTIVE EXISTING SANITARY SEWER LINES/STRUCTURES OR INTO PROPOSED SANITARY SEWER LINES/STRUCTURES.

3. THAT ALL EXISTING WATER LINES THAT ARE DISCOVERED AND/OR ENCOUNTERED DURING CONSTRUCTION AND ARE TO REMAIN IN SERVICE ARE ROUTED AS NEEDED TO ENSURE THAT THEY ARE CONNECTED INTO ACTIVE EXISTING WATER LINES OR INTO PROPOSED WATER LINES.

ALL WORK TO BE PER AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND TO BE WITNESSED BY THE OWNER'S REP. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

LOCATE EXISTING UTILITIES NOTE:
THIS ITEM OF WORK MAY BE PERFORMED ON AS NEEDED BASIS AND SHALL CONSIST OF THE CONTRACTOR FIELD LOCATING THE VARIOUS EXISTING UTILITY LINES LOCATION, SIZE, AND DEPTH PRIOR TO PERFORMING ANY PROPOSED WORK OR ONCE WORK HAS BEGUN. THIS WORK MAY ALSO REQUIRE THE CONTRACTOR TO INSPECT THE LINES BY OTHER METHODS SUCH AS DYE TESTING OR CAMERA/VIDEO TO FIND THE ORIGIN AND LOCATION OF THE LINE. THE CONTRACTOR SHALL COOPERATE AND COORDINATE WITH THE OWNER AS NEEDED TO ENSURE EXISTING FACILITY OPERATIONS ARE MAINTAINED.

ALL WORK TO BE PER AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND TO BE WITNESSED BY THE OWNER'S REPRESENTATIVE. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

EXISTING "APPROXIMATE" AND/OR "PER PLANS" UNDERGROUND UTILITIES NOTE:
EXISTING UNDERGROUND UTILITIES LABELED AS "APPROXIMATE" AND/OR "PER PLANS" HAVE BEEN SHOWN BASED ON PREVIOUS PLANS AND OLD SITE INFORMATION AND THEIR EXACT LOCATION, DEPTH, SIZE, TYPE, SLOPE, ETC. ARE UNKNOWN. CONTRACTOR SHALL TAKE THIS INTO ACCOUNT FOR ALL WORK RELATED TO AND/OR INVOLVING THESE UTILITIES AND SHALL FIELD VERIFY AND/OR DETERMINE ALL INFO FOR THESE UTILITIES PRIOR TO CONSTRUCTION.

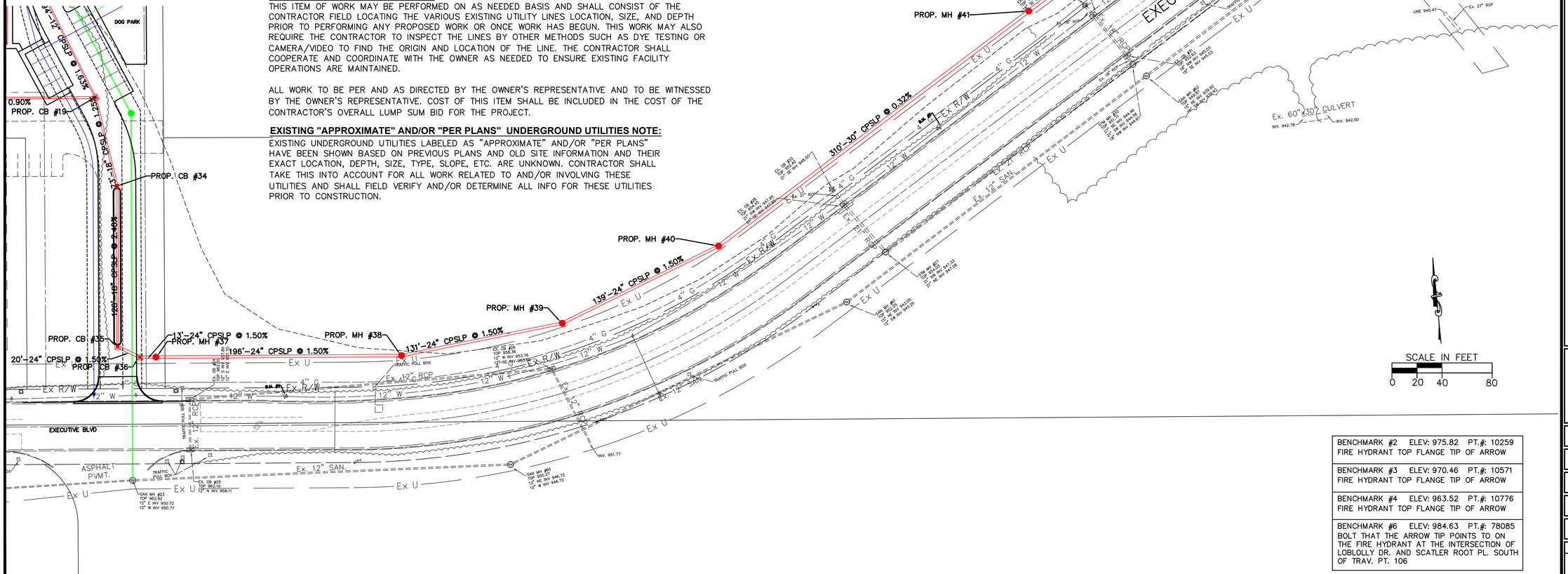
UNKNOWN EXISTING UNDERGROUND UTILITIES:
CONTRACTOR TO BE AWARE THERE MAY BE OTHER UNKNOWN SERVICES OR UNKNOWN UNDERGROUND UTILITIES OR ITEMS WHICH MAY BE LOCATED WITHIN THE SITE AND MAY REQUIRE REMOVAL OR REROUTING IN ORDER TO PERFORM THE PROPOSED PROJECT. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY UNKNOWN UNDERGROUND UTILITIES OR OTHER ITEMS WHICH ARE ENCOUNTERED AND WORK WITH THE OWNER TO DECIDE HOW THESE ITEMS SHOULD BE HANDLED.

GAS, ELECTRIC, COMMUNICATION CONFLICT NOTE:
CONTRACTOR TO LOWER/DIP THESE UTILITIES AS NEEDED TO AVOID CONFLICTS WITH ANY PROPOSED OR EXISTING SANITARY OR STORM OR WATER LINES THEY MAY CONFLICT WITH. IF THESE UTILITY LINES CONFLICT WITH ANY PROPOSED OR EXISTING WATERLINES THEN CONTRACTOR TO DETERMINE WHETHER TO LOWER/DIP THE WATERLINE OR LOWER/DIP THE GAS/ELECTRIC/COMMUNICATION LINE(S). CONTRACTOR MAY NEED TO CONSULT WITH AND OBTAIN OWNER'S APPROVAL AS TO WHICH UTILITY WILL BE LOWERED PRIOR TO PERFORMING THIS WORK. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

ELECTRICAL/MECHANICAL NOTE:
CONTRACTOR SHALL REFER TO THE ELECTRICAL/MECHANICAL DRAWINGS FOR DEMOLITION AND/OR INSTALLATION INFO. OF ALL EXISTING AND PROPOSED ELECTRICAL/MECHANICAL ITEMS FOR THE SITE AND/OR HOW THESE ITEMS ARE TO BE HANDLED AND ADDRESSED.

WATER MAIN CROSSING SEPARATION NOTE:
WHENEVER A SANITARY OR STORM SEWER AND WATER LINE MUST CROSS, THE SEWER AND WATER SHALL BE LAID AT SUCH AN ELEVATION THAT THERE IS AT LEAST 18" OF SEPARATION BETWEEN THE OUTSIDE WALLS OF THE TWO PIPES. IF REQUIRED, CONTRACTOR SHALL LOWER/DIP THE WATER MAIN AS NEEDED TO OBTAIN THE 18" MINIMUM SEPARATION DISTANCE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE CONSTRUCTED OF WATER LINE TYPE MATERIALS WHICH WOULD BE ABLE TO WITHSTAND A 100 PSI PRESSURE TEST (NOTE: DO NOT PRESSURE TEST SANITARY SEWER TO 100 PSI). THESE REQUIREMENTS WILL EXTEND FOR THE DISTANCE OF THE ENTIRE SPAN. NO CHANGE OF MATERIALS ARE ALLOWED MID-SPAN.

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



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

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
UTILITY PLAN - STORM OUTLET

REVISIONS:

FILE NAME	UTILITY OUTLET
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	24 OF 44

NORTHERN ROAD PROFILE

WESTERN ROAD PROFILE

MIDDLE ROAD PROFILE

SCALE IN FEET HOR
0 25 50 100

SCALE IN FEET VER
0 2.5 5 10

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
ROAD PROFILES

REVISIONS:

FILE NAME
PROFILE (1)

DRAWN BY
JMK

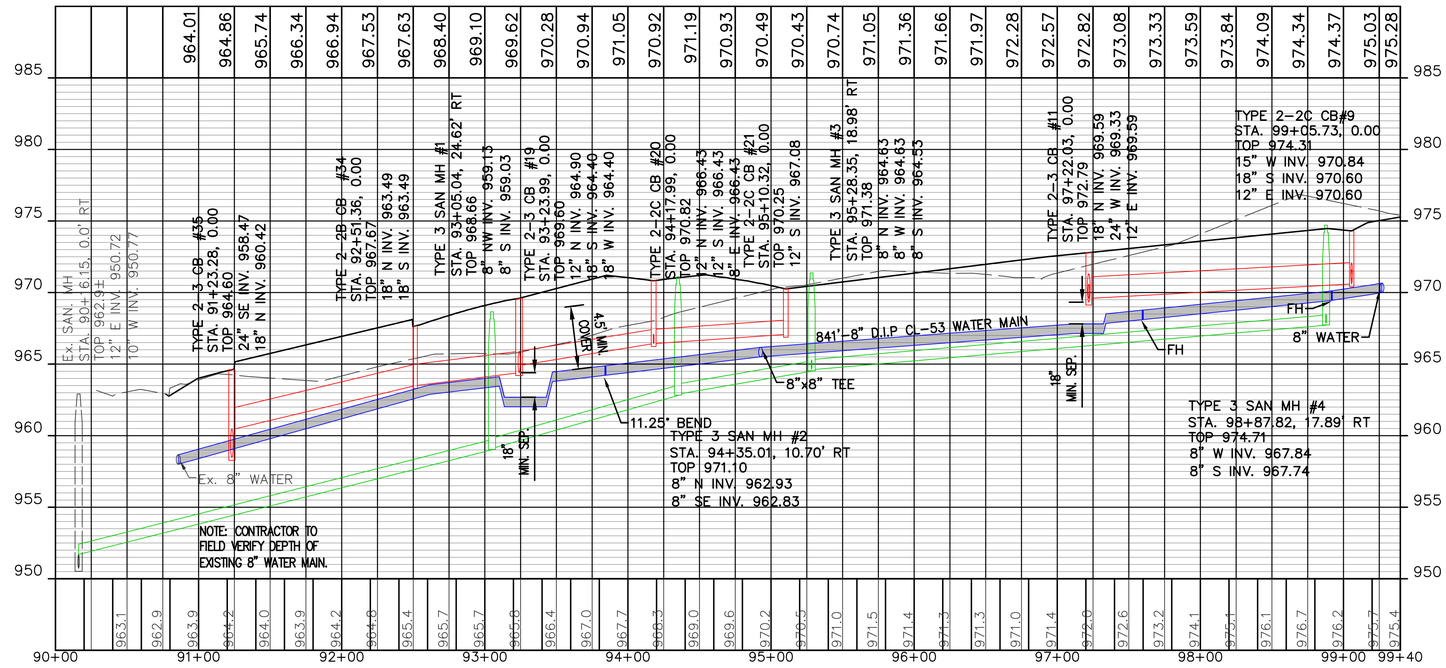
CHECKED BY
MLS

PROJECT No.
MOTHHE2407

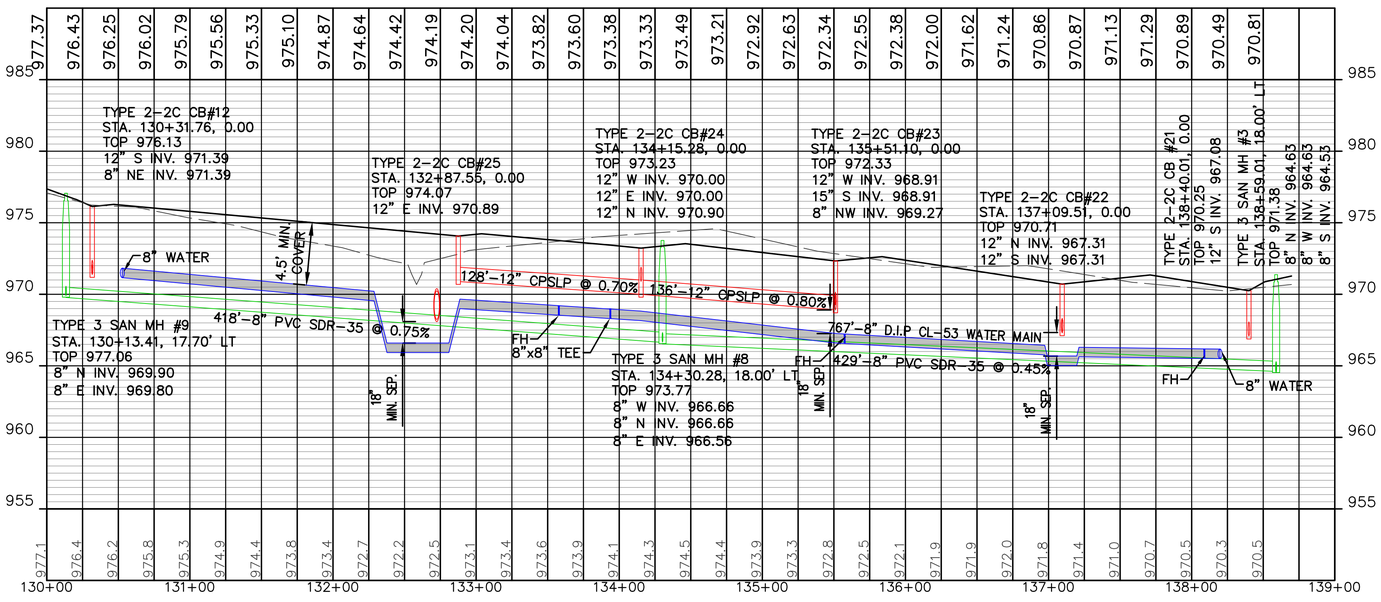
DATE
5-20-2025

SHEET NUMBER
25 OF 44

EASTERN ROAD PROFILE



SOUTHERN ROAD PROFILE



SCALE IN FEET HOR
0 25 50 100

SCALE IN FEET VER
0 2.5 5 10

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
ROAD PROFILES

REVISIONS:

FILE NAME
PROFILE (2)

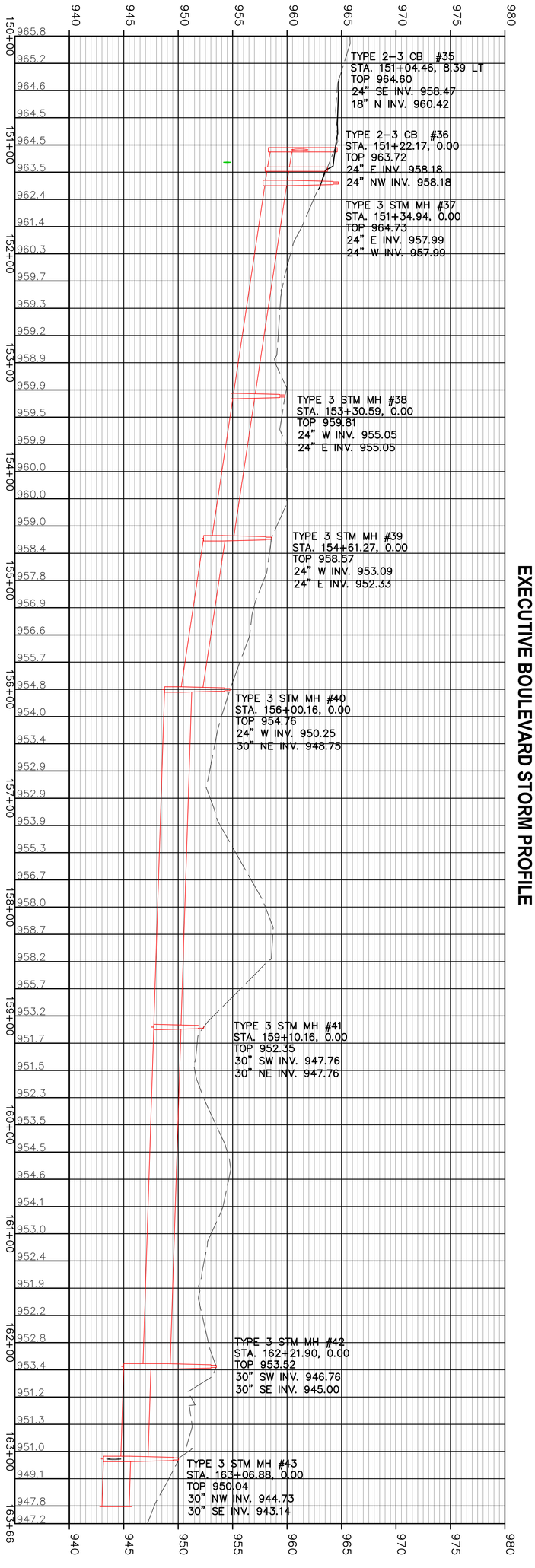
DRAWN BY
JMK

CHECKED BY
MLS

PROJECT No.
MOTHHE2407

DATE
5-20-2025

SHEET NUMBER
26 OF 44



EXECUTIVE BOULEVARD STORM PROFILE

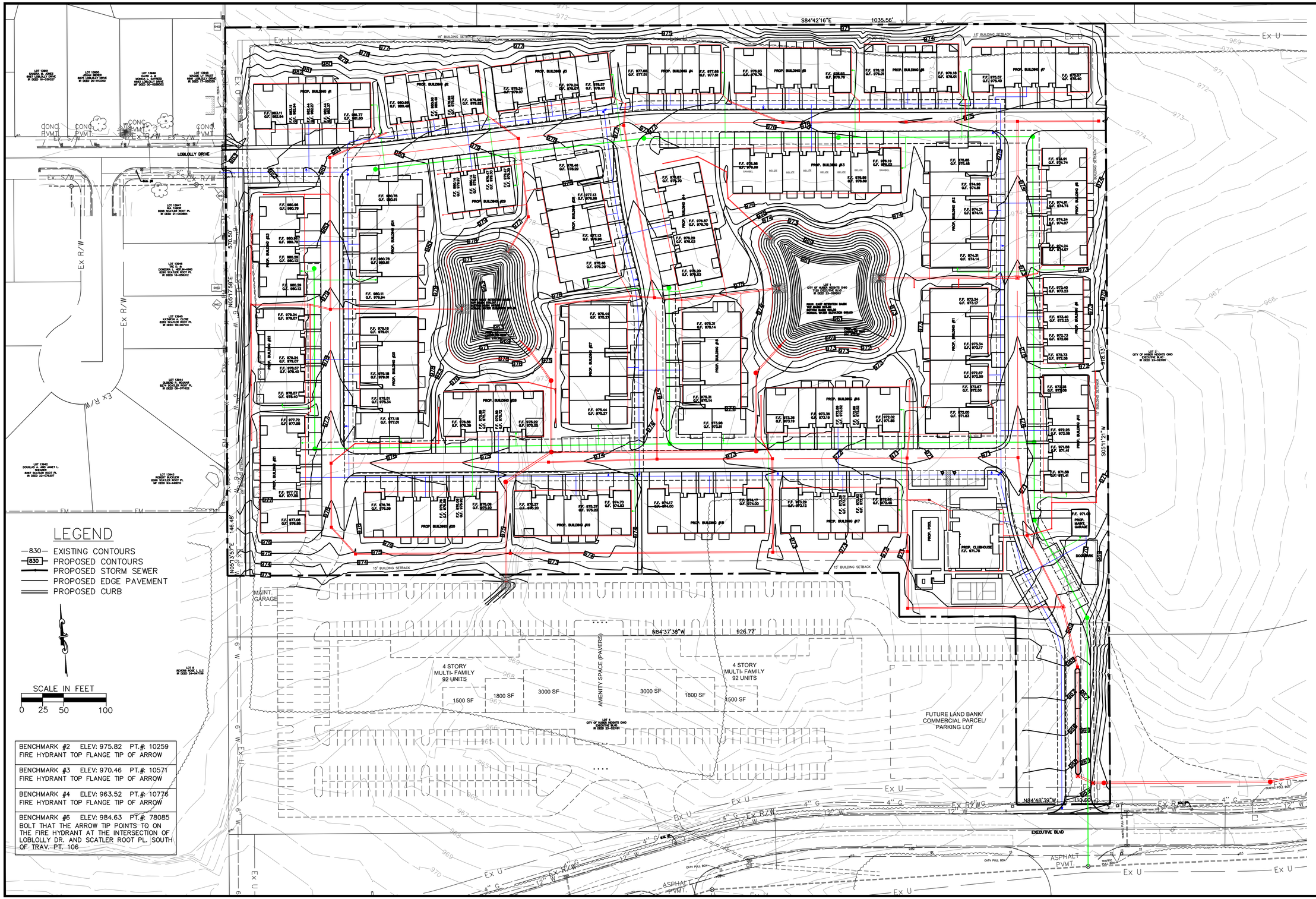
SCALE IN FEET HOR
0 25 50 100

SCALE IN FEET VER
0 2.5 5 10

SHEET NUMBER	27 OF 44
DATE	5-20-2025
PROJECT No.	MOTHHE2407
CHECKED BY	MLS
DRAWN BY	JMK
FILE NAME	PROFILE (3)
REVISIONS:	

7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
ROAD PROFILES

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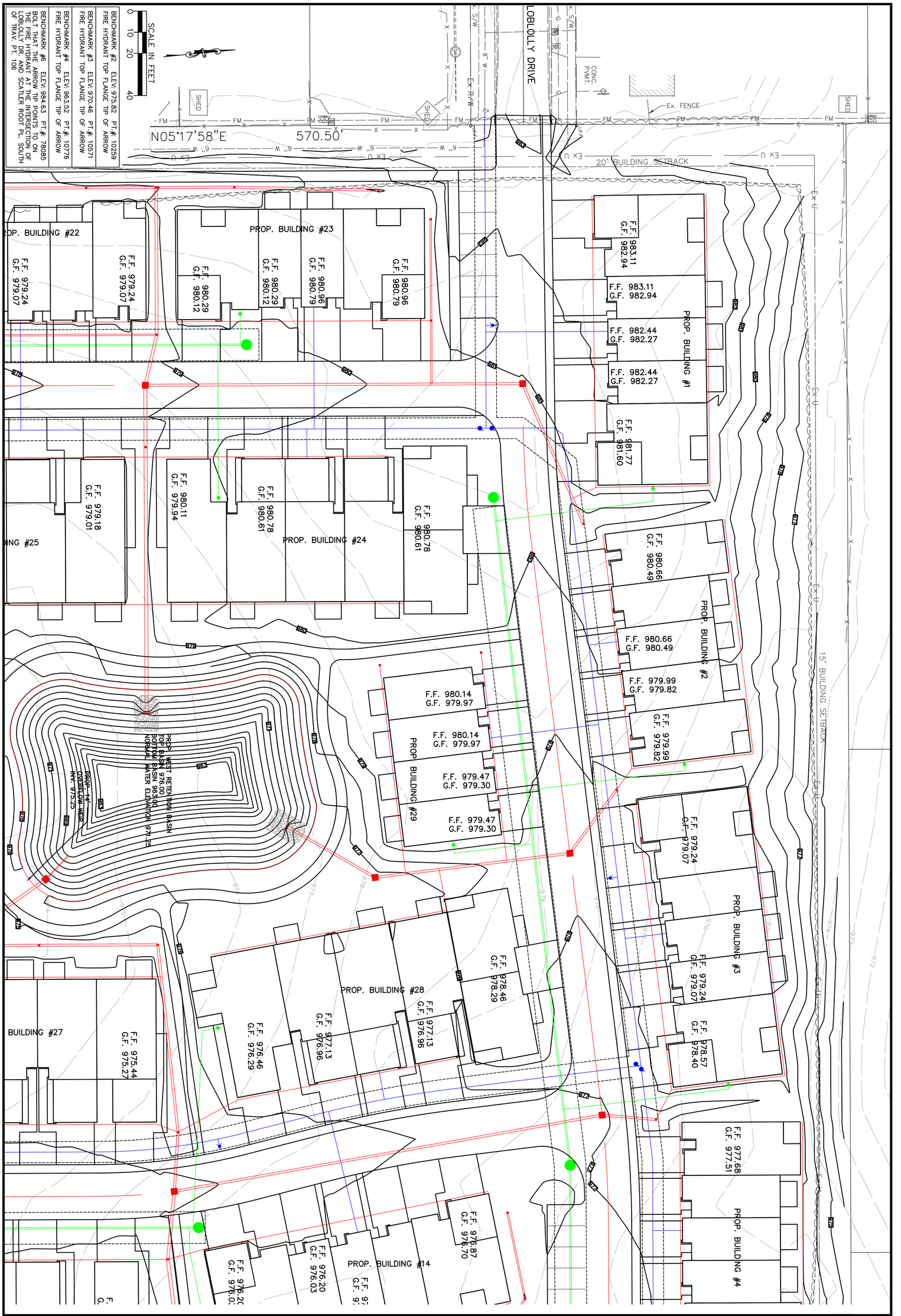
BENCHMARK #2 ELEV: 975.82 PT.#: 10259	FIRE HYDRANT TOP FLANGE TIP OF ARROW
BENCHMARK #3 ELEV: 970.46 PT.#: 10571	FIRE HYDRANT TOP FLANGE TIP OF ARROW
BENCHMARK #4 ELEV: 963.52 PT.#: 10776	FIRE HYDRANT TOP FLANGE TIP OF ARROW
BENCHMARK #6 ELEV: 984.63 PT.#: 78085	BOLT THAT THE ARROW TIP POINTS TO ON THE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

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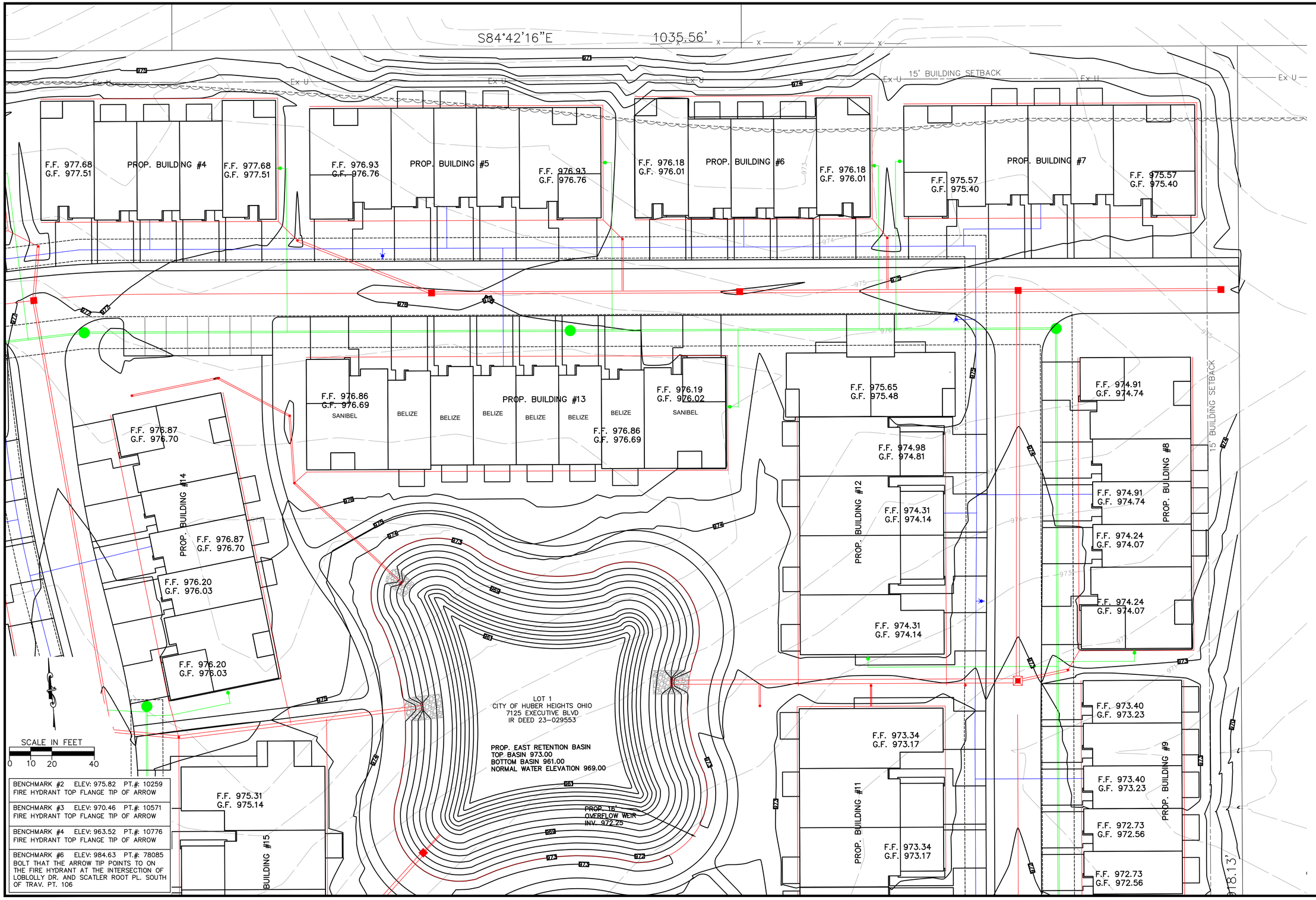
7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
OVERALL GRADING PLAN

REVISIONS:

FILE NAME	OVERALL-GRADING
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	28 OF 44



SHEET NUMBER	DATE	PROJECT No.	CHECKED BY	DRAWN BY	FILE NAME	REVISIONS:	**7125 EXECUTIVE BLVD APARTMENTS** **CITY OF HUBER HEIGHTS** **GRADING PLAN - NORTHWEST**	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	ChoiceOne Engineering
29 OF 44	5-20-2025	MOTHHE2407	MLS	JMK	GRADING NW				



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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GRADING PLAN - NORTHEAST

REVISIONS:

FILE NAME	GRADING NE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	30 OF 44

F.F. 979.24
G.F. 979.07

PROP. BUILDING #22

F.F. 979.24
G.F. 979.07

F.F. 978.57
G.F. 978.40

F.F. 978.57
G.F. 978.40

F.F. 977.72
G.F. 977.55

PROP. BUILDING #21

F.F. 977.72
G.F. 977.55

F.F. 977.05
G.F. 976.88

F.F. 979.18
G.F. 979.01

PROP. BUILDING #25

F.F. 979.18
G.F. 979.01

F.F. 978.51
G.F. 978.34

F.F. 977.18
G.F. 977.01

PROP. 14' OVERFLOW WEIR INV. 975.25

PROP. BUILDING #26

F.F. 976.56
G.F. 976.39

F.F. 975.89
G.F. 975.72

F.F. 975.89
G.F. 975.72

F.F. 975.22
G.F. 975.05

F.F. 975.44
G.F. 975.27

PROP. BUILDING #27

F.F. 975.44
G.F. 975.27

F.F. 976.76
G.F. 976.59

PROP. BUILDING #20

F.F. 976.76
G.F. 976.59

F.F. 976.09
G.F. 975.92

F.F. 976.09
G.F. 975.92

F.F. 975.37
G.F. 975.20

PROP. BUILDING #19

F.F. 975.37
G.F. 975.20

F.F. 974.70
G.F. 974.53

F.F. 974.17
G.F. 974.00

20' BUILDING SETBACK

N05°13'57"E 146.48'

15' BUILDING SETBACK

MAINT. GARAGE

4 STORY

N84°37'3

CE (PAVERS)

SCALE IN FEET
0 10 20 40

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

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

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

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

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

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

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

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GRADING PLAN - SOUTHWEST

REVISIONS:

FILE NAME	GRADING SW
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	31 OF 44

PROP. EAST RETENTION BASIN
TOP BASIN 973.00
BOTTOM BASIN 961.00
NORMAL WATER ELEVATION 969.00

PROP. 15' OVERFLOW WEIR INV. 972.25

PROP. BUILDING #15

F.F. 975.31
G.F. 975.14

F.F. 975.31
G.F. 975.14

F.F. 973.98
G.F. 973.81

PROP. BUILDING #16

F.F. 973.36
G.F. 973.19

F.F. 973.36
G.F. 973.19

F.F. 972.69
G.F. 972.52

F.F. 972.69
G.F. 972.52

F.F. 972.02
G.F. 971.85

G.F. 973.17

PROP. BUILDING #11

F.F. 973.34
G.F. 973.17

F.F. 972.67
G.F. 972.50

F.F. 972.67
G.F. 972.50

F.F. 972.00
G.F. 971.83

F.F. 974.17
G.F. 974.00

PROP. BUILDING #18

F.F. 974.17
G.F. 974.00

F.F. 973.29
G.F. 973.12

PROP. BUILDING #17

F.F. 973.29
G.F. 973.12

F.F. 972.62
G.F. 972.45

F.F. 972.62
G.F. 972.45

15' BUILDING SETBACK

N84°37'38"W 926.77'

PROP. POOL

PROP. CLUBHOUSE
F.F. 971.75

F.F. 972.73
G.F. 972.56

F.F. 972.25
G.F. 972.08

PROP. BUILDING #10

F.F. 972.25
G.F. 972.08

F.F. 971.58
G.F. 971.41

F.F. 971.58
G.F. 971.41

F.F. 971.00
PROP. MAINT. GARAGE

DOG PARK

15' BUILDING SETBACK

S05°11'21"W 918.1

CITY OF HU
EXEC
IR DEE

SCALE IN FEET
0 10 20 40

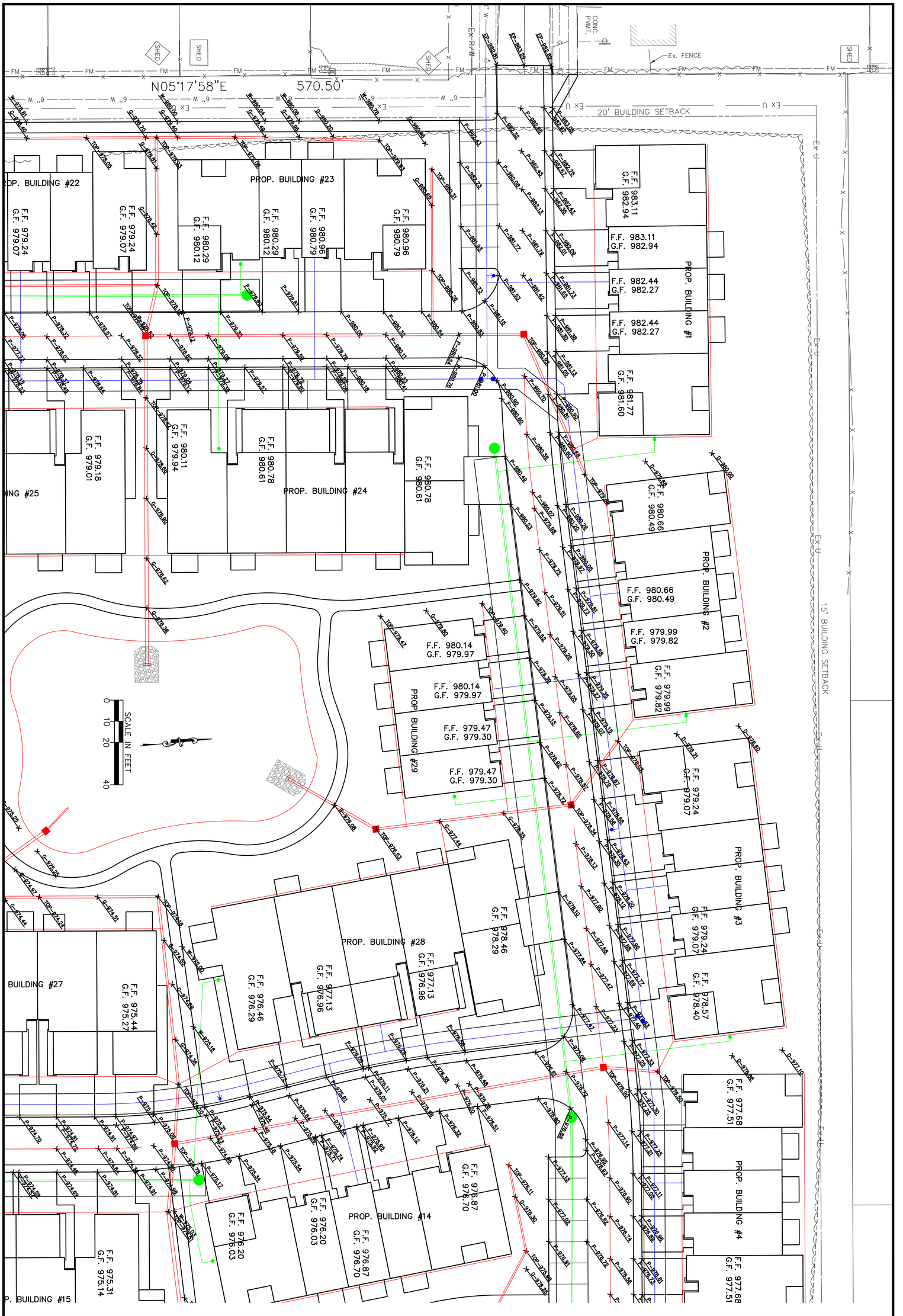
BENCHMARK #2	ELEV: 975.82	PT.#: 10259
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #3	ELEV: 970.46	PT.#: 10571
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #4	ELEV: 963.52	PT.#: 10776
FIRE HYDRANT TOP FLANGE TIP OF ARROW		
BENCHMARK #6	ELEV: 984.63	PT.#: 78085
BOLT THAT THE ARROW TIP POINTS TO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

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
GRADING PLAN - SOUTHEAST

REVISIONS:

FILE NAME	GRADING SE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	32 OF 44



SHEET NUMBER	DATE	PROJECT No.	CHECKED BY	DRAWN BY	FILE NAME	REVISIONS:	**7125 EXECUTIVE BLVD APARTMENTS** **CITY OF HUBER HEIGHTS** **PAVEMENT ELEVATIONS PLAN - NORTHWEST**	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com
33 OF 44	5-20-2025	MOTHHE2407	MLS	JMK	PMT. ELE. NW			ChoiceOne Engineering

S84°42'16"E 1035.56'

15' BUILDING SETBACK

F.F. 977.68
G.F. 977.51

PROP. BUILDING #4

F.F. 977.68
G.F. 977.51

F.F. 976.93
G.F. 976.76

PROP. BUILDING #5

F.F. 976.93
G.F. 976.76

F.F. 976.18
G.F. 976.01

PROP. BUILDING #6

F.F. 976.18
G.F. 976.01

F.F. 975.57
G.F. 975.40

PROP. BUILDING #7

F.F. 975.57
G.F. 975.40

F.F. 976.86
G.F. 976.69

PROP. BUILDING #13

F.F. 976.86
G.F. 976.69

F.F. 976.19
G.F. 976.02

F.F. 975.65
G.F. 975.48

F.F. 974.98
G.F. 974.81

F.F. 974.91
G.F. 974.74

PROP. BUILDING #8

F.F. 974.91
G.F. 974.74

F.F. 974.24
G.F. 974.07

F.F. 974.24
G.F. 974.07

F.F. 976.87
G.F. 976.70

PROP. BUILDING #14

F.F. 976.87
G.F. 976.70

F.F. 976.20
G.F. 976.03

F.F. 976.20
G.F. 976.03

F.F. 974.31
G.F. 974.14

PROP. BUILDING #12

F.F. 974.31
G.F. 974.14

F.F. 973.34
G.F. 973.17

PROP. BUILDING #11

F.F. 973.34
G.F. 973.17

F.F. 973.40
G.F. 973.23

PROP. BUILDING #9

F.F. 973.40
G.F. 973.23

F.F. 972.73
G.F. 972.56

F.F. 972.73
G.F. 972.56

F.F. 975.31
G.F. 975.14

PROP. BUILDING #15

SCALE IN FEET
0 10 20 40

Ex U

BELIZE

SANIBEL

15' BUILDING SETBACK

2018.13'

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
PAVEMENT ELEVATIONS PLAN - NORTHEAST

REVISIONS:

FILE NAME	PVMT. ELE. NE
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	34 OF 44

F.F. 979.24
G.F. 979.07

PROP. BUILDING #22

F.F. 979.24
G.F. 979.07

F.F. 978.57
G.F. 978.40

F.F. 978.57
G.F. 978.40

PROP. BUILDING #21

F.F. 977.72
G.F. 977.55

F.F. 977.72
G.F. 977.55

F.F. 977.05
G.F. 976.88

F.F. 979.18
G.F. 979.01

PROP. BUILDING #25

F.F. 979.18
G.F. 979.01

F.F. 978.51
G.F. 978.34

F.F. 977.18
G.F. 977.01

PROP. BUILDING #26

F.F. 976.56
G.F. 976.39

F.F. 975.89
G.F. 975.72

F.F. 975.89
G.F. 975.72

F.F. 975.22
G.F. 975.05

F.F. 976.76
G.F. 976.59

F.F. 976.76
G.F. 976.59

F.F. 976.09
G.F. 975.92

F.F. 976.09
G.F. 975.92

PROP. BUILDING #20

F.F. 975.44
G.F. 975.27

PROP. BUILDING #27

F.F. 975.44
G.F. 975.27

F.F. 975.37
G.F. 975.20

F.F. 975.37
G.F. 975.20

PROP. BUILDING #19

F.F. 974.70
G.F. 974.53

F.F. 975.31
G.F. 975.14

PROP. BUILDING #15

F.F. 975.31
G.F. 975.14

F.F. 973.98
G.F. 973.81

F.F. 974.17
G.F. 974.00

PROP. BUILDING #18

SHED

EX U.G. 6" W

20' BUILDING SETBACG

146.48'

N05°13'57"E

15' BUILDING SETBACK

MAINT. GARAGE

N84°37'38"

PAVERS)

SCALE IN FEET
0 10 20 40

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
PAVEMENT ELEVATIONS PLAN - SOUTHWEST

REVISIONS:

FILE NAME
PVMT. ELE. SW

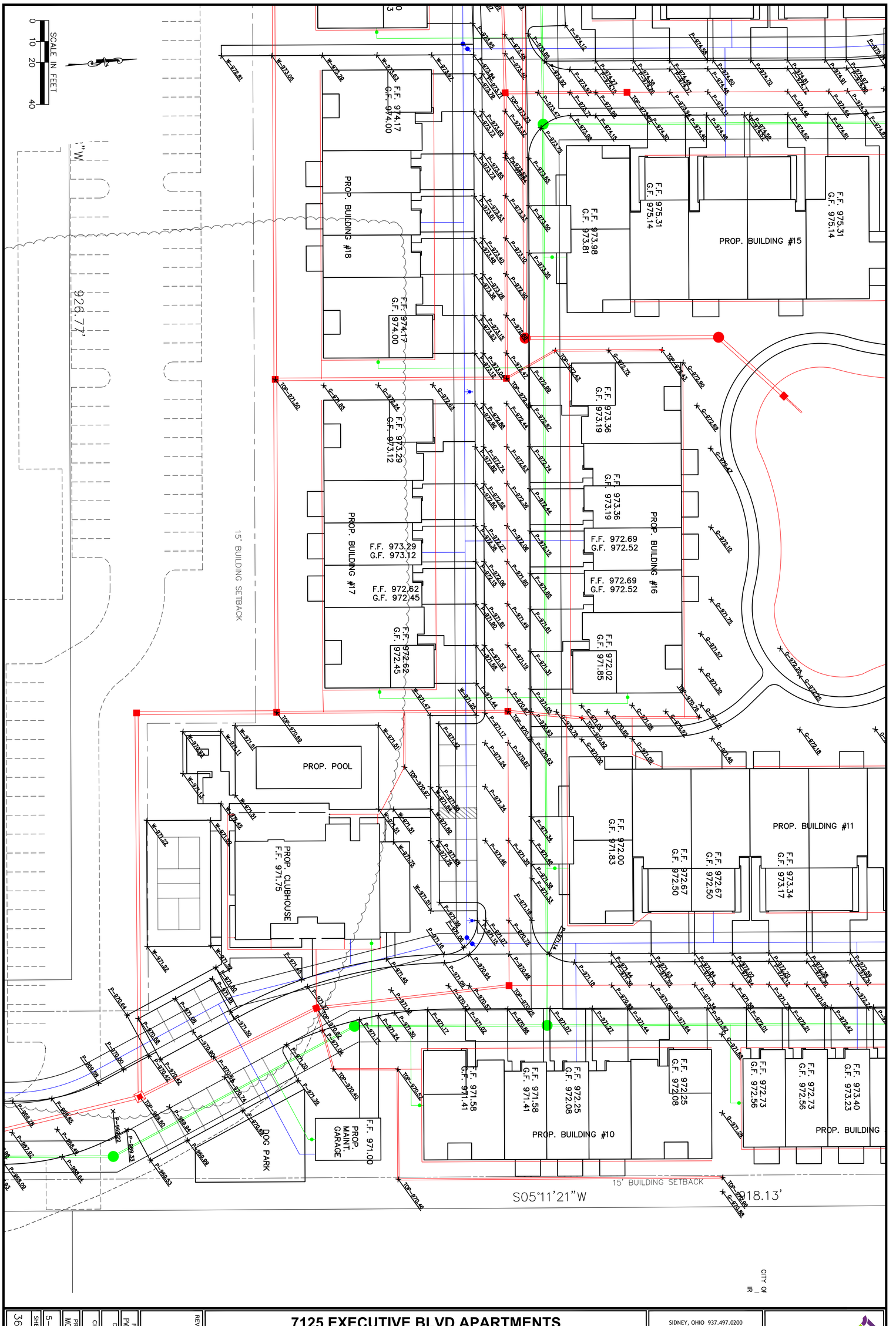
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JMK

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MLS

PROJECT No.
MOTHHE2407

DATE
5-20-2025

SHEET NUMBER
35 OF 44



36 OF 44	5-20-2025	MOTHHE2407	MLS	JMK	PMIT_ELE_SE		**7125 EXECUTIVE BLVD APARTMENTS** **CITY OF HUBER HEIGHTS** **PAVEMENT ELEVATIONS PLAN - SOUTHEAST**	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	ChoiceOne Engineering
SHEET NUMBER	DATE	PROJECT No.	CHECKED BY	DRAWN BY	FILE NAME	REVISIONS:			

(6) EASTERN WHITE PINE
(6) SERBIAN SPRUCE
(7) CANAAN FIR
(7) PRAIRIE FIRE CRAB
(3) WINTER KING HAWTHORN
(3) EASTERN REDBUD
(2) PRAIRIE FIRE CRAB
S84°42'16"E 1033.59
BUILDING SETBACK
Ex U
(5) EASTERN REDBUD
(3) WHITE DOGWOOD
(2) NORWAY SPRUCE
(4) SUPERFORM NORWAY MAPLE
(3) AFTERBURNER BLACKGUM
(4) GREENSPIRE LINDEN
(3) AMERICAN YELLOWWOOD
PROP. BUILDING #1
PROP. BUILDING #2
PROP. BUILDING #3
PROP. BUILDING #4
PROP. BUILDING #5
PROP. BUILDING #6
PROP. BUILDING #7
(4) NORWAY SPRUCE
(4) AUTUMN FANTASY MAPLE
(3) GREENSPIRE LINDEN
(3) EASTERN WHITE PINE
(2) KATSURA TREE
(3) SERBIAN SPRUCE
(3) CANAAN FIR
(3) SUPERFORM NORWAY MAPLE
(3) BALD CYPRESS
(3) EASTERN WHITE PINE
(3) LITTLE LEAF LINDEN
(2) AMERICAN HOP HORNBEAM
(5) AMERICAN YELLOWWOOD
(4) PIN OAK
(3) KWANSAN FLOWERING CHERRY
(2) GREENSPIRE LINDEN
(2) NORTHERN CATALPA
(2) AUTUMN FANTASY MAPLE
(2) SKYLINE HONEYLOCUST
(3) AUTUMN GOLD GINKGO
(2) AFTERBURNER BLACKGUM
(3) LITTLE LEAF LINDEN
(2) CAROLINA SILVERBELL
(1) GREENSPIRE LINDEN
(2) BALD CYPRESS
(3) WINTER KING HAWTHORN
(3) EASTERN REDBUD
(4) CAROLINA SILVERBELL
(4) AMERICAN YELLOWWOOD
(20) DWARF FOUNTAIN GRASS
(3) AUTUMN FANTASY MAPLE
(2) KATSURA TREE
(1) PIN OAK
(3) BALD CYPRESS
(7) CALGARY CARPET JUNIPER
(2) AUTUMN GOLD GINKGO
(6) WINTER KING HAWTHORN
(6) NORWAY SPRUCE
(3) PIN OAK
(2) SKYLINE HONEYLOCUST
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(3) SUPERFORM NORWAY MAPLE
(3) PIN OAK
(3) CANAAN FIR
(5) KWANZAN FLOWERING CHERRY
(5) NORWAY SPRUCE
(5) WHITE DOGWOOD
(7) CANAAN FIR
(5) EASTERN REDBUD
(8) SERBIAN SPRUCE
(7) WHITE DOGWOOD
(7) EASTERN WHITE PINE
(3) AUTUMN GOLD GINKGO
(18) DWARF FOUNTAIN GRASS
(1) KWANSAN FLOWERING CHERRY
PROP. CLUBHOUSE F.F. 971.75
POOL
PROP. MAINT. GARAGE
DOG PARK
MAIL GAR.
LOBLOLLY DRIVE
Ex R/W
8" W
Ex. FENCE
S05°11'21"W 570.50
N05°17'58"E 517.58
N05°13'35"E 146.48
N84°37'38"W 926.77'
15' BUILDING SETBACK
4 STORY MULTI- FAMILY
4 STORY MULTI- FAMILY
SPACE (PAVERS)
SCALE IN FEET
0 20 40 80

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
LANDSCAPE PLAN

REVISIONS:

FILE NAME
LANDSCAPE NORTH

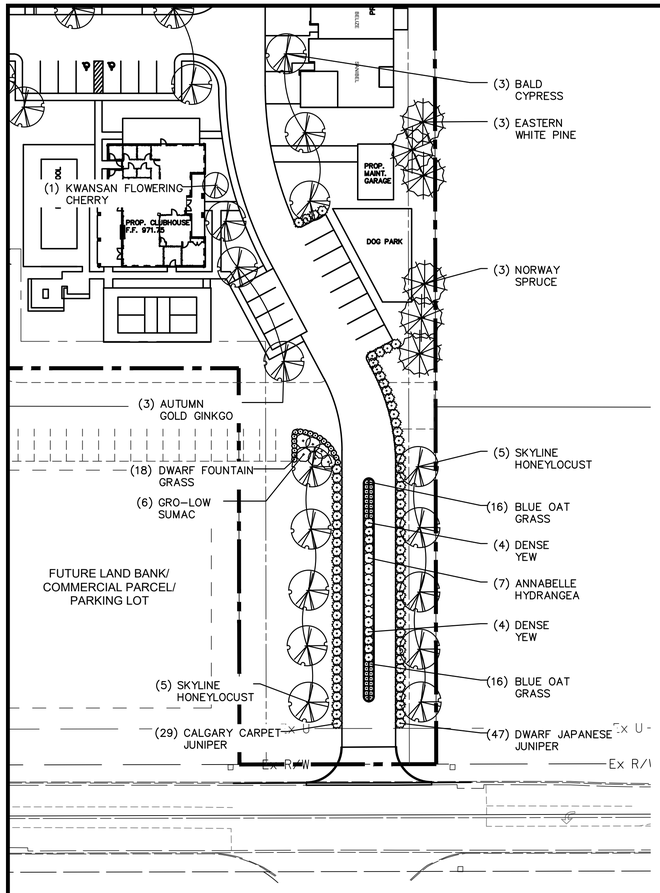
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MLS

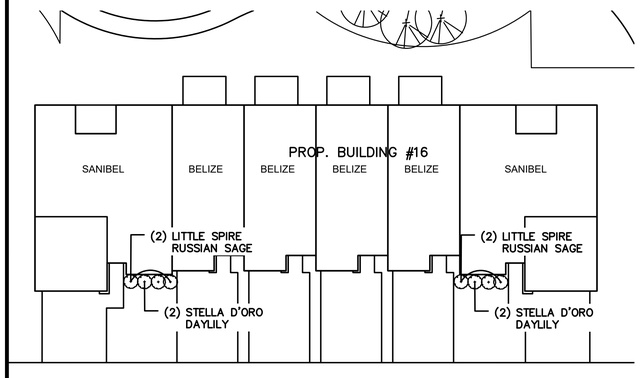
PROJECT No.
MOTHHE2407

DATE
5-20-2025

SHEET NUMBER
37 OF 44



TYPICAL BUILDING LANDSCAPE

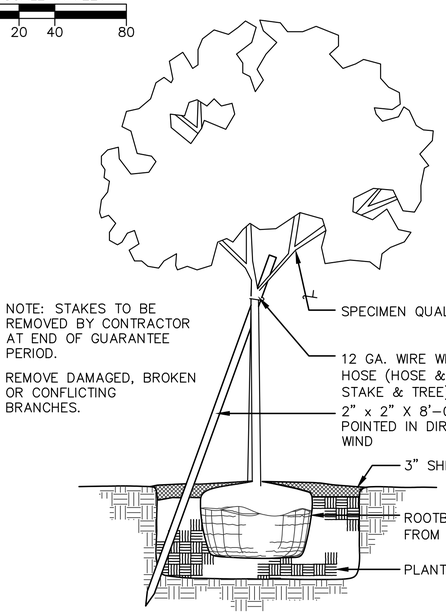


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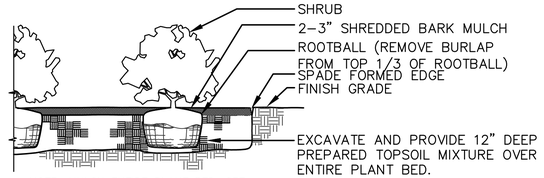
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SCALE IN FEET

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TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	TREES			
15	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS	1.75" CAL.	B&B
20	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
17	PRAIRIE FIRE CRAB	MALUS IOENSIS	1.75" CAL.	B&B
24	SERBIAN SPRUCE	PICEA OMORIKA	7' HGT.	B&B
12	KWANSAN FLOWERING CHERRY	PRUNUS SERRULATA 'KANZAN'	1.75" CAL.	B&B
20	CANAAN FIR	ABIES BALSAMEA	7' HGT.	B&B
17	GREENSPIRE LINDEN	TILIA CORDATA	2.5" CAL.	B&B
19	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
10	AFTERBURNER BLACKGUM	NYSSA SYLVATICA	2.5" CAL.	B&B
12	AUTUMN FANTASY MAPLE	ACER FREEMANII 'AUTUMN FANTASY'	2.5" CAL.	B&B
8	AMERICAN HOP HORNBEAM	OSTRYA VIRGINIANA	2.5" CAL.	B&B
4	NORTHERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	B&B
10	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES	2.5" CAL.	B&B
12	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2.5" CAL.	B&B
11	PIN OAK	QUERCUS PALUSTRIS	2.5" CAL.	B&B
14	AUTUMN GOLD GINKGO	GINKGO BILOBA	2.5" CAL.	B&B
6	CAROLINA SILVERBELL	HALESIA CAROLINA	2.5" CAL.	B&B
7	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2.5" CAL.	B&B
6	LITTLE LEAF LINDEN	TILIA CORDATA	2.5" CAL.	B&B
8	BALD CYPRESS	TAXODIUM DISTICHUM	2.5" CAL.	B&B
15	WHITE DOGWOOD	CORNUS FLORIDA	1.75" CAL.	B&B
16	EASTERN REDBUD	CERCIS CANADENSIS	1.75" CAL.	B&B
20	SKYLINE HONEYLOCUST	GLEDITSIA T. 'SKYLINE'	2.5" CAL.	B&B
	SHRUBS/GRASS/PERENNIALS			
4	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	18" SPR.	NO. 2 CONT.
4	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	18" SPR.	NO. 2 CONT.
7	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	18" SPR.	NO. 5 CONT.
32	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	CLUMP	NO. 2 CONT.
38	DWARF FOUNTAIN GRASS	PENNISETUM 'HAMELN'	CLUMP	NO. 3 CONT.
8	DENSE YEW	TAXUS MEDIA 'DENSIFORMIS'	24" SPR.	B&B
6	GRO-LOW SUMAC	AROMATICA 'GRO-LOW'	18" SPR.	NO. 3 CONT.
47	DWARF JAPANESE JUNIPER	JUNIPERUS C. PROCUMBENS 'NANA'	24" SPR.	NO. 2 CONT.
36	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	24" SPR.	NO. 3 CONT.

GENERAL NOTES

A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
B. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
C. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
D. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
E. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
F. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
G. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
H. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
I. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
J. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
K. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
L. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
M. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
N. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
O. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

INSTALLATION NOTES

A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
G. SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE $\frac{1}{3}$ TOP OF BURLAP (IF APPLICABLE).
K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
LANDSCAPE DETAIL & NOTES

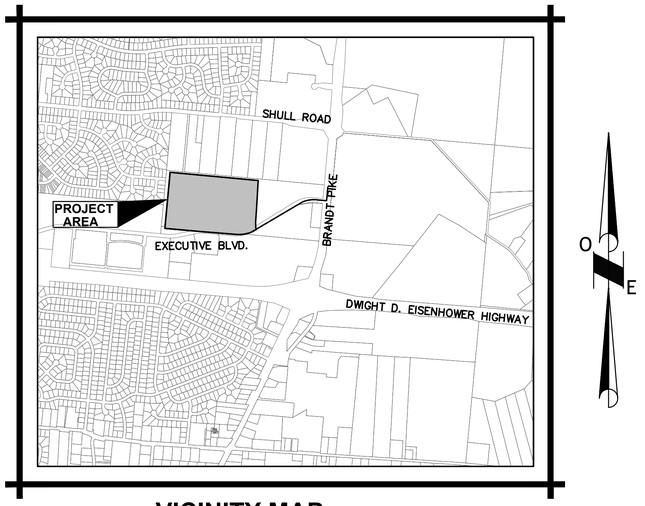
REVISIONS:

FILE NAME: LANDSCAPE DETAIL & NOTES
DRAWN BY: JMK
CHECKED BY: MLS
PROJECT No.: MOTHHE2407
DATE: 5-20-2025
SHEET NUMBER: 38 OF 44

7125 EXECUTIVE BLVD APARTMENTS - SWPPP

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
INDEX OF SHEETS

SWPPP TITLE SHEET	39
SWPPP GENERAL EROSION CONTROL NOTES AND DETAILS	40–43
SWPPP SITE EROSION CONTROL PLAN	44



VICINITY MAP

SWPPP NOTE

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR **PRIDE ONE CONSTRUCTION** FOR THE PERFORMANCE OF **THE EXECUTIVE BOULEVARD DEVELOPMENT IN MONTGOMERY COUNTY, OHIO**. ALL WORK SHALL BE PER AND COMPLY WITH THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000005. THIS INCLUDES FILING A CO–PERMITTEE NOI FORM WITH THE OEPA FOR ALL OPERATORS ENGAGED IN SITE WORK ON THE SITE. CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS, INSTALLATION, MAINTENANCE AND REQUIREMENTS OF ODOT'S CURRENT SUPPLEMENTAL SPECIFICATION 832 "TEMPORARY SEDIMENT AND EROSION CONTROL." COMPLIANCE WITH SUPPLEMENTAL SPECIFICATION 832 SHALL INCLUDE THE STANDARD CONSTRUCTION DRAWING REFERENCES LISTED IN SECTION 832.03, BUT SHALL NOT INCLUDE SECTION 832.11 "INSPECTIONS AND SWPPP UPDATES." ALL INSPECTIONS AND SWPPP UPDATES SHALL BE PER THE OEPA CONSTRUCTION SITE STORM WATER GENERAL PERMIT, PERMIT #OHC000005. ALL WORK SHALL ALSO BE PER THE CURRENT ODOT CMS 107.19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH LOCAL STORMWATER AND EROSION CONTROL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH AND INSTALLING ALL ITEMS NOTED AND AS REQUIRED BY OEPA AND LOCAL AUTHORITIES FOR MEETING ALL STORM WATER POLLUTION PREVENTION REQUIREMENTS. **PRIDE ONE CONSTRUCTION AND THE SELECTED CONTRACTOR** SHALL BE THE RESPONSIBLE PARTY IN CHARGE OF THE SWPPP AND ASSOCIATED BMP'S.

SITE DATA

LOCATION SOIL TYPES_____**SILT LOAM AND CLAY LOAM**
EARTH DISTURBED AREA_____**15.88 ACRES**
PROPOSED IMPERVIOUS AREA ADDED: _____**9.67 ACRES**
PRE–CONSTRUCTION RUNOFF COEFFICIENT: _____**0.30**
POST–CONSTRUCTION RUNOFF COEFFICIENT: ____**0.67**
DESCRIPTION OF PRIOR LAND USE_____**AGRICULTURAL FIELD AND WOODS**
EXISTING QUALITY OF DISCHARGE FROM SITE____**UNTREATED PERVIOUS RUNOFF**
IMMEDIATE RECEIVING WATERS: _____**ON–SITE RETENTION**
SUBSEQUENT RECEIVING WATERS: _____**CITY STORM SEWER**
LATITUDE **39.872105°** LONGITUDE **–84.105751°**

WATERS EDGE NOTE

ALL MATERIAL AND EQUIPMENT STAGING OR STORAGE AREAS, DEWATERING AREAS, CONCRETE TRUCK WASH OUT AREAS, CONSTRUCTION ACCESS LOCATIONS, AND VEHICLE FUELING AND REFUELING LOCATIONS MUST BE LOCATED A MINIMUM OF 100' FROM ANY CREEK/RIVER/STREAM WATERS EDGE.

CLEAN STORM SYSTEM NOTE

IMMEDIATELY PRIOR TO FINAL COMPLETION OF THE PROJECT, CONTRACTOR SHALL ENSURE THE ENTIRE STORM SYSTEM, INCLUDING BUT NOT LIMITED TO, THE DETENTION/RETENTION BASIN(S), CATCH BASINS, MANHOLES, PIPING, UNDERDRAINS AND UNDERDRAIN TRENCHES ARE FREE FROM SEDIMENTATION AND OTHER POLLUTANTS AND FOREIGN MATERIALS AND ARE TO BE CLEANED AS NEEDED TO ENSURE MAXIMUM STORMWATER QUALITY AND FULL FUNCTIONALITY.

OFFSITE CONSTRUCTION ACTIVITIES

IT IS EXPECTED ALL CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON SITE.

SPILL REPORTING REQUIREMENTS

IN THE EVENT OF A SMALL RELEASE (LESS THAN 25 GALLONS) OF PETROLEUM WASTE, SPECIAL HANDING PROCEDURES MUST BE USED. IN THE EVENT OF A LARGE RELEASE (25 GALLONS OR MORE) OF PETROLEUM WASTE, YOU MUST CONTACT THE OHIO EPA (AT 1–800–282–9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.

VEHICLE FUELING

VEHICLE FUELING AND MAINTENANCE WILL BE PERFORMED VIA A SMALL REFUEL TANK ON THE BACK OF A PICK–UP TRUCK.

OPEN BURNING NOTE

OPEN BURNING IS NOT PERMITTED IN THE CORPORATION LIMIT.

CONTACT INFORMATION

FACILITY SITE LOCATION: **WEST OF THE INTERSECTION OF EXECUTIVE BLVD AND BRANDT PIKE, HUBER HEIGHTS, OHIO**
OWNER: **PRIDE ONE CONSTRUCTION, KEVIN BROKAW, 330–239–6100, 2211 MEDINA ROAD, SUITE 100, MEDINA, OH 44256, kbrokaw@prideone.cc**
SWPPP CONTACT/CONTRACTOR CONTACT – **TBD**

SWPPP AND INSPECTION REPORTS LOCATION

NOTE: THE SWPPP AND INSPECTION REPORTS WILL BE KEPT ON–SITE IN THE JOB TRAILER/FOREMAN'S PICK–UP.

WASTE DISPOSAL NOTE

CONTAINERS (e.g. DUMPSTERS, DRUMS) MUST BE AVAILABLE FOR THE DISPOSAL OF DEBRIS, TRASH, HAZARDOUS MATERIAL AND PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK–PROOF.

CLEAN HARD FILL NOTE

NO CLEAN CONSTRUCTION WASTES SHALL BE DISPOSED OF INTO THE PROPERTY.

FUELING AND STAGING NOTE

CONTRACTOR'S STAGING AND STORAGE AREA WILL BE LOCATED WITHIN CONSTRUCTION LIMITS OF THE PROJECT. FUEL TANKS AND OTHER HAZARDOUS MATERIALS TO BE SAFELY STORED, PROTECTED, AND PROPERLY HANDLED BY CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE NO POLLUTANTS FROM THE STAGING/STORAGE AREA LEAVE THE SITE OR ENTER ADJACENT SURFACE WATERS OR THE STORM SYSTEM. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ANY WASTE MATERIALS.

SOIL STOCKPILE NOTE

CONTRACTOR'S SHALL LOCATE SOIL STOCKPILE AREAS WITHIN THE PROJECT AREA SO AS NOT TO BE WITHIN THE IMMEDIATE PROXIMITY OF ANY SURFACE WATERS OR STORM INLET STRUCTURES. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE NO POLLUTANTS FROM THE STOCKPILE AREA LEAVE THE SITE OR ENTER ADJACENT SURFACE WATERS OR THE STORM SYSTEM. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO INSTALLING FILTER FABRIC FENCE AROUND STOCKPILE, TEMPORARILY COVERING THE STOCKPILE AND/OR TEMPORARILY SEEDING THE STOCKPILE.

DEWATERING NOTE

PUMPING OF SEDIMENT LADEN WATER FROM TRENCHES OR ANY OTHER EXCAVATIONS DIRECTLY INTO ANY SURFACE WATERS, DITCH OR STREAM CORRIDORS, ANY WETLANDS OR STORM SEWERS IS PROHIBITED. ALL SUCH WATER SHALL BE PROPERLY FILTERED OR SETTLED TO REMOVE SOIL PARTICLES PRIOR TO ITS RELEASE. IF AN AREA OF THE SITE OR TRENCH NEEDS DEWATERED, IT SHOULD BE PUMPED FROM A SUMP PIT WITH A SOCK FILTER OR OTHER TYPE OF FILTERING DEVICE ON THE DISCHARGE OF THE HOSE. DO NOT ALLOW DISCHARGED WATER TO PASS OVER DISTURBED GROUND. IF THE DISCHARGE WATER IS BEING PUMPED INTO A SEDIMENT POND THEN NO FILTER IS REQUIRED AT THE END OF THE HOSE. IF THE GROUNDWATER MUST BE LOWERED, THE WATER MAY BE FREELY DISCHARGED AS LONG AS THE WATER REMAINS CLEAN. DO NOT CO–MINGLE CLEAN GROUND WATER WITH SEDIMENT LADEN WATER OR DISCHARGE IT BY ALLOWING IT TO PASS OVER DISTURBED GROUND.

LOG/DOCUMENTATION SHEETS

AS PART OF THE SWPPP, THE CONTRACTOR SHALL MAINTAIN LOG/DOCUMENTATION SHEETS FOR THE FOLLOWING:
1) A SIGNATURE LOG CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWPPP AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWPPP.
2) A GRADING AND STABILIZATION LOG DOCUMENTING THE PROJECTS GRADING AND STABILIZATION ACTIVITIES AND
3) A SWPPP AMENDMENT LOG DOCUMENTING CHANGES/AMENDMENTS TO THE SWPPP, WHICH OCCUR AFTER CONSTRUCTION ACTIVITIES COMMENCE.

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MAY 20, 2025

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF NEW BUILDINGS AND ASSOCIATED PARKING LOTS, DRIVES, AND UTILITIES FOR THE PROPOSED EXECUTIVE BOULEVARD DEVELOPMENT LOCATED ON EXECUTIVE BOULEVARD IN HUBER HEIGHTS, OHIO. SITE WORK TO INCLUDE STORM SEWER, SANITARY SEWER, WATERLINES, SITE GRADING, PAVEMENT WORK, AND BUILDING CONSTRUCTION.

PROJECT WORK CONSTRUCTION DATES

START: **SUMMER 2025**
ESTIMATED COMPLETION: **SUMMER 2026**

EROSION CONTROL NOTES

A. INSTALL AND MAINTAIN FILTER FABRIC FENCE AND INLET PROTECTION WHERE SHOWN AND AS NEEDED TO MINIMIZE SEDIMENT LADEN WATER FROM LEAVING THE SITE OR ENTERING ANY STORM SYSTEM, ADJACENT DITCHES, STREAMS ETC. IF STORMWATER RUNOFF CONTAINING SEDIMENTS IS FOUND TO BE LEAVING THE PROJECT SITE IN AN AREA WHERE NO BMP/CONTROL MEASURE IS SHOWN OR IN PLACE, CONTRACTOR SHALL IMMEDIATELY INSTALL THE APPROPRIATE BMP/CONTROL MEASURE AS NEEDED TO REMEDY THE SITUATION (TYP. INLET PROTECTION, FILTER FABRIC FENCE, ETC.).

B. INSTALL INLET PROTECTION ON ALL STORM INLET STRUCTURES (YARD DRAINS, CATCH BASINS, MANHOLES WITH GRATED LIDS, ETC.) AND TO ANY EXISTING STORM STRUCTURES WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE AS NEEDED. INLET PROTECTION MAY CONSIST OF DEVICES SUCH AS SEDCAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, FLEXSTORM INLET FILTERS, SEDIMENT FENCE OR OTHER DEVICES WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE.

C. CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY CLEANING UP ANY MUD, DIRT AND DEBRIS WHICH IS TRACKED OR SPILLED ONTO THE ROADWAYS.

D. PRE CONSTRUCTION – CONTRACTOR IS RESPONSIBLE TO INSTALL A CONSTRUCTION ENTRANCE AS NEEDED TO MINIMIZE ANY MUD, DIRT AND DEBRIS TRACKED ONTO THE ROADWAYS.

E. DURING CONSTRUCTION – THE CONTRACTOR MUST MAINTAIN EROSION CONTROL UNTIL AREA IS STABILIZED INCLUDING TEMPORARY SEEDING AS NEEDED. CONTRACTOR SHALL TEMPORARYILY SEED ALL CRITICAL EXPOSED SLOPES TO MINIMIZE SEDIMENT RUNOFF.

F. FINAL/POST CONSTRUCTION – CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. CONTRACTOR SHALL ENSURE GRASS IS PERMANENTLY AND PROPERLY ESTABLISHED IN ALL AREAS WHERE GRASS IS SPECIFIED. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, INCLUDING SEDIMENT FENCE, SHALL REMAIN IN PLACE UNTIL GRASS IS IN PLACE AND SITE IS STABILIZED. ONCE SITE IS STABILIZED AND ALL CONSTRUCTION IS COMPLETE, ALL SEDIMENT FENCE, INLET PROTECTION AND ANY OTHER TEMPORARY BMP'S SHALL BE REMOVED FROM THE SITE.

BMP NOTES

FOR ALL BMP'S INSTALLED, ENSURE THAT THE PONDING OF WATER BEHIND THE BMP WILL NOT DAMAGE PROPERTY OR POSE A SAFETY THREAT. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL MEASURE/BMP HAS BEEN USED INAPPROPRIATELY, THE CONTRACTOR MUST REPLACE AND ADJUST THE CONTROL/BMP TO MEET SITE CONDITIONS AS REQUIRED. THE CONTRACTOR SHALL ADJUST THE SWPPP AND ITS CONTROLS/BMPS AND THEIR QUANTITIES TO MEET FIELD CONDITIONS AND THE OHIO EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION ACTIVITIES GENERAL PERMIT.

MAINTENANCE NOTE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP–SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZED. THE SWP3 SHALL BE DESIGNED TO MINIMIZE MAINTENANCE REQUIREMENTS. THE APPLICANT SHALL PROVIDE A DESCRIPTION OF MAINTENANCE PROCEDURES NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES.

SWPPP AND INSPECTION AVAILABILITY AND UPDATES NOTE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE THE IMMEDIATE AVAILABILITY OF THE SWPPP AND INSPECTION REPORTS ON–SITE. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE TO PERFORM AND DOCUMENT ALL REQUIRED SWPPP INSPECTIONS AND ALL UPDATES AND AMENDMENTS TO THE SWPPP.

DOCUMENTATION AND GOVERNMENT INSPECTION NOTE

CONTRACTOR(S) SHALL PROVIDE THE OWNER'S REPRESENTATIVE A WRITTEN COPY OF THEIR CO–PERMITTEE APPLICATION AND ANY OTHER DOCUMENTATION THE CONTRACTOR(S) MAY SEND OR RECEIVE FROM THE OEPA OR ANY OTHER GOVERNING AUTHORITIES.

IF AN INSPECTOR OR REPRESENTATIVE FROM THE OEPA OR ANY OTHER GOVERNING AUTHORITY IS ON–SITE, THE CONTRACTOR SHALL IMMEDIATELY CONTACT AND NOTIFY THE OWNER'S REPRESENTATIVE.

ChoiceOne Engineering

7125 EXECUTIVE BLVD APARTMENTS - SWPPP

REVISIONS:

FILE NAME	SWPPP COVER
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT NO:	MOTHHE2407
SHEET NUMBER	39 OF 44

IMPLEMENTATION SCHEDULE (EROSION CONSTRUCTION SEQUENCE)

THE CONTRACTOR OR ITS APPOINTED REPRESENTATIVES WILL ASSUME RESPONSIBILITY FOR INSTALLATION, INSPECTION AND MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. THE INSTALLATION OF THE SOIL EROSION CONTROL MEASURES WILL BE COMPLETED, AS FOLLOWS:

A. PRIOR TO ANY GRADING OR EARTHWORK:

A-1. SILT FENCE AND INLET PROTECTION (ON EX. STORM STRUCTURES) TO BE INSTALLED AS SHOWN ON SWPPP

A-2. INSTALL CONSTRUCTION ENTRANCE(S) IF NEEDED AS SHOWN ON SWPPP. INSTALLATION OF ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES, E.G. ROCK CHECK DAMS, CONCRETE WASHOUT PIT, SEDIMENT BASIN, ETC.

B. PERFORM ROUGH GRADING, INSTALL UTILITIES, BUILDINGS, PAVEMENT:

B-1. CLEAR AND GRUB AREA AS NEEDED

B-2. PERFORM SITE GRADING. INSTALL BUILDING(S)

B-3. INSTALL SANITARY, STORM, WATER LINES, OTHER UTILITIES, GRAVEL BASE, AND CURB AND GUTTER, AS PER PLAN(S). INSTALL INLET PROTECTION ON ALL PROPOSED STORM INLET STRUCTURES AS INDICATED ON THE PLANS AS SOON AS THEY ARE INSTALLED.

B-4 PERFORM TEMPORARY SEEDING AS NEEDED ON ANY DISTURBED AREAS PER THE TIME REQUIREMENTS FOR TEMPORARY SEEDING SPECIFIED ON THIS DRAWING.

B-5 INSTALL PAVEMENT.

C. PERFORM FINAL GRADING.

C-1. PLACE TOPSOIL AND PERFORM FINAL RAKING AND GRADING ON ALL DISTURBED AREAS.

C-2. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED (SEEDED AND/OR MULCHED).

C-3. CLEAN UP SITE, AND ONCE SITE HAS REACHED FINAL STABILIZATION REMOVE ALL TEMPORARY BMP'S.

NOTES. A) CARE WILL BE TAKEN NOT TO DISTURB ANY EXISTING NATURAL VEGETATION NOT INVOLVED IN THE CONSTRUCTION PROCESS, WHENEVER POSSIBLE. B) TIMELY INSPECTIONS OF THE EROSION CONTROL MEASURES WILL BE MADE, BY THE CONTRACTOR, EVERY 7 DAYS, AND/OR AFTER ANY RAINFALL OF AT LEAST 1/2" IN A 24–HOUR PERIOD. REPORTS MUST BE KEPT ON–SITE AND SUPPLIED TO THE GOVERNING AUTHORITY IF REQUESTED.

INSPECTION SCHEDULE

A. THE SITE WILL BE INSPECTED PER OHIO EPA PERMIT No. OHC000005:

PART III.G.2.I

INSPECTIONS. THE PERMITTEE SHALL ASSIGN 'QUALIFIED INSPECTION PERSONNEL' TO CONDUCT INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE PROPOSED IN PART III.G.1.G OF THE OHC000005 PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. AT A MINIMUM, PROCEDURES IN A SWP3 SHALL PROVIDE THAT ALL CONTROLS ON THE SITE ARE INSPECTED:

* AFTER ANY STORM EVENT GREATER THAN ONE–HALF INCH OF RAIN PER 24–HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED; AND
* ONCE EVERY SEVEN CALENDAR DAYS.

THE INSPECTION FREQUENCY MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH FOR DORMANT SITES IF:

* THE ENTIRE SITE IS TEMPORARILY STABILIZED OR
* RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME (E.G. SITE IS COVERED WITH SNOW, ICE, OR THE GROUND IS FROZEN).

THE BEGINNING AND ENDING DATES OF ANY REDUCED INSPECTION FREQUENCY SHALL BE DOCUMENTED IN THE SWP3. ONCE A DEFINABLE AREA HAS ACHIEVED FINAL STABILIZATION, THE AREA MAY BE MARKED ON THE SWP3 AND NO FURTHER INSPECTION REQUIREMENTS SHALL APPLY TO THAT PORTION OF THE SITE.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

i. THE INSPECTION DATE;
ii. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
iii. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
iv. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
v. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
vi. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
vii. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
viii. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
ix. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF–SITE VEHICLE TRACKING.

THE PERMITTEE SHALL MAINTAIN FOR THREE YEARS FOLLOWING THE SUBMITTAL OF A NOTICE OF TERMINATION FORM, A RECORD SUMMARIZING THE RESULTS OF THE INSPECTION, NAMES(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWP3 AND A CERTIFICATION AS TO WHETHER THE FACILITY IS IN COMPLIANCE WITH THE SWP3 AND THE PERMIT AND IDENTIFY ANY INCIDENTS OF NON–COMPLIANCE. THE RECORD AND CERTIFICATION SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.

i. WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, IT SHALL BE REPAIRED OR MAINTAINED WITHIN 3 DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS SHALL BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.

ii. WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWP3 SHALL BE AMENDED AND THE NEW CONTROL PRACTICE SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

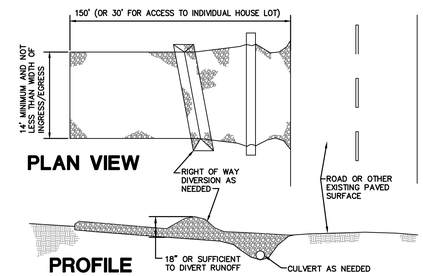
iii. WHEN PRACTICES DEPICTED ON THE SWP3 ARE NOT INSTALLED. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE CONTAINED IN PART III.G.1.H OF THIS PERMIT, THE CONTROL PRACTICE SHALL BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD SHALL CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.

B. VEGETATIVE PLANTINGS – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
C. REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.
D. MOWING – DRAINAGE WAYS, DITCHES, AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
E. FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

CONSTRUCTION ENTRANCE

A. STONE SIZE – 2" STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
B. LENGTH – THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS, BUT NOT LESS THAN 150' (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH APPLIES).
C. THICKNESS – THE STONE LAYER SHALL BE AT LEAST 6" THICK.
D. WIDTH – THE ENTRANCE SHALL BE AT LEAST 10' WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
E. BEDDING – A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LBS. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LBS.
F. CULVERT – A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE, IF NEEDED, TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES (IF DRIVE IS PLACED ACROSS A DITCH).
G. WATER BAR – A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE, IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES (IF DRIVE IS PLACED ON A SLOPE).
H. MAINTENANCE – TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND, MUD SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
I. CONSTRUCTION ENTRANCE SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFFSITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
J. CONSTRUCTION ENTRANCES ARE INSTALLED TO MINIMIZE OFFSITE TRACKING OF SEDIMENTS. A STONE ACCESS DRIVE SHOULD BE INSTALLED AT EVERY POINT WHERE VEHICLES ENTER OR EXIT THE SITE. EVERY INDIVIDUAL LOT SHOULD ALSO HAVE ITS OWN DRIVE ONCE CONSTRUCTION ON THE LOT BEGINS.

NOTE: ALTERNATIVE STABILIZATION METHODS FOR CONSTRUCTION ENTRANCE/EXIT SUCH AS MANUFACTURED STEEL PLATES, GRID PLATES, ETC. OR STEEL PIPES/GRATINGS WILL ALSO BE CONSIDERED BUT WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER PRIOR TO THE USE OF SUCH ALTERNATIVE METHODS AS ON–SITE CONSTRUCTION ENTRANCES/EXIT. ANY PROPOSED ALTERNATIVE METHODS SHALL SHALL BE SHOWN TO EFFECTIVELY REMOVE MUD AND DEBRIS FROM VEHICLE WHEELS PRIOR TO EXITING THE SITE.



CONSTRUCTION ENTRANCE DETAIL

NON-SEDIMENT POLLUTION CONTROL

A. CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES:

DISPOSAL AND HANDLING OF HAZARDOUS AND OTHER CONSTRUCTION WASTE

DO:
* PREVENT SPILLS
* USE PRODUCTS UP
* FOLLOW LABEL DIRECTIONS FOR DISPOSAL
* REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
* RECYCLE WASTE WHENEVER POSSIBLE

DON'T
* DON'T POUR INTO WATERWAYS, STORM DRAINS, OR ONTO THE GROUND
* DON'T POUR DOWN THE SINK, FLOOR DRAIN, OR SEPTIC TANKS
* DON'T BURY CHEMICALS OR CONTAINERS
* DON'T BURN CHEMICALS OR CONTAINERS
* DON'T MIX CHEMICALS TOGETHER

B. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM, AND ANY HAZARDOUS MATERIALS TO BE USED ON SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.

C. NO WASTE MATERIALS SHALL BE BURIED ON SITE. SITE PERSONNEL, INCLUDING SUBCONTRACTORS, SHALL BE NOTIFIED THAT NO CONSTRUCTION–RELATED MATERIALS ARE TO BE BURIED ON SITE.

D. MIXING, PUMPING, TRANSFERRING, OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH, OR STORM DRAIN.

E. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.

F. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER.

G. IF HAZARDOUS SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST OR KITTY LITTER AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL–BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. CONTACT OHIO EPA (1–800–282–9378),

H. SPILLS OF 25 GAL. OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO OHIO EPA (1–800–282–9378). THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MIN. OF THE DISCOVERY OF THE RELEASE.

I. STREETS NEED TO BE SWEPT AS OFTEN AS NECESSARY TO KEEP THEM CLEAN AND FREE FROM SEDIMENT. SEDIMENT TO BE SWEPT BACK ONTO THE LOT – NOT DOWN THE STORM SEWER.

J. STOCKPILES OF SOIL AND OTHER MATERIALS SHALL BE STORED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, AND SHALL HAVE EROSION CONTROL MATERIALS PLACED AROUND THEM.

K. ALL STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF NON–ERODIBLE MATERIAL.

PROCESS WASTEWATER/LEACHATE MANAGEMENT NOTE

ALL PROCESS WASTEWATERS (e.g. EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON–SITE WASTE DISPOSAL, AND CONCRETE WASH–OUTS) MUST BE COLLECTED AND DISPOSED OF PROPERLY (e.g. TO A PUBLICLY–OWNED TREATMENT WORKS). THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON–STORM WATERS. THE DISCHARGE OF NON–STORM WATERS TO WATERS OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS OR REGULATIONS.

HANDLING OF TOXIC OR HAZARDOUS MATERIALS NOTE

NO SOLID, SANITARY, OR TOXIC WASTE IS TO BE DISPOSED OF ON THE PROJECT SITE. RECYCLING OF USED OR UNUSED HAZARDOUS MATERIALS SHALL NOT OCCUR ON SITE EITHER. AREAS DESIGNATED FOR CEMENT TRUCK WASHOUTS, AND VEHICLE FUELING SHALL NOT TAKE PLACE ON PARKING LOT BASE.

CONSTRUCTION CHEMICAL COMPOUNDS NOTE

NO MIXING OR STORAGE OF CHEMICAL COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE ARE PERMITTED TO TAKE PLACE ON–SITE. ALL MIXING SHALL TAKE PLACE BEFORE ENTERING THE SITE.

CONSTRUCTION & DEMOLITION DEBRIS NOTE

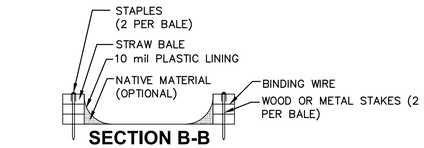
ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745–20).

CONTAMINATED SOILS NOTE

SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS SHALL BE HANDLED AND DISPOSED OF PROPERLY. ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED OF IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDFs). IF CONTAMINATION HAPPENS TO OCCUR, TARPS ARE TO BE USED TO PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

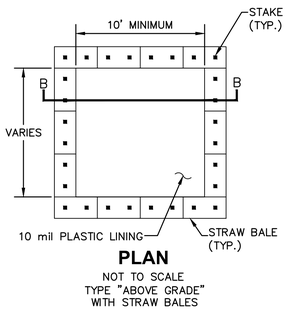
CONCRETE WASHOUT NOTE

CONCRETE WASHOUT OPERATIONS SHALL TAKE PLACE WITHIN THE PROPOSED PROJECT AREA UTILIZING THE CONTRACTOR'S PORTABLE CONCRETE WASHOUT CONTAINER OR WITHIN A BERMED/CONTAINED AREA. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE WASHOUT MATERIAL DOES NOT LEAVE THE WASHOUT AREA OR ENTER THE STORM SYSTEM. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL LEFTOVER WASHOUT MATERIAL.



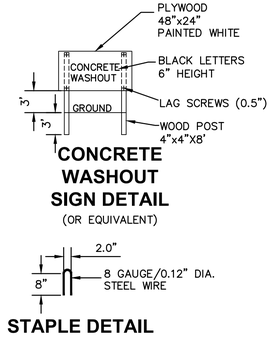
SECTION B-B

NOT TO SCALE



PLAN

NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL

(OR EQUIVALENT)

STAPLE DETAIL

CONCRETE WASHOUT DETAIL

DUST CONTROL

DUST CONTROL SHALL BE PROVIDED AS NEEDED TO PREVENT SEDIMENT FROM BECOMING AIRBORNE. MEASURES SHALL INCLUDE WATERING VIA A WATER TRUCK OR OTHER WATERING DEVICE AS NEEDED TO REDUCE AND/OR ELIMINATE AIRBORNE DUST CREATED BY CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES.

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

A. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

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

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

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

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

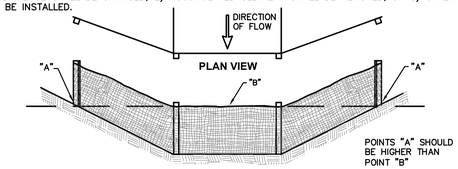
F. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE.

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

H. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8" OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6" DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

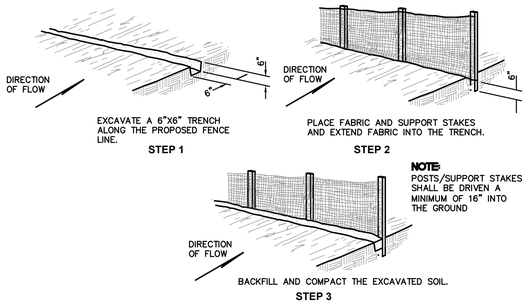
I. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

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



ELEVATION VIEW

DITCH CHECK FILTER FABRIC FENCE



DITCH CHECK FILTER FABRIC FENCE

FILTER FABRIC FENCE DETAIL

CRITERIA FOR SILT FENCE MATERIAL

A. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 48" LONG. WOOD POSTS WILL BE 2"–BY–2" HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 5'. POSTS/SUPPORT STAKES SHALL BE DRIVEN A MINIMUM OF 16" INTO THE GROUND.

B. SILT FENCE FABRIC SHALL CONFORM TO THE AASHTO SILT FENCE SPECIFICATION 100X AND SHALL HAVE A MINIMUM 100# GRAB TENSILE. SILT FENCE SHALL ALSO CONFORM TO THE MOST RECENT ODOT STANDARD FOR SEDIMENT/SILT FENCE (TABLE 712.09–1)

C. SILT FENCE SHALL BE ATTACHED TO THE WOODEN POSTS WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PERMANENT STABILIZATION

ALL AREAS AT FINAL GRADE MUST BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE. THIS IS USUALLY ACCOMPLISHED BY USING SEED AND MULCH, BUT SPECIAL MEASURES ARE SOMETIMES REQUIRED. THIS IS PARTICULARLY TRUE IN DRAINAGE DITCHES/SWALES, LOW AREAS, DETENTION POND BOTTOMS AND SIDES OR ON STEEP SLOPES. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE INSTALLATION OF EROSION CONTROL BLANKETS AND/OR MATTING, ADDITION OF TOPSOIL, OR ROCK RIP–RAP. CONTRACTOR SHALL UTILIZE THESE AND ANY OTHER SPECIAL MEASURES AS NEEDED TO PERMANENTLY STABILIZE THE SITE. PERMANENT SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 AND AUGUST 1 TO SEPTEMBER 30. DORMANT SEEDING CAN BE DONE FROM NOVEMBER 20 TO MARCH 15. AT ALL OTHER TIMES OF THE YEAR, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL A PERMANENT SEEDING CAN BE APPLIED.

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREAS WITHIN 50' OF A SURFACE WATER OF THE STATE (STREAM, WATERWAY, WATER BODY, ETC.) AND AT FINAL GRADE	WITHIN 2 DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

SOILS EXPOSED NOTE

CONTRACTOR SHALL PLAN AND IMPLEMENT CONSTRUCTION AND GRADING ACTIVITIES TO MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITIES.

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	L.B./1000 SQ. FT.	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHELS
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHELS
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	WHEAT	1	2 BUSHELS
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

SPECIFICATIONS FOR TEMPORARY SEEDING

A. TO MINIMIZE COSTS OF TEMPORARY STABILIZATION, LEAVE NATURAL COVER IN PLACE FOR AS LONG AS POSSIBLE. ONLY DISTURB AREAS YOU INTEND TO WORK WITHIN THE NEXT 14 DAYS.

B. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.

C. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.

D. SOIL AMENDMENTS – APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.

E. SEEDING METHOD – SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY PLACED USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

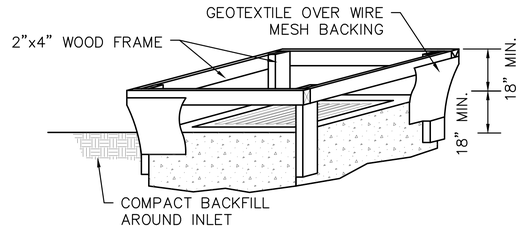
MULCHING TEMPORARY SEEDING

A. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT AREAS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.

B. MATERIALS:
- STRAW – IF STRAW IS USED, IT SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/ACRE OR 90 LBS./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND–SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LBS. BALES OF STRAW IN EACH SECTION.
- HYDROSEEDERS – IF WOOD CELLULOSE FIBER IS USED, IT SHAL

INLET PROTECTION FOR STORM STRUCTURES W/ GRATE

INLET PROTECTION MAY CONSIST OF SEDIMENT FENCE AND/OR DEVICES SUCH AS FLEX STORM INLET FILTERS, SEDCAGE (WWW.SEDCATCH.COM), DANDY BAGS, SEDIGUARD FILTERS, OR OTHER DEVICES (ALTERNATE PRODUCTS WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED) WHICH ARE EFFECTIVE AT MINIMIZING THE AMOUNT OF SEDIMENT ENTERING THE STRUCTURE . INSTALL INLET PROTECTION ON ALL PROPOSED YARD DRAINS, CATCH BASINS AND MANHOLES WITH GRATED LIDS AND TO ALL EXISTING STORM STRUCTURES WITH GRATED LIDS WITHIN THE PROJECT AREA WHICH MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.



NOTES

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

B. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18".

C. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2" BY 4" CONSTRUCTION GRADE LUMBER. THE 2" BY 4" POST SHALL BE DRIVEN 1' INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2" BY 4" FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6" BELOW ADJACENT ROAD, IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

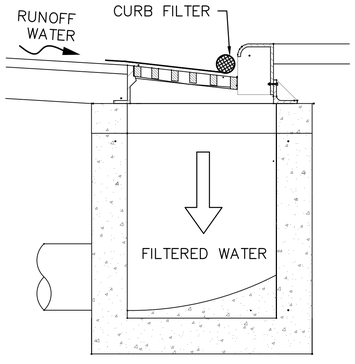
D. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

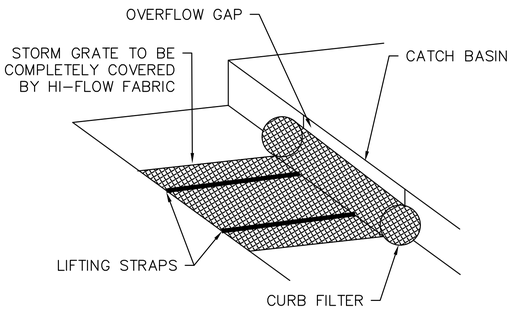
E. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20–40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAY ACROSS ONE SIDE OF THE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

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

G. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION, AND IF RUNOFF BY PASSING THE INLET WILL NOT FLOW TO A SETTING POND, THE TOP OF EARTH DIKES SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS





NOTES

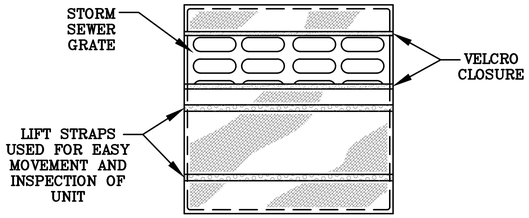
A. DANDY CURB BAG, SEDIGUARDS, OR ALTERNATE PRODUCT WHOSE PERFORMANCE IS EQUAL TO OR EXCEEDS THOSE LISTED MAY BE USED.

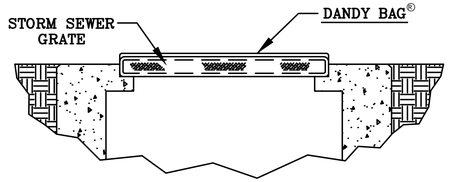
B. REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.
- DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.
- SEDIGUARD: CLEAN SEDIGUARD ONCE IT IS DRY WITH A STIFF BROOM AFTER EVERY RAIN.
- ALTERNATE PRODUCTS: CLEAN AS REQUIRED PER MANUFACTURER'S RECCOMENDATIONS

C. INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

CURB INLET SEDIMENT FILTER DETAIL

DANDY BAG®





DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY BAG®
SPECIFICATIONS

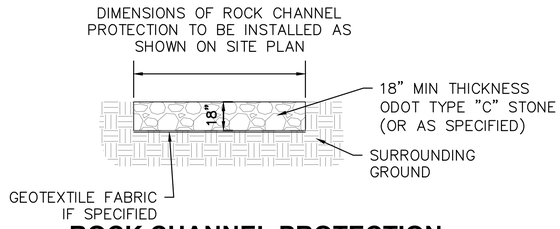
NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI–FLOW DANDY BAG® (SAFETY ORANGE)

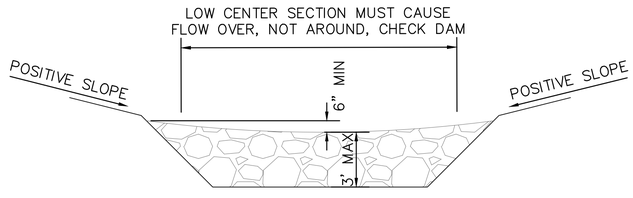
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Bags® can be ordered with optional oil absorbent pillows

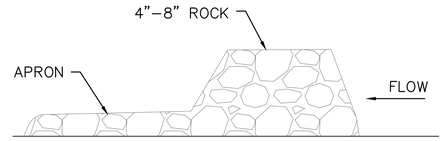
INLET PROTECTION - DANDY BAG



ROCK CHANNEL PROTECTION DETAIL FOR PIPE OUTLET



CROSS SECTION



PROFILE

NOTES

A. THE CHECK DAM SHALL BE CONSTRUCTED OF 4–8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL. ODOT TYPE D STONE IS ACCEPTABLE, BUT SHOULD BE UNDERLAIN WITH A GRAVEL FILTER CONSISTING OF ODOT No. 3 OR 4 OR SUITABLE FILTER FABRIC.

B. MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.

C. THE MIDPOINT OF THE ROCK CHECK DAM SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE SIDES IN ORDER TO DIRECT ACROSS THE CENTER AND AWAY FROM THE CHANNEL SIDES.

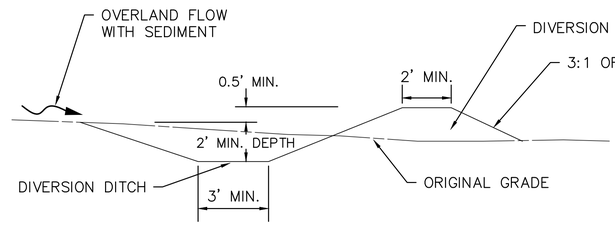
D. THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.

E. A STONE APRON SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CHECK DAM TO PREVENT FLOWS FROM UNDERCUTTING THE STRUCTURE. THE APRON SHOULD BE 6 INCHES THICK AND ITS LENGTH TWO TIMES THE HEIGHT OF THE DAM.

F. STONE PLACEMENT SHALL BE PERFORMED EITHER BY HAND OR MECHANICALLY AS LONG AS THE CENTER OF CHECK DAM IS LOWER THAN THE SIDES AND EXTENDS ACROSS ENTIRE CHANNEL.

G. SIDE SLOPES SHALL BE A MINIMUM OF 2:1.

DITCH ROCK CHECK DAM



NOTES

A. BERM CAN BE CONSTRUCTED AS DITCH OR DIKE WALL

B. PLACE DITCH ON A GRADE TO DRAIN TO SEDIMENT BASIN.

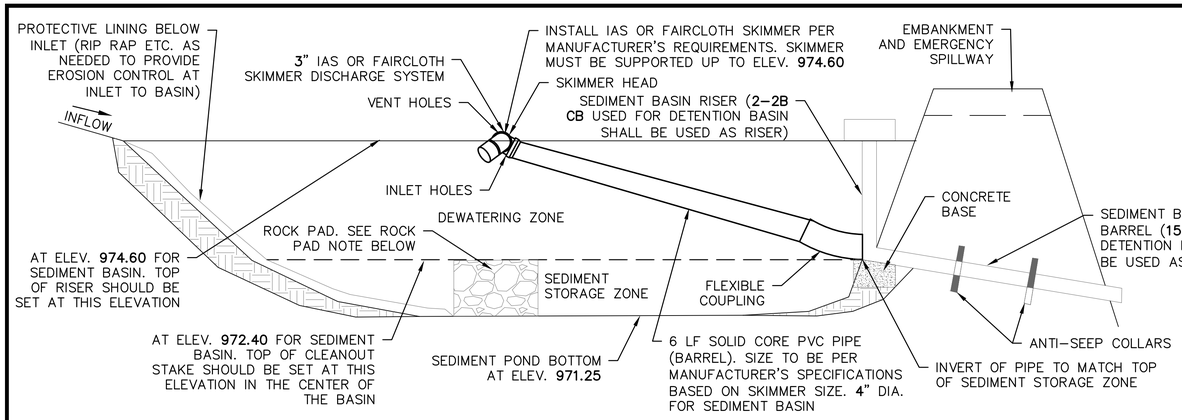
CROSS SECTION OF A DIVERSION BERM

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME SWPPP NOTES 2
DRAWN BY JMK
CHECKED BY MLS
PROJECT No. MOTHHE2407
DATE 5–20–2025
SHEET NUMBER 41 OF 44



CROSS SECTION DETAIL

WEST SEDIMENT BASIN

NOTES

A. SEDIMENT BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. SITE PREPARATION –THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT. GULLIES AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. THE SURFACE OF THE FOUNDATION AREA WILL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE EMBANKMENT MATERIAL.

C. EMBANKMENT –THE FILL MATERIAL SHALL BE FREE OF ALL SOD, ROOTS, FROZEN SOIL, STONES OVER 6 IN. IN DIAMETER, AND OTHER OBJECTIONABLE MATERIAL. THE PLACING AND SPREADING OF THE FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL SHALL BE BROUGHT UP IN APPROXIMATELY 6 IN. HORIZONTAL LAYERS OR OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER EACH LAYER IN A WAY THAT WILL RESULT IN THE REQUIRED COMPACTION. SPECIAL EQUIPMENT SHALL BE USED WHEN THE REQUIRED COMPACTION CANNOT BE OBTAINED WITHOUT IT. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE SUCH THAT THE REQUIRED DEGREE OF COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. THE EMBANKMENTS OF THE SEDIMENT BASIN AND THE AREAS THAT LIE DOWNSTREAM OF THE POND MUST BE STABILIZED.

D. PIPE SPILLWAY –THE PIPE CONDUIT BARREL SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLANS. CONNECTIONS BETWEEN THE RISER AND BARREL, THE ANTI-SEEP COLLARS AND BARREL AND ALL PIPE JOINTS SHALL BE WATERTIGHT. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. ALL COMPACTION WITHIN 2 FT. OF THE PIPE SPILLWAY WILL BE ACCOMPLISHED WITH HAND-OPERATED TAMPING EQUIPMENT.

E. RISER PIPE BASE –THE RISER PIPE SHALL BE SET A MINIMUM OF 6 IN. IN THE CONCRETE BASE.

F. TRASH RACKS –THE TOP OF THE RISER SHALL BE FITTED WITH TRASH RACKS FIRMLY FASTENED TO THE RISER PIPE.

G. SEED AND MULCH –THE SEDIMENT BASIN SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT OR EMERGENCY SPILLWAY REMAIN BARE FOR MORE THAN 7 DAYS.

H. SEDIMENT CLEANOUT –SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT FILLS TO THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE BASIN. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.

I. FINAL REMOVAL – SEDIMENT BASINS SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE STABILIZED.

OPERATIONS AND MAINTENANCE

SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:

A. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.

B. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.

C. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.

D. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.

E. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.

F. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.

ROCK PAD NOTE

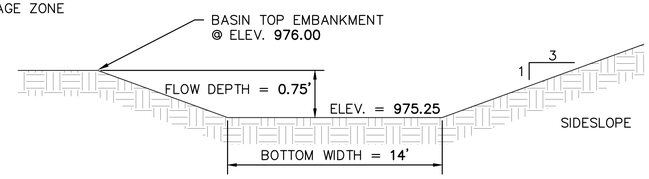
IT IS VERY IMPORTANT THAT A ROCK PAD BE CONSTRUCTED TO THE HEIGHT OF THE TOP OF THE SEDIMENT STORAGE ZONE. IF THIS IS NOT DONE OR IF THE PAD IS NOT BUILT TO THE SAME HEIGHT AS THE TOP OF THE SEDIMENT STORAGE ZONE, THE SKIMMER WILL NOT FUNCTION PROPERLY .

WHEN COMPLETE THE IAS FLEXIBLE COUPLING SHOULD BE LYING FLAT ON THE ROCK PAD. THE UNIT WILL BE TOUCHING AT TWO POINTS: THE TOP OF THE BARREL/MIDDLE OF THE SKIMMER HEAD AND THE POINT AT WHICH THE BARREL IS ATTACHED TO THE IAS FLEXIBLE COUPLING. SEE MANUFACTURER'S ASSEMBLY INSTRUCTIONS.



IAS SKIMMER

NTS



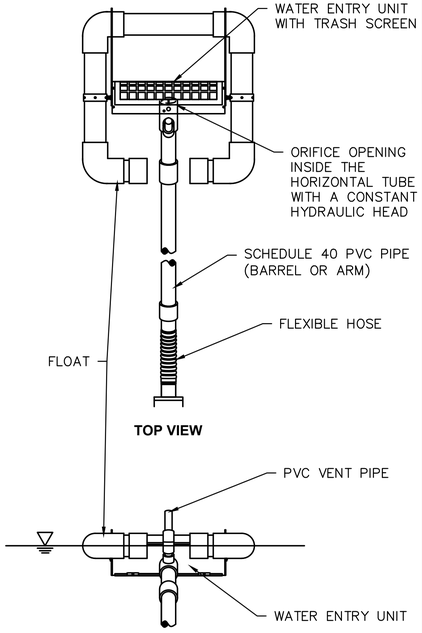
CROSS SECTION

WEST EMERGENCY SPILLWAY

NTS

WEST SEDIMENT BASIN CALCULATIONS

REQUIRED SEDIMENT STORAGE VOLUME = 37 C.Y./ACRE * **3.93** ACRES = **146** C.Y.
TOP OF SEDIMENT STORAGE ZONE ELEVATION = **972.40** (**324** C.Y.). SET CLEANOUT STAKE AT THIS ELEVATION.
REQUIRED DEWATERING ZONE VOLUME = 67 C.Y./ACRE * **3.93** ACRES = **264** C.Y.
DEWATERING ZONE VOLUME (BETWEEN **972.40** AND **974.60**) = **824** C.Y.
TOTAL BASIN VOLUME REQUIRED TO TOP OF DEWATERING ZONE = **146** C.Y. + **264** C.Y. = **410** C.Y.
TOP OF DEWATERING ZONE ELEVATION = **974.60** (**1088** C.Y.)
TOTAL SEDIMENT BASIN VOLUME PROVIDED TO ELEV. **976.00** = **1683** C.Y.
RISER AND BARREL: PROPOSED **15"** DETENTION OUTLET AND **2-2B** CB ARE TO BE USED AS OUTLET FOR SEDIMENT BASIN.
EMERGENCY SPILLWAY: EMERGENCY SPILLWAY TO BE TRAPEZOIDAL WITH A BOTTOM WIDTH OF **14'**.
1088 C.Y. * 27 = **29376** C.F. VOLUME TO BE DEWATERED
USING A **FAIRCLOTH/IAS** WATER QUALITY SKIMMER WITH A **3"** SKIMMER SIZE, IT DISCHARGES **10205** CF PER 24 HOURS
THEREFORE IT WILL TAKE **2.88** DAYS TO DEWATER THIS SEDIMENT BASIN.

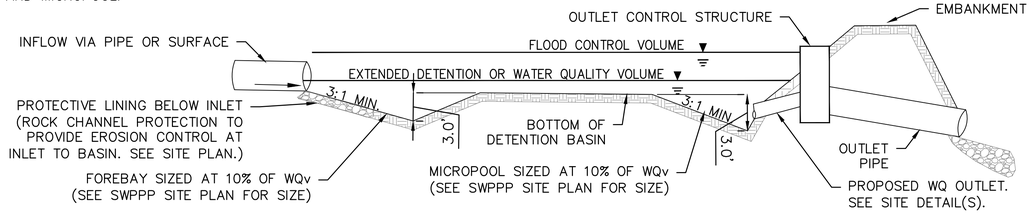


FAIRCLOTH SKIMMER

NTS

SEDIMENT BASIN CONVERT TO SITE DETENTION BASIN NOTE

UPON COMPLETION OF THE PROJECT, IF THE SEDIMENT BASIN IS TO SERVE AND FUNCTION AS A SITE DETENTION/RETENTION BASIN, ALL SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN WHICH IS ABOVE ITS PROPOSED FINAL SURFACE GRADES THROUGHOUT THE BASIN AND ALSO AS NEEDED TO PLACE ANY REQUIRED TOPSOIL. UPON PROJECT COMPLETION AND FINAL CLEANING, THE SEDIMENT BASIN SHOULD BE ESTABLISHED TO ITS PROPOSED RETENTION/DETENTION BASIN DESIGN INCLUDING CAPACITY, GRADES, OUTLETS, FOREBAY AND MICROPOOL.



FOREBAY AND MICROPOOL CROSS SECTION

TYPICAL MAINTENANCE ACTIVITIES FOR DETENTION BASINS

POTENTIAL POLLUTANT SOURCES POST CONSTRUCTION THAT SHOULD BE MONITORED INCLUDE: TRASH, FERTILIZERS, GRAINS, HERBICIDES, PESTICIDES, LAWN TREATMENT APPLICATIONS ALONG WITH ASSORTED FUELS, OILS, GREASE, HYDRAULIC FLUID, AND OTHER VEHICULAR FLUIDS ASSOCIATED WITH TRAFFIC THROUGHOUT THE DEVELOPED SITE.

MONTHLY: MOW EMBANKMENT AND CLEAN TRASH AND DEBRIS FROM OUTLET STRUCTURE. ADDRESS ANY ACCUMULATION OF HYDROCARBONS.

ANNUALLY: INSPECT EMBANKMENT AND OUTLET STRUCTURE FOR DAMAGE AND PROPER FLOW. REMOVE WOODY VEGETATION AND FIX ANY ERODING AREAS. MONITOR SEDIMENT ACCUMULATIONS IN FOREBAY AND MAIN POOL.

SEMI-ANNUALLY: INSPECT WETLAND AREAS FOR INVASIVE PLANS

3-7 YEARS: REMOVE SEDIMENT FROM FOREBAYS.

15-20 YEARS: MONITOR SEDIMENT ACCUMULATIONS IN THE MAIN POOL AND CLEAN AS POND BECOMES EUTROPHIC OR POOL VOLUME IS REDUCED SIGNIFICANTLY.

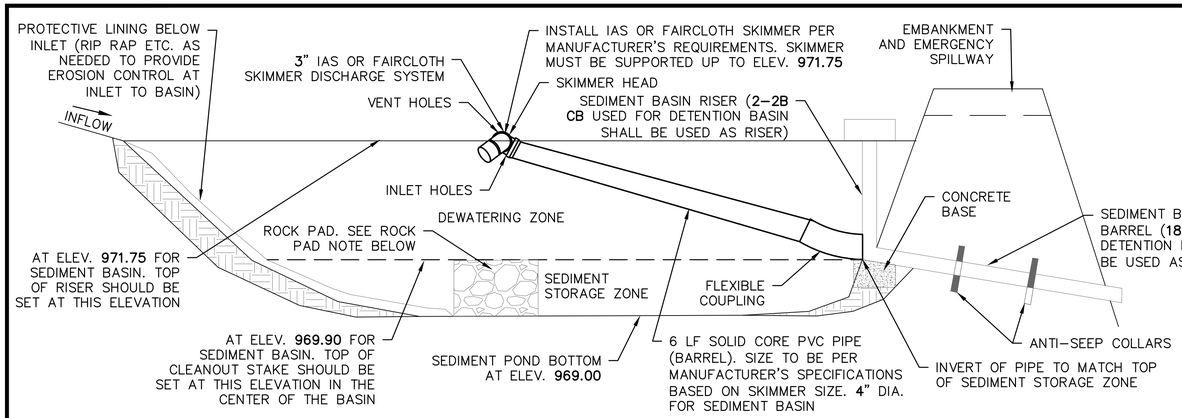
FINAL DETENTION BASIN

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME	SWPPP NOTES 3
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	42 OF 44



CROSS SECTION DETAIL

EAST SEDIMENT BASIN

NOTES

A. SEDIMENT BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. SITE PREPARATION –THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT. GULLIES AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. THE SURFACE OF THE FOUNDATION AREA WILL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE EMBANKMENT MATERIAL.

C. EMBANKMENT –THE FILL MATERIAL SHALL BE FREE OF ALL SOD, ROOTS, FROZEN SOIL, STONES OVER 6 IN. IN DIAMETER, AND OTHER OBJECTIONABLE MATERIAL. THE PLACING AND SPREADING OF THE FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL SHALL BE BROUGHT UP IN APPROXIMATELY 6 IN. HORIZONTAL LAYERS OR OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER EACH LAYER IN A WAY THAT WILL RESULT IN THE REQUIRED COMPACTION. SPECIAL EQUIPMENT SHALL BE USED WHEN THE REQUIRED COMPACTION CANNOT BE OBTAINED WITHOUT IT. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE SUCH THAT THE REQUIRED DEGREE OF COMPACTION CAN BE OBTAINED WITH THE EQUIPMENT USED. THE EMBANKMENTS OF THE SEDIMENT BASIN AND THE AREAS THAT LIE DOWNSTREAM OF THE POND MUST BE STABILIZED.

D. PIPE SPILLWAY –THE PIPE CONDUIT BARREL SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLANS. CONNECTIONS BETWEEN THE RISER AND BARREL, THE ANTI-SEEP COLLARS AND BARREL AND ALL PIPE JOINTS SHALL BE WATERTIGHT. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. ALL COMPACTION WITHIN 2 FT. OF THE PIPE SPILLWAY WILL BE ACCOMPLISHED WITH HAND-OPERATED TAMPING EQUIPMENT.

E. RISER PIPE BASE –THE RISER PIPE SHALL BE SET A MINIMUM OF 6 IN. IN THE CONCRETE BASE.

F. TRASH RACKS –THE TOP OF THE RISER SHALL BE FITTED WITH TRASH RACKS FIRMLY FASTENED TO THE RISER PIPE.

G. SEED AND MULCH –THE SEDIMENT BASIN SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT OR EMERGENCY SPILLWAY REMAIN BARE FOR MORE THAN 7 DAYS.

H. SEDIMENT CLEANOUT –SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT FILLS TO THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE BASIN. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.

I. FINAL REMOVAL – SEDIMENT BASINS SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE STABILIZED.

OPERATIONS AND MAINTENANCE

SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:

A. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.

B. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.

C. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.

D. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.

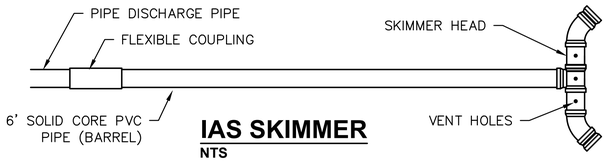
E. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.

F. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.

ROCK PAD NOTE

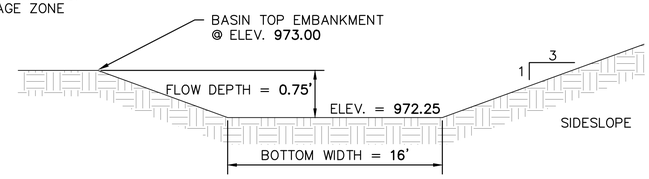
IT IS VERY IMPORTANT THAT A ROCK PAD BE CONSTRUCTED TO THE HEIGHT OF THE TOP OF THE SEDIMENT STORAGE ZONE. IF THIS IS NOT DONE OR IF THE PAD IS NOT BUILT TO THE SAME HEIGHT AS THE TOP OF THE SEDIMENT STORAGE ZONE, THE SKIMMER WILL NOT FUNCTION PROPERLY .

WHEN COMPLETE THE IAS FLEXIBLE COUPLING SHOULD BE LYING FLAT ON THE ROCK PAD. THE UNIT WILL BE TOUCHING AT TWO POINTS: THE TOP OF THE BARREL/MIDDLE OF THE SKIMMER HEAD AND THE POINT AT WHICH THE BARREL IS ATTACHED TO THE IAS FLEXIBLE COUPLING. SEE MANUFACTURER'S ASSEMBLY INSTRUCTIONS.



IAS SKIMMER

NTS



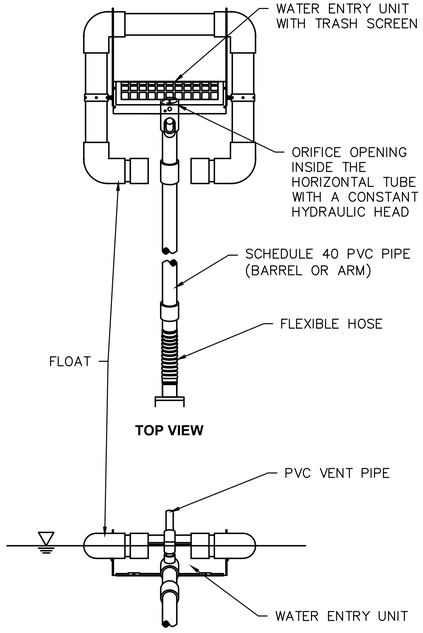
CROSS SECTION

EAST EMERGENCY SPILLWAY

NTS

EAST SEDIMENT BASIN CALCULATIONS

REQUIRED SEDIMENT STORAGE VOLUME = 37 C.Y./ACRE * **4.96** ACRES = **184** C.Y.
TOP OF SEDIMENT STORAGE ZONE ELEVATION = **969.90** (**484** C.Y.). SET CLEANOUT STAKE AT THIS ELEVATION.
REQUIRED DEWATERING ZONE VOLUME = 67 C.Y./ACRE * **4.96** ACRES = **333** C.Y.
DEWATERING ZONE VOLUME (BETWEEN **969.90** AND **971.75**) = **1138** C.Y.
TOTAL BASIN VOLUME REQUIRED TO TOP OF DEWATERING ZONE = **184** C.Y. + **333** C.Y. = **517** C.Y.
TOP OF DEWATERING ZONE ELEVATION = **971.75** (**1622** C.Y.)
TOTAL SEDIMENT BASIN VOLUME PROVIDED TO ELEV. **973.00** = **2498** C.Y.
RISER AND BARREL: PROPOSED **18"** DETENTION OUTLET AND **2-2B** CB ARE TO BE USED AS OUTLET FOR SEDIMENT BASIN.
EMERGENCY SPILLWAY: EMERGENCY SPILLWAY TO BE TRAPEZOIDAL WITH A BOTTOM WIDTH OF **16'**.
1138 C.Y. * 27 = **30726** C.F. VOLUME TO BE DEWATERED
USING A **FAIRCLOTH/IAS** WATER QUALITY SKIMMER WITH A **3"** SKIMMER SIZE, IT DISCHARGES **10205** CF PER 24 HOURS
THEREFORE IT WILL TAKE **3.01** DAYS TO DEWATER THIS SEDIMENT BASIN.

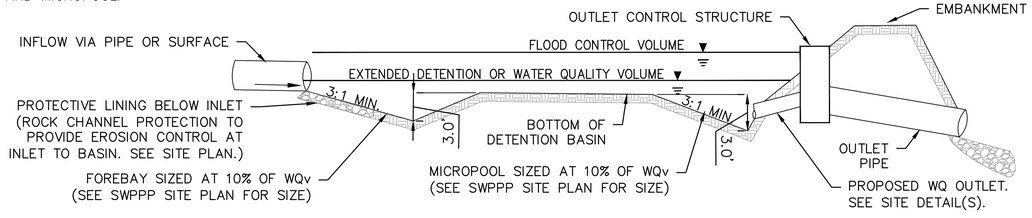


FAIRCLOTH SKIMMER

NTS

SEDIMENT BASIN CONVERT TO SITE DETENTION BASIN NOTE

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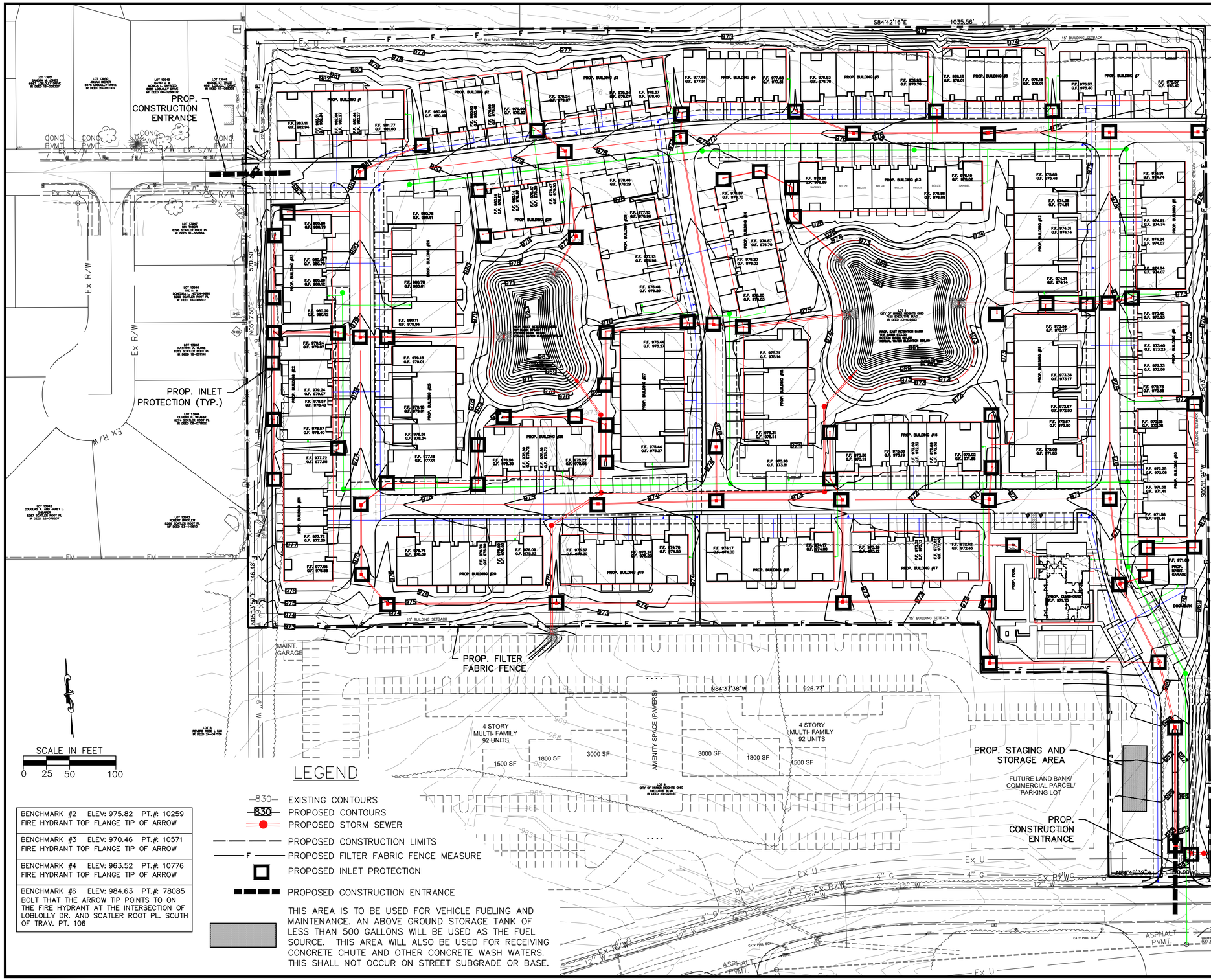
FINAL DETENTION BASIN

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7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
SWPPP - EROSION CONTROL NOTES AND DETAILS

REVISIONS:

FILE NAME	SWPPP NOTES 4
DRAWN BY	JMK
CHECKED BY	MLS
PROJECT No.	MOTHHE2407
DATE	5-20-2025
SHEET NUMBER	43 OF 44



SCALE IN FEET

0 25 50 100

LEGEND

- –830– EXISTING CONTOURS
- 830 PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED CONSTRUCTION LIMITS
- F PROPOSED FILTER FABRIC FENCE MEASURE
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

THIS AREA IS TO BE USED FOR VEHICLE FUELING AND MAINTENANCE. AN ABOVE GROUND STORAGE TANK OF LESS THAN 500 GALLONS WILL BE USED AS THE FUEL SOURCE. THIS AREA WILL ALSO BE USED FOR RECEIVING CONCRETE CHUTE AND OTHER CONCRETE WASH WATERS. THIS SHALL NOT OCCUR ON STREET SUBGRADE OR BASE.

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

WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT:

THE FIRST 0.90" OF STORMWATER RUNOFF FOR THE SITE WILL BE CONTROLLED VIA FILTRATION (AND SOME INFILTRATION) BY THE GRASSED AREAS IN AND AROUND THE PROPOSED IMPERVIOUS AREAS, GRASSED SWALES, AND GRASSED BOTTOM OF THE RETENTION BASINS. ADDITIONAL POLLUTANTS WILL ALSO SETTLE OUT OVER TIME IN THE RETENTION BASINS.
THE ON-SITE RETENTION BASIN HAS BEEN DESIGNED TO TREAT THE WATER QUALITY VOLUME (WQv) USING A REDUCED SIZED ORIFICE FOR AN OUTLET AS FOLLOWS:
-RELEASE THE RUNOFF FROM A 0.90" RAIN EVENT ON THE SITE DRAINAGE AREA OVER 24 HOURS OR LONGER AND
-THE FIRST HALF OF THE TOTAL VOLUME GENERATED BY THE RUNOFF FROM A 0.90" RAIN EVENT IS RETAINED FOR GREATER THAN 8 HOURS.

WEST BASIN
POST-CONSTRUCTION STORM WATER MANAGEMENT WATER QUALITY VOLUME FOR DEVELOPMENT USING **0.90** INCHES OF RAIN:
DETENTION BASIN:
WQv=**0.65*0.90*3.40/12=7054** CU FT
8738 CU FT PROVIDED TO ELEV. **972.40**
THE DETENTION BASIN HAS AN OUTLET WITH A **2.40"** DIA. ORIFICE THAT RELEASES APPROX. 33% OF THE WQv AT 16 HOURS AND APPROX. 99% AT 48 HOURS

EAST BASIN
POST-CONSTRUCTION STORM WATER MANAGEMENT WATER QUALITY VOLUME FOR DEVELOPMENT USING **0.90** INCHES OF RAIN:
DETENTION BASIN:
WQv=**0.55*0.90*5.46/12=11327** CU FT
13055 CU FT PROVIDED TO ELEV. **969.90**
THE DETENTION BASIN HAS AN OUTLET WITH A **3"** DIA. ORIFICE THAT RELEASES APPROX. 29% OF THE WQv AT 16 HOURS AND APPROX. 86% AT 48 HOURS

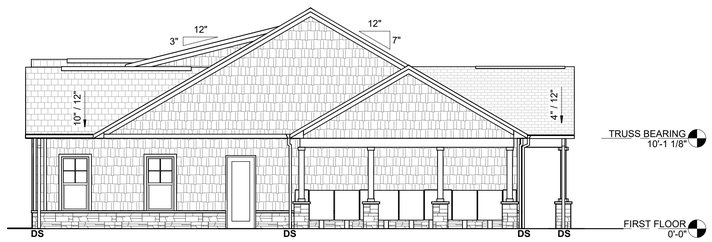
SEE SEPARATE STORMWATER CALCS. FOR ADDITIONAL DETAILS IF NEEDED

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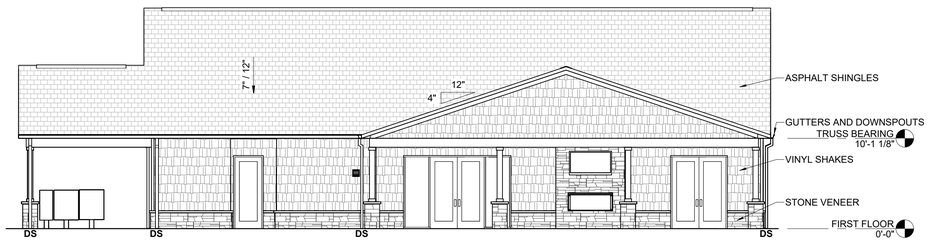
7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
SWPPP SITE EROSION CONTROL PLAN

REVISIONS:

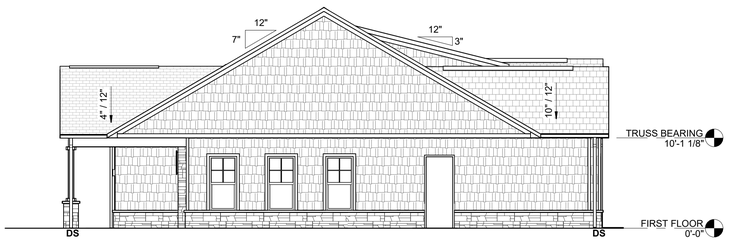
FILE NAME SWPPP SITE PLAN
DRAWN BY JMK
CHECKED BY MLS
PROJECT No. MOTHHE2407
DATE 5-20-2025
SHEET NUMBER 44 OF 44



5 ELEVATION CLUBHOUSE - RIGHT
1/8" = 1'-0"



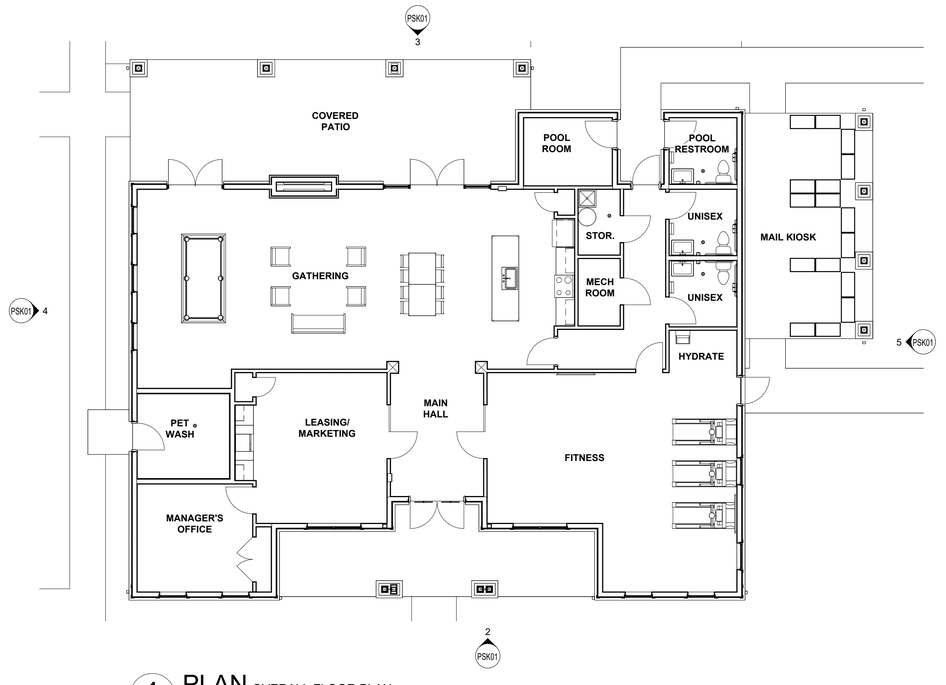
3 ELEVATION CLUBHOUSE - REAR
1/8" = 1'-0"



4 ELEVATION CLUBHOUSE - LEFT
1/8" = 1'-0"



2 ELEVATION CLUBHOUSE - FRONT
1/8" = 1'-0"



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

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
MAY 16, 2025

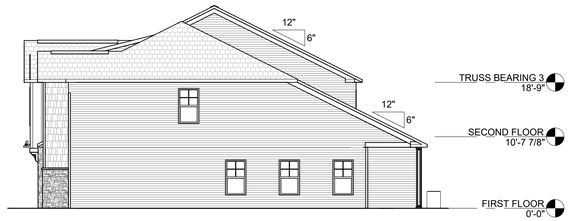
REVISIONS

330.666.5770
MANN • PARSONS • GRAY
ARCHITECTS

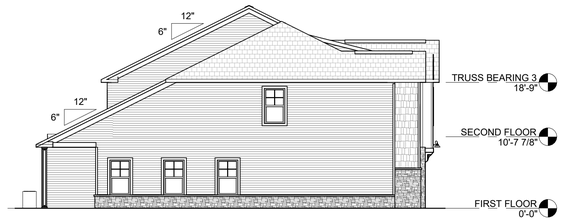
CLUBHOUSE

HUBER HEIGHTS CLUBHOUSE
PROJECT #: 11125
7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

PSK01



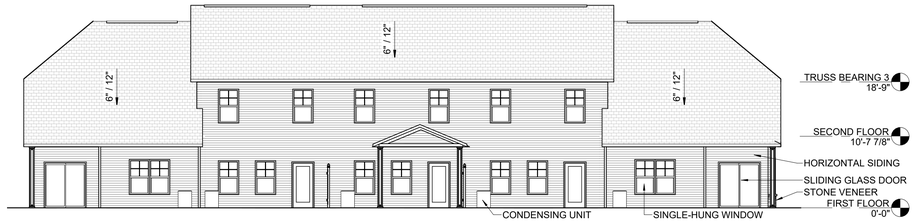
6 ELEVATION SIDE
3/32" = 1'-0"



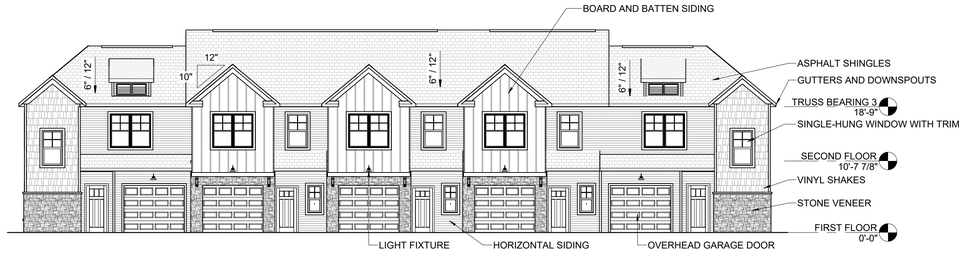
EXTERIOR MATERIAL LEGEND

- PREMIUM VINYL LAP SIDING
- VINYL BOARD AND BATTEN SIDING
- PREMIUM VINYL SHAKE SIDING
- STONE VENEER

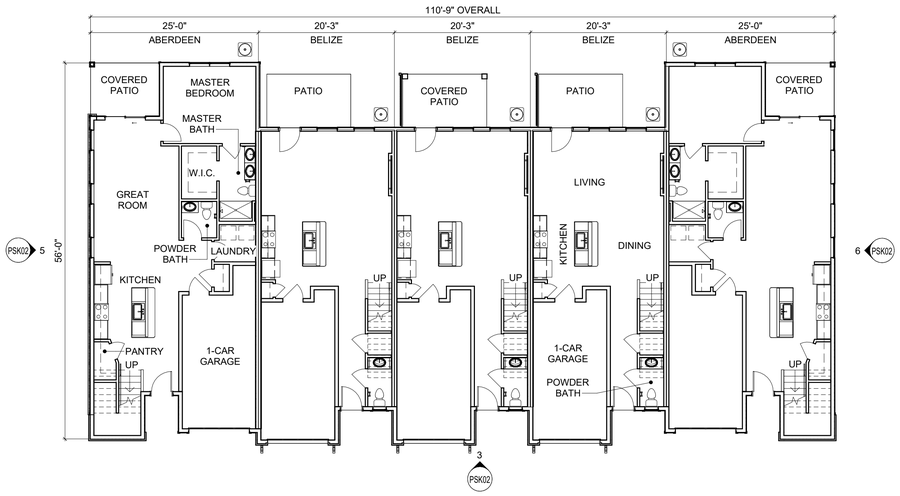
5 ELEVATION SIDE - HP
3/32" = 1'-0"



4 ELEVATION REAR
3/32" = 1'-0"

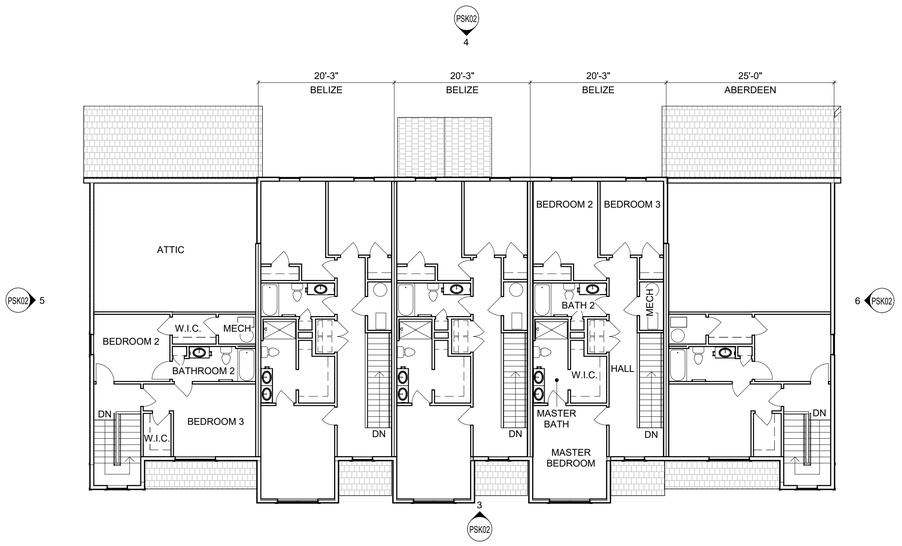


3 ELEVATION FRONT
3/32" = 1'-0"



1 PLAN OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"

ABERDEEN / BELIZE



2 PLAN OVERALL SECOND FLOOR PLAN
3/32" = 1'-0"

BELIZE 1ST FLOOR:	654 SF - LIVING 910 SF - TOTAL
BELIZE 2ND FLOOR:	871 SF - LIVING 927 SF - TOTAL
ABERDEEN 1ST FLOOR:	1,031 SF - LIVING 1,272 SF - TOTAL
ABERDEEN 2ND FLOOR:	501 SF - LIVING 588 SF - TOTAL
BUILDING:	5,872 SF - LIVING 9,231 SF - TOTAL

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
MAY 16, 2025

REVISIONS

MANN • PARSONS • GRAY ARCHITECTS
330.666.5770

5-UNIT ABERDEEN/BELIZE

HUBER HEIGHTS PHASE 1

PROJECT #: 11125

7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

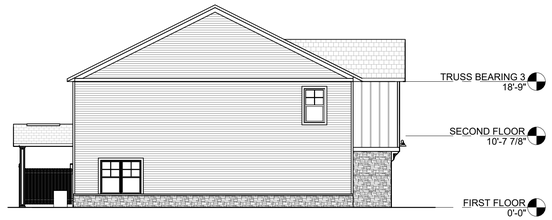
PSK02

EXTERIOR MATERIAL LEGEND

- PREMIUM VINYL LAP SIDING
- VINYL BOARD AND BATTEN SIDING
- PREMIUM VINYL SHAKE SIDING
- STONE VENEER



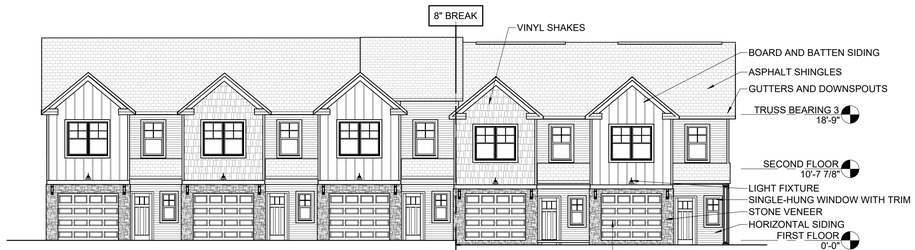
6 ELEVATION STANDARD SIDE
3/32" = 1'-0"



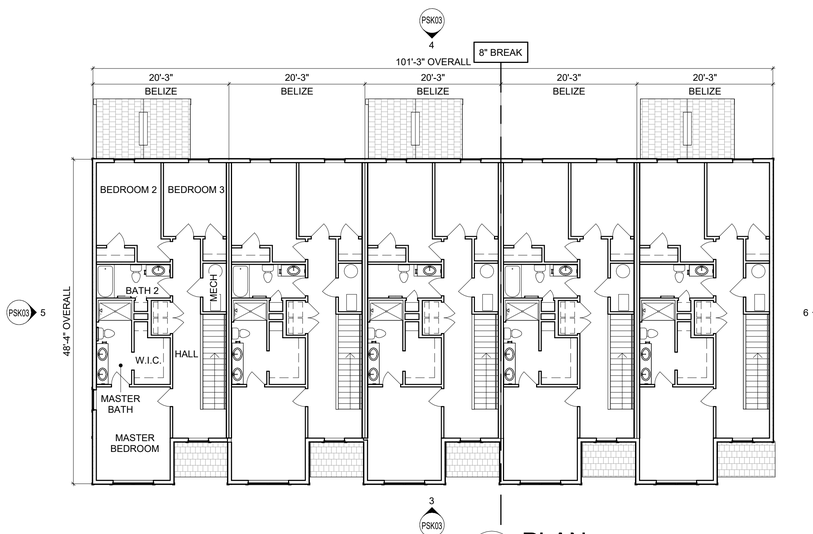
5 ELEVATION HIGH PROFILE SIDE
3/32" = 1'-0"



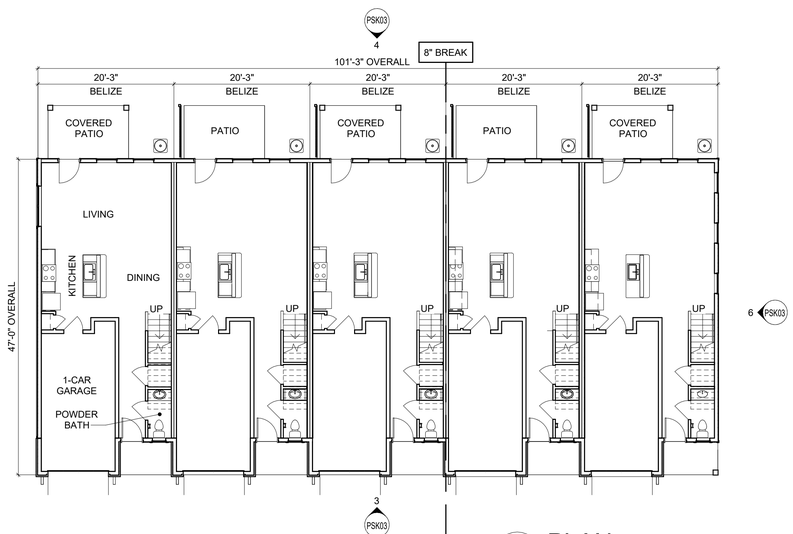
4 ELEVATION REAR
3/32" = 1'-0"



3 ELEVATION FRONT
3/32" = 1'-0"



2 PLAN OVERALL SECOND FLOOR PLAN
3/32" = 1'-0"
BELIZE



1 PLAN OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"
BELIZE

BELIZE 1ST FLOOR:	3,628 SF - LIVING 4,529 SF - TOTAL
BELIZE 2ND FLOOR:	4,467 SF - LIVING 4,635 SF - TOTAL
BUILDING:	8,095 SF - LIVING 9,164 SF - TOTAL

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
MAY 16, 2025

REVISIONS

MANN • PARSONS • GRAY
ARCHITECTS
330.666.5770

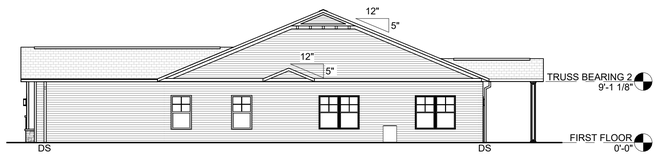
5-UNIT BELIZE

HUBER HEIGHTS PHASE 1

PROJECT #: 11125

7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

PSK03



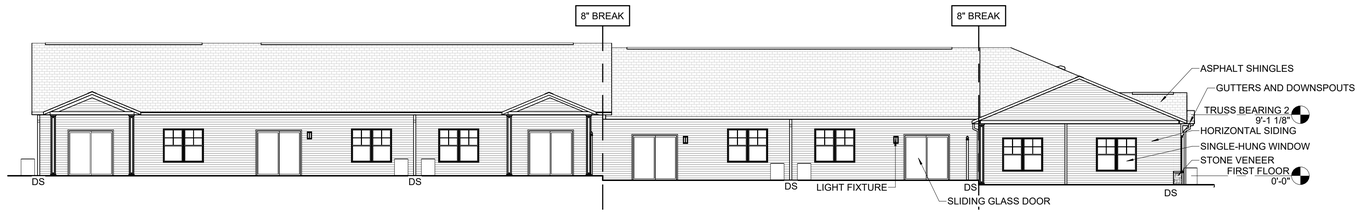
5 ELEVATION SIDE
3/32" = 1'-0"



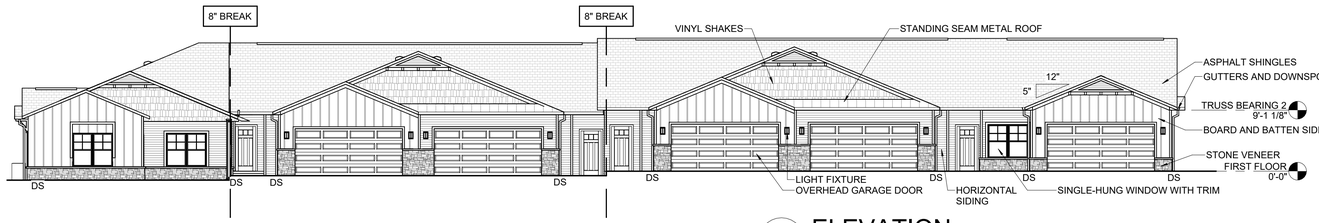
4 ELEVATION SIDE - HP
3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

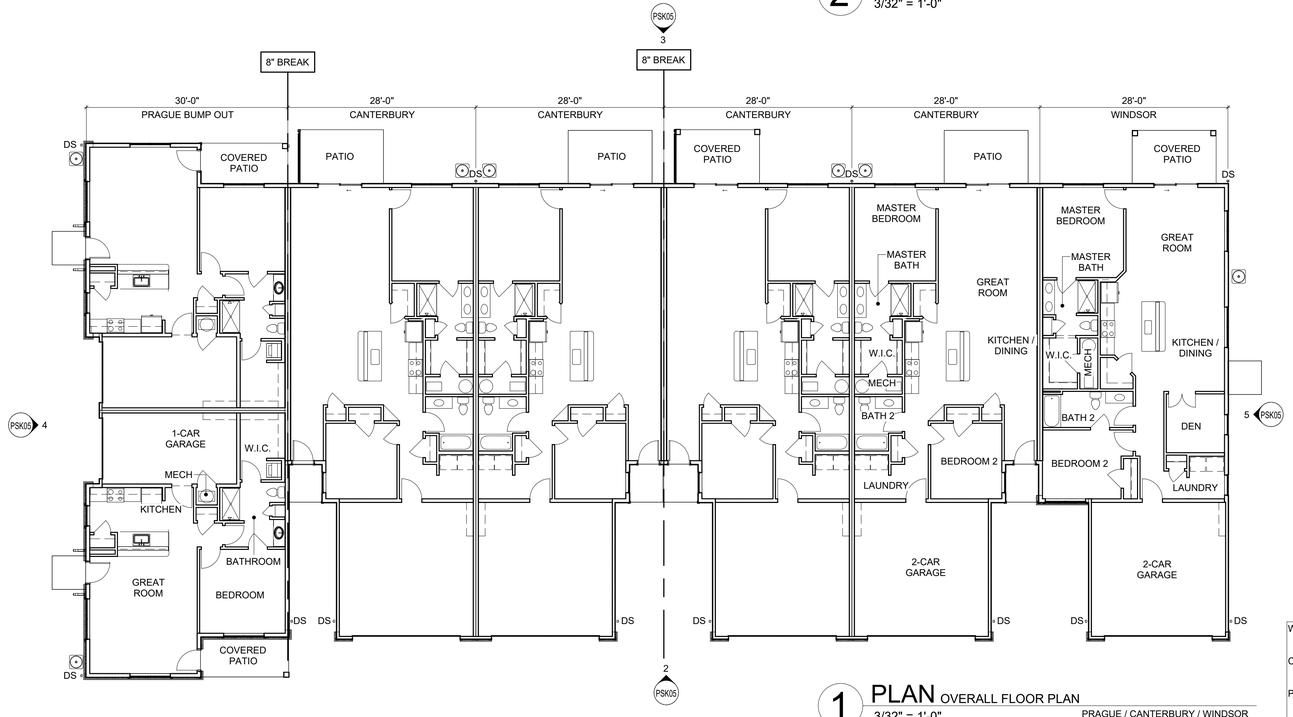
- PREMIUM VINYL LAP SIDING
- VINYL BOARD AND BATTEN SIDING
- PREMIUM VINYL SHAKE SIDING
- STONE VENEER



3 ELEVATION REAR
3/32" = 1'-0"



2 ELEVATION FRONT
3/32" = 1'-0"



1 PLAN OVERALL FLOOR PLAN
3/32" = 1'-0"
PRAGUE / CANTERBURY / WINDSOR

WINDSOR:	1,322 SF - LIVING	1,747 SF - TOTAL
CANTERBURY:	1,293 SF - LIVING	1,717 SF - TOTAL
PRAGUE:	802 SF - LIVING	1,034 SF - TOTAL
BUILDING:	7,296 SF - LIVING	9,649 SF - TOTAL

PRELIMINARY

NOTE!!!
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DATE PRINTED
MAY 16, 2025

REVISIONS

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330.666.5770

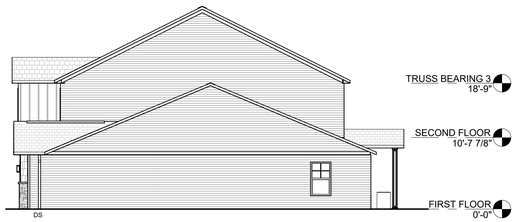
7-UNIT PRAGUE, CANTERBURY, WINDSOR

HUBER HEIGHTS PHASE 1

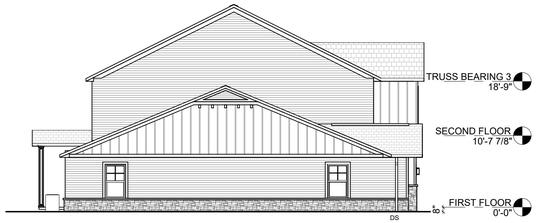
PROJECT #: 11125

7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

PSK05



6 ELEVATION SIDE
3/32" = 1'-0"



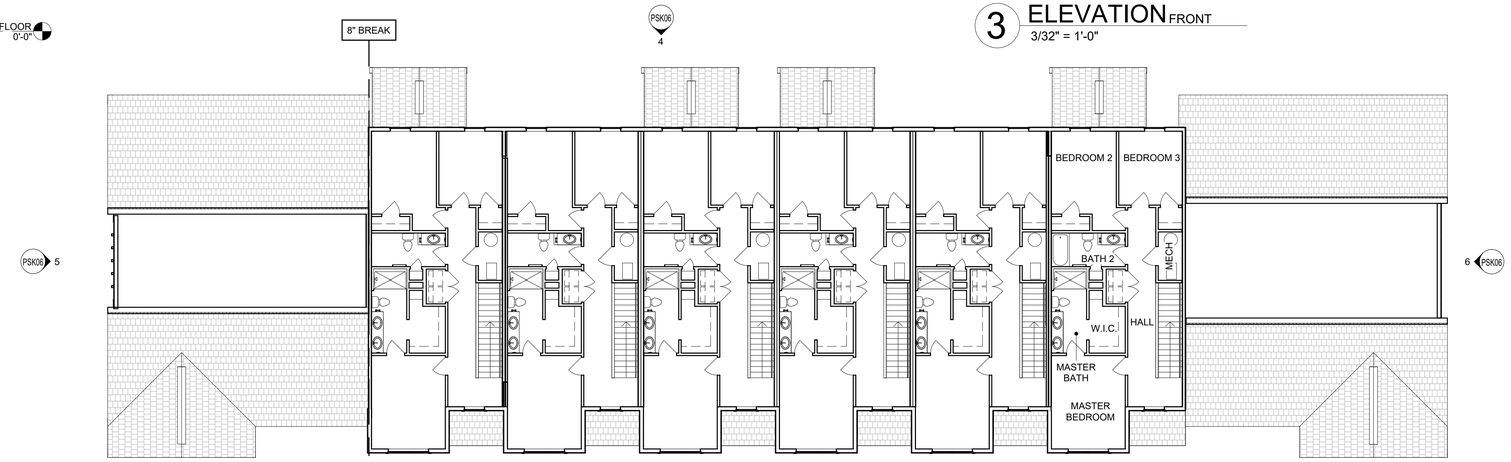
5 ELEVATION SIDE - HP
3/32" = 1'-0"



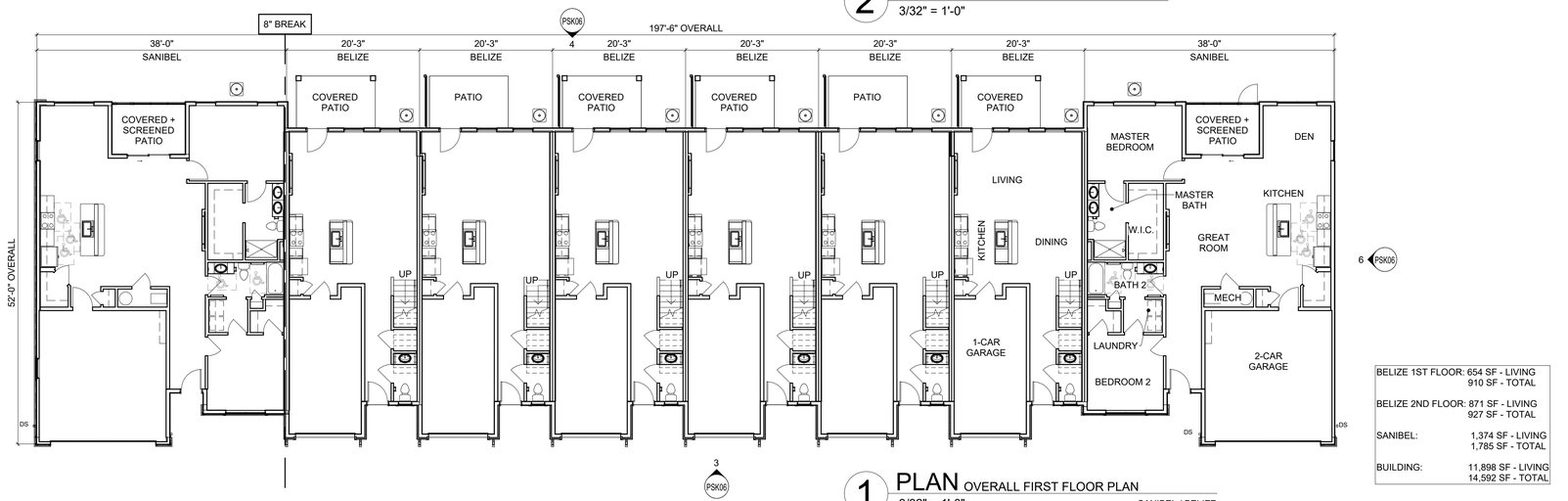
4 ELEVATION REAR
3/32" = 1'-0"



3 ELEVATION FRONT
3/32" = 1'-0"



2 PLAN OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"



1 PLAN OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"
SANIBEL / BELIZE

BELIZE 1ST FLOOR:	654 SF - LIVING
	910 SF - TOTAL
BELIZE 2ND FLOOR:	871 SF - LIVING
	927 SF - TOTAL
SANIBEL:	1,374 SF - LIVING
	1,785 SF - TOTAL
BUILDING:	11,898 SF - LIVING
	14,592 SF - TOTAL

EXTERIOR MATERIAL LEGEND

- PREMIUM VINYL LAP SIDING
- VINYL BOARD AND BATTEN SIDING
- PREMIUM VINYL SHAKE SIDING
- STONE VENEER

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

DATE PRINTED
MAY 16, 2025

REVISIONS

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ARCHITECTS
330.666.5770

8-UNIT BELIZE/ SANIBEL

HUBER HEIGHTS PHASE 1

PROJECT #: 11125

7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

PSK06

EXTERIOR MATERIAL LEGEND

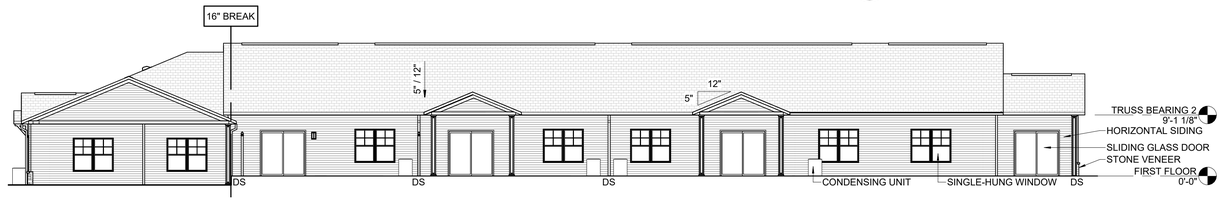
- PREMIUM VINYL LAP SIDING
- VINYL BOARD AND BATTEN SIDING
- PREMIUM VINYL SHAKE SIDING
- STONE VENEER



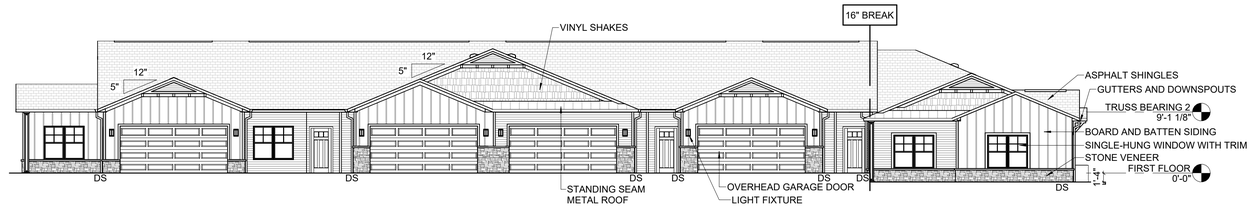
5 ELEVATION SIDE
3/32" = 1'-0"



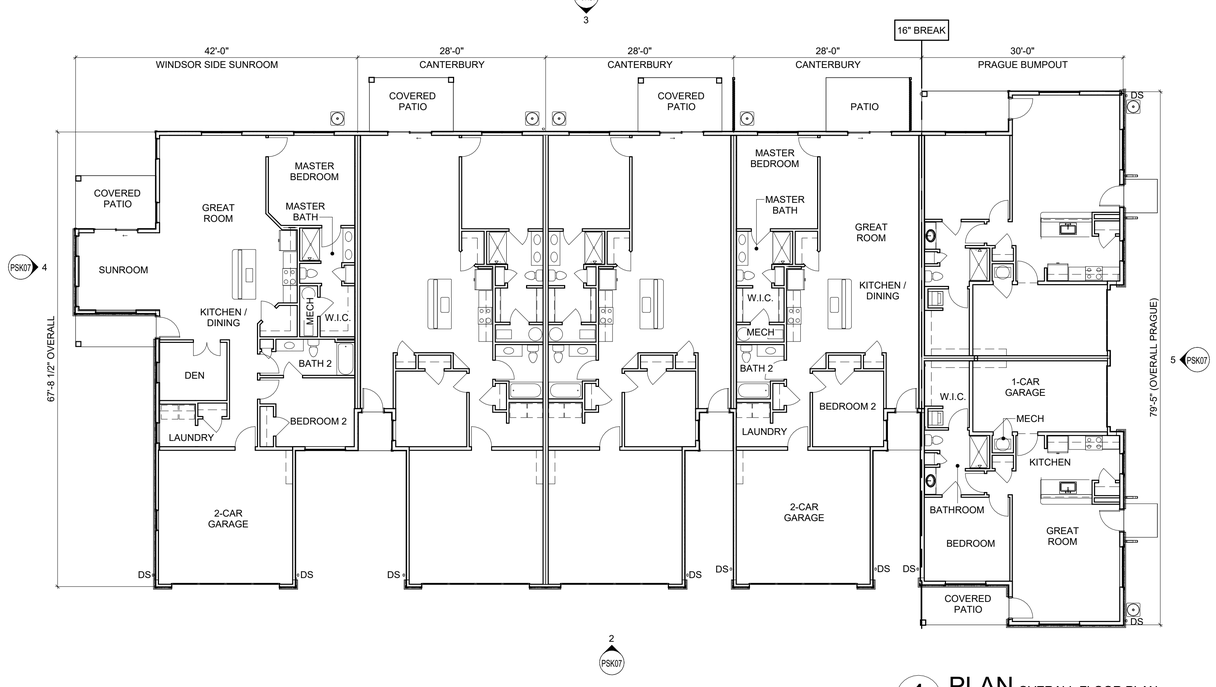
4 ELEVATION SIDE - HP
3/32" = 1'-0"



3 ELEVATION REAR
3/32" = 1'-0"



2 ELEVATION FRONT
3/32" = 1'-0"



1 PLAN OVERALL FLOOR PLAN
3/32" = 1'-0" WINDSOR SIDE SUNROOM / CANTERBURY / PRAGUE

WINDSOR SUNROOM:	1,567 SF - LIVING 1,991 SF - TOTAL
CANTERBURY:	1,293 SF - LIVING 1,717 SF - TOTAL
PRAGUE:	802 SF - LIVING 1,034 SF - TOTAL
BUILDING:	6,248 SF - LIVING 8,176 SF - TOTAL

PRELIMINARY

NOTE!!!
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DATE PRINTED
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6-UNIT WINDSOR SIDE SUNROOM/
CANTERBURY/ PRAGUE

HUBER HEIGHTS PHASE 1

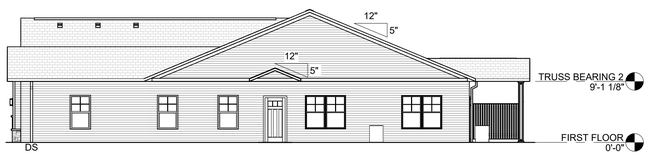
PROJECT #: 11125

7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

PSK07

EXTERIOR MATERIAL LEGEND

- PREMIUM VINYL LAP SIDING
- VINYL BOARD AND BATTEN SIDING
- PREMIUM VINYL SHAKE SIDING
- STONE VENEER



5 SIDE
3/32" = 1'-0"



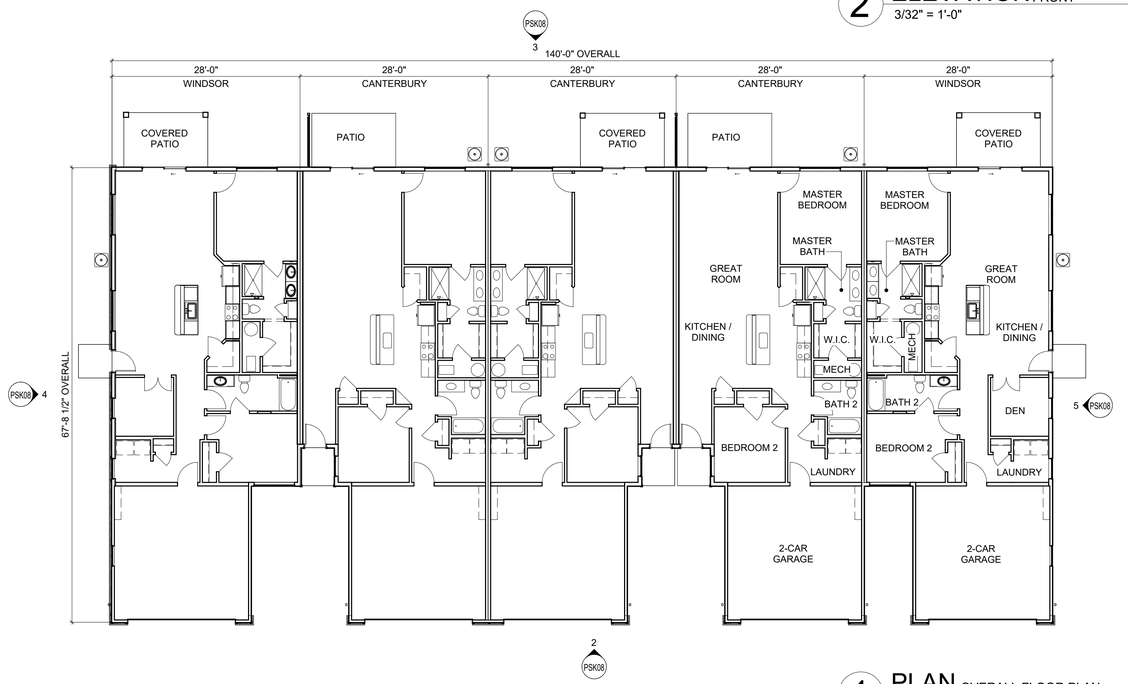
4 ELEVATION SIDE - HP
3/32" = 1'-0"



3 ELEVATION REAR
3/32" = 1'-0"



2 ELEVATION FRONT
3/32" = 1'-0"



1 PLAN OVERALL FLOOR PLAN
3/32" = 1'-0"
WINDSOR / CANTERBURY

CANTERBURY:	1,293 SF - LIVING 1,717 SF - TOTAL
WINDSOR:	1,322 SF - LIVING 1,747 SF - TOTAL
BUILDING:	6,523 SF - LIVING 8,645 SF - TOTAL

PRELIMINARY

NOTE!!!
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DATE PRINTED
MAY 16, 2025

1 REVISIONS

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5-UNIT WINDSOR/CANTERBURY

HUBER HEIGHTS PHASE 1

PROJECT #: 11125

7125 EXECUTIVE BLVD
HUBER HEIGHTS, OH 45424

PSK08

Schedule								
Symbol	Label	QTY	Mounting Height	Manufacturer	Catalog	Description	Lamp Output	Input Power
○	A	208	8'	American Lighting	QD6-40	Disk Light	984	14.9324
□	B	247	7'	Kichler	GEO1-24L-15-3K7-4	Outdoor Wall Pack	1716	14.9
○	C	80	8'	Generation Lighting	8837401-15	Wall-Mount Gooseneck Light	1497	21.5
○	P4	10	12'	ARCHITECTURAL AREA LIGHTING	PROV2-36L-615-4K7-4W	12 ft. Pedestrian Pole Light	6803	70.25

Statistics							
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Avg	
Parking Zone	+	4.6 fc	6.8 fc	3.0 fc	1.5:1	1.48	
Parking Zone	+	4.5 fc	6.2 fc	3.2 fc	1.4:1	1.38	
Parking Zone	+	3.7 fc	5.6 fc	1.7 fc	2.2:1	1.51	
Parking Zone	+	2.9 fc	4.8 fc	0.8 fc	3.6:1	1.66	
Parking Zone	+	4.7 fc	6.5 fc	3.0 fc	1.6:1	1.38	
Parking Zone	+	3.6 fc	5.4 fc	2.2 fc	1.6:1	1.50	
Parking Zone	+	2.8 fc	5.5 fc	0.7 fc	4.0:1	1.96	

PROPERTY LINE

PROPERTY LINE

Plan View
Scale - 1" = 50ft

N

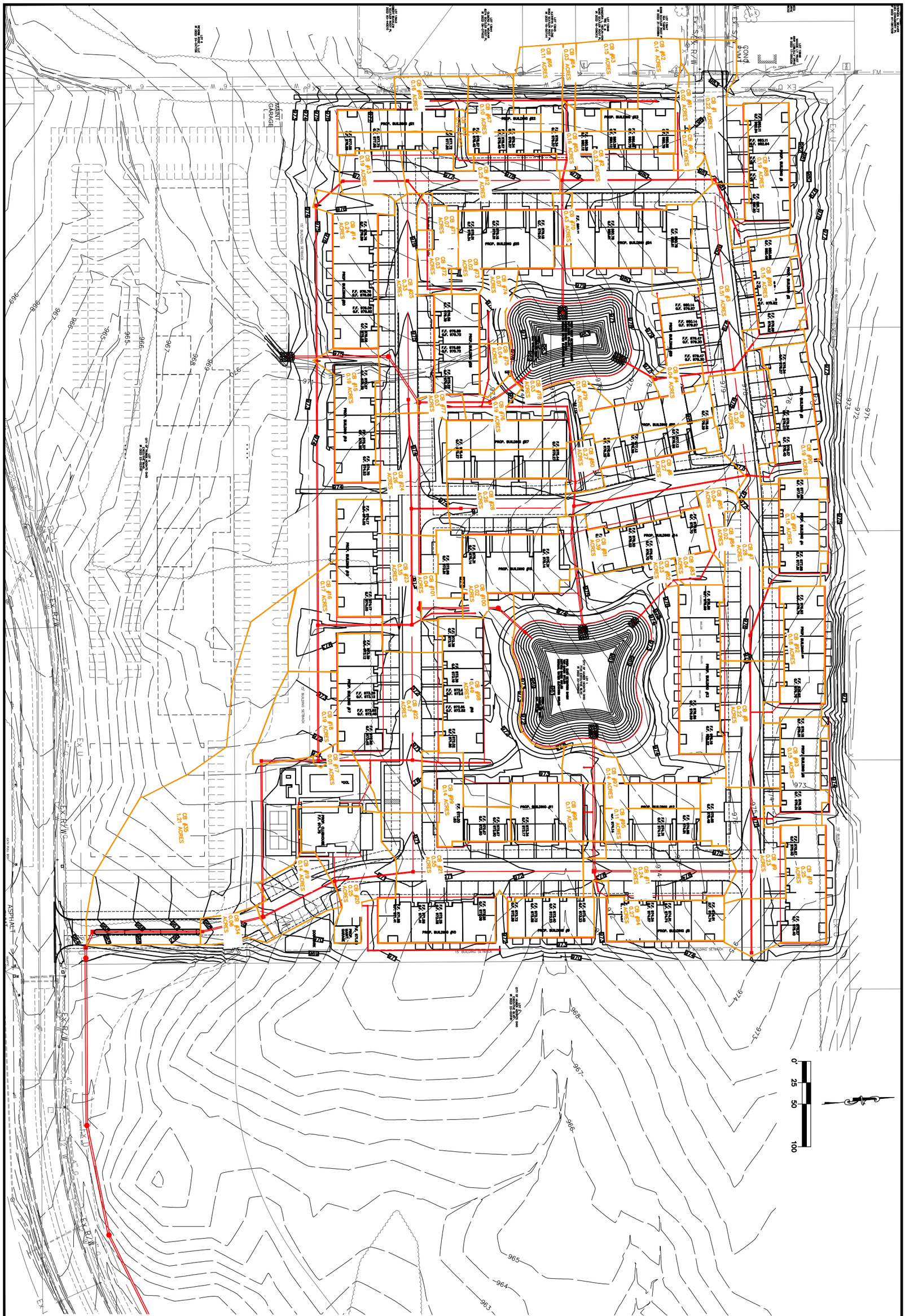
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ARCHITECTS

Site Photometric Plan
Pride One Apartments
Huber Heights, OH

Designer
MPG
Date
05/19/2025
Scale
1" = 50'
Drawing No.

Summary

PS-1

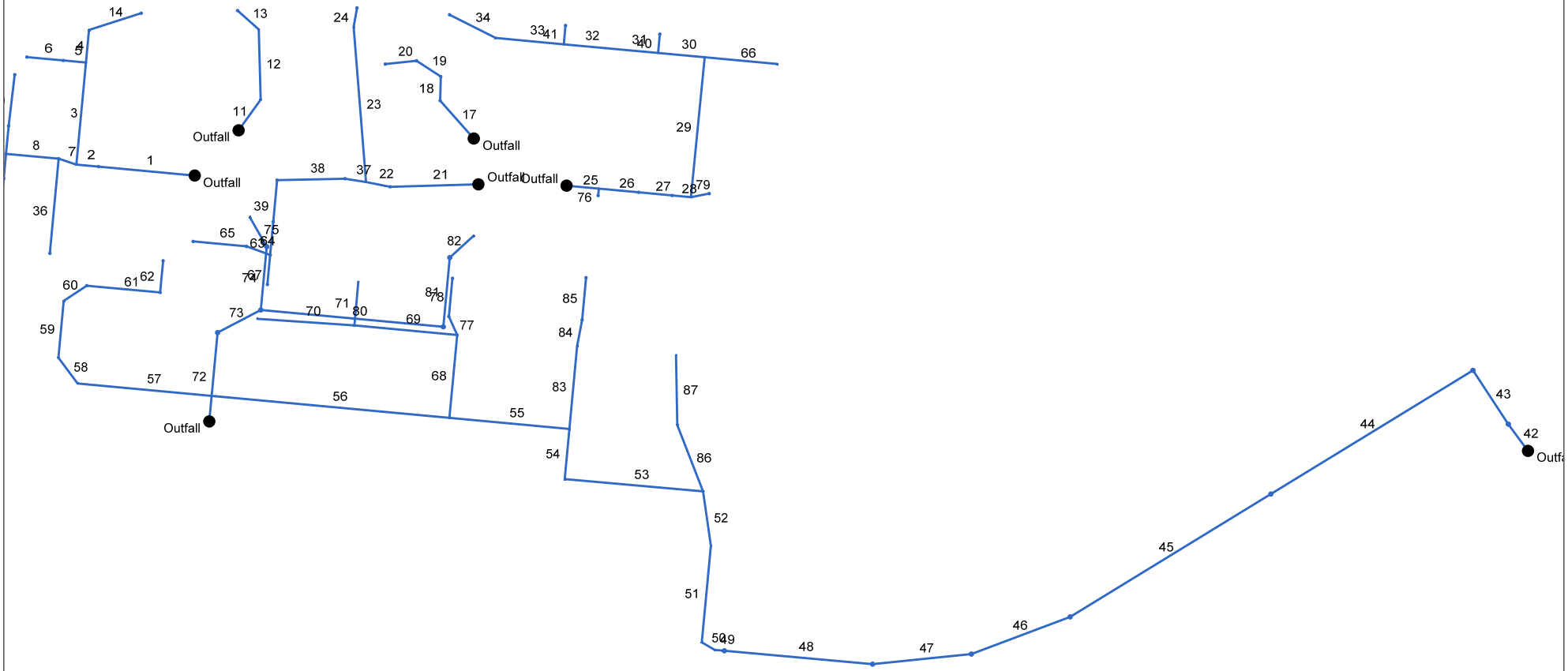


7125 EXECUTIVE BLVD APARTMENTS
CITY OF HUBER HEIGHTS
CB DRAINAGE EXHIBIT

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com
Choice One Engineering

SHEET NUMBER	1 OF 1
DATE	5-20-2025
PROJECT No.	MOTHHE2407
CHECKED BY	MLS
DRAWN BY	TJT
FILE NAME	CB
REVISIONS:	

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: 2025-05-09-Preliminary Sizing.stm	Number of lines: 87	Date: 5/20/2025

COEC RPT2

10-Year Capacity Calculations

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
1	#70	0.43	2.06	0.75	1.53	10.0	23.3	5.15	8.64	18	0.68	972.11	971.25	974.08	973.77	978.42	976.00	4.81	3.25	
2	#2	0.23	1.63	0.75	1.20	10.0	23.2	4.08	7.52	18	0.51	972.26	972.11	974.19	974.14	978.68	978.42	4.92	4.81	
3	Connection	0.00	0.45	0.00	0.32	0.0	22.1	1.11	2.25	12	0.40	975.75	975.21	976.25	975.71	980.50	978.68	3.75	2.47	
4	#1	0.22	0.41	0.75	0.31	10.0	11.3	1.49	2.30	12	0.42	975.93	975.75	976.52	976.37	980.93	980.50	4.00	3.75	
5	#60	0.02	0.04	0.30	0.01	10.0	19.2	0.05	2.26	8	3.49	977.13	976.08	977.23 j	976.37	980.26	980.50	2.46	3.75	
6	#61	0.02	0.02	0.30	0.01	10.0	10.0	0.03	1.02	8	0.71	977.47	977.13	977.55 j	977.23	980.31	980.26	2.17	2.46	
7	#65	0.16	0.95	0.75	0.71	10.0	13.1	3.23	3.68	15	0.33	972.34	972.26	974.42	974.35	978.12	978.68	4.53	5.17	
8	#64	0.03	0.69	0.75	0.52	10.0	12.5	2.39	3.29	15	0.26	972.52	972.34	974.67	974.58	978.93	978.12	5.16	4.53	
9	#63	0.15	0.29	0.75	0.22	10.0	11.7	1.04	4.06	12	1.30	975.87	975.39	976.30	975.74	979.06	978.93	2.19	2.54	
10	#62	0.14	0.14	0.75	0.11	10.0	10.0	0.53	4.07	12	1.30	976.76	975.87	977.06 j	976.30	979.93	979.06	2.17	2.19	
11	#4	0.04	0.70	0.75	0.53	10.0	11.3	2.53	6.65	12	3.49	973.36	971.62	974.04 j	973.77	976.53	976.00	2.17	3.38	
12	#3	0.51	0.66	0.75	0.50	10.0	10.9	2.43	4.29	12	1.45	974.71	973.36	975.38 j	974.04	978.34	976.53	2.63	2.17	
13	#89	0.15	0.15	0.75	0.11	10.0	10.0	0.57	2.26	12	0.40	974.86	974.71	975.39	975.38	978.03	978.34	2.17	2.63	
14	#88	0.19	0.19	0.75	0.14	10.0	10.0	0.72	2.26	12	0.40	976.22	975.93	976.76	976.73	979.39	980.93	2.17	4.00	
15	#66	0.11	0.37	0.75	0.28	10.0	12.2	1.30	1.95	12	0.30	972.62	972.52	974.85	974.81	978.05	978.93	4.43	5.41	
16	#67	0.10	0.26	0.75	0.20	10.0	11.4	0.94	1.99	12	0.31	972.81	972.62	974.91	974.87	977.53	978.05	3.72	4.43	
17	#82	0.23	0.33	0.75	0.25	10.0	13.1	1.12	2.70	8	5.00	972.71	969.37	973.21 j	971.29	976.28	973.00	2.90	2.96	
18	#83	0.04	0.10	0.75	0.08	10.0	12.6	0.35	0.86	8	0.50	972.87	972.71	973.24	973.21	975.80	976.28	2.26	2.90	
19	#84	0.02	0.06	0.75	0.05	10.0	11.6	0.22	0.85	8	0.50	973.06	972.87	973.33	973.30	975.98	975.80	2.25	2.26	
20	#85	0.04	0.04	0.75	0.03	10.0	10.0	0.15	0.86	8	0.51	973.27	973.06	973.46	973.37	976.11	975.98	2.17	2.25	
21	#81	0.39	1.87	0.75	1.40	10.0	13.9	6.19	7.42	18	0.50	969.58	969.00	971.69	971.29	974.51	973.00	3.43	2.50	
22	#6	0.27	1.48	0.75	1.11	10.0	13.7	4.92	7.87	15	1.48	970.09	969.61	971.98	971.79	974.78	974.51	3.44	3.65	
23	#5	0.20	0.39	0.75	0.29	10.0	10.5	1.46	3.18	12	0.80	973.25	971.61	973.76 j	972.35	976.90	974.78	2.65	2.17	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
24	#90	0.19	0.19	0.75	0.14	10.0	10.0	0.72	1.99	12	0.31	973.33	973.25	973.80	973.76	976.50	976.90	2.17	2.65	
25	#253	0.00	2.39	0.00	1.79	0.0	15.1	7.59	10.34	24	0.21	969.09	969.00	971.34	971.29	973.00	973.00	1.91	2.00	
26	#96	0.17	2.25	0.75	1.69	10.0	14.8	7.23	9.90	24	0.19	969.19	969.09	971.48	971.43	972.48	973.00	1.29	1.91	
27	#95	0.11	2.08	0.75	1.56	10.0	14.6	6.72	8.19	18	0.61	969.46	969.19	971.71	971.52	972.77	972.48	1.81	1.79	
28	#11	0.24	1.97	0.75	1.48	10.0	14.5	6.39	7.61	18	0.53	969.59	969.46	971.91	971.82	972.77	972.77	1.68	1.81	
29	#9	0.23	1.46	0.75	1.10	10.0	13.4	4.90	7.74	18	0.54	970.60	969.59	972.66	972.25	974.31	972.77	2.21	1.68	
30	#251	0.00	0.98	0.00	0.74	0.0	13.1	3.33	4.37	15	0.39	971.08	970.84	973.07	972.93	974.90	974.31	2.57	2.22	
31	#8	0.22	0.83	0.75	0.62	10.0	12.6	2.87	4.10	15	0.40	971.36	971.08	973.32	973.18	974.92	974.90	2.31	2.57	
32	#250	0.00	0.61	0.00	0.46	0.0	12.3	2.13	2.26	12	0.40	972.04	971.82	973.56	973.36	975.45	974.92	2.41	2.10	
33	#7	0.28	0.43	0.75	0.32	10.0	11.6	1.54	2.25	12	0.40	972.40	972.04	973.84	973.67	975.69	975.45	2.29	2.41	
34	#91	0.15	0.15	0.75	0.11	10.0	10.0	0.57	1.93	12	0.29	972.60	972.40	973.90	973.88	975.77	975.69	2.17	2.29	
35	#68	0.16	0.16	0.75	0.12	10.0	10.0	0.61	1.98	12	0.31	973.01	972.81	974.94	974.92	976.18	977.53	2.17	3.72	
36	#69	0.10	0.10	0.75	0.08	10.0	10.0	0.38	0.85	8	0.50	973.50	972.87	974.70	974.58	976.34	978.12	2.17	4.58	
37	#80	0.27	0.82	0.75	0.62	10.0	13.6	2.74	2.98	12	0.70	970.29	970.09	972.52	972.35	974.10	974.78	2.81	3.69	
38	#79	0.19	0.55	0.75	0.41	10.0	13.0	1.87	1.96	12	0.30	970.56	970.29	972.86	972.61	974.16	974.10	2.60	2.81	
39	#78	0.03	0.36	0.75	0.27	10.0	12.5	1.25	1.98	12	0.31	970.73	970.56	973.06	972.99	974.24	974.16	2.51	2.60	
40	#93	0.15	0.15	0.75	0.11	10.0	10.0	0.57	1.04	8	0.75	971.82	971.63	973.24	973.18	974.67	974.90	2.18	2.60	
41	#92	0.18	0.18	0.75	0.14	10.0	10.0	0.69	0.86	8	0.51	972.30	972.17	973.75	973.67	975.07	975.45	2.10	2.61	
42	#43	0.00	5.93	0.00	3.82	0.0	51.2	7.79	23.19	30	0.32	943.14	943.00	945.15	945.14	950.04	950.00	4.40	4.50	
43	#42	0.00	5.93	0.00	3.82	0.0	50.4	7.89	23.12	30	0.32	945.00	944.73	946.01	945.74	953.52	950.04	6.02	2.81	
44	#41	0.00	5.93	0.00	3.82	0.0	47.3	8.23	23.23	30	0.32	947.76	946.76	948.79	947.79	952.35	953.52	2.09	4.26	
45	#40	0.00	5.93	0.00	3.82	0.0	44.4	8.60	23.18	30	0.32	948.75	947.76	949.79	948.83	954.76	952.35	3.51	2.09	
46	#39	0.00	5.93	0.00	3.82	0.0	43.6	8.71	27.68	24	1.50	952.33	950.25	953.38	951.02	958.57	954.76	4.24	2.51	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
47	#38	0.00	5.93	0.00	3.82	0.0	42.8	8.82	27.70	24	1.50	955.05	953.09	956.11	953.87	959.81	958.57	2.76	3.48	
48	#37	0.00	5.93	0.00	3.82	0.0	41.6	8.98	27.73	24	1.50	957.99	955.05	959.06	956.11	963.25	959.81	3.26	2.76	
49	#36	0.00	5.93	0.00	3.82	0.0	41.6	8.99	27.55	24	1.48	958.18	957.99	959.25	959.06	963.72	963.25	3.54	3.26	
50	#35	1.21	5.93	0.30	3.82	41.5	41.5	9.01	27.50	24	1.48	958.47	958.18	959.54	959.25	964.61	963.72	4.14	3.54	
51	#34	0.06	4.72	0.75	3.45	10.0	33.0	9.46	16.26	18	2.40	963.49	960.42	964.68	961.24	967.66	964.61	2.67	2.69	
52	#19	0.14	4.66	0.75	3.41	10.0	32.7	9.38	11.76	18	1.25	964.40	963.49	965.58 j	964.68	968.61	967.66	2.71	2.67	
53	#18	0.19	3.72	0.30	2.70	21.3	32.0	7.54	9.95	18	0.90	966.04	964.40	967.10 j	965.58	971.39	968.61	3.85	2.71	
54	#17	0.01	3.53	0.75	2.65	10.0	31.8	7.42	9.09	18	0.75	966.54	966.04	967.59 j	967.10	971.68	971.39	3.64	3.85	
55	#16	0.17	2.42	0.75	1.82	10.0	20.8	6.52	7.42	18	0.50	967.33	966.54	968.42	967.63	971.50	971.68	2.67	3.64	
56	#15	0.19	0.99	0.75	0.74	10.0	19.0	2.81	5.20	15	0.65	969.33	967.33	970.00	968.94	972.90	971.50	2.32	2.92	
57	#14	0.24	0.80	0.75	0.60	10.0	17.7	2.35	2.87	15	0.20	970.94	970.58	971.80	971.44	974.90	972.90	2.71	1.07	
58	#13	0.19	0.56	0.75	0.42	10.0	17.4	1.66	1.97	12	0.31	971.16	971.03	972.00	971.93	975.68	974.90	3.52	2.87	
59	#12	0.25	0.37	0.75	0.28	10.0	16.7	1.12	1.95	12	0.30	971.39	971.16	972.16	972.09	976.13	975.68	3.74	3.52	
60	#71	0.07	0.12	0.75	0.09	10.0	16.2	0.37	0.87	8	0.52	971.58	971.39	972.25	972.21	976.83	976.13	4.58	4.07	
61	#72	0.03	0.05	0.75	0.04	10.0	13.2	0.17	0.85	8	0.50	972.06	971.58	972.33	972.26	974.94	976.83	2.21	4.58	
62	#73	0.02	0.02	0.75	0.02	10.0	10.0	0.08	0.85	8	0.50	972.27	972.06	972.42	972.37	975.11	974.94	2.17	2.21	
63	#76	0.19	0.33	0.75	0.25	10.0	12.0	1.17	1.94	12	0.30	970.86	970.73	973.13	973.08	973.95	974.24	2.09	2.51	
64	#75	0.04	0.11	0.75	0.08	10.0	11.5	0.40	1.01	8	0.69	971.84	971.61	973.21	973.18	974.38	973.95	1.87	1.67	
65	#74	0.07	0.07	0.75	0.05	10.0	10.0	0.27	0.85	8	0.50	972.19	971.84	973.26	973.22	974.53	974.38	1.67	1.87	
66	#10	0.25	0.25	0.75	0.19	10.0	10.0	0.95	1.96	12	0.30	970.89	970.60	972.99	972.93	974.04	974.31	2.15	2.71	
67	#77	0.03	0.03	0.75	0.02	10.0	10.0	0.11	0.86	8	0.51	971.31	971.11	973.18	973.18	973.94	973.95	1.96	2.17	
68	#23	0.35	1.26	0.75	0.95	10.0	14.6	4.08	5.61	15	0.75	968.91	968.08	969.73 j	968.94	972.33	971.50	2.17	2.17	
69	#24	0.26	0.85	0.75	0.64	10.0	11.3	3.08	3.19	12	0.80	970.00	968.91	970.77	969.73	973.23	972.33	2.23	2.42	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
70	#25	0.33	0.33	0.75	0.25	10.0	10.0	1.26	2.97	12	0.70	970.89	970.00	971.49	971.29	974.07	973.23	2.18	2.23	
71	#26	0.26	0.26	0.75	0.20	10.0	10.0	0.99	1.99	12	0.31	971.08	970.90	971.58	971.40	973.75	973.23	1.67	1.33	
72	#33	0.00	0.00	0.00	0.00	0.0	2.5		8.84	24	0.15	968.18	968.00	969.83	969.57	974.86	972.00	4.68	2.00	
73	#30	0.00	0.00	0.00	0.00	0.0	2.2		8.93	24	0.16	968.28	968.18	970.28	970.18	974.29	974.86	4.01	4.68	
74	#31	0.00	0.00	0.00	0.00	0.0	0.2		0.00	15	-0.25	969.68	969.89	971.55	970.80	974.63	974.29	3.70	3.15	
75	#32	0.00	0.00	0.00	0.00	0.0	0.0		3.19	15	0.24	970.00	969.89	971.98	971.71	974.60	974.63	3.35	3.49	
76	#97	0.14	0.14	0.75	0.11	10.0	10.0	0.53	0.89	8	0.54	969.71	969.66	971.45	971.43	972.48	973.00	2.10	2.67	
77	#101	0.04	0.06	0.75	0.05	10.0	13.9	0.20	0.84	8	0.49	969.40	969.27	969.74	969.73	972.43	972.33	2.36	2.39	
78	#100	0.02	0.02	0.75	0.02	10.0	10.0	0.08	0.87	8	0.51	969.66	969.40	969.81	969.75	972.43	972.43	2.10	2.36	
79	#94	0.27	0.27	0.75	0.20	10.0	10.0	1.03	1.99	12	0.31	969.67	969.59	972.27	972.25	972.76	972.77	2.09	2.18	
80	#29	0.00	0.00	0.00	0.00	0.0	0.8		4.06	18	0.15	968.64	968.28	970.96	970.42	972.97	974.29	2.83	4.51	
81	#28	0.00	0.00	0.00	0.00	0.0	0.2		4.10	18	0.15	968.78	968.64	971.29	971.09	974.24	972.97	3.96	2.83	
82	#27	0.00	0.00	0.00	0.00	0.0	0.0		3.98	18	0.14	968.84	968.78	971.48	971.38	971.75	974.24	1.41	3.96	
83	#22	0.47	1.10	0.75	0.83	10.0	31.2	2.34	2.75	12	0.60	967.31	966.65	968.03	967.59	970.71	971.68	2.40	4.03	
84	#99	0.14	0.63	0.75	0.47	10.0	30.8	1.35	1.99	12	0.31	967.42	967.31	968.19	968.14	970.62	970.71	2.20	2.40	
85	#98	0.49	0.49	0.75	0.37	30.1	30.1	1.06	1.96	12	0.30	967.59	967.42	968.27	968.22	970.76	970.62	2.17	2.20	
86	#20	0.25	0.80	0.75	0.60	10.0	10.6	2.98	4.54	12	1.63	966.43	964.90	967.17	965.58	969.64	968.61	2.21	2.71	
87	#21	0.55	0.55	0.75	0.41	10.0	10.0	2.09	2.99	12	0.70	967.08	966.43	967.70	967.17	970.25	969.64	2.17	2.21	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

COEC RPT2

25-Year Hydraulic Grade Line Calculations

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
1	#70	0.43	2.06	0.75	1.53	10.0	21.7	6.18	8.64	18	0.68	972.11	971.25	973.07 j	972.48	978.42	976.00	4.81	3.25	
2	#2	0.23	1.63	0.75	1.20	10.0	21.6	4.89	7.52	18	0.51	972.26	972.11	973.15	973.07	978.68	978.42	4.92	4.81	
3	Connection	0.00	0.45	0.00	0.32	0.0	20.6	1.33	2.25	12	0.40	975.75	975.21	976.30	975.76	980.50	978.68	3.75	2.47	
4	#1	0.22	0.41	0.75	0.31	10.0	11.1	1.70	2.30	12	0.42	975.93	975.75	976.58	976.44	980.93	980.50	4.00	3.75	
5	#60	0.02	0.04	0.30	0.01	10.0	18.1	0.05	2.26	8	3.49	977.13	976.08	977.23 j	976.44	980.26	980.50	2.46	3.75	
6	#61	0.02	0.02	0.30	0.01	10.0	10.0	0.03	1.02	8	0.71	977.47	977.13	977.55	977.23	980.31	980.26	2.17	2.46	
7	#65	0.16	0.95	0.75	0.71	10.0	12.7	3.74	3.68	15	0.33	972.34	972.26	973.86	973.78	978.12	978.68	4.53	5.17	
8	#64	0.03	0.69	0.75	0.52	10.0	12.2	2.76	3.29	15	0.26	972.52	972.34	974.21	974.08	978.93	978.12	5.16	4.53	
9	#63	0.15	0.29	0.75	0.22	10.0	11.5	1.19	4.06	12	1.30	975.87	975.39	976.33	975.76	979.06	978.93	2.19	2.54	
10	#62	0.14	0.14	0.75	0.11	10.0	10.0	0.61	4.07	12	1.30	976.76	975.87	977.08 j	976.33	979.93	979.06	2.17	2.19	
11	#4	0.04	0.70	0.75	0.53	10.0	11.2	2.90	6.65	12	3.49	973.36	971.62	974.09 j	972.48	976.53	976.00	2.17	3.38	
12	#3	0.51	0.66	0.75	0.50	10.0	10.8	2.78	4.29	12	1.45	974.71	973.36	975.42 j	974.09	978.34	976.53	2.63	2.17	
13	#89	0.15	0.15	0.75	0.11	10.0	10.0	0.65	2.26	12	0.40	974.86	974.71	975.44	975.42	978.03	978.34	2.17	2.63	
14	#88	0.19	0.19	0.75	0.14	10.0	10.0	0.82	2.26	12	0.40	976.22	975.93	976.83	976.80	979.39	980.93	2.17	4.00	
15	#66	0.11	0.37	0.75	0.28	10.0	11.9	1.49	1.95	12	0.30	972.62	972.52	974.44	974.39	978.05	978.93	4.43	5.41	
16	#67	0.10	0.26	0.75	0.20	10.0	11.2	1.08	1.99	12	0.31	972.81	972.62	974.53	974.47	977.53	978.05	3.72	4.43	
17	#82	0.23	0.33	0.75	0.25	10.0	12.7	1.30	2.70	8	5.00	972.71	969.37	973.25 j	969.97	976.28	973.00	2.90	2.96	
18	#83	0.04	0.10	0.75	0.08	10.0	12.2	0.40	0.86	8	0.50	972.87	972.71	973.28	973.25	975.80	976.28	2.26	2.90	
19	#84	0.02	0.06	0.75	0.05	10.0	11.4	0.25	0.85	8	0.50	973.06	972.87	973.37	973.34	975.98	975.80	2.25	2.26	
20	#85	0.04	0.04	0.75	0.03	10.0	10.0	0.17	0.86	8	0.51	973.27	973.06	973.48	973.41	976.11	975.98	2.17	2.25	
21	#81	0.39	1.87	0.75	1.40	10.0	13.4	7.19	7.42	18	0.50	969.58	969.00	970.78	970.27	974.51	973.00	3.43	2.50	
22	#6	0.27	1.48	0.75	1.11	10.0	13.3	5.71	7.87	15	1.48	970.09	969.61	971.09	970.95	974.78	974.51	3.44	3.65	
23	#5	0.20	0.39	0.75	0.29	10.0	10.4	1.66	3.18	12	0.80	973.25	971.61	973.80	972.12	976.90	974.78	2.65	2.17	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
24	#90	0.19	0.19	0.75	0.14	10.0	10.0	0.82	1.99	12	0.31	973.33	973.25	973.83	973.80	976.50	976.90	2.17	2.65	
25	#253	0.00	2.39	0.00	1.79	0.0	14.5	8.86	10.34	24	0.21	969.09	969.00	970.60	970.53	973.00	973.00	1.91	2.00	
26	#96	0.17	2.25	0.75	1.69	10.0	14.2	8.43	9.90	24	0.19	969.19	969.09	970.85	970.79	972.48	973.00	1.29	1.91	
27	#95	0.11	2.08	0.75	1.56	10.0	14.0	7.83	8.19	18	0.61	969.46	969.19	971.17	970.92	972.77	972.48	1.81	1.79	
28	#11	0.24	1.97	0.75	1.48	10.0	13.9	7.44	7.61	18	0.53	969.59	969.46	971.45	971.32	972.77	972.77	1.68	1.81	
29	#9	0.23	1.46	0.75	1.10	10.0	13.0	5.68	7.74	18	0.54	970.60	969.59	972.45	971.91	974.31	972.77	2.21	1.68	
30	#251	0.00	0.98	0.00	0.74	0.0	12.7	3.86	4.37	15	0.39	971.08	970.84	973.00	972.82	974.90	974.31	2.57	2.22	
31	#8	0.22	0.83	0.75	0.62	10.0	12.3	3.31	4.10	15	0.40	971.36	971.08	973.34	973.16	974.92	974.90	2.31	2.57	
32	#250	0.00	0.61	0.00	0.46	0.0	12.0	2.46	2.26	12	0.40	972.04	971.82	973.66	973.40	975.45	974.92	2.41	2.10	
33	#7	0.28	0.43	0.75	0.32	10.0	11.4	1.77	2.25	12	0.40	972.40	972.04	974.03	973.81	975.69	975.45	2.29	2.41	
34	#91	0.15	0.15	0.75	0.11	10.0	10.0	0.65	1.93	12	0.29	972.60	972.40	974.11	974.08	975.77	975.69	2.17	2.29	
35	#68	0.16	0.16	0.75	0.12	10.0	10.0	0.69	1.98	12	0.31	973.01	972.81	974.57	974.54	976.18	977.53	2.17	3.72	
36	#69	0.10	0.10	0.75	0.08	10.0	10.0	0.43	0.85	8	0.50	973.50	972.87	974.24	974.08	976.34	978.12	2.17	4.58	
37	#80	0.27	0.82	0.75	0.62	10.0	13.2	3.18	2.98	12	0.70	970.29	970.09	971.99	971.77	974.10	974.78	2.81	3.69	
38	#79	0.19	0.55	0.75	0.41	10.0	12.7	2.17	1.96	12	0.30	970.56	970.29	972.45	972.12	974.16	974.10	2.60	2.81	
39	#78	0.03	0.36	0.75	0.27	10.0	12.2	1.44	1.98	12	0.31	970.73	970.56	972.72	972.63	974.24	974.16	2.51	2.60	
40	#93	0.15	0.15	0.75	0.11	10.0	10.0	0.65	1.04	8	0.75	971.82	971.63	973.23	973.16	974.67	974.90	2.18	2.60	
41	#92	0.18	0.18	0.75	0.14	10.0	10.0	0.78	0.86	8	0.51	972.30	972.17	973.91	973.81	975.07	975.45	2.10	2.61	
42	#43	0.00	5.93	0.00	3.82	0.0	49.8	9.33	23.19	30	0.32	943.14	943.00	944.78	944.76	950.04	950.00	4.40	4.50	
43	#42	0.00	5.93	0.00	3.82	0.0	49.1	9.42	23.12	30	0.32	945.00	944.73	946.11	945.84	953.52	950.04	6.02	2.81	
44	#41	0.00	5.93	0.00	3.82	0.0	46.5	9.77	23.23	30	0.32	947.76	946.76	948.89	947.89	952.35	953.52	2.09	4.26	
45	#40	0.00	5.93	0.00	3.82	0.0	44.0	10.13	23.18	30	0.32	948.75	947.76	949.89	948.94	954.76	952.35	3.51	2.09	
46	#39	0.00	5.93	0.00	3.82	0.0	43.3	10.24	27.68	24	1.50	952.33	950.25	953.47	951.09	958.57	954.76	4.24	2.51	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
47	#38	0.00	5.93	0.00	3.82	0.0	42.6	10.34	27.70	24	1.50	955.05	953.09	956.20	953.94	959.81	958.57	2.76	3.48	
48	#37	0.00	5.93	0.00	3.82	0.0	41.6	10.50	27.73	24	1.50	957.99	955.05	959.15	956.20	963.25	959.81	3.26	2.76	
49	#36	0.00	5.93	0.00	3.82	0.0	41.5	10.51	27.55	24	1.48	958.18	957.99	959.34	959.15	963.72	963.25	3.54	3.26	
50	#35	1.21	5.93	0.30	3.82	41.5	41.5	10.53	27.50	24	1.48	958.47	958.18	959.63	959.34	964.61	963.72	4.14	3.54	
51	#34	0.06	4.72	0.75	3.45	10.0	32.6	11.08	16.26	18	2.40	963.49	960.42	964.76	961.33	967.66	964.61	2.67	2.69	
52	#19	0.14	4.66	0.75	3.41	10.0	32.4	10.98	11.76	18	1.25	964.40	963.49	965.67 j	964.76	968.61	967.66	2.71	2.67	
53	#18	0.19	3.72	0.30	2.70	21.3	31.8	8.81	9.95	18	0.90	966.04	964.40	967.19 j	965.67	971.39	968.61	3.85	2.71	
54	#17	0.01	3.53	0.75	2.65	10.0	31.5	8.66	9.09	18	0.75	966.54	966.04	967.71	967.21	971.68	971.39	3.64	3.85	
55	#16	0.17	2.42	0.75	1.82	10.0	19.5	7.77	7.42	18	0.50	967.33	966.54	969.38	968.51	971.50	971.68	2.67	3.64	
56	#15	0.19	0.99	0.75	0.74	10.0	17.9	3.32	5.20	15	0.65	969.33	967.33	970.56	969.83	972.90	971.50	2.32	2.92	
57	#14	0.24	0.80	0.75	0.60	10.0	16.7	2.77	2.87	15	0.20	970.94	970.58	971.93	971.57	974.90	972.90	2.71	1.07	
58	#13	0.19	0.56	0.75	0.42	10.0	16.5	1.96	1.97	12	0.31	971.16	971.03	972.16	972.06	975.68	974.90	3.52	2.87	
59	#12	0.25	0.37	0.75	0.28	10.0	15.9	1.32	1.95	12	0.30	971.39	971.16	972.36	972.26	976.13	975.68	3.74	3.52	
60	#71	0.07	0.12	0.75	0.09	10.0	15.4	0.43	0.87	8	0.52	971.58	971.39	972.46	972.41	976.83	976.13	4.58	4.07	
61	#72	0.03	0.05	0.75	0.04	10.0	12.8	0.20	0.85	8	0.50	972.06	971.58	972.51	972.48	974.94	976.83	2.21	4.58	
62	#73	0.02	0.02	0.75	0.02	10.0	10.0	0.09	0.85	8	0.50	972.27	972.06	972.53	972.53	975.11	974.94	2.17	2.21	
63	#76	0.19	0.33	0.75	0.25	10.0	11.8	1.34	1.94	12	0.30	970.86	970.73	972.81	972.75	973.95	974.24	2.09	2.51	
64	#75	0.04	0.11	0.75	0.08	10.0	11.4	0.45	1.01	8	0.69	971.84	971.61	972.92	972.88	974.38	973.95	1.87	1.67	
65	#74	0.07	0.07	0.75	0.05	10.0	10.0	0.30	0.85	8	0.50	972.19	971.84	972.98	972.94	974.53	974.38	1.67	1.87	
66	#10	0.25	0.25	0.75	0.19	10.0	10.0	1.08	1.96	12	0.30	970.89	970.60	972.90	972.82	974.04	974.31	2.15	2.71	
67	#77	0.03	0.03	0.75	0.02	10.0	10.0	0.13	0.86	8	0.51	971.31	971.11	972.88	972.88	973.94	973.95	1.96	2.17	
68	#23	0.35	1.26	0.75	0.95	10.0	14.0	4.75	5.61	15	0.75	968.91	968.08	970.42	969.83	972.33	971.50	2.17	2.17	
69	#24	0.26	0.85	0.75	0.64	10.0	11.2	3.53	3.19	12	0.80	970.00	968.91	972.19	970.85	973.23	972.33	2.23	2.42	

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NOTES: ** Critical depth

COEC RPT2

Line No.	Inlet ID	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Total CxA	Inlet Time (min)	Tc (min)	Flow Rate (cfs)	Capac Full (cfs)	Line Size (in)	Line Slope (%)	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	Cover Up (ft)	Cover Dn (ft)	
70	#25	0.33	0.33	0.75	0.25	10.0	10.0	1.43	2.97	12	0.70	970.89	970.00	972.86	972.66	974.07	973.23	2.18	2.23	
71	#26	0.26	0.26	0.75	0.20	10.0	10.0	1.13	1.99	12	0.31	971.08	970.90	972.72	972.66	973.75	973.23	1.67	1.33	
72	#33	0.00	0.00	0.00	0.00	0.0	2.5	10.00	8.84	24	0.15	968.18	968.00	969.83	969.57	974.86	972.00	4.68	2.00	
73	#30	0.00	0.00	0.00	0.00	0.0	2.2	10.00	8.93	24	0.16	968.28	968.18	970.28	970.18	974.29	974.86	4.01	4.68	
74	#31	0.00	0.00	0.00	0.00	0.0	0.2	5.00	0.00	15	-0.25	969.68	969.89	971.55	970.80	974.63	974.29	3.70	3.15	
75	#32	0.00	0.00	0.00	0.00	0.0	0.0	5.00	3.19	15	0.24	970.00	969.89	971.98	971.71	974.60	974.63	3.35	3.49	
76	#97	0.14	0.14	0.75	0.11	10.0	10.0	0.61	0.89	8	0.54	969.71	969.66	970.81	970.79	972.48	973.00	2.10	2.67	
77	#101	0.04	0.06	0.75	0.05	10.0	13.4	0.23	0.84	8	0.49	969.40	969.27	970.86	970.85	972.43	972.33	2.36	2.39	
78	#100	0.02	0.02	0.75	0.02	10.0	10.0	0.09	0.87	8	0.51	969.66	969.40	970.87	970.87	972.43	972.43	2.10	2.36	
79	#94	0.27	0.27	0.75	0.20	10.0	10.0	1.17	1.99	12	0.31	969.67	969.59	971.94	971.91	972.76	972.77	2.09	2.18	
80	#29	0.00	0.00	0.00	0.00	0.0	0.8	5.00	4.06	18	0.15	968.64	968.28	970.96	970.42	972.97	974.29	2.83	4.51	
81	#28	0.00	0.00	0.00	0.00	0.0	0.2	5.00	4.10	18	0.15	968.78	968.64	971.29	971.09	974.24	972.97	3.96	2.83	
82	#27	0.00	0.00	0.00	0.00	0.0	0.0	5.00	3.98	18	0.14	968.84	968.78	971.48	971.38	971.75	974.24	1.41	3.96	
83	#22	0.47	1.10	0.75	0.83	10.0	31.0	2.73	2.75	12	0.60	967.31	966.65	969.15	968.51	970.71	971.68	2.40	4.03	
84	#99	0.14	0.63	0.75	0.47	10.0	30.7	1.57	1.99	12	0.31	967.42	967.31	969.32	969.25	970.62	970.71	2.20	2.40	
85	#98	0.49	0.49	0.75	0.37	30.1	30.1	1.24	1.96	12	0.30	967.59	967.42	969.42	969.35	970.76	970.62	2.17	2.20	
86	#20	0.25	0.80	0.75	0.60	10.0	10.5	3.40	4.54	12	1.63	966.43	964.90	967.22	965.67	969.64	968.61	2.21	2.71	
87	#21	0.55	0.55	0.75	0.41	10.0	10.0	2.38	2.99	12	0.70	967.08	966.43	967.74 j	967.22	970.25	969.64	2.17	2.21	

Project File: 2025-05-09-Preliminary Sizing.stm | Number of lines: 87 | Date: 5/20/2025

NOTES: ** Critical depth

AI-10887 **8. A.**

Planning Commission

Meeting Date: 06/10/2025

Minutes

Information

Agenda Title

Without objection, the Minutes of the April 15, 2025, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
April 15, 2025, Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. **Oath of Office –** Larry Johnson

Present at the meeting: Mr. Johnson, Mr. Shomper, 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. **MINOR CHANGE – The applicant, K.E. ROSE, is requesting approval of a Minor Change to construct a 2,000 SF office addition and a 3,200 SF production area addition. Property is located at 4595 Chambersburg Road (Case MC 25-09).**

   Mr. Sorrell stated that The applicant is requesting a minor change of the PUD to add a 2,000 SF addition to an existing office building, and a 3,200 SF addition to an existing assembly building. The addition to the fabrication building will create four additional work bays.

   Commercial establishments and public garages are permitted uses.

   Development Standards:

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

Parking and Loading:

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

Fire: See attached. The Fire Department is requiring an additional fire hydrant be installed within the campus.
City Engineer: The City Engineer had no comments.

Planning staff supports the minor expansion of the existing K E Rose building to create additional office space and assembly areas. Staff recommends approval with the following condition:

1. Applicant shall comply with Fire Department requirements.

Erich Rose from K.E. Rose spoke about his business and property.

Action

Ms. Thomas moved to approve the request by the applicant, K.E Rose, for a Minor Change (MC 25-097) in accordance with the recommendation of Staff's Memorandum dated April 10, 2025, and the Planning Commission Decision Record attached thereto.

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

2. **BASIC DEVELOPMENT PLAN – The applicant, BREW TEAM OH, is requesting approval of a Basic Development Plan for construction of a 7 Brew Coffee Drive Through. Property is located at 7605 Old Troy Pike (Case BDP 25-10).**

Mr. Sorrell stated that The applicant seeks Basic Development Plan approval to construct a drive through coffee kiosk comprised of a 510 SF production area and a 277 SF walk-in cooler. Seven Brew is a drive through service only. There is no indoor or outdoor customer seating.

The site is an underutilized parking lot that used to serve a White Castle restaurant located just south of this site. Currently the site is occasionally used for overnight semi-truck parking.

The site has access to all necessary utilities. Access to 5/3rd Bank through this site will remain.

The site is appropriately zoned Planned Commercial. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

The applicant proposes constructing a 787 SF drive through coffee kiosk, and has submitted a site plan package illustrating uses, setbacks, parking, circulation, landscaping, building elevations and signage.

The site plan illustrates 11 parking spaces and room to stack 14 vehicles. The code requires eight (8) parking spaces and five (5) stacking spaces. Parking stall dimensions are 10' x 18', as required. The site plan conforms to the parking requirements.

The building elevations illustrate full wrap brick veneer, which is consistent with the building material requirements in the zoning code. The trash enclosure is also brick.

The landscaping plan meets the code requirements for both interior and perimeter landscaping. The applicant is providing six (6) shade trees along the perimeter, along with a significant amount of shrubs and perennials. The perimeter beds will be mulched. The interior beds between the dumpster enclosure and the buildings, where foot traffic is the heaviest, will contain

The lighting plan illustrates one pole mounted light, under canopy lights and wall packs. The illumination meets the zoning code requirements.

A sign package was submitted with the BDP application. The signage plans illustrate three wall signs with a total square footage of 91.79 SF. The largest single sign is 31.76 SF. The wall signs comply with the zoning ordinance.

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply will all building and fire code requirements. Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

Staff supports approval of the Basic Development Plan as submitted. Staff have been working with the applicant to revise the site plan to minimize traffic impacts and impacts on adjacent property owners.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Brian Evans from Brew Team Oh was present and spoke to some concerns of Planning Commission.
Queuing, Rural King, Landscaping, number of employees, turn lane, pass through 5 th/3 rd Bank, hours of operation, employee parking, and walk up window.

Action

Ms. Thomas moved to approve the request by the applicant, Brew Team Oh, for approval of a Basic Development Plan (BDP 25-10) in accordance with the recommendation of Staff's Memorandum dated April 10, 2025, and the Planning Commission Decision Record attached thereto.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 11, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

Pride One application in June

XI. Upcoming Meetings

May 13, 2025
June 10, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:15 p.m.

Terry Walton, Chair **Date**

Geri Hoskins, Administrative Assistant **Date**

AI-10889 **11. B.**

Planning Commission

Meeting Date: 06/10/2025

Public Hearing

Information

Agenda Title

PUBLIC HEARING - SOPEC - Sustainable Ohio Public Energy Council

Purpose and Background

Attachments

No file(s) attached.