AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
July 15, 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, CARRIAGE APARTMENTS, LLC, is requesting approval of a Replat of 0.057 acres to facilitate access to Carriage Trails Parkway for property located at CT Parkway @ River Birch Street (RP 25-14).

B. REPLAT - The applicant, DEC LAND CO., LLC, is requesting approval of a Replat that consolidates the green space into two lots for property located South of CT Parkway, East of Silver Linden Drive (RP 25-15).

C. BASIC DEVELOPMENT PLAN - The applicant, ROCKFORD HOMES, is requesting approval of a Rezoning and Basic Development Plan for a 104-lot subdivision development on 38.88 acres. Property is located at 4460 Fishburg Road (BDP 25-16).

D. DETAILED DEVELOPMENT PLAN - The applicant, BREW TEAM OHIO, is requesting approval of a Detailed Development Plan for the construction of a Seven Brew drive-through coffee kiosk. Property is located at 7605 Old Troy Pike (DDP 25-17).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the Minutes of the June 10, 2025, Planing Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. August 12, 2025
September 9, 2025

12. Adjournment

AI-10981 **7. A.**

Planning Commission

Meeting Date: 07/15/2025

Replat

Information

Agenda Title

REPLAT - The applicant, CARRIAGE APARTMENTS, LLC, is requesting approval of a Replat of 0.057 acres to facilitate access to Carriage Trails Parkway for property located at CT Parkway @ River Birch Street (RP 25-14).

Purpose and Background

Attachments

Staff Report

Decision Record

Application and Drawings

Memorandum

Staff Report for Meeting of July 18, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: July 8, 2025

Subject: RP 25-14 (CT2 CT Parkway Access)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Carriage Apartments LLC – Applicant / Owner
DEVELOPMENT NAME:	Carriage Trails II
ADDRESS/LOCATION:	CT Parkway @ River Birch Street.
ZONING/ACREAGE:	PM (Planned Mixed-Use) / 0.057 Acres
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	PM (all directions)
REQUEST:	The applicant requests approval of a replat of 0.057 acres to facilitate access to Carriage Trails Parkway.
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 create a 0.057-acre lot, which will allow access to Carriage Trails Parkway with a road extension of River Birch Street. The lands that are not dedicated as street right-of-way will be attached to the northern parcel through a future subsequent replat.

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

Staff Analysis
Conformance with the Subdivision Regulations
After the right-of-way dedication and subsequent replat, the lands 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 replat as submitted.

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

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on June 23, 2025, the applicant, CARRIAGE APARTMENTS, LLC, requested approval of a Replat of 0.057 acres to facilitate access to Carriage Trails Parkway. Property located at CT Parkway @ River Birch Street, further identified as Parcel Number P48-000412 on the Miami County Auditor's Map (Case RP 25-14), and;

WHEREAS, on July 15, 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, Carriage Apartments, LLC, for approval of a Replat. Property is located at CT Parkway @ Riber Birch Street (Case RP 25-14), in accordance with the recommendation of Staff's Memorandum dated July 8, 2025, with the following conditions:

1. Approve as submitted.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

'25 JUN 23 2:37PM

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number RP 25-14
Receipt Number 537782

Date Filed 6/20/25
Amount Paid 2.28

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 **Plat Survey for 0.057 acres**
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Jul 15, 25

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Carriage Apartments LLC	Name	Ken Conaway
Address	5131 Post Road, Suite 101 Dublin, OH 43017	Address	same as Applicant
Phone	614.717.4441	Phone	614.571.0614
Fax	614.717.4440	Fax	
Email	bkeethler@carriage-trails.com	Email	kconaway@carriage-trails.com

PROPERTY INFORMATION

Project Name: Carriage Trails II, north of Carriage Trails Parkway

Location of property: City of Huber Heights, Section 13, Town 2, Range 9, MRS, PT. Inlot 160

Book _____ Page _____ Parcel Number(s) P48-000412

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: Carriage Apartments LLC Telephone: 614.717.4441

Address: 5131 Post Road, Suite 101, Dublin, OH 43017

Total acres included in this application: 0.057 acres

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

Brief description of application request:

Plat Survey for 0.057 acres, Inlot 160

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

Name of Engineer: Arcadis Telephone: 614.818.4900

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

Applicant's Signature

Carriage Apartments LLC

Applicant's Signature:

William W. Keethler II, President

Printed Name:

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

Carriage Apartments LLC

William W. Keethler II, President OWNER

Subscribed and sworn to before me this 20th day of June, 20 25.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

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.

= = = =

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Carriage Apartments LLC
Address: 5131 Post Road, Suite 101
Dublin, OH 43017

Phone: 614.717.4441
Fax: 614.717.4440
Email: bkeethler@carriage-trails.com

AGENT

Name: Ken Conaway
Address: same as Property Owner

Phone: 614.571.0614
Fax:
Email: kconaway@carriage-trails.com

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name: same as Property Owner
Address:

Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Arcadis
Address: 8101 North High St. Suite 100
Columbus, OH 43235
Attn: Dave Chiesa

Phone: 614.818.4900
Fax:
Email: david.chiesa@arcadis.com

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

Witness

Witness

Carriage Apartments LLC

By: _____
Applicant's Signature
Willliam W. Keethler II, President

Date: June 20, 2025

Project: Plat of Survey for 0.057 acres

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 William W. Keethler II 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.

Carriage Apartments LLC

Owner's Signature

Owner's Signature

William W. Keethler II, President
Printed Name

Printed Name

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

William W. Keethler II on this 20th day of June, 2025.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

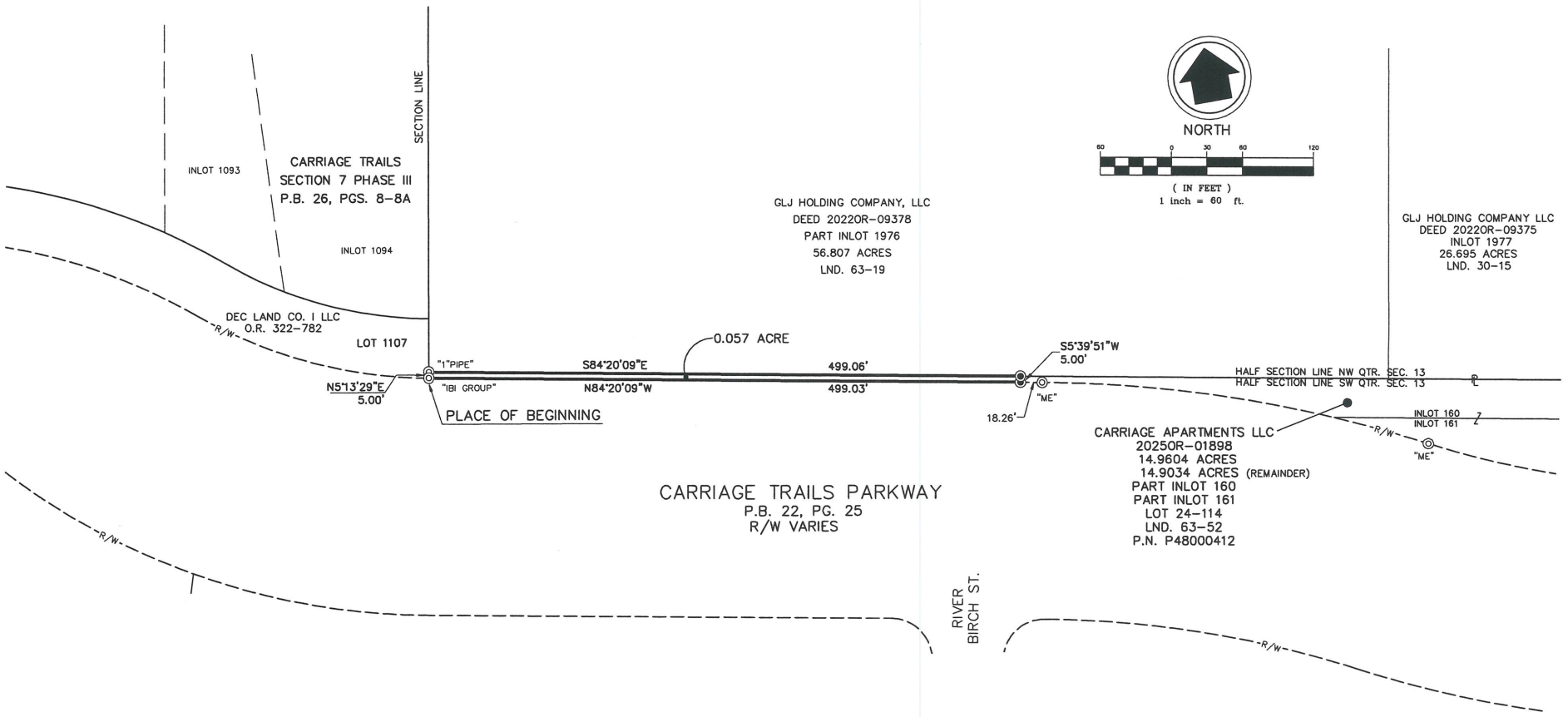
Notary Public

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS
SECTION 13, TOWN 2, RANGE 9, MRS, PT. INLOT 160

VOLUME _____ PAGE _____

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS



CITY OF HUBER HEIGHTS

THIS PLAT WAS REVIEWED AND APPROVED
THIS _____DAY OF _____, 2025.

_____ _____
CITY OF HUBER HEIGHTS
PLANNING COMMISSION

LEGEND

◎ IRON PIN FOUND (AS NOTED)

◉ IRON PIN SET
5/8" REBAR 30" LONG
"ARCADIS U.S. INC. S-7740"

SURVEY REFERENCES

P.B. 26, PGS. 8-8A
O.R. 332-782
DEED 20220R-09378
LND. 63-19
DEED 20220R-09375
LND. 30-15
DEED 20250R-01898
LND 63-52
LOT 24-114
P.B. 22, PG. 25

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

CERTIFICATION

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as setforth therein.

BY_____
David L. Chiesa
Registered Surveyor No. 7740

Date 06/09/25

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

Z:\Cincinnati\143350_CT_JI-Ph1\7.0_Production\7.03_Design\02_Survey-Mapping\CARRIAGE APARTMENTS SPLIT.dwg by:chiesad5246 on 06/09/2025 @ 09:59:35 am ~ © M+E Companies, Inc.

AI-10982 **7. B.**

Planning Commission

Meeting Date: 07/15/2025

Replat

Information

Agenda Title

REPLAT - The applicant, DEC LAND CO., LLC, is requesting approval of a Replat that consolidates the green space into two lots for property located South of CT Parkway, East of Silver Linden Drive (RP 25-15).

Purpose and Background

Attachments

Staff Report

Decision Record

Application and Drawings

Memorandum

Staff Report for Meeting of July 18, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: July 8, 2025

Subject: RP 25-15 (CT Green space)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	DEC Land Co. LLC – Applicant / Owner
DEVELOPMENT NAME:	Carriage Trails
ADDRESS/LOCATION:	South of CT Parkway; East of Silver Linden Drive
ZONING/ACREAGE:	PM (Planned Mixed-Use) / 33.857 Acres
EXISTING LAND USE:	Green space/drainage areas
ZONING ADJACENT LAND:	PM (all directions)
REQUEST:	The applicant requests approval of a replat that consolidates the green space into two lots.
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 that consolidates four part lots into two larger lots, which will be designated as open space and drainage areas.

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

Staff Analysis
Conformance with the Subdivision Regulations
The lands 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 replat as submitted.

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

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on June 23, 2025, the applicant, DEC LAND CO, LLC, requested approval of a Replat that consolidates the green space into two lots. Property located South of CT Parkway, East of Silver Linden Drive (Case RP 25-15), and;

WHEREAS, on July 15, 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, DEC Land Co., LLC, for approval of a Replat. Property is located South of CT Parkway, East of Silver Linden Drive (Case RP 25-15), in accordance with the recommendation of Staff's Memorandum dated July 8, 2025, with the following conditions:

1. Approve as submitted.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'25 JUN 23 2:37PM

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number RP 25-15
Receipt Number 537481

Date Filed 6/20/25
Amount Paid 1354.64

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 - **GREENSPACE**
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Jul 15, 25

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	DEC Land Co. LLC	Name	Ken Conaway
Address	5131 Post Road, Suite 101 Dublin, OH 43017	Address	same as Applicant
Phone	614.717.4441	Phone	614.571.0614
Fax	614.717.4440	Fax	
Email	bkeethler@carriage-trails.com	Email	kconaway@carriage-trails.com

PROPERTY INFORMATION

Project Name: Carriage Trails - greenspace - Replat Part Inlots 353, 3566, 1080 & all 1076

Location of property: Carriage Trails

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: DEC Land Co. LLC Telephone: 614.717.4441

Address: 5131 Post Road, Suite 101, Dublin, OH 43017

Total acres included in this application: 33.866

Type of Development: Residential ___Commercial ___Office ___Industrial___Other X

Brief description of application request:

Replat of Inlots 353, 356, 1080 & all 1076 to greenspace

Applicant's status: Owner x Lessee _____ Purchaser _____ Agent_____

Name of Engineer: Arcadis Telephone: 614.818.4900

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

Applicant's Signature

DEC Land Co. LLC

Applicant's Signature:
By: Carriage Trails at The Heights LLC
William W. Keethler II, President

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request. DEC Land Co. LLC
By: Carriage Trails at The Heights LLC

William W. Keethler II, OWNER
President

Subscribed and sworn to before me this 20th day of June, 20 25.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

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.

= = = =

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: DEC Land Co. LLC
Address: 5131 Post Road, Suite 101
Dublin, OH 43017

Phone: 614.717.4441
Fax: 614.717.4440
Email: bkeethler@carriage-trails.com

AGENT

Name: Ken Conaway
Address: same as property owner

Phone: 614.571.0614
Fax:
Email: kconaway@carriage-trails.com

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name: same as property owner
Address:

Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Arcadis
Address: 8101 North High St. Suite 100
Columbus, Oh 43235
David Chiesa

Phone: 614.818.4900
Fax:
Email: david.chiesa@arcadis.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.

DEC Land Co. I LLC, By: Carriage Trails at The Heights LLC

Witness

Witness

By: _____
Applicant's Signature
William W. Keethler II, President

Date: June 20, 2025

Project: Replat for greenspace

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 William W. Keethler II 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.

DEC Land Co. I LLC, By Carriage Trails at The Heights LLC

_____
Owner's Signature

William W. Keethler II, President
Printed Name

Owner's Signature

Printed Name

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

William W. Keethler II on this 20th day of June, 2025.

NOTARIAL SEAL STATE OF OHIO

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

_____
Notary Public

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
CARRIAGE TRAILS

JUNE 2025

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353, INLOT 356 AND INLOT 1080 AS CONVEYED TO DEC LAND CO. I LLC, BY DEEDS RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782 AND DEED BOOK 792, PAGE 922, ALL OF INLOT 1076 AS CONVEYED TO DEC LAND CO. I LLC BY DOCUMENT No. 2016OR-06008, THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

DEC LAND CO. I LLC
BY: CARRIAGE TRAILS
AT THE HEIGHTS LLC

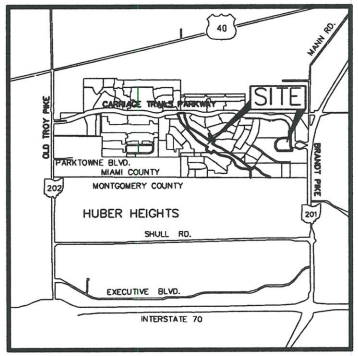
By: _____
WILLIAM W. KEETHLER II
PRESIDENT

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEETHLER II, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC



LOCATION MAP
NO SCALE

BEARING REFERENCE

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
O.R. 322, PG. 782, DOC No. 2020OR-02127
D.B. 792, PG. 922, DOC NO. 2022OR-07526
DOC NO. 2017OR-02686, DOC 2016OR-06008
DOC NO. 2019OR-13262, DOC NO. 2014OR-13432

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 25, PG. 75	P.B. 24, PG. 16	P.B. 27, PG. 72
P.B. 25, PG. 100	P.B. 27, PG. 5	P.B. 29, PG. 7
P.B. 22, PG. 25	P.B. 27, PG. 35	P.B. 29, PG. 72
P.B. 25, PG. 46	P.B. 24, PG. 39	P.B. 28, PG. 56
P.B. 26, PG. 29	P.B. 27, PG. 88	P.B. 22, PG. 37
P.B. 30, PG. 7	P.B. 24, PG. 68	P.B. 30, PG. 6

MIAMI COUNTY ENGINEER'S RECORDS OF LAND AND LOT SURVEYS AS SHOWN HEREON.

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 2025.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2025

_____
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 26.326 ACRES AS CONVEYED TO DEC LAND CO. I LLC, BY DEEDS RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND DEED BOOK 792, PAGE 922, 0.223 ACRES AS CONVEYED TO DEC LAND CO. I LLC BY DOCUMENT No. 2016OR-06008 AND 7.317 ACRES AS CONVEYED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

ARCADIS

BY_____ 06/09/25
David L. Chiesa P.S.
Registered Surveyor No. 7740

PREPARED BY

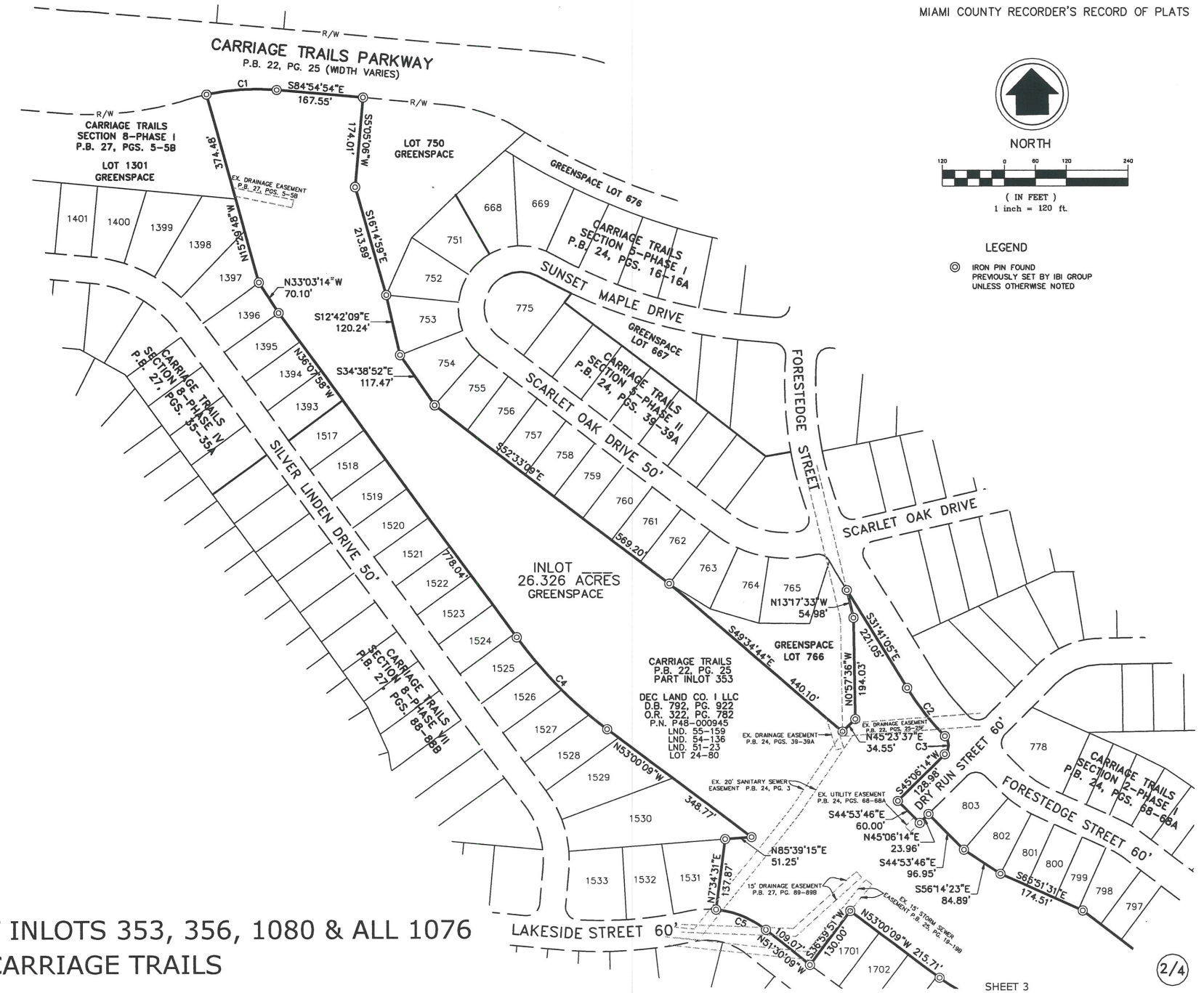
ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

DEVELOPER
DEC LAND CO. I LLC
5131 POST ROAD, SUITE 101
DUBLIN, OHIO 43017

C:\DWG\PLAT.dwg by:chiesad5246 on 06/09/2025 @ 08:30:08 am - © M+E Companies, Inc.

VOLUME _____ PAGE _____-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

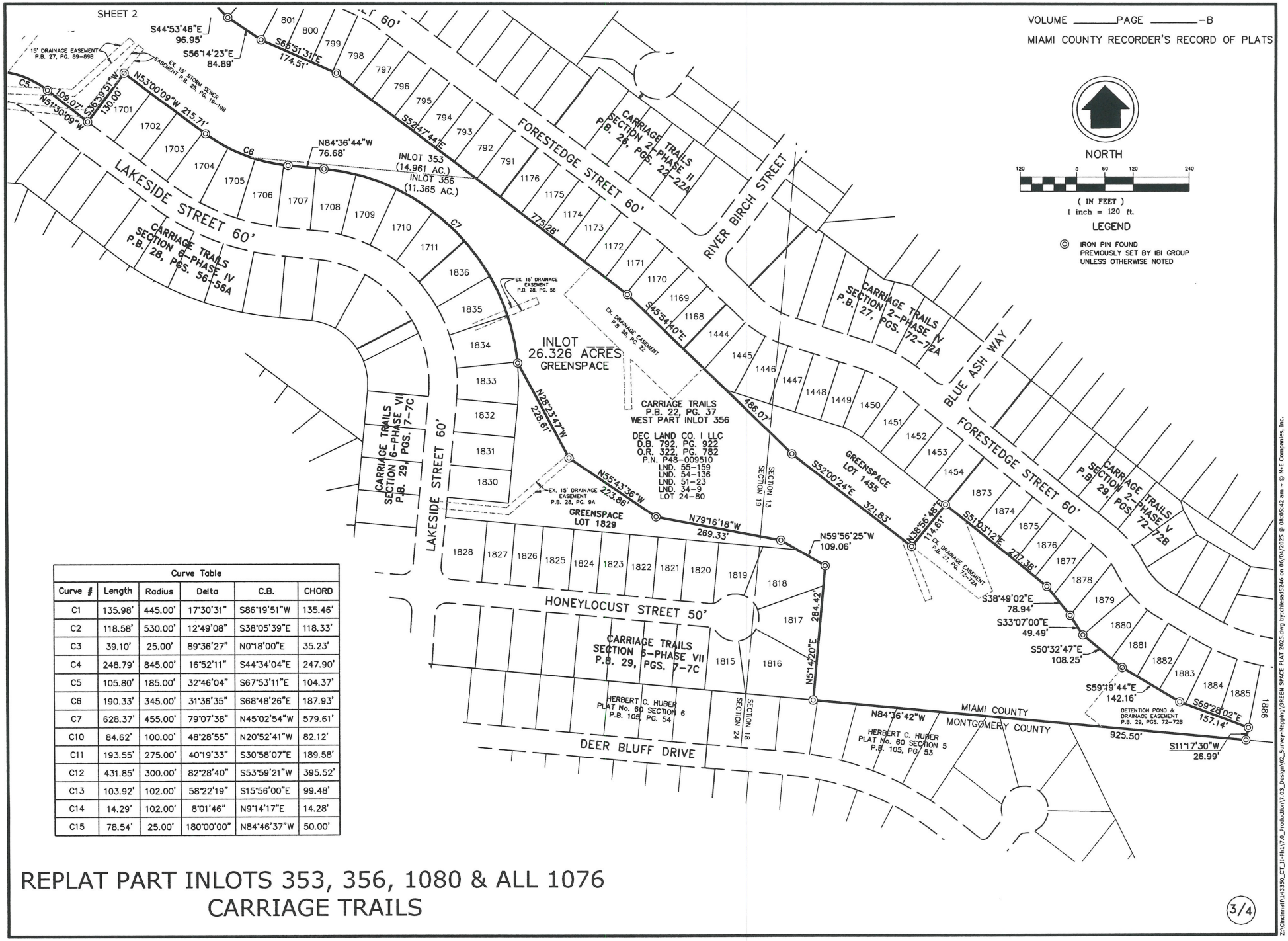
LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076 CARRIAGE TRAILS

2/4

Z:\Cincinnati\143350_CT_II-PH1\7.0_Production\7.03_Design\02_Survey-Mapping\GREEN SPACE PLAT 2025.dwg by:chlesad5246 on 06/04/2025 @ 08:02:23 am ~ © IMI Companies, Inc.



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	135.98'	445.00'	17°30'31"	S86°19'51"W	135.46'
C2	118.58'	530.00'	12°49'08"	S38°05'39"E	118.33'
C3	39.10'	25.00'	89°36'27"	N0°18'00"E	35.23'
C4	248.79'	845.00'	16°52'11"	S44°34'04"E	247.90'
C5	105.80'	185.00'	32°46'04"	S67°53'11"E	104.37'
C6	190.33'	345.00'	31°36'35"	S68°48'26"E	187.93'
C7	628.37'	455.00'	79°07'38"	N45°02'54"W	579.61'
C10	84.62'	100.00'	48°28'55"	N20°52'41"W	82.12'
C11	193.55'	275.00'	40°19'33"	S30°58'07"E	189.58'
C12	431.85'	300.00'	82°28'40"	S53°59'21"W	395.52'
C13	103.92'	102.00'	58°22'19"	S15°56'00"E	99.48'
C14	14.29'	102.00'	8°01'46"	N9°14'17"E	14.28'
C15	78.54'	25.00'	180°00'00"	N84°46'37"W	50.00'

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076
CARRIAGE TRAILS

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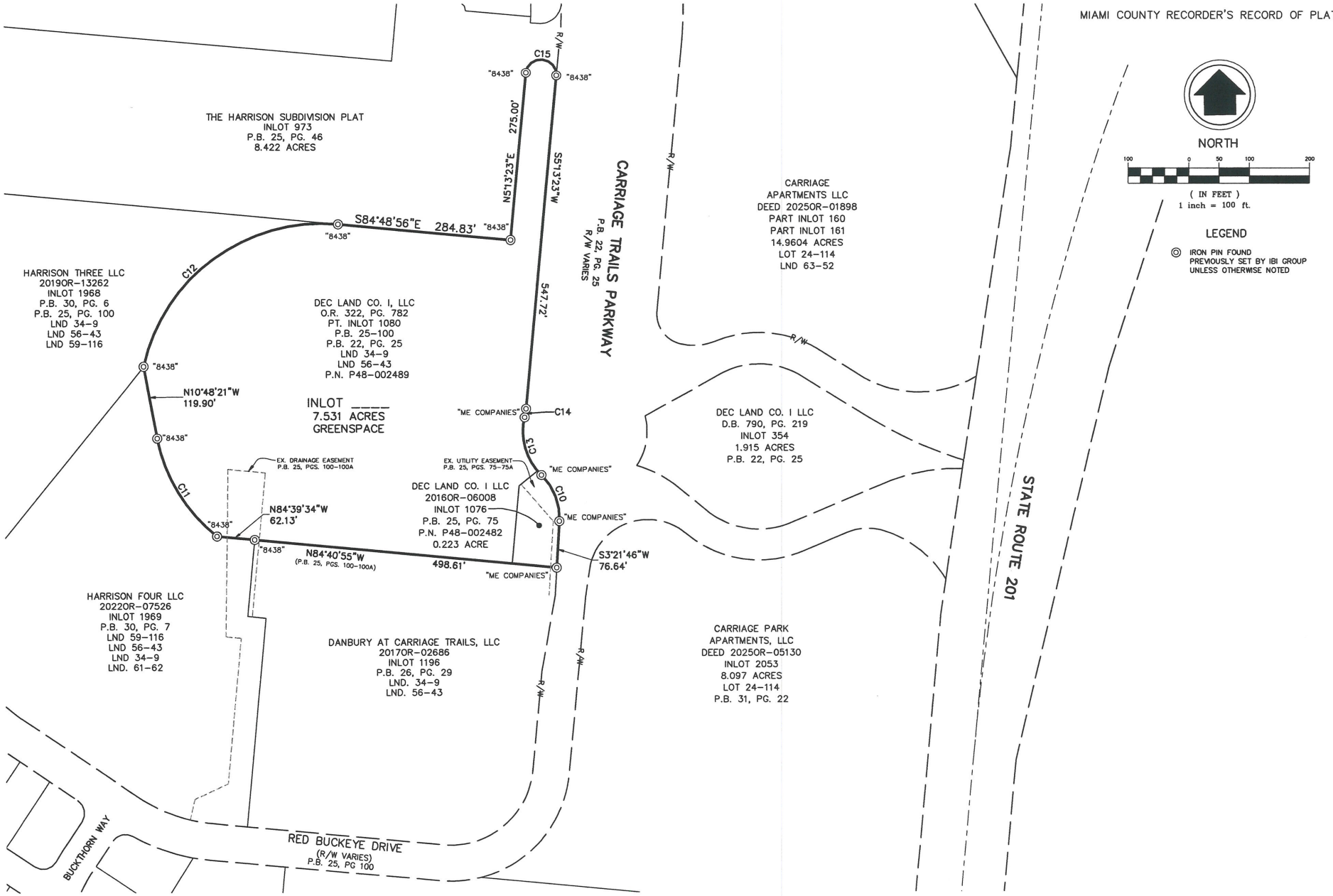
VOLUME _____ PAGE _____ - C

MIAMI COUNTY RECORDER'S RECORD OF PLATS



REPLAT PART INLOTS 353, 356, 1080 & ALL 1076
CARRIAGE TRAILS

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AI-10983 **7. C.**

Planning Commission

Meeting Date: 07/15/2025

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, ROCKFORD HOMES, is requesting approval of a Rezoning and Basic Development Plan for a 104-lot subdivision development on 38.88 acres. Property is located at 4460 Fishburg Road (BDP 25-16).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawings
Elevations
Fire Assessment
Exterior Building Materials

Memorandum

Staff Report for Meeting of July 15, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: July 8, 2025

Subject: BDP 25-16 Creekstone Bluff
4460 Fishburg Road

Department of Planning and Zoning , City of Huber Heights

APPLICANT/OWNER:	Rockford Homes – Applicant Melissa Buckley & Wayne Forgan Jr. – Owner(s)
DEVELOPMENT NAME:	Creekstone Bluff
ADDRESS/LOCATION:	4460 Fishburg Road
ZONING/ACREAGE:	R-1 Residence District / 38.88 Acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	North: R-1 / PR East : R-1 / A West: A South: A
REQUEST:	The applicant seeks a rezoning and basic development plan approval for a 104-lot subdivision development on 38.88 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1172
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview
The applicant seeks approval for a basic development plan for a 104-unit single-family home development on 38.88 acres. Approximately 36% (13.8 acres) of the development is open space.

Site Characteristics
The site is a mixture of grasslands and wooded areas, generally sloping north to south. There is a significant change in topography on the southeast side of the lot, with a creek running along the eastern edge.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1172 – Planned Residential, and Chapter 1181 – General Provisions.

Chapter 1171.05 - Contents of basic development plan, states:
(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

Chapter 1171.06 - General standards for approval, states:
The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

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

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

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

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

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

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

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

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis
The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:
The applicant seeks approval for a basic development plan for a 104-unit single-family home development on 38.88 acres. The home elevations submitted with the application illustrate a mix of one- and two-story homes with attached garages. The development will include 13.8 acres of open space.

The applicant has submitted a basic site plan that illustrates circulation, lot layouts, grading, setbacks, proposed utilities, and stormwater management facilities.

Conformance With Planned Residential District Requirements:

Uses: One-family dwellings are a permitted use.

Development Standards:

- Density: The gross density is 2.67 dwelling units per acre (DUA), and the net density (less open space) is 4.167 DUA. In this location, the PR district allows a net density up to 5 DUA.

Lot size and setbacks:

	Lot Size	Frontage	Yards			
			Front	Side	Sum of Side	Rear
Proposed	6,250sf (30)	50' (30)	25	5	10	25
	7,500sf (74)	60' (74)	25	5	10	25
Code (R-4)	7,500 sf	60'	25	8	20	40

While some of the proposed lots are smaller than the development standards, the Planned Residential District is designed to provide flexibility to account for unique land attributes, such as topography or environmentally sensitive areas. The proposed lot sizes are very similar to those found in the Lexington Place subdivision.

- The site plan illustrates a 50-foot development buffer along the west and south sides of the development.
- Examples of building elevations were submitted with the application. The applicant is aware of the building material requirements.

Utilities:

- The utility plan illustrates the planned location of water and sewer lines in public easements. Due to the topography, a lift station will be constructed on the south end of the site.
- A large stormwater detention area will be constructed at the southeast corner of the site. Staff has requested that the applicant adjust the boundaries of the existing storm drainage easement to better align with the existing creek location.
- Sidewalks are illustrated along all the proposed streets. Staff has requested that the sidewalks along Fishburg be widened to 6 feet.

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

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

This development is located in the Estates development pattern area. These areas tend to be more rural, lack adequate infrastructure, and may contain environmentally sensitive areas. The Comprehensive Plan recognizes that much of this area will stay rural or develop at a lower density.

The applicant's property is likely one of the last few properties within the Estates development pattern area that can be economically developed because it has reasonable proximity to public utilities, and it's not located near a flood-prone area. Staff feels the proposed density is reasonable and consistent with the Comprehensive Plan's goals.

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

No development schedule has been submitted at this time; however, staff expect this product will be well-received based on other housing developments.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

Fishburg Road is classified as a minor collector and has adequate capacity to serve the development. The applicant will be responsible for widening their frontage and installing sidewalks along Fishburg Road.

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

Staff do not anticipate any undue burden on public services. The area has adequate utility capacity to service this proposed development. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

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

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping requirements will be reviewed with the Detailed Development application.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

The main natural features of this site are two stream areas on the east side, which will remain undisturbed.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is being developed on the flatter areas of the site. Grading will be required on the south and east sides. Those lots are designed with walkout basements to capitalize on the land's contours.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

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

Staff do not anticipate the need for excessive additional public services to support this development.

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

All proposed uses are consistent with the Planned Residential district. Staff do not anticipate excessive noise, traffic or fumes.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff feels rezoning to Planned Residential is consistent with the Comprehensive Plan and surrounding development.

Additional Comments:

Fire: See attached. Comments have been forwarded to the applicant and will be addressed during the detailed development plan review.

City Engineer: The engineer's comments have been provided to the applicant. A pressure-reducing valve will likely need to be installed at the water connection along Fishburg Road.

Recommendation

Staff recommends approval of the Basic Development Plan application as submitted on June 23, 2025. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan with the following conditions:

- The applicant shall comply with all Fire Department requirements.
- The applicant shall construct a 6-foot sidewalk along Fishburg Road.
- The applicant shall modify the existing storm drain easement to reflect the layout of the stream area better and provide access via a public street or driveway.
- Water and sanitary lines shall be placed in public easements.

Planning Commission Action

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

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

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on June 23, 2025, the applicant, ROCKFORD HOMES, requested approval of a Rezoning and Basic Development Plan for 104-lot subdivision development on 38.88 acres. Property located at 4460 Fishburg Road, further identified as Parcel Number P70 04007 0009 on the Montgomery County Auditor's Map (Case BDP 25-16), and;

WHEREAS, on July 15, 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, Rockford Homes, for approval of a Rezoning and Basic Development Plan. Property is located at 4460 Fishburg Road (Case BDP 25-16), in accordance with the recommendation of Staff's Memorandum dated July 8, 2025, with the following conditions:

1. The applicant shall comply with all Fire Department requirements.
2. The applicant shall construct a 6-foot sidewalk along Fishburg Road.
3. The applicant shall modify the existing storm drain easement to reflect the layout of the stream area better and provide access via a public street or driveway.
4. Water and sanitary lines shall be placed in public easements.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'25 JUN 23 4:33

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number BDP 25-16
Receipt Number 537793

Date Filed 6/23/25
Amount Paid 500.00

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

Jul 15, 25

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Rockford Homes	Name	Jim Lipnos
Address	999 Polaris Parkway, Suite 200 Columbus, OH 43240	Address	999 Polaris Parkway, Suite 200 Columbus, OH 43240
Phone		Phone	614-785-0015
Fax		Fax	
Email		Email	jlipnos@rockfordhomes.net

PROPERTY INFORMATION

Project Name: Creekstone Bluff

Location of property: 4460 Fishburg Road, Huber Heights, OH

Book _____ Page _____ Parcel Number(s) P70 04007 0009

Current Zoning: R1 Residence District Proposed Zoning: Planned Residential (PR) District

Property Owner's Name: Melissa Buckley Telephone: _____

Address: 7797 S. Brown School Road, Vandalia, OH 45377

Total acres included in this application: 39.09

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

Brief description of application request:
Creekstone Bluff is a proposed single-family development including 104 lots with public right-of-way and public utilities to serve the site.

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

Name of Engineer: Jon Buchanan, PE, CESO Inc. Telephone: 937-609-4381

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

Applicant's Signature

Applicant's Signature:

James L. Lipuos

Printed Name:

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

Melissa Forgan

OWNER

Subscribed and sworn to before me this 26 day of June, 2025.

JAMES C CONLEY
Notary Public
State of Ohio
My Comm. Expires
December 28, 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.

= = = =

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

AGENT

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

ATTORNEY

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

DEVELOPER

Name _____
Address _____
_____
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Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
Address _____
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Email _____

ENGINEER

Name _____
Address _____
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Phone _____
Fax _____
Email _____

LANDSCAPE ARCHITECT

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

OTHER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

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

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

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

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

Witness

Witness

By: _____
Applicant's Signature

Date: 6/26/2025

Project: Creekstone Bluff

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 _____ 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.

Melissa Forgan
Owner's Signature

_____
Owner's Signature

Melissa Forgan
Printed Name

_____
Printed Name

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

Melissa G. Forgan on this 26 day of June, 2025.

NOTARY PUBLIC STATE OF OHIO

JAMES C CONLEY
Notary Public
State of Ohio
My Comm. Expires
December 28, 2029

_____
Notary Public

BASIC DEVELOPMENT PLAN

CREEKSTONE BLUFF

JUNE 2025

CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY,STATE OF OHIO

DEVELOPER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

OWNER
MELISSA BUCKLEY & WAYNE FORGAN JR
7797 S BROWN SCHOOL RD
VANDALIA, OH 45377

SURVEY PROVIDED BY:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: MATT ACKROYD
EMAIL: MATT.ACKROYD@CESOINC.COM

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN
EMAIL: JON.BUCHANAN@CESOINC.COM

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

SITE DATA:

EX ZONING:	R-1
PROPOSED ZONING:	PR
TOTAL ACREAGE:	38.88 AC
50' LOT COUNT:	30 LOTS
60' LOT COUNT:	74 LOTS
PROPOSED DENSITY:	2.67 DUA
OPEN SPACE:	13.83 AC (36.4%)
PROPOSED STREET LENGTH:	3698 LF
PROPOSED RIGHT OF WAY:	4.50 AC (11.9%)

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5-6	GRADING PLAN
7	PRE-DEVELOPED TRIBUTARY MAP
8	POST-DEVELOPED TRIBUTARY MAP

BENCHMARKS (NAD83):

BM "A":
CUT "X" ON EAST BOLT OF FIRE HYDRANT BEING APPROX. 200 FEET WEST OF CHURCHILL DOWNS PL. AND APPROX. 15 FEET NORTH OF FISHBURG RD.
ELEV=847.10'

BM "B":
BENCH-TIE SET ON SOUTH FACE OF UTILITY POLE BEING THE 3RD POLE WEST OF CHURCHILL DOWNS PL AND APPROX. 20 FEET NORTH OF FISHBURG RD.
ELEV=838.09'

BM "C":
BENCH-TIE SET ON SOUTH FACE OF UTILITY POLE BEING APPROX. 10 FEET WEST OF ASPHALT DRIVEWAY FOR 4550 FISHBURG RD AND 20 FEET NORTH OF FISHBURG RD.
ELEV=835.16'

SURVEY NOTES:

HORIZONTAL DATUM:
OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD83 (2011), DETERMINED BY GPS OBSERVATIONS
VERTICAL DATUM:
NAVD88 PER BENCHMARKS AND CONTROL AS SHOWN ON FISHBURG BASIC DEVELOPMENT PLAN.

UTILITY DISCLAIMER:
THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

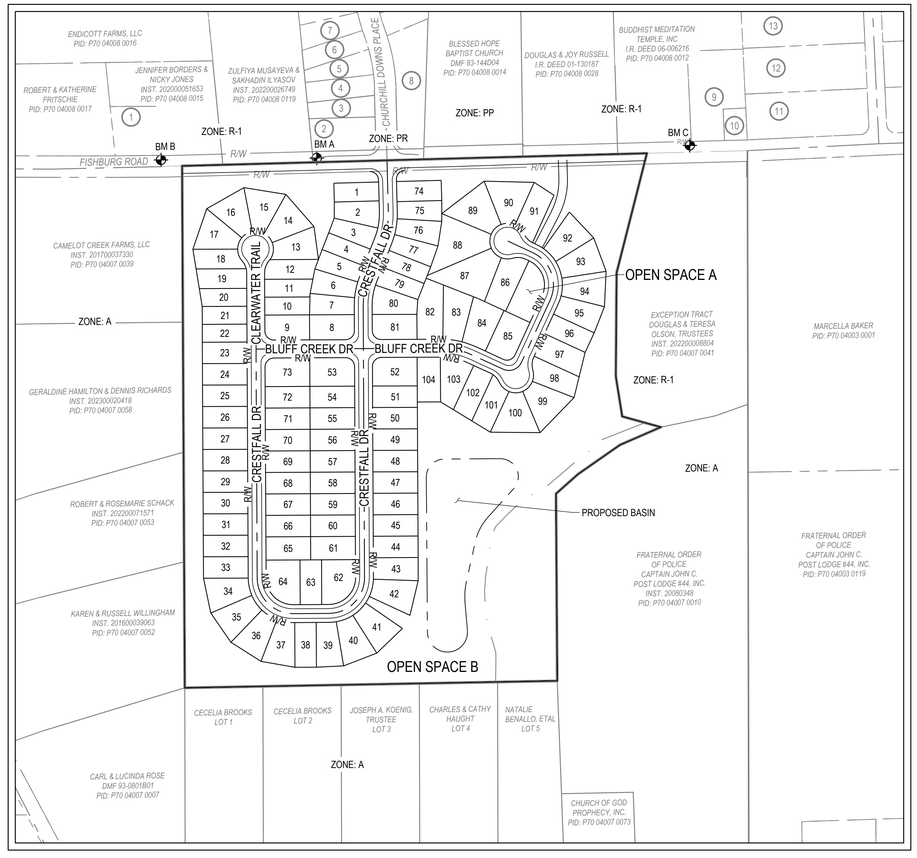
DATE OF FIELD SURVEY: MAY 2025

FEMA FLOODPLAIN:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); MONTGOMERY COUNTY, OHIO, 39113C0159E, EFFECTIVE DATE: JANUARY 6, 2005.

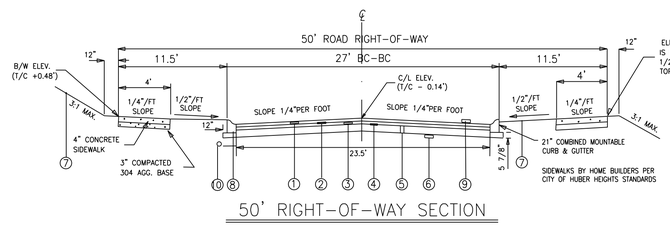
PROPERTY OWNER LEGEND

1. *ROBERT FULLER JR, TRUSTEE PID: P70 04008 0020*
2. *ZULFIYA MUSAYEVA ET AL PID: P70 04008 0015*
3. *HOA VAN TRAN & KIEU THI MONG LE PID: P70 04008 0014*
4. *MIKAIL ASLANOV PID: P70 04008 0113*
5. *MARISA & DARIUS SMITH PID: P70 04008 0112*
6. *THERESA & STEVEN KABBES PID: P70 04008 0111*
7. *ASLAN SHAKAROV PID: P70 04008 0110*
8. *LEXINGTON PLACE PHASE II HOMEOWNERS ASSOCIATION, INC PID: P70 04008 0134*
9. ***NO OWNER NAME** PID: P70 04008 0022*
10. *BUDDHIST MEDITATION TEMPLE, LLC PID: P70 04008 0013*
11. *GROVER ALLEN JR PID: P70 00204 0020*
12. *BARTHOLOMEW & AMY BROWN PID: P70 00204 0019*
13. *ALLEN OMALLEY & EMILY SIZEMORE PID: P70 00204 0018*



INDEX MAP

GRAPHIC SCALE (IN FEET)
200 0 200 400
1 in. = 200 ft.



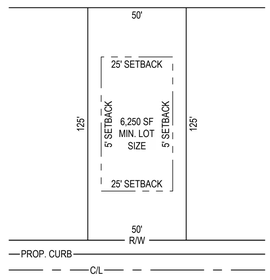
50' RIGHT-OF-WAY SECTION

1 ITEM 441: ASPHALT CONCRETE (1 1/4"SURFACE COURSE) TO BE APPLIED 12 MONTHS AFTER 301 COURSE IS APPLIED.
2 ITEM 407: RC-70 TACK COAT @ 0.1 GAL./S.Y.
3 ITEM 441: ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE) AT END OF 5 DAYS AFTER 408.
4 ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
5 ITEM 304: AGGREGATE BASE (2-5" COURSES)
6 ITEM 203: SUBGRADE COMPACTION
7 ITEM 659: SEEDING AND MULCHING
8 MOUNTABLE CURB & GUTTER - SEE DETAIL THIS SHEET
9 RECLAMITE SEAL, PER CITY OF HUBER HEIGHTS SPECIFICATIONS
10 4" PVC SCH 40 SUMP PUMP DRAIN LINE 24" DEPTH (SEE CONSTRUCTION DRAWINGS FOR LOCATIONS)

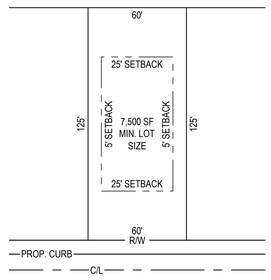
VICINITY MAP
N.T.S.

NOTES:

1. SANITARY TO BE TIED INTO CITY OF HUBER HEIGHTS SYSTEM.
2. WATER TO BE INSTALLED AND CONNECTED TO CITY OF HUBER HEIGHTS SYSTEM.
3. ELECTRIC TO BE SUPPLIED BY AES OHIO.
4. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAT APPROVAL.
5. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
6. CONCRETE WALK TO BE INSTALLED AS SHOWN.
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF HUBER HEIGHTS STANDARDS AND THE OEPA.
8. HOA TO OWN AND MAINTAIN STORM WATER BASINS
9. CITY OF HUBER HEIGHTS TO MAINTAIN STORMWATER INFRASTRUCTURE (PIPE, STRUCTURES).



50 FT - TYPICAL LOT
N.T.S.



60 FT - TYPICAL LOT
N.T.S.

STATE OF OHIO
JUSTIN ELAM
E-76298
REGISTERED PROFESSIONAL ENGINEER

REGISTERED ENGINEER — 06/24/2025 DATE

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

Ohio Utilities Protection Service Call 811 before you dig

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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

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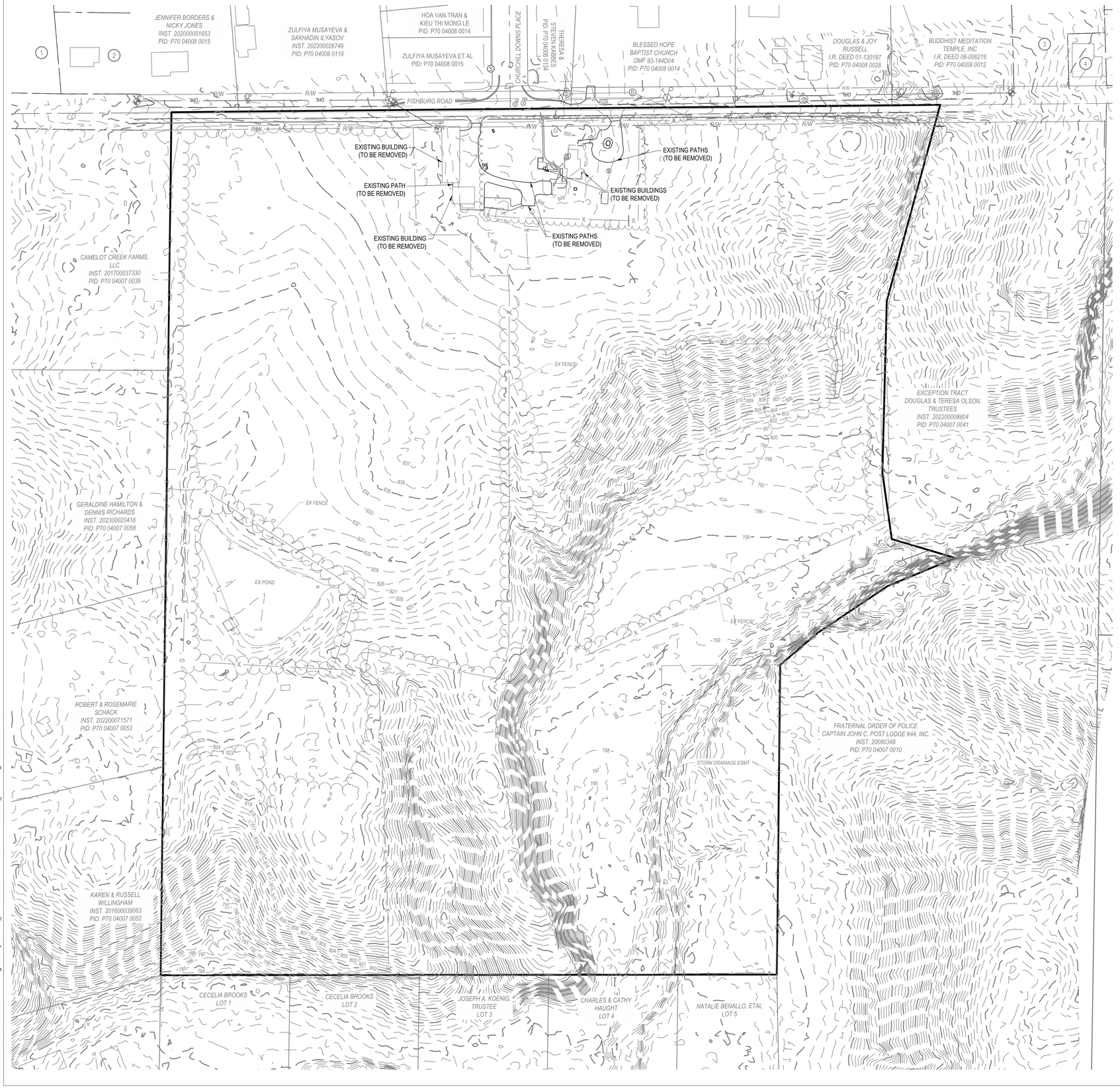
Project Number:	765946
Scale:	1"=200'
Drawn By:	KID
Checked By:	JMB
Date:	JUNE 2025
Issue:	BASIC DEVELOPMENT PLAN

Drawing Title:
COVER SHEET

C:\DC\ACCDocs\CESO\Rockford Fishburg Rd\Project Files_CESO\03-CIVIL\PLAN\DEV PLAN\765946_COVER SHEET.dwg - 6/24/2025 - Brock Michaelis



N

80 0 80 160

GRAPHIC SCALE (IN FEET)
1 in. = 80 ft.

PROPERTY OWNER LEGEND

1. *ROBERT & KATHERINE FRITSCHIE*
   PID: P70 04008 0017
2. *ROBERT FULLER JR, TRUSTEE*
   PID: P70 04008 0020
3. ***NO OWNER NAME***
   PID: P70 04008 0022
4. *BUDDHIST MEDITATION TEMPLE, LLC*
   PID: P70 04008 0013

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- 940 — EXISTING INDEX CONTOUR
- 941 — EXISTING INTERMEDIATE CONTOUR
- EXISTING STREAM (TO REMAIN)
- EXISTING WETLAND (TO REMAIN)
- EXISTING WETLAND (TO BE MITIGATED)

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Drawing Title:
EXISTING CONDITIONS

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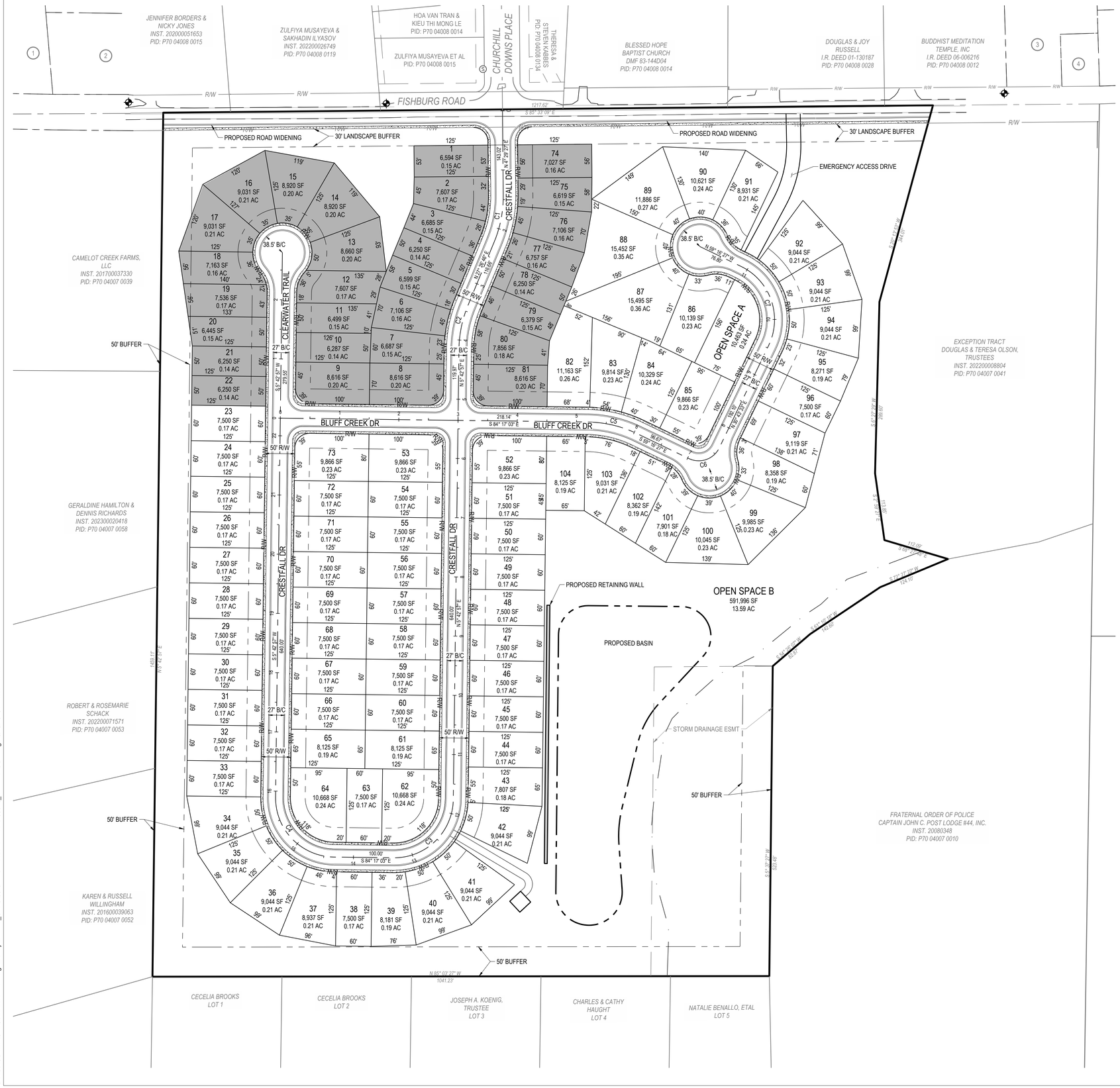

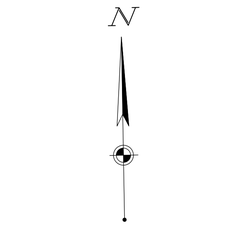

PROPERTY OWNER LEGEND

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3. ***NO OWNER NAME** PID: P70 04008 0022*
4. *BUDDHIST MEDITATION TEMPLE, LLC PID: P70 04008 0013*

SITE DATA:

TOTAL SITE ACREAGE= 38.88 AC.
TOTAL LOT COUNT= 104
DENSITY= 2.67 UNITS/ACRE

LOT LEGEND

50' LOTS QTY=30

60' LOTS QTY=74

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	200.00'	80.13'	79.59'	N15° 58' 06"E	022° 57' 19"	40.61'
C2	200.00'	75.85'	75.40'	N16° 34' 52"E	021° 43' 49"	38.39'
C3	100.00'	157.08'	141.42'	N50° 42' 57"E	090° 00' 00"	100.00'
C4	100.00'	157.08'	141.42'	S39° 17' 03"E	090° 00' 00"	100.00'
C5	200.00'	87.30'	86.61'	S71° 46' 45"E	025° 00' 36"	44.36'
C6	38.50'	60.48'	54.45'	N75° 43' 33"E	090° 00' 00"	38.50'
C7	100.00'	157.08'	141.42'	N14° 16' 27"W	090° 00' 00"	100.00'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY
- EXISTING STREAM (TO REMAIN)
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

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CREEKSTONE BLUFF

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MONTGOMERY COUNTY, OH

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Drawing Title:
SITE PLAN

3

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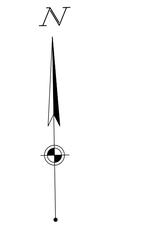

PROPERTY OWNER LEGEND

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2. ***NO OWNER NAME***
   PID: P70 04008 0022
3. *BUDDHIST MEDITATION TEMPLE, LLC*
   PID: P70 04008 0013

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURE
- EXISTING WATER STRUCTURES
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED HYDRANT/VALVE

NOTE

1. PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. UTILITY ROUTING, SIZING, AND EASEMENTS ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.

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Drawing Title:
UTILITY PLAN

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N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- PROPOSED SPOT ELEVATION

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MONTGOMERY COUNTY, OH

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Drawing Title:
GRADING PLAN

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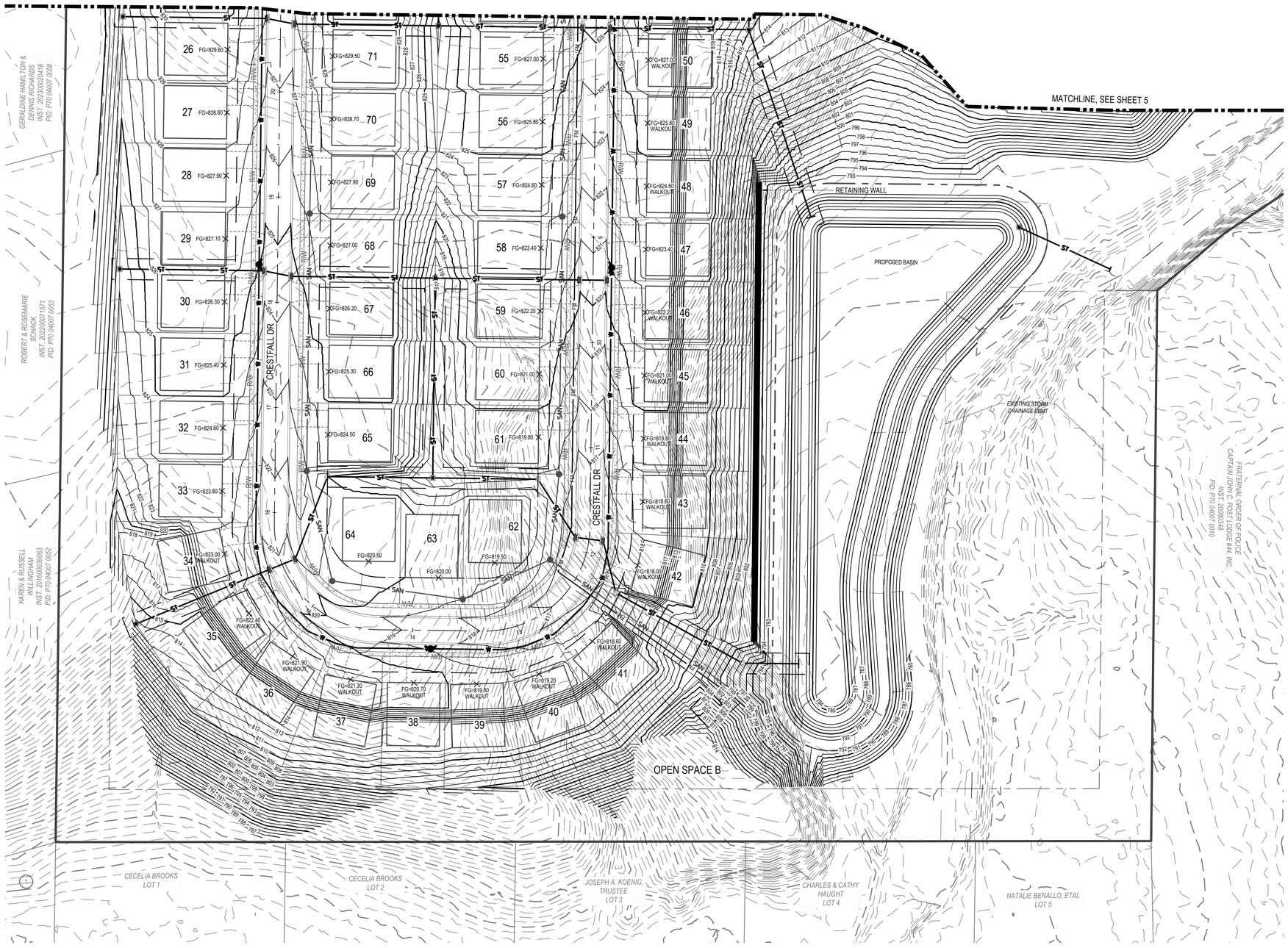

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
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- EXISTING TREE LINE
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- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- PROPOSED SPOT ELEVATION

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Drawing Title:
GRADING PLAN

6

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PRE-DEVELOPED AREA A
33.44 AC.

EX POND

N

80 0 80 160

GRAPHIC SCALE (IN FEET)
1 in. = 80 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT MARKING
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- TRIBUTARY BOUNDARY

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Project Number:	765946
Scale:	1"=80'
Drawn By:	NSA
Checked By:	JMB
Date:	JUNE 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
PRE-DEVELOPED TRIBUTARY MAP

7

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PROPOSED BASIN A
30.67 AC.

OPEN SPACE A

PROPOSED BASIN A

UNDETAINED
2.77 AC.

OPEN SPACE B

N

80 0 80 160

GRAPHIC SCALE (IN FEET)
1 in. = 80 ft.

LEGEND

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- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT MARKING
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- TRIBUTARY BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES

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Issue:	NOT FOR CONSTRUCTION

Drawing Title:

POST-DEVELOPED TRIBUTARY MAP

8

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ROCKFORD HOMES

Homestead Series

The Barclay

3 - 4 BEDROOMS • 2.5 BATHS • 2,324 - 2,609 SQ. FT. • 2 - 3 CAR GARAGE

Craftsman

THE ELEVATION VIEW INCLUDED IN THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY. IT IS INTENDED TO ILLUSTRATE DESIGN IDEAS AND MAY NOT REFLECT THE FINAL CONSTRUCTION DETAILS. FINAL ELEVATIONS WILL BE DEVELOPED AND APPROVED PRIOR TO CONSTRUCTION.

ROCKFORD HOMES

Homestead Series

The Bradford

3 - 5 BEDROOMS • 2.5 - 4 BATHS • 2,858 - 3,298 SQ. FT. • 2 - 3 CAR GARAGE

American Farmhouse

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ROCKFORD HOMES

Homestead Series

The Brentwood

4 - 6 BEDROOMS • 2.5 - 4 BATHS • 2,613 - 2,722 SQ. FT. • 2 - 3 CAR GARAGE

Craftsman

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ROCKFORD HOMES

Homestead Series

The Charleston

3 - 5 BEDROOMS • 2.5 - 3.5 BATHS • 1,980 - 2,590 SQ. FT. • 2 - 3 CAR GARAGE

American Farmhouse

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ROCKFORD HOMES

Homestead Series

The Claymont

2 - 3 BEDROOMS • 2 BATHS • 1,649 - 1,706 SQ. FT. • 2 - 3 CAR GARAGE

Craftsman

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ROCKFORD HOMES

Homestead Series

The Hartly

3 BEDROOMS • 2.5 BATHS • 1,618 - 1,893 SQ. FT. • 2 - 3 CAR GARAGE

American Farmhouse

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ROCKFORD HOMES

Rockford Series

The Linden

4 - 5 BEDROOMS • 2.5 - 5 BATHS • 2,999- 3,585 SQ. FT. • 2 - 3 CAR GARAGE

American Classic

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ROCKFORD HOMES

Homestead Series

The Manchester

3 - 4 BEDROOMS • 2.5 BATHS • 2,163 - 2,405 SQ. FT. • 2 - 3 CAR GARAGE

American Farmhouse

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ROCKFORD HOMES

Homestead Series

The Palmer

2 - 4 BEDROOMS • 2.5 BATHS • 1,776 - 1,805 SQ. FT. • 2 - 3 CAR GARAGE

Craftsman

THE ELEVATION VIEW INCLUDED IN THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY. IT IS INTENDED TO ILLUSTRATE DESIGN IDEAS AND MAY NOT REFLECT THE FINAL CONSTRUCTION DETAILS. FINAL ELEVATIONS WILL BE DEVELOPED AND APPROVED PRIOR TO CONSTRUCTION.

ROCKFORD HOMES

Homestead Series

The Richmond

3 - 4 BEDROOMS • 2.5 - 3.5 BATHS • 2,845 - 2,883 SQ. FT. • 2 - 3 CAR GARAGE

Colonial Revival

THE ELEVATION VIEW INCLUDED IN THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY. IT IS INTENDED TO ILLUSTRATE DESIGN IDEAS AND MAY NOT REFLECT THE FINAL CONSTRUCTION DETAILS. FINAL ELEVATIONS WILL BE DEVELOPED AND APPROVED PRIOR TO CONSTRUCTION.

ROCKFORD HOMES

Homestead Series

The Wellington

3 - 4 BEDROOMS • 2.5 BATHS • 1,891 - 2,172 SQ. FT. • 2 - 3 CAR GARAGE

Craftsman

THE ELEVATION VIEW INCLUDED IN THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY. IT IS INTENDED TO ILLUSTRATE DESIGN IDEAS AND MAY NOT REFLECT THE FINAL CONSTRUCTION DETAILS. FINAL ELEVATIONS WILL BE DEVELOPED AND APPROVED PRIOR TO CONSTRUCTION.

Huber Heights Fire Division

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

Occupancy Name:	Creekstone Bluff
Occupancy Address:	Fishburg Road and Churchill Downs

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

MCBR BLD:	N/A	HH P&D:	N/A
MCBR MEC:	N/A	HHFD Plan:	25-422
MCBR ELE:	N/A	HHFD Box:	
REVIEWER:	Susong	DATE:	7/8/2025

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met. Be advised that additional questions and comments may arise as the project progresses.

Requirements:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the *OFC (2017)* and the *Huber Heights Codified Ordinance (HHCO) Section 15.***
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. It is hard to distinguish locations of hydrants on some drawings. A larger symbol shall be used.**
- **In accordance with *Huber Heights Codified Ordinance 1521.06 (b)(1)*, "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire**

Official and City Engineer. *Huber Heights Codified Ordinance 1519.01 - Water mains.*

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with *Ohio Fire Code B105.1*. Please provide before construction.**
- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to *Ohio Fire Code Appendix D 103.4.***
- **Fire lane signs as specified in Ohio Fire Code D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. *Ohio Fire Code D103.6.2*. (Signs should be located on the side with fire hydrants.)**
- **Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Ohio Fire Code D107.1. A second access is shown but no details are provided on size and surface type.**

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

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2011 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

ROCKFORD HOMES

Rockford Series

The Alder

4 - 5 BEDROOMS • 3.5 - 4.5 BATHS • 3,846- 4,048 SQ. FT. • 2 - 3 CAR GARAGE

EXTERIOR DESIGNS

American Classic

American Farmhouse

Craftsman

Shingle

Rockford Homes
Corporate Office
999 Polaris Parkway - Suite 200
Columbus, OH 43240

Scan this **QR code** to view
our Interactive Floor Plan

RockfordHomes.net
614-785-0015

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. Elevations may show options that are not included in base pricing. This brochure is for illustration purposes only and is not part of a legal contract. **RH 12/10/2024**

AI-10984 **7. D.**

Planning Commission

Meeting Date: 07/15/2025

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, BREW TEAM OHIO, is requesting approval of a Detailed Development Plan for the construction of a Seven Brew drive-through coffee kiosk. Property is located at 7605 Old Troy Pike (DDP 25-17).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Traffic Study letter

Fire Assessment

Memorandum

Staff Report for Meeting of July 15, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: July 9, 2025

Subject: DDP 25-17 (Seven Brew Coffee Drive Thru)
7605 Old Troy Pike

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Brew Team OH – Applicant John R. Ottinger – Owner
DEVELOPMENT NAME:	Seven Brew Coffee Drive Thru
ADDRESS/LOCATION:	7605 Old Troy Pike
ZONING/ACREAGE:	PC – Planned Commercial / 0.59 acres
EXISTING LAND USE:	Parking Lot
ZONING ADJACENT LAND:	North: PC – Planned Commercial East: PM – Planned Mixed-Use West: PC – Planned Commercial South: PC – Planned Commercial
REQUEST:	The applicant seeks Detailed Development Plan approval for the construction of a Seven Brew drive-through coffee kiosk.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview

The applicant seeks Detailed 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 seating for customers.

The Huber Heights City Council approved the Basic Development Plan on June 10, 2025, through Ordinance 2025-O-2703.

Site Characteristics

The site is an underutilized parking lot that formerly served a White Castle restaurant located just south of this site. Currently, the site is occasionally used for overnight parking of semi-trucks.

The site has access to all necessary utilities. Access to the 5/3rd Bank through this site will remain.

Staff Analysis

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

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Conformance with the Basic Development Plan Conditions

There were no conditions attached to the approval of the Basic Development Plan. The site plan submitted with the Detailed Development Plan application is identical to the one submitted with the Basic Development Plan application.

Conformance With Planned Commercial District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 25-foot parking setback. The applicant is reusing the existing parking lot, which has a parking setback of approximately three (3) feet. This parking setback has decreased due to the widening of Old Troy Pike. Complying with the parking lot setback requirement would eliminate the parking stalls. Staff support the reuse of this parking lot as-is.
- The production building is set back 63 feet, and the walk-in cooler is set back 76 feet. The development standard is 75 feet.

- The north setback is 15 feet between the pavement and the property line. All other yards are adjacent to commercial districts. The site plan conforms to the yard standards.

Parking and Loading:

- 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.

Building Materials:

- 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.

Landscaping:

- 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 landscape rock.

Lighting:

- The lighting plan illustrates one pole-mounted light, under canopy lights and wall packs. The illumination meets the zoning code requirements.

Signs:

- A sign package was submitted with the DDP 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.

Additional Comments:

Fire: See Attached

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 application as submitted on June 24, 2025.

Planning Commission Action

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

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

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on June 24, 2025, the applicant, BREW TEAM OH, requested approval of a Detailed Development Plan for the construction of a Seven Brew drive-through coffee kiosk. Property located at 7605 Old Troy Pike, further identified as Parcel Number P70 04005 0056 on the Montgomery County Auditor's Map (Case DDP 25-17), and;

WHEREAS, on July 15, 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, Brew Team Oh, for approval of a Detailed Development Plan. Property is located at 7605 Old Troy Pike (Case DDP 25-17), in accordance with the recommendation of Staff's Memorandum dated July 9, 2025, with the following conditions:

1. Approve as submitted.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
JUN 24 2025
By DDP 25-17

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number DDP 25-17
Receipt Number _____

Date Filed 6/24/25
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

Jul 15, 25

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Brew Team OH	Name	Brian Evans
Address	3108 Vestal Pkw E, Vestal, NY 13850	Address	3108 Vestal Pkw E, Vestal, NY 13850
		Phone	502-528-1798
Phone		Fax	
Fax		Email	brian.evans@7brewteam.com
Email			

PROPERTY INFORMATION

Project Name: 7 Brew Coffee Drive Thru

Location of property: 7605 Old Troy Pike, Huber Heights, OH

Book 40 Page 5 Parcel Number(s) P70 04005 0056

Current Zoning: Planned Commercial Proposed Zoning: Commercial

Property Owner's Name: John R. ~~Gttinger~~ Oethinger (JRO) Telephone:

Address: 90 Catalpa Dr, Atherton, CA 94207

Total acres included in this application: 0.59

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

Brief description of application request:
New construction of a 510 S.F. prefabricated building with a 277 S.F. remote walk-in cooler, offering an assortment of coffee, tea, and energy drinks to customers via drive-through lanes. The interior is only occupied by staff members.

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

Name of Engineer: Toth & Associates Telephone: 417-888-0645

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

3.14.15

Applicant's Signature

Applicant's Signature:

Brian Evans

Printed Name:

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

OWNER

Subscribed and sworn to before me this 17 day of June, 2025.

SUSAN E. BURNETT
COMM. # 2404909
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 26, 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: John R. Ottinger Ottinger
Address: 90 Catalpa Dr, Atherson, CA 94027
Phone:
Fax:
Email:

AGENT

Name: Brian Evans
Address: 3108 Vestal Pkw E, Vestal, NY 13850
Phone: 502-528-1798
Fax:
Email: brian.evans@7brewteam.com

ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

DEVELOPER

Name: Brew Team OH
Address: 3108 Vestal Pkw E, Vestal, NY 13850
Phone:
Fax:
Email: brian.evans@7brewteam.com

LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

ENGINEER

Name: Shawn Barry
Address: 1550 E. Republic Rd
Springfield, MO 65804
Phone: 417-888-0645
Fax:
Email:

LANDSCAPE ARCHITECT

Name:
Address:
Phone:
Fax:
Email:

OTHER

Name:
Address:
Phone:
Fax:
Email:

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

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

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

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

Witness

Witness

By: _____
Applicant's Signature

Date: 06/22/25

Project: 7 Brew Coffee

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 Brew Team OH, LLC (Brian Evans) 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

John R. Oettinger
Printed Name

Sworn to before me and subscribed in my presence by the said John R. Oettinger on this 17th day of June, 20 25

SUSAN E. BURNETT
COMM. # 2404909
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 26, 2026

Notary Public

5

EXHIBIT "A" LEGAL DESCRIPTION

Situated in Section 29, Town 2, Range 8 M.R.S, City of Huber Heights, Montgomery County, Ohio and being part of a 1.395 acre tract of land conveyed to Muriel Litt et al. 4 by deed recorded in I.R. Deed #12-042591 of the Montgomery County deed records; said tract being more particularly described as follows;

Beginning at a mag nail found at the Southeast corner of the Waynetown Plaza Plat as recorded in Plat Book 214, Page 40 of the Montgomery County deed records, said nail also being at the northeast corner of an 11.496 acre tract of land conveyed to Huber Heights ABG, LLC by deed recorded in I.R. Deed #12-041466 of the Montgomery County deed records; thence S 5° 12' 04" W with said Huber Heights ABG East line for a distance of 184.04 feet to a mag nail set at the true place of beginning for the herein described tract;

Thence from said true place of beginning, S 84° 47' 56" E with a new division line for a distance of 209.65 feet to a mag nail set on the West right-of-way of Old Troy Pike (S.R. 202);

thence S 5° 12' 04" W with said right-of-way for a distance of 105.77 feet to a 5/8" iron pin found at the northeast corner of a 1.0009 acre tract of land conveyed to Fifth Third Bank by deed recorded in I.R. Deed #12-030648 of the Montgomery County Deed Records;

thence N 84° 49' 41" W with said Fifth Third Bank North line and its extension for a distance of 209.65 feet to a mag nail found at Southeasterly corner of the aforementioned Huber Heights ABG Tract;

thence N 5° 12' 04" E with said Huber Heights ABG East line for a distance of 105.88 feet to the true place of beginning, containing 0.509 acres, more or less.

The above description is the result of a field survey, June, 2016, by John T. Burkhardt, Professional Land Surveyor No. 6487 All iron pins set are 5/8" x 30" rebar capped "JTB S-6487". As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2016, Page 0273.

Basis of bearing: East property line based on State Plane Coordinate System, NAD83 (2011) adjustment, Ohio South Zone, ODOT VRS/CORS Network (bearing: S 05° 12' 04" W)

SITE DEVELOPMENT PLANS FOR

HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

PROJECT NUMBER:
91 070

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
LANDSCAPE PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2

0 250 500

NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES

H. SCALE: 1" = 500'

KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	DAYTON POWER & LIGHT	937-331-4137
WATER	CITY OF HUBER HEIGHTS WATER	937-233-3292
SANITARY SEWER	CITY OF HUBER HEIGHTS WASTEWATER	937-233-3292

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
OH# 05960

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STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91 070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C0.0
COVER SHEET

DATE: MARCH 13, 2025

CIVIL LEGENDS

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TGV	TOP OF GRAVEL
EX TP	EXISTING TOP OF PAVEMENT

SYMBOLS

	MARKER STONE
	RIGHT OF WAY MARKER
	IRON PIN FOUND
	IRON PIN SET
	CUT CROSS
	CONTROL POINT
	BENCHMARK
S	SANITARY SEWER MANHOLE
D	STORM SEWER INLET
T	TELEPHONE MANHOLE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
TR	TELEPHONE RISER
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
IRRG	SPRINKLER HEAD
IRRG	IRRIGATION VALVE
W	WELL
MB	MAIL BOX
	POST
CO	CLEANOUT
	SIGN
AC	AIR CONDITIONING UNIT

LINETYPES

PL	PROPERTY LINE
RW	RIGHT OF WAY LINE
S	SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN
ST	STORM SEWER LINE
IRR	IRRIGATION WATER LINE
FL	FLOW LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
G	GAS LINE
W	WATER LINE
C	COMMUNICATIONS LINE
T	TELEPHONE LINE
FO	FIBER OPTIC LINE
CTV	CABLE TELEVISION
O	CHAIN LINK FENCE
X	BARBED WIRE FENCE
	WOOD FENCE
1000	EXISTING MAJOR CONTOUR
1001	EXISTING MINOR CONTOUR
1000	PROPOSED MAJOR CONTOUR
1001	PROPOSED MINOR CONTOUR
	TREE LINE
FPL	FEMA FLOODPLAIN
FFW	FEMA FLOODWAY

PROJECT CONTROL

BENCHMARKS

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED JANUARY 30, 2025 BY STEVEN J. METCALF, STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 8622 AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 604	683002.8330	1508417.1810	952.966	GMAG FND
CP 608	683253.1580	1508695.6190	969.378	MONBOX FND 3/4IN ROD
CP 611	682764.8140	1507810.9010	928.883	MONBOX FND 3/4IN ROD
CP 620	683123.1030	1508628.5600	966.388	BM SCRIBED X SE CORNER IHOP SIGN CONC BASE
CP 621	683095.9600	1508400.6070	952.915	BM SCRIBED BACK OF STREET CURB SOUTH EDGE OF JOINT

FLOOD PLAIN INFORMATION:

FEMA PANEL #: 39113C0157E - EFFECTIVE DATE: 01/06/2005
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

BREW TEAM OH, LLC
ATTN: MR. LARRY WILSON
3108 VESTAL PARKWAY EAST, SUITE 1
VESTAL, NY 13850
607-427-3221

OWNER:

JOHN R. OETTINGER TR
90 CATALPA DRIVE
MENLO PARK, CA 94027

GENERAL CIVIL NOTES

1. THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS, AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
5. EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION. ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
8. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS; WHICH EVER IS APPLICABLE.
9. ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
10. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IF APPLICABLE. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
15. THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
18. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

DEMOLITION NOTES

JOB CONDITIONS

1. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
2. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
4. THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
5. THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN; AND INJURY TO PERSONS.
6. PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
7. MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

1. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
2. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
3. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
4. BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
5. FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
6. USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
7. PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
8. PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
9. AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
10. ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER PROJECT SPECIFICATIONS. TREES ON THE SITE MAY BE SAFELY REMOVED FROM NOVEMBER 1 THROUGH MARCH 31. IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

1. REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
2. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
3. REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

1. CONTRACTOR SHALL INSTALL 6' STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIP LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

1. THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
2. INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
6. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC., SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
7. IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
2. ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.
3. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
5. INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUB UP END OF THE TRACER WIRE AT THE ENDS OF RUNS IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS.
6. ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS..
7. COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
8. EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
9. ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
10. ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
11. ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
12. ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

SITE GRADING NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING GRADING ACTIVITIES THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
2. CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
3. SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
4. CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
5. THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
6. STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL. IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER, THE MATERIAL SHALL BE COMPACTED BY HAND.
7. CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
8. CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
9. THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
10. CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
11. CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
13. NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
14. ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
15. THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
16. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
17. PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
18. IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.

SAFETY NOTICE TO CONTRACTOR

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

1. INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

USE OF CONSTRUCTION DOCUMENTS

1. DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

SEVEN BREW COFFEE 73 DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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C0.1
GENERAL NOTES

DATE: MARCH 13, 2025

HATCH LEGEND:

= ASPHALT AREA TO BE REMOVED.

= CONCRETE AREA TO BE REMOVED.

KEY NOTES:

1. SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
2. REMOVE 90 S.F. ± OF CONCRETE SIDEWALKS.
3. REMOVE 55 L.F. ± OF CONCRETE CURB.
4. REMOVE 17,630 S.F. ± OF ASPHALT PAVEMENT.
5. REMOVE 10 S.F. ± OF CONCRETE PAVEMENT.
6. REMOVE EXISTING LIGHT POLE WITH CONCRETE BASE.
7. PROTECT SIGN POST AND FOUNDATION.
8. DO NOT DISTURB EXISTING SIDEWALK.
9. PROTECT EXISTING SANITARY SEWER CLEAN OUT AND LATERAL.

7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. OH #E-88665

PROJECT NUMBER:
91 070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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0 5 10

H. SCALE: 1" = 10'

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OH# 05960
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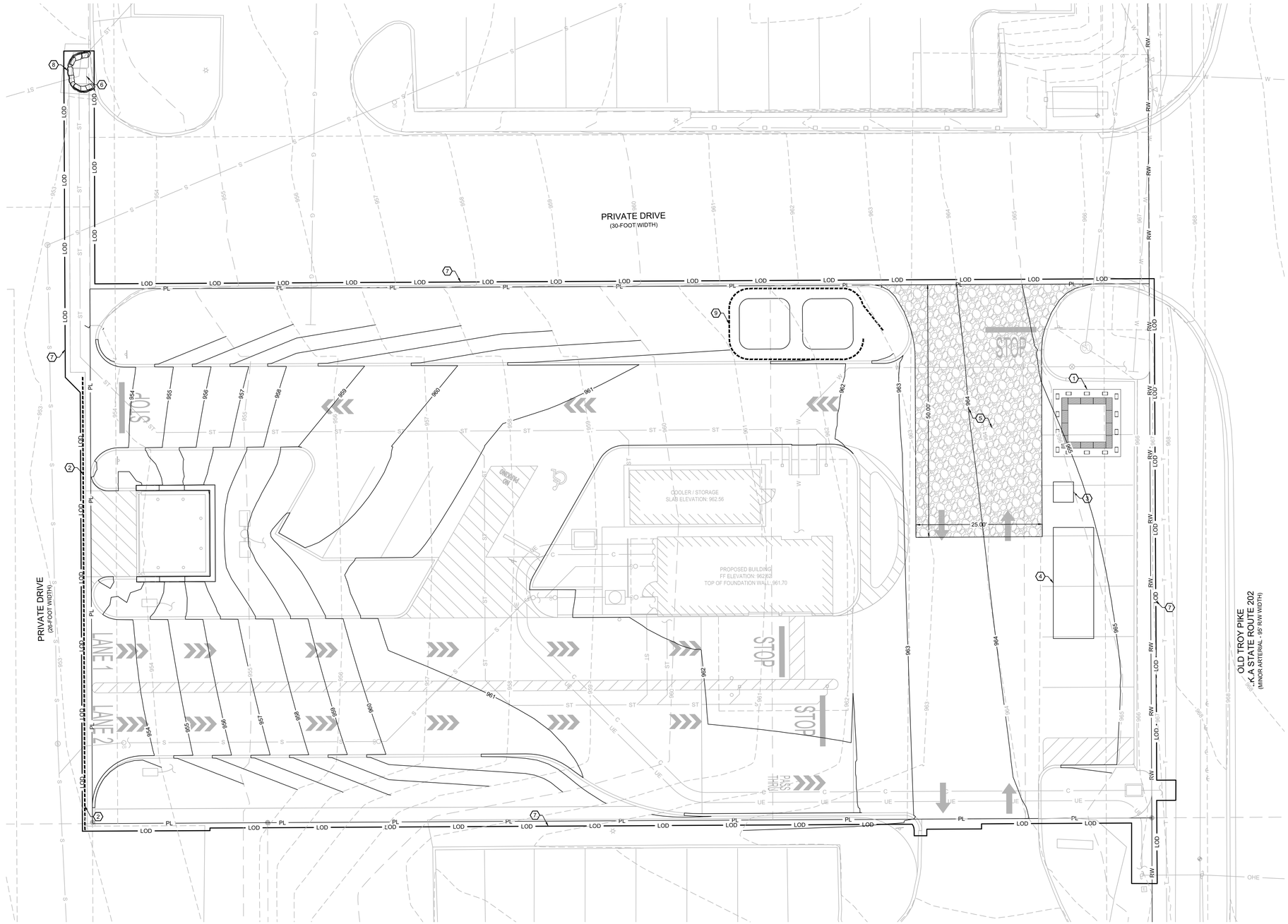
C1.1
DEMOLITION PLAN

DATE: MARCH 13, 2025



KEY NOTES:

1. APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
2. INSTALL 90 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
3. APPROXIMATE LOCATION OF PORTABLE RESTROOM.
4. APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
5. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
6. PROPOSED OUTFALL.
7. LIMITS OF DISTURBANCE = 0.54 ACRES.
8. CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04 SHEET C7.2.
9. APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	~ TREE PROTECTION ~ CONSTRUCTION ENTRANCE ~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ RETAIN TOPSOIL ~ STOCK PILE PROTECTION ~ DEWATERING ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ CONSTRUCTION ENTRANCE ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ HYDROSEED ~ RIP RAP PLACEMENT ~ SEED / STRAW

SEVEN BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

N
0 5 10
H. SCALE: 1" = 10'

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OH# 05960
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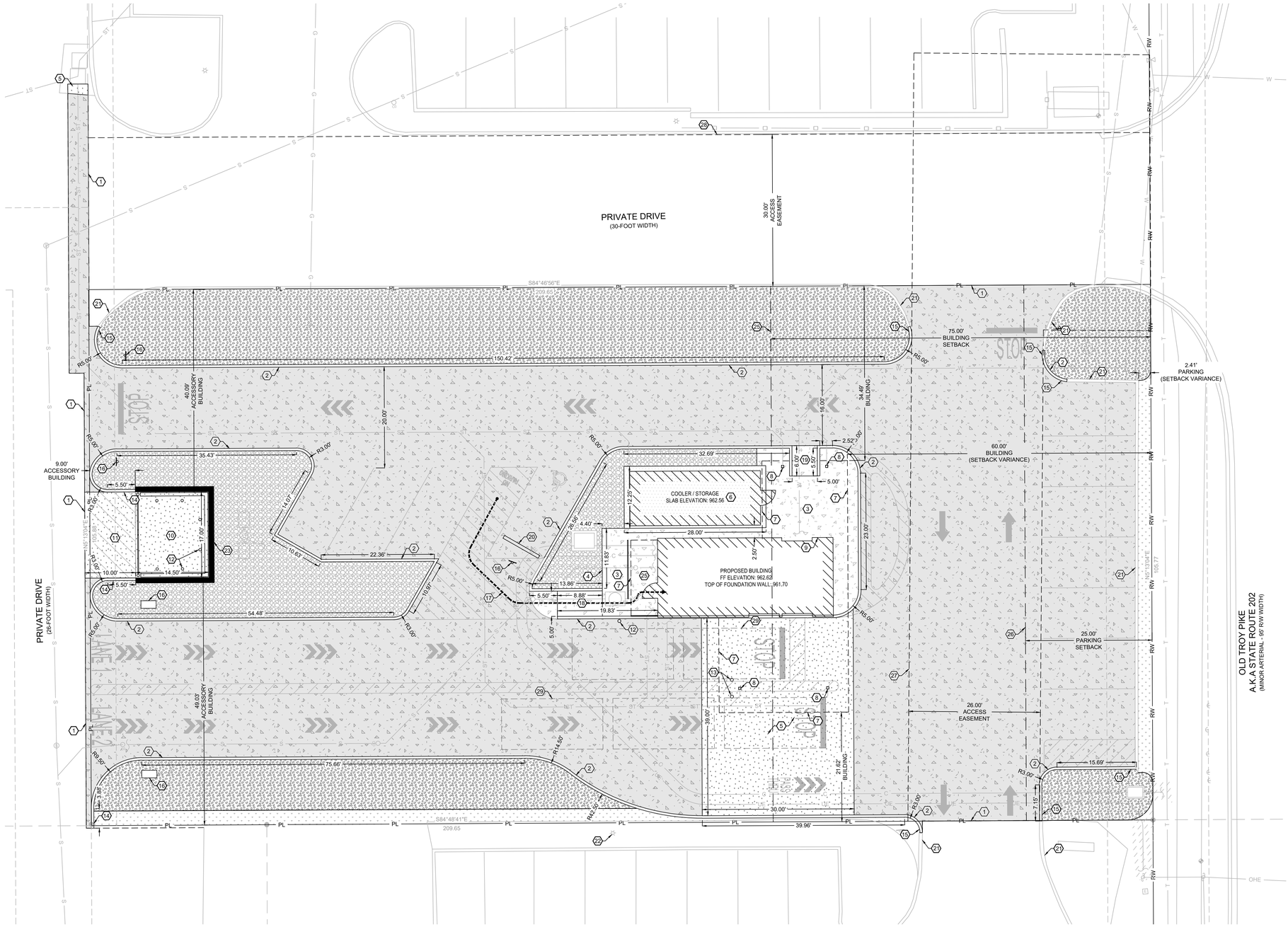
C1.2
EROSION CONTROL PLAN
DATE: MARCH 13, 2025



HATCH LEGEND:

- = LIGHT DUTY CONCRETE PAVEMENT PER DETAILS 2.03 AND 2.06 SHEET C7.1. ⚠1
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- = HEAVY DUTY CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 AND 2.05 SHEET C7.1. ⚠1
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- = LAWN RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB PER DETAIL 2.01 SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02 SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04 SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
13. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15 SHEET C7.2.
15. CONNECT TO EXISTING CURB.
16. SIGN, SEE SHEET C6.1.
17. ACCESSIBLE PATH FROM PARKING TO BUILDING.
18. TYPE 3 ADA CURB RAMP PER DETAIL 2.13 SHEET C7.2.
19. TYPE 4 ADA CURB RAMP PER DETAIL 2.14 SHEET C7.2.
20. CONCRETE WHEEL STOP PER DETAIL 2.18 SHEET C7.2.
21. EXISTING CURB, DO NOT DISTURB.
22. EXISTING LIGHT POLE, TO REMAIN.
23. TRASH ENCLOSURE WALL AGAINST GRADE, SEE ARCHITECTURAL DETAILS.
24. FROST PROOF SLAB PER DETAIL 9 SHEET S2.1.
25. 75-FOOT BUILDING SETBACK LINE.
26. 25-FOOT PARKING SETBACK LINE.
27. 26-FOOT ACCESS EASEMENT.
28. 30-FOOT ACCESS EASEMENT.
29. 10' x 20' QUEUING SPACE, TYPICAL.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

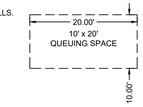
ZONING:

ZONING: PC - PLANNED COMMERCIAL.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 8 STALLS.
PROVIDED = 11 STALLS, 10 STANDARD AND 1 ADA.
QUEUE SPACES REQUIRED = 5
QUEUE SPACES PROVIDED = 14

QUEUING SPACES:



STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 18,446 S. F.
PRE-PROJECT PERVIOUS AREA	= 4,922 S. F.
POST-PROJECT IMPERVIOUS AREA	= 17,161 S. F.
POST-PROJECT PERVIOUS AREA	= 6,207 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE LIMITS OF DISTURBANCE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	23,368 S.F. = 0.54 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL	= 510 S.F.
REMOTE COOLER	= 280 S.F.

CONSTRUCTION TYPE: V-B

QUANTITIES ⚠1

CURB:	795 L.F.
6" CONCRETE PAVEMENT:	12,905 S.F.
8" CONCRETE PAVEMENT:	1,600 S.F.
4" CONCRETE SIDEWALK:	695 S.F.
COOLER/STORAGE SLAB:	345 S.F.
TURF GRASS SOD:	540 S.F.
LANDSCAPING ROCK:	1,445 S.F.
LANDSCAPE MULCH:	3,810 S.F.
LAWN RESTORATION:	70 S.F.

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H. SCALE: 1" = 10'

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OH# 05960

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7 BREW COFFEE

HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

STATE OF OHIO
SHAWN W. BARRY
E-88665
05/16/2025
PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
NAME: SHAWN W, BARRY
LICENSE NO. OH #E-88665

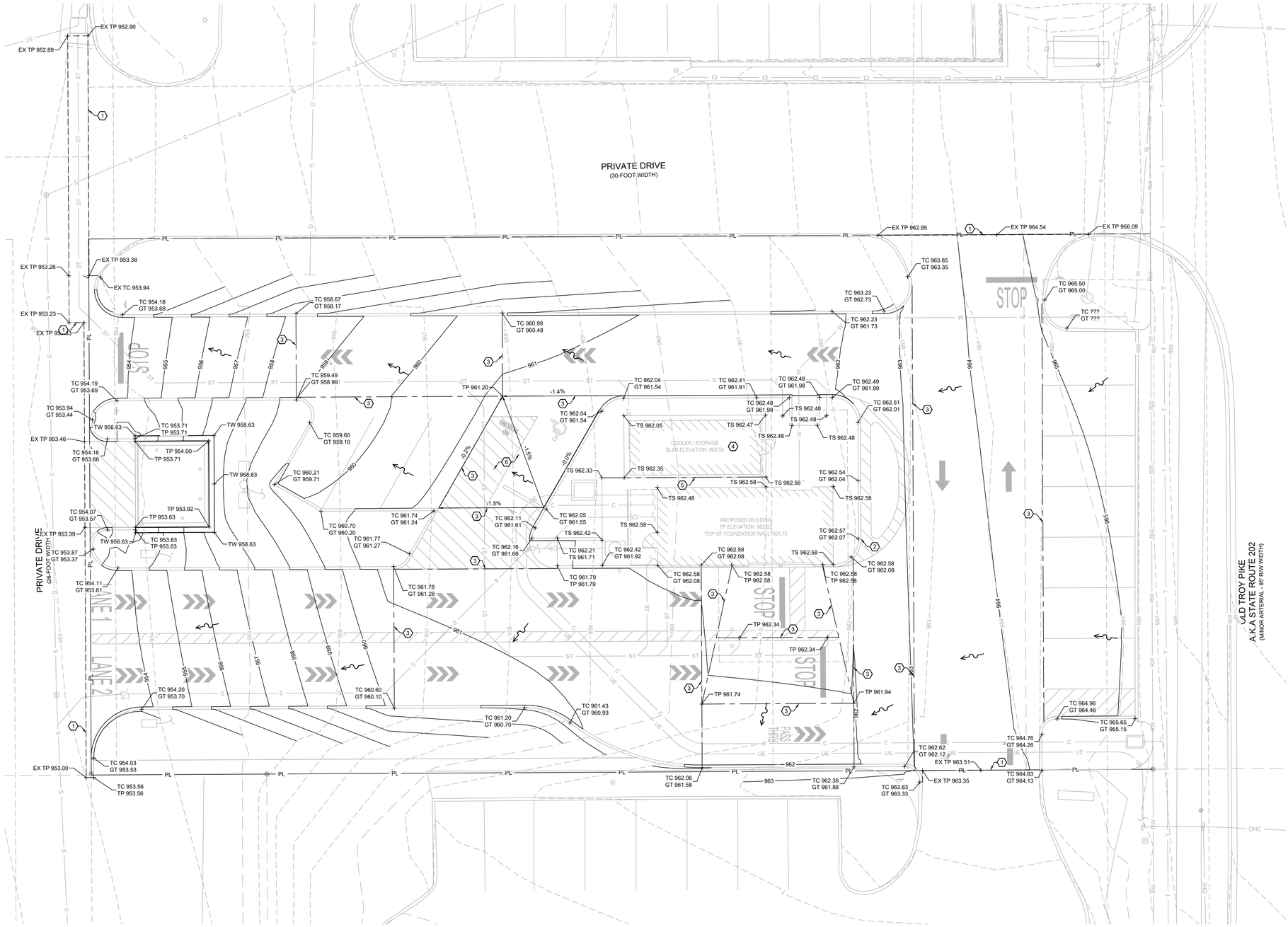
PROJECT NUMBER:
91.070

REVISION:
⚠1 05-16-2025 MINOR CHANGES

C2.1

SITE PLAN

DATE: MARCH 13, 2025



KEY NOTES:

1. MATCH EXISTING ELEVATION.
2. HIGH POINT IN PAVEMENT.
3. CENTERLINE OF GRADE BREAK IN PAVEMENT.
4. PROPOSED REMOTE COOLER.
5. PROVIDE POSITIVE DRAINAGE IN BETWEEN BUILDING AND REMOTE COOLER.
6. ADA PARKING AREA NOT TO EXCEED 2% SLOPES IN ALL DIRECTIONS.

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
	DIRECTION OF SHEET FLOW

7 BREW COFFEE
DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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H. SCALE: 1" = 10'

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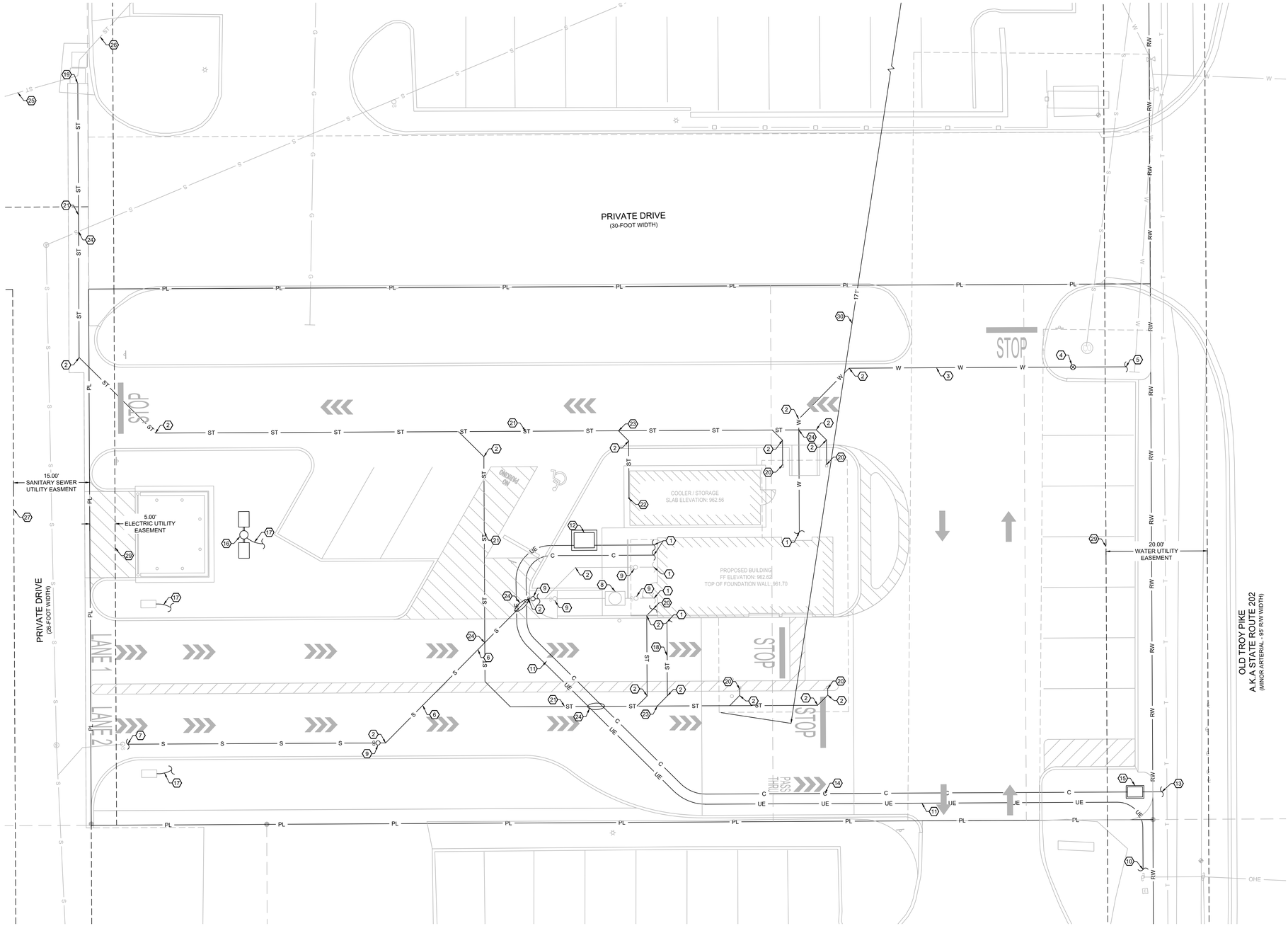
C3.1
GRADING PLAN

DATE: MARCH 13, 2025



KEY NOTES:

1. CONTINUATION OF UTILITY TO BUILDING.
2. INSTALL 45° BEND, TYPICAL.
3. INSTALL 80 L.F. ± OF 1" SCH. 80 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
4. 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
5. CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
6. INSTALL 95 L.F. ± OF 6" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
7. CONTRACTOR TO CONNECT 6" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER. APPROX. INVERT ELEVATION 945.20.
8. 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN OR H-20 RATED CAST IRON COVER, PER MEP PLANS.
9. SEWER LATERAL CLEAN OUT PER DETAIL 4.02 SHEET C7.2.
10. ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
11. BURIED ELECTRIC LINE, SEE MEP PLANS.
12. PAD MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
13. ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
14. (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
15. COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
16. LIGHT POLE, SEE MEP PLANS.
17. BURIED SITE LIGHTING ELECTRIC LINE, SEE MEP PLANS.
18. INSTALL 20 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE INTO ROOF DRAINAGE SYSTEM.
19. CONNECT NEW 8" HDPE TO EXISTING DROP INLET AT FLOWLINE 950.60 PER DETAIL 4.04 SHEET C7.2. CORE HOLE IN SIDE OF INLET FOR NEW CONNECTION. FILL VOIDS WITH NON-SHRINK GROUT.
20. DOWNSPOUT CONNECTION PER DETAIL 4.06 SHEET C7.2 AND ARCHITECTURAL DETAIL 3 SHEET A3.2.
21. INSTALL 325 L.F. ± 8-INCH PVC SDR-35 DOWNSPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
22. 2" PVC WALK IN COOLER DRAIN PIPE. PROVIDE AIR GAP FLUSH TO CONCRETE SLAB FOR WALK IN COOLER DRAIN OUTLET. DOWNSTREAM END TO CONNECT TO ROOF DRAINAGE SYSTEM. PROVIDE POSITIVE FLOW, 1% MINIMUM.
23. 2" TO 8" REDUCER.
24. UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
25. EXISTING 12" RCP STORM LINE.
26. EXISTING 12" HDPE STORM LINE
27. 15-FOOT SANITARY SEWER UTILITY EASEMENT.
28. 20-FOOT WATER UTILITY EASEMENT.
29. 20-FOOT WATER UTILITY EASEMENT.
30. DISTANCE TO FIRE HYDRANT, NEAREST.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER — CITY OF HUBER HEIGHTS WATER, 6244 CHAMBERSBURG ROAD, HUBER HEIGHTS, OH 45424, 937-233-3292
2. ELECTRIC — DAYTON POWER & LIGHT, 1065 WOODMAN DRIVE, DAYTON, OH 45432, 937-331-4137
3. SEWER — CITY OF HUBER HEIGHTS WASTEWATER, 6244 CHAMBERSBURG ROAD, HUBER HEIGHTS, OH 45424, 937-233-3292

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H. SCALE: 1" = 10'

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7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
03/13/2025
PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

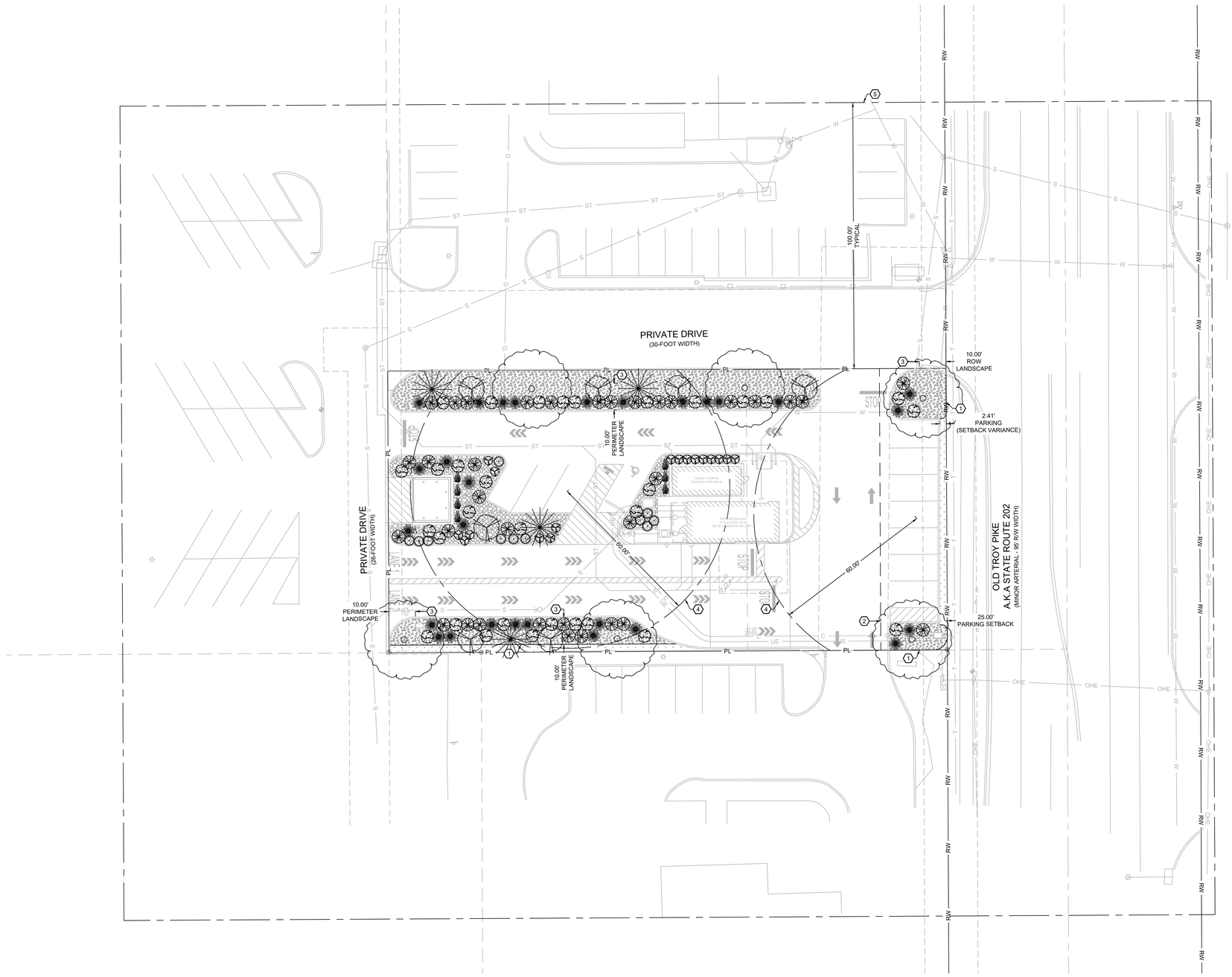
REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

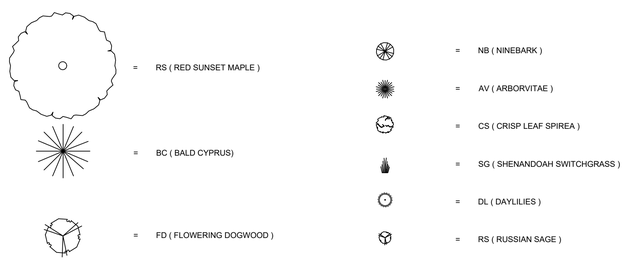
C4.1

UTILITY PLAN

DATE: MARCH 13, 2025



PLANTING KEY



PLANTING LIST

TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
	CANOPY TREES				HT x SP
RS	RED SUNSET MAPLE (ACER RUBRUM)	6	6	2" CAL. B&B	40'X30'
	ORNAMENTAL TREES				
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)	7	7	2" CAL. B&B	20'X15'
	EVERGREEN TREES				
BC	BALD CYPRESS (TAXODIUM DISTICHUM)	3	3	2" CAL. B&B	50'X20'
	SHRUBS				
NB	NINEBARK (PHYSOCARPUS OPULIFOLIUS)	34	34	18" MIN.	30" MIN.
AV	ARBORVITAE (THUJA OCCIDENTALIS)	28	28	18" MIN.	30" MIN.
CS	CRISP LEAF SPIREA (SPIRAEA X BUMALDA 'CRISPA')	31	31	18" MIN.	30" MIN.
	PERENNIALS				
SG	SHENANDOAH SWITCHGRASS (PANICUM VIRGATUM 'SHENANDOAH')	7	7	12" MIN.	36" MIN.
DL	DAYLILIES (HEMEROCALLIS 'PARDON ME')	11	11	12" MIN.	18" MIN.
RS	RUSSIAN SAGE (SALVIA YANGII)	17	17	12" MIN.	36" MIN.

GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
   A. 2 PARTS BY VOLUME TOPSOIL.
   B. 1 PART BY VOLUME BROWN RIVER SAND.
   C. 1 PART BY VOLUME PEAT MOSS.
   D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
20. SEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

HATCH LEGEND

= TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

= LANDSCAPE ROCK.
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

= LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

1. INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
2. 25-FOOT PARKING SETBACK.
3. 10-FOOT LANDSCAPE STRIP.
4. 60-FOOT SHADE TREE RADIUS.
5. 100-FOOT PROPERTY LINE OFFSET.

ROW LANDSCAPING:

A 10-FOOT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE ENTIRE ROW LINE, EXCLUDING DRIVEWAYS.

105 L.F. OF ROW LINE @ 1 TREE PER 35 L.F. = 3 TREES
105 L.F. OF ROW LINE @ 5 SHRUBS PER 35 L.F. = 15 SHRUBS
3-FOOT ELEVATION DIFFERENCE PROVIDED

PERIMETER LANDSCAPING:

A 10-FOOT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE ENTIRE PROPERTY LINE, EXCLUDING DRIVEWAYS. LANDSCAPE STRIPS SHALL BE LOCATED WITHIN 15 FEET OF PROPERTY LINES.

NORTH PROPERTY LINE:
184 L.F. OF PROPERTY LINE @ 1 TREE / 35 L.F. = 6 TREES
184 L.F. OF PROPERTY LINE @ 5 SHRUBS / 35 L.F. = 27 SHRUBS

WEST PROPERTY LINE:
46 L.F. OF PROPERTY LINE @ 1 TREE / 35 L.F. = 2 TREES
46 L.F. OF PROPERTY LINE @ 5 SHRUBS / 35 L.F. = 7 SHRUBS

SOUTH PROPERTY LINE:
187 L.F. OF PROPERTY LINE @ 1 TREE / 35 L.F. = 6 TREES
187 L.F. OF PROPERTY LINE @ 5 SHRUBS / 35 L.F. = 27 SHRUBS

INTERIOR LANDSCAPING:

4% OF LANDSCAPING REQUIRED FOR TOTAL VEHICLE USE AREA (VUA)
4% X 14,225 S.F. = 570 S.F. REQUIRED
1,445 S.F./14,225 S.F. = 10% PROVIDED

A MINIMUM 75% OF PARKING ISLANDS ARE TO BE COVERED WITH PERENNIALS OR SHRUBS.

AT LEAST 2 SHADE TREES SHALL BE LOCATED WITHIN 60 FEET OF EVERY PARKING SPACE.

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H. SCALE: 1" = 10'

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7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

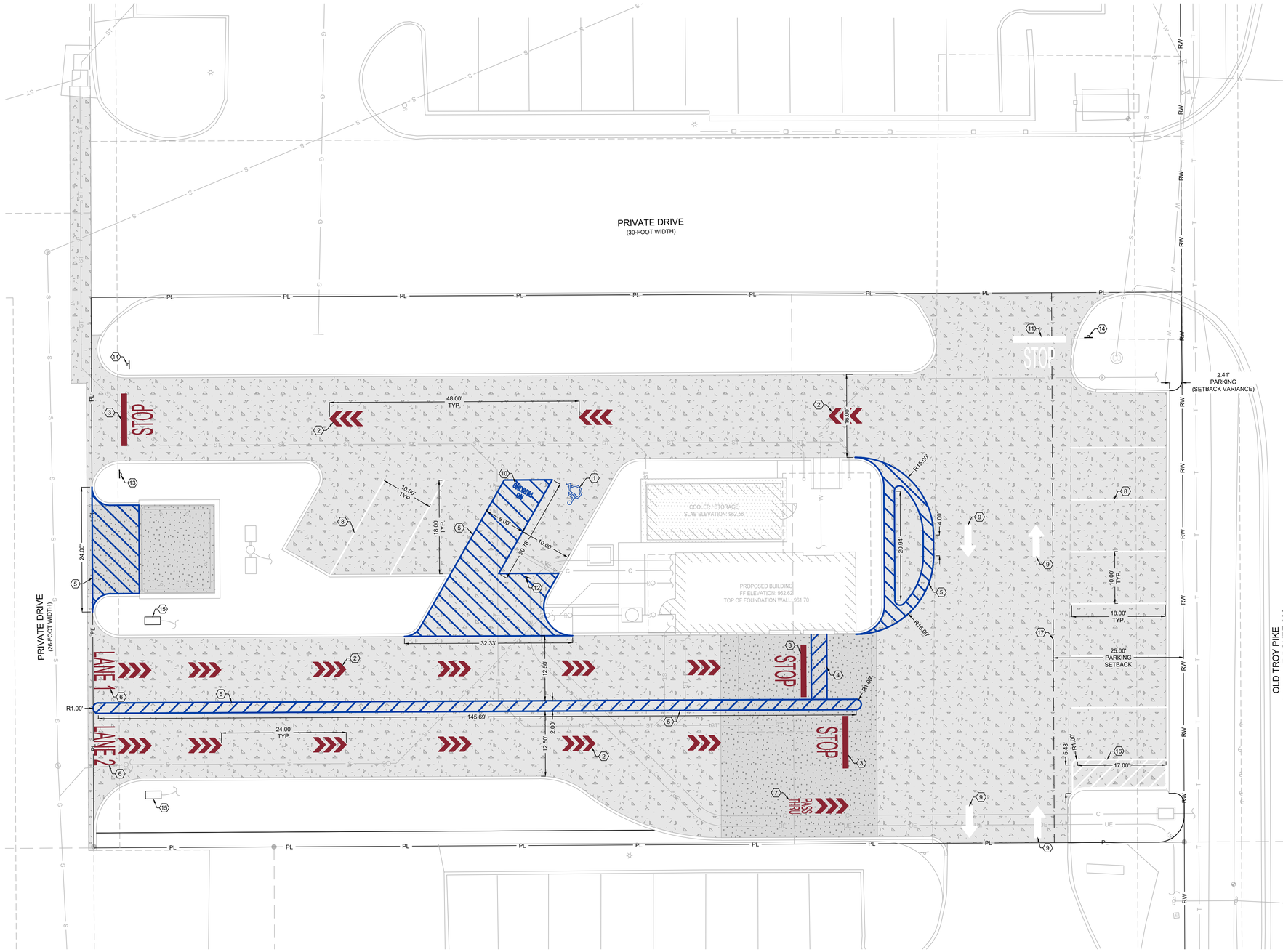
PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C5.1
LANDSCAPE PLAN

DATE: MARCH 13, 2025

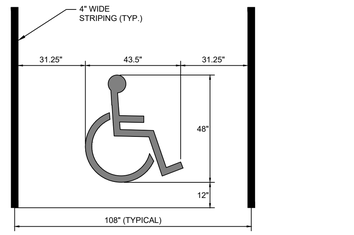


HATCH LEGEND:

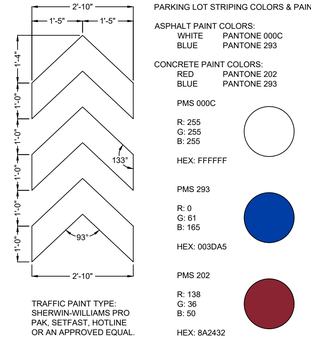
- = LIGHT DUTY CONCRETE PAVEMENT PER DETAILS 2.03 AND 2.06 SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- = HEAVY DUTY CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 AND 2.05 SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.

KEY NOTES:

1. BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
2. SOLID RED TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
3. 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
4. ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
5. 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
6. 48-INCH TALL "LANE #" PAINTED IN WHITE.
7. 24-INCH TALL "PASS THRU" PAINTED IN WHITE.
8. 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
9. SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING.
10. "NO PARKING" PAINTED IN ACCESS AISLE, ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
11. 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
12. ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03 SHEET C7.1.
13. ONE WAY DO NOT ENTER SIGN PER DETAIL 6.04 SHEET C7.1.
14. STOP SIGN PER DETAIL 6.04 SHEET C7.1.
15. DIRECTIONAL SIGN.
16. 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
17. 25-FOOT PARKING SETBACK.



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



PARKING LOT STRIPING COLORS & PAINT

ASPHALT PAINT COLORS:
WHITE PANTONE 000C
BLUE PANTONE 293

CONCRETE PAINT COLORS:
RED PANTONE 202
BLUE PANTONE 293

PMS 000C
R: 255
G: 255
B: 255
HEX: FFFFFF

PMS 293
R: 0
G: 61
B: 165
HEX: 003DA5

PMS 202
R: 138
G: 36
B: 50
HEX: 8A2432

TRAFFIC PAINT TYPE:
SHERWIN-WILLIAMS PRO PAK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE

N
0 5 10
H. SCALE: 1" = 10'

Call 811 or
1-800-362-2764
www.OHIO811.org

TOTH & ASSOCIATES
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OH# 05960
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7 BREW COFFEE
DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
REGISTERED
PROFESSIONAL ENGINEER
05/16/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

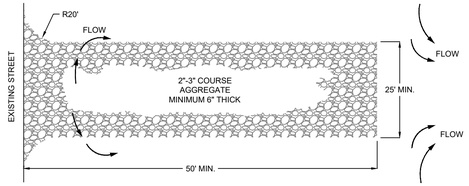
PROJECT NUMBER:
91.070

REVISION:
1 05-16-2025 MINOR CHANGES

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C6.1
STRIPING PLAN

DATE: MARCH 13, 2025

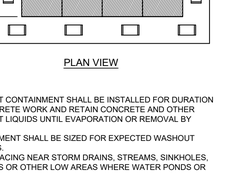


PLAN

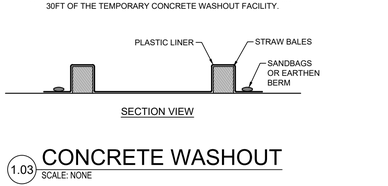
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1.01 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE



PLAN VIEW



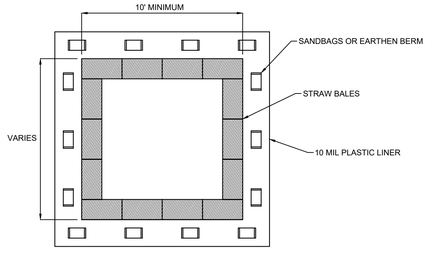
SECTION VIEW

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.

2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.

3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

1.02 COMPOST FILTER SOCK DETAIL
SCALE: NONE



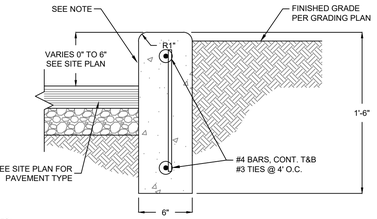
PLAN VIEW

NOTES:
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
5. TRAPS SHALL BE ROUTINELY. MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SIGNAGE

SECTION VIEW

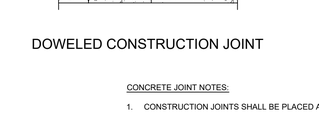
1.03 CONCRETE WASHOUT
SCALE: NONE



NOTES:

1. CURB FACE SHALL HAVE A CLEAN, SMOOTH FINISH; FREE OF BUMPS, HONEYCOMB, AND VOIDS.

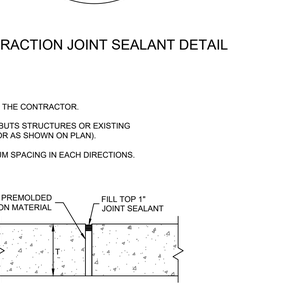
2.01 CONCRETE CURB DETAIL
SCALE: NONE



NOTES:

1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
4. KEY ALL CONSTRUCTION JOINTS.
5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.

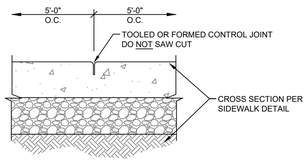
SECTION



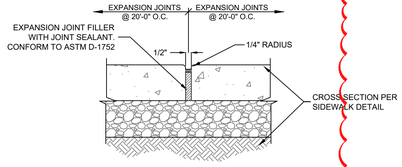
NOTES:

1. CONTRACTOR SHALL TOOL EDGES AND JOINTS AS SHOWN THEN LIGHTLY BROOM FINISH ENTIRE SIDEWALK SURFACE.

FINISH PLAN

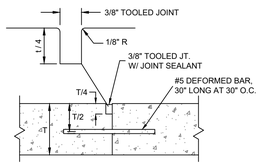


CONTROL JOINT

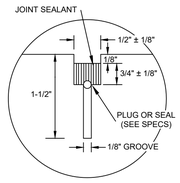


EXPANSION JOINT

2.02 SIDEWALK DETAILS
SCALE: NONE



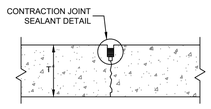
DOWELED CONSTRUCTION JOINT



CONTRACTION JOINT SEALANT DETAIL

CONCRETE JOINT NOTES:

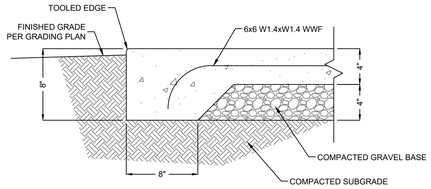
1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.



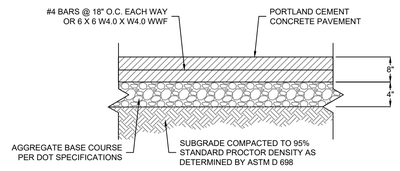
SAWED CONSTRUCTION JOINT

EXPANSION JOINT

2.03 CONCRETE PAVEMENT JOINT DETAILS
SCALE: NONE



2.04 CONCRETE STOOP/WALK EDGE
SCALE: NONE



NOTES:

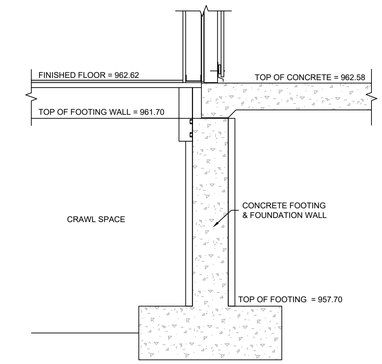
1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.05 HEAVY DUTY CONCRETE PAVEMENT
SCALE: NONE

NOTES:

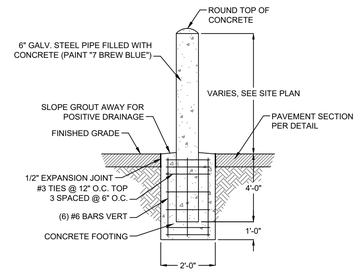
1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES.
3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.06 LIGHT DUTY CONCRETE PAVEMENT
SCALE: NONE

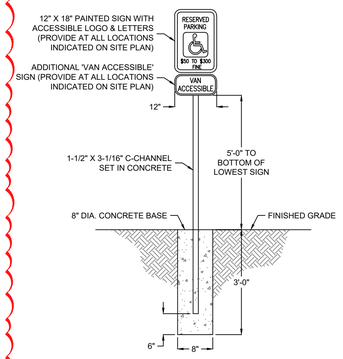


NOTE: THIS DETAIL IS PROVIDED FOR CLARIFICATION OF ELEVATION ONLY. REFER TO STRUCTURAL DETAILS 5 AND 7 SHEET S1.0 FOR STRUCTURAL STEM WALL DETAILING.

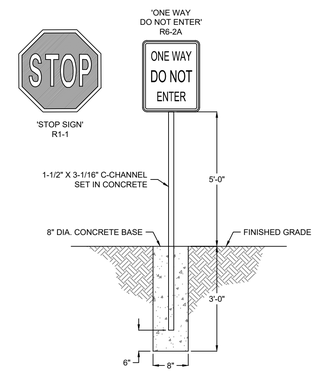
2.07 WALL ELEVATION SECTION DETAIL
SCALE: NONE



2.09 PIPE BOLLARD
SCALE: NONE



6.03 ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE



6.04 TYPICAL SIGN POST DETAIL
SCALE: NONE

1550 E. REPUBLIC ROAD
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www.tothassociates.com
OH# 05960

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SEVEN 7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
05/16/2025
REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

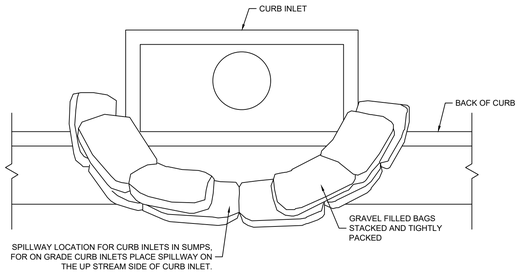
PROJECT NUMBER:
91.070

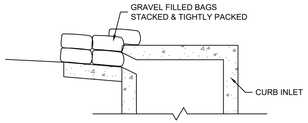
REVISION:
1 05-16-2025 MINOR CHANGES

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C7.1
DETAILS

DATE: MARCH 13, 2025



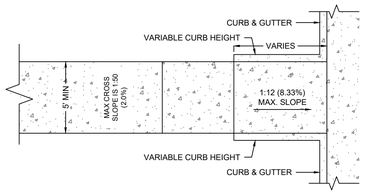


CROSS SECTION

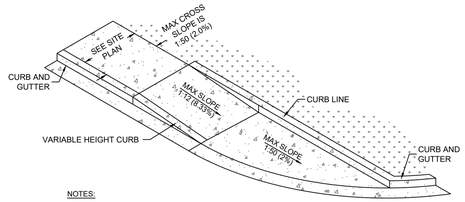
NOTES:

1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1.04 CURB INLET SEDIMENT BARRIER DETAIL
SCALE: NONE



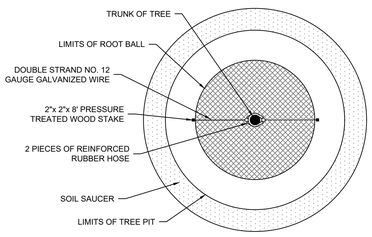
2.14 TYPE 4 CURB RAMP DETAIL
SCALE: NONE



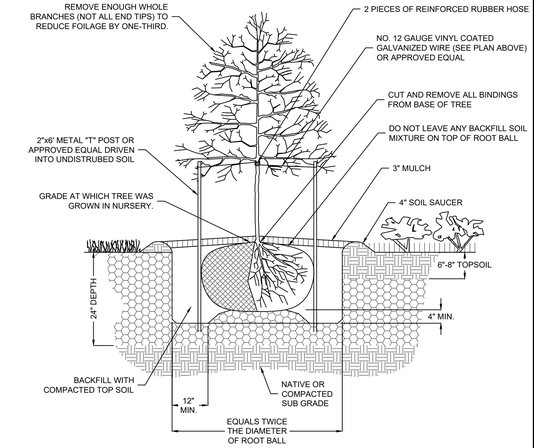
NOTES:

1. ENSURE THAT THE INSIDE EDGE OF CURVED RAMPS MAINTAIN AN 8.33% SLOPE MAXIMUM.
2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 5% MAXIMUM.

2.13 TYPE 3 CURB RAMP DETAIL
SCALE: NONE



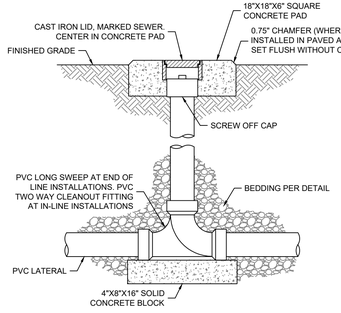
PLAN



NOTE:
1.BACKFILL AROUND ROOT BALL IN 6"-8" LAYERS WATERING EACH LAYER UNTIL SETTLED TO AVOID AIR POCKETS.

2.LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STABILIZATION AT THE END OF THE SECOND GROWING SEASON.

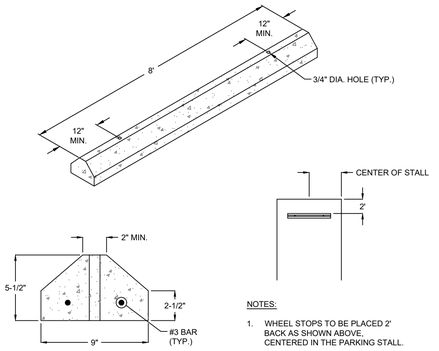
5.01 TREE PLANTING DETAIL
SCALE: NONE



SECTION VIEW

NOTES:
1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

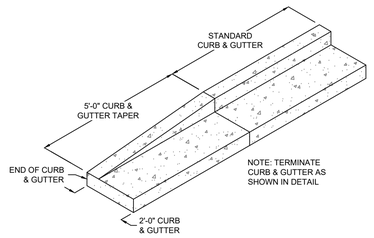
4.02 SANITARY SEWER CLEANOUT DETAIL
SCALE: NONE



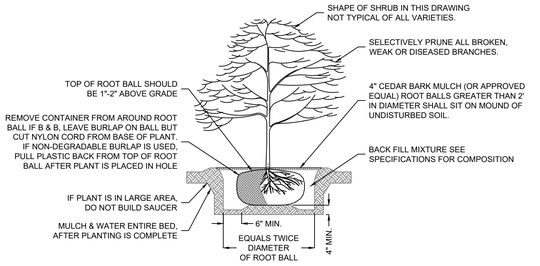
NOTES:

1. WHEEL STOPS TO BE PLACED 2' BACK AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
2. CONCRETE TO BE 3,000 P.S.I. WITH FIBER MESH REINFORCING.

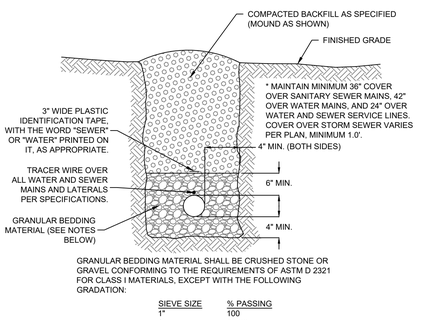
2.18 CONCRETE WHEEL STOP DETAIL
SCALE: NONE



2.15 CURB TRANSITION DETAIL
SCALE: NONE



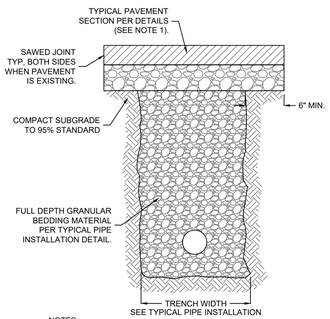
5.02 SHRUB PLANTING DETAIL
SCALE: NONE



GRANULAR BEDDING MATERIAL SHALL BE CRUSHED STONE OR GRAVEL CONFORMING TO THE REQUIREMENTS OF ASTM D 2321 FOR CLASS I MATERIALS, EXCEPT WITH THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
1"	100
¾"	55-90
NO. 4	8-40
NO. 10	0-15
NO. 200	0-4

TYPICAL

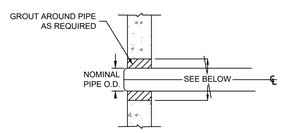


UNDER PAVEMENT

NOTES:

1. INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

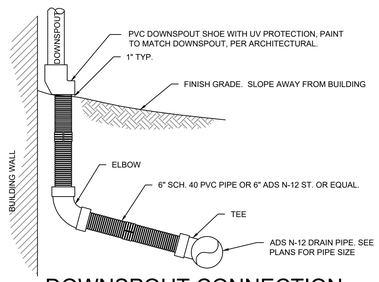
4.01 PIPE INSTALLATION
SCALE: NONE



NOTES:

1. BEVEL PIPE WITH GRINDER
2. THEN LUBE PIPE
3. THEN LUBE "INSERTA-LOK"
4. THEN CENTER IN GASKET

4.04 CONNECTION TO EXISTING STORM INLET
SCALE: NONE



4.06 DOWNSPOUT CONNECTION
SCALE: NONE

SEVEN 73 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
03/13/2025
PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
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OH# 05960
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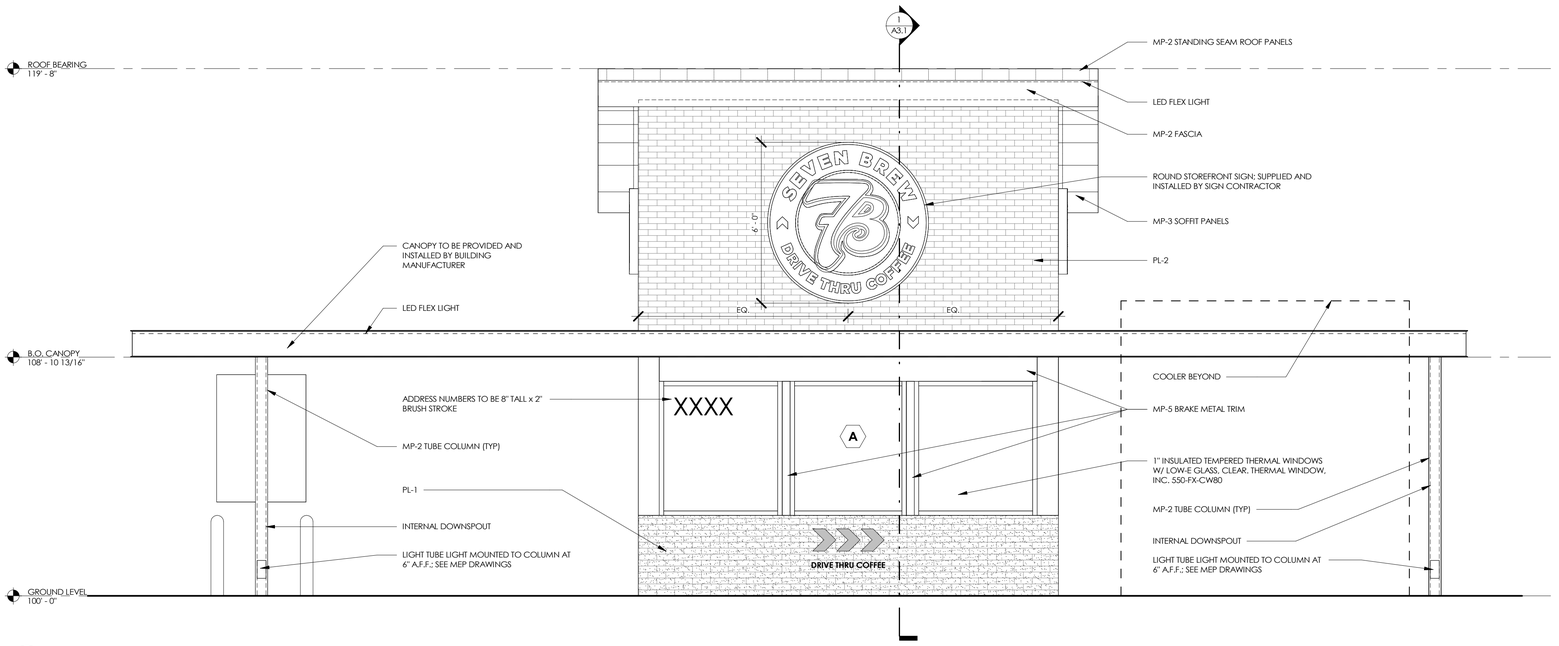
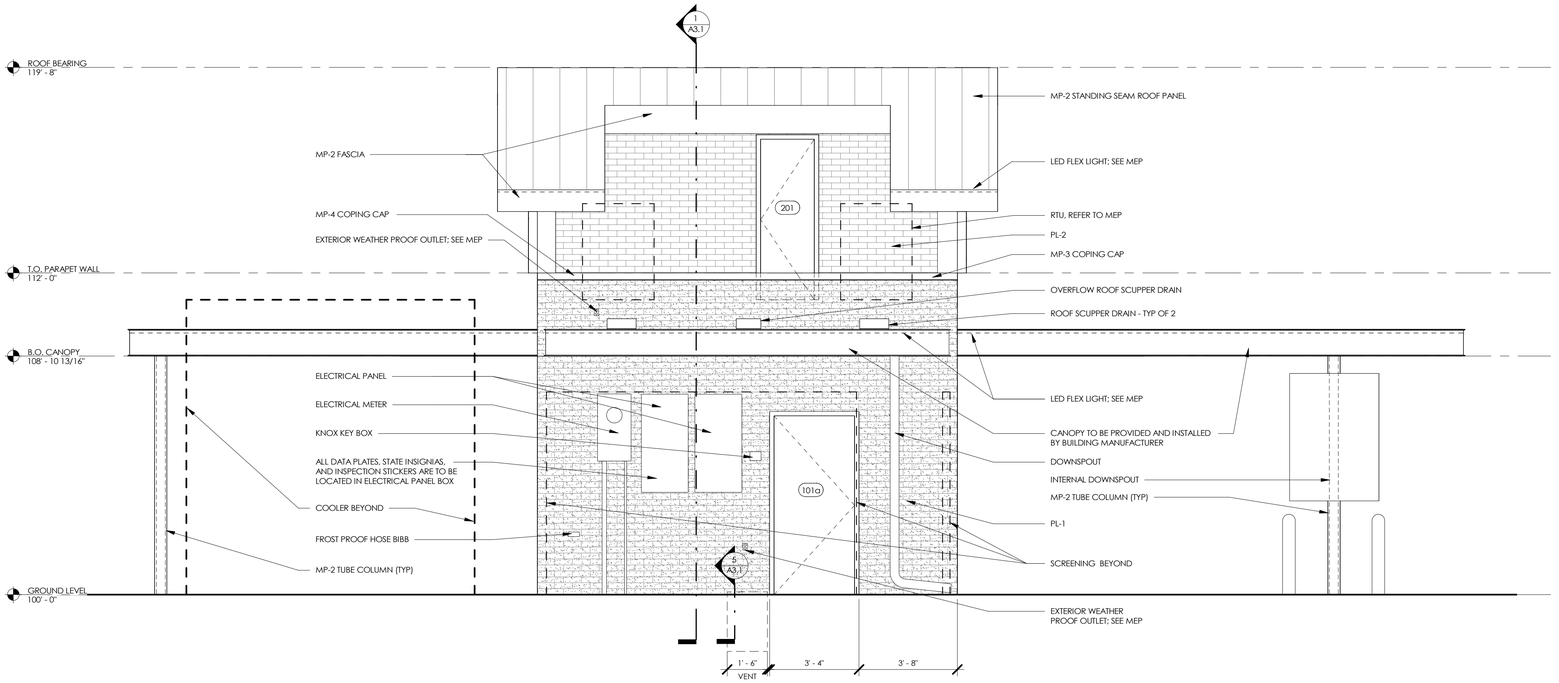
C7.2
DETAILS

DATE: MARCH 13, 2025



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY

KITIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P: (417) 530-4321

FIRM LICENSE NO. 22314583

STATE OF OHIO
MICHAEL SEBBEN
2218913
REGISTERED ARCHITECT
03/13/2025

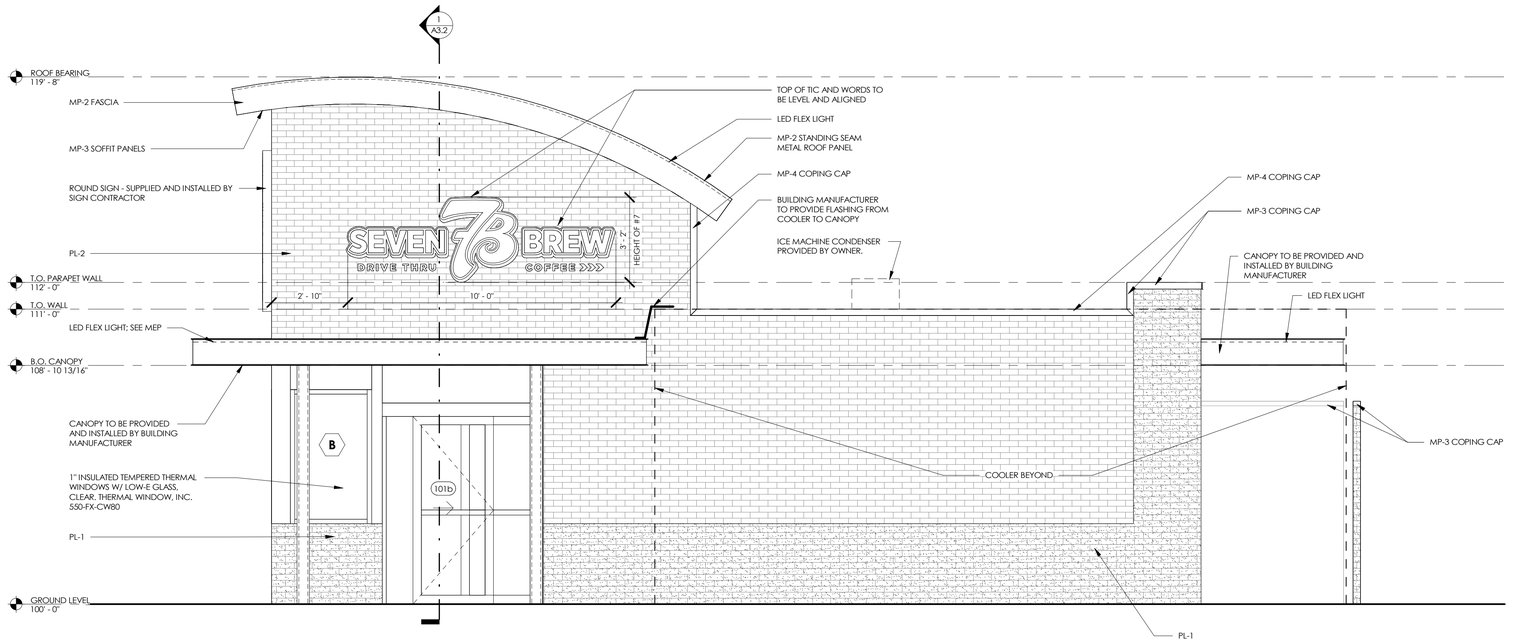
ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

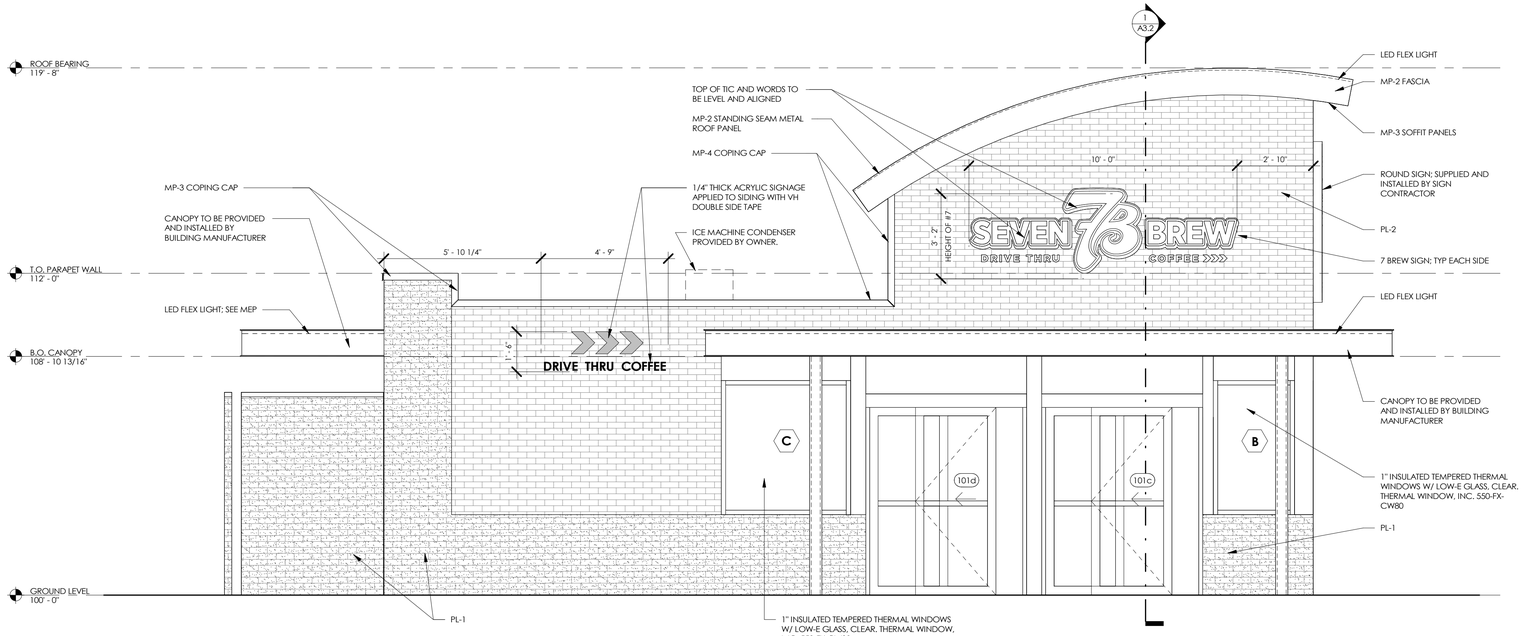
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A2.1
EXTERIOR ELEVATIONS

DATE: MARCH 13, 2025



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

SIGNAGE:

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DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 2231458

STATE OF OHIO
MICHAEL SEBBEN
2218913
REGISTERED ARCHITECT
03/13/2025

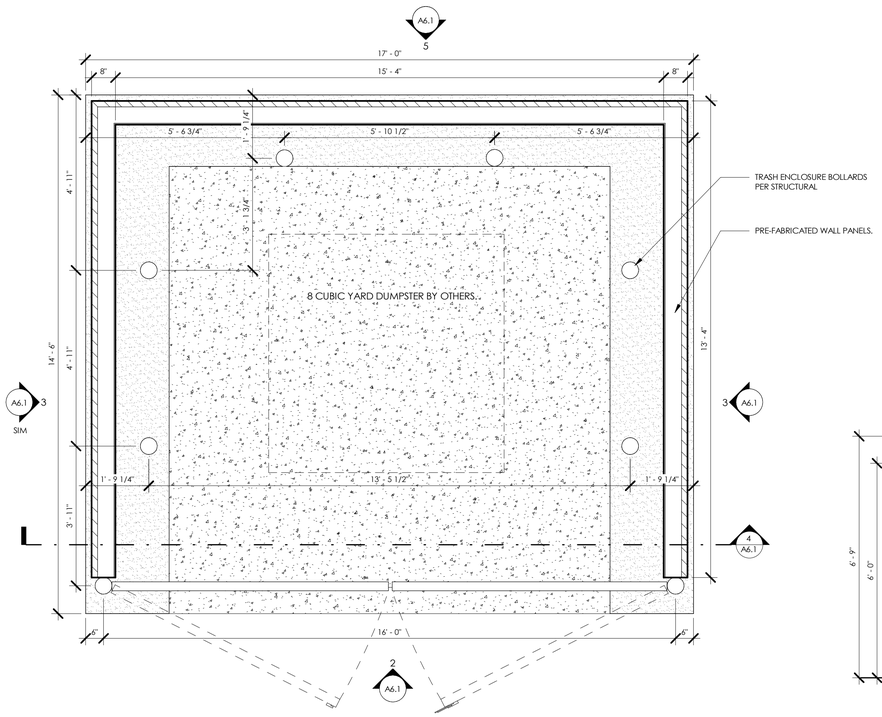
ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

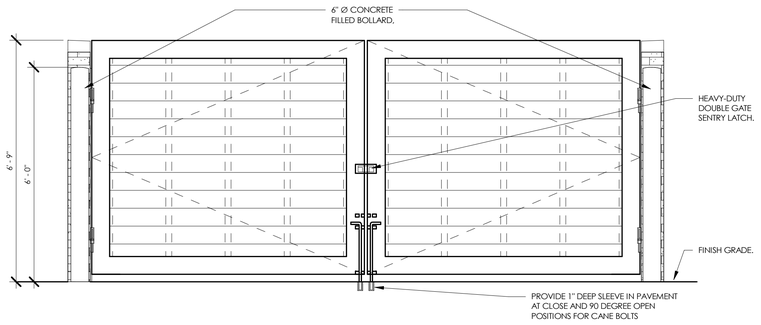
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A2.2
EXTERIOR ELEVATIONS

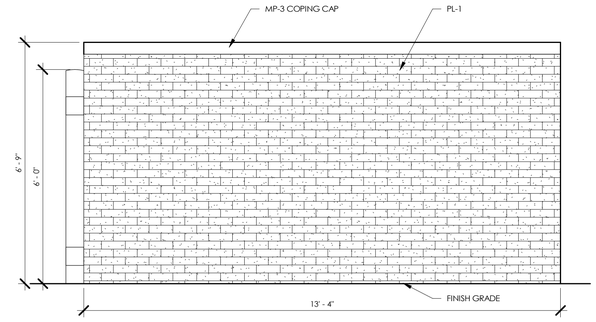
DATE: MARCH 13, 2025



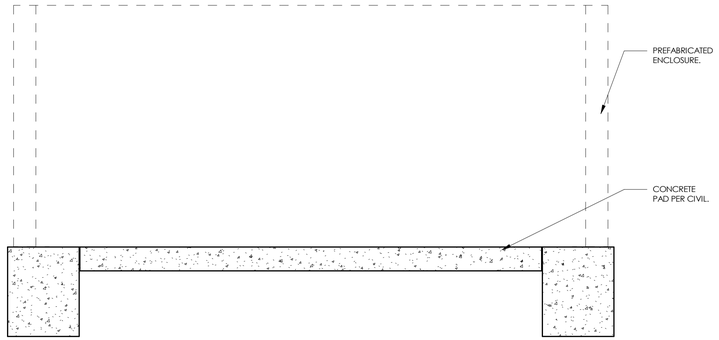
1 TRASH ENCLOSURE
1/2" = 1'-0"



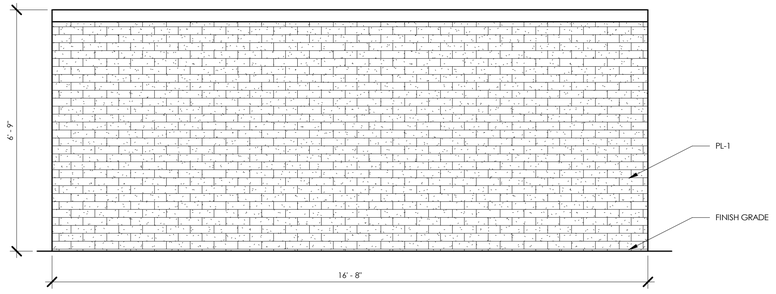
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



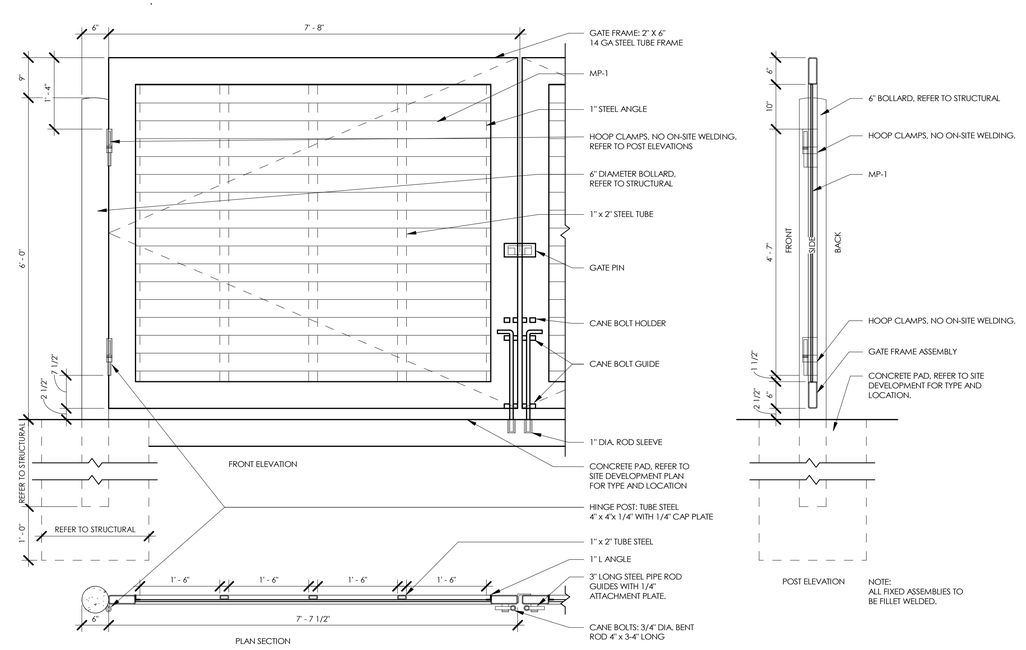
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"



5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"



6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"

DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 22314583

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REGISTERED ARCHITECT
03/13/2025

ARCHITECT OF RECORD:
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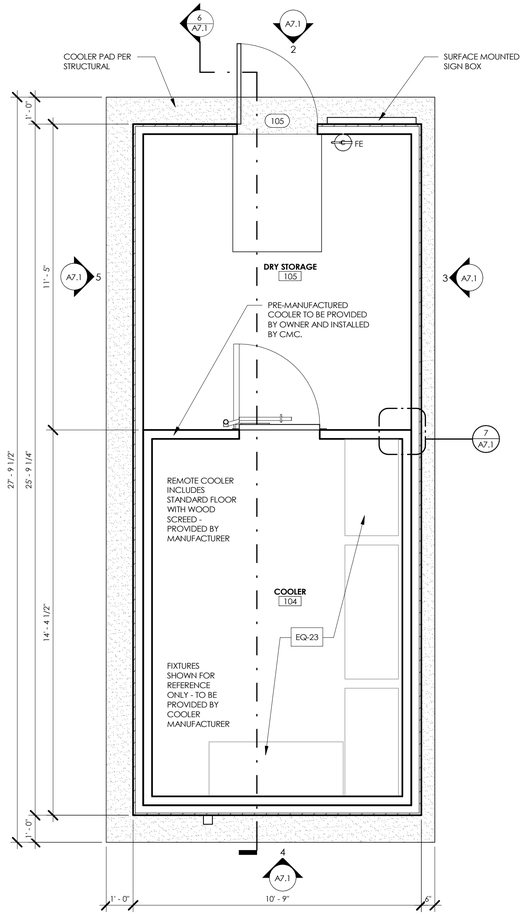
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

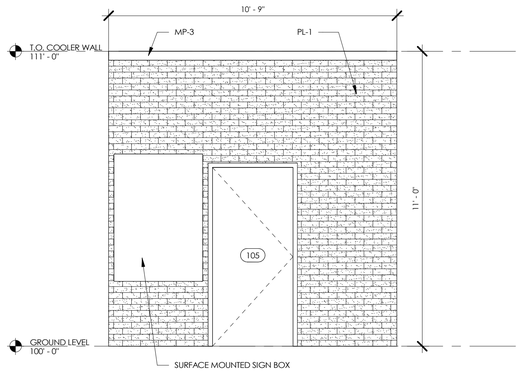
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A6.1
TRASH ENCLOSURE DETAILS

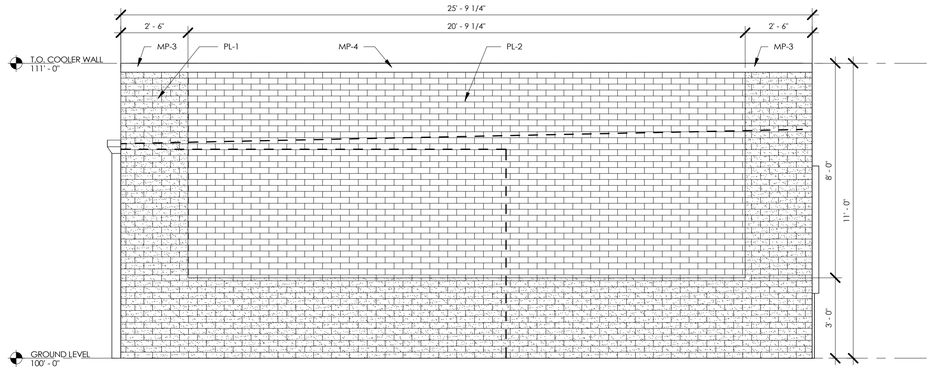
DATE: MARCH 13, 2025



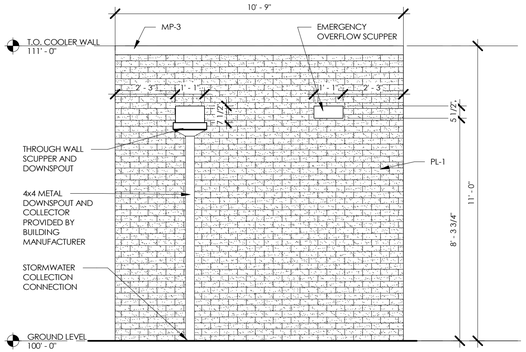
1 REMOTE COOLER PLAN
3/8" = 1'-0"



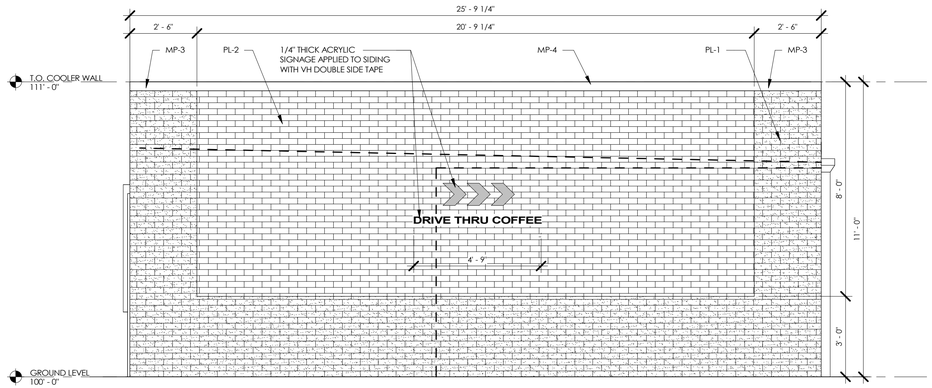
2 COOLER ELEVATION - FRONT
3/8" = 1'-0"



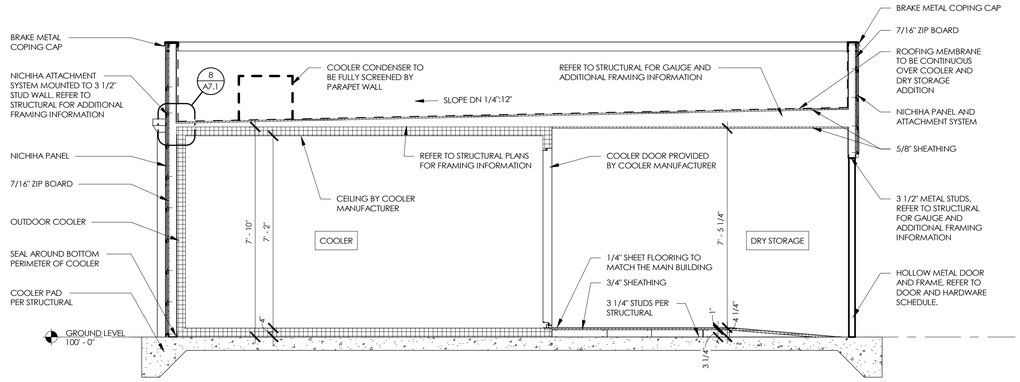
3 COOLER ELEVATION - RIGHT
3/8" = 1'-0"



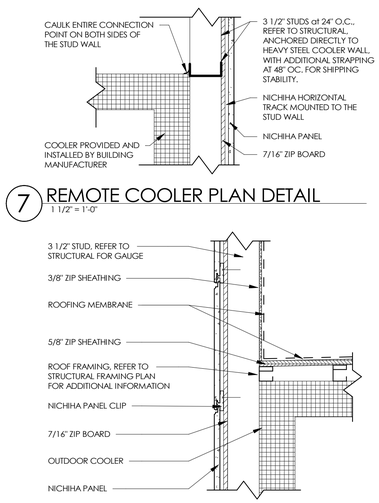
4 COOLER ELEVATION - REAR
3/8" = 1'-0"



5 COOLER ELEVATION - LEFT
3/8" = 1'-0"



6 COOLER SECTION
3/8" = 1'-0"



7 REMOTE COOLER PLAN DETAIL
1 1/2" = 1'-0"

8 NICHIHA - LOW EAVE DETAIL
1 1/2" = 1'-0"

SIGNAGE:

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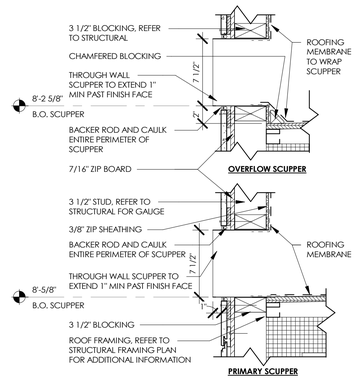

9 NICHIHA- SCUPPER DETAIL
1 1/2" = 1'-0"

KIETIC DESIGN + DEVELOPMENT
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03/13/2025

ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
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PROJECT NUMBER: 25009 7BHH
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7 BREW COFFEE
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7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A7.1
REMOTE COOLER DETAILS

DATE: MARCH 13, 2025

EnVisionLED
WWW.ENVISIONLEDLIGHTING.COM

Project: ______________ Part #: ______________
Type: ______________

Wall Packs

Slim Wall Pack: EGG-Line
With or Without Emergency

Detail Specifications:
- Finish: Bronze, Custom finishes available
- IP Rating: Wet Location
- Impact Rating: IK08
- Wattage 15w: 1,950 Lumens
  - 5W EMB: 680 Lumens
- Beam Angle: Type IV
- BUG: B1-U3-G1
- Chip: SMD 2835, R9 >50, CRI >80
- Operating Temperature: -40° - 122° F
- Lens: Clear acrylic
- Average life (L70) of 70,000 hours

Applications:
- Walkways & Pathways
- Parking Lots
- Hospitality, Multi-Family
- Outdoor Corridors
- Residential, Commercial and Industrial

Product Information:
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Photocell is included with an easy quick disconnect
- Available in quick ship with emergency backup
- Instant-On to full brightness
- Select-n-Switch Technology: 3-CCT

Driver Options:
- UNV: 120-277V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:
- Three 1/2" knockouts: 1 one each side for convenient installation

Certifications:
- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

Series	Photocell	Finish[1]	Emergency Backup
LED-WPE-15W-TRI -	PC -	___ -	___
1,950 Lumens	Photocell is included. Easy quick disconnect. (PC-3/4-3PIN-LV)	BZ Bronze (Standard) BL[1] Black WH[1] White GRY[1] Gray CS[1] Custom Color	(blank) No Emergency EMB 90 minute 5W Emergency Backup 80 Lumens

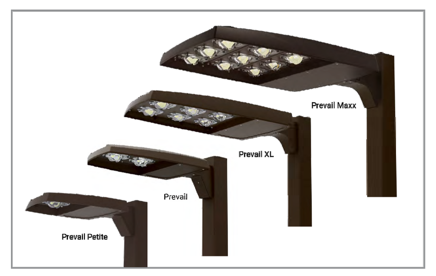
1. Standard quickship is bronze. Other colors are custom finishes

Specs and model numbers are subject to change with or without notice.

EnVision LED Lighting, Inc.
6023 Bandini Blvd. | Bell, CA 90040 | Tel.: 323-604-0066 | www.envisionledlighting.com
Rev. 10.23

4 SITE LIGHTING FIXTURE W1E

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark
Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

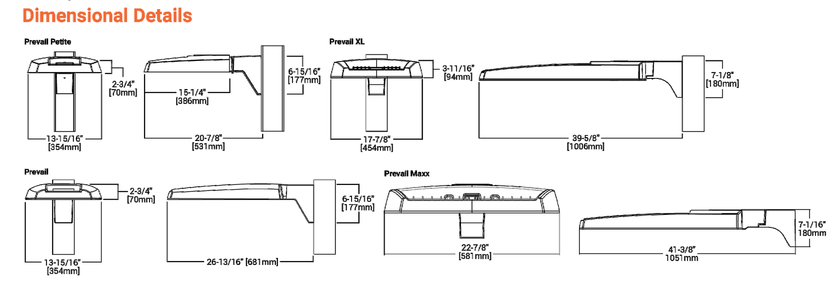
Interactive Menu
- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications

Connected Systems
- WaveLinx

Quick Facts
- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PS500001EN page 1
June 28, 2023 12:47 PM

Lumark — Prevail LED

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family [1,2]	Light Engine [4]	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Compliant [3] TAA-PRV-P=Prevail Petite TAA Compliant [3]	C10=(1 LED) 4,900 Nominal Lumens C15=(1 LED) 6,900 Nominal Lumens C20=(1 LED) 9,800 Nominal Lumens C25=(1 LED) 11,800 Nominal Lumens	740=70CRI, 4000K 727=70CRI, 2700K 730=70CRI, 3000K 750=70CRI, 5000K 8540=85CRI, 4000K	D=Dimming (0-10V)	UNV=Universal (120-277V) H=High Voltage, 347-480V 8=480V [5] 9=347V DV=DuraVolt (277-480V) [5,6]	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=QM Standard Versatile Arm MA=QM Mast Arm FMA= Fixed Mast Arm [28] WM=QM Wall Mount Arm ADJA-WM=Adjustable Arm–Wall Mount [30] ADJA=Adjustable Arm–Pole Mount [30] ADJS=Adjustable Arm–Slipfitter, 3" vertical tenon [30] SP2=Adjustable Arm–Slipfitter, 2 3/8" vertical tenon [28,30]	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV=Prevail BAA-PRV=Prevail BAA Compliant [3] TAA-PRV=Prevail TAA Compliant [3]	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens						
PRV-XL=Prevail XL BAA-PRV-XL=Prevail XL BAA Compliant [3] TAA-PRV-XL=Prevail XL TAA Compliant [3]	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens						
PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Compliant [3] TAA-PRV-M=Prevail MaxxTAA Compliant [3]	C200=(9 LED) 48,000 Nominal Lumens C225=(9 LED) 56,000 Nominal Lumens C250=(9 LED) 65,000 Nominal Lumens C275=(9 LED) 73,000 Nominal Lumens						

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [7]
7050=70 CRI / 5000K CCT [7]
CC=Coastal Construction finish [21]
HSS=House Side Shield [8]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
10K=10kV/10kA UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
HA=50°C High Ambient Temperature [9]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [11]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [11]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height [12,13]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height [12,13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [12,13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height [13,14,22]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height [13,14,22]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height [13,14,28,29]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [12]
ZD= DALI-enabled 4-PIN Twistlock Receptacle [12]
ZW-SWPD4XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12,15]
ZW-SWPD5XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12,15]
ZD-SWPD4XX= WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [15,16,17,22]
ZD-SWPD5XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [15,16,17,22]
(See Table Below)=LumenSafe Integrated Network Security Camera [18,19]

Accessories (Order Separately) [20,21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [29]
PRVXLMA-XX=Mast Arm Mounting Kit [29]
PRVXLWM-XX=Wall Mount Kit [29]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [29]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [29]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [29]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [28]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [28]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [28]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/COB-FDV=Full Drop Visor [23]
PRVXL/COB-FDV=Full Drop Visor [18]
HS/VERD=House Side Shield Kit [8,24]
VGS-F/B= Vertical Glare Shield Kit, Front/Back [24]
VGS-SIDE=Vertical Glare Shield Kit, Side [24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [15,16,17,22,26]
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [15,16,17,26,29]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500032EN and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. Use dedicated IES files on product website for non-standard CCTs.
8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.
9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.
10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configurations.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.
28. Only for use with PRV-M configurations.
29. Only for use with PRV-XL configurations.
30. Fixed for PRV-M.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type		Data Backhaul	
L=LumenSafe Technology	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V [2]	T3=Type III T4=Type IV
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

COOPER Lighting Solutions

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June 28, 2023 12:47 PM

2 SITE LIGHTING FIXTURE PL1

HALO
SMD6 Series

ENERGY DATA

SMD6R6 / SMD6S6

	Round	Square
Lumens (5000K models)	788	815
Input Power	9.6 W	9.9 W
Input Current	0.0811 A	0.085 A
Efficiency	82 lm/W	82 lm/W
THD	13.9	14.7
Input Voltage	120V	
Frequency	50/60 Hz	
CRI	90 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

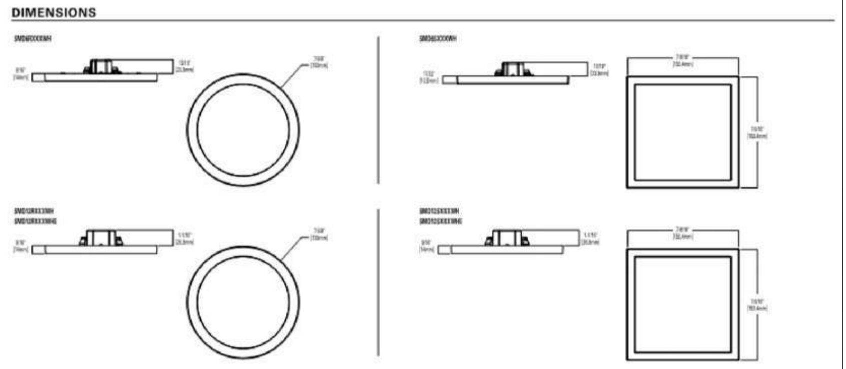
SMD6R12 / SMD6S12

	Round	Square
Lumens (5000K models)	1252	1235
Input Power	15.3	15.7
Input Current	0.133 A	0.132 A
Efficiency	82 lm/W	79 lm/W
THD	15.3	15.7
Input Voltage	120V	
Frequency	50/60 Hz	
CRI	92 CRI	
Power Factor	0.98	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

SMD6R12-E / SMD6S12-E

	Round	Square
Lumens (5000K models)	1200	1180
Input Power	15.3	16
Input Current	0.133 A - (120V) 0.061 A - (277V)	0.132 A - (120V) 0.061 A - (277V)
Efficiency	78	73
THD	15.3	15.7
Input Voltage	120 - 277V	
Frequency	60 Hz	
CRI	92 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SMD6R6930WH=6" Round Surface Mount Downlight, 90CRI, 3000K
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

Models	Lumens	CRI / CCT	Finish	Voltage
SMD6R= 6" Round Surface Mount Downlight SMD6S= 6" Square Surface Mount Downlight	6=600 lumen series (120V only) 12=1200 lumen series	927=90CRI, 2700K 930=90CRI, 3000K 935=90CRI, 3500K 940=90CRI, 4000K 950=90CRI, 5000K	WH= Matte White	Blank= 120V standard E= UNV Universal 120-277V*

Accessories

Designer Trims
SMD6RTRMSN=6" Round SMD Satin Nickel
SMD6RTRMTBZ=6" Round SMD Tuscan Bronze
SMD6RTRMWH=6" Round SMD White (paintable)
SMD6STRMSN=6" Square SMD Satin Nickel
SMD6STRMTBZ=6" Square SMD Tuscan Bronze
SMD6STRMWH=6" Square SMD White (paintable)
T24HWKIT= Title 24 Cable harness kit used to convert incandescent and low voltage housings to LED
HE26LED= E26 Screw base adapter for retrofit (included)

T24HWKIT
HE26LED E26 Screw base adapter for retrofit (included)

* UNV voltage configuration is offered only in the 1200 lumen series

COOPER Lighting Solutions

3 SITE LIGHTING FIXTURE C1

1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

NORTH

SEVEN BREW COFFEE DRIVE THRU

STATE OF OHIO RYAN JONES PE-81552 REGISTERED PROFESSIONAL ENGINEER
03-13-25

ENGINEER OF RECORD:
NAME: RYAN JONES
LICENSE NO. 81552

PROJECT NUMBER: 25009 7BHH
REVISION:

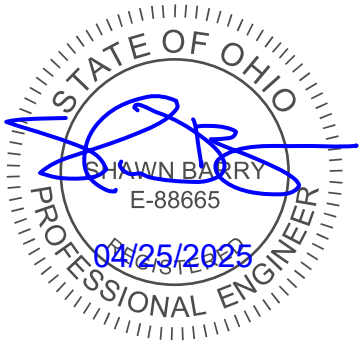
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

CJD
Engineering | Energy | Innovation
2225 West Chesterfield Boulevard, Suite 200, Springfield, MO 65807
P: 417.877.1700 F: 417.324.7735 www.cjd-eng.com
Ohio State Certificate of Authority #05153

Special notice: Drawings prepared by CJD LLC are instruments of service for use solely with respect to this project. CJD LLC retains ownership and all common law, statutory law and other reserved rights including copyrights. This drawing shall not be reused in part or in full for any other work without prior written consent by and appropriate compensation to CJD LLC. Whosoever changes the design without prior written approval from CJD LLC, does so at their own risk and assumes full responsibility for any damages, liabilities or costs resulting directly or indirectly from such changes to the fullest extent of the law.

SU1.2
SITE PHOTOMETRIC PLAN
DATE: MARCH 13, 2025

TOTH & ASSOCIATES
1550 East Republic Road
Springfield, MO 65804
tothassociates.com
417.888.0645



April 25, 2025

RE: 7-Brew –Huber Heights, OH (Old Troy) – Queueing Analysis Memorandum

Dear City of Huber Heights, OH

This letter provides a summary of a queuing analysis conducted at an existing 7-Brew site of similar size and location to the proposed 7-Brew site at 7605 Old Troy Pike, Huber Heights, OH. The existing 7-Brew site is located at 2317 N. Glenstone Avenue in Springfield, Missouri.

The site was observed from 7:00 AM-9:15 AM on the morning of February 21st, 2022. During this time, the peak 2-hour period of operation was observed to be from 7:15 AM-9:15 AM, with an arrival rate of 60 vehicles/hour. The peak hour occurred between 8:00 AM-9:00 AM, with an arrival rate of 61 vehicles/hour. The peak 15-minute period occurred from 7:15 AM-7:30 AM, with a total vehicle count of 22 occurring in that 15-minute period.

During the 2-hour peak period, the average observed queue was 5 vehicles. The maximum observed queue occurred at 8:55 AM with 14 vehicles in the queue. The average process time for the peak 15-minute interval was 5 minutes and 31 seconds. The average process time for the peak hour was 5 minutes and 55 seconds. The average process time for the full observation period was 5 minutes and 15 seconds. The average process time consists of the time it takes from the arrival of a vehicle in the queue to the time the vehicle leaves the site.

The proposed 7-Brew location at 7605 Old Troy Pike can accommodate up to 14 vehicles in its drive-thru queue before reaching the shared access area of the shopping center parking lot. This matches the maximum queue length observed at the Springfield location. Based on both our observations and stacking data provided by 7-Brew Corporate, the proposed Huber Heights, OH site is adequately designed to contain all queued vehicles on-site, offering a substantial safety margin.

Mid-day and PM analyses were not performed as it is accepted that the AM will control in terms of peak stacking.

Respectfully,

Shawn Barry
Vice President
Toth and Associates, Inc.

Huber Heights Fire Division

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

Occupancy Name:	7 Brew Coffee
Occupancy Address:	7605 Old Troy Pike

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	25-421
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	7/8/2025

Fire Department Comments:

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

Review is for approval of Detailed Development Plan. These comments are based only on the proposed site work, fire department access and basic fire protection concept. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:

Requirements: (Site Plan)

- **Fire department access and turn radius appear to meet the requirements for Huber Heights Fire Division apparatus.**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

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

AI-10980 **9. A.**

Planning Commission

Meeting Date: 07/15/2025

Minutes

Information

Agenda Title

Without objection, the Minutes of the June 10, 2025, Planing Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
June 10, 2025, Meeting
City of Huber Heights

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

II. Present at the meeting: Mr. 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. Additional Business was moved up on the Agenda

Public Hearing – SOPEC Sustainable Ohio Public Energy Council
Phil Leppla from SOPEC gave a presentation.

VIII. New Business

1. **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. Property is located at 6800 Taylorsville Road (Case RP 25-11).**

   Mr. Sorrell stated 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.

   The applicable subdivision regulations are Chapter 1107 – Final Plat

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

The City Engineer had no comments.

Planning staff recommends approval of the Record Plan

Action

Mr. Shomper moved to approve the request by the applicant, Haley Dusa Group, for a Replat (RP 25-11) in accordance with the recommendation of Staff's Memorandum dated June 2, 2025, and the Planning Commission Decision Record attached thereto.

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

2. **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 (Case DDP 25-12).**

Mr. Sorrell stated that 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.

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.

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.

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.

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

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.

Kevin Brokaw from Pride One was present and answered questions concerning garages, sidewalks on every road and walking path around ponds. No on street parking.

Action

Ms. Thomas moved to approve the request by the applicant, 7125 Executive Blvd, LLC, for approval of a Detailed Development Plan (DDP 25-12) in

accordance with the recommendation of Staff's Memorandum dated June 2, 2025, and the Planning Commission Decision Record attached thereto.

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

IX. Approval of the Minutes

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

X. Reports and Calendar Review

Updating Zoning Code
7 Brew DDP

XI. Upcoming Meetings

July 15, 2025
August 12, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:20 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Assistant **Date**