CITY PLANNING COMMISSION

City Governance Center - Council Chambers
6151 Brandt Pike
February 10, 2026
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. DETAILED DEVELOPMENT PLAN - The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Detailed Development Plan for 94 building lots and associated retention basins in Section 20, Phase 2. Property is located North of Carriage Trails Parkway (DDP 26-05).

B. DETAILED DEVELOPMENT PLAN - The applicant, DUBLIN 7, is requesting approval of a Detailed Development Plan for construction of an Irish pub-themed restaurant. Property is located at 6900 Executive Blvd (DDP 26-07).

C. TEXT AMENDMENT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Text Amendment to the 01 District to permit personal service establishments (TA 26-06).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the minutes of the January 13, 2026, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. March 10, 2026
April 14, 2026

12. Adjournment

AI-11369 **7. A.**

Planning Commission

Meeting Date: 02/10/2026

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Detailed Development Plan for 94 building lots and associated retention basins in Section 20, Phase 2. Property is located North of Carriage Trails Parkway (DDP 26-05).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of February 10, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: February 5, 2026

Subject: DDP 26-05 Carriage Trails II Section 20 Phase 2
(Application dated January 15, 2026)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Carriage Trails Co. LLC – Applicant & Owner
DEVELOPMENT NAME:	Carriage Trails II Section 20, Phase 2
ADDRESS/LOCATION:	North of Carriage Trails Parkway
ZONING/ACREAGE:	PM: Planned Mixed Use / 22.07 acres.
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	Surrounding properties are zoned PM.
REQUEST:	The applicant requests Detailed Development Plan approval for 94 building lots and associated retention basins.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1105 – Preliminary Plat
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

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

Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1105 – Preliminary Plat.

Development Standards
1. Minimum lot dimensions for each lot type per the Basic Development Plan and Pattern Book shall be as follows. Larger lots than those listed are also permitted.

Lot Type	Minimum Width	Minimum Area	Maximum Building Coverage of Lot Area
Townhomes	20'	2,000	60%
Attached Single-Family	30’	3,600	60%
Village Homes/Cluster Homes	40'	4,800	60%
Small Single-Family	50'	6,000	60%
Large Single-Family	60’	7,500	50%

2. Minimum lot dimensions for non-residential components shall be approved with the Detailed Development Plan. However, the maximum building coverage for non-residential buildings shall not exceed 50% of the lot area.

3. Setbacks throughout the development shall be as follows:

Unit Type	Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Building Separation
Townhomes/Attached Single-Family	20' from ROW	0'	20'	10'
All Single-Family	25' from ROW	5'	25'	10'
Multi-Family/Condo	20' from ROW	n/a	25'	6'
Commercial	10' from ROW	Per Detailed Development Plan	Per Detailed Development Plan	50' from a residential structure

Staff Analysis

Conformance with the Subdivision and Development Regulations

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

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations, except for lot numbers 2, 3, 5, 6, 8, 9, and 11. These lots abut Section 7 of Carriage Trail I and must be at least 60-feet wide. The applicant has been made aware of this issue and will adjust the lot sizes accordingly.

Additional Comments:

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

Recommendation

Planning staff recommends approval of the Detailed Development Plan for Carriage Trails II, Section 20 Phase 2, submitted on January 15, 2026, with the following conditions:

1. Lots 1 through 12 shall be at least 60 feet wide.
2. Fire Hydrant spacing shall be approved by the Huber Heights Fire Department prior to Final Plat submission.

Planning Commission Action

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

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

Planning Commission Decision Record

WHEREAS, on January 15, 2026, the applicant, CARRIAGE TRAILS CO, LLC, requested approval of a Detailed Development Plan for 94 building lots and associated retention basins in Section 20, Phase 2. Property located north of Carriage Trails Parkway (DDP 26-05), and;

WHEREAS, on February 10, 2026, 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 Trails Co, LLC, for approval of a Detailed Development Plan. Property is located North of Carriage Trails Parkway (Case DDP 26-05), in accordance with the recommendation of Staff's Memorandum dated February 5, 2026, with the following conditions:

1. Lots 1 through 12 shall be at least 60 feet wide.
2. Fire Hydrant spacing shall be approved by the Huber Heights Fire Department prior to Final Plat submission.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

PLANNING DEPARTMENT

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

Application Number _____ Date Filed 1/15/26
Receipt Number _____ Amount Paid _____

TYPE OF ACTION REQUESTED

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

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☒ Detailed Development Plan-**Section 20, Phase 2**
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Carriage Trails Co. LLC	Name	Ken Conaway
Address	5131 Post Road, Suite 101 Dublin, OH 43017	Address	same as Applicant
Phone	614.565.0487	Phone	614.571.0614
Fax	614.717.4440	Fax	
Email	bkeethler@carriage-trails.com	Email	

PROPERTY INFORMATION

Project Name: Carriage Trails II - Section 20, Phase 2

Location of property: north of Carriage Trails Parkway

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: Carriage Trails Co. LLC Telephone: 614.717.4441

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

Total acres included in this application: 22.076 acres

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

Brief description of application request:

17.367 acres ROW 4.709 acres

Detailed Development Plan for 94 Building Lots and ~~green spaces~~ in Section 20, Phase 2

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

Name of Engineer: Choice One Engineering Telephone: 937.497.0200

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

Applicant's Signature

Carriage Trails Co. 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 rezoning request.

Carriage Trails Co. LLC

By: ______________________

OWNER

William W. Keethler II, President

Subscribed and sworn to before me this 15th day of January, 2026.

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.

= =

Date Received ________ Fee Paid ________ Received by ________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Carriage Trails Co. LLC
Address: 5131 Post Road, Suite 101
Dublin, OH 43017

Phone: 614.565.0487
Fax: 614.717.4440
Email: bkeethler@carriage-trails.com

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

AGENT

Name: Ken Conaway
Address: same as Property Owner

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

DEVELOPER

Name: same as Property Owner
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Choice One Engineering
Address: Attn: Jeff Puthoff, PE
Project Manager

Phone: 937.497.0200 (office)
Fax: 937.726.0478 (cell)
Email: jsp@choiceoneengineering.co

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 costsand 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.

Carriage Trails Co. LLC

Witness

By: _____
William W. Keethler II, President

Witness

Date: Jan 15, 2026

Project: Carriage Trails - S20-Ph2

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 Trails Co. LLC

Owner's Signature

XXX

Owner's Signature

William W. Keethler II, President

Printed Name

XXX

Printed Name

Sworn to before me and subscribed in my presence by the said William W. Keethler II, President on this 15th day of January, 2026.

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

Notary Public

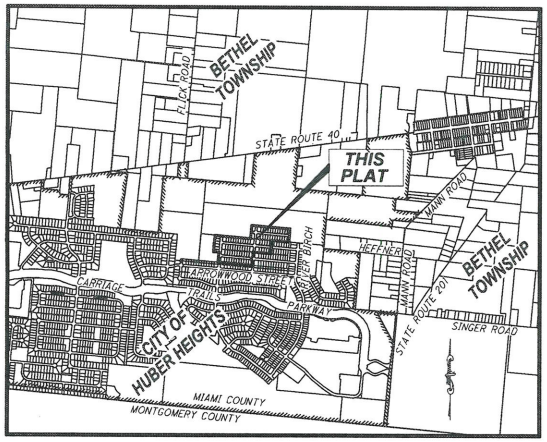
CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

BEING A RESIDENTIAL SUBDIVISION CONTAINING 22.076 ACRES, BEING PART OF INLOT 1975 AND PART OF INLOT 1976 OF THE CITY OF HUBER HEIGHTS, AS CONVEYED TO CARRIAGE TRAILS CO., LLC AS RECORDED IN 2023OR-09633 AND 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS

JANUARY 2026



VICINITY MAP

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 1975 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO CARRIAGE TRAILS CO., LLC BY 2023OR-09633 AND PART OF INLOT 1976 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO CARRIAGE TRAILS CO., LLC BY 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS.

LEGAL DESCRIPTION

SITUATE IN CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO, AND BEING A PART OF INLOT 1975 AND INLOT 1976, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWN 2, RANGE 9 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2156 OF CARRIAGE TRAILS SECTION 20 PHASE 1 AS SHOWN IN PLAT BOOK 31, PAGE 47, BEING THE PRINCIPAL PLACE OF BEGINNING OF THE SUBDIVISION HEREIN DESCRIBED;

THENCE, NORTH 84°54'54" WEST, 400.00 FEET, ALONG THE NORTH LINE OF INLOTS 2156, 2155, 2154, 2153, 2152, 2151, AND 2150, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 2150 OF SAID CARRIAGE TRAILS SECTION 20 PHASE 1;

THENCE, SOUTH 05°05'06" WEST, 310.00 FEET, ALONG THE WEST LINE OF INLOTS 2150 AND 2160 OF SAID CARRIAGE TRAILS SECTION 20 PHASE 1, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2165 OF SAID CARRIAGE TRAILS SECTION 20 PHASE 1;

THENCE, NORTH 84°54'54" WEST, 428.11 FEET, ALONG THE NORTH LINE OF INLOTS 2165, 2166, 2167, 2168, 2169, 2170, AND THROUGH THE RIGHT-OF-WAY OF BLACKHAW WAY, TO AN IRON PIN FOUND ON THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY;

THENCE, SOUTH 05°07'20" WEST, 105.02 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY, TO AN IRON PIN FOUND;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.25 FEET, A DELTA ANGLE OF 89°57'46", A CHORD LENGTH OF 35.34 FEET BEARING SOUTH 50°06'13" WEST, TO AN IRON PIN FOUND;

THENCE, SOUTH 05°09'34" WEST, 50.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY, TO AN IRON PIN FOUND;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.29 FEET, A DELTA ANGLE OF 90°02'14", A CHORD LENGTH OF 35.37 FEET BEARING SOUTH 39°53'47" EAST, TO AN IRON PIN FOUND;

THENCE, SOUTH 05°07'20" WEST, 104.98 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2028 OF CARRIAGE TRAILS SECTION 7 PHASE V-A AS SHOWN IN PLAT BOOK 31, PAGE 8;

THENCE, NORTH 84°54'54" WEST, 802.08 FEET, ALONG THE NORTH LINE OF INLOTS 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, AND THROUGH THE RIGHT-OF-WAY OF FORESTEDGE STREET, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2039 OF SAID CARRIAGE TRAILS SECTION 7 PHASE V-A;

THENCE, NORTH 05°06'13" EAST, 229.90 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 84°53'47" WEST, 130.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°06'13" EAST, 390.06 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 847.14 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°05'06" EAST, 130.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°15'31" EAST, 50.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°05'06" EAST, 130.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 908.19 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 05°05'06" WEST, 130.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 4.71 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 05°05'06" WEST, 180.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 22.076 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PROPERTY OWNER CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II, PRESIDENT ON BEHALF OF CARRIAGE TRAILS CO., LLC, BEING THE OWNER OF THE PARCELS HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

OWNER: CARRIAGE TRAILS CO., LLC, AN OHIO LIMITED LIABILITY COMPANY - 2023OR-09633 AND 2025OR-07501

_____
WILLIAM W. KEETHLER II, PRESIDENT

STATE OF _____
COUNTY OF _____ ;SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEETHLER II, PRESIDENT OF CARRIAGE TRAILS CO., LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CARRIAGE TRAILS CO., LLC IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC _____

LIENHOLDER CONSENT

WESBANCO BANK, INC., A WEST VIRGINIA BANKING CORPORATION - 2025OR-07610

_____
KYLE DUNCAN, AUTHORIZED SIGNER

STATE OF _____
COUNTY OF _____ ;SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KYLE DUNCAN, AUTHORIZED SIGNER OF WESBANCO BANK, INC., WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF WESBANCO BANK, INC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC _____

CARRIAGE TRAILS SECTION 20 PHASE 2 AREA SUMMARY

94 BUILDING INLOTS	17.367 ACRES
NEW STREET R/W-DEDICATED	4.709 ACRES
TOTAL	22.076 ACRES

REFERENCES

2023OR-09633
2025OR-07501
LAND SURVEY 61, PAGE 86
LAND SURVEY 61, PAGE 87
LAND SURVEY 62, PAGE 11
LAND SURVEY 63, PAGE 18
LAND SURVEY 63, PAGE 103
PLAT BOOK 22, PAGE 25
PLAT BOOK 26, PAGE 20
PLAT BOOK 26, PAGE 21
PLAT BOOK 26, PAGE 67
PLAT BOOK 29, PAGE 91
PLAT BOOK 30, PAGE 81
PLAT BOOK 31, PAGE 8
PLAT BOOK 31, PAGE 39
PLAT BOOK 31, PAGE 47

INLOT 1975 & INLOT 1976 SUMMARY

PT INLOT 1975
CARRIAGE TRAILS CO., LLC
2023OR-09633
50.000 ACRES-DEED
-6.325 ACRES-CARRIAGE TRAILS SECTION 20 PHASE 2
43.675 ACRES REMAINING

PT INLOT 1976
CARRIAGE TRAILS CO., LLC
2025OR-07501
59.240 ACRES-DEED
-2.433 ACRES-CARRIAGE TRAILS SECTION 7 PHASE V-A
-28.787 ACRES-CARRIAGE TRAILS SECTION 20 PHASE 1
-15.751 ACRES-CARRIAGE TRAILS SECTION 20 PHASE 2
12.269 ACRES REMAINING

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #8629 — DATE

STATE OF OHIO — ALLEN J. BERTKE — 8629 — REGISTERED PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

FEE $ _____

_____
DAVID NORMAN, MIAMI COUNTY RECORDER

_____
DEPUTY

TRANSFERRED THIS ___ DAY OF _____, 20__

_____ BY: _____
MATTHEW W. GEARHARDT — DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

MASTER OWNERS ASSOCIATION (M.O.A.) RESTRICTIONS

ALL OF THE LOTS IN CARRIAGE TRAILS SECTION 20 PHASE 2 ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT OF THE MASTER OWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORD VOLUME 29, PAGES 135-210 OF THE MIAMI COUNTY, OHIO, RECORDER'S OFFICE AS AMENDED. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

CITY OF HUBER HEIGHTS

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO IN ACCORDANCE WITH SECTION 1107 OF THE CITY'S SUBDIVISION REGULATIONS ON _____ DAY OF _____, 20___.

CHAIR OF HUBER HEIGHTS PLANNING COMMISSION

DEVELOPER

CARRIAGE TRAILS CO., LLC
5131 POST ROAD SUITE 101
DUBLIN, OHIO 43017
(614) 717-4444

OWNER

CARRIAGE TRAILS CO., LLC

INLOT 1975-50.000 ACRES
2023OR-09633

INLOT 1973-20.000 ACRES
INLOT 1976-59.240 ACRES
2025OR-07501

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	39.25'	89°57'46"	35.34'	S50°06'13"W
C2	25.00'	39.29'	90°02'14"	35.37'	S39°53'47"E
C3	25.00'	39.26'	89°58'53"	35.35'	N50°05'39"E
C4	25.00'	39.28'	90°01'07"	35.36'	N39°54'21"W
C5	25.00'	39.26'	89°58'53"	35.35'	N50°05'39"E
C6	25.00'	39.28'	90°01'07"	35.36'	S39°54'21"E
C7	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C8	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C9	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C10	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C11	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C12	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C13	25.00'	39.29'	90°02'14"	35.37'	S39°53'47"E
C14	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E

THIS INSTRUMENT WAS PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 01-15-2026
DRAWN BY: MPL
JOB NUMBER: MIAHHE2502
SHEET NUMBER 1 OF 4

CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

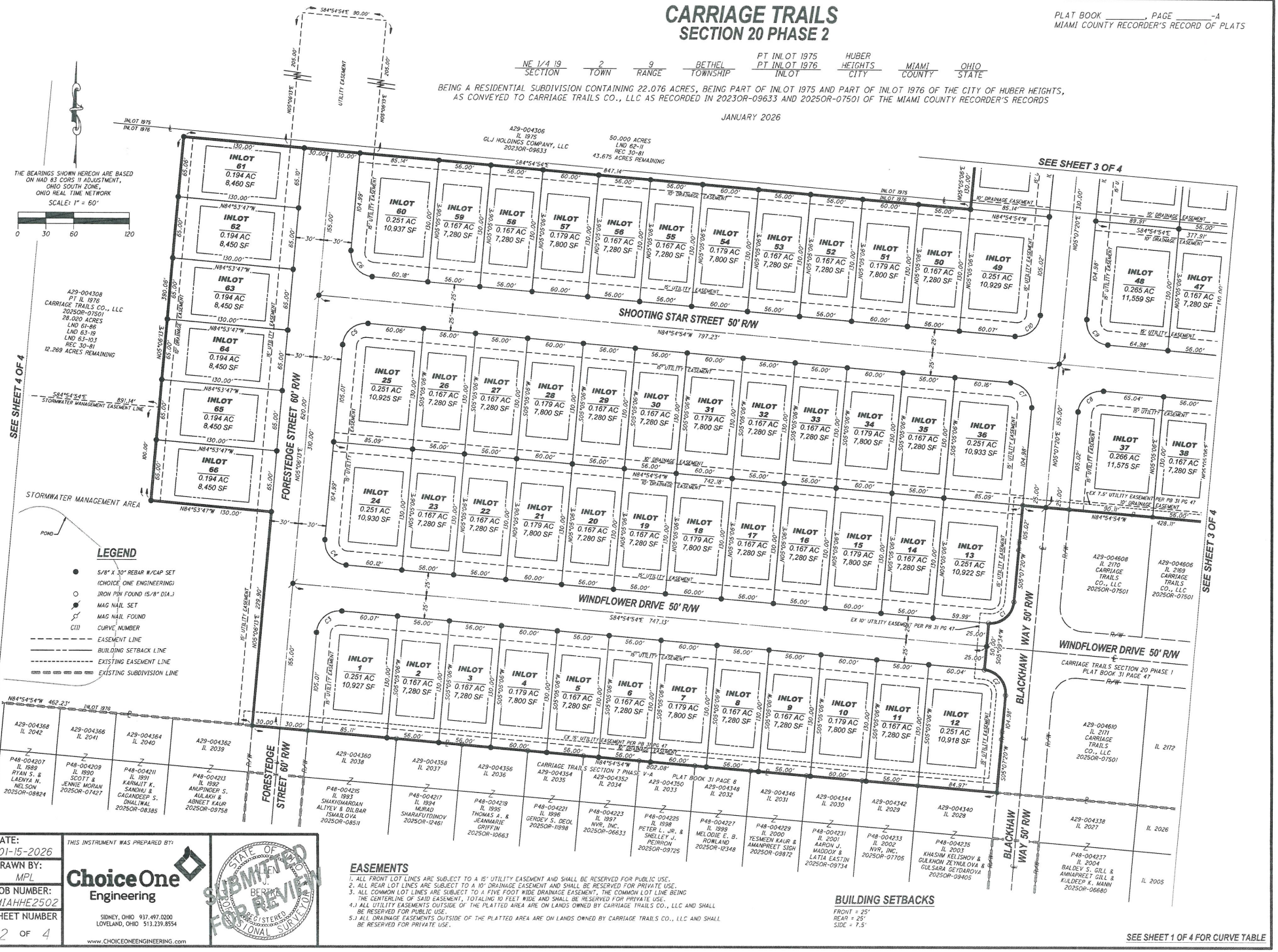
BEING A RESIDENTIAL SUBDIVISION CONTAINING 22.076 ACRES, BEING PART OF INLOT 1975 AND PART OF INLOT 1976 OF THE CITY OF HUBER HEIGHTS, AS CONVEYED TO CARRIAGE TRAILS CO., LLC AS RECORDED IN 2023OR-09633 AND 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS

JANUARY 2026

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 CORS 11 ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK

SCALE: 1" = 60'

0 30 60 120



LEGEND

- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE

EASEMENTS

1. ALL FRONT LOT LINES ARE SUBJECT TO A 15' UTILITY EASEMENT AND SHALL BE RESERVED FOR PUBLIC USE.
2. ALL REAR LOT LINES ARE SUBJECT TO A 10' DRAINAGE EASEMENT AND SHALL BE RESERVED FOR PRIVATE USE.
3. ALL COMMON LOT LINES ARE SUBJECT TO A FIVE FOOT WIDE DRAINAGE EASEMENT, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT, TOTALING 10 FEET WIDE AND SHALL BE RESERVED FOR PRIVATE USE.
4. ALL UTILITY EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY CARRIAGE TRAILS CO., LLC AND SHALL BE RESERVED FOR PUBLIC USE.
5. ALL DRAINAGE EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY CARRIAGE TRAILS CO., LLC AND SHALL BE RESERVED FOR PRIVATE USE.

BUILDING SETBACKS

FRONT = 25'
REAR = 25'
SIDE = 7.5'

SEE SHEET 1 OF 4 FOR CURVE TABLE

DATE:	01-15-2026
DRAWN BY:	MPL
JOB NUMBER:	MIAHHE2502
SHEET NUMBER	2 OF 4

THIS INSTRUMENT WAS PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

STATE OF OHIO BRIAN J. BERRY REGISTERED PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

BEING A RESIDENTIAL SUBDIVISION CONTAINING 22.076 ACRES AND BEING PART OF INLOT 1975 AND PART OF INLOT 1976 OF THE CITY OF HUBER HEIGHTS, AS CONVEYED TO CARRIAGE TRAILS CO., LLC AS RECORDED IN 2023OR-09633 AND 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS

JANUARY 2026

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 CORS II ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK

SCALE: 1" = 60'

0 30 60 120

LEGEND

- 5/8" x 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE



INLOT ACREAGE SUMMARY

LOT	INLOT 1975	INLOT 1976	TOTAL
	0.236	0.015	0.251
	0.250	0.016	0.265
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
R/W	1.352	3.357	4.709

EASEMENTS

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BUILDING SETBACKS

FRONT = 25'
REAR = 25'
SIDE = 7.5'

SEE SHEET 1 OF 4 FOR CURVE TABLE

DATE:	01-15-2026
DRAWN BY:	MPL
JOB NUMBER:	MIAHHE2502
SHEET NUMBER	3 OF 4

THIS INSTRUMENT WAS PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
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STATE OF OHIO BRIAN J. BERNA REGISTERED PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

BEING A RESIDENTIAL SUBDIVISION CONTAINING 22.076 ACRES AND BEING PART OF INLOT 1975 AND PART OF INLOT 1976 OF THE CITY OF HUBER HEIGHTS, AS CONVEYED TO CARRIAGE TRAILS CO., LLC AS RECORDED IN 2023OR-09633 AND 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS

JANUARY 2026

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 CORS II ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK
SCALE: 1" = 60'
0 30 60 120

LEGEND
- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE

P48-002801 IL 1241 BAKHTIYAR & AYGUL KHASPAT 2018OR-09269
P48-002803 IL 1242 DEBORAH D. & ROY W. CAMERON 2019OR-08500
P48-002805 IL 1243 ZAIDA KUYCHIYEV 2020OR-09548
P48-002807 IL 1244 RAMUZ & GULNORA KASIMOV 2019OR-00128
P48-002809 IL 1245 ADILZHAN KASIMOV & DZHAMILYA ALADINOVA 2019OR-01231
P48-002628 IL 1150 LATIPSHA KASIMOV & KHAKIM KASIMOV 2018OR-13224
P48-002631 IL 1151 SARAH E. & DANIEL J. HERZER 2017OR-08301
P48-002633 IL 1152 MURAD KUYCHIYEV 2017OR-12060
P48-002857 PT IL 352 DEC LAND CO. I, LLC OR 322-192

CARRIAGE TRAILS SECTION 9 PHASE IV PLAT BOOK 26 PAGE 67
CARRIAGE TRAILS SECTION 9 PHASE III PLAT BOOK 26 PAGE 20

A29-004302 IL 1973 CARRIAGE TRAILS CO., LLC 2025OR-07501 19.508 ACRES LND 61-87 LND 63-19 LND 63-103 REC 30-81

A29-004308 PT IL 1976 CARRIAGE TRAILS CO., LLC 2025OR-07501 28.020 ACRES LND 61-96 LND 63-19 LND 63-103 REC 30-81 12.269 ACRES REMAINING

A29-004306 IL 1975 GLJ HOLDINGS COMPANY, LLC 2023OR-09633 30.000 ACRES LND 62-11 REC 30-81 43.675 ACRES REMAINING

STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT EASEMENT LINE
POND

INLOT 61 0.194 AC 8,460 SF
INLOT 62 0.194 AC 8,450 SF
INLOT 63 0.194 AC 8,450 SF
INLOT 64 0.194 AC 8,450 SF
INLOT 65 0.194 AC 8,450 SF
INLOT 66 0.194 AC 8,450 SF
INLOT 60 0.251 AC 10,937 SF
INLOT 25 0.251 AC 10,925 SF
INLOT 24 0.251 AC 10,930 SF
INLOT 1 0.251 AC 10,927 SF

FORESTEDGE STREET 60' R/W
SHOOTING STAR STREET 50' R/W
WINDFLOWER DRIVE 50' R/W
TUSSOCK DRIVE 50' R/W

CARRIAGE TRAILS SECTION 7 PHASE V-A PLAT BOOK 31 PAGE 8

A29-004386 IL 2051 P48-004189 IL 1980 NVR, INC. 2025OR-08317
A29-004384 IL 2050 P48-004191 IL 1981 BRIDGET N. ELLIS & ZACHARY YANT 2025OR-06904
A29-004382 IL 2049 P48-004193 IL 1982 NVR, INC. 2025OR-07760
A29-004380 IL 2048 P48-004195 IL 1983 JAZMYN C. & RAMGEEN A. TURNER 2025OR-08185
A29-004378 IL 2047 P48-004197 IL 1984 KAMILA & MOKHODIR Z. ZIYAYEV 2025OR-08627
A29-004376 IL 2046 P48-004199 IL 1985 ZHAMAL ZIYAYEV & ELNARA KOCHIYEVA 2025OR-09485
A29-004374 IL 2045 P48-004201 IL 1986 FEYZUL MIRZAYEV & KABIRA MIRZAYEVA 2025OR-07632
A29-004372 IL 2044 P48-004203 IL 1987 BALEIGH ASHLYN REID 2025OR-07554
A29-004370 IL 2043 P48-004205 IL 1988 JUSTUS J. & ERICA N. BONNQRONT 2025OR-08824
A29-004368 IL 2042 P48-004207 IL 1989 RYAN S. & LAENYA N. NELSON 2025OR-09824
A29-004366 IL 2041 P48-004209 IL 1990 SCOTT & JENNIE MORAN 2025OR-07427
A29-004364 IL 2040 P48-004211 IL 1991 KARMJIT K. SANDHU & GAGANDEEP S. DHALIWAL 2025OR-08385
A29-004362 IL 2039 P48-004213 IL 1992 ANUPINDER S. AULAKH & ABNEET KAUR 2025OR-09758
A29-004360 IL 2038 P48-004215 IL 1993 SHAKHMARDAN ALIYEV & DILBAR ISMAILOVA 2025OR-08511

SEE SHEET 2 OF 4
SEE SHEET 1 OF 4 FOR CURVE TABLE

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SIDE = 7.5'

DATE:	01-15-2026
DRAWN BY:	MPL
JOB NUMBER:	MIAHHE2502
SHEET NUMBER	4 OF 4

THIS INSTRUMENT WAS PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

STATE OF OHIO MATTHEW J. BERTKE REGISTERED PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

1. STEVEN L. & SHEA D. THOMAS
3460 ARROW WOOD ST. TIPP CITY, OHIO 45371

2. JENNIFER A. COLAS & JASON PARNELL
3466 ARROWWOD ST. TIPP CITY, OHIO 45371

3. MURAT & KAMILA ALIYEV
3472 ARROWWOD ST. TIPP CITY, OHIO 45371

4. DEC LAND CO. I. LLC.
ARROWWOOD ST. TIPP CITY, OHIO 45371

5. BROOKE J. SIMONS
3508 ARROWWOOD ST. TIPP CITY, OHIO 45371

6. RICHARD A. & MARIE CAGLE
3514 ARROWWOOD ST. TIPP CITY, OHIO 45371

7. TIYETTE D. MCDANIEL
3520 ARROWWOOD ST. TIPP CITY, OHIO 45371

8. HAFEZ ABUHELAL & SAMANTHA GOLAN
3526 ARROWWOOD ST. TIPP CITY, OHIO 45371

9. ORLY L. & ANGELINA L. LAM
3532 ARROWWOOD ST. TIPP CITY, OHIO 45371

10. SUKHPAL S. DHALIWAL
3538 ARROWWOOD ST. TIPP CITY, OHIO 45371

11. MAKHMUD PASHAYEV
3544 ARROWWOOD ST. TIPP CITY, OHIO 45371

12. NICHOLAS D. PERKINS
3550 ARROWWOOD ST. TIPP CITY, OHIO 45371

13. SCOTT & JENNIE MORAN
3463 ARROWWOOD ST. TIPP CITY, OHIO 45371

14. KARMJIT K. SANDHU & SINGH D. GAGANDEEP
3469 ARROWWOOD ST. TIPP CITY, OHIO 45371

15. ANUPINDER S. & ABNEET K. AULAKH
3475 ARROWWOOD ST. TIPP CITY, OHIO 45371

16. SHAKHIMARDAN ALIYEV & ISMAILOVA DILBAR
3481 ARROWWOOD ST. TIPP CITY, OHIO 45371

17. MURAD SHARAFUTDINOV
3487 ARROWWOOD ST TIPP CITY, OH 45371

18. THOMAS A & JEANMARIE GRIFFIN
3493 ARROWWOOD ST TIPP CITY, OH 45371

19. SINGH GURDEV DEOL
3499 ARROWWOOD ST TIPP CITY, OH 45371

20. NVR INC
3505 ARROWWOOD ST TIPP CITY, OH 45371

21. PETER L JR & SHELLEY J PIERRON
3511 ARROWWOOD ST TIPP CITY, OH 45371

22. MELODIE E BAKER ROWLAND
3517 ARROWWOOD ST TIPP CITY, OH 45371

23. YESMEEN & AMANPREET SINGH KAUR
3523 ARROWWOOD ST TIPP CITY, OH 45371

24. AARON JASON & LATIA RUTH EASTIN MADDOX
3529 ARROWWOOD ST TIPP CITY, OH 45371

25. NVR INC
3535 ARROWWOOD ST TIPP CITY, OH 45371

26. KHASHIM KELISHOV
3541 ARROWWOOD ST TIPP CITY, OH 45371

27. BALDEV SINGH GILL
3547 ARROWWOOD ST TIPP CITY, OH 45371

28. JUSTIN & KALIE WHITTINGTON
3553 ARROWWOOD ST TIPP CITY, OH 45371

29. CARRIAGE TRAILS CO LLC
4287 WINDFLOWER DR TIPP CITY, OH 45371

30. CARRIAGE TRAILS CO LLC
4293 WINDFLOWER DR TIPP CITY, OH 45371

31. CARRIAGE TRAILS CO LLC
4299 WINDFLOWER DR TIPP CITY, OH 45371

32. CARRIAGE TRAILS CO LLC
4305 WINDFLOWER DR TIPP CITY, OH 45371

33. CARRIAGE TRAILS CO LLC
4311 WINDFLOWER DR TIPP CITY, OH 45371

34. CARRIAGE TRAILS CO LLC
4317 WINDFLOWER DR TIPP CITY, OH 45371

35. CARRIAGE TRAILS CO LLC
4323 WINDFLOWER DR TIPP CITY, OH 45371

36. CARRIAGE TRAILS CO LLC
4329 WINDFLOWER DR TIPP CITY, OH 45371

37. CARRIAGE TRAILS CO LLC
4335 WINDFLOWER DR TIPP CITY, OH 45371

38. CARRIAGE TRAILS CO LLC
4284 WINDFLOWER DR TIPP CITY, OH 45371

39. CARRIAGE TRAILS CO LLC
4290 WINDFLOWER DR TIPP CITY, OH 45371

40. CARRIAGE TRAILS CO LLC
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41. CARRIAGE TRAILS CO LLC
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42. CARRIAGE TRAILS CO LLC
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43. CARRIAGE TRAILS CO LLC
4314 WINDFLOWER DR TIPP CITY, OH 45371

44. CARRIAGE TRAILS CO LLC
4320 WINDFLOWER DR TIPP CITY, OH 45371

45. CARRIAGE TRAILS CO LLC
4326 WINDFLOWER DR TIPP CITY, OH 45371

46. CARRIAGE TRAILS CO LLC
4332 WINDFLOWER DR TIPP CITY, OH 45371

47. CARRIAGE TRAILS CO LLC
4338 WINDFLOWER DR TIPP CITY, OH 45371

48. CARRIAGE TRAILS CO LLC
5761 SHOOTING STAR ST TIPP CITY, OH 45371

49. CARRIAGE TRAILS CO LLC
5767 SHOOTING STAR ST TIPP CITY, OH 45371

50. CARRIAGE TRAILS CO LLC
5773 SHOOTING STAR ST TIPP CITY, OH 45371

51. FISCHER SINGLE FAMILY HOMES IV LLC
5779 SHOOTING STAR ST TIPP CITY, OH 45371

52. CARRIAGE TRAILS CO LLC
5785 SHOOTING STAR ST TIPP CITY, OH 45371

53. CARRIAGE TRAILS CO LLC
5791 SHOOTING STAR ST TIPP CITY, OH 45371

54. CARRIAGE TRAILS CO LLC
5797 SHOOTING STAR ST TIPP CITY, OH 45371

55. CARRIAGE TRAILS CO LLC
WINDFLOWER DR TIPP CITY, OH 45371

56. CARRIAGE TRAILS CO LLC
6426 RIVER BIRCH ST TIPP CITY, OH 45371

57. CARRIAGE TRAILS CO LLC
5758 SHOOTING STAR ST TIPP CITY, OH 45371

58. CARRIAGE TRAILS CO LLC
5764 SHOOTING STAR ST TIPP CITY, OH 45371

59. CARRIAGE TRAILS CO LLC
5770 SHOOTING STAR ST TIPP CITY, OH 45371

60. CARRIAGE TRAILS CO LLC
5776 SHOOTING STAR ST TIPP CITY, OH 45371

61. CARRIAGE TRAILS CO LLC
5782 SHOOTING STAR ST TIPP CITY, OH 45371

62. CARRIAGE TRAILS CO LLC
5788 SHOOTING STAR ST TIPP CITY, OH 45371

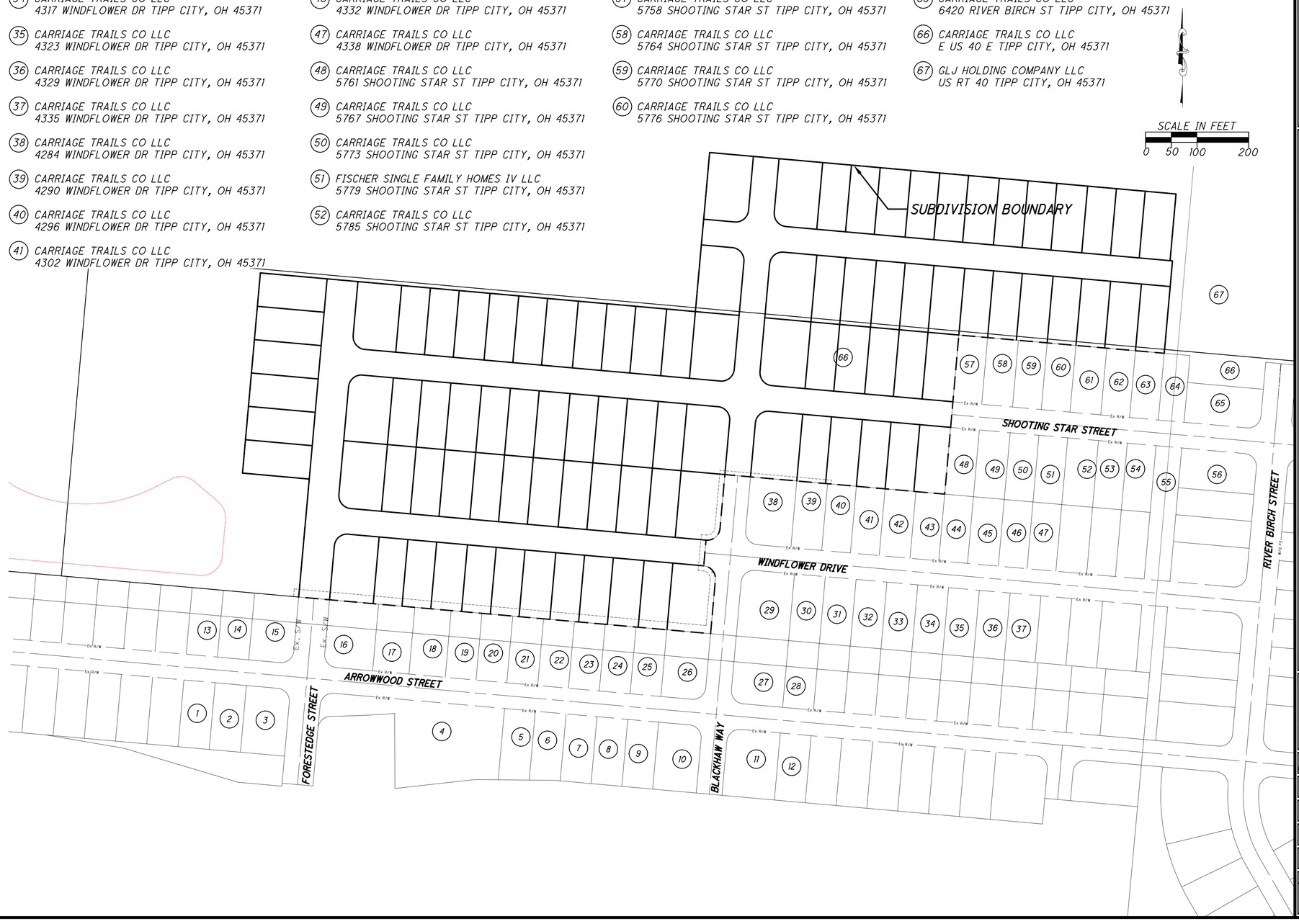
63. FISCHER SINGLE FAMILY HOMES IV LLC
5794 SHOOTING STAR ST TIPP CITY, OH 45371

64. CARRIAGE TRAILS CO LLC
SHOOTING STAR ST TIPP CITY, OH 45371

65. CARRIAGE TRAILS CO LLC
6420 RIVER BIRCH ST TIPP CITY, OH 45371

66. CARRIAGE TRAILS CO LLC
E US 40 E TIPP CITY, OH 45371

67. GLJ HOLDING COMPANY LLC
US RT 40 TIPP CITY, OH 45371



SCALE IN FEET
0 50 100 200

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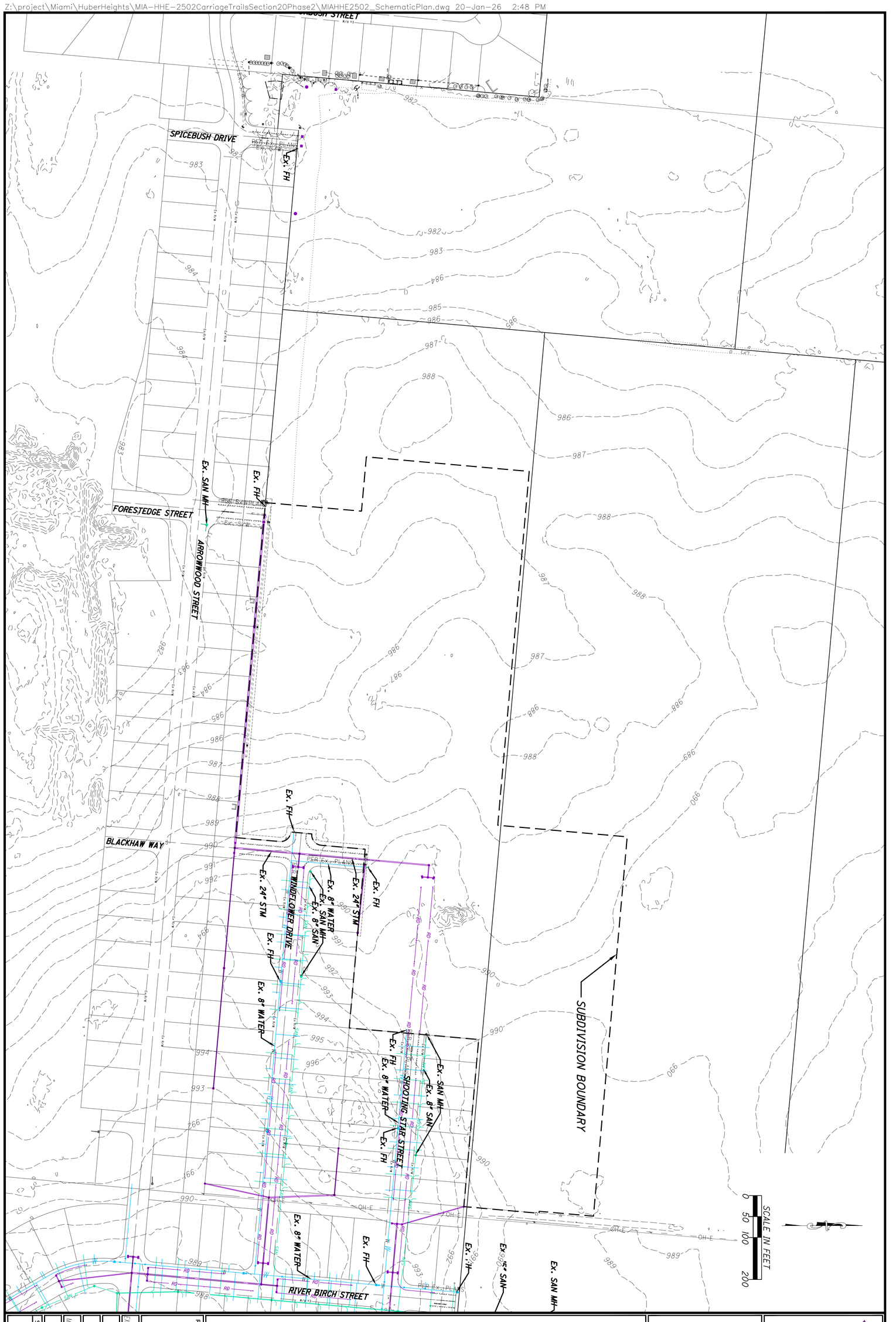
CARRIAGE TRAILS SECTION 20 PHASE 2 - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
EXISTING PROPERTY OWNERS

REVISIONS:

FILE NAME: EXISTING PROPERTY OWNERS
DRAWN BY: KTS
CHECKED BY: RJL
PROJECT No.: MIAHHE2502_DDP
DATE: 01-20-2026
SHEET NUMBER: 1 OF 5

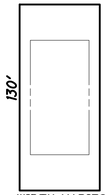
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2 OF 5	DATE 01-20-2026	PROJECT No. MIAHHE2502.DDP	CHECKED BY AJE	DRAWN BY KYLS	FILE NAME EXISTING CONDITIONS	REVISIONS:	CARRIAGE TRAILS SECTION 20 PHASE 2 - DETAILED DEVELOPMENT PLAN CITY OF HUBER HEIGHTS EXISTING CONDITIONS	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	ChoiceOne Engineering

TYPICAL LOT LAYOUT



SETBACKS:
FRONT: 25'
REAR: 25'
SIDE: 7.5'

LEGEND

- 56' WIDE LOTS
- 60' WIDE LOTS
- 65' WIDE LOTS

SCALE IN FEET
0 50 100 200

STORMWATER MANAGEMENT BASIN

TWINKLE STAR STREET
SHOOTING STAR STREET
WINDFLOWER DRIVE
ARROWWOOD STREET
BLACKHAW WAY
FORESTEDGE STREET
SPICEBUSH DRIVE
RIVER BIRCH STREET

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CARRIAGE TRAILS SECTION 20 PHASE 2 - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
SCHEMATIC PLAN

REVISIONS:

FILE NAME	SCHEMATIC PLAN
DRAWN BY	KTS
CHECKED BY	RJL
PROJECT No.	MIAHHE2502.DDP
DATE	01-20-2026
SHEET NUMBER	3 OF 5

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LEGEND

8" SANITARY
8" WATER
STORM

SCALE IN FEET
0 50 100 200

STORMWATER MANAGEMENT BASIN
SPICEBUSH DRIVE
ARROWWOOD STREET
FORESTEDGE STREET
BLACKHAW WAY
WINDFLOWER DRIVE
SHOOTING STAR STREET
TWINKLE STAR STREET
RIVER BIRCH STREET
Ex. FH
Ex. SAN MH
Ex. 15" SAN
Ex. 8" SAN
Ex. 8" WATER
Ex. 24" STM

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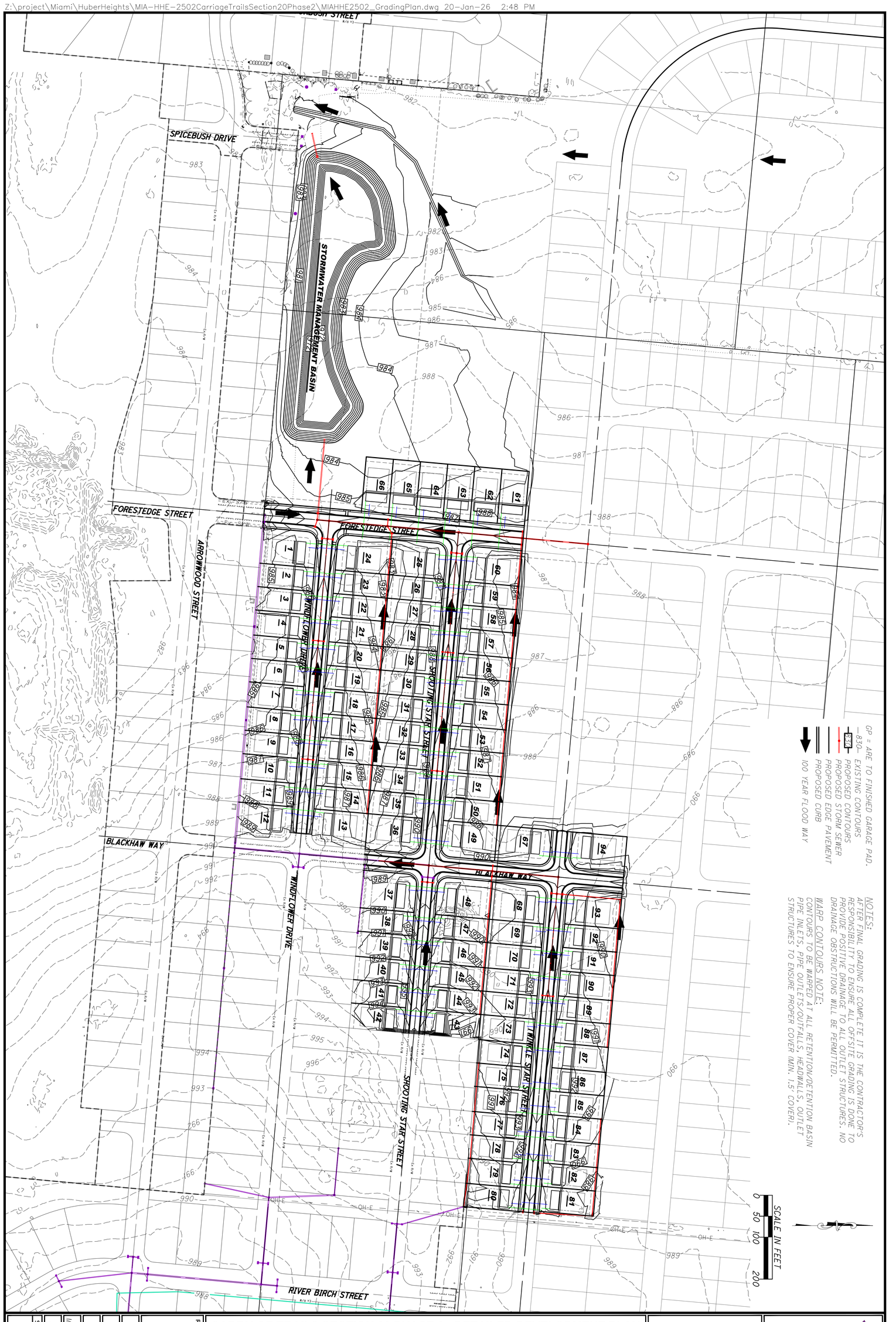
CARRIAGE TRAILS SECTION 20 PHASE 2 - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
UTILITY PLAN

REVISIONS:

FILE NAME	UTILITY
DRAWN BY	KTS
CHECKED BY	RJL
PROJECT No.	MIAHHE2502.DDP
DATE	01-20-2026
SHEET NUMBER	4 OF 5

Z:\project\Miami\HuberHeights\MIA-HHE-2502CarriageTrailsSection20Phase2\MIAHHE2502_SchematicPlan.dwg 20-Jan-26 2:48 PM

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NOTES:
AFTER FINAL GRADING IS COMPLETE IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL OFFSITE GRADING IS DONE TO PROVIDE POSITIVE DRAINAGE TO ALL OUTLET STRUCTURES. NO DRAINAGE OBSTRUCTIONS WILL BE PERMITTED.

WARP CONTOURS NOTE:
CONTOURS TO BE WARPED AT ALL RETENTION/DETENTION BASIN PIPE INLETS, PIPE OUTLETS/OUTFALLS, HEADWALLS, OUTLET STRUCTURES TO ENSURE PROPER COVER (MIN. 1.5' COVER).

REVISIONS:	
FILE NAME	GRADING
DRAWN BY	KTS
CHECKED BY	AJL
PROJECT No.	MIAHHE2502.00P3
DATE	01-20-2026
SHEET NUMBER	5 OF 5

CARRIAGE TRAILS SECTION 20 PHASE 2 - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
GRADING AND EROSION CONTROL PLAN

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

Huber Heights Fire Division

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

Occupancy Name:	Carriage Trails
Occupancy Address:	Section 20, Phase 2

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

MCBR BLD:		HH P&D:	n/a
MCBR MEC:		HHFD Plan:	
MCBR ELE:		HHFD Box:	49
REVIEWER:	Pugh	DATE:	January 27, 2026

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.

Requirements:

- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet of any opening in any building. Site utility plans have not been provided and shall be submitted before construction.**
- **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.**
- **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.**

- **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.**

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

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

AI-11370 **7. B.**

Planning Commission

Meeting Date: 02/10/2026

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, DUBLIN 7, is requesting approval of a Detailed Development Plan for construction of an Irish pub-themed restaurant. Property is located at 6900 Executive Blvd (DDP 26-07).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of February 10, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: February 5, 2026

Subject: DDP 26-07 (Dublin 7)
6900 Executive Boulevard

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Dublin 7 – Applicant Steve Tieber – Owner
DEVELOPMENT NAME:	Dublin 7
ADDRESS/LOCATION:	6900 Executive Blvd.
ZONING/ACREAGE:	PEP – Planned Employment Park / 3.778 acres
EXISTING LAND USE:	Vacant Land
ZONING ADJACENT LAND:	North: PM – Planned Mixed-Use East : PM – Planned Mixed-Use West: PEP – Planned Employment Park South: PM – Planned Mixed-Use
REQUEST:	The applicant seeks Detailed Development Plan approval for the construction of an Irish pub-themed restaurant.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1178
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview
The applicant seeks Detailed Development Plan approval to construct an approximately 9,250 SF restaurant with an adjacent seasonal beer garden planned as a future expansion. The restaurant's planned capacity is approximately 195 patrons, with an additional seasonal capacity of 200.

Site Characteristics
The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The Basic Development Plan had the following condition:

1) Landscaping and Signage shall be reviewed during the Detailed Development Plan application.

Conformance with the Basic Development Plan Conditions

- The landscaping plan generally conforms to the requirements of the zoning code.
    - Street trees are provided along Executive Boulevard spaced 30 feet apart.
    - The interior parking lot landscaping generally meets code, with the vast majority of spaces within 60 feet of a shade tree
    - The building is attractively landscaped with a mixture of decorative grasses and arborvitae around the patio.
    - Staff recommends additional planting around the transformer base.
- Building signs are attractive and substantially meet the zoning requirements.
    - Staff recommends that the planning commission review and approve the proposed monument sign once designs are submitted.

Conformance with other zoning provisions

Conformance With Planned Employment Park District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 10-foot parking setback. The front parking setback is 25 feet. The east parking setback is approximately 15 feet.
- The zoning code requires a 50-foot front building setback and a 15-foot minimum side yard setback. The front building setback is 50 feet, and the side yard setback is 30 feet. The setbacks are consistent with the requirements.
- The proposed building height is 26 feet, well below the permitted 60 feet.

Parking and Loading:

- The site plan illustrates 80 parking spaces. The code requires approximately 100 parking spaces based on one space per 2 seats and one space per 2 employees. Parking stall dimensions are 10' x 18', as required.

  Staff feels that the proposed on-site parking is adequate, given the immediate proximity to the Rose Music Center parking, which is unused for most of the year. The landscaping plan illustrates a new walkway connecting the Rose parking area to the existing Executive Boulevard sidewalk.

Building Materials:

- The building elevations illustrate a significant amount of stone veneer, which is consistent with the building material requirements in the zoning code.

Lighting:

- The lighting plan meets the zoning code requirements. Staff recommends shielding the south lights to reduce glare that may impact hotel guests.

Signs:

- The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed. The designs are largely unchanged from the Basic Development Plan submission.

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 1171.09 can be met and recommends approval of the Detailed Development Plan application submitted on January 30, 2026, with the following conditions.

1) The parking lot lights on the south edge of the parking lot shall be shielded to reduce glare impacting the hotel guests.
2) The proposed transformer shall be screened with evergreen bushes or similar planting material, where practical, so as not to interfere with access to the cabinet.
3) The building cladding shall be substantially similar to the submitted elevations and conform to the commercial building material requirements.
4) The Planning Commission shall review and approve the proposed monument sign prior to the issuance of a sign permit.

5) The Planning Commission shall review and approve any future building expansions and/or permanent beer garden structure as a minor change, prior to the issuance of a zoning permit for the expansion.

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 basic development plan.
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on January 30, 2026, the applicant, DUBLIN 7, requested approval of a Detailed Development Plan for construction of an Irish pub-themed restaurant. Property located at 6900 Executive Blvd, further identified as Parcel Number P70 01820 0013 on the Montgomery County Auditor's map (Case DDP 26-07), and;

WHEREAS, on February 10, 2026, 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, Dublin 7, for approval of a Detailed Development Plan. Property is located at 6900 Executive Blvd (Case DDP 26-07), in accordance with the recommendation of Staff's Memorandum dated February 5, 2026, with the following conditions:

1. The parking lot lights on the south edge of the parking lot shall be shielded to reduce glare impacting the hotel guests.
2. The proposed transformer shall be screened with evergreen bushes or similar panting material, where practical, so as not to interfere with access to the cabinet.
3. The building cladding shall be substantially similar to the submitted elevations and conform to the commercial building material requirements.
4. The Planning Commission shall review and approve the proposed monument sign prior to the issuance of a sign permit.
5. The Planning Commission shall review and approve any future building expansions and/or permanent beer garden structure as a minor change, prior to the issuance of a zoning permit for the expansion.

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
JAN 30 2026

PLANNING DEPARTMENT

****

6151 Brandt Pike
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number DDP 26-07
Receipt Number 830186

Date Filed 1-30-26
Amount Paid $400.00

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

Feb. 20, 26

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	Dublin 7	Name	Steve Tieber
Address	6900 Executive Blvd	Address	3266 Creekbluff Ct. Bellbrook, OH 45305
Phone	937.673.1747	Phone	937.673.1747
Fax		Fax	
Email		Email	

PROPERTY INFORMATION

Project Name: Dublin 7

Location of property: Executive Blvd, Section 18, Town 2 Range 8 North, MRS

Book 230 Page 14 Parcel Number(s) _____

Current Zoning: PEP Proposed Zoning: PEP

Property Owner's Name: Steve Tieber Telephone: 937.673.1747

Address: _____

Total acres included in this application: 3.778

Type of Development: Residential ___Commercial ___Office ___Industrial___Other___

Brief description of application request:

_____

_____

_____

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

Name of Engineer: Brumbaugh Engineering Telephone: 937-698-3000

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

Applicant's Signature

Applicant's Signature:

STEVEN TIEBER

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 29th day of January, 2026.

NOTARIAL SEAL
STATE OF OHIO

SUSAN V MCENANEY
Notary Public - State of Ohio
Commission Expires Aug 22, 2029

Susan V. McEnaney

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 1.30.26 Fee Paid $400.00 Received by SW

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Steve Tieber
Address: 3266 Creek Bluff Ct.
Bellbrook, OH 45305

Phone: 937-673-1747
Fax:
Email: Steve@Dubpub.com

AGENT

Name: Steve Bowman
Address: Wenco Construction Company
7621 Progress Court
Huber Heights, OH 45424

Phone: 937-313-5800
Fax:
Email: sbowman@wencoconstruction.co

ATTORNEY

Name: Davies Law
Address: Scott Davies
7416 Waterway Dr.
Waynesville, OH 45068

Phone: 937-239-6581
Fax:
Email: Scott@scottdavieslaw.com

DEVELOPER

Name:
Address:

Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Brumbaugh Engineering
Address: 2270 S. Miami St.
West Milton, OH 45383

Phone: 937-698-3000
Fax:
Email: John@bes-engineer.com

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

Witness

By: _____
Applicant's Signature

Witness

Date: 1/29/26

Project: DUBLIN 7

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.

Owner's Signature

Owner's Signature

STEVEN TIEBER
Printed Name

Printed Name

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

Steven Tieber on this 29th day of January, 2026.

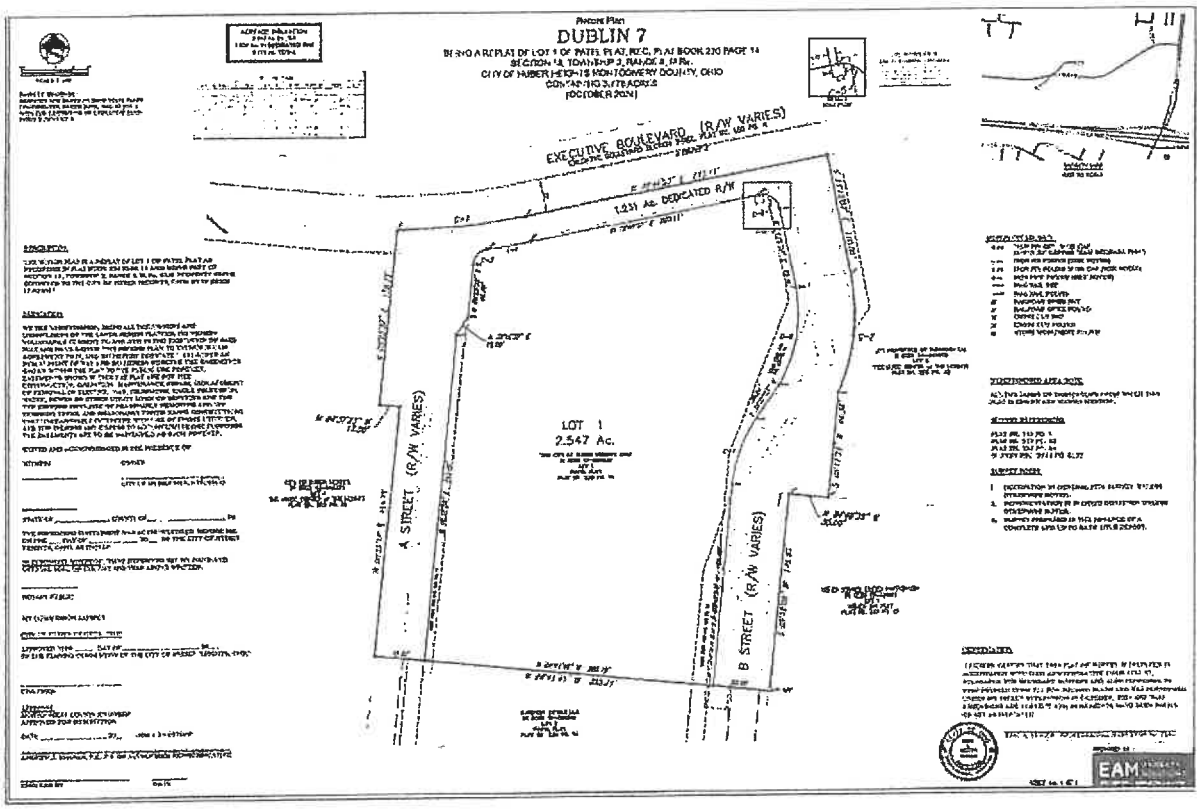
Susan V. McEnaney
Notary Public

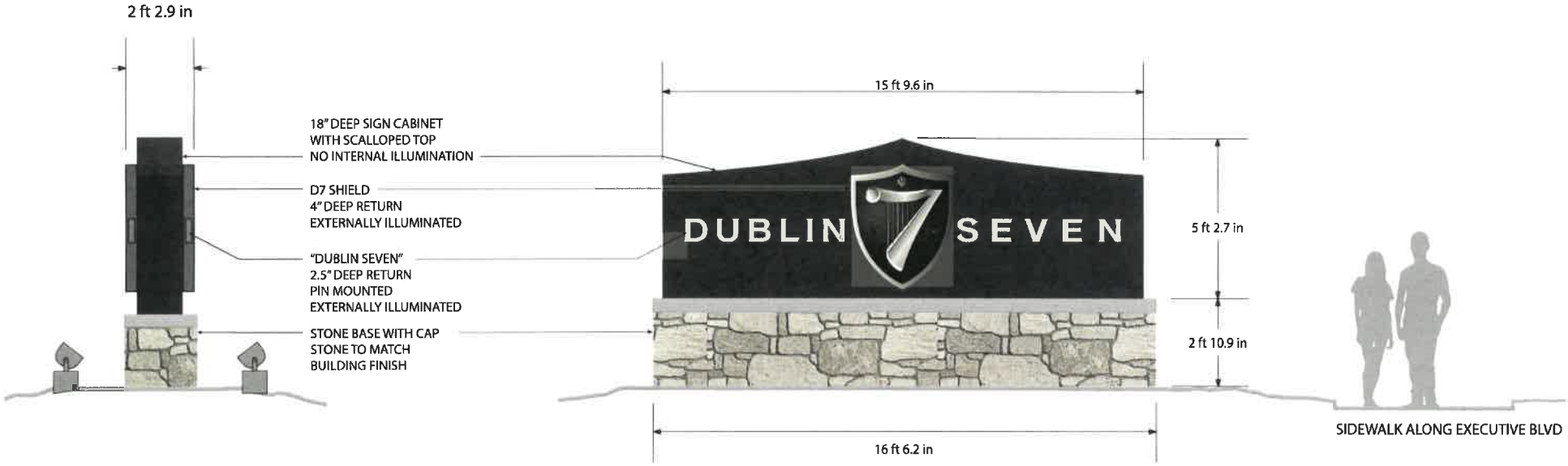
NOTARIAL SEAL
STATE OF OHIO

SUSAN V MCENANEY
Notary Public - State of Ohio
Commission Expires Aug 22, 2029

EXHIBIT A TO DEVELOPMENT AGREEMENT
LEGAL DESCRIPTION OF THE PREMISES

****The Following Record Plan has yet to be recorded due to the necessity to name side streets depicted below****





SIDE ELEVATION
EXTERNAL LANDSCAPE LIGHTING

FRONT ELEVATION (2- SIDED)

DUBLIN 7 MONUMENT SIGN: SCALE: 1/8" = 1'-0"

PLAN OF IMPROVEMENTS
for
DUBLIN 7 – HUBER HEIGHTS

LOCATED AT
6900 EXECUTIVE BOULEVARD
SECTION 18, TOWN 2, RANGE 8 NORTH, MRS.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
JANUARY 29, 2026

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF HUBER HEIGHTS, AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2023, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

1. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
2. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
5. NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
7. SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
8. FIELD TILE – SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED RIGHT–OF–WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C–76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
9. ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT–OF–WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
10. ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
11. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, MONTGOMERY COUNTY AND OEPA.
12. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT–OF–WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
13. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF–SITE AT THEIR SOLE EXPENSE.
14. THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
15. ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
16. ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 – CLEARING AND GRUBBING AND ODOT 203 – ROADWAY EXCAVATION & EMBANKMENT.
17. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.

WATER LINE NOTES:

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS & LATERALS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A–21.51 (AWWA C151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING BOTH MEGA LUGS AND CONCRETE THRUST BLOCKS FOR THE LENGTH DETERMINED BY THE CITY INSPECTOR.
3. ALL WATER MAINS & LATERALS SHALL HAVE 4' –6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, DISINFECTED AND RELEASED FOR TAPS.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
10. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
12. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 1' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
13. ALL VALVES AND SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
14. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O–RING WATER SEALS RATHER THAN PACKING GLANDS.
15. WATER SERVICE LINES MUNICIPEX WATER LATERAL SHALL BE MINIMUM 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
16. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.

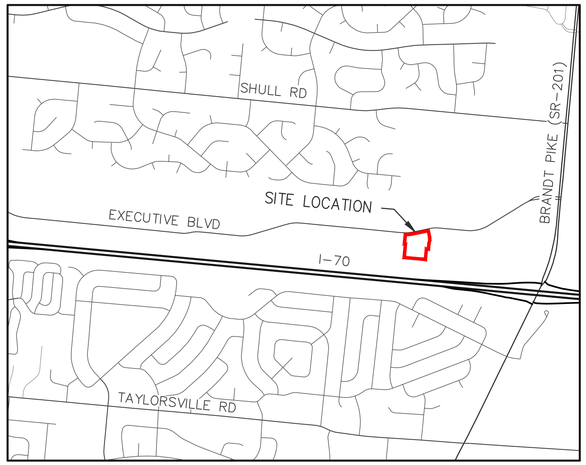
SUMMARY TABLE:

CURRENT AND PROPOSED ZONING: PLANNED EMPLOYMENT PARK (PEP)
EXISTING USE: VACANT URBAN LOT FOR DEVELOPMENT
PROPOSED USE: FULL–SERVICE RESTAURANT

TOTAL ACREAGE OF SITE = 3.778 ACRES
DISTURBED AREA = 2.312 ACRES
IMPERVIOUS AREA = 2.463 ACRES

FINAL PARKING SUMMARY (PER THIS PLAN):

TOTAL PARKING SPACES=	80
STANDARD PARKING SPACES=	76
HANDICAP PARKING SPACES=	4



LOCATION MAP
(NTS)

NORTH

SHEET INDEX

C1. COVER SHEET
C2. EXISTING CONDITIONS PLAN
C3. SITE DEVELOPMENT PLAN
C4. UTILITY & GRADING PLAN
C5. SWPPP & EROSION CONTROL PLAN

STORM SEWER:

1. ALL STORM SEWER SHALL CONFORM THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER STRUCTURES SHALL BE PRECAST ONLY UNLESS OTHERWISE NOTED.
3. SEE TRENCH DETAILS FOR BACKFILL & BEDDING.
4. MATERIALS SHALL CONFORM TO THE FOLLOWING:
   REINFORCED CONCRETE PIPE CONFORMING TO ASTM C–76
   REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C–443
   PVC PIPE CONFORMING TO ASTM D–3034
   PVC PIPE JOINTS CONFORMING TO ASTM D–3034, D–3212
   A–2000 PIPE CONFORMING TO ASTM F–949
   A–2000 PIPE JOINTS CONFORMING TO ASTM F–3212
   PERMA–LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F–794 AND AASHTO M304
   PERMA–LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D–3212
   ADS N12 WITH BELL JOINTS
5. ALL CATCH BASINS TO MEET ODOT STANDARDS AND ARE TO BE ODOT TYPE 2–2B UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SANITARY DEPARTMENT SPECIFICATIONS AND THE CURRENT STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY RULE AND REGULATIONS.
2. ALL SANITARY MANHOLES SHALL BE PRECAST CONFORMING TO ASTM D–478 OR MONOLITHIC CONSTRUCTION OF CLASS "A" 4200 CONCRETE.
3. SANITARY MANHOLE BOTTOMS TO BE CHANNELED.
4. JOINTS BETWEEN SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C–443.
5. ALL SANITARY LATERAL TAPS UNDER 6" SHALL BE MADE WITH WYES, NO TAPING OF MANHOLES IS PERMITTED. ALL SANITARY SEWER LATERALS SHALL BE EXTENDED (PAST THE UTILITY EASEMENT) INTO PROPOSED LOTS AND PLUGGED AT APPROXIMATELY 5' FROM BUILDING. ENDS SHALL BE MARKED WITH 4"X4" TIMBER POST PAINTED GREEN AND EXTENDED 4' ABOVE THE SURFACE OF THE GROUND.
6. ALL SANITARY LATERAL PIPING 15' DEEP OR LESS SHALL CONFORM TO SDR–35 PIPE, AND SANITARY LATERALS GREATER THAN 15' DEEP SHALL CONFORM TO SDR–26 PIPE.
7. SANITARY LATERALS TO BE INSTALLED AT MINIMUM TWO PERCENT (2%) GRADE.
8. THE SANITARY SEWER (WHEN CROSSING OVER THE WATER MAIN) SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN. THE SEWER SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS AND THE SEWER SHALL HAVE ADEQUATE STRUCTURAL SUPPORT TO PREVENT DAMAGE TO THE WATER MAIN.
9. ALL SANITARY LATERALS SHALL BE PERMANENTLY MARKED IN THE CURB WITH AN "S" WHEN CURB IS POURED.

EXISTING UTILITIES:

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE CONTRACTOR SHALL NOTIFY OUPS (1–800–362–2764) & DIRECTLY NOTIFY ANY NON–MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES & SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1–800–362–2764) & DIRECTLY NOTIFY ANY NON–MEMBERS OF OUPS.

UTILITY OWNERSHIP:

GAS
CENTERPOINT ENERGY
(800)–227–1376

GRIDHAWK
(219)–500–2070

WATER AND SEWER
CITY OF HUBER HEIGHTS
(937)–233–1562

ELECTRIC
AES OHIO
(800)–253–5801

TELECOMMUNICATIONS
METRO FIBERNET
(812)–759–7807

AT&T OHIO
(800)–288–2020

CHARTER COMMUNICATIONS
(513)–386–5068

FIBER OPTIC
EVERSTREAM SOLUTIONS
(844)–733–4700

CALL: 811
OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

NOTE:

WITH REGARD TO EXISTING UTILITIES SHOWN, SOURCE INFORMATION FROM PLANS AND OUPS MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHEN ACCURATE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

OUPS TICKET REFERENCE NUMBER:
A522402514–00A

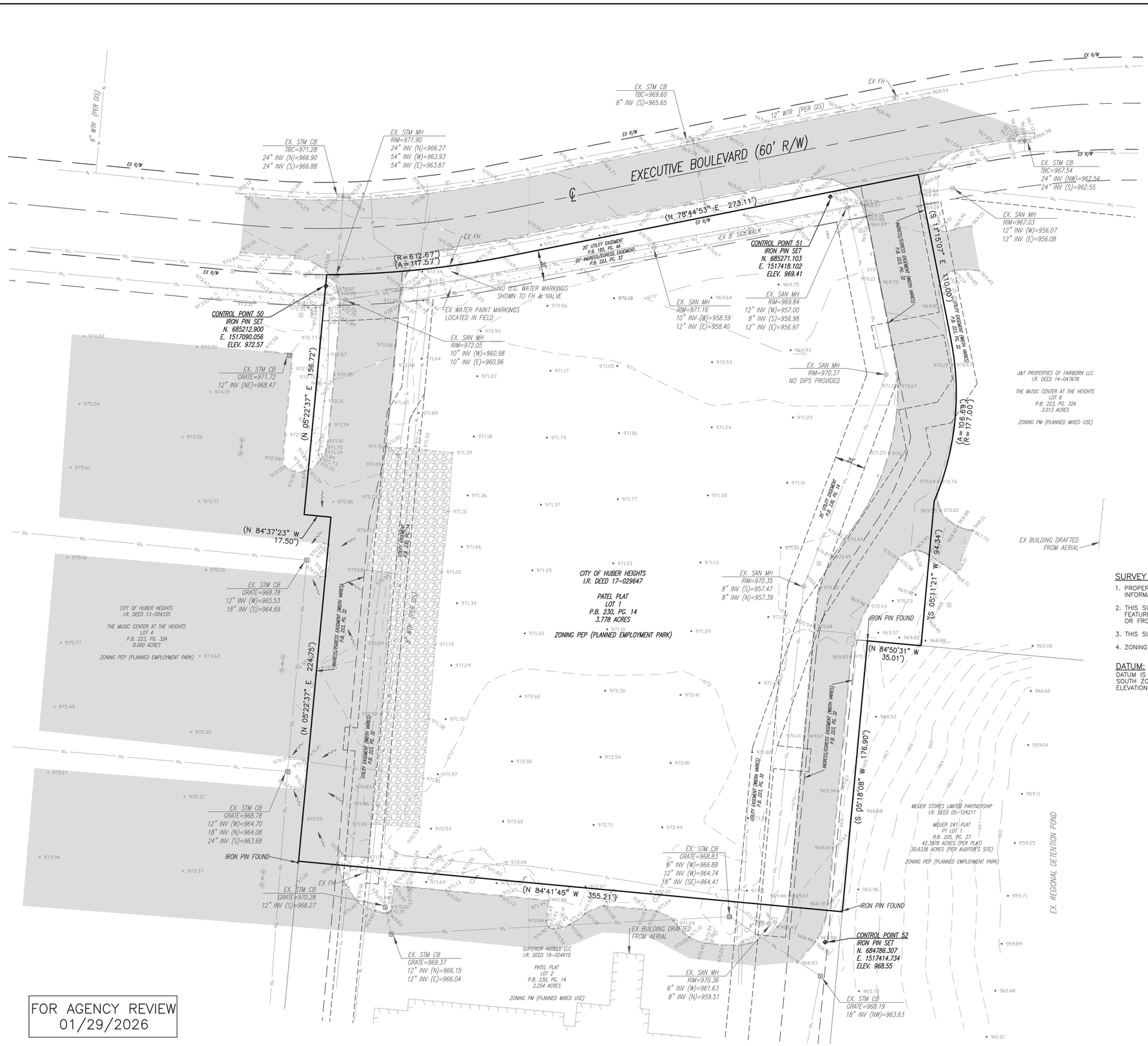
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698–3000
FAX (937) 698–3928

REVISIONS

NO.	DATE	DESCRIPTION	BY

FOR AGENCY REVIEW
01/29/2026

JOHN J. BRUMBAUGH
REGISTERED ENGINEER OF OHIO NO. 63257



FOR AGENCY REVIEW
01/29/2026

PLAN NORTH

NORTH

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CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=30'
0' 30' 60' 90'

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN (YARD INLET)
- EXISTING STORM CATCH BASIN (CURB INLET)
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN (ROAD)
- EXISTING SIGN (BUSINESS)
- EXISTING TREE (DECIDUOUS) W/ TRUNK DIAMETER
- 970 EXISTING CONTOUR (INDEX)
- 972 EXISTING CONTOUR (INTERMEDIATE)
- GAS EXISTING GAS LINE
- E EXISTING UNDERGROUND ELECTRIC LINE (AES)
- SS EXISTING SANITARY SEWER LINE
- SD EXISTING STORM SEWER LINE
- W EXISTING WATER LINE
- 971.20 EXISTING GROUND SPOT ELEVATION
- 971.20 EXISTING TOP/EDGE PAVEMENT
- 971.20 EXISTING TOP BACK CURB
- 971.20 EXISTING TOP/EDGE CONCRETE
- 971.20 EXISTING TOP/EDGE GRAVEL
- 971.20 EXISTING GUTTER
- 971.20 EXISTING SWALE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL

SURVEY NOTES:

1. PROPERTY LINE LOCATIONS, BEARINGS AND DISTANCES SHOWN ARE FROM RECORDED INFORMATION.
2. THIS SURVEY IS FOR TOPOGRAPHICAL PURPOSES ONLY. ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY US.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. ZONING SHOWN IS PER CITY OF HUBER HEIGHTS GIS.

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

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DESIGNED BY:	NJB
CHECKED BY:	JJB
REVISED	
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EXISTING CONDITIONS PLAN
FOR
DUBLIN 7 – HUBER HEIGHTS
LOCATED AT 6900 EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

SHEET C2
OF 5

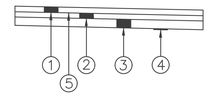


FOR AGENCY REVIEW
01/29/2026

NOTE:
ALL STORM FOR THIS SITE IS TO BE ROUTED TO THE CITY OF HUBER HEIGHTS APPROVED AND PREVIOUSLY DESIGNED REGIONAL DETENTION POND FOR THE PROPOSED DEVELOPMENT OF THIS 3.778 ACRE TRACT.

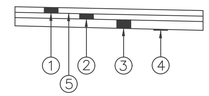
PROPOSED LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- BUILDING SETBACK LINE



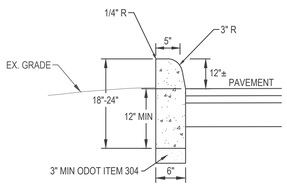
1. ODOT ITEM 441 ~ ASPHALT CONCRETE, TYPE 1 (446 & 448) (1-1/2" SURFACE COURSE)
2. ODOT ITEM 441 ~ ASPHALT CONCRETE, TYPE 2 (448) (3" INTERMEDIATE COURSE)
3. ODOT ITEM 304 ~ AGGREGATE BASE (10") CRUSHED LIMESTONE
4. ODOT ITEM 204 ~ SUBGRADE COMPACTION (INCIDENTAL TO ITEM 608), PROOF ROLLED IN PRESENCE OF CITY INSPECTOR
5. ODOT ITEM 407 ~ ASPHALT TACK COAT (INCIDENTAL TO ITEM 441)

TYPICAL SECTION HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

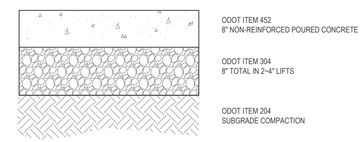


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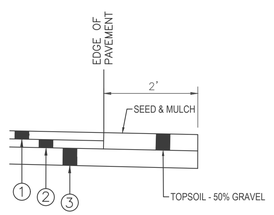
TYPICAL SECTION LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE



STANDARD 6" CONCRETE BARRIER CURB DETAIL
NOT TO SCALE



CONCRETE TYPICAL SECTION DUMPSTER PAD/LOADING DOCK/ HEAVY DUTY CONCRETE AREA
NOT TO SCALE



PAVEMENT EDGE DETAIL
NOT TO SCALE

PLAN NORTH

NORTH

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OHIO UTILITIES PROTECTION SERVICE

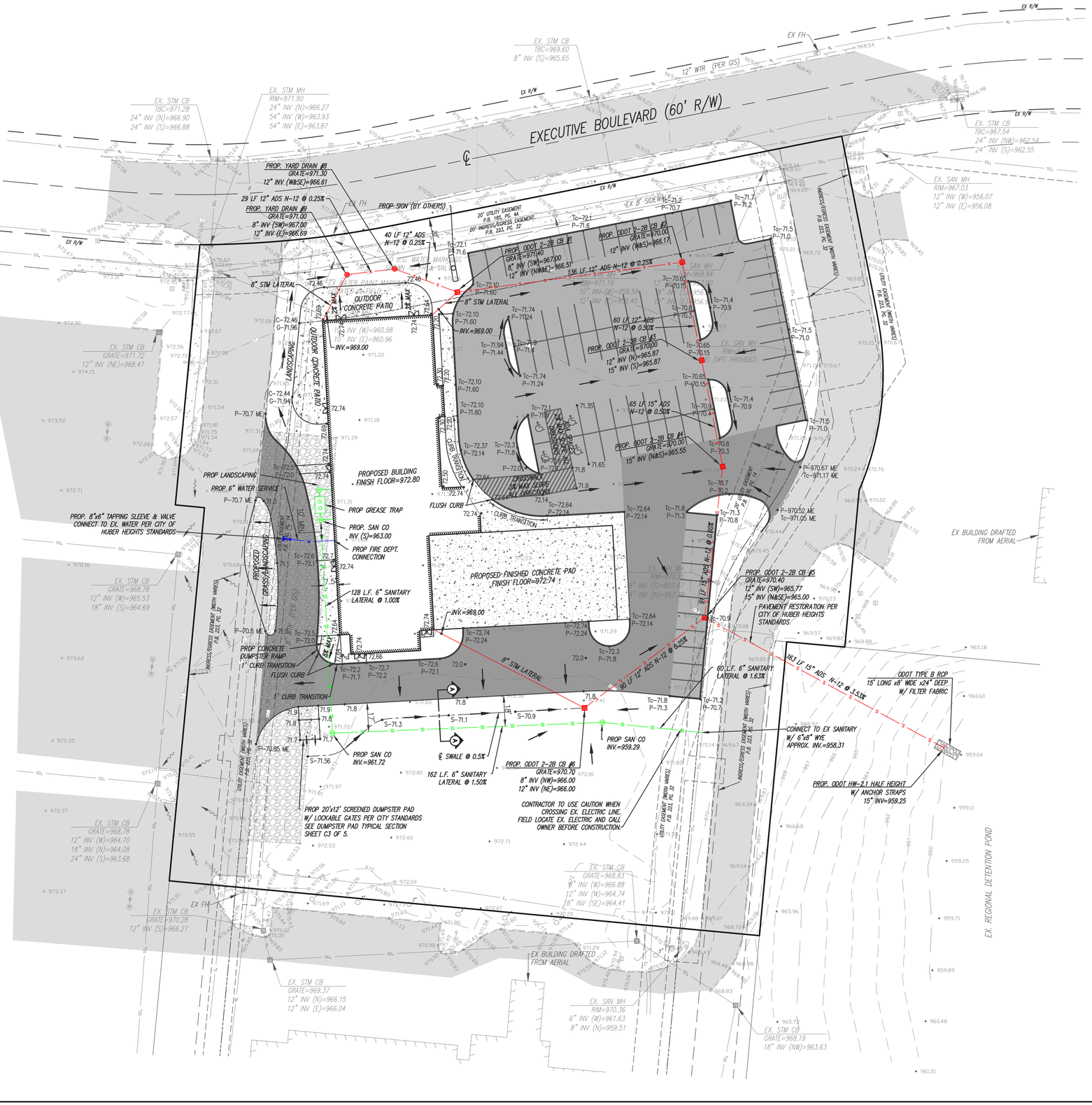
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0' 30' 60' 90'

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SITE DEVELOPMENT PLAN
FOR
DUBLIN 7 – HUBER HEIGHTS
LOCATED AT 6900 EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.s.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

SHEET C3
OF 5

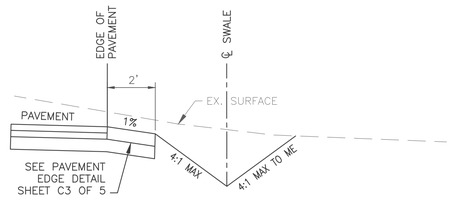


PROPOSED LEGEND

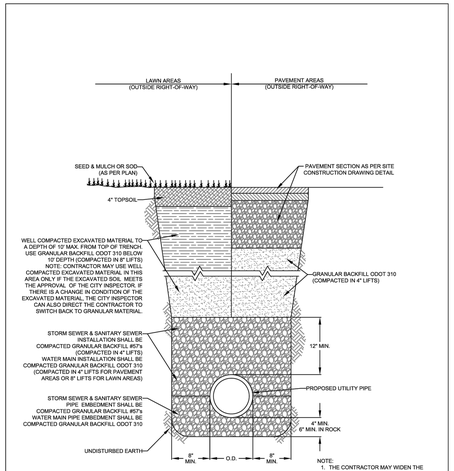
←	PROPOSED DRAINAGE ARROWS
• 970.5	PROPOSED GRADE
• S-970.5	PROPOSED SWALE GRADE
• P-970.5	PROPOSED PAVEMENT GRADE
• Tc-970.5	PROPOSED TOP BACK CURB GRADE
• C-970.5	PROPOSED CONCRETE GRADE
• G-970.5	PROPOSED GROUND SPOT GRADE
• 970.5 ME	PROPOSED MATCH EXISTING GRADE
— — —	PROPOSED CENTERLINE OF SWALE

UTILITY NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL 6" WATER LATERAL FROM 5' FROM BUILDING TO NEW TAP. THE METER AND BACKFLOW PREVENTOR SHALL BE PER BUILDING PLANS. WATER LINE SHALL BE DUCTILE IRON CLASS 53 (SEE SHEET C1) PER CITY OF HUBER HEIGHTS STANDARDS.
2. PROPOSED WATER SERVICE CURB STOP SHALL BE PER CITY OF HUBER HEIGHTS STANDARDS.
3. UTILITIES SHALL BE COORDINATED WITH PLUMBING CONTRACTOR, CAPPED AND MARKED FOR FUTURE CONNECTION. FINAL CONNECTION WILL BE PER PLUMBING CONTRACTOR.
4. CONTRACTOR SHALL SUPPLY AND INSTALL BELOW GRADE 1,500 GALLON GREASE INTERCEPTOR. VERIFY GREASE TRAP MEETS CITY/COUNTY SPECIFICATIONS PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE ROUTING AND WORK REQUIREMENTS FOR PROPOSED ELECTRIC LINE WITH THE POWER COMPANY.
6. CONTRATOR SHALL PROVIDE 4" CONDUIT FOR TELEPHONE. CONTRACTOR SHALL VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH UTILITY COMPANIES BEFORE STARTING WORK. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
7. LOCAL GAS COMPANY SHALL FURNISH AND INSTALL GAS LINE AND CHOOSE METER LOCATION. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING GAS MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
8. ALL UTILITY CROSSINGS SHALL HAVE MINIMUM OF 18" VERTICAL SEPARATION.
9. ALL CONCRETE WALKS, PATIOS, AND ADA PARKING STALLS & AISLES SHALL HAVE A MAX SLOPE OF 2% IN ALL DIRECTIONS.



SECTION A–A
N.T.S.



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

TITLE OF DRAWING:
UTILITY TRENCH-DETAIL (OUTSIDE RIGHT-OF-WAY)

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. MS-2.0

FOR AGENCY REVIEW 01/29/2026

PLAN NORTH

NORTH

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OHIO UTILITIES PROTECTION SERVICE

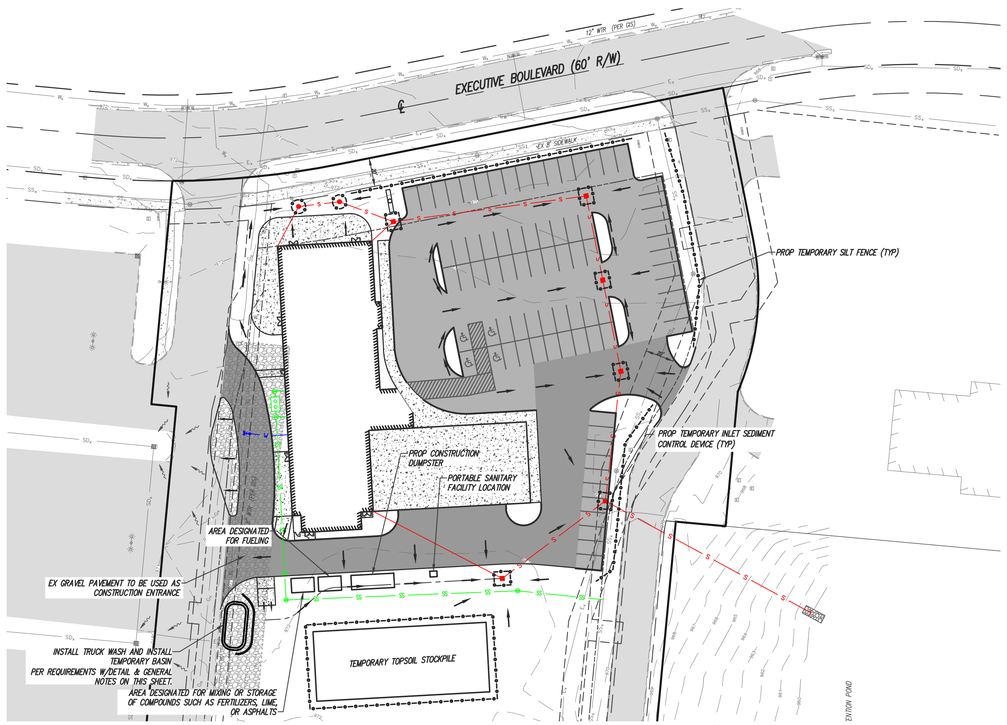
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0' 30' 60' 90'

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UTILITY & GRADING PLAN
FOR
DUBLIN 7 – HUBER HEIGHTS
LOCATED AT 6900 EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

SHEET C4 OF 5



EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST TRANSPORTING OF SILT OFF SITE. ALL RUNOFF RESULTING FROM CONSTRUCTION OPERATIONS MUST BE FILTERED BY APPROVED METHODS PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.

THIS PROJECT IS SUBJECT TO INSPECTION BY THE DEPARTMENT OF WATER PERSONNEL FOR COMPLIANCE WITH THE CITY STORM WATER ORDINANCE DURING AND AFTER DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO INSPECTION OF EROSION CONTROL FACILITIES, SURFACE DRAINAGE, AND DETENTION/RETENTION FACILITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF VIOLATIONS OF THE ORDINANCE OCCUR AND WATER DEPARTMENT PERSONNEL DEEM IT NECESSARY. ALL MEASURES SHALL COMPLY WITH LOCAL GOVERNMENTAL STANDARDS AND "RAINWATER AND LAND DEVELOPMENT, OHIO'S PROTECTION" (LATEST EDITION)

Permanent Seeding

Seed Mix	Seeding Rates lbs./ac.	lbs./1,000 ft²	Notes:
General Use			
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	20–40 10–20 10–20	1–1 ¼–½ ¼–½	
Tall Fescue	40	1	
Dwarf Fescue	40	1	
Steep Banks or Cut Slopes			
Tall Fescue	40	1	
Crown Vetch Tall Fescue	10 20	¼ ½	Do not seed later than August.
Flat Pea Tall Fescue	20 20	½ ½	Do not seed later than August.
Road Ditches and Swales			
Tall Fescue	40	1	
Dwarf Fescue Kentucky Bluegrass	90 5	2	
Lawns			
Kentucky Bluegrass Perennial Ryegrass	60 60	1 1	
Kentucky Bluegrass Creeping Red Fescue	60 60	1 1	For shaded areas.

Note: Other approved seed species may be substituted.

Temporary Seeding Species Selection

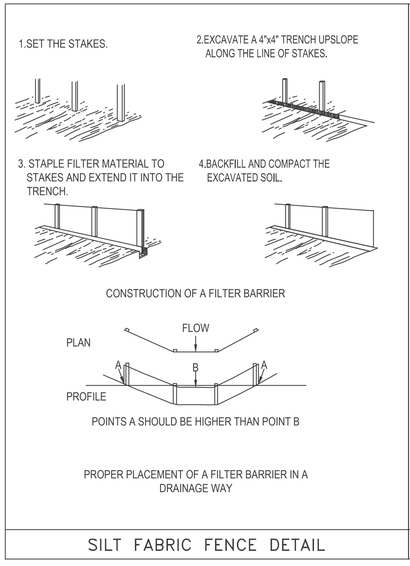
Seeding Dates	Species	Per 1,000 ft²	Per Acre
March 1 to August 15	Oats	3 lb.	4 bu
	Tall Fescue	1 lb.	40 lb.
	Annual Ryegrass	1 lb.	40 lb.
	Perennial Ryegrass	1 lb.	40 lb.
	Tall Fescue	1 lb.	40 lb.
	Annual Ryegrass	1 lb.	40 lb.
August 16 to November 1	Rye	3 lb.	2 bu
	Tall Fescue	1 lb.	40 lb.
	Annal Ryegrass	1 lb.	40 lb.
	Wheat	3 lb.	2 bu
	Tall Fescue	1 lb.	40 lb.
	Annal Ryegrass	1 lb.	40 lb.
	Perennial Ryegrass	1 lb.	40 lb.
	Tall Fescue	1 lb.	40 lb.
	Annual Ryegrass	1 lb.	40 lb.
November 1 to spring seeding	Use mulch only, sodding practices or Dormant Seeding.		

Note: Other approved seed species may be substituted.

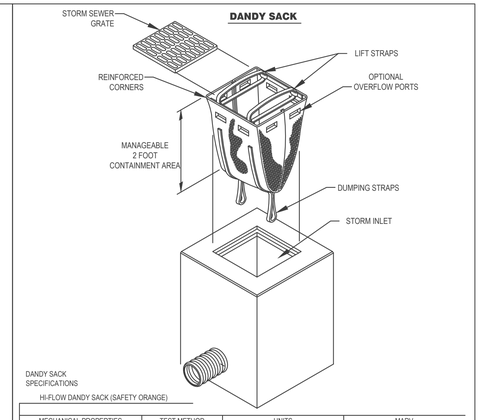
NOTE:
CONTRACTOR TO TAKE CARE TO SAVE TREES WHERE EVER POSSIBLE.

SWPPP CONTACT INFORMATION:

STEVE BOWMAN
(937) 313-5800



SILT FABRIC FENCE DETAIL



DANDY SACK SPECIFICATIONS

HI-FLOW DANDY SACK (SAFETY ORANGE)

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

INLET SEDIMENT CONTROL DEVICE DETAIL

STORMWATER POLLUTION PREVENTION PLAN GENERAL NOTES & REQUIREMENTS

ADMINISTRATIVE REQUIREMENTS

1. IF SITE DISTURBANCE IS GREATER THAN I ACRE, FILE THE NOI WITH OHIO EPA AT LEAST 21 DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
2. IF PROJECT IS WITHIN AN URBANIZED AREA (UA) OR AREA WHERE THERE IS LOCAL APPROVAL OF SEDIMENT AND EROSION CONTROL PLANS, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE LOCAL APPROVING AGENCY.
3. NO CONSTRUCTION ACTIVITIES MAY BEGIN UNTIL YOU RECEIVE A DIRECTORS AUTHORIZATION LETTER GRANTING COVERAGE UNDER THE NPDES PERMIT.
4. A COPY OF THE NOI, DIRECTORS AUTHORIZATION LETTER AND STORMWATER POLLUTION PREVENTION PLAN (SWP3) MUST BE KEPT ON SITE DURING WORKING HOURS.
5. AMEND THE SWP3 WHENEVER THERE IS A CHANGE IN SITE DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT REQUIRES THE INSTALLATION OF BEST MANAGEMENT PRACTICES (BMP's) OR MODIFICATIONS TO EXISTING BMP's.
6. WHILE THE SWP3 IS NOT TYPICALLY SUBMITTED TO OHIO EPA AT THE TIME THE NOI IS FILED, OHIO EPA MAY REVIEW THE SWP3 AT ANY TIME. IF OHIO EPA REQUESTS CHANGES TO THE SWP3 IN WRITING, THEY MUST BE MADE WITHIN 7 DAYS OF THE REQUEST.
7. MAINTAIN A WRITTEN DOCUMENT ACKNOWLEDGING UNDERSTANDING OF THE SWP3 AND RESPONSIBILITIES UNDER THE PLAN SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWP3.
8. FORTY-EIGHT HOURS PRIOR TO ANY EARTH DISTURBING WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE DEPARTMENT OF WATER.

REQUIREMENTS REGARDING EROSION CONTROLS

1. BMP's, WHICH PRESERVE THE EXISTING NATURAL SITE CONDITION AS MUCH AS FEASIBLE ARE REQUIRED TO BE UTILIZED IN THE SWP3, SUCH AS PHASED CONSTRUCTION TO MINIMIZE LAND DISTURBED AT ANY ONE TIME, PRESERVING RIPARIAN AREAS AND LEAVING EXISTING VEGETATION IN PLACE FOR AS LONG AS POSSIBLE.
2. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 7 DAYS OF REACHING FINAL GRADE.
3. AREAS WITHIN 50 FEET OF A STREAM (INCLUDING INTERMITTENT STREAMS) MUST BE STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCES.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS THAT WILL BE REWORKED, BUT NOT FOR 21 DAYS OR MORE FROM THE DATE THEY WERE LAST DISTURBED, MUST BE INITIATED WITHIN 7 DAYS OF LAST DISTURBANCE.
5. DISTURBED AREAS INTENDED TO BE LEFT IDLE OVER WINTER MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER, I.E., SUSTAINED SNOW COVER OR FROZEN GROUND CONDITIONS.
6. SPECIAL MEASURES MUST BE TAKEN AS NECESSARY TO STABILIZE DRAINAGE CHANNELS AND STORM WATER OUTFALLS.
7. RUNOFF MUST BE DIVERTED AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHEREVER PRACTICABLE.
8. **PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE. BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE THE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.**
9. CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

MAINTENANCE REQUIREMENTS

1. ALL BMP's MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UPSLOPE AREAS THEY CONTROL ARE PERMANENTLY RESTABILIZED.
2. QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) MUST INSPECT ALL BMP's AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL WITHIN ANY 24-HOUR PERIOD AND DETERMINE IF THE SWP3 HAS BEEN PROPERLY IMPLEMENTED.
3. WRITTEN REPORTS SUMMARIZING INSPECTION RESULTS MUST BE MADE AVAILABLE UPON REQUEST. REPORTS MUST INCLUDE: DATE OF INSPECTION, NAME AND QUALIFICATIONS OF THE INSPECTOR, WEATHER CONDITIONS, LOCATIONS WHERE IN-STREAM OR OFF-SITE SEDIMENTATION WAS OBSERVED, LOCATIONS OF BMP's NEEDING MAINTENANCE, LOCATIONS OF BMP's FAILING TO OPERATE CORRECTLY OR PROVIDE ADEQUATE PROTECTION, OR LOCATION OF AREAS IN NEED OF ADDITIONAL BMP's NOT IN PLACE AT THE TIME OF INSPECTION.
4. THE REPORTS MUST IDENTIFY INCIDENCES OF NONCOMPLIANCE WITH THE NPDES PERMIT. WHERE A REPORT DOES NOT IDENTIFY INCIDENCES OF NONCOMPLIANCE , THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE AT THE TIME OF INSPECTION.
5. MAINTENANCE OR REPAIR OF BMP's MUST BE COMPLETED WITHIN 3 DAYS OF THE DATE OF THE INSPECTION THAT REVEALED THEY WERE DEFICIENT. FOR SEDIMENT PONDS, REPAIR OR MAINTENANCE IS REQUIRED WITHIN 10 DAYS OF THE DATE OF THE INSPECTION.
6. WHEN INSPECTIONS REVEAL THAT A BMP IS NOT EFFECTIVE AND THAT ANOTHER, MORE APPROPRIATE BMP IS REQUIRED, THE SWP3 MUST BE AMENDED AND THE MORE APPROPRIATE BMP MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION THAT REVEALED THE DEFICIENCY.

PERMIT CLOSURE REQUIREMENTS

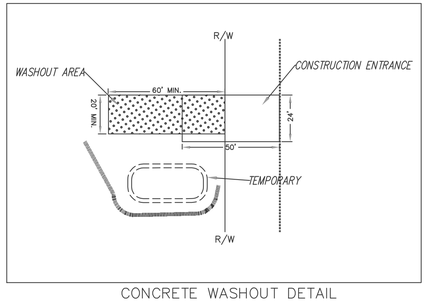
1. ONCE A SITE REACHES FINAL STABILIZATION AND CONSTRUCTION ACTIVITIES HAVE CEASED, NPDES PERMIT COVERAGE IS TERMINATED BY FILING A NOTICE OF TERMINATION (NOT). THE NOT MUST BE FILED WITHIN 45 DAYS OF REACHING FINAL STABILIZATION.
2. FINAL STABILIZATION IS DEFINED AS ESTABLISHING A VEGETATIVE GROUND COVER OF AT LEAST 70% GROWTH DENSITY, OR OTHER MEANS OF PERMANENT STABILIZATION, OVER THE ENTIRE AREA DISTURBED BY CONSTRUCTION ACTIVITIES.
3. FINAL STABILIZATION ALSO REQUIRES THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROLS BE REMOVED FROM THE PROPERTY AND ALL SEDIMENT THAT WAS TRAPPED BY THOSE CONTROLS TO BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

SPECIFICATIONS FOR TEMPORARY SEEDING

1. STRUCTURAL EROSION AND SEDIMENT - CONTROL PRACTICE SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEEDING SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 45 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEEDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS - APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR IME AND FERTILIZER.
5. THE TYPE OF SEEDING AND SEEDING RATES SHALL BE AS FOLLOWS:

NOTE:
ALL STORM FOR THIS SITE IS TO BE ROUTED TO THE CITY OF HUBER HEIGHTS APPROVED AND PREVIOUSLY DESIGNED REGIONAL DETENTION POND THAT INCLUDED TO HAVE ROUTED THE STORMWATER RUNOFF FROM THE DEVELOPMENT OF THIS 3.778 ACRE TRACT. BMPS SHOWN ARE FOR EROSION AND SEDIMENT BEST MANAGEMENT PRACTICES AND THE TEMPORARY BMPS ARE TO BE REMOVED ONCE SITE IS STABILIZED. ALONG WITH THE OWNER REQUIRED SWPPP & THE ABOVE EROSION CONTROL PLAN NOTES, THE REGIONAL DETENTION POND SHALL BE USED FOR POST-CONSTRUCTION STORMWATER MANAGEMENT AS PREVIOUSLY DESIGNED AND APPROVED.

DISTURBED AREA = 2.312 ACRES
IMPERVIOUS AREA = 2.463 ACRES



CONCRETE WASHOUT DETAIL

REQUIREMENTS REGARDING SEDIMENT CONTROLS

1. PLAN SEDIMENT CONTROLS FOR ANY AREA THAT WILL REMAIN DISTURBED FOR 14 DAYS OR LONGER.
2. SEDIMENT CONTROLS MUST POND RUNOFF IN ORDER TO BE CONSIDERED FUNCTIONAL.
3. SEDIMENT BARRIERS, SUCH AS SILT FENCE OR DIVERSIONS, MUST BE IMPLEMENTED TO PREVENT SILT FROM ENTERING WATER RESOURCES THAT RUN THROUGH THE PROPERTY.
4. SILT FENCE IS ONLY ALLOWED TO BE USED TO CONTROL SHEET FLOW RUNOFF FROM LIMITED DRAINAGE AREAS. THE PERMISSIBLE DRAINAGE AREA PER 100 LINEAR FEET OF SILT FENCE IS DEPENDENT ON THE SLOPE BUT IS NO MORE THAN 0.5 ACRE. SILT FENCE CAN NOT BE USED TO CONTROL DRAINAGE AREAS WITH A SLOPE OF GREATER THAN 50%.
5. NO MORE THAN 10 ACRES MAY DRAIN TO A DIVERSION.
6. INLET PROTECTION MUST BE IMPLEMENTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM, UNLESS THE SYSTEM DISCHARGES TO A SEDIMENT POND.
7. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

I.E. **STORM INLET PROTECTION**
AS NEEDED. SEDIMENT SHALL BE REMOVED FROM STORM INLET FILTERS AND SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL THE SEDIMENT BUILDUP IN FILTERS LIMIT ITS FUNCTION. CHECK AFTER EACH MAJOR RAIN. FOLLOW ADS's MAINTENANCE RECOMMENDATIONS.

I.E. **FILTER STRIPS**
A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.

I.E. **SILT FENCES AND FILTER BARRIERS**
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.

I.E. **STRAW BALE BARRIERS**
STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.

I.E. **ROCK CHECK DAMS**
ROCK CHECK DAMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND ROCK CHECK DAMS AND/OR SILT FENCE.

8. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS
9. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
10. TO PREVENT WATER PONDING BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
11. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
12. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE RE-ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
13. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
14. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
15. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE SO THAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-IN.-DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
16. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
17. MAINTENANCE- SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:

J. THE LAYOUT OF SILT FENCE SHALL BE CHANGED,
K. ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
L. OTHER PRACTICES SHALL BE INSTALLED.

18. COMPLY WITH ALL OHIO EPA REQUIREMENTS.
19. INCLUDE SEDIMENT CONTROL MEASURES (SUCH AS DANDY BAGS) ON THE CATCH BASINS SURROUNDING THE AREA.

VEGETATIVE PRACTICES
FILTER STRIP (FS)
A STRIP OR AREA OF VEGETATION (BEING A MIN. OF 18 FEET AND A MAX. OF 100 FEET IN WIDTH) TO REMOVE SEDIMENT AND OTHER POLLUTANTS FROM RUNOFF. THIS PRACTICE APPLIES TO LAND UNDERGOING DEVELOPMENT WHERE FILTER STRIPS ARE NEEDED TO REDUCE SEDIMENT DAMAGE TO ADJACENT PROPERTY. EXISTING GRASS OR GRASS/LEGUME MIXTURES IF WELL ESTABLISHED, SHOULD BE USED AS FILTER STRIPS.

GRASS SELECTION AND ESTABLISHMENT
ALL SEEDING AND MULCHING SHALL CONFORM TO ODOT ITEM 659.09 CLASS 2 UNLESS NOTED OTHERWISE IN SPECIFICATIONS.

REQUIREMENTS FOR CONTROLS OF OTHER WASTES

1. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS OR THEIR PACKAGING, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
2. CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT DIRECTLY INTO STORM SEWERS, STREAMS OR DRAINAGE CHANNELS.
3. OFF-SITE TRACKING OF SEDIMENTS BY CONSTRUCTION VEHICLES MUST BE MINIMIZED. WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROADS WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADING. GRADES FOR SAID PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT TO EXCEED 4 PERCENT SLOPE. BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDED AREAS ADJACENT TO ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.
4. WASTE DISPOSAL VIA OPEN BURNING IS PROHIBITED.
5. CONTAMINATED SOILS OR SOILS WHERE CONSTRUCTION SITE CHEMICALS HAVE BEEN SPILLED MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
6. STORM WATER THAT COMES IN CONTACT WITH CONTAMINATED SOILS, OR SOLID & INDUSTRIAL WASTE MUST BE COLLECTED AND DISPOSED OF AS WASTEWATER.
7. FUEL TANKS AND DRUMS OR OTHER CONTAINERS HOLDING CONSTRUCTION SITE CHEMICALS MUST BE STORED WITHIN A DIKED AREA.

GENERAL NOTES:
THE CONTRACTOR SHALL INSTALL A GRAVEL WASH-OUT AREA AT THE SITE ENTRANCE / EXIT IMMEDIATELY UPON COMMENCEMENT OF THE PROJECT. THE GRAVEL WASH-OUT AREA SHALL FACILITATE THE REMOVAL OF SEDIMENTS AND DEBRIS FROM TRUCKS AND OTHER VEHICLES LEAVING THE PROJECT SITE TO PREVENT SEDIMENTS FROM ENTERING THE RIGHT OF WAY. THE GRAVEL WASH-OUT AREA SHALL BE A MINIMUM OF 20' WIDE BY 60' LONG . GRAVEL SHALL BE A MINIMUM OF 18" DEEP ANd SHALL BE No.2. THE SIZE, SHAPE AND ORIENTATION OF THE GRAVEL DRIVE SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE DRIVE SHALL BE POSITIONED TO FACILITATE EQUIPMENTACCESS AND CLEANING.

INSTALL A TEMPORARY SILT BASIN ADJACENT TO GRAVEL DRIVE TO RECEIVE RUNOFF FROM TRUCK WASHING ACTIVITIES. THE TEMPORARY BASIN SHALL BE MAINTAINED BY THE CONTRACTOR AND CLEARED OF DEBRIS AS REQUIRED. INSTALL A SILT FENCE AROUND BASIN AS INDICATED. INFILL BASIN AT THE CONCLUSION OF THE PROJECT TO FINAL GRADE AND SEED.

WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT:
THE "FIRST FLUSH" OF THE STORM WATER RUNOFF THAT IS CARRYING POLLUTANTS WILL BE CONTROLLED VIA FILTRATION BY THE SEDIMENT FILTRATION DEVICES. ADDITIONAL POLLUTANTS WILL ALSO SETTLE OUT OVER TIME IN THE EXISTING DETENTION BASIN. THE EXISTING OVERSIZED ON-SITE DETENTION BASIN WILL CONTRIBUTE TO TREAT THE WATER QUALITY VOLUME (WQv) USING AN EXISTING AREA OF ESTABLISHED LARGE GRASS BOTTOM TO FILTER OUT SEDIMENT.

FOR AGENCY REVIEW
01/29/2026

PLAN NORTH

NORTH

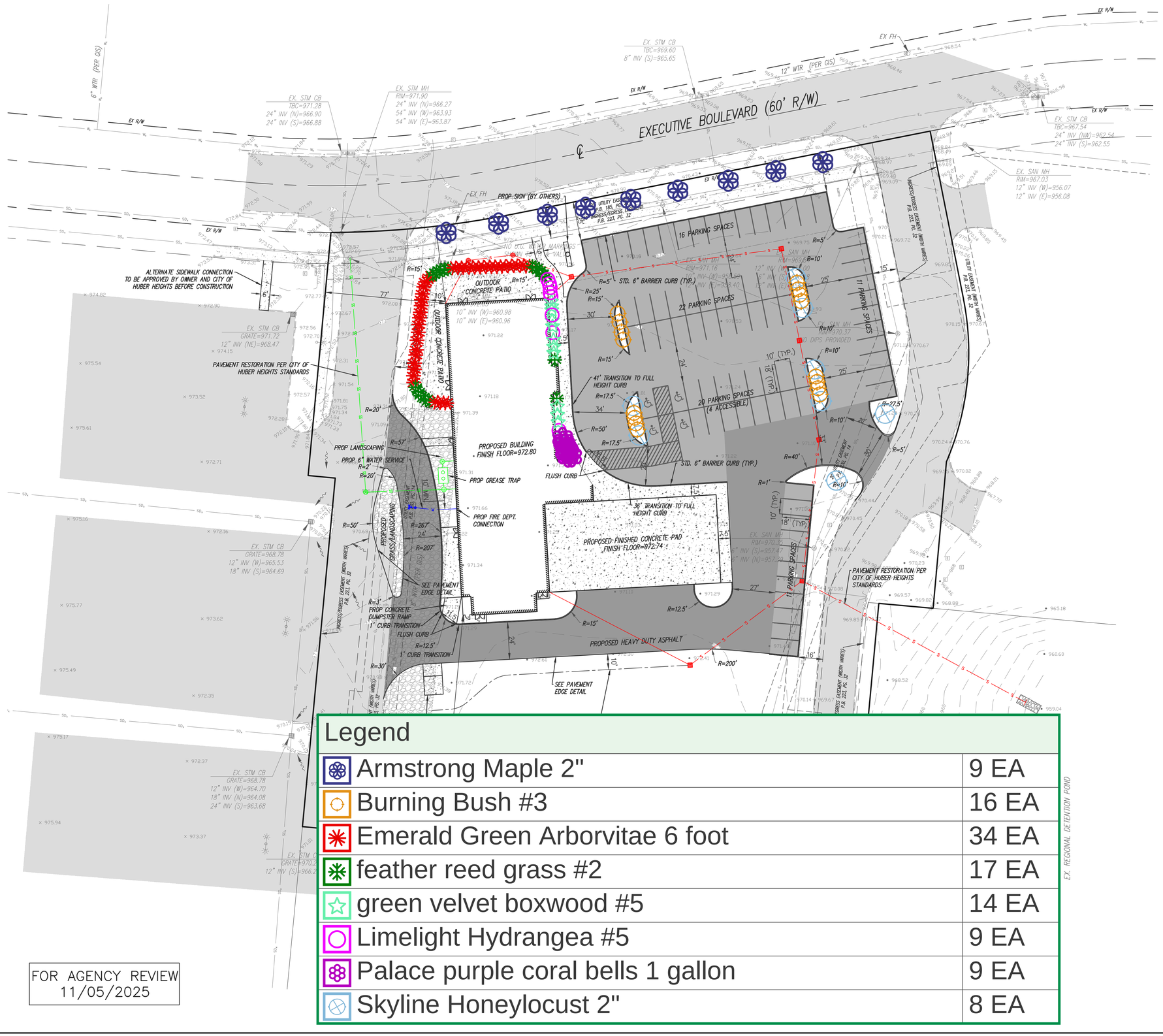
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=50'
0' 50' 100' 150'

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

PROJECT NO.: 497.25
DATE: 1/29/2026
DRAWN BY: GWG
DESIGNED BY: NJB
CHECKED BY: JJB
REVISED
1.
2.
3.
4.
5.
6.
7.

SWPPP & EROSION CONTROL PLAN
FOR
DUBLIN 7 – HUBER HEIGHTS
LOCATED AT 6900 EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO



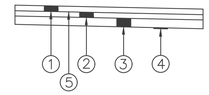
Legend	
Armstrong Maple 2"	9 EA
Burning Bush #3	16 EA
Emerald Green Arborvitae 6 foot	34 EA
feather reed grass #2	17 EA
green velvet boxwood #5	14 EA
Limelight Hydrangea #5	9 EA
Palace purple coral bells 1 gallon	9 EA
Skyline Honeylocust 2"	8 EA

FOR AGENCY REVIEW
11/05/2025

NOTE:
ALL STORM FOR THIS SITE IS TO BE ROUTED TO THE CITY OF HUBER HEIGHTS APPROVED AND PREVIOUSLY DESIGNED REGIONAL DETENTION POND FOR THE PROPOSED DEVELOPMENT OF THIS 3.778 ACRE TRACT.

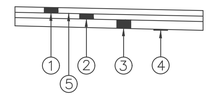
PROPOSED LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE



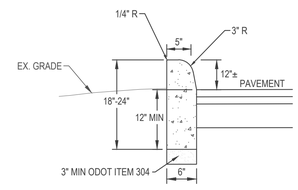
1. ODOT ITEM 441 ~ ASPHALT CONCRETE, TYPE 1 (446 & 448) (1-1/2" SURFACE COURSE)
2. ODOT ITEM 441 ~ ASPHALT CONCRETE, TYPE 2 (448) (3" INTERMEDIATE COURSE)
3. ODOT ITEM 304 ~ AGGREGATE BASE (10") CRUSHED LIMESTONE
4. ODOT ITEM 204 ~ SUBGRADE COMPACTION (INCIDENTAL TO ITEM 608), PROOF ROLLED IN PRESENCE OF CITY INSPECTOR
5. ODOT ITEM 407 ~ ASPHALT TACK COAT (INCIDENTAL TO ITEM 441)

TYPICAL SECTION HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

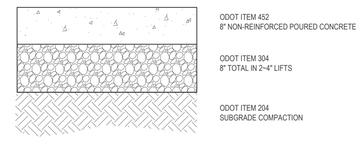


1. ODOT ITEM 441 ~ ASPHALT CONCRETE, TYPE 1 (446 & 448) (1-1/2" SURFACE COURSE)
2. ODOT ITEM 441 ~ ASPHALT CONCRETE, TYPE 2 (448) (2-1/2" INTERMEDIATE COURSE)
3. ODOT ITEM 304 ~ AGGREGATE BASE (8") CRUSHED LIMESTONE
4. ODOT ITEM 204 ~ SUBGRADE COMPACTION (INCIDENTAL TO ITEM 608), PROOF ROLLED IN PRESENCE OF CITY INSPECTOR
5. ODOT ITEM 407 ~ ASPHALT TACK COAT (INCIDENTAL TO ITEM 441)

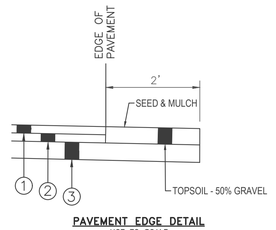
TYPICAL SECTION LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE



STANDARD 6" CONCRETE BARRIER CURB DETAIL
NOT TO SCALE



CONCRETE TYPICAL SECTION DUMPSTER PAD/LOADING DOCK/ HEAVY DUTY CONCRETE AREA
NOT TO SCALE



PAVEMENT EDGE DETAIL
NOT TO SCALE

PLAN NORTH
NORTH

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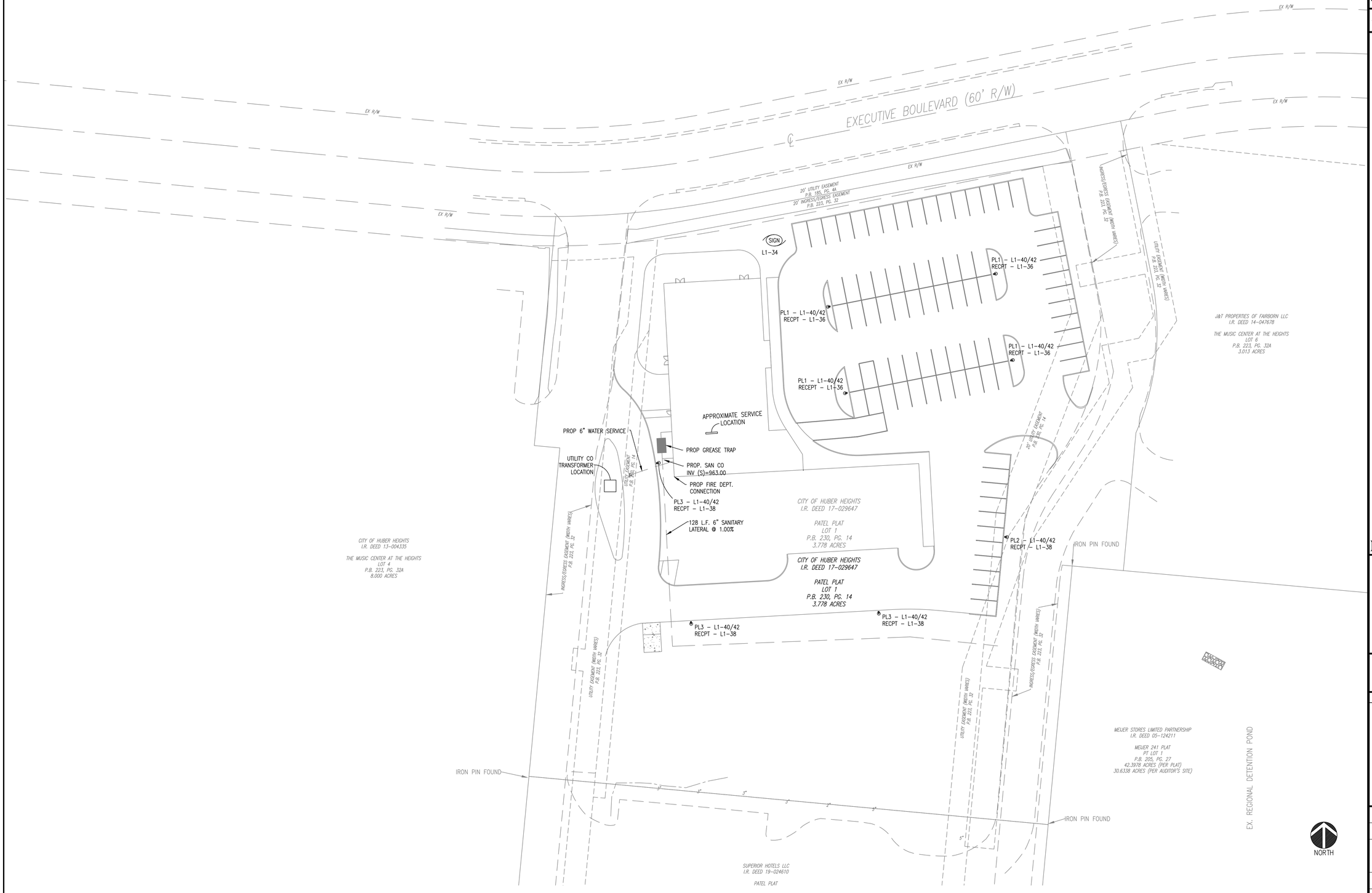
HORIZONTAL SCALE 1"=30'
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PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

PROJECT NO.:	497.25
DATE:	11/5/2025
DRAWN BY:	GWG
DESIGNED BY:	NJB
CHECKED BY:	JJB
REVISED	
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SITE DEVELOPMENT PLAN
FOR
DUBLIN 7 – HUBER HEIGHTS
LOCATED AT 6900 EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

SHEET C3
OF 5



NEW BUILDING
FOR:
DUBLIN 7
7000 EXECUTIVE BLVD.
HUBER HEIGHTS, OHIO 45424

SHEET NOTES

NOT FOR CONSTRUCTION

WENCO CONSTRUCTION
7621 Progress Court
Huber Heights, OH 45424
PHONE:(937)849-6002
FAX:(937)849-9221
www.wencoconstruction.com

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ISSUED FOR	DATE	BY

DRAWN BY: DWH	DATE 11/10/25
CHECKED BY: DTG	SCALE: 1" = 30'

TITLE
ELECTRICAL SITE PLAN

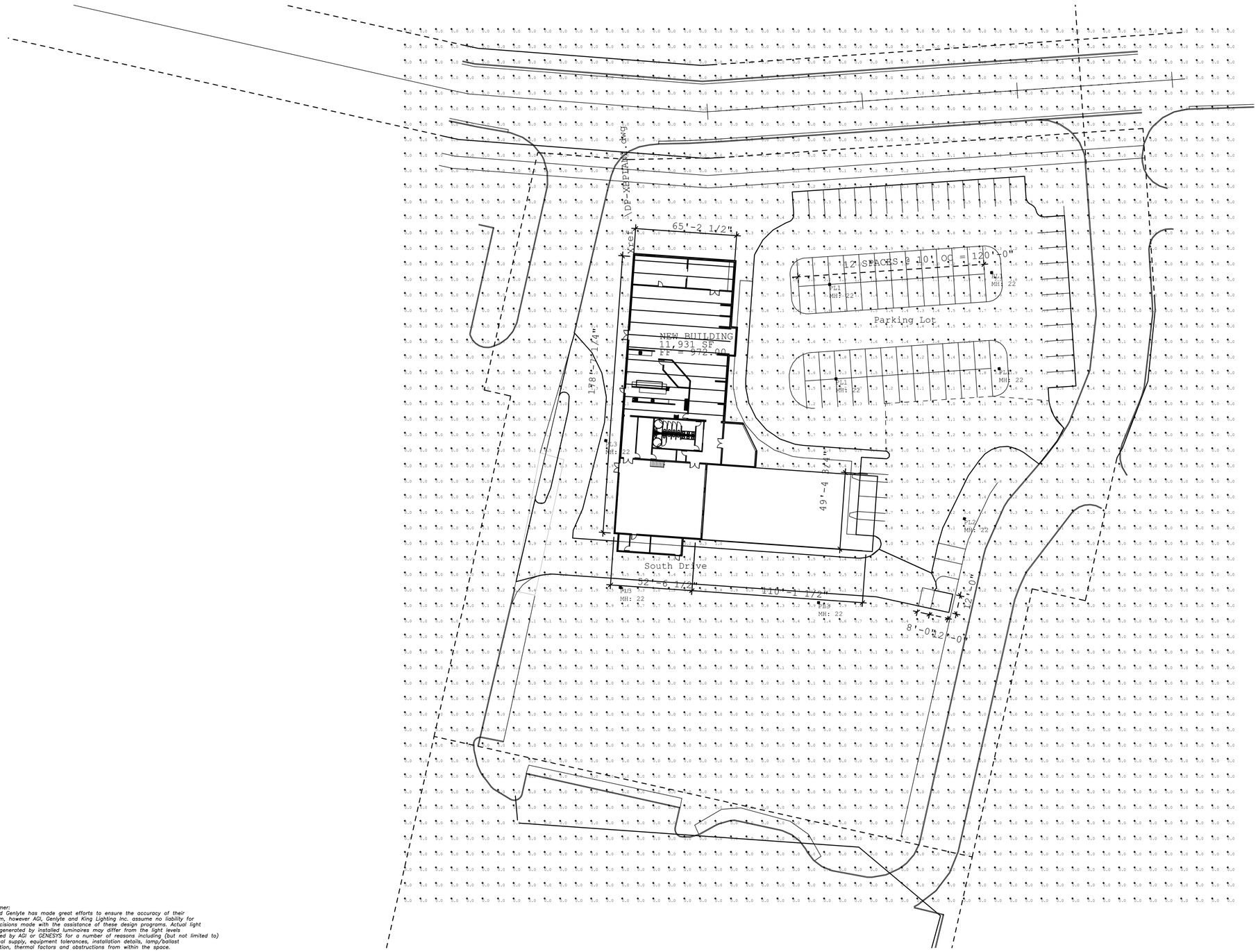
JOB NO:

SHEET NO:
E.1

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	4	PL1	Single	0.900	AVPL-CA8-4Q2-T5S-1050mA-110W-4K	110	440	12054
	1	PL2	Single	0.900	AVPL-CA8-4Q2-T4-1050mA-110W-4K	110	110	11916
	3	PL3	Single	0.900	AVPL-CA8-4Q2-T3-1050mA-110W-4K	110	330	12398

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.28	6.5	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.15	3.2	0.3	3.83	10.67
Side Entrance-South Drive	Illuminance	Fc	1.85	6.5	0.5	3.70	13.00

Note: PL1, PL2, PL3 on 18ft pole on 2ft base with LEDs at 2ft on post top fixture.



Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

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Design Criteria

DESIGN FILE: Dublin Pub

FIXTURE LAYOUT IS BASED ON A 0.9 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.

MINIMUM: AVE/MIN:
MAXIMUM: MAX/AVE:
AVERAGE: MAX/MIN:

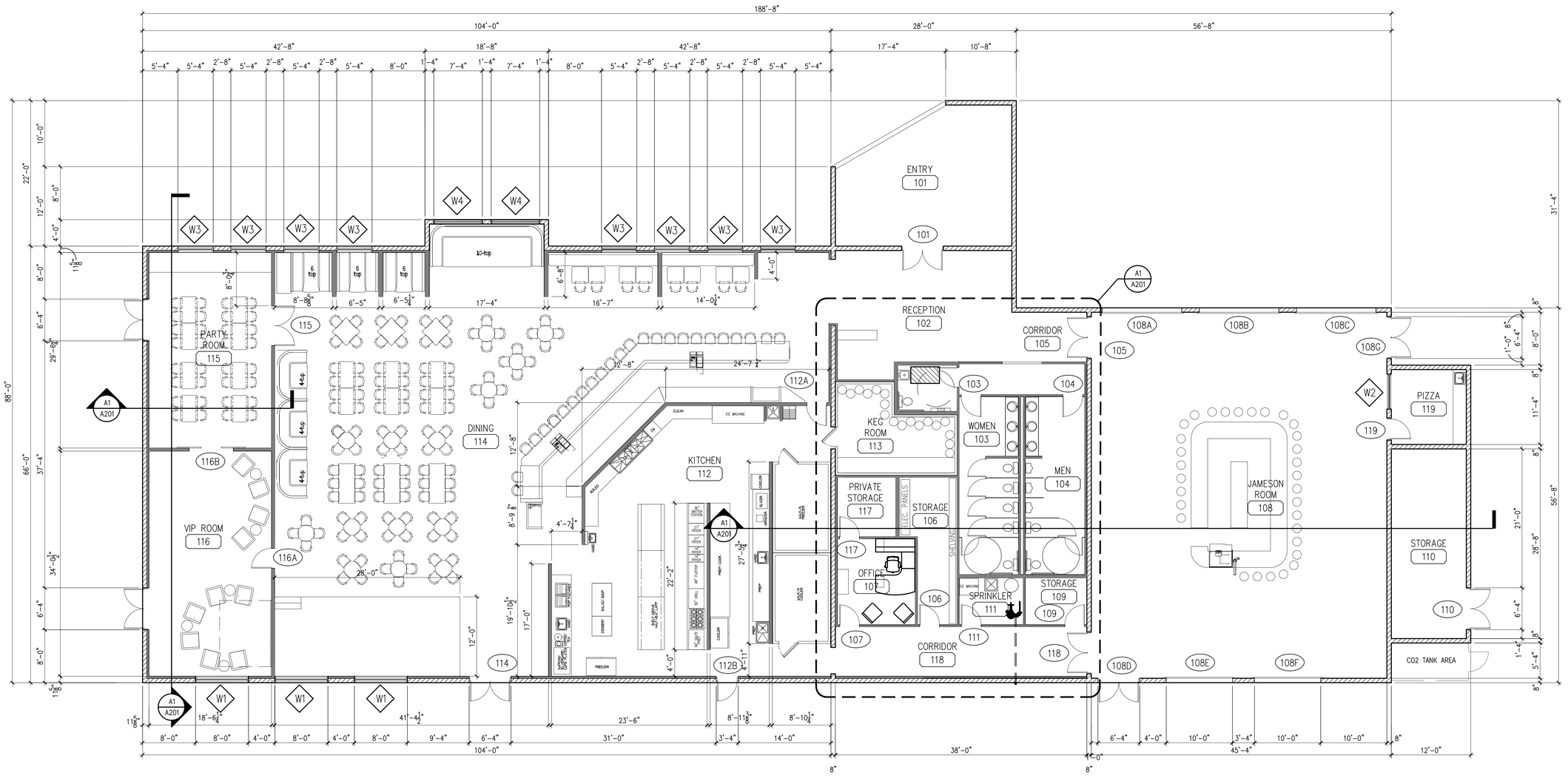
INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE

EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE

King Lighting, Inc.
330 James Bohanan Dr.
Vandalia, OH 45377
(937) 223-0303 Fax (937) 223-3322
www.king-lighting.com

Lighting Calculation
Dublin Pub Site Huber Heights

Lighting Site Plan	SCALE 1/32"=1'	DESIGNER JG	CHECKED JG	DATE 10/6/2025	SHEET S1



A1	FLOOR PLAN
1/8"=1'-0"	

NEW BUILDING
FOR:
DUBLIN 7
7000 EXECUTIVE BLVD.
HUBER HEIGHTS, OHIO 45424

SHEET NOTES

WENCO CONSTRUCTION
7621 Progress Court Huber Heights, OH 45424
PHONE:(937)849-6002 FAX:(937)849-9221
www.wencoconstruction.com

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ISSUED FOR	DATE	BY
PRELIMINARY		

DRAWN BY: DC	DATE 09/22/25
CHECKED BY:	SCALE: NOTED

TITLE: FLOOR PLAN

JOB NO:

SHEET NO: A2.1



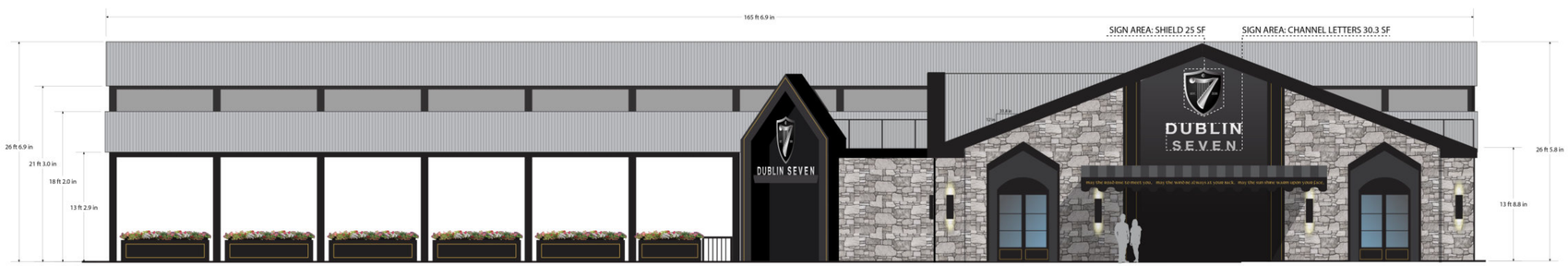
EAST ELEVATION - BEER GARDEN



WEST ELEVATION



SOUTH ELEVATION-PUB BUILDING



NORTH ELEVATION

1/8"=1'-0"

NEW BUILDING
FOR:
DUBLIN 7
7000 EXECUTIVE BLVD.
HUBER HEIGHTS, OHIO 45424

SHEET NOTES

ISSUED FOR	DATE	BY

DRAWN BY: TK	DATE: 07/25/25
CHECKED BY:	SCALE: NOTED

TITLE
DESIGN ELEVATIONS

JOB NO:

SHEET NO:
D1.1

Huber Heights Fire Division

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

Occupancy Name:	Dublin 7 - Site
Occupancy Address:	6900 Executive Blvd

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

MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	26-059
MCBR ELE:		HHFD Box:	10
REVIEWER:	Pugh	DATE:	02/04/2026

Fire Department Comments:

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

These comments are based only on the proposed sitework, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2025, Ohio Building Code 2024, 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:

- **Proposed driveways appear to meet Ohio Fire Code requirements for turn radius.**
- **503.2.1 Dimensions, Fire apparatus roads shall have an unobstructed width of not less than 20 feet (6069 mm), exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).**
- **503.3Marking.Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.**

- **If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)**
- **Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection, and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). Additional hydrants shall be provided to meet the above requirements and the requirements of Ohio Fire Code Appendix B and C.**
- **All new and replaced automatic sprinkler, standpipe, and fire department connections shall be equipped with a four-inch STORTZ connection with a 30-degree turn-down and proper signage. Huber Heights Codified Ordinance 1521.01(e).**
- **Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4.**
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.**
- **Emergency responder radio coverage shall comply with Ohio Fire Code 510.**
- **Fire protection systems, such as sprinklers, standpipes, fire alarm, smoke control, etc., have not been fully addressed or reviewed at this time.**

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.

AI-11371 **7. C.**

Planning Commission

Meeting Date: 02/10/2026

Text Amendment

Information

Agenda Title

TEXT AMENDMENT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Text Amendment to the 01 District to permit personal service establishments (TA 26-06).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Memorandum

Staff Report for Meeting of February 10, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: February 4, 2026

Subject: TA 26-06 (Proposed O-1 District Text Amendment)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	City of Huber Heights – Applicant
DEVELOPMENT NAME:	N/A
ADDRESS/LOCATION:	N/A
ZONING/ACREAGE:	N/A
EXISTING LAND USE:	N/A
ZONING ADJACENT LAND:	N/A
REQUEST:	City staff are proposing a text amendment to the O-1 District to permit personal service establishments.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1130, 1152
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Planning staff would like to broaden the uses within the O-1 District by adding "personal service establishments" to the list of principally permitted uses. Personal service establishments are those that provide services to individuals, such as barber shops, hair and nail salons, etc. As demand for office space declines, expanding the potential uses within the O-1 District helps ensure the buildings remain marketable and reduces the need for zoning map amendments.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1130 – Amendments and Chapter 1152 – O-1 General Office District.

CHAPTER 1152 "O-1" GENERAL OFFICE DISTRICT

1152.01 Principal permitted uses.
The following uses shall be permitted of all property located in this District:

(a) Business offices;
(b) Professional offices, including medical and dental clinics and offices;
(c) Financial offices, including banks, savings and loan associations, and finance companies;
(d) Utility company offices;
(e) Professional and business schools;
(f) Schools and studios for music, arts, crafts, dance and photography; and
(g) Mortuaries and funeral parlors with living accommodations for the owner or manager.
(h) Personal service establishments

Staff Analysis

This text amendment, proposed by staff, is intended to enhance the marketability of properties within the O-1 District. Staff feels this amendment will reduce the need for zoning map amendments and have little impact on adjacent properties. All activities must occur fully within the building, as is currently required.

Additional Comments:

Fire: N/A.
City Engineer: N/A

Recommendation

Planning staff recommends approval of the text amendment.

Planning Commission Action

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

1) Recommend approval of the text amendment;
2) Recommend denial of the text amendment; or
3) Table the application to gather additional information.

CHAPTER 1152 "O-1" GENERAL OFFICE DISTRICT[1]

1152.01 Principal permitted uses.

The following uses shall be permitted of all property located in this District:

(a) Business offices;

(b) Professional offices, including medical and dental clinics and offices;

(c) Financial offices, including banks, savings and loan associations, and finance companies;

(d) Utility company offices;

(e) Professional and business schools;

(f) Schools and studios for music, arts, crafts, dance and photography; and

(g) Mortuaries and funeral parlors with living accommodations for the owner or manager.

(h) Personal service establishments

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

1152.02 Accessory uses.

Only the following accessory uses shall be permitted in this District:

(a) Uses customarily incident to all principal permitted uses; and

(b) Pharmacies.

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

1152.03 Conditions.

The above specified office commercial uses shall be conducted wholly within a completely enclosed building except for a drive-in bank facility and off-street parking and loading.

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

1152.04 Height standard.

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

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

[1]Cross reference(s)—Planned Residential District—See Ch. 1171, 1172; Zoning general provisions—See Ch. 1181; Exceptions and modifications—See Ch. 1183; Parking and loading—See Ch. 1185; Signs—See Ch. 1189; Accessory buildings—See Ch. 1191; Trailers, trucks and recreational vehicles—See Ch. 1193.

1152.05 Area standard.

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

Lot Area	Lot Frontage	Yard Setbacks		
		Front*	Side	Rear
20,000 square feet	100 feet	40 feet	—	10 feet
When abutting an "R" District			40 feet	

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

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

1152.06 Special uses.

The following shall be permitted as a special use:

(a) Places of worship.

(Case 55, 7-3-85; Ord. 85-O-175, Passed 6-3-85; Case 101, 6-29-87)

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on January 20, 2026, the applicant, THE CITY OF HUBER HEIGHTS, requested approval of a Text Amendment to the O-1 District to permit personal service establishments (Case TA 26-06), and;

WHEREAS, on February 10, 2026, 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, The City of Huber Heights, for approval of a Text Amendment (Case TA 26-06), in accordance with the recommendation of Staff's Memorandum dated February 4, 2026, with the following conditions:

1. Approve as submitted with no conditions.

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
JAN 2 0 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number TA 26-06
Receipt Number —

Date Filed 1/20/26
Amount Paid N/A

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

Feb. 10, 26

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	The City of Huber Heights	Name	John Russell
Address	6151 Brandt Pk	Address	
	Huber Heights Oh		
		Phone	
Phone	937 233-1423	Fax	
Fax		Email	
Email			

PROPERTY INFORMATION

Project Name: Text Amendment

Location of property: _____

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: O1 Proposed Zoning: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: _____

Type of Development: Residential ___Commercial ___Office ___Industrial___Other___

Brief description of application request:
An amendment to change the permitted uses in the O1 district

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

Name of Engineer: _____ Telephone: _____

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

Applicant's Signature

[signature]
Applicant's Signature:

John Russell
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 20th day of January, 2026.



Rachael Dillahunt
Notary Public, State of Ohio
My Commission Expires:
06/11/2030

Rachael Dillahunt 6/11/2030
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.

= =

Date Received ____________ Fee Paid ____________ Received by ____________

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 _____
_____
_____

Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

ENGINEER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

LANDSCAPE ARCHITECT

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

OTHER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

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

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

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

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

_____ By: _____
Witness Applicant's Signature

_____ Date: _____
Witness

Project: _____

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.

_____ _____
Owner's Signature Owner's Signature

_____ _____
Printed Name Printed Name

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

_____ on this _____ day of _____, 20_____.

_____
Notary Public

AI-11367 **9. A.**

Planning Commission

Meeting Date: 02/10/2026

Minutes

Information

Agenda Title

Without objection, the minutes of the January 13, 2026, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
January 13, 2026, Meeting
City of Huber Heights

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

II. Election of Officers

Action

Mr. Shomper moved to approve Terry Walton as the 2026 Planning Commission Chair.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Shomper, Ms. Thomas, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

Action

Mr. Shomper moved to approve Jan Vargo as the 2026 Planning Commission Vice Chair.

Seconded by Mr. Walton. Roll call showed: YEAS: Ms. Shomper, Ms. Thomas, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

III. Present at the meeting: Mr. Johnson, Shomper, Ms. Thomas, Ms. Vargo (arrived late), and Mr. Walton.

Absent: None.

Staff Present: Aaron K. Sorrell, Assistant City Manager, Geri Hoskins, Planning & Zoning Administrative Assistant and Jordan Staley, Coolidge Wall Co. L.P.A.

IV. Opening Remarks by the Chairman and Commissioners

None.

V. Citizens Comments

None.

VI. 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.

VII. Pending Business

None.

VIII. New Business

1. **MINOR CHANGE – The applicant, TIMOTHY PARKER, is requesting approval of a Minor Change for a 32-space parking lot expansion. Property is located at 8501 Old Troy Pike (MC 26-01).**

   Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to add 32 spaces to an existing parking area.
   The existing medical / office use is a permitted use.

   Development Standards:

- The site plan illustrates that the parking area is approximately 20 feet from the existing right-of-way. The code requires 25 feet. The proposed parking area is generally aligned with existing parking areas to the south and north. Additionally, the expanded parking area will be set back approximately 45 feet from the back of the sidewalk. Staff feels the proposed parking setback is contextually appropriate with the surrounding area.
- All utilities are below ground.

   Parking and Loading:

- The minor change expands the number of parking spaces.

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

   Timothy Parker was present.
   Glenn Smith asked where the 32 additional spaces would go. Mr. Sorrell stated in the tree area south of the Kettering Medical facility.

   Action

   Ms. Thomas moved to approve the request by the applicant, Timothy Parker, for a Minor Change (MC 26-01) in accordance with the recommendation of Staff's Memorandum dated January 8, 2026, and the Planning Commission Decision Record.

   Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Shomper, Mr. Johnson, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. **BASIC DEVELOPMENT PLAN – The applicant, QUIKTRIP, is requesting approval of a Basic Development Plan for the construction of a 6,440 SF convenience store with food service and fuel sales. Property is located at 8154 Old Troy Pike (BDP 26-02).**

   Mr. Sorrell stated that the applicant seeks Basic Development Plan approval for a 6,445 square foot QuikTrip convenience store with food and fuel sales. The site is a former Frisch's restaurant. While there is a one-year moratorium on new fuels sales facilities, the applicant submitted their application prior to the effective date of moratorium.

The site is the former Frisch's restaurant located at the northwest corner of Old Troy Pike and Executive Boulevard. The site has been proactively marketed since the closure of the restaurant.

The site is generally flat with access to all necessary utilities. Access to the site is via shared drives on the north and west side of the site, as well as two curb cuts along Executive Boulevard.

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

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

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

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

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

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

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

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

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

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

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

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

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

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

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

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

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

The site is zoned Planned Commercial. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

The applicant proposes constructing a convenience store with food and fuel sales, and has submitted a site plan package illustrating uses, setbacks, parking, circulation, preliminary landscaping, building elevations and signage.

<u>Conformance With Planned Commercial District Requirements:</u>

Uses: Fueling stations and retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 25-foot parking setback. The site plan illustrates parking along the north property line and adjacent to the building and six spots

north of the fueling center. All parking spaces are setback beyond the 25-foot requirement and meet this standard.

- The convenience store building is set back approximately 170 feet from the Old Troy Pike right-of-way and an average of 80 feet from the Executive Boulevard right-of-way. The structural supports of the fueling canopy are set back approximately 60 feet, and the canopy itself is setback approximately 50 feet from the Old Troy Pike right-of-way. The development standard is a 75 feet setback for buildings or structures. The fueling canopy does not meet this standard.
- The west 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 48 parking spaces, not including pump locations. The code requires 1 space per 125 square feet of floor area for a convenience store. Based on this ratio, 52 spaces are required. Most parking stall dimensions are 9.5’ x 18’. The code minimum is a parking stall that is at least 10' x 18'. Increasing the stall width will result in three to four fewer parking spaces.

Building Materials:

- The building elevations illustrate mixture of brick and stone panel veneer which is consistent with the building material requirements in the zoning code.

Landscaping:

- The preliminary landscaping plan appears to meet the code requirements for both interior and perimeter landscaping. The applicant is providing shade trees along the perimeter (except Old Troy Pike), along with a significant number of shrubs and perennials.
- There is an overhead utility line easement along Old Troy Pike. Therefore, the applicant is proposing a mixture of dwarf crabapple trees and boxwood hedges. The proposed landscaping along Old Troy Pike is appropriate given the presence of overhead utility lines.

Signs:

- A sign package was submitted with the BDP application. The signage plans illustrate three wall signs and a ground sign. While the signs will be reviewed with the Detailed Development Plan, they appear to comply with the zoning ordinance.

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and primary access is from an existing shared drive. There are no curb cuts onto Old Troy Pike.

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

A construction schedule was not submitted by the developer, but staff has no concerns regarding their ability to develop the site.

(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;

The intersection of Old Troy Pike and Executive Boulevard gets quite congested at times, particularly the morning and evening commutes. Staff does have concerns this use may negatively impact that congestion, particularly on Executive Boulevard due to vehicles leaving the site and trying to get into the left turn lane to go south. **Staff recommends the west curb cut on Executive Boulevard be eliminated to reduce this impact.**

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

Staff does not anticipate any undue burden on public services. The area has adequate utility capacity. We are unaware of any policing concerns, and the development will comply will all building and fire code requirements. Staff is concerned about congestion, as discussed above.

(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 preliminary landscaping plan appears to meet the zoning code requirements.

(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;

This site is a developed lot with no natural features.

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

The site is generally flat.

(i) Shall place underground all electric and telephone facilities, 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 is concerned about congestion on Executive Boulevard if the curb cuts remain as illustrated on the site plan. It is staff's recommendation the west curb cut on Executive Boulevard be removed.

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

All proposed uses are consistent with the Planned Commercial district. Staff do not anticipate excessive noise, glare or odors. The screened dumpster is located far from any residential use.

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

No rezoning is necessary.

Mr. Shomper asked the following; fuel canopy doesn't meet the standards
Front side doesn't meet the standards
Parking doesn't meet the standards

Mr. Johnson asked about other locations

Ms. Vargo asked about the moratorium, but this application was submitted before that vote was taken. Also the parking space size was a concern to her, signs, police concerns.

Ms. Thomas stated it will add additional congestion.

Mr. Shomper said a significant change of use.

Gwen Keen from QuikTrip gave a presentation. Stated it is zoned Planned Commercial and is 1500 ft. from interchange. They will modify the 10 x 18 parking spaces and asked to add the 16 spots for gas be added to the total number of spots. There is no indoor seating, no drive through.

Mr. Sorrell stated that we did allow parking at Wawa's pumps to be counted as minimum spaces.

Gwen Keen asked for clarification on the curb cut the engineer stated needed done. Mr. Sorrell said eliminating the curb cut helps, nature of use and traffic still issues.

Jayde Taylor said the city is already filled with gas stations and the location.
Leesa Pratt said this would be 29th gas station, taking away business from smaller businesses leaving vacant contaminated locations, brownfields. Land use, making Huber Heights a pass through not a destination. Truck stop and heavy duty vehicles on our roads.
Mr. Sorrell stated not designed for semis.
Glenn Smith said QuikTrip is a solid company just a problem with this location. Water pools on the street, turning a 40 ft bus there, bus stops along that section, The Rose traffic, apartments, and trucking companies. Suggested contact Atlanta Police Dept, too close to I-70/
Jeffrey Weese said multitude of gas stations already, residents not happy. Promises of entertainment, sense of community diminishing. Distrust with Council.
Gwen Keen then stated that they like feedback, not a low volume user, working on this for a long time. Not tractor trailer traffic, mindset for long term.
EPA – pull tanks if they leave this location.

Jordan Staley stated two things; 1. Moratorium can not be a factor in decision and 2. Concentration of similar uses does not fall under a factor for consideration.

Action

Mr. Shomper moved to approve the request by the applicant, QuikTrip, for approval of a Basic Development Plan (BDP 26-02) in accordance with the recommendation of Staff's Memorandum dated, January 8, 2026, and the Planning Commission Decision Record.

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

Mr. Walton stated public roads need to be adequate to serve residents and occupants
Mr. Shomper said Executive not adequate to handle traffic for this usage
Ms. Thomas said this doesn't conform to 3 of our codes
Ms. Vargo agreed
Mr. Johnson agreed

3. **REPLAT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 0.634 acres of public right of way. Property is located at 6409 Shull Road (RP 26-03).**

Mr. Sorrell stated that the applicant requests approval of a replat to dedicate 0.634 acres of public right of way. This dedication will facilitate the planned road improvements including connecting Charlesgate Road.

The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve an easement of access. New lots to be created

which do not front along an existing public road but which are to be sold to owners of a contiguous parcel of land which does abut along such a road do not constitute a "subdivision" of land and are exempt from this limitation provided, however, that no structure shall be built on the new lot. The City shall require a statement on the deed that the parcels shall not be a separate building lot and may not be transferred except when transferred along with the contiguous property. Such lots are also exempt from the limitation on the number of lots which may be created as a result of a minor subdivision as noted under subsection (b) hereof.

No more than five lots are involved after the original parcel has been completely subdivided. New lots to be created which are five acres or larger in size and located along an existing public road are not "subdivisions" and are exempt from this limitation.

The proposed subdivision is not contrary to applicable subdivision or zoning regulations.

The physical characteristics of the property are suitable for building sites.

There is no division or allocation of land for parks and open spaces as required by these regulations.
Once this land is dedicated, the city plans to construct an extension of Charlesgate Road, connecting both neighborhoods.

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

Glenn Smith asked to clarify that this is connecting the west side to the east side.

Action

Mr. Shomper moved to approve the request by the applicant, The City of Huber Heights, for approval of a Replat (RP 26-03) in accordance with the recommendation of Staff's Memorandum dated, January 8, 2026, and the Planning Commission Decision Record.

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

IX. Additional Business

None

X. Approval of the Minutes

Without objection, the minutes of the December 10, 2025, Planning Commission meeting are approved.

XI. Reports and Calendar Review

XII. Upcoming Meetings

February 10, 2026
March 10, 2026

XIII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:45 p.m.

Terry Walton, Chair **Date**

Geri Hoskins, Administrative Assistant **Date**