



**AGENDA**  
**CITY PLANNING COMMISSION**  
City Governance Center - Council Chambers  
6151 Brandt Pike  
April 14, 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 26 building lots and street right of way. Property is located North of Carriage Trails Parkway (DDP 26-08).

- B. DETAILED DEVELOPMENT PLAN - The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Detailed Development Plan for 38 building lots. Property is located at Chambersburg Road and Endicott Road, North side (DDP 26-09).
  - C. MAJOR CHANGE - The applicant, GREG HOSKINS, is requesting approval of a Major Change to the Basic Development Plan to remove open space restricting from lot 199. Property is located at 3020 Burr Oak Drive (MJC 26-10).
8. Additional Business
- A. Appointment to Housing Council
  - B. ZoneCo Presentation
9. Approval of Minutes
- A. Without objection, the minutes of the February 10, 2026, Planning Commission meeting are approved.
10. Reports and Calendar Review
11. Upcoming Meetings
- A. May 12, 2026  
June 9, 2026
12. Adjournment

**AI-11422**

**7. A.**

**Planning Commission**

Meeting Date: 04/14/2026

DETAILED DEVELOPMENT PLAN

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Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, CARRIAGE TRAILS CO., LLC, is requesting approval of a Detailed Development Plan for 26 building lots and street right of way. Property is located North of Carriage Trails Parkway (DDP 26-08).

Purpose and Background

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Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

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# Memorandum

Staff Report for Meeting of April 14, 2026

To: Huber Heights City Planning Commission  
From: Aaron K. Sorrell, Assistant City Manager  
Date: April 6, 2026  
Subject: DDP 26-08 Carriage Trails II Section 20 Phase 2a  
(Application dated March 11, 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 / 6.214 acres.  
**EXISTING LAND USE:** Vacant land  
**ZONING ADJACENT LAND:** Surrounding properties are zoned PM.  
**REQUEST:** The applicant requests Detailed Development Plan approval for 26 building lots and street right of way.  
**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 third plat of the Carriage Trails II subdivision. 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.

<u>Lot Type</u>	<u>Minimum Width</u>	<u>Minimum Area</u>	<u>Maximum Building Coverage of Lot Area</u>
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:

<u>Unit Type</u>	<u>Front Yard</u>	<u>Minimum Side Yard</u>	<u>Minimum Rear Yard</u>	<u>Minimum Building Separation</u>
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-feet, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations.

**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 2a, submitted on March 11, 2026, with the following conditions:

1. 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 March 11, 2026, the applicant, CARRIAGE TRAILS CO, LLC, requested approval of a Detailed Development Plan for 26 building lots and street right of way. Property located north of Carriage Trails Parkway (DDP 26-08), and;

WHEREAS, on April 14, 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 26-08), in accordance with the recommendation of Staff's Memorandum dated April 6, 2026, with the following conditions:

1. 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  
Planning Commission

\_\_\_\_\_  
Date

DEVELOPMENT APPLICATION  
CITY OF HUBER HEIGHTS



RECEIVED

MAR 11 2026

PLANNING DEPARTMENT

6151 Brandt Pike  
Huber Heights, Ohio 45424

937.233.1423  
937.233.1272 (Fax)

Application Number DDP 26-08  
Receipt Number 311195

Date Filed 3/11/2026  
Amount Paid \$455.35

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 **S20-2A**
  - Major Change
  - Minor Change
  - Other

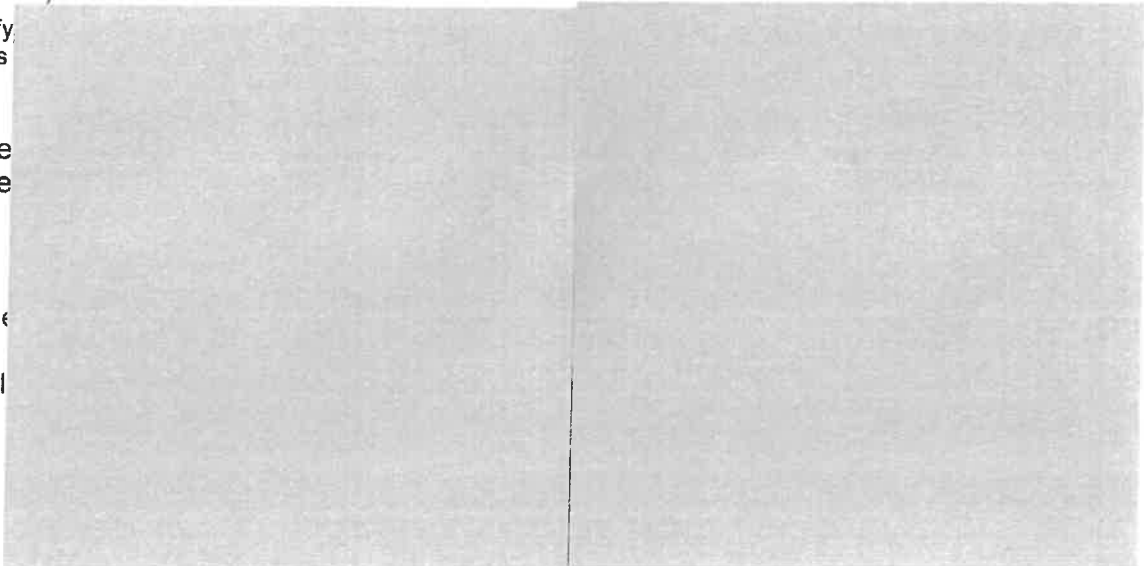
*Apr 14, 26*

**APPLICANT INFORMATION**

Identify parties

Name  
Address

Phone  
Fax  
Email



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

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: **6.214 acres**

Type of Development: Residential  Commercial  Office  Industrial  Other

Brief description of application request:

**Detailed Development Plan for 26 building lots (4.817 ac) and street right of way (1.397 ac) in Section 20, Phase 2A**

Applicant's status: Owner  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**

[Handwritten Signature]

Applicant's Signature:

William W. Keethler II, President of Carriage Trails Co. LLC

Printed Name:

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

[Handwritten Signature]

William W. Keethler II, President of Carriage Trails Co. LLC  
(OWNER)

Subscribed and sworn to before me this 11<sup>th</sup> day of March, 2026.



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

[Handwritten Signature]  
NOTARY PUBLIC

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

=====

Date Received \_\_\_\_\_ Fee Paid \_\_\_\_\_ Received by \_\_\_\_\_

**ADDITIONAL CONTACT INFORMATION**

PROPERTY OWNER  
Name **Carriage Trails Co. LLC**  
Address **5131 Post Rd, Ste. 101  
Dublin, OH 43017  
614.565.0487**  
Phone **614.717.4440**  
Fax **bkeethler@carriage-**  
Email **trails.com**

AGENT  
Name **Ken Conaway**  
Address **same as Property Owner**  
Phone **614.571.0614**  
Fax  
Email **kconaway@carriage-**  
**trails.com**

ATTORNEY  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

DEVELOPER  
Name \_\_\_\_\_  
Address **same as Property Owner**  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

LAND PLANNER  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

ENGINEER  
Name \_\_\_\_\_  
Address **Choice One Engineering  
Attn: Jeff Puthoff, PE  
Project Manager**  
Phone **937.497.0200 (office)**  
**937.726.0478 (cell)**  
Fax **jsp@choiceoneengineerin**  
Email **g.com**

LANDSCAPE ARCHITECT  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

OTHER  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

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

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

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

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

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

**Carriage Trails Co. LLC**  
By:   
Applicant's Signature: **William W. Keethler II, Pres.**

Date: 3/11/2020

Project: **Carriage Trails - S20-2A**

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, President**, to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

  
\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

**William W. Keethler II, President of  
Carriage Trails Co. LLC**  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Sworn to before me and subscribed in my presence by the said **William W. Keethler II,**

**President**, on this 11<sup>th</sup> day of March, 2020.

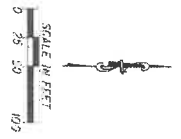
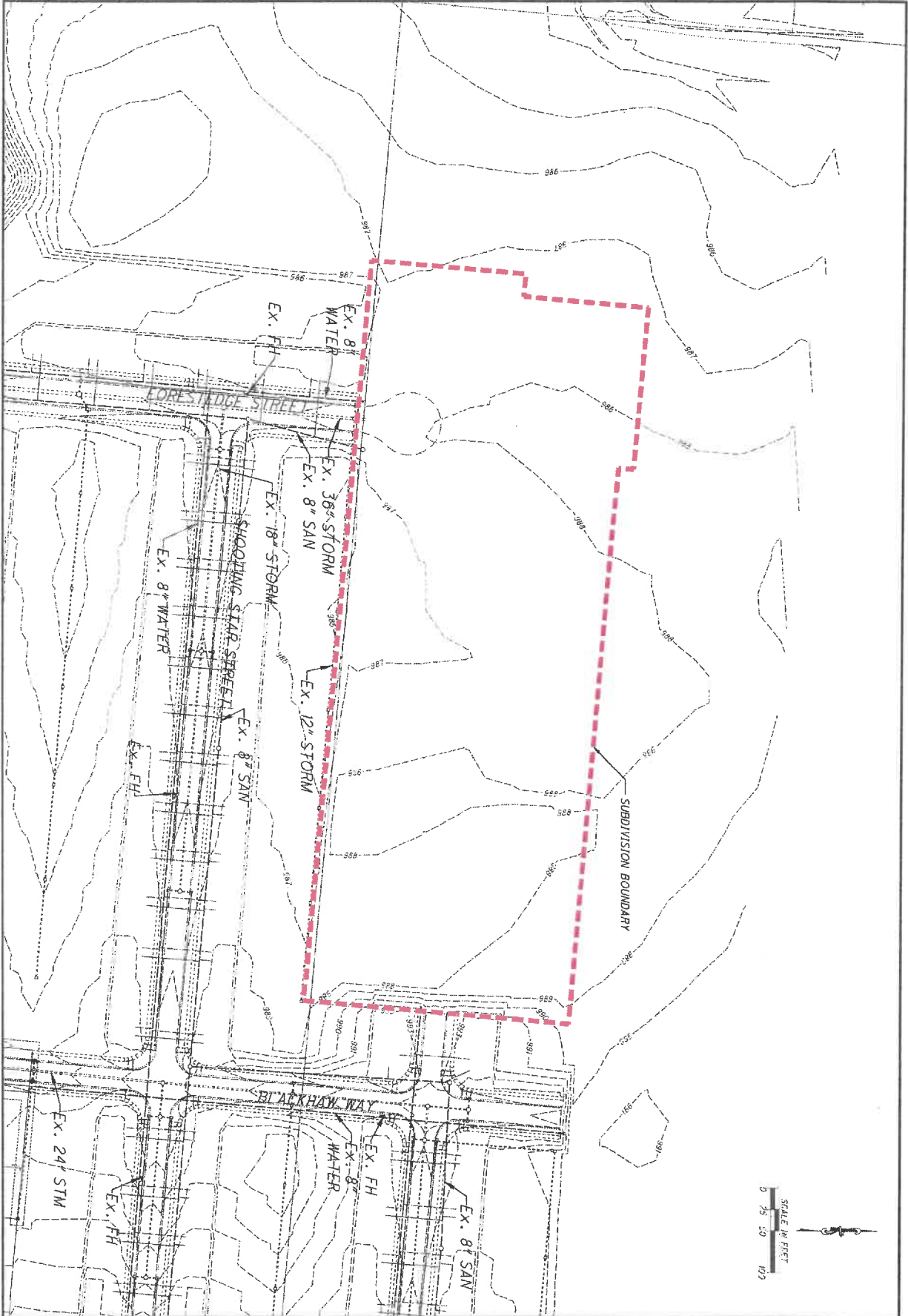


**CASSANDRA L. RIEHLE**  
Notary Public, State of Ohio  
My Commission Expires 08-16-2030

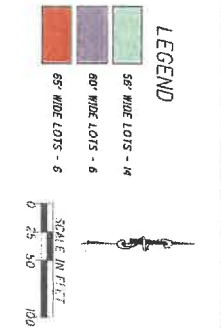
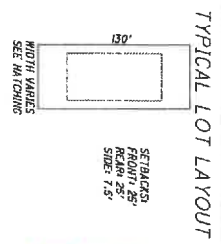
  
\_\_\_\_\_  
Notary Public



<p>DATE: 03-02-2026 PROJECT NO: MAH2601-003 SHEET NO: 1 OF 5</p>	<p><b>CARRIAGE TRAILS SECTION 20 PHASE 2A - DETAILED DEVELOPMENT PLAN</b> CITY OF HUBER HEIGHTS <b>EXISTING PROPERTY OWNERS</b></p>	<p>ChoiceOne Engineering www.CHOICEONEENGINEERING.com</p>
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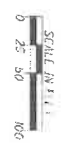


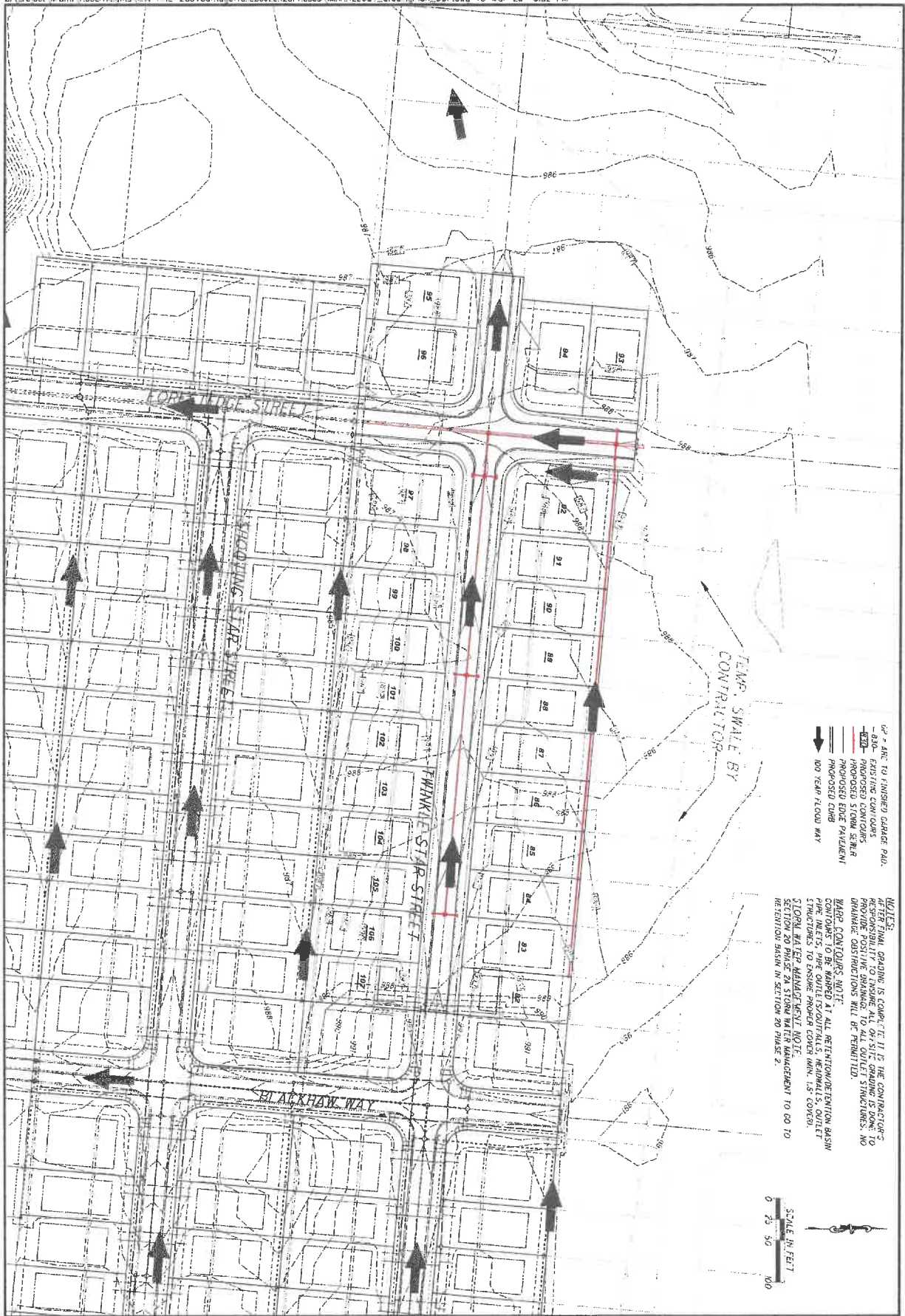
<p>2 OF 5</p>	<p><b>CARRIAGE TRAILS SECTION 20 PHASE 2A - DETAILED DEVELOPMENT PLAN</b>  <b>CITY OF HUBER HEIGHTS</b>  <b>EXISTING CONDITIONS</b></p>	<p>SHANEY ORNO 637.492.0210                  LEVY@CHOICEONE.COM 515.299.8554                  WWW.CHOICEONEENGINEERING.COM</p>	<p><b>Choice One</b>                  Engineering</p>
<p>FILE NAME: [REDACTED]                  DRAWING BY: [REDACTED]                  DATE: 03-10-2026                  SHEET NUMBER: [REDACTED]</p>	<p>REVISIONS:</p>		





**LEGEND**  
 8" SANITARY  
 8" WATER  
 18" STORM





- NOTES:
- 0' = FINISHED GRADE PAID.
  - 8.0' = EXISTING CONTOURS
  - 8.2' = PROPOSED CONTOURS
  - 8.4' = PROPOSED STORM SEWER
  - 8.6' = FLOOD WAY
  - 8.8' = PROPOSED CURB
  - 9.0' = 100 YEAR FLOOD WAY

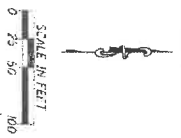
NOTES:

AFTER FINAL GRADING IS COMPLETE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ON-SITE GRADING IS DONE TO PROVIDE POSITIVE DRAINAGE TO ALL OUTLET STRUCTURES. NO DRAINAGE OBSTRUCTIONS WILL BE TOLERATED.

BASE CONTOURS NOT TO BE MARKED AT ALL RETENTION/RETENTION BASIN STRUCTURES TO ENSURE PROPER COVER MIN. IS COVERED.

STORM WATER MANAGEMENT NOTE:

SECTION 20 PHASE 2A STORM WATER MANAGEMENT TO GO TO RETENTION BASIN IN SECTION 20 PHASE 2.





# Huber Heights Fire Division

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

Occupancy Name:	Carriage Trails II		
Occupancy Address:	Section 20, Phase 2A		
Type of Permit:	HHP&D Site Plan		
Additional Permits:	Choose an item.		
Additional Permits:	Choose an item.		
MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	
MCBR ELE:		HHFD Box:	49
REVIEWER:	Pugh	DATE:	03/24/2026

## **Fire Department Comments:**

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

**This plan review is based only on the proposed site work, fire department access and basic fire protection concepts at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2025 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. Hydrants are not shown on Twinkle Star Street on Sheet 2. Please clarify distances 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 (2025) 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 2025 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

**AI-11439**

**7. B.**

**Planning Commission**

Meeting Date: 04/14/2026

DETAILED DEVELOPMENT PLAN

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Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Detailed Development Plan for 38 building lots. Property is located at Chambersburg Road and Endicott Road, North side (DDP 26-09).

Purpose and Background

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Attachments

Staff Report

Decision Record

Application

Legal Description

Drawings

Fire Assessment

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# Memorandum

Staff Report for Meeting of April 14, 2026

To: Huber Heights City Planning Commission  
From: Aaron K. Sorrell, Assistant City Manager  
Date: April 7, 2026  
Subject: DDP 26-09 Canal Heights Section 3  
(Application dated March 24, 2026)

Department of Planning and Zoning

City of Huber Heights

**APPLICANT/OWNER:** Forestar (USA) Real Estate Group – Applicant/Owner  
**DEVELOPMENT NAME:** Canal Heights  
**ADDRESS/LOCATION:** Chambersburg Rd. & Endicott Road (North side)  
**ZONING/ACREAGE:** PR: Planned Residential / 8.65 acres.  
**EXISTING LAND USE:** Vacant land (development under construction)  
**ZONING**  
**ADJACENT LAND:** PR – Planned Residential  
**REQUEST:** The applicant requests Detailed Development Plan approval for 38 building lots.  
**ORIGINAL APPROVAL:** N/A  
**APPLICABLE HHCC:** Chapter 1171 & 1172  
**CORRESPONDENCE:** In Favor – None Received  
In Opposition – None Received

## **STAFF ANALYSIS AND RECOMMENDATION:**

### **Overview**

This is the third section of the Canal Heights subdivision. The Planning Commission approved the Basic Development Plan in 2021 through a development known as the Villages of Westport, which was renamed Canal Heights when the land was purchased by Forestar Real Estate Group.

### **Staff Analysis**

#### **Conformance with the Basic Development Plan**

The Basic Development Plan requirements are:

Front & rear yard setbacks: 25-feet

Side yard setbacks: 5-feet

Minimum lot width: 51-feet

All front and rear yard setbacks are 25-feet, consistent with the requirements. All lot sizes are the same as approved through the Detailed Development Plan.

#### **Additional Comments:**

**Fire:** See attached.

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

### **Recommendation**

Planning staff recommends approval of the Detailed Development Plan for Canal Heights, Section 3 submitted on March 24, 2026, with the following conditions:

1. Applicant shall comply with all Huber Heights Fire Department requirements.

### **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 March 24, 2026, the applicant FORESTAR (USA) REAL ESTATE GROUP, INC., requested approval of a Detailed Development Plan for 38 building lots. Property located at Chambersburg Road and Endicott Road, North side (DDP 26-09), and;

WHEREAS, on April 14, 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, Forestar (USA) Real Estate Group Inc., for approval of a Detailed Development Plan. Property is located at Chambersburg Road and Endicott Road (Case DDP 26-09), in accordance with the recommendation of Staff's Memorandum dated April 7, 2026, with the following conditions:

1. Applicant shall comply with all Huber Heights Fire Department requirements.

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

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Terry Walton, Chair  
Planning Commission

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Date

**DEVELOPMENT APPLICATION**  
CITY OF HUBER HEIGHTS



RECEIVED  
MAR 24 2026

**PLANNING DEPARTMENT**

\*\*\*\*\*  
6151 Brandt Pike 937.233.1423  
Huber Heights, Ohio 45424 937.233.1272 (Fax)  
\*\*\*\*\*

Application Number DDP 26-09  
Receipt Number \_\_\_\_\_

Date Filed 3/24/26  
Amount Paid 525.00

**TYPE OF ACTION REQUESTED**

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

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

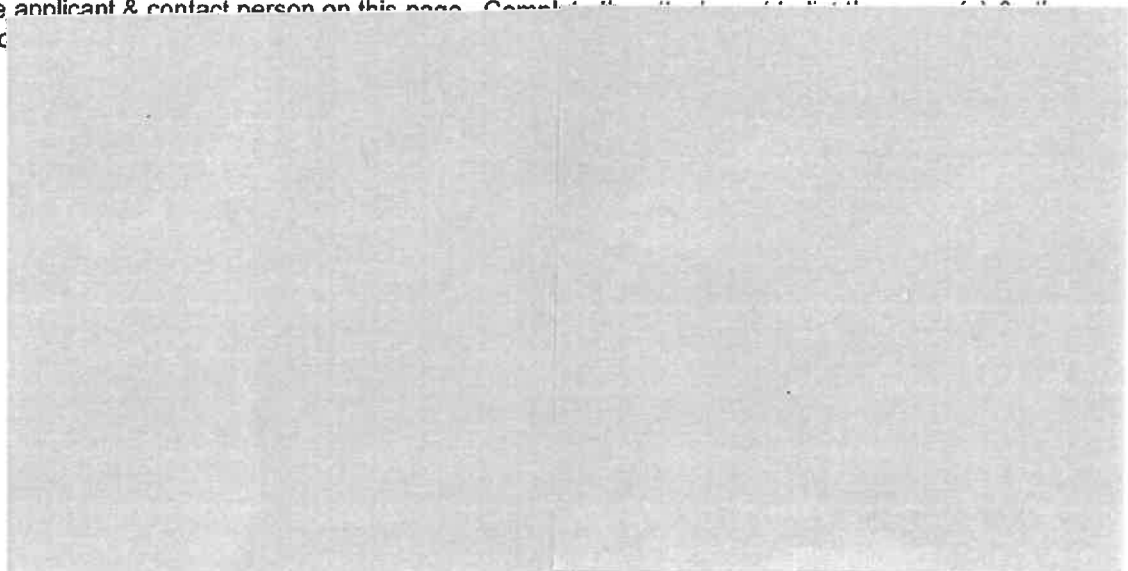
*Apr. 14, 26*

**APPLICANT INFORMATION**

Identify the applicant & contact person on this page. Complete the information for all parties involved.

Name  
Address

Phone  
Fax  
Email



Project Name: Canal Heights Section 3

Location of property: Chambersburg Road

Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel Number(s) P70 04008 0006 & P70 04008 0178

Current Zoning: PR Proposed Zoning: PR

Property Owner's Name: Forestar (USA) Real Estate Group, Inc. Telephone: (317) 900-6643

Address: 8425 Pulsar Place, Suite 320, Columbus, OH 43240

Total acres included in this application: 8.65 acres

Type of Development: Residential  Commercial  Office  Industrial  Other

Brief description of application request:  
Requesting Detailed Development Plan Approval for Section 3 of the Canal Heights Development

Applicant's status: Owner  Lessee  Purchaser  Agent

Name of Engineer: CESO, Inc. Telephone: (937) 435-8584

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

**Applicant's Signature**



Applicant's Signature:

Mark Connor

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 24 day of March, 2026.



ALESA R WOODS  
Notary Public  
State of Ohio  
My Comm. Expires  
May 30, 2026



NOTARY PUBLIC

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

=====

Date Received \_\_\_\_\_ Fee Paid \_\_\_\_\_ Received by \_\_\_\_\_

**ADDITIONAL CONTACT INFORMATION**

**Name** PROPERTY OWNER  
**Address** Forestar (USA) Real Estate Group, Inc.  
8425 Pulsar Place, Suite 320  
Columbus, OH 43240

**Phone** (317) 900-6643  
**Fax** \_\_\_\_\_  
**Email** markconnor@forestar.com

**Name** ATTORNEY  
**Address** Dinsmore & Shohl LLP  
255 E. Fifth Street, Suite 1900  
Cincinnati, OH 45202

**Phone** (513) 977-8351  
**Fax** \_\_\_\_\_  
**Email** charles.baverman@dinsmore.com

**Name** LAND PLANNER  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phone** \_\_\_\_\_  
**Fax** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name** LANDSCAPE ARCHITECT  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phone** \_\_\_\_\_  
**Fax** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name** AGENT  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phone** \_\_\_\_\_  
**Fax** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name** DEVELOPER  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Phone** \_\_\_\_\_  
**Fax** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name** ENGINEER  
**Address** CESO, Inc.  
3601 Rigby Road, Suite 300  
Miamisburg, OH 45342

**Phone** (937) 435-8584  
**Fax** \_\_\_\_\_  
**Email** jon.buchanan@cesoinc.com

**Name** OTHER  
**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.

Brad Robbins  
Witness

By: [Signature]  
Applicant's Signature

Brandon Lypomski  
Witness

Date: 3/23/26

Project: Canal Heights Phase 3.

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.

[Signature]  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

Mark Connor  
Printed Name

\_\_\_\_\_  
Printed Name

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

Mark Connor on this 23 day of March, 2026.



ALESA R WOODS  
Notary Public  
State of Ohio  
My Comm. Expires  
May 30, 2026

[Signature]  
Notary Public

# BOUNDARY DESCRIPTION

Containing 171.0045 Total Acres

Situated in Section 34, Town 2, Range 8 M.Rs., City of Huber Heights, Montgomery County, Ohio and being all of the lands conveyed to Meridian Land Group LTD., as recorded in I.R. Deed 00-063692, and all of the lands conveyed to Wild Creek Properties, LTD, as recorded in I.R. Deed 12-048830 and being more particularly described as follows:

Beginning at a set **Mag Nail** on the southwest corner of the lands conveyed to Anthony Allen & Jani Rice, as recorded in I.R. Deed 16-054280, and being a point on the east line of Section 34, and on being a point on the centerline of Chambersburg Road (said point being referenced by a found Stone in a monument box at S16°13'17"W, a distance of 3.39 feet);

Thence along said centerline of Chambersburg Road, **North 84° 45' 21" West**, distance of **1438.18 feet** to a found **Railroad Spike**;

Thence leaving said centerline of Chambersburg Road and along the east line of the lands of K.E. Rose, as recorded in Deed M.F. 97-488A0, **North 03° 18' 25" East**, distance of **519.84 feet** (passing a set 5/8" Iron Pin at 30.02 feet on the northerly right-of-way line of Chambersburg Road and a found 5/8" Iron pin with a MSP cap at 45.02 feet) to a found **5/8" Iron Pin** with no cap;

Thence along the north line of said K.E. Rose, **North 84° 44' 43" West**, distance of **900.00 feet** to a point (referenced by a found 5/8" Iron Pin with no cap);

Thence along the west line of said K.E. Rose, and in part along the west line of the lands conveyed to Onelove Church, as recorded in I.R. Deed 14-015991, **South 03° 18' 25" West**, distance of **672.14 feet** (passing and a found 5/8" Iron pin with a MSP cap at 623.51 feet and a set 5/8" Iron Pin at 639.72 feet on the northerly right-of-way line of Chambersburg Road) to a found **Mag Nail** on the Centerline of Chambersburg Road;

Thence along said centerline of Chambersburg Road, the following courses;

**South 71° 01' 35" West**, distance of **708.72 feet** to a set **Mag Nail**;

**North 84° 44' 32" West**, distance of **130.77 feet** to a set **Mag Nail** on the east line of the vacated Miami & Erie Canal, as recorded in D.B. 2347, Pg. 598, and being the southeast corner of City of Dayton Lot 80798, also being on the easterly corporation line of the City of Dayton;

Thence along the east line of said City of Dayton Lot 80798, **North 04° 57' 28" East**, distance of **1258.50 feet** to a found **5/8" Iron pin** with a MSP cap (passing a set 5/8" Iron Pin on the northerly right-of-way line of Chambersburg Road at 30.00 feet and a found 5/8" Iron pin with a MSP cap at 45.10 feet) on the southwesterly corner of City of Dayton Lot 80797, in the name of American Aggregates Corporation, as recorded in D.B. 2234, Pg. 363;

Thence along the corporation line of said City of Dayton & along said Lot 80797, the following courses;

**North 79° 18' 39" East**, distance of **426.67 feet** to a point (referenced by a found **5/8" Iron Pin** with no cap at N67°35'49"E, a distance of 0.91 feet);

**North 02° 47' 24" East**, distance of **1794.94 feet** to a found **Stone** on the south line of the lands conveyed to John Harvey Schwab & Walter Louis Schab, as recorded in Deed M.F. 85-496B01, and being on the north line of Section 34;

Thence leaving the City of Dayton Corporation Line and along said north line of Section 34, and the south line of said Schwab lands, **South 84° 46' 29" East**, distance of **744.75 feet** to a found **3/4" Iron Pin** with no cap on the southwest corner of Lot 13104 of Herbert C. Huber Plat No. 52 Section Eight "B", as recorded in P.B. 100, Pg. 74;

Thence along the south line of Lots 13103 – 13104 of Herbert C. Huber Plat No. 52 Section Eight "B", as recorded in P.B. 100, Pg. 74, and Lots 12561-12572 of Herbert C. Huber Plat No. 52 Section Eight, as recorded in P.B. 97, Pg. 21,

**South 84° 34' 35" East**, distance of **1939.28 feet** to a found **5/8" Iron Pin** with no cap on the west line of the lands conveyed to the City of Huber Height, as recorded in Deed M.F. 87-651C03, and being the northeast corner of Section 34;

Thence along east line of said Section 34, and the west line of said City of Huber Heights land, and the west lines of the lands conveyed to The Board of County Commissioners, as recorded in Deed M.F. 74-589C10, City of Huber Heights land, as recorded in I.R. Deed 17-071913, the lands of Kyle J. Corbin, as recorded in I.R. Deed 19-059740, Lots 11719-11720 of Herbert C. Huber Plat No. 52 Section Three, as recorded in P.B. 93, Pg. 34, Lots 12404-12410 of Herbert C. Huber Plat No. 54, as recorded in P.B. 97, Pg. 4, **South 03° 04' 38" West**, distance of **1781.75 feet** to a found **Stone** on the northwest corner of the aforesaid lands of Anthony Allen & Jani Rice;

Thence continuing along said east line of Section 34, and along the west line of said Anthony Allen & Jani Rice, **South 03° 19' 03" West**, distance of **940.40 feet** to the Point of Beginning. Containing 171.0045 Acres of land. All iron pins called as set are 5/8" x 30" rebar with a cap stamped "CESO".



**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
- ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
- ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
- ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE" LETTERING AND FISH IMAGE.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
- CHANNEL BOTTOMS OF ALL MANHOLES.
- CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED CURB IS NOT PERMITTED.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS.
- ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
- ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
- ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
- SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FT INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYERS. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 6" BEHIND THE BACK OF CURB AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE. AT THE LOW SIDE OF THE PROPERTY, A 2 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

**WATER NOTES**

- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING BOTH MEGA LUGS AND CONCRETE THRUST BLOCKS FOR THE LENGTH DETERMINED BY THE CITY INSPECTOR.
- ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, DISINFECTED AND RELEASED FOR TAPS.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- 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.
- NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
- ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET.
- 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.
- ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
- 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.
- ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
- GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
- ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-1/2" OUTLETS WITH CITY OF DAYTON THREADS.
- ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
- THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
- FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
- WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
- BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
- ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

**SANITARY NOTES**

- THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
- SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
- SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
- ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
- 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.
- ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
- ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.



**FORESTAR**  
**CANAL HEIGHTS**  
**SECTION THREE**  
 CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

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Project Number: **763863**

Scale: \_\_\_\_\_

Drawn By: **LDF**

Checked By: **JEE**

Date: **MARCH 2026**

Issue: **DETAILED DEV PLAN**

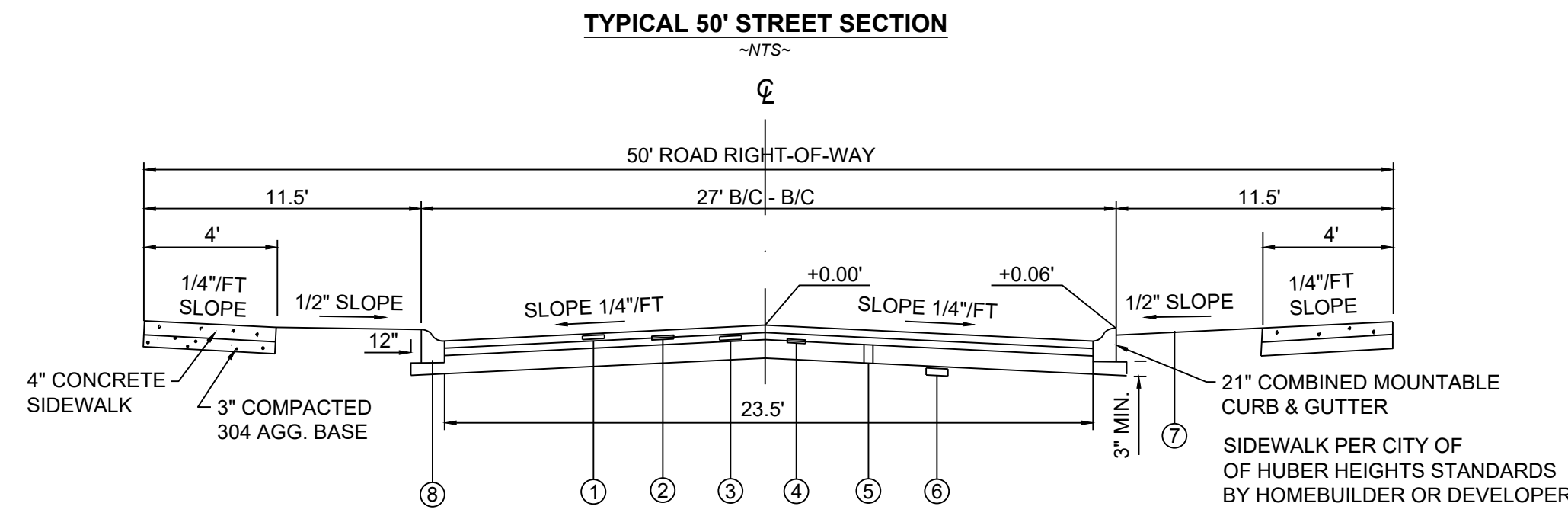
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**GENERAL NOTES**

C:\DC\ACC\Dev\CESO\Forestar Canal Heights\Project Files\CESO\03-CIVIL\_SEC 3\PLANA\_763863\_COVER SHEET.dwg - 3/19/2026 - Lucas Ford



CESO  
WWW.CESOINC.COM

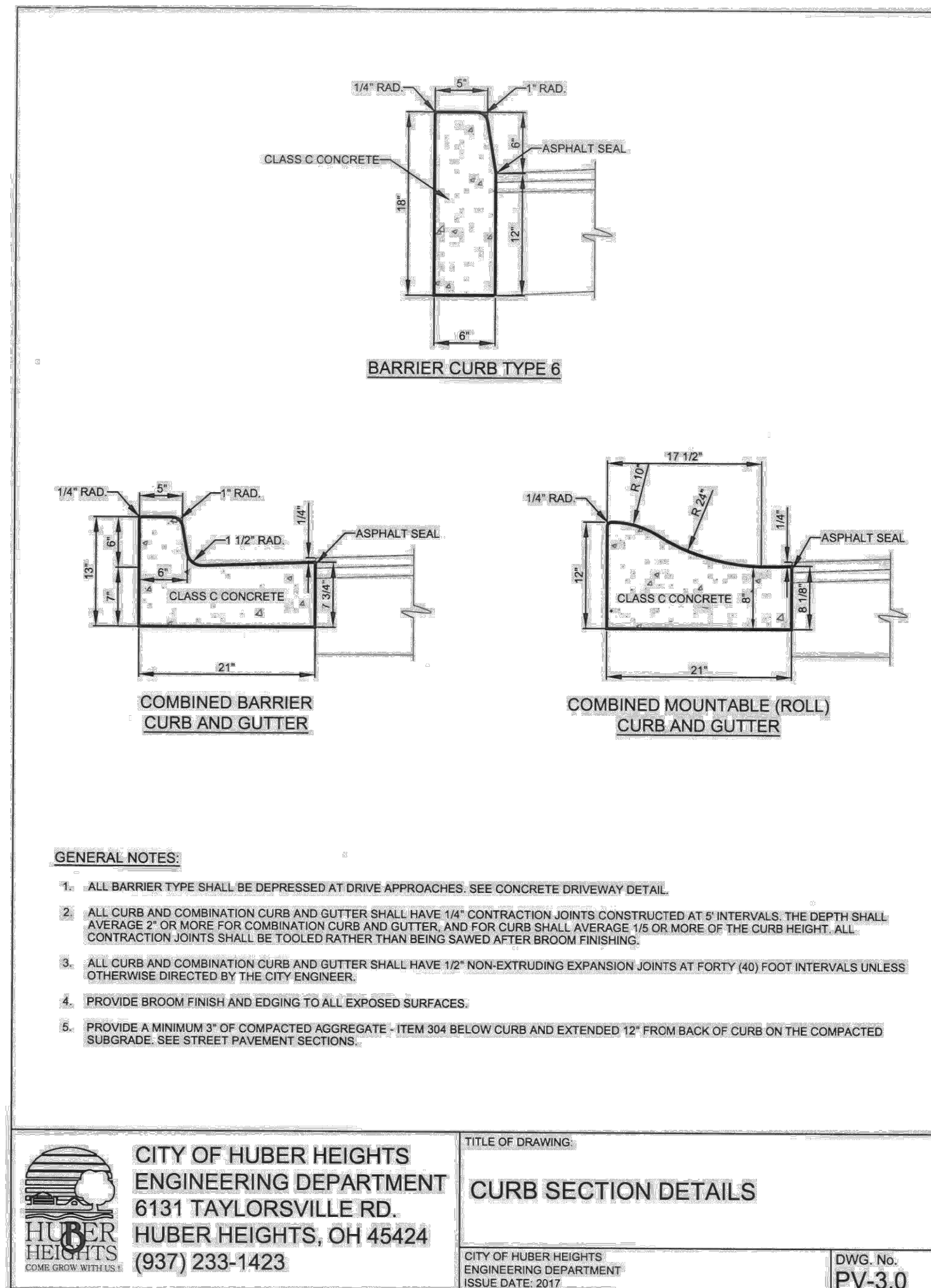
3601 Regby Rd., Suite 300  
Mansfield, OH 43342  
Phone: 937.435.8584 Fax: 888.208.4826



- ① ITEM 441 (TYPE 1): ASPHALT SURFACE COURSE (1 1/4" SURFACE COURSE).
- ② ITEM 407: TACK COAT TRACKLES NT SS-1HM TRACKLESS TACK @ 0.1 GAL./S.Y.
- ③ ITEM 441 (TYPE 2): ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE).
- ④ ITEM 408: BITUMINOUS PRIME COAT MC-30 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
- ⑤ ITEM 304: AGGREGATE BASE (10" TOTAL - MAX. 4" LIFTS)
- ⑥ ITEM 203: SUBGRADE COMPACTION
- ⑦ ITEM 659: SEEDING AND MULCHING
- ⑧ MOUNTABLE CURB & GUTTER

**NOTES:**

1. ITEM 441 (TYPE 1) ASPHALT SURFACE COURSE SHALL NOT BE APPLIED UNTIL ITEM 441 (TYPE 2) ASPHALT LEVELING COURSE HAS BEEN IN PLACE AT LEAST 9 MONTHS. ANY ITEM 441 (TYPE 2) DETERIORATION OR SETTLEMENT THAT HAS DEVELOPED DURING THIS PERIOD SHALL BE REMOVED AND REPLACED BEFORE THE ITEM 441 (TYPE 1) COURSE IS APPLIED.
2. ITEM 407 TACK COAT SHALL BE APPLIED JUST PRIOR TO THE FINAL COURSE OF ITEM 441 LEVELING COURSE IF DIRECTED BY THE CITY ENGINEER
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATION AND/OR AS MODIFIED BY THE CITY OF OF HUBER HEIGHTS.
4. ALL UTILITY TRENCHES WITHIN THE STREET RIGHT OF WAY MUST BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL TO SUBGRADE ELEVATION (SEE DETAIL)
5. ALL SUBGRADE TO BE COMPACTED TO 95% OF THE MATERIALS MAXIMUM DENSITY BASED ON OPTIMUM WATER CONTENT OF THE SOIL (AASHTO DESIGNATION T-180-57 METHOD "C") TO THE REQUIRED CROWN BEFORE PLACING THE BASE OR ASPHALT COURSES.

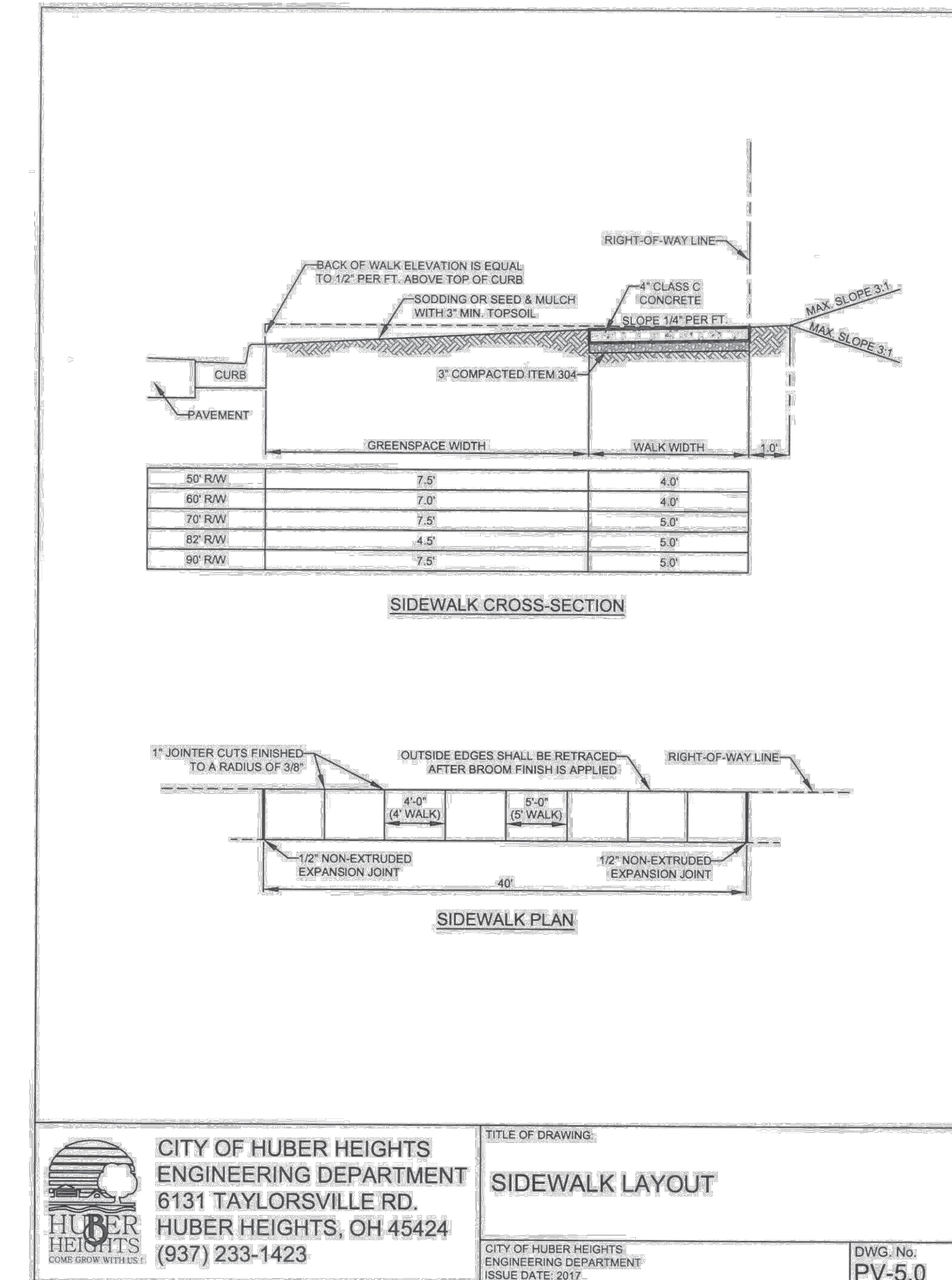


CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
6131 TAYLORSVILLE RD.  
HUBER HEIGHTS, OH 45424  
(937) 233-1423

TITLE OF DRAWING:  
**CURB SECTION DETAILS**

CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
ISSUE DATE: 2017

DWG. No:  
**PV-3.0**

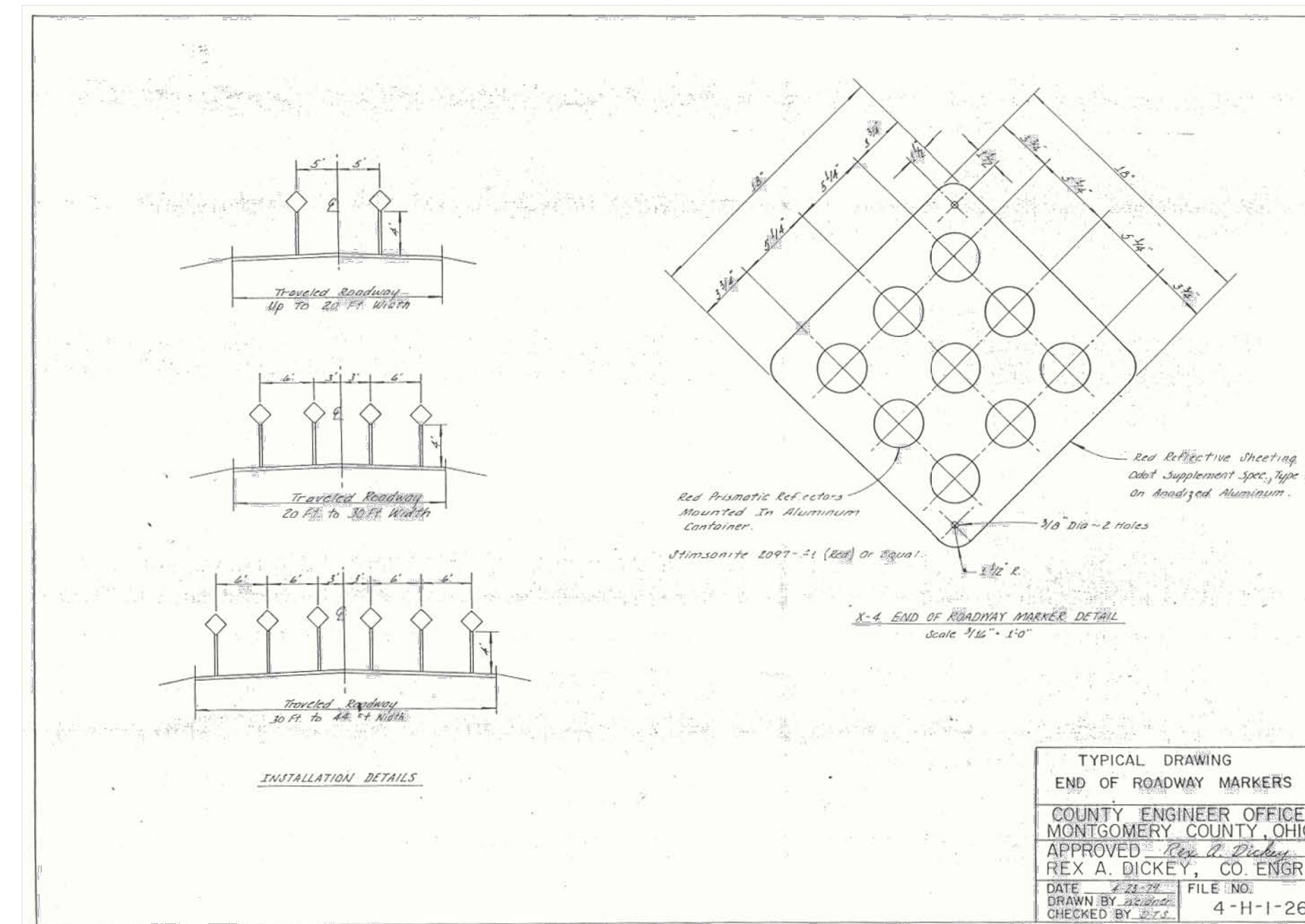


CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
6131 TAYLORSVILLE RD.  
HUBER HEIGHTS, OH 45424  
(937) 233-1423

TITLE OF DRAWING:  
**SIDEWALK LAYOUT**

CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
ISSUE DATE: 2017

DWG. No:  
**PV-5.0**



FORESTAR

CANAL HEIGHTS  
SECTION THREE  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date

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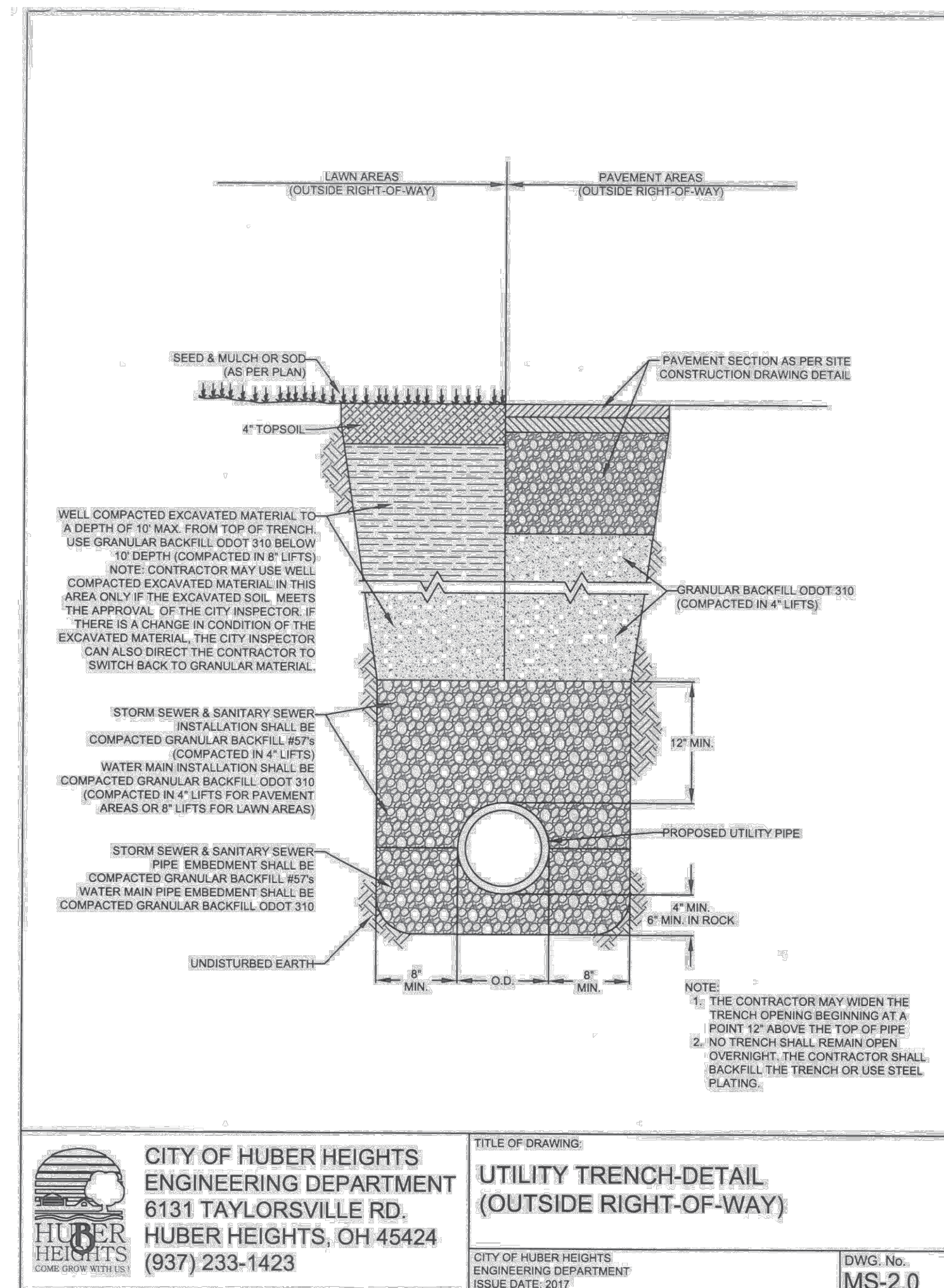
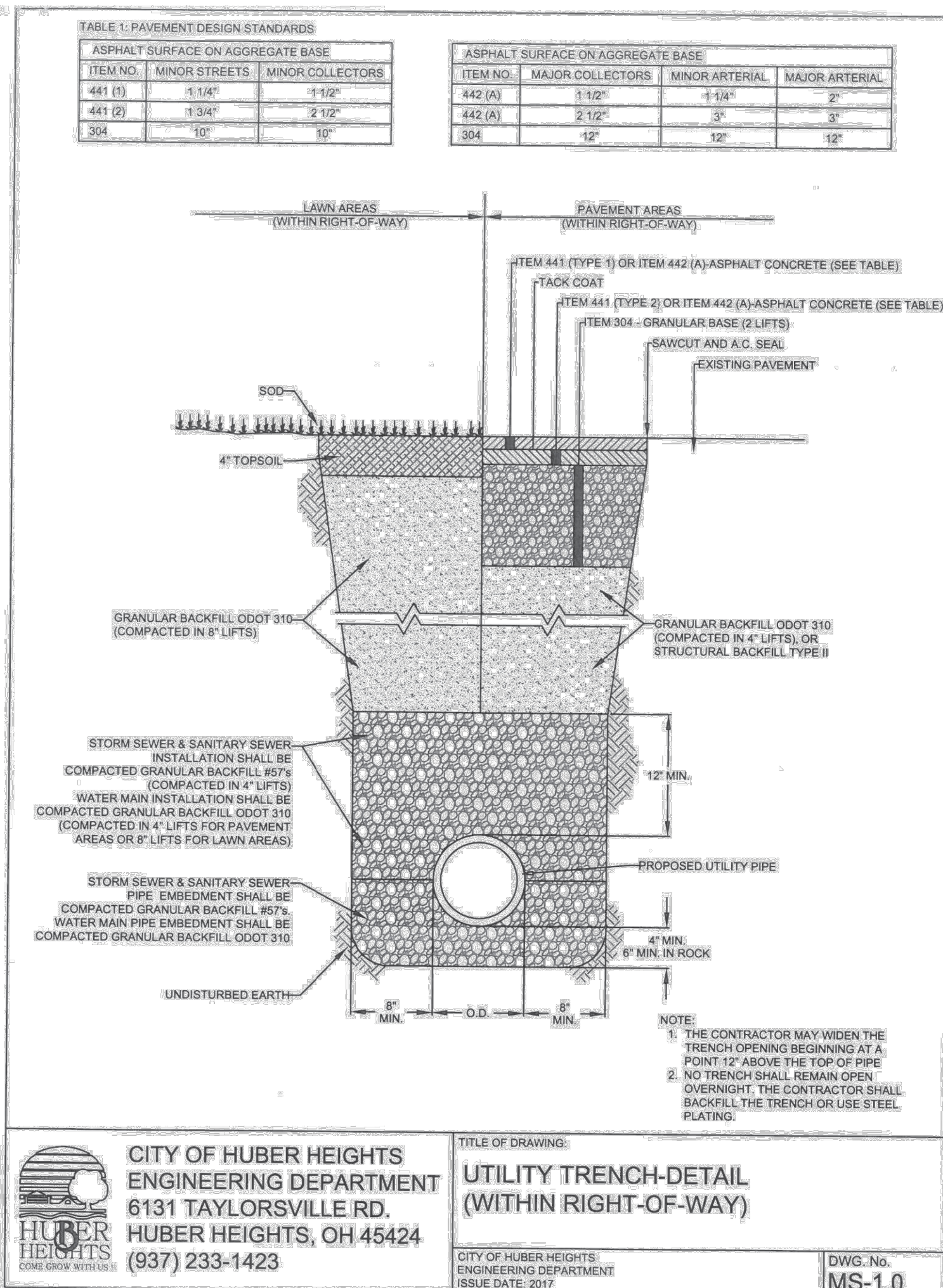
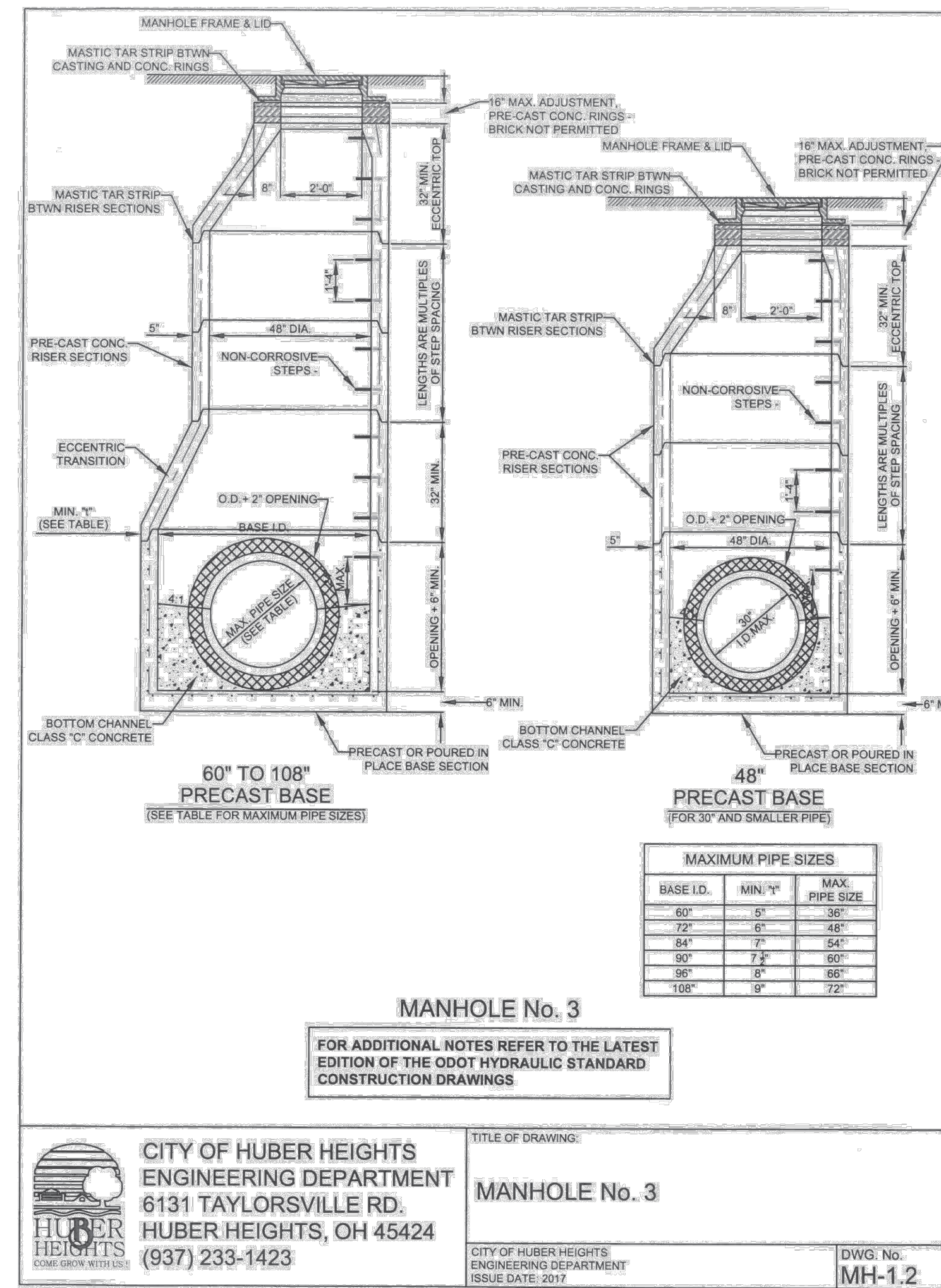
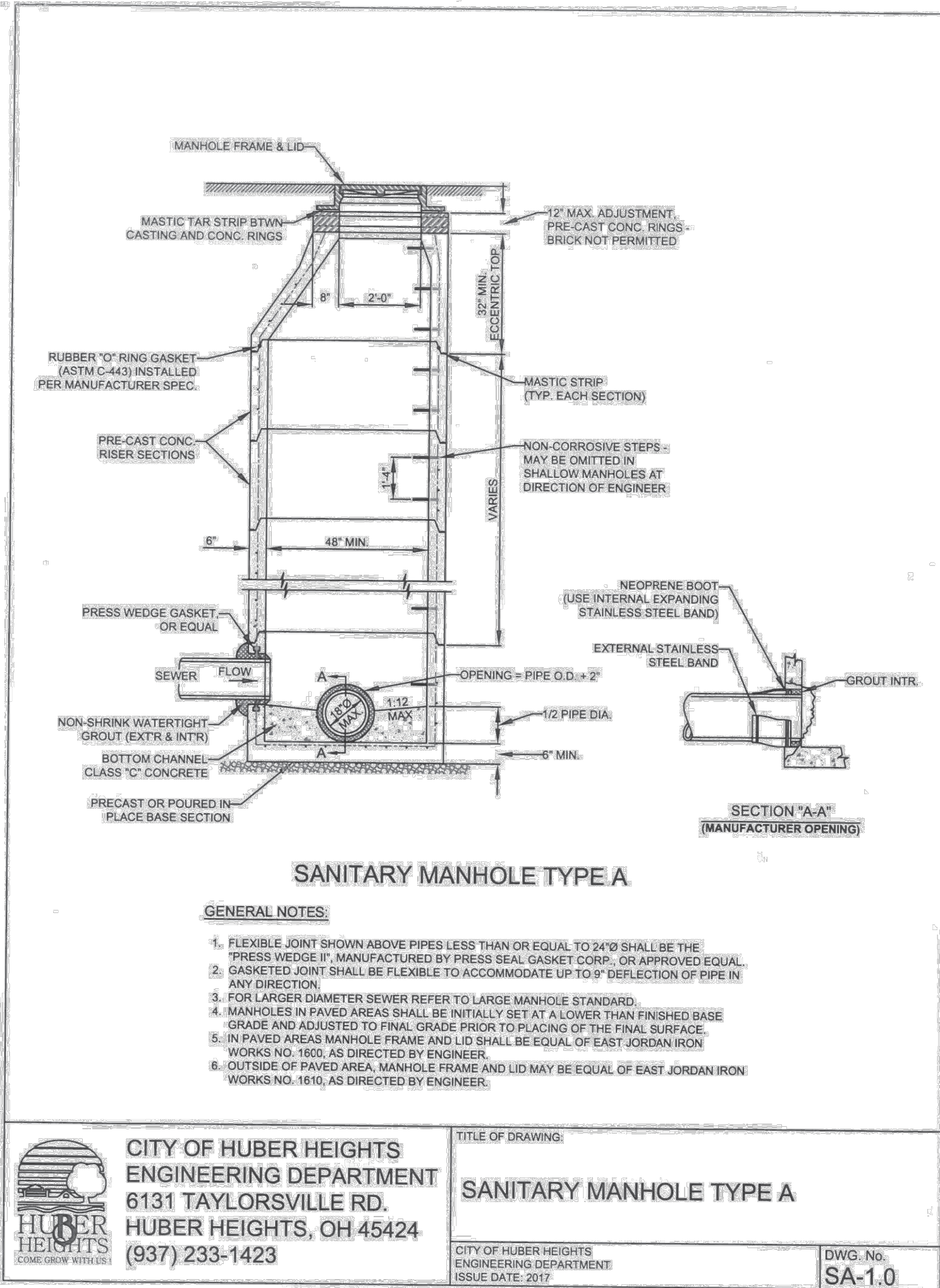
Project Number: 763863  
Scale: -  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

Drawing Title:  
**ROAD SECTION & DETAILS**



CESO  
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3051 Rgby Rd., Suite 300  
Mansfield, OH 44842  
Phone: 937.435.8584 Fax: 888.208.4826



FORESTAR

CANAL HEIGHTS  
SECTION THREE  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

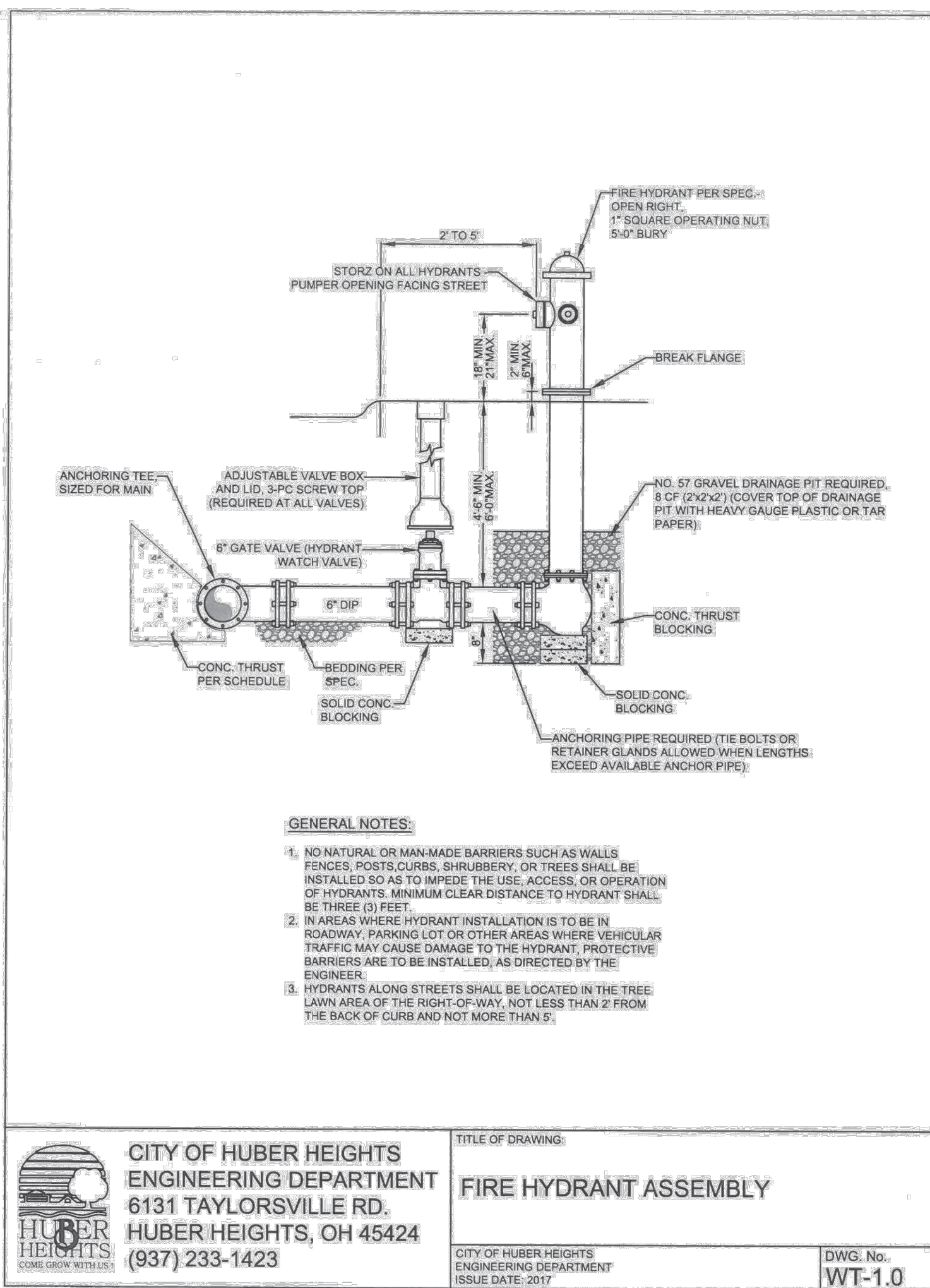
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Project Number: 763863  
Scale: -  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

Drawing Title: **UTILITY DETAILS**



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Phone: 937.435.8584 Fax: 888.208.4826

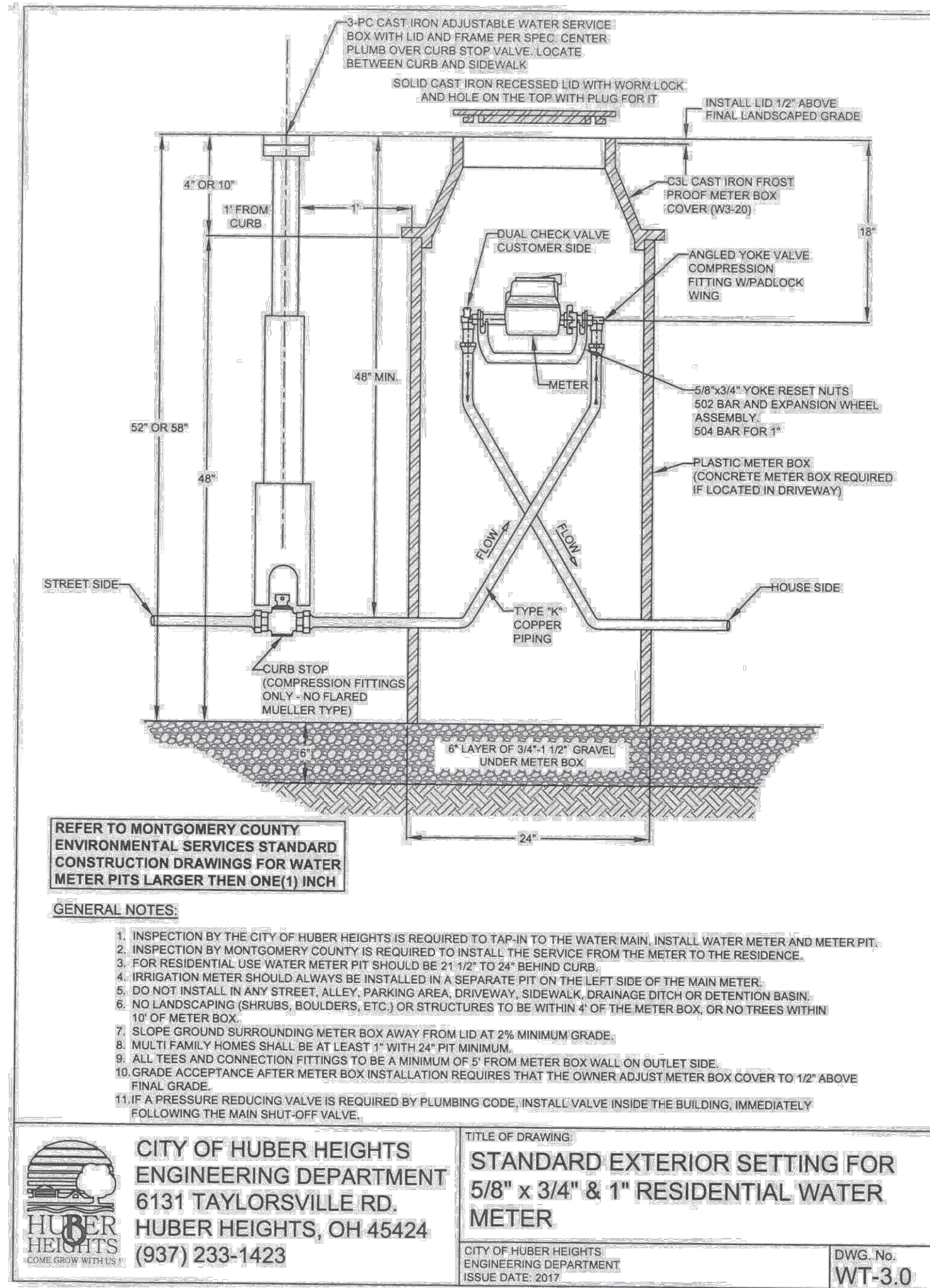


CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
6131 TAYLORSVILLE RD.  
HUBER HEIGHTS, OH 45424  
(937) 233-1423

TITLE OF DRAWING:  
**FIRE HYDRANT ASSEMBLY**

CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
ISSUE DATE: 2017

DWG. No.  
**WT-1.0**

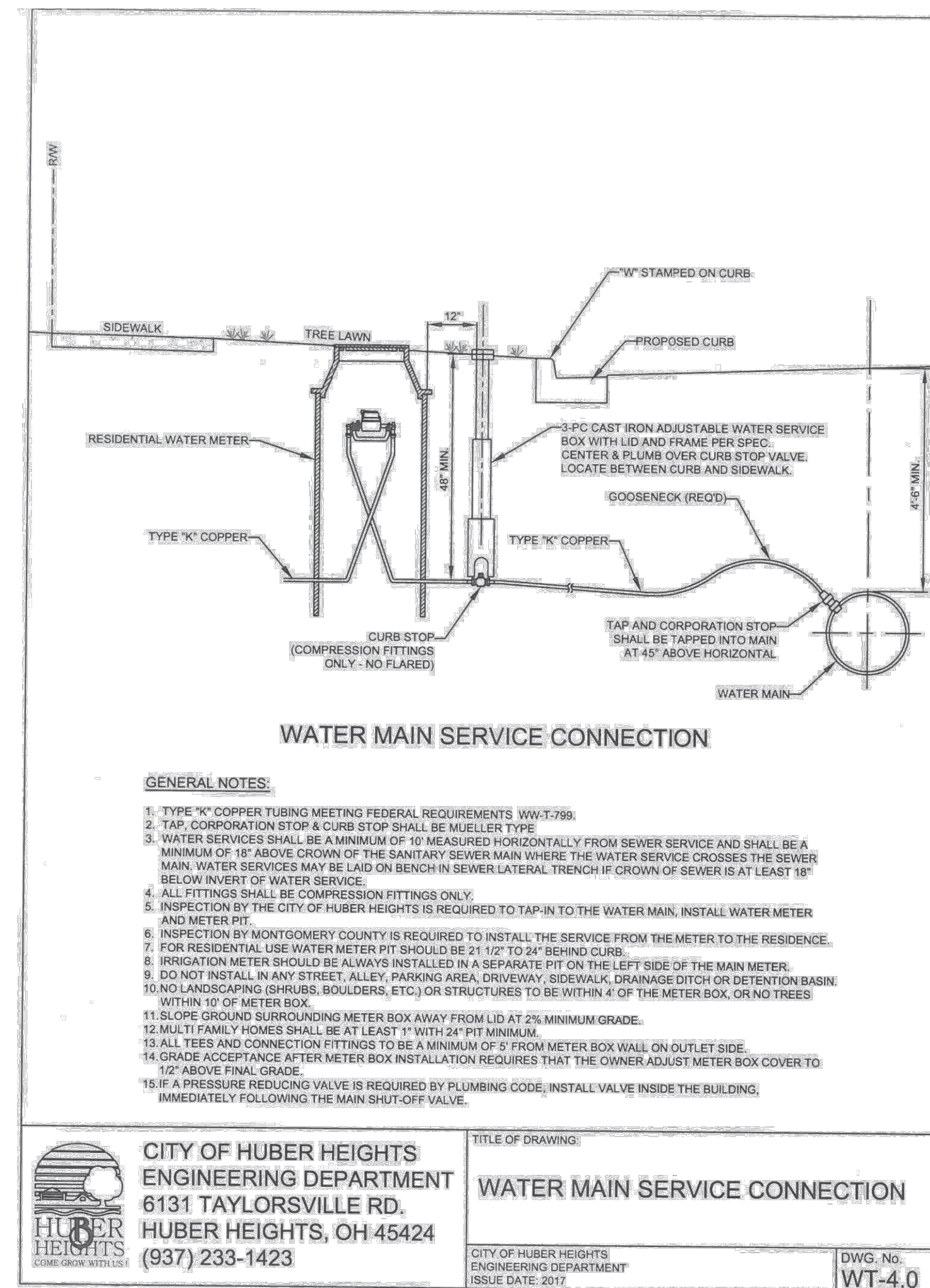


CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
6131 TAYLORSVILLE RD.  
HUBER HEIGHTS, OH 45424  
(937) 233-1423

TITLE OF DRAWING:  
**STANDARD EXTERIOR SETTING FOR  
5/8" x 3/4" & 1" RESIDENTIAL WATER  
METER**

CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
ISSUE DATE: 2017

DWG. No.  
**WT-3.0**



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

TITLE OF DRAWING:  
**WATER MAIN SERVICE CONNECTION**

CITY OF HUBER HEIGHTS  
ENGINEERING DEPARTMENT  
ISSUE DATE: 2017

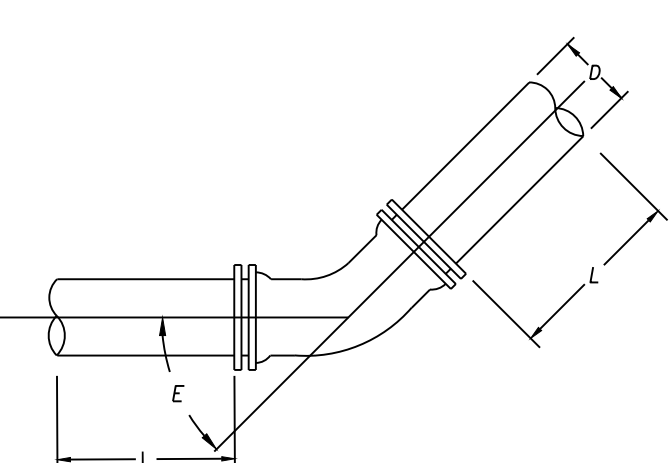
DWG. No.  
**WT-4.0**

"E"	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4 °	0	0	0	0	0	0	0	0
22 1/2 °	0	2	3	5	6	8	10	12
45 °	4	8	12	14	20	30	36	45
90 °	12	26	38	48	66	98	125	145

TABLE FOR "L" (IN FEET)  
REQUIRED LENGTH OF RESTRAINED JOINTS

\* REQUIRED RESTRAINED JOINT AT FITTING ONLY

"D" - INSIDE DIAMETER OF PIPE  
"E" - DEGREE OF DEFLECTION



**RESTRAINED JOINT LENGTHS FOR WATER MAINS**

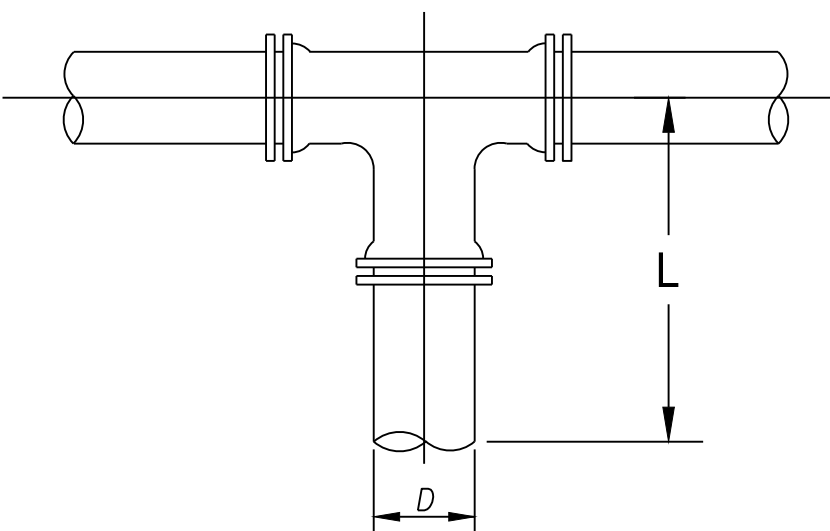


TABLE FOR "L" (FEET)  
REQUIRED LENGTH OF RESTRAINED JOINTS  
D - DIAMETER OF PIPE

D	4"	6"	8"	10"	12"	16"	20"	24"
L	34	49	64	79	94	124	154	184

**JOINT RESTRAINT FOR DEAD END VALVES, PLUGS, CAPS, AND TEES**

**FORESTAR**

**CANAL HEIGHTS**  
**SECTION THREE**  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

ID	Description	Date

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Project Number: 763863  
Scale: -  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

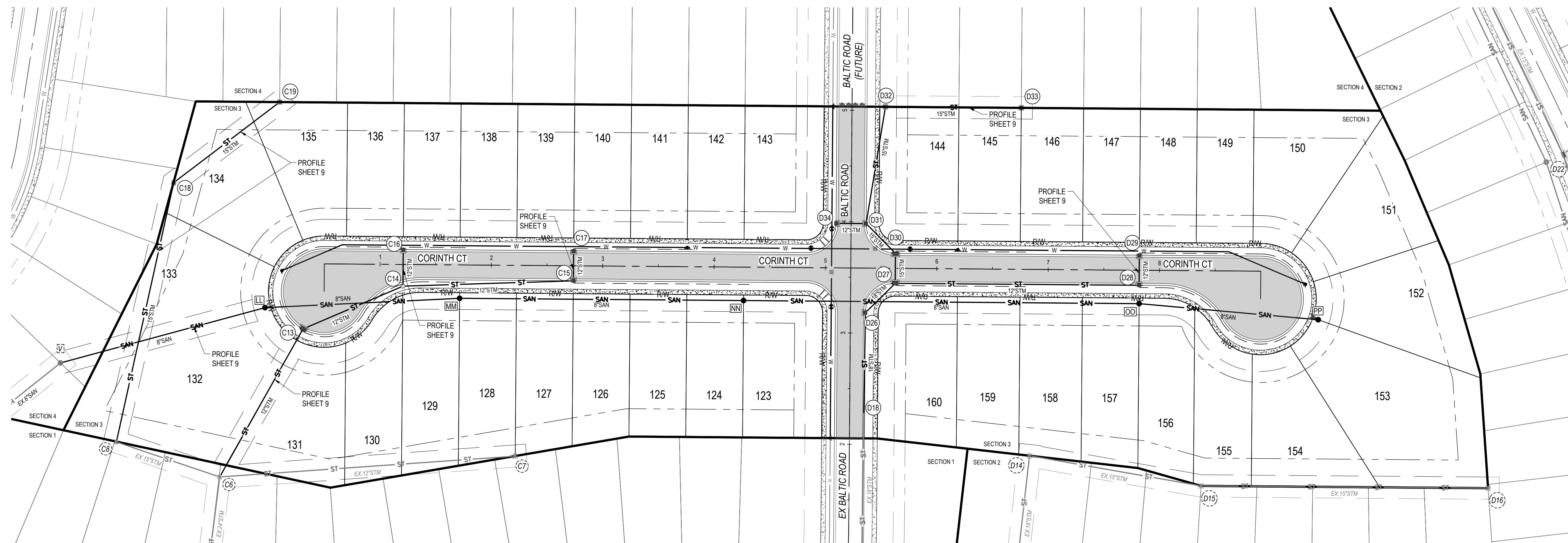
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**WATER DETAILS**

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**FORESTAR**

**CANAL HEIGHTS**  
**SECTION THREE**  
CITY OF HUBER HEIGHTS, OHIO

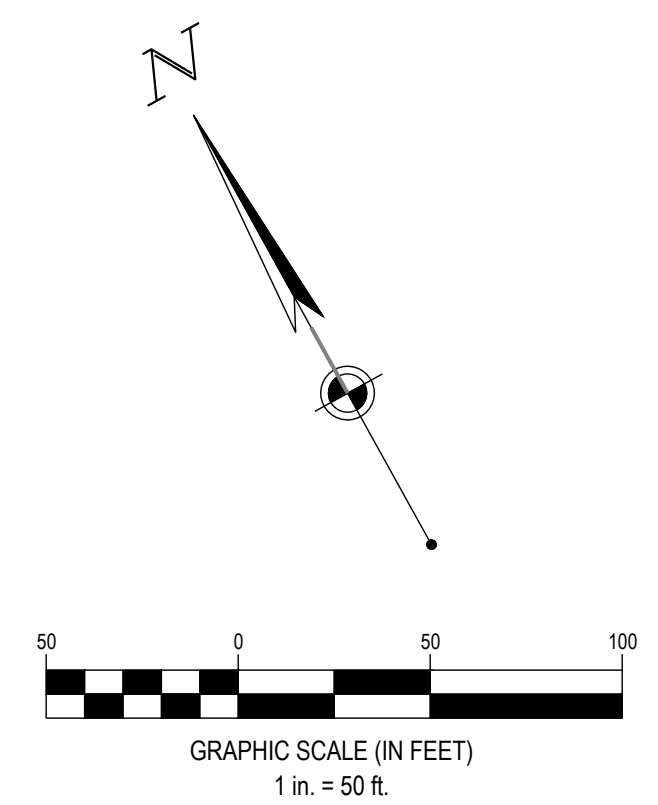
Revisions / Submissions

ID	Description	Date

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Project Number: 763863  
 Scale: AS SHOWN  
 Drawn By: LDF  
 Checked By: JEE  
 Date: MARCH 2026  
 Issue: DETAILED DEV PLAN

Drawing Title:  
**OVERALL UTILITY PLAN**



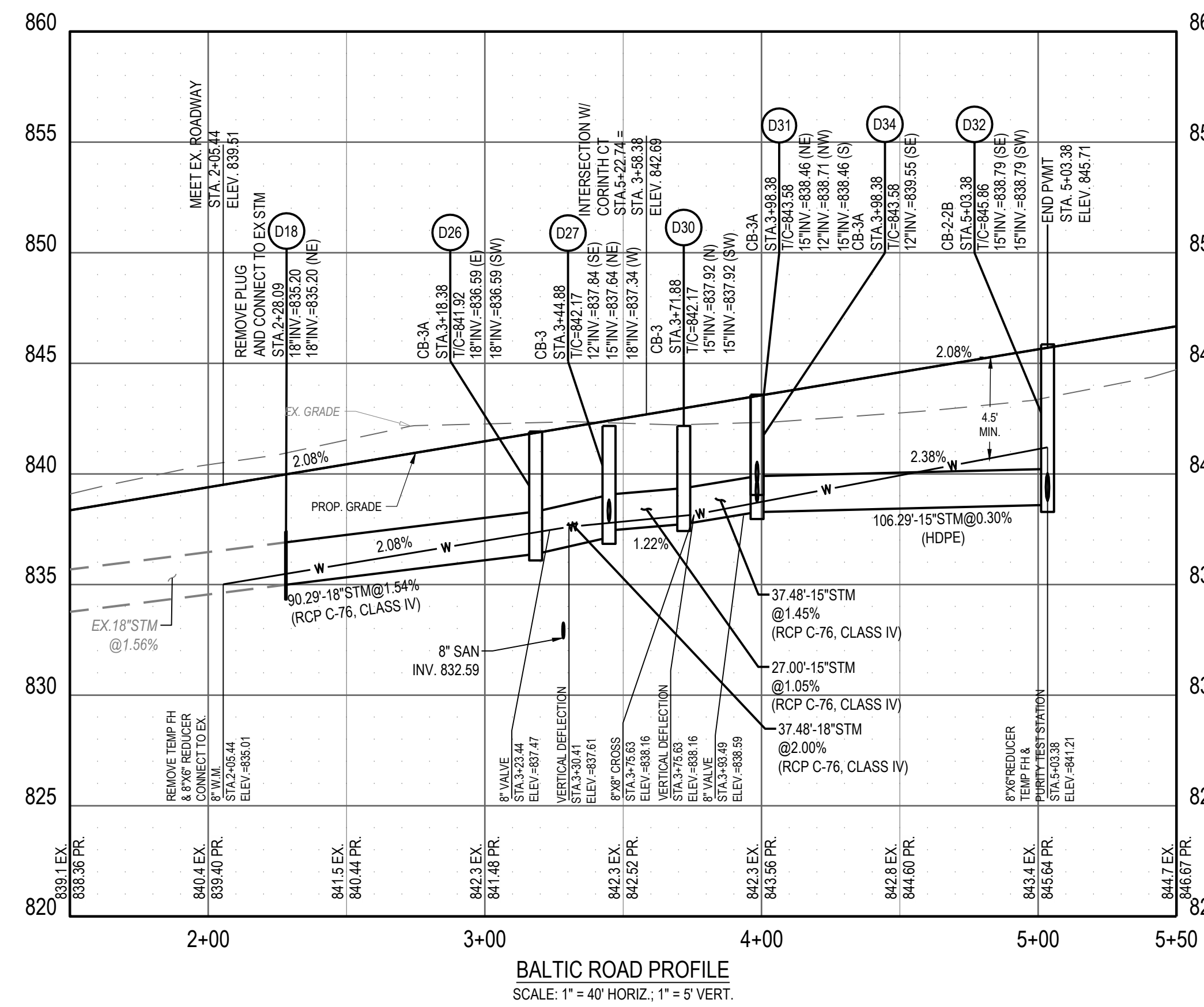
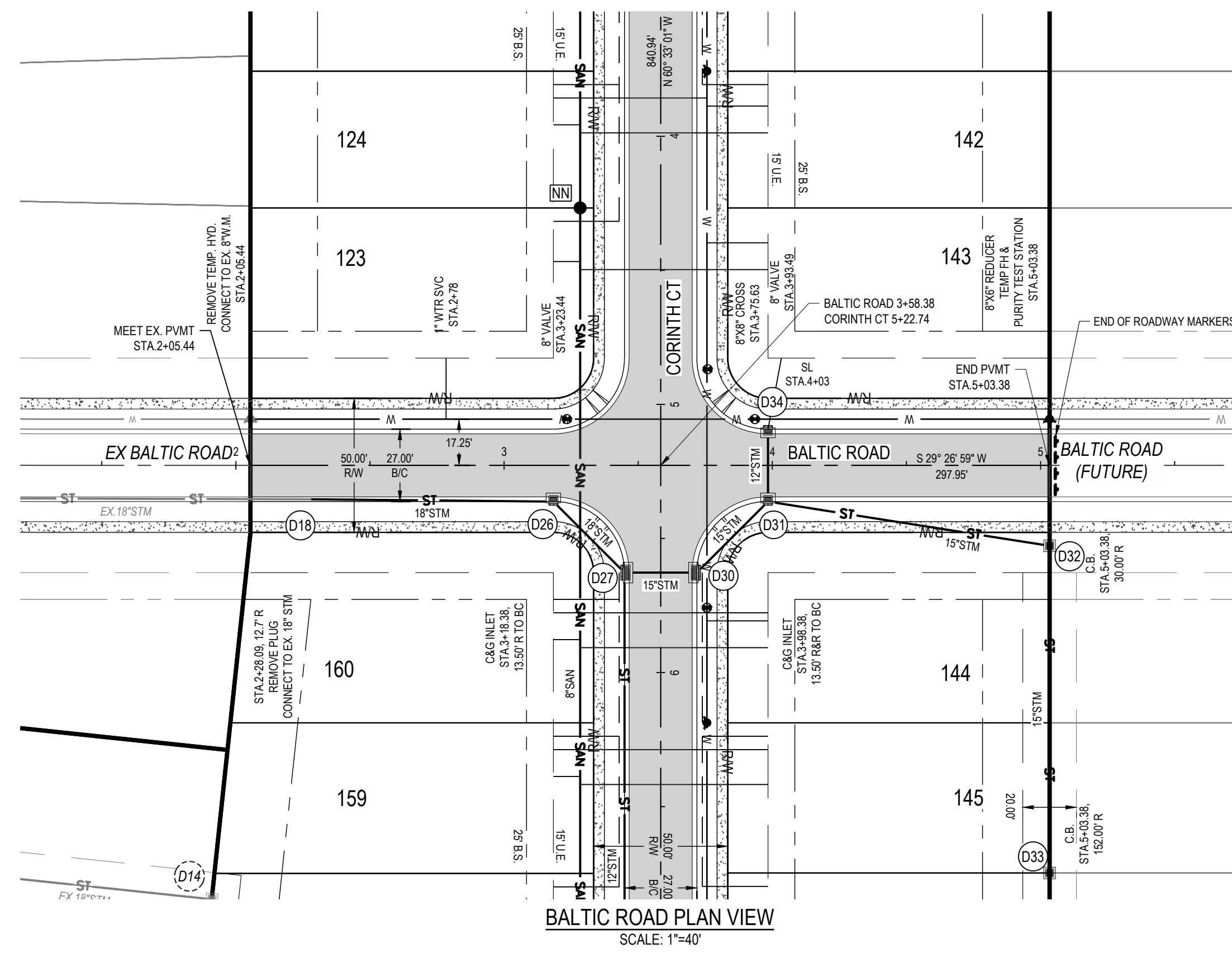
**LEGEND**

	SUBJECT BOUNDARY		PROPOSED RIGHT-OF-WAY
	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING RW		PROPOSED SETBACK
	EXISTING CENTERLINE		PROPOSED EASEMENT
	EXISTING FACE OF CURB		PROPOSED BASIN
	EXISTING BACK OF CURB		PROPOSED CENTERLINE
	EXISTING STORM SEWER		PROPOSED CURB & GUTTER
	EXISTING SANITARY SEWER		PROPOSED STORM SEWER
	EXISTING WATER MAIN		PROPOSED STORM STRUCTURES
	EXISTING STORM STRUCTURES		PROPOSED SANITARY SEWER
	EXISTING SANITARY STRUCTURE		PROPOSED SANITARY MANHOLE
	EXISTING WATER STRUCTURES		PROPOSED WATER MAIN
	EXISTING WETLAND (TO REMAIN)		PROPOSED HYDRANT/VALVE
	EXISTING WETLAND (TO BE MITIGATED)		

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

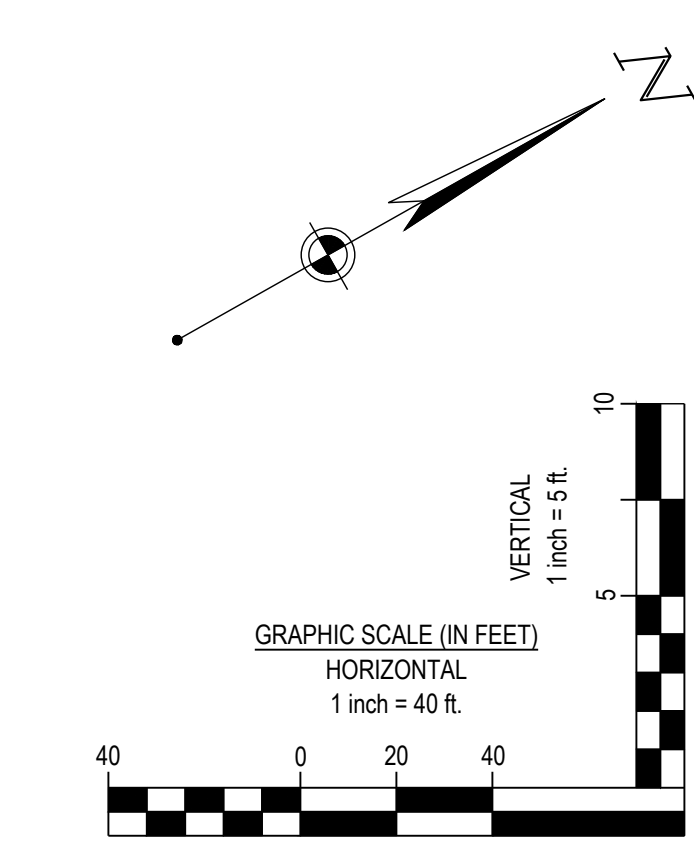


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**LEGEND**

	SUBJECT BOUNDARY LINE
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING TREE LINE
	EXISTING INTERMITTENT STREAM
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER STRUCTURES
	EXISTING CABLE BOX
	EXISTING STRUCTURE
	EXISTING WETLAND (TO REMAIN)
	EXISTING WETLAND (TO BE MITIGATED)
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER HYDRANT/VALVE
	SIDEWALK
	ASPHALT



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



**FORESTAR**  
**CANAL HEIGHTS**  
**SECTION THREE**  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

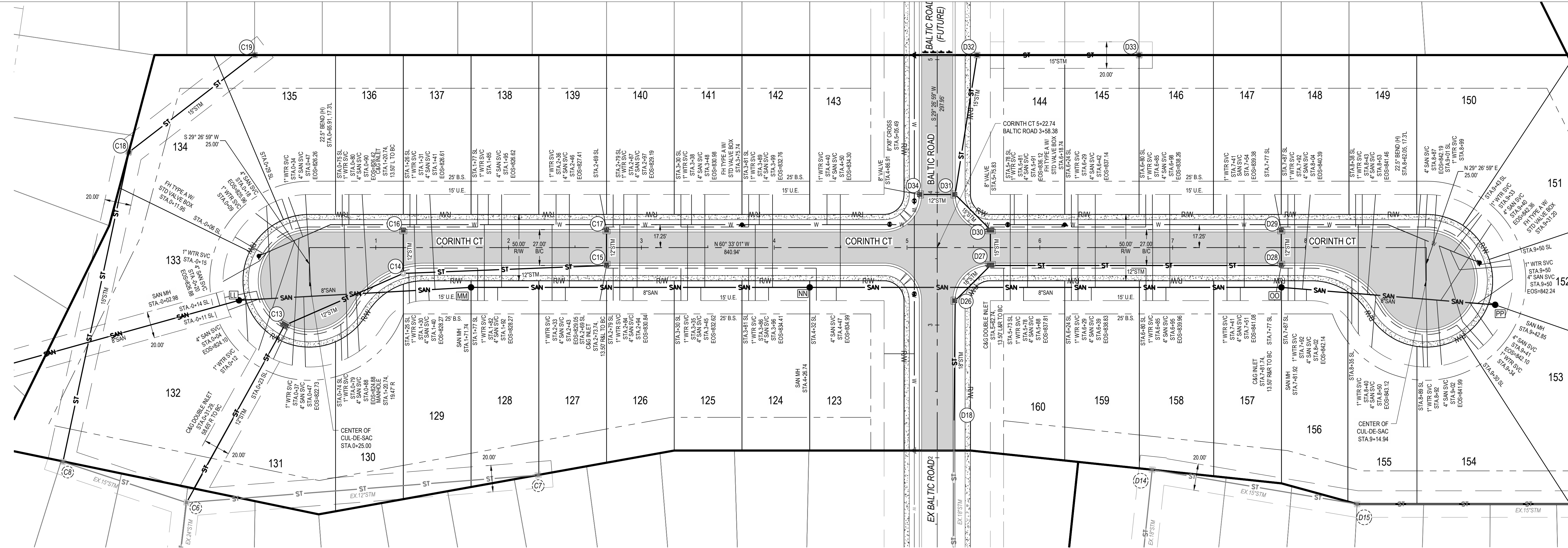
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Scale: 1"=40'  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

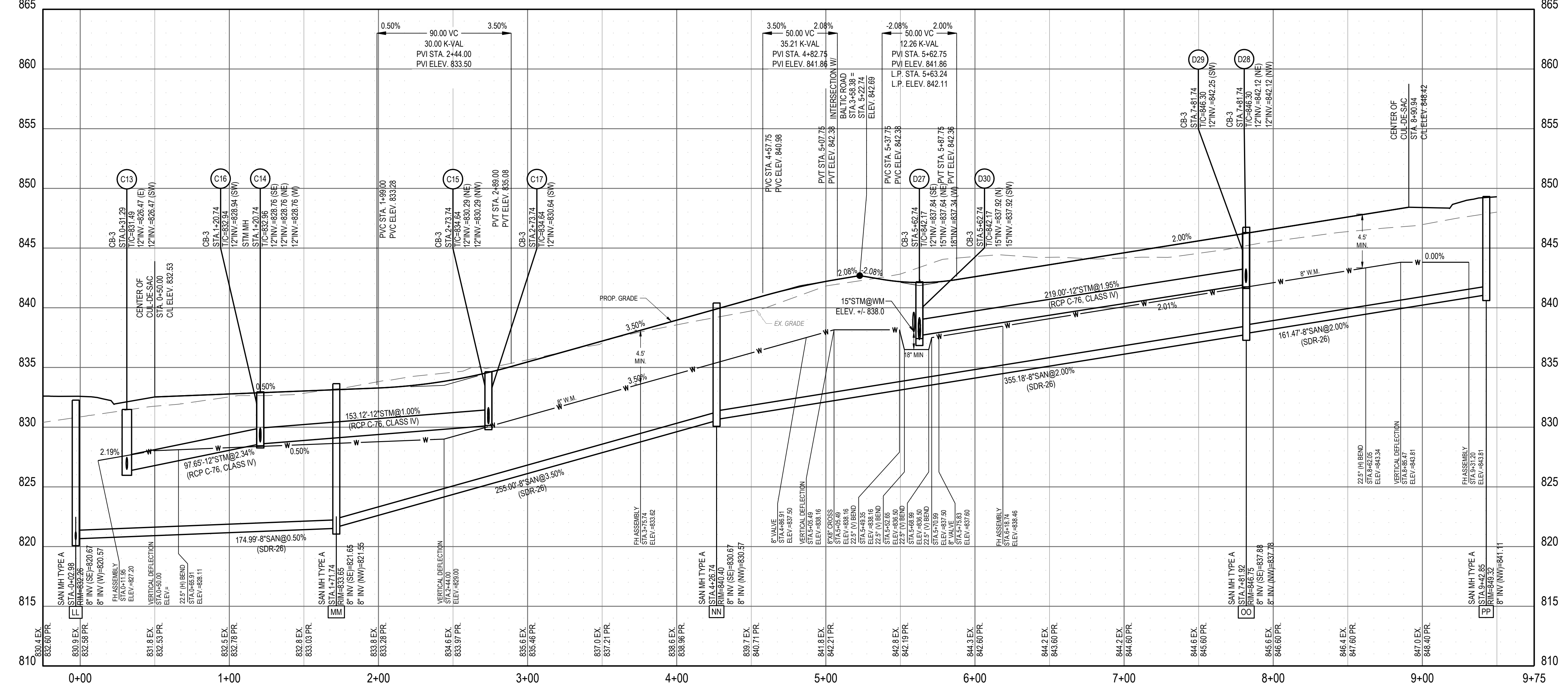
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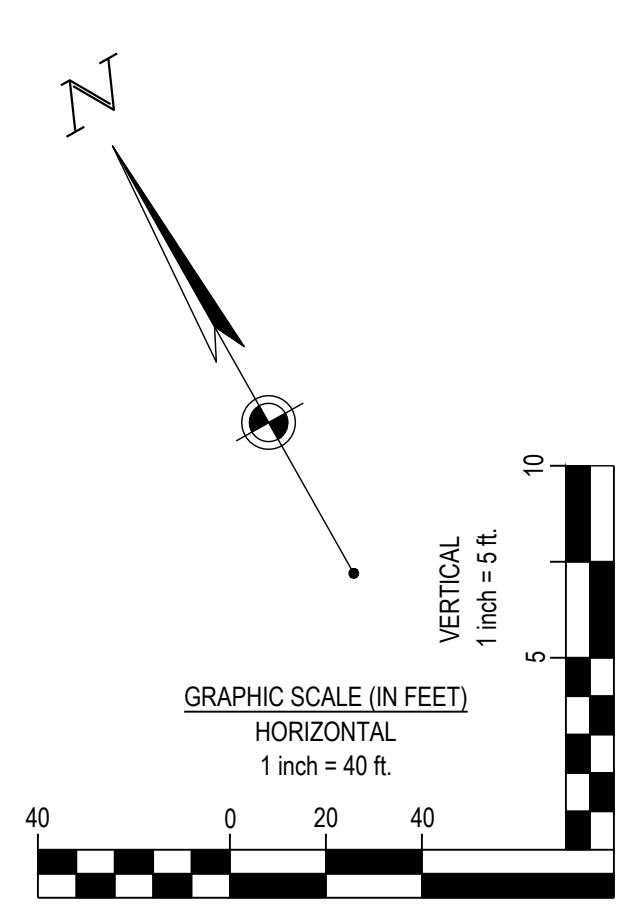
3601 Regis Rd., Suite 300  
Mansfield, OH 43122  
Phone: 937.435.8584 Fax: 888.208.4826



CORINTH CT PLAN VIEW  
SCALE: 1\"/>



CORINTH CT PROFILE  
SCALE: 1\"/>



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

FORESTAR  
CANAL HEIGHTS  
SECTION THREE  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions table with columns: ID, Description, Date

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Scale: AS SHOWN  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

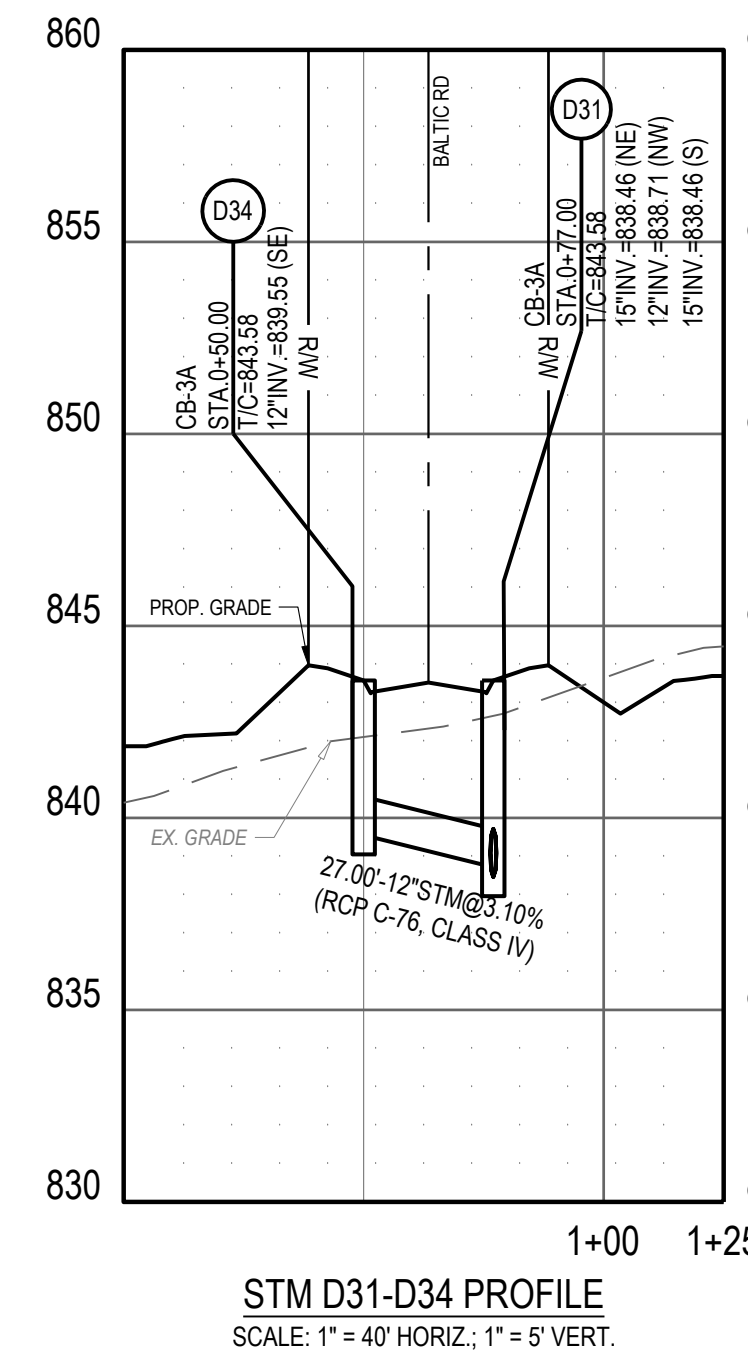
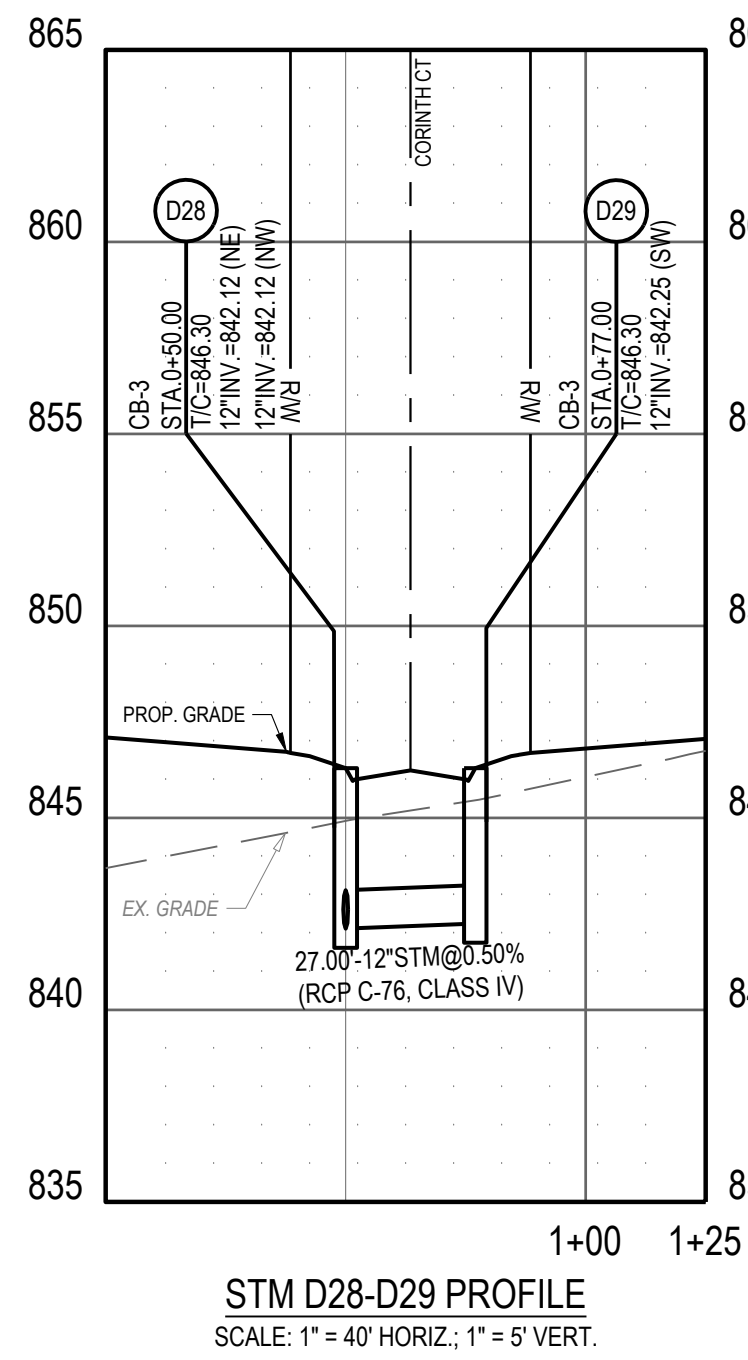
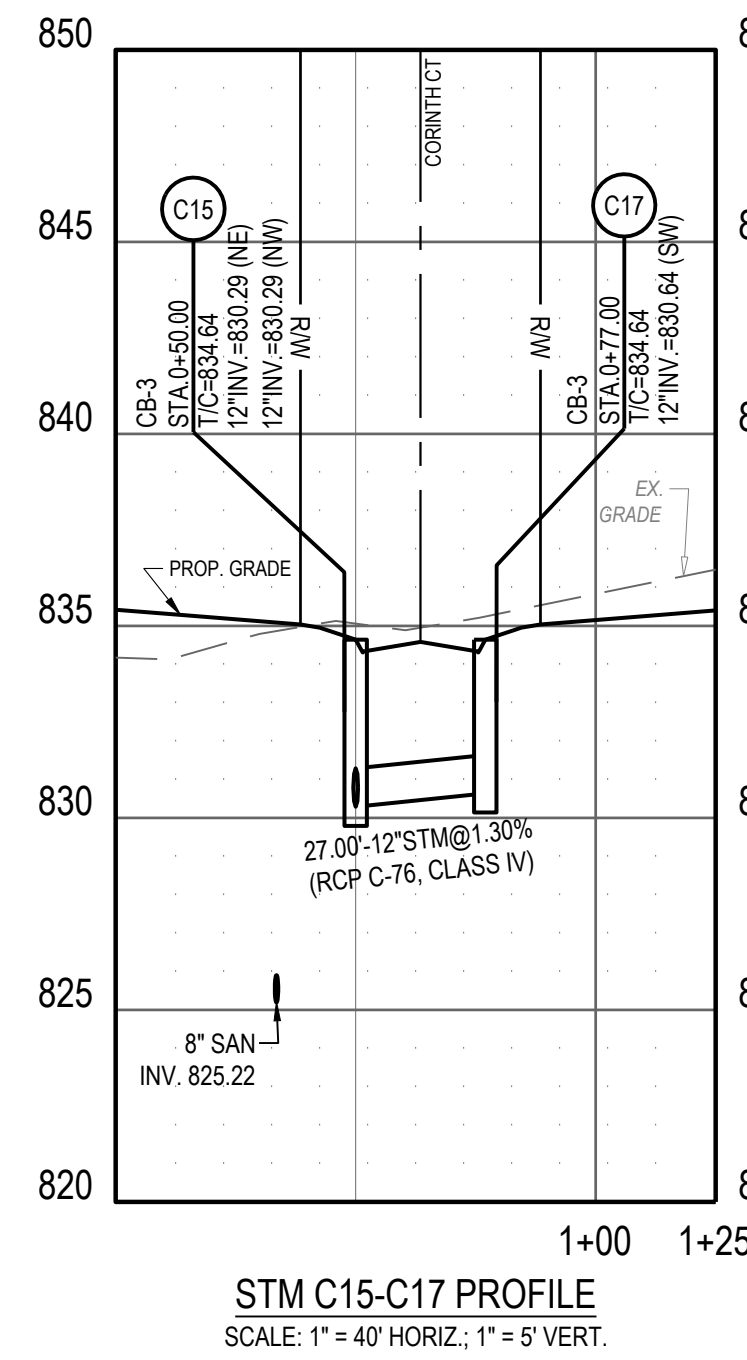
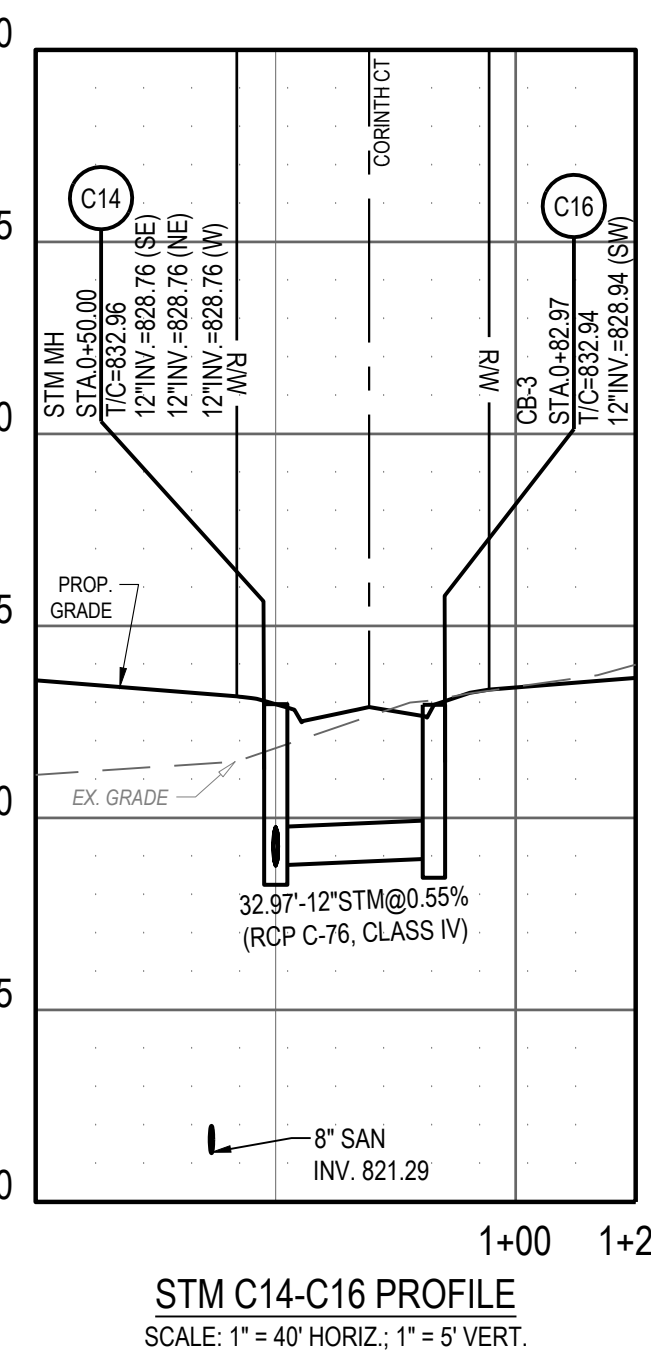
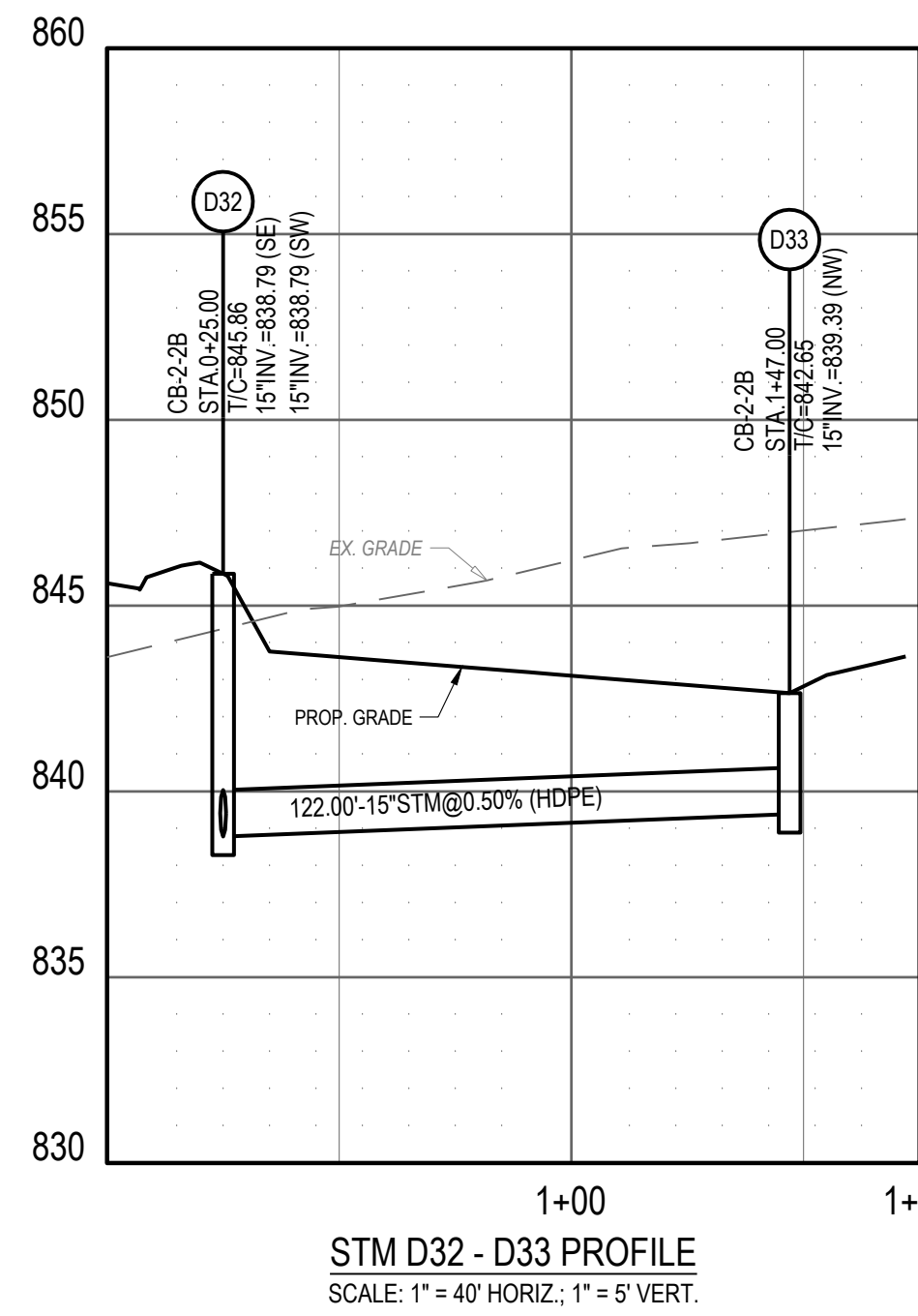
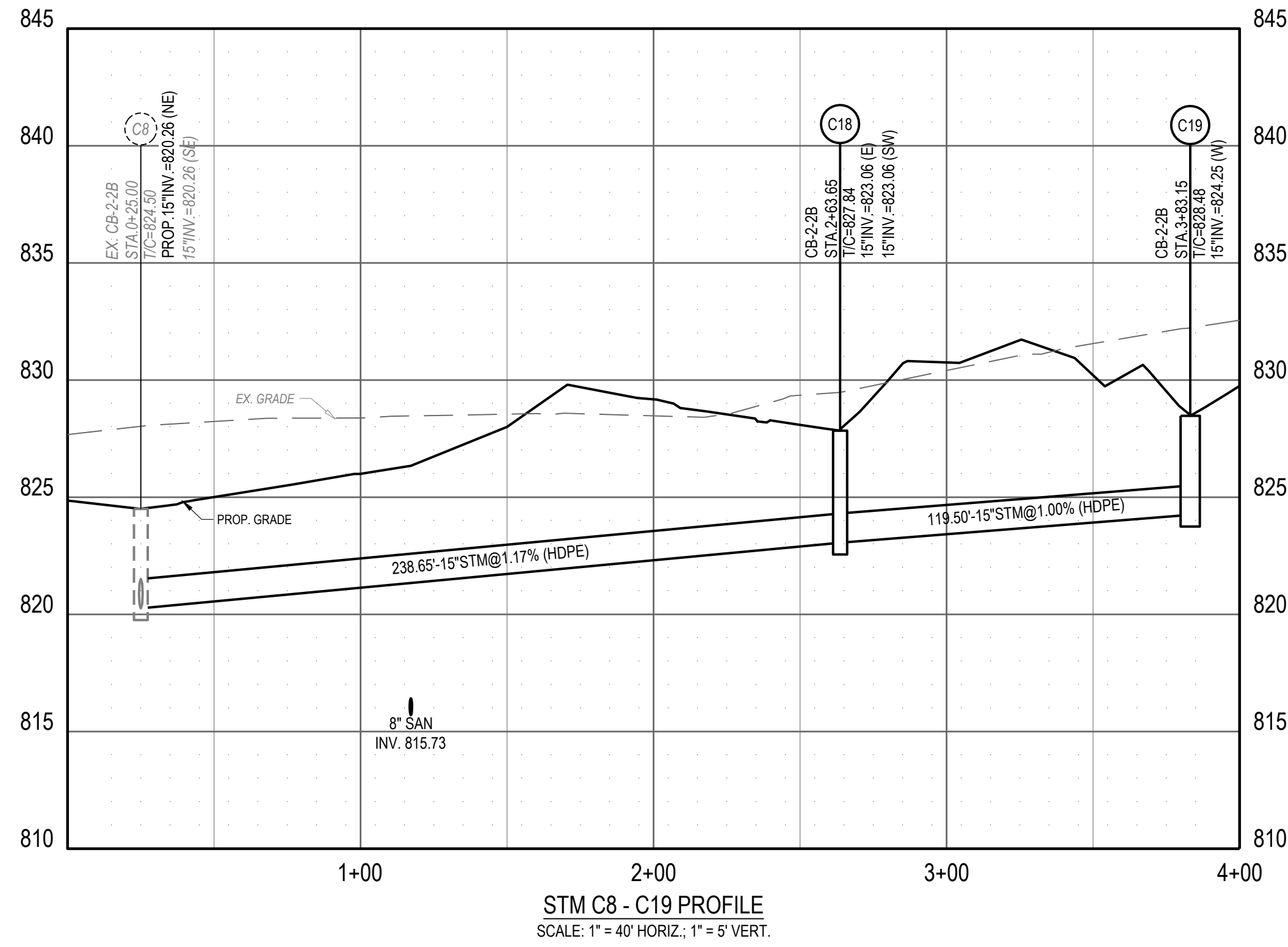
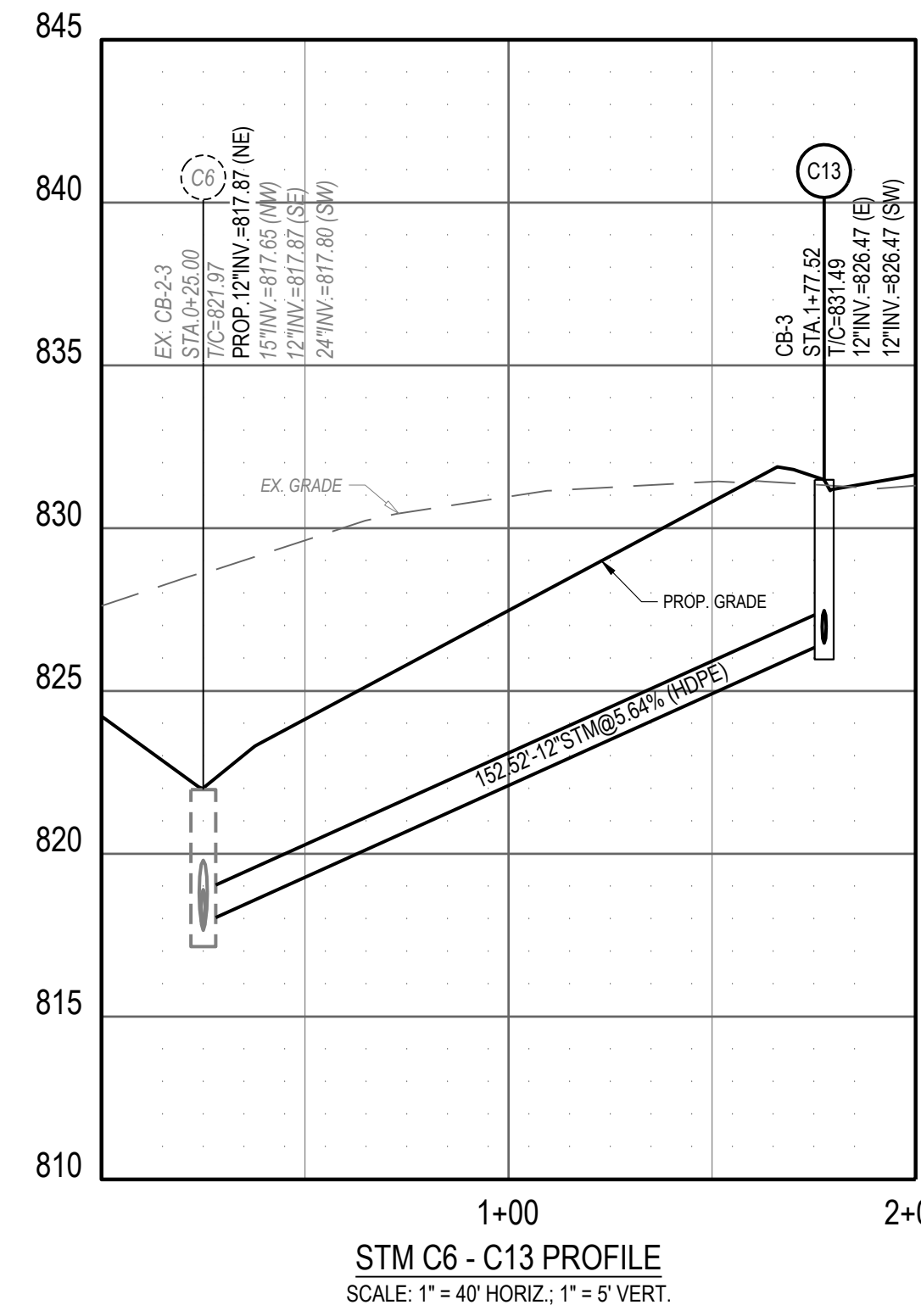
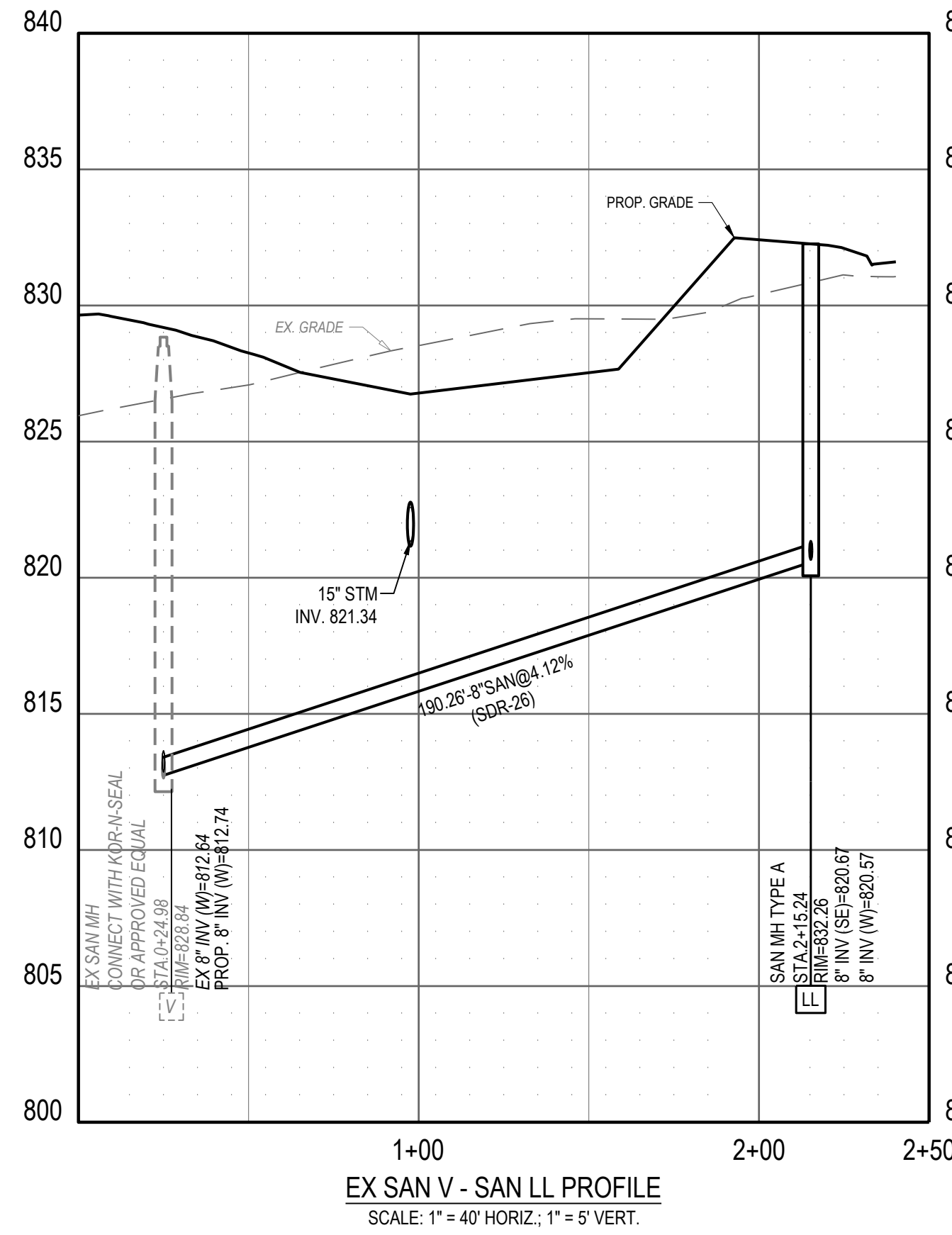
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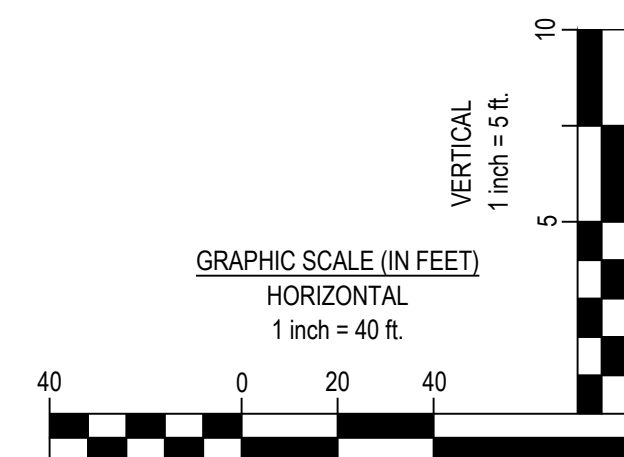
FORESTAR

**CANAL HEIGHTS**  
**SECTION THREE**  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

Project Number: 763863  
Scale: AS SHOWN  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

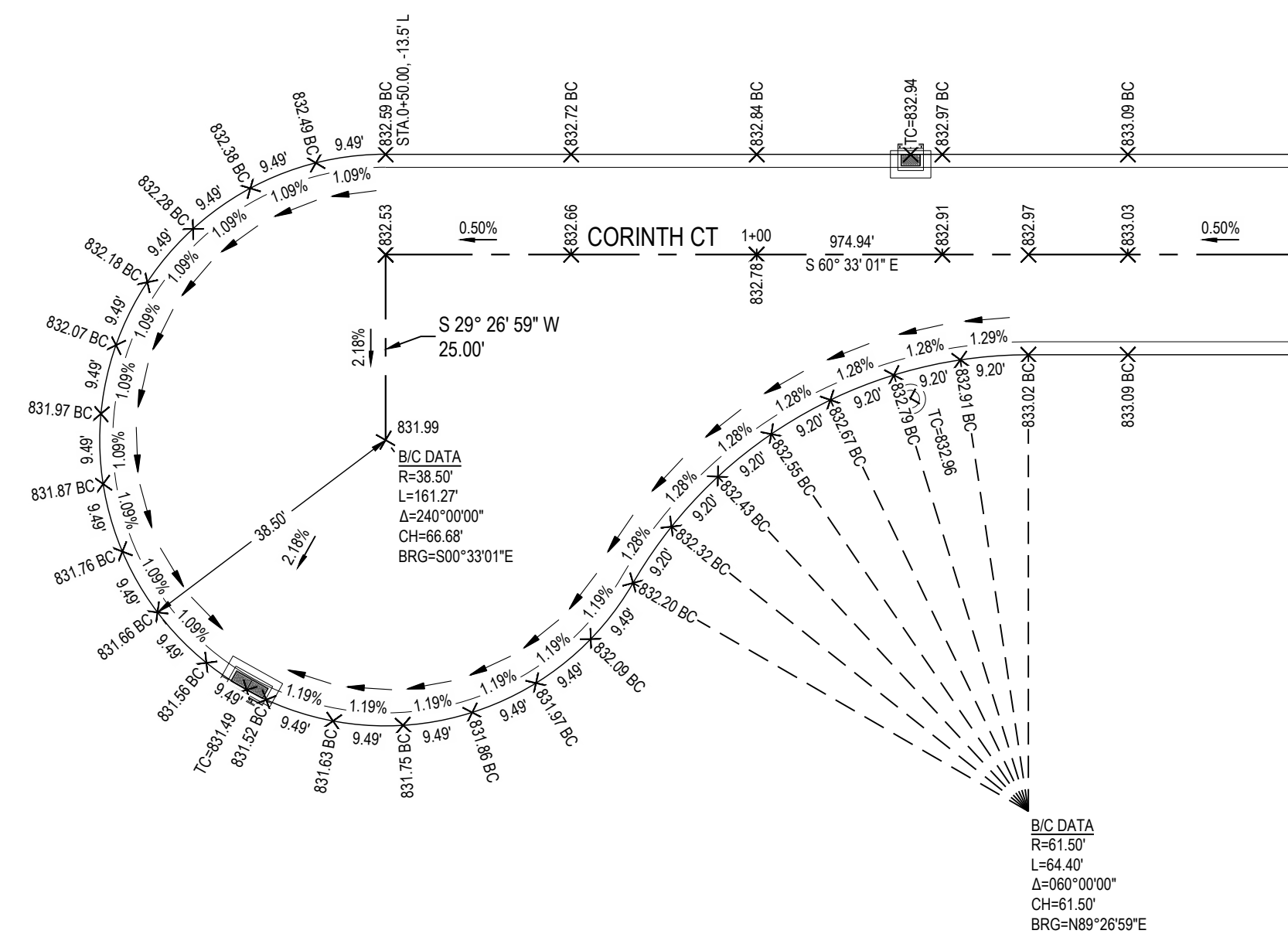
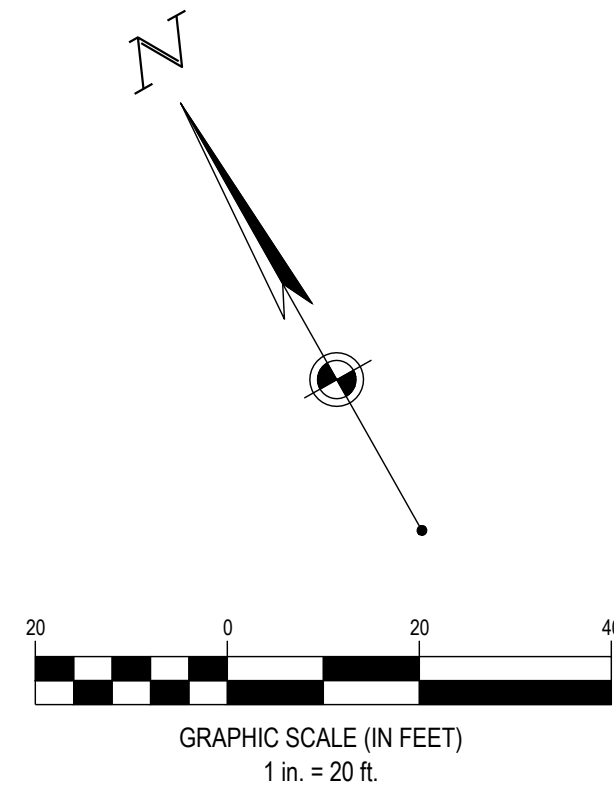
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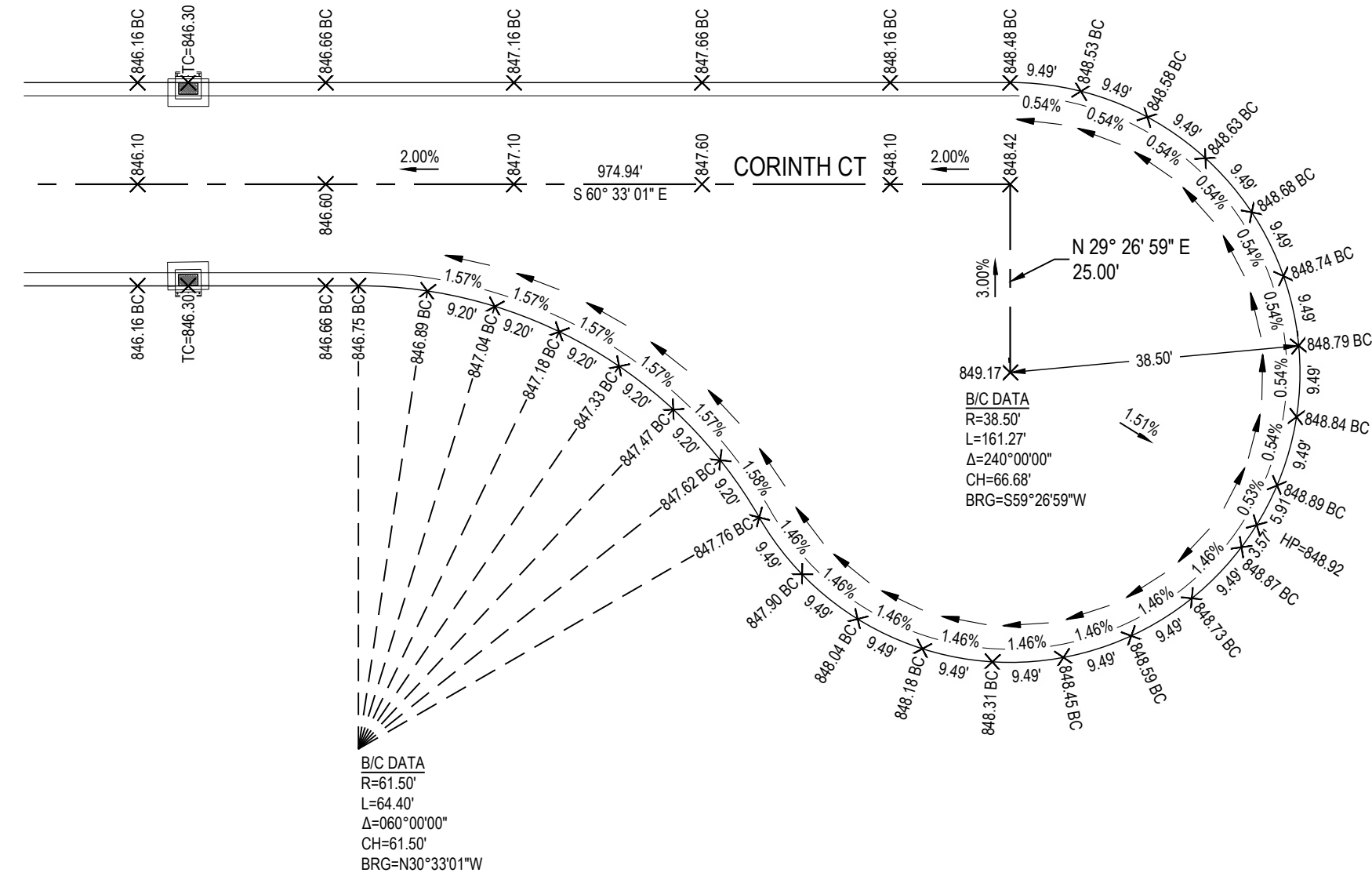


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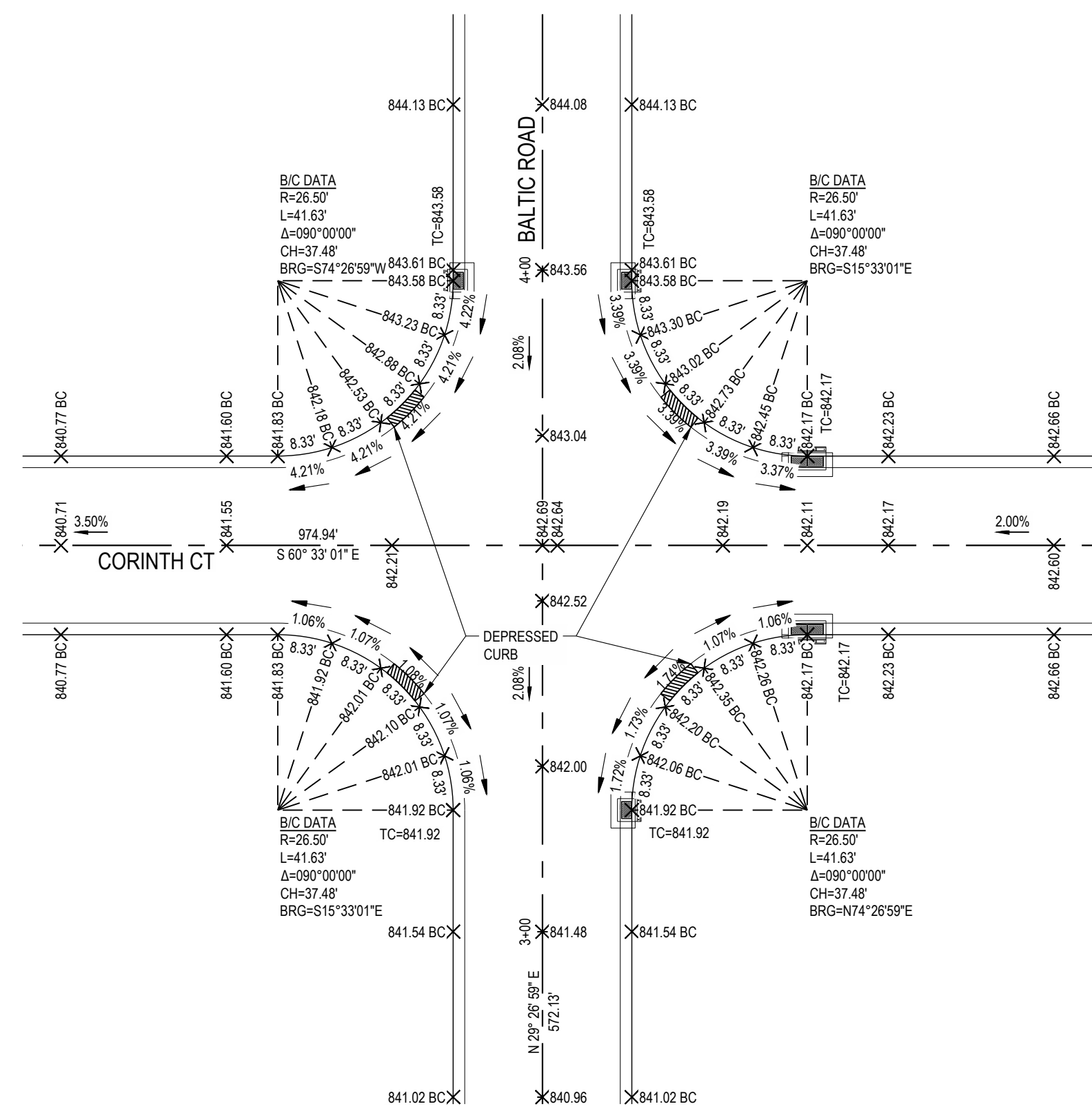
3601 Regby Rd., Suite 300  
Mansfield, OH 43342  
Phone: 937.435.8584 Fax: 888.208.4826



INTERSECTION DETAIL  
SCALE 1"=20'



INTERSECTION DETAIL  
SCALE 1"=20'



INTERSECTION DETAIL  
SCALE 1"=20'

**LEGEND**

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
RW	RIGHT-OF-WAY
VC	VERTICAL CURVE
TC	TOP OF CASTING
HP	HIGH POINT
1.00%	PROPOSED SLOPE
X 910.27	PROPOSED SPOT ELEVATION
X 910.21 BC	PROPOSED BACK OF CURB ELEVATION
X 910.16 G	PROPOSED GUTTER ELEVATION
X 910.12 EP	PROPOSED EDGE OF PAVEMENT ELEVATION
[Pattern]	PROPOSED DETECTABLE WARNING MAT

FORESTAR

CANAL HEIGHTS  
SECTION THREE  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

Project Number: 763863  
 Scale: AS SHOWN  
 Drawn By: LDF  
 Checked By: JEE  
 Date: MARCH 2026  
 Issue: DETAILED DEV PLAN

Drawing Title:  
**INTERSECTION  
DETAILS**



3051 Regby Rd., Suite 300  
Mansfield, OH 43342  
Phone: 937.435.8584 Fax: 888.208.4826

**SWPPP LEGEND**

- EXISTING**  
REFER TO 3 FOR EXISTING FEATURES LEGEND
- PROPOSED**
- MAJOR CONTOUR
  - MINOR CONTOUR
  - SILT FENCE
  - GRADING/SEEDING LIMITS
  - LIMIT OF DISTURBANCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - STORM MANHOLE
  - CATCH BASIN
  - CURB INLET
  - STABILIZED CONSTRUCTION ENTRANCE
  - TEMPORARY SEEDING
  - PERMANENT SOD/SEEDING
  - HAZARDOUS WASTE STORAGE AREA
  - FUEL STORAGE AREA
  - CONCRETE WASHOUT AREA
  - INLET PROTECTION (ADS FLEXSTORM PURE INLET FILTERS OR APPROVED EQUAL)
  - TRASH AREA



**NOTES:**

1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.

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



**FORESTAR**

**CANAL HEIGHTS**

**SECTION THREE**

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

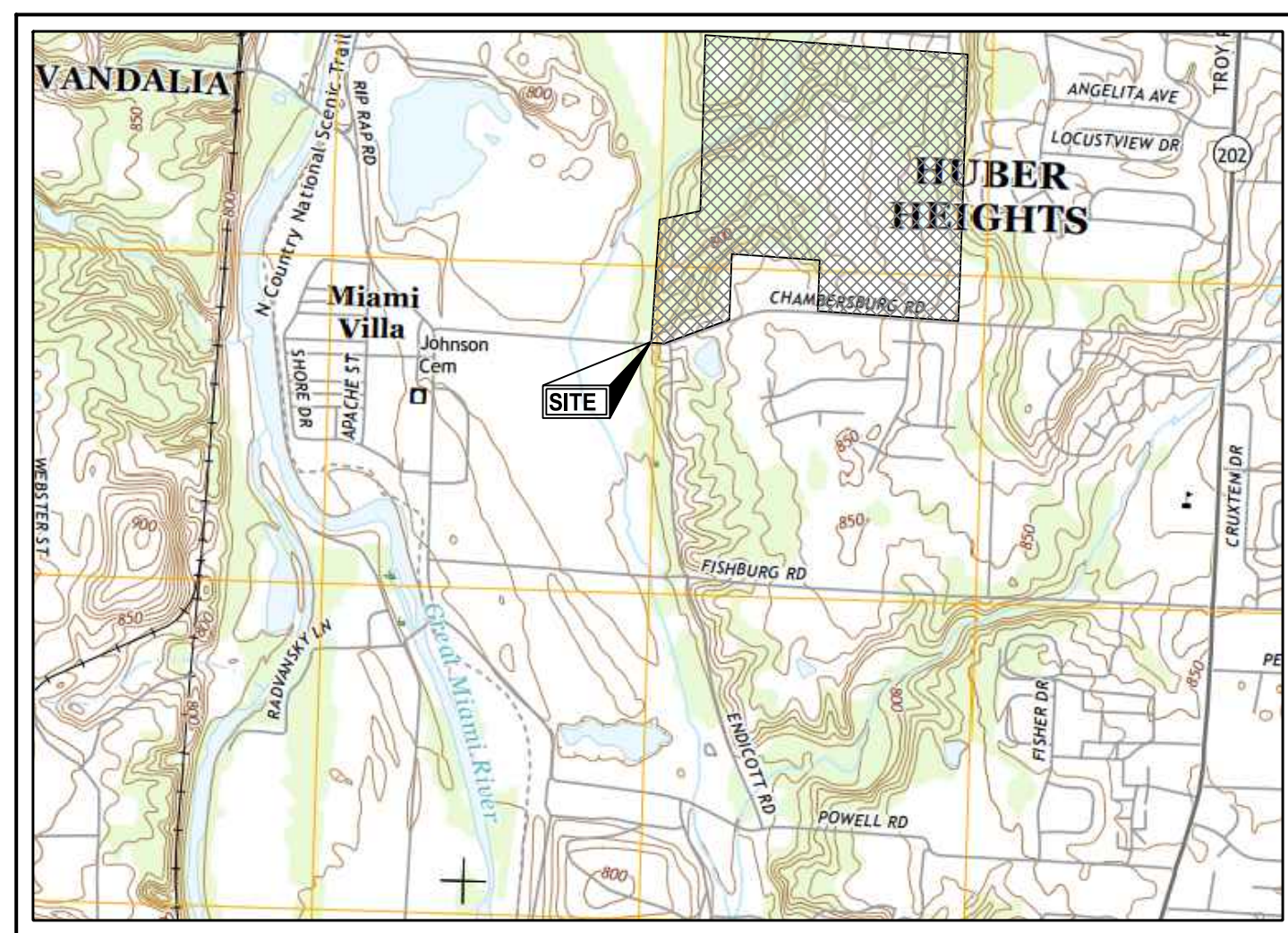
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Checked By: JEE  
Date: MARCH 2026  
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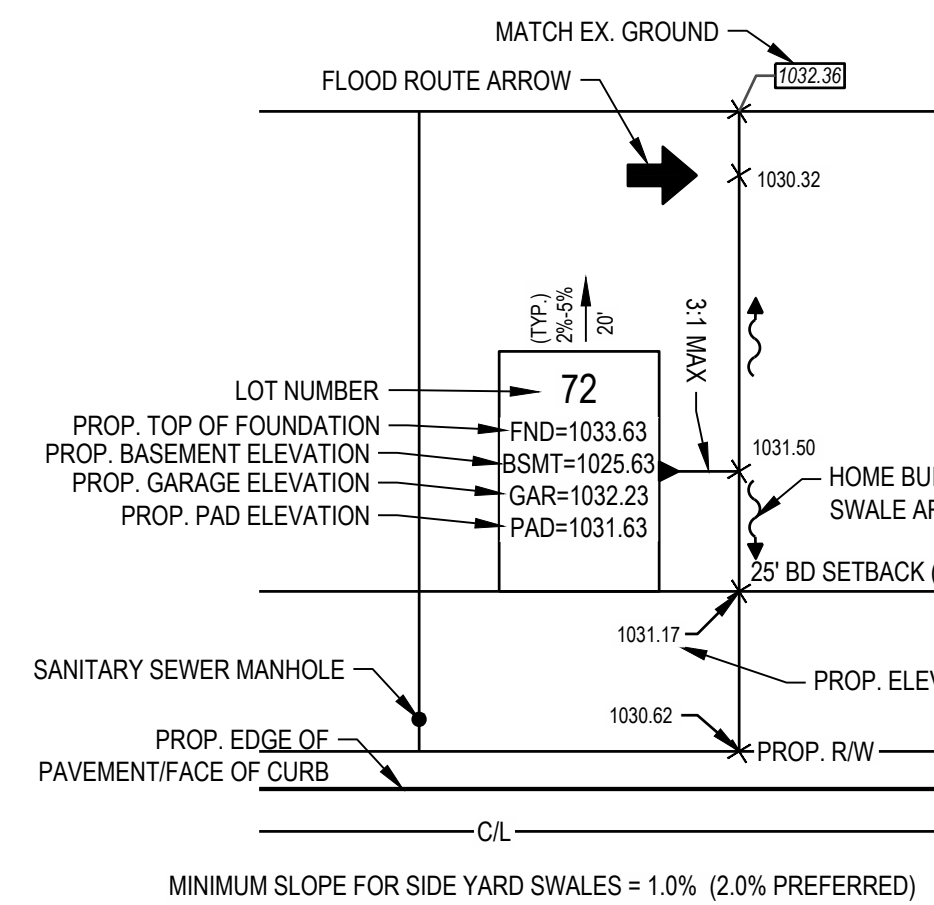
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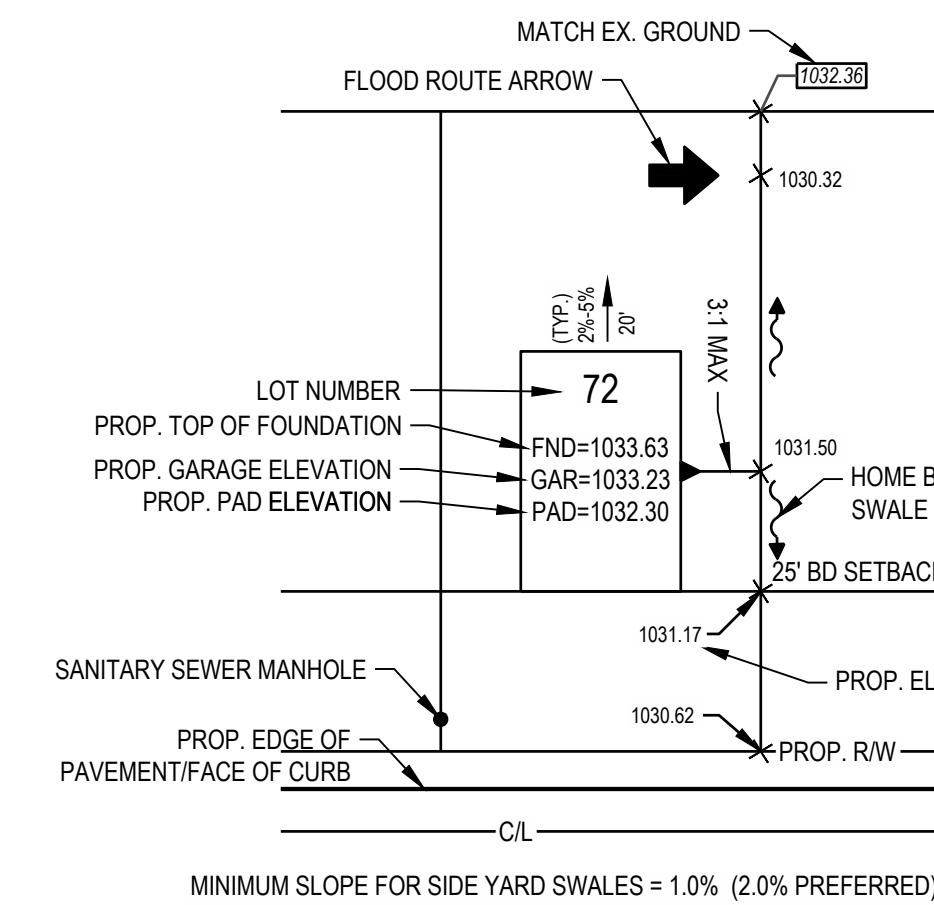
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USGS MAP  
N.T.S.



TYPICAL WALKOUT  
LOT LEGEND  
N.T.S.  
LOTS 130-132



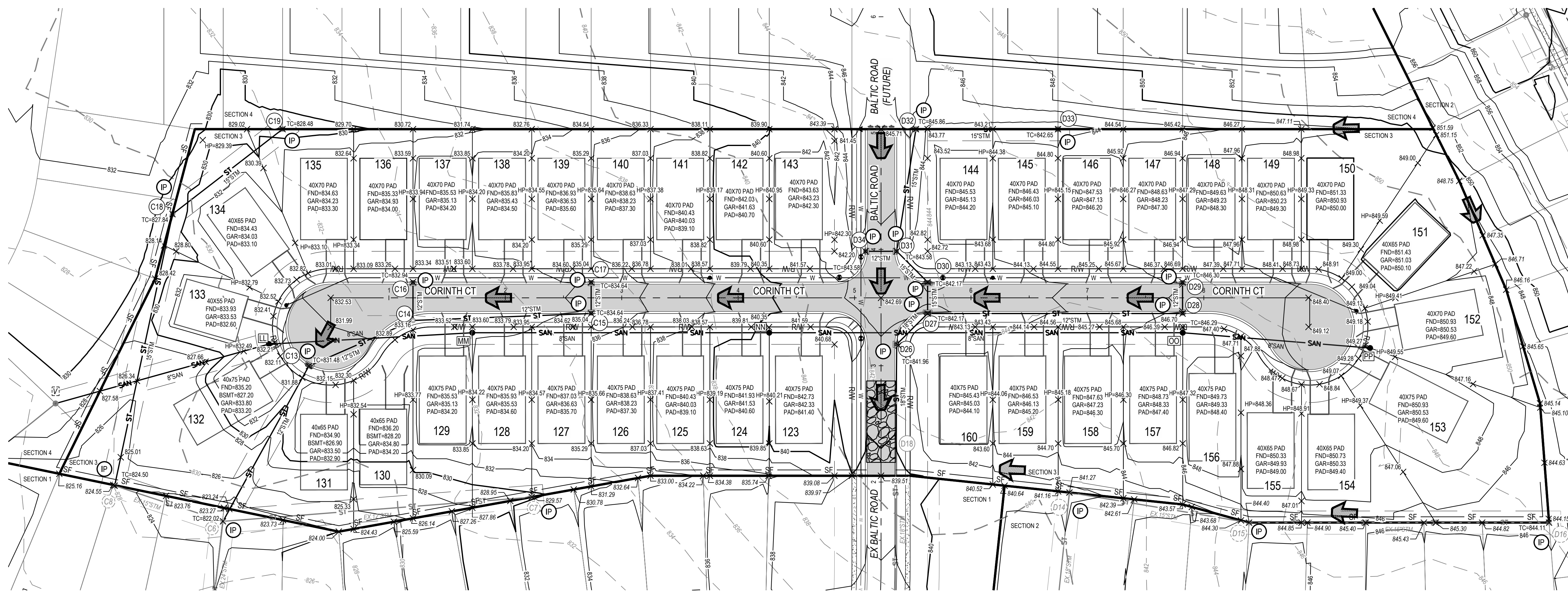
TYPICAL SLAB LOT  
LEGEND  
N.T.S.

**SWPPP LEGEND**

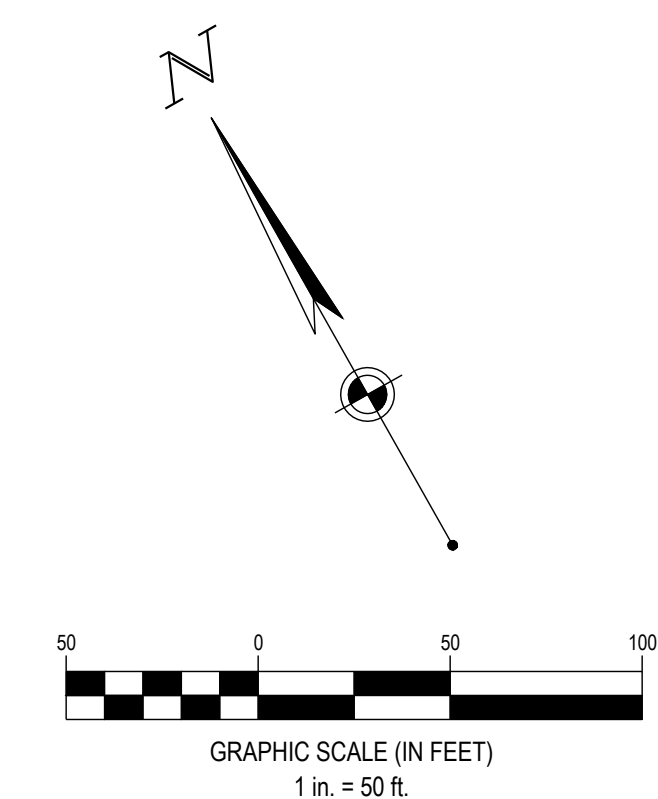
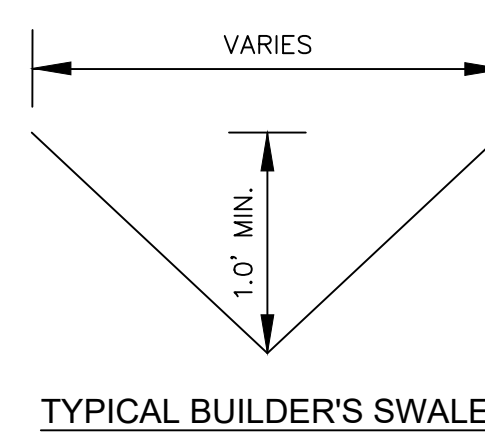
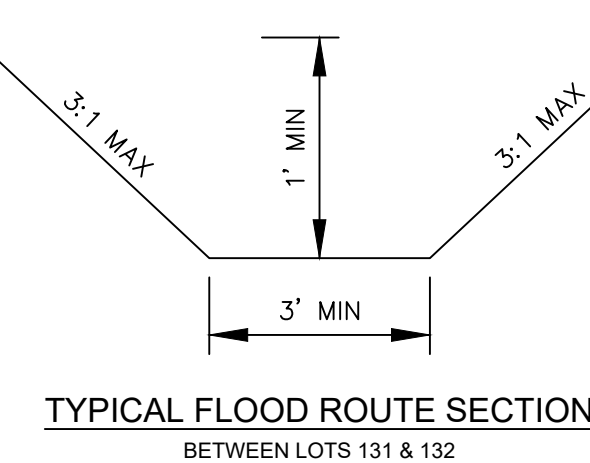
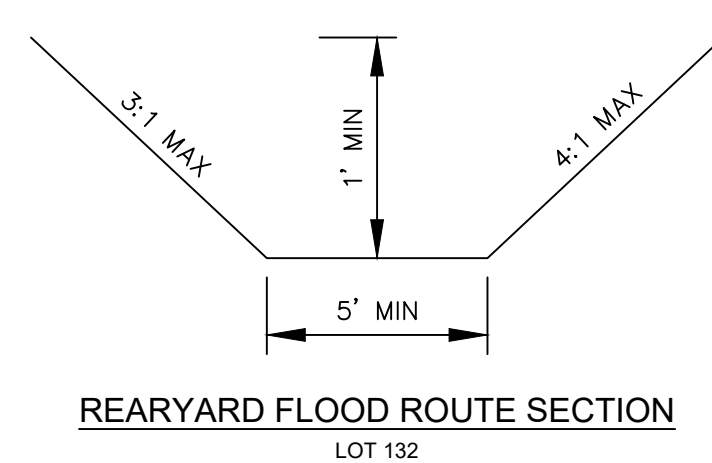
EXISTING  
REFER TO 3 FOR EXISTING FEATURES LEGEND

PROPOSED

- 950 MAJOR CONTOUR
- 952 MINOR CONTOUR
- SF SILT FENCE
- GRADING/SEEDING LIMITS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD/SEEDING
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION (ADS FLEXSTORM PURE INLET FILTERS OR APPROVED EQUAL)
- TR TRASH AREA



- NOTES:
- EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
  - THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF ROLLED AND ANY SOFT YIELDING AREA SHOULD BE UNDERCUT.
  - ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.



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



FORESTAR  
**CANAL HEIGHTS**  
SECTION THREE  
CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

Project Number: 763863  
Scale: 1"=50'  
Drawn By: LDF  
Checked By: JEE  
Date: MARCH 2026  
Issue: DETAILED DEV PLAN

Drawing Title:  
**GRADING & EROSION CONTROL PH II**

**12**

## SITE DATA

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE INC.  
2221 E. LAMAR BLVD. SUITE 790  
ARLINGTON, TX 76006

PLAN: CESO, INC.  
3601 RIGBY ROAD, STE 300  
DESIGNER: MIAMISBURG, OHIO 45342

### DEVELOPMENT NAME AND DESCRIPTION:

CANAL HEIGHTS SECTION 3 IS A LOW DENSITY RESIDENTIAL SUBDIVISION THAT WILL CONSIST OF 38 SINGLE FAMILY HOMES.

### SITE ACREAGE:

THE SECTION 3 SITE IS APPROXIMATELY 8.65 ACRES.  
OVERALL 8.65 TOTAL ACRES WILL BE DISTURBED BY CONSTRUCTION.

### RUNOFF COEFFICIENT:

PRE-CONSTRUCTION RUNOFF COEFFICIENT, C=0.40  
POST-CONSTRUCTION RUNOFF COEFFICIENT, C=0.50

### IMPERVIOUS AREA:

PRE-CONSTRUCTION - 0 ACRE, 0%  
POST-CONSTRUCTION - 5.55 ACRE, 18.0%

### PRIOR LAND USE

THE SITE WAS PREVIOUSLY OCCUPIED BY A COMBINATION OF DENSE WOODS AND MEADOWS.

### SOIL TYPES:

BROOKSTON SILTY CLAY - 17.2%	MIAMIAN SILT LOAM - 37.4%
CELINA SILT LOAM - 8.1%	LANIER SANDY LOAM - 1.5%
CORWIN SILT LOAM - 15.6%	MILLSDALE SILTY CLAY LOAM - 5.1%
CROSBY SILT LOAM - 4.2%	MONTGOMERY SILTY CLAY LOAM - 2.9%
FOX LOAM - 0.5%	RITCHEY SILT LOAM - 4.2%
HENNEPIN & MIAMIAN SILT LOAM - 3.3%	

### ADJACENT AREAS:

THE SITE IS BOUND BY UNDEVELOPED SECTIONS OF CANAL HEIGHTS TO THE NORTH, AND DEVELOPED SECTIONS OF CANAL HEIGHTS TO THE EAST. THE SITE IS NORTH OF CHAMBERSBURG ROAD AND WEST OF OLD TROY PIKE.

### STORM WATER MANAGEMENT:

THE SITE DRAINS TO AN EXISTING UNNAMED TRIBUTARY THAT OUTLETS INTO THE GREAT MIAMI RIVER WEST OF THE SITE.

## SEQUENCE OF CONSTRUCTION

- INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASH PIT.
- CLEAR & GRUB SITE
- ROUGH GRADE SITE
- CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY
- INSTALL STORM & WATER LINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED.
- GRADE STREETS FIXING INLET PROTECTION AS NEEDED
- PAVE STREETS
- FINAL GRADE LOTS
- SEED & MULCH ALL DISTURBED AREAS
- REMOVE ALL EROSION CONTROL PRACTICES

## GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

## GENERAL LAND CONSERVATION NOTES

NO DISTURBED AREA WILL BE DENUED FOR MORE THAN 30 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS UNLESS AUTHORIZED BY THE STATE GOVERNING JURISDICTION'S INSPECTOR. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACK FILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.

ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACK FILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.

ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.

ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDED BY APRIL 15TH.

AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUED AREAS SHALL BE STABILIZED.

HOA SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE/INSPECTIONS OF COMMON AREAS.

## SWPPP NOTES

- ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS, ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC00006 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
- SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RE-STABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
- TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOIL PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:  
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.  
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS. PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.
- PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:  
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.  
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.  
WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
- TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:  
SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.  
MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.  
FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
- PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
- OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)
- OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).
- NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
- ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
- CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
- CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSAL INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSAL OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSAL OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSAL IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
- AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
- ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
- THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
- DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
- ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSAL IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).
- IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
  - BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
  - PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
  - COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

## SWPPP NOTES (CONT.)

- IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
- THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
- OPEN BURNING IS NOT PERMITTED ON THE SITE.
- DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
- PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
- SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
- PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
- ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
- INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
- INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
- NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
- IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.
- INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
- SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.
- MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
- ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
- STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
- ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
- ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.
- ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.
- CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
- IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
- THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
- THE POST CONSTRUCTION WATER QUALITY REQUIREMENTS OF OHIO EPA PERMIT OHC00006 SHALL BE MET BY THE EXISTING WATER QUALITY BASIN.
- ALL WATER FROM DEWATERING ACTIVITIES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

## STRUCTURAL BMP LONG-TERM MAINTENANCE (GENERAL NOTES)

- THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #2 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.
- NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.
- THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

### MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS

- REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA.
- REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN POND.
- REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

### MAINTENANCE TO BE COMPLETED YEARLY

- REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE POND
- REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
- MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

### YEARLY REPORT REQUIREMENTS

SKETCH SHOWING GENERAL AREA OF BMPS, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.



CESO  
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8584 Fax: 888.208.4826

FORESTAR

CANAL HEIGHTS

SECTION THREE

CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions

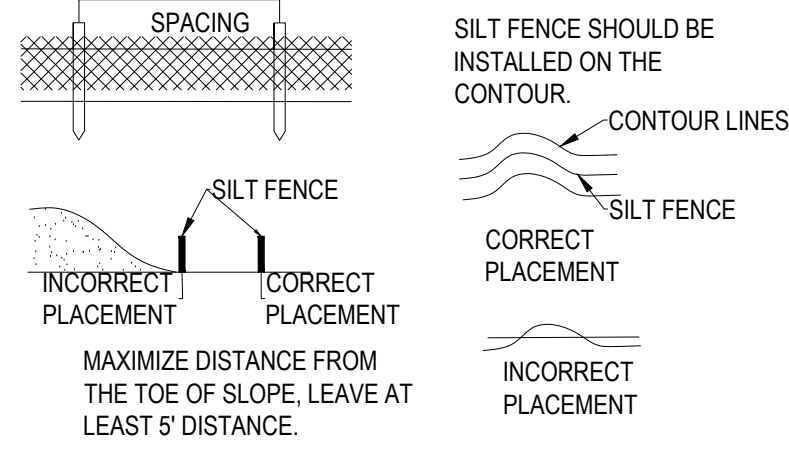
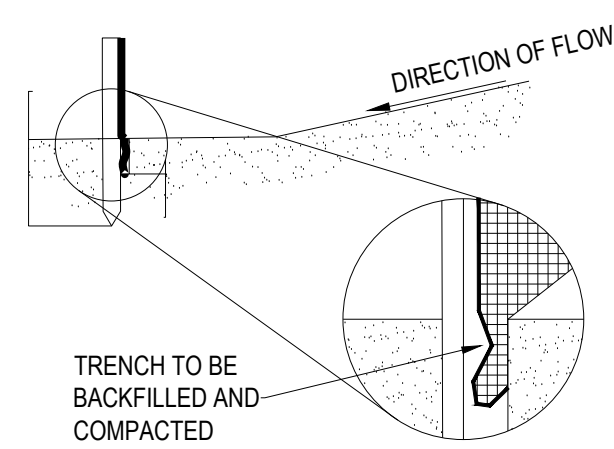
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Checked By:	JEE
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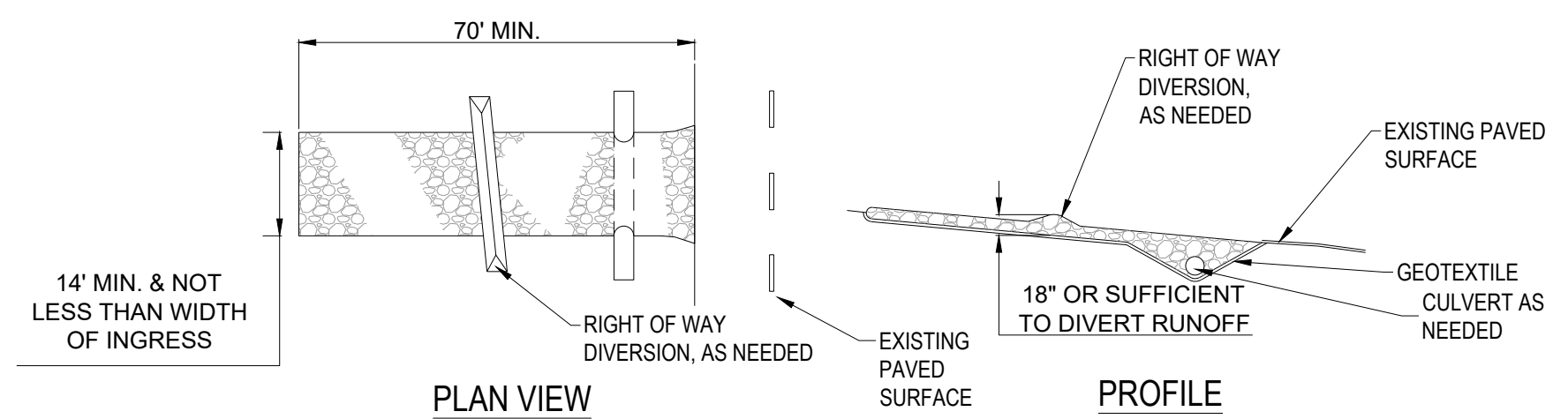
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SWPPP NOTES



**SPECIFICATIONS FOR SILT FENCE**

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	US STD. SIEVE CW 02215
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW 02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM - G 26



**GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE**

MINIMUM TENSILE STRENGTH	200 lbs.
MINIMUM PUNCTURE STRENGTH	80 psi.
MINIMUM TEAR STRENGTH	50 lbs.
MINIMUM BURST STRENGTH	320 psi.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 mm.
PERMITTIVITY	1x10 <sup>-3</sup> cm/sec.

**NOTES:**

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- 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.
- TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

- THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICES WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 6 INCHES 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.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
  - THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
  - OTHER PRACTICES SHALL BE INSTALLED.

**CRITERIA FOR SILT FENCE MATERIALS**

- FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
- SILT FENCE FABRIC (SEE CHART ABOVE)

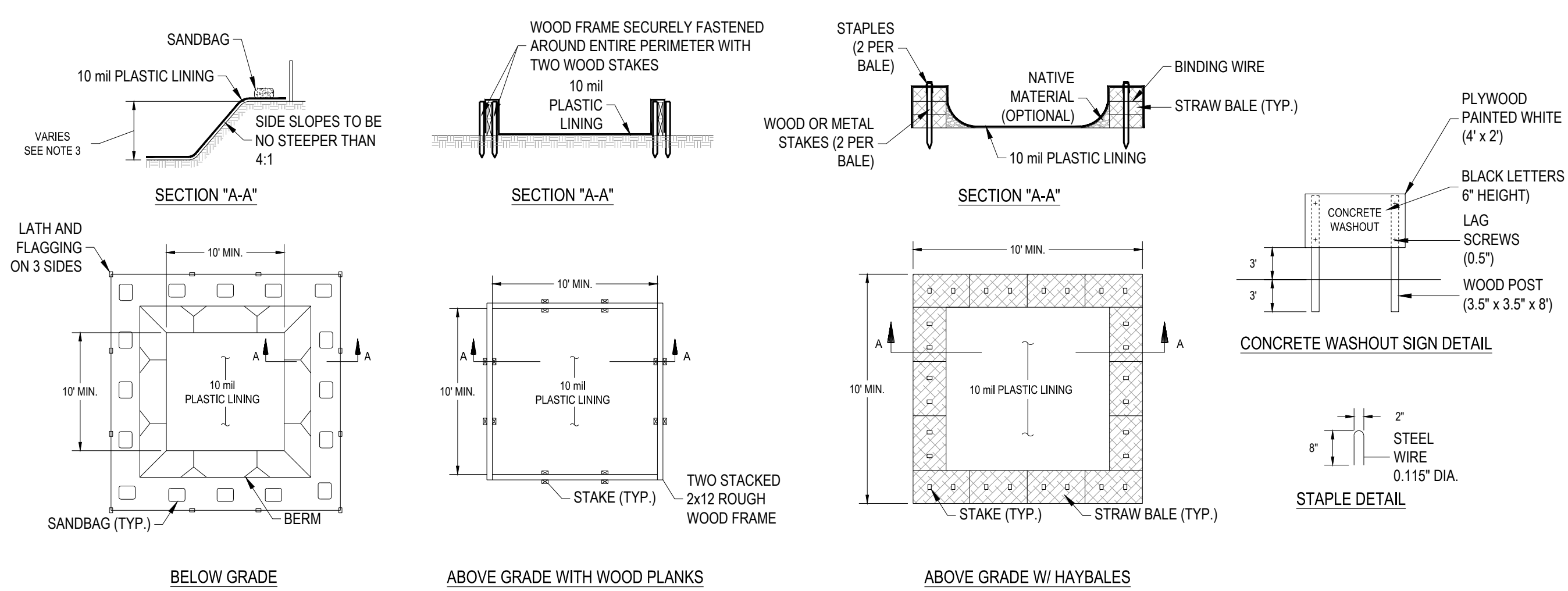
**NOTES:**

- STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS.
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
- TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.
- CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.

- WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
- MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
- REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

**SILT FENCE**

NTS



**NOTES:**

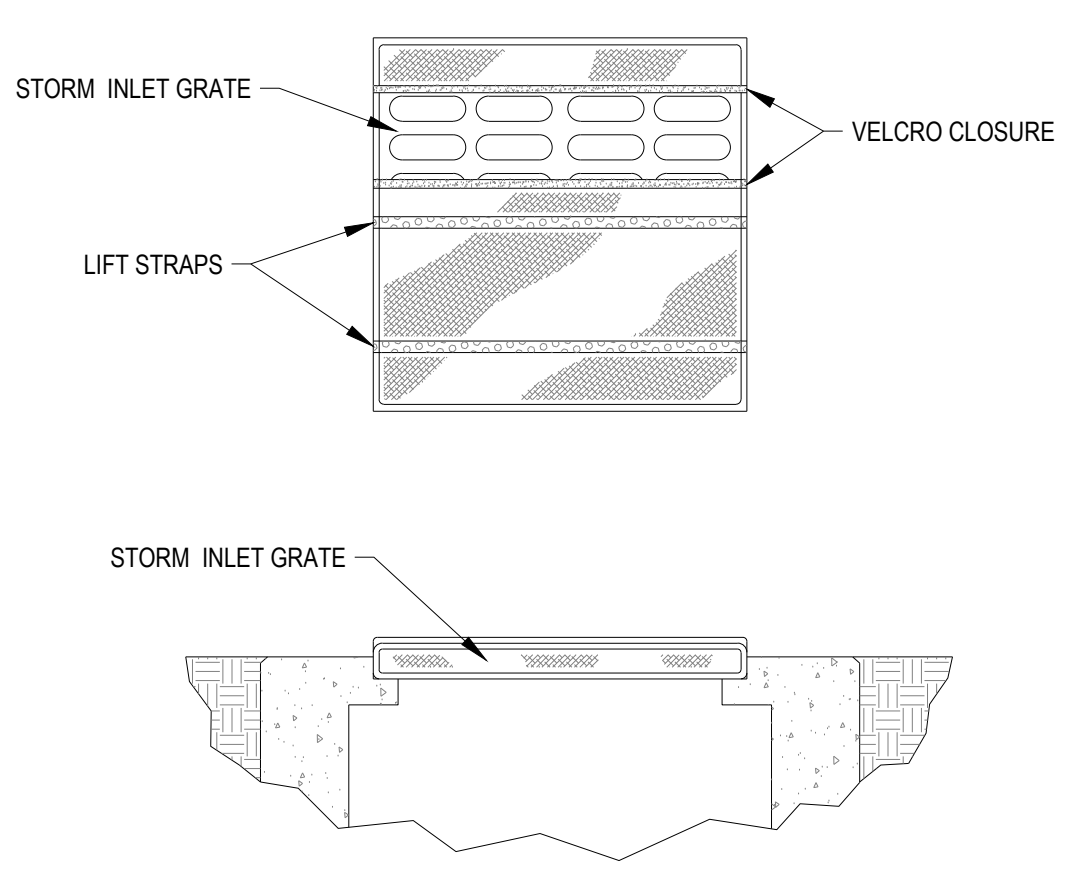
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

**CONCRETE WASHOUT**

NTS

**STABILIZED CONSTRUCTION ENTRANCE**

NTS

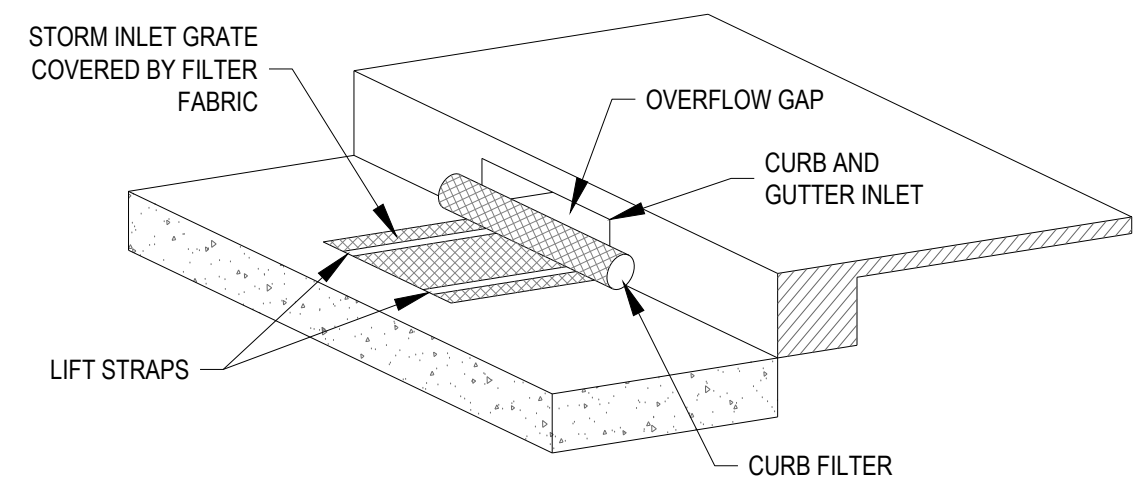


**NOTE:**

INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

**INLET PROTECTION**

NTS



**NOTE:**

INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

**CURB INLET PROTECTION**

NTS

Specifications  
for  
**Mulching**

- Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or an area and portions of the site which can be brought to final grade.
- Mulch shall consist of one of the following:
  - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
  - Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
  - Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
- Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
  - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
  - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
  - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.
  - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications  
for  
**Small Construction Site Controls**

- Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
  - inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
- Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
- Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
- Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
- Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
- Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications  
for  
**Temporary Seeding**

Seeding Dates	Species	Lb./1000 ft <sup>2</sup>	Lb./Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
Oats	Tall Fescue	3	128 (3 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1	40
August 16th to November	Rye	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
Perennial Ryegrass	3.25	40	
Creeping Red Fescue	0.4	40	
Kentucky Bluegrass	0.4	40	
November 1 to Feb. 29	Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

- Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
- Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.
- The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
- Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
- Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cutpacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cutpacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications  
for  
**Temporary Seeding**

- Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates recommended by the manufacturer.
  - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. /100 gal.
- Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates recommended by the manufacturer.
  - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. /100 gal.

**Mulching Temporary Seeding**

- Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seeding made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.
- Materials:
  - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)
  - Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 46 lb./1,000-sq.-ft.
  - Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ ac.

Specifications  
for  
**Permanent Seeding**

**Site Preparation**

- Subsoiler, plow, or other implement shall be used to reduce soil compaction and slow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
- The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
- Topsoil shall be applied where needed to establish vegetation.

**Seedbed Preparation**

- Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
- Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analysis.
- The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

**Seeding Dates and Soil Conditions**

- Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

**Dormant Seeding**

- Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
- The following methods may be used for "Dormant Seeding":
  - Straw and Mulch Anchoring Methods
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equivalent may be used at rates specified by the manufacturer.
  - Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.
  - Irrigation

**Straw and Mulch Anchoring Methods**

Straw mulch shall be anchored immediately to minimize loss by wind or water.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	20-40	1/2-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch	10-20	1/4-1/2	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Flat Pea	20-25	1/2-3/4	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	For shaded areas
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	

Note: Other approved seed species may be substituted.

Specifications  
for

**Additional Construction Site Pollution Controls**

- Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
  - Prevent spills
  - Use products up
  - Follow label directions for disposal
  - Remove lids from empty bottles and cans when disposing in trash
  - Recycle wastes whenever possible
  - Don't pour into waterways, storm drains or onto the ground
  - Don't pour down the sink, floor drain or septic tanks
  - Don't bury chemicals or containers
  - Don't burn chemicals or containers
  - Don't mix chemicals together
- Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
- No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
- Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
- Equipment Fueling and Maintenance, oil changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
- Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.
- Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
- Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
- Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, autoparts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
- Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.
- Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
- Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
- A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.



**CESO**  
WWW.CESOINC.COM

3601 Regby Rd., Suite 300  
Mansfield, OH 44902  
Phone: 937.435.8584 Fax: 888.208.4826

**FORESTAR**  
**CANAL HEIGHTS**  
**SECTION THREE**  
 CITY OF HUBER HEIGHTS, OHIO

Revisions / Submissions		
ID	Description	Date

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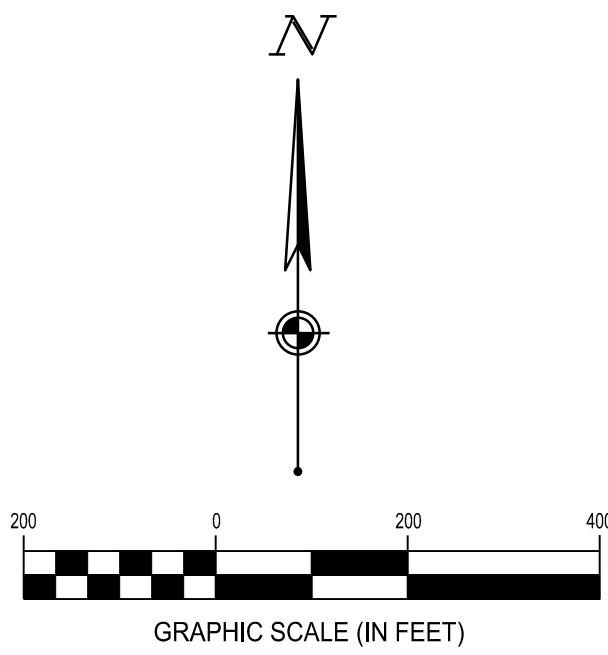
**Project Number:** 763863  
**Scale:** 1"=50'  
**Drawn By:** LDF  
**Checked By:** JEE  
**Date:** MARCH 09, 2026  
**Issue:** DETAILED DEV PLAN

**Drawing Title:**  
**SWPPP DETAILS 2**

**15**



VICINITY MAP  
NOT TO SCALE



**OWNERS CONSENT AND DEDICATION:**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

WITNESS \_\_\_\_\_ OWNER

WITNESS \_\_\_\_\_ BY:  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

AS TO ALL:

WITNESS \_\_\_\_\_ OWNER

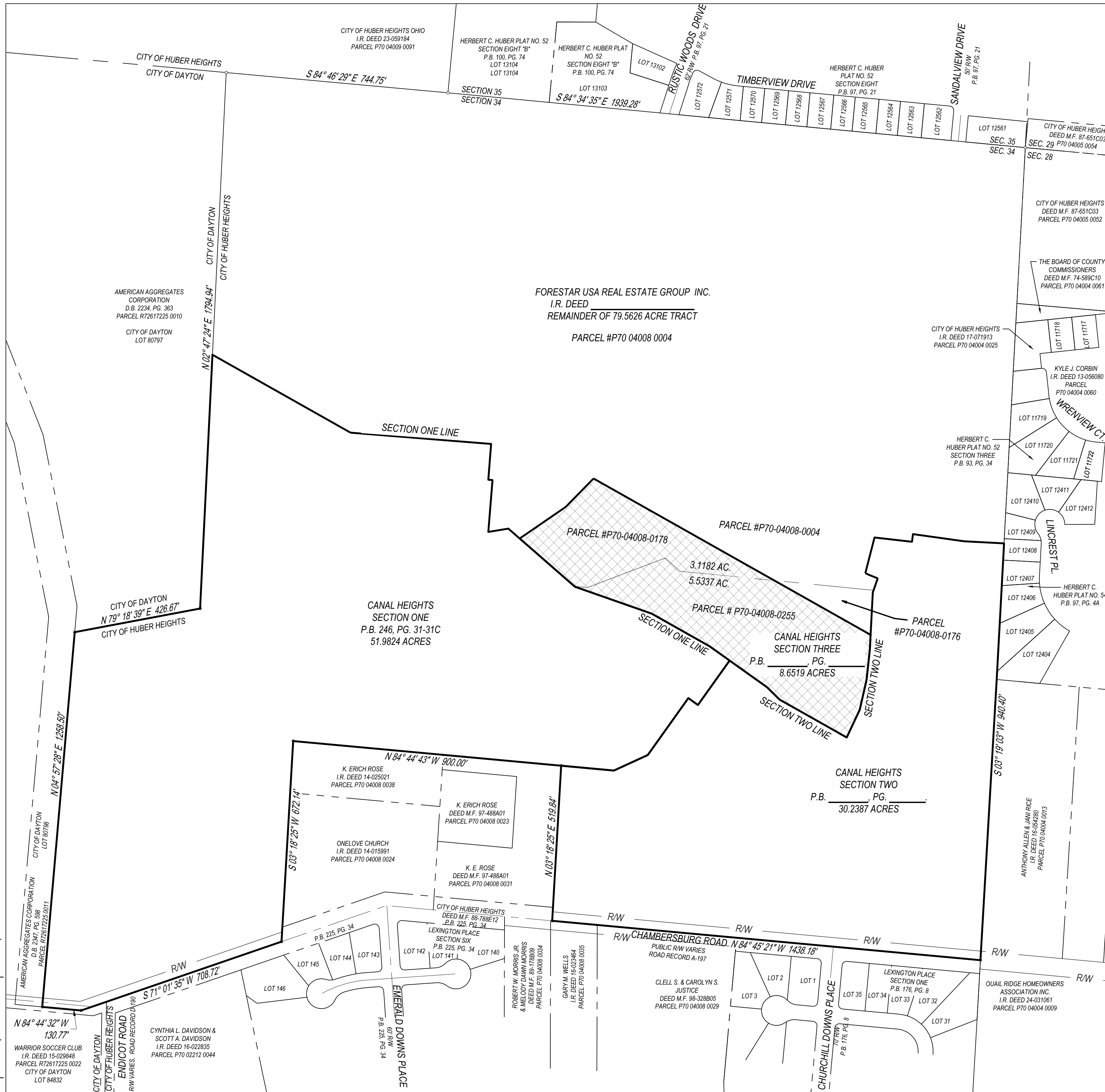
WITNESS \_\_\_\_\_ BY:  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ OF \_\_\_\_\_, A \_\_\_\_\_ ON BEHALF OF THE \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



**BOND STATEMENT:**  
A BOND OR OTHER SECURITY HAS BEEN FURNISHED ASSURING INSTALLATION AND INITIAL MAINTENANCE OF THE REQUIRED IMPROVEMENTS.

**ZONING NOTE:**  
AREA SHOWN ON THIS PLAT IS CURRENTLY ZONED PR-PLANNED RESIDENTIAL, PER CITY OF HUBER HEIGHTS ZONING, MONTGOMERY COUNTY, OHIO.

**FLOOD NOTE:**  
BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39113C0157E, WHICH BOTH BEAR AN EFFECTIVE DATE OF 1-6-2005.

**NOTE:** FLOOD DATA SHOWN HEREON HAS BEEN INTERPOLATED FROM SUPPLIED DATA AND IS NOT EXACT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE DATA ON THE ABOVE CITED FIRM, AND THE STATEMENT PERTAINING TO THE FLOOD ZONE DOES NOT REPRESENT SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

**ENGINEER/SURVEYOR**  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OHIO 45342  
PHONE NO.: 937-435-8584

**DEVELOPER:**  
FORESTAR  
9292 N. MERIDIAN ST., SUITE 211  
INDIANAPOLIS, IN. 46260

**OWNER:**  
FORESTAR  
9292 N. MERIDIAN ST., SUITE 211  
INDIANAPOLIS, IN. 46260

**RECORD PLAN  
CANAL HEIGHTS  
SECTION THREE**  
SECTION 34, TOWN 2, RANGE 8 M.Rs.  
CITY OF HUBER HEIGHTS,  
MONTGOMERY COUNTY, OHIO  
CONTAINING 8.6519 TOTAL ACRES  
MARCH 2026

**MONTGOMERY COUNTY WATER SERVICES APPROVAL:**

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MONTGOMERY COUNTY SANITARY ENGINEER \_\_\_\_\_

**CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:**

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**CITY MANAGER \_\_\_\_\_ MAYOR \_\_\_\_\_  
PERTINENT INFORMATION/SURVEY DATA:**

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

- DEEDS**  
I.R. DEED 00-063692 I.R. DEED 25-010153  
I.R. DEED 12-048830  
I.R. DEED 14-025021  
DMF 97-488A01  
DMF 85-496B01  
I.R. DEED 14-015991  
D.B. 2347, PG. 598  
D.B. 2234 PG. 363  
DMF 85-496B01  
I.R. DEED 17-071913  
I.R. DEED 16-054280  
DMF 87-651C03  
DMF 74-589C10
- RECORD PLATS**  
HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT "B", PLAT BOOK 100, PAGE 74  
HERBERT C. HUBER PLAT NO. 52 SECTION THREE, PLAT BOOK 93, PAGE 21  
HERBERT C. HUBER PLAT NO. 54, PLAT BOOK 97, PAGE 4A

**DESCRIPTION:**  
SITUATED IN PART OF SECTION 34, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 8.6519 ACRES OUT OF A 79.5626 ACRE TRACT CONVEYED TO FORESTAR USA REAL ESTATE GROUP, ONC. DESCRIBED IN THE DEED OF RECORD IN I.R. DEED \_\_\_\_\_ RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

**BASIS OF BEARINGS:**  
BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND THE NORTH LINE OF SECTION 34, BEING (S84° 34' 35" E) AS DERIVED FROM GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2021.

**MONTGOMERY COUNTY ENGINEER APPROVED FOR DESCRIPTION**

DATE \_\_\_\_\_, 2026 JOB# 0000-0000RE  
ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**OCCUPATION STATEMENT:**  
OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

**CERTIFICATE OF SURVEYOR:**  
I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

SEAN T. BROOKS, P.S. \_\_\_\_\_ DATE: \_\_\_\_\_  
OHIO P.S. NO. 8828



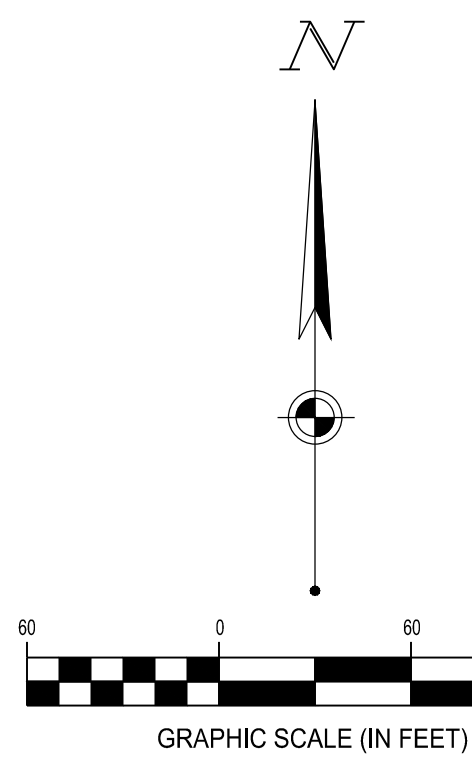
PREPARED BY: \_\_\_\_\_

**RECORD PLAN  
CANAL HEIGHTS  
SECTION THREE  
CHAMBERSBURG ROAD**

Revisions / Submissions  
ID Description Date

© 2023 CESO, INC.  
Project Number: 763863-01  
Scale: 1" = 200'  
Drawn By: DAS  
Checked By: CTT/STB  
Date: 03/24/2026  
Issue: 1

Drawing Title:  
**RECORD PLAN**



Line Table		
Line #	Direction	Length
L1	S29° 26' 59"W	25.00
L2	N29° 26' 59"E	25.00

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	N15° 33' 01"W, 21.21'	090° 00' 00"	15.00'
C2	50.00'	52.36'	S89° 26' 59"W, 50.00'	060° 00' 00"	28.87'
C3	50.00'	16.14'	N69° 47' 54"W, 16.07'	018° 29' 46"	8.14'
C4	50.00'	36.22'	S80° 12' 06"W, 35.43'	041° 30' 14"	18.95'
C5	50.00'	209.44'	S0° 33' 01"E, 86.60'	240° 00' 00"	86.60'
C6	50.00'	32.07'	S77° 49' 22"W, 31.52'	036° 44' 45"	16.61'
C7	50.00'	45.67'	N57° 38' 23"W, 44.10'	052° 19' 46"	24.56'
C8	50.00'	39.58'	N8° 47' 53"W, 38.55'	045° 21' 15"	20.89'
C9	50.00'	36.35'	N34° 42' 17"E, 35.55'	041° 39' 06"	19.02'
C10	50.00'	35.79'	N76° 02' 18"E, 35.03'	041° 00' 55"	18.70'
C11	50.00'	19.99'	S72° 00' 08"E, 19.85'	022° 54' 14"	10.13'
C12	15.00'	23.56'	S74° 26' 59"W, 21.21'	090° 00' 00"	15.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C13	15.00'	23.56'	S15° 33' 01"E, 21.21'	090° 00' 00"	15.00'
C14	50.00'	209.44'	S59° 26' 59"W, 86.60'	240° 00' 00"	86.60'
C15	50.00'	29.13'	S43° 51' 38"E, 28.72'	033° 22' 45"	14.99'
C16	50.00'	33.12'	S8° 11' 48"E, 32.51'	037° 56' 57"	17.19'
C17	50.00'	33.12'	S29° 45' 09"W, 32.51'	037° 56' 57"	17.19'
C18	50.00'	33.12'	S67° 42' 06"W, 32.51'	037° 56' 57"	17.19'
C19	50.00'	35.64'	N72° 54' 07"W, 34.89'	040° 50' 38"	18.62'
C20	50.00'	45.32'	N26° 30' 54"W, 43.78'	051° 55' 47"	24.35'
C21	50.00'	52.36'	N30° 33' 01"W, 50.00'	060° 00' 00"	28.87'
C22	50.00'	23.14'	N13° 48' 35"W, 22.94'	026° 31' 08"	11.78'
C23	50.00'	29.22'	N43° 48' 35"W, 28.80'	033° 28' 52"	15.04'
C24	15.00'	23.56'	S74° 26' 59"W, 21.21'	090° 00' 00"	15.00'



**AREA CALCULATIONS:**

**ORIGINAL PARCEL #P70 04008 0178**

LOTS ENTIRELY WITHIN =	1.4884 ACRES
PARTIAL LOT 127 =	0.0002 ACRES
PARTIAL LOT 128 =	0.0406 ACRES
PARTIAL LOT 129 =	0.1120 ACRES
PARTIAL LOT 130 =	0.1513 ACRES
PARTIAL LOT 131 =	0.2161 ACRES
PARTIAL LOT 139 =	0.1400 ACRES
PARTIAL LOT 140 =	0.1386 ACRES
PARTIAL LOT 141 =	0.1385 ACRES
PARTIAL LOT 142 =	0.1170 ACRES
PARTIAL LOT 143 =	0.1190 ACRES
PARTIAL LOT 144 =	0.0818 ACRES
PARTIAL LOT 145 =	0.0004 ACRES
RIGHT-OF-WAY =	0.4243 ACRES
<b>TOTAL AREA =</b>	<b>3.1182 ACRES</b>

**ORIGINAL PARCEL #P70 04008 0255**

LOTS ENTIRELY WITHIN =	3.6070 ACRES
PARTIAL LOT 127 =	0.1657 ACRES
PARTIAL LOT 128 =	0.1360 ACRES
PARTIAL LOT 129 =	0.0750 ACRES
PARTIAL LOT 130 =	0.0194 ACRES
PARTIAL LOT 131 =	0.0009 ACRES
PARTIAL LOT 139 =	0.0005 ACRES
PARTIAL LOT 140 =	0.0019 ACRES
PARTIAL LOT 141 =	0.0020 ACRES
PARTIAL LOT 142 =	0.0235 ACRES
PARTIAL LOT 143 =	0.0755 ACRES
PARTIAL LOT 144 =	0.1627 ACRES
PARTIAL LOT 145 =	0.1539 ACRES
RIGHT-OF-WAY =	1.1097 ACRES
<b>TOTAL AREA =</b>	<b>5.5337 ACRES</b>

**TOTALS**

3.1182 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0178	
5.5337 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0255	
<b>8.6519 TOTAL ACRES</b>	

**OVERALL TOTALS**

LOT AREA =	7.1179 ACRES
RIGHT-OF-WAY =	1.5340 ACRES
<b>TOTAL AREA =</b>	<b>8.6519 ACRES</b>

**LEGEND**

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- ⊙ 5/8" IRON PIN FOUND WITH "CESO"
- ⊠ 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- POST
- U.E. UTILITY EASEMENT
- S.B. SETBACK

——— BOUNDARY LINE  
 - - - - - ADJOINER LINE  
 - - - - - SECTION LINE  
 - - - - - CORPORATION LINE  
 - - - - - ROAD CENTERLINE  
 - - - - - RIGHT-OF-WAY LINE  
 - - - - - EASEMENT LINE

**ROADWAY LENGTHS:**

BALTIC ROAD:	297.95 FT.
CORINTH COURT:	889.94 FT.

**SETBACKS:**

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS: INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.



3601 Rhyer Rd., Suite 300  
 Chambersburg, OH 43424  
 Phone: 937.435.6504 Fax: 937.298.4828

**RECORD PLAN**  
**CANAL HEIGHTS SECTION THREE**  
 CHAMBERSBURG ROAD

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.  
 Project Number: 763863-01  
 Scale: 1" = 60'  
 Drawn By: DAS  
 Checked By: CTT/STB  
 Date: 03/24/2026  
 Issue: 1

**RECORD PLAN**



# Huber Heights Fire Division

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

Occupancy Name:	Canal Heights
Occupancy Address:	Chambersburg Road, Section 3

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

MCBR BLD:	n/a	HH P&D:	n/a
MCBR MEC:	n/a	HHFD Plan:	26-089
MCBR ELE:	n/a	HHFD Box:	
REVIEWER:	Pugh	DATE:	03/26/2026

## ***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, the fire department access and basic fire protection concept at this time. The proposed development will need to meet requirements of the Ohio Fire Code 2025 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.**

### **Requirements:**

- Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.
- Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Structure locations are not provided on current drawings so the 400 feet from any opening shall be confirmed during next phase. ***It is hard to distinguish locations of hydrants on some drawings. A larger symbol shall be used.***
- In accordance with Huber Heights Codified Ordinance 1521.06 (b)(1), "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.
- All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in

multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains. |

- The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. **Please provide before construction.**
- During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to Ohio Fire Code Appendix D 103.4. |

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 2025 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

**AI-11443**

**7. C.**

**Planning Commission**

Meeting Date: 04/14/2026

Major Change

---

Information

Agenda Title

MAJOR CHANGE - The applicant, GREG HOSKINS, is requesting approval of a Major Change to the Basic Development Plan to remove open space restricting from lot 199. Property is located at 3020 Burr Oak Drive (MJC 26-10).

Purpose and Background

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Attachments

Staff Report

Decision Record

Application

Aerial view

Drawings

Drawings

HOA Signatures

Fire Assessment

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# Memorandum

Staff Report for Meeting of April 14, 2026

To: Huber Heights City Planning Commission  
From: Aaron K. Sorrell, Assistant City Manager  
Date: April 4, 2026  
Subject: MJC 26-10 Major Change: The Oaks, Section 9, Lot 199  
3020 Burr Oak Drive

Department of Planning and Zoning

City of Huber Heights

**APPLICANT/OWNER:** Greg Hoskins – Applicant  
Silver Oaks HOA - Owner

**DEVELOPMENT NAME:** Silver Oaks (The Oaks of Huber Heights, Section 9)

**ADDRESS/LOCATION:** 3020 Burr Oak Drive

**ZONING/ACREAGE:** PR: Planned Residential / 0.3 acres.

**EXISTING LAND USE:** Open Space

**ZONING  
ADJACENT LAND:** PR: Planned Residential

**REQUEST:** The applicant requests a major change to the Basic Development Plan to remove the open space restriction from lot 199.

**ORIGINAL APPROVAL:** N/A

**APPLICABLE HHCC:** Chapter 1171, 1172

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

## **STAFF ANALYSIS AND RECOMMENDATION:**

### **Overview**

The applicant is requesting a major change to the Basic and Detailed Development Plan to remove the open-space restriction on lot 199, which is at the corner of Burr Oak Drive, due north of Fishburg Road. The HOA owns the lot, no longer wants to maintain it, and has voted to sell it to the applicant once the green space limitation is removed. If a residential structure were to be constructed on this lot, the overall density would be 2.6 units per acre, well below the 5 units per acre maximum in the Planned Residential District.

### **Applicable Zoning Regulations**

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1172 - Planned Residential District.

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

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

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

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

### **Staff Analysis**

#### **Prior Basic / Detailed Development Approvals**

The Basic and Detailed Development Plans for The Oaks have been modified at least three times since inception. The images below illustrate each evolution of the plans, the most recent being the Koehler & Wang subdivision in 2021. The following images represent the various development plans.

## 2003 Master Plan



The 2003 plan illustrated extensive open space with a central neighborhood feature. The lot in question is illustrated on this plan as the corner park, just north of Fishburg Road.

In 2005, the plan was modified to accommodate a church. This required the south roadways to be modified, and the central open space was eliminated. The church was never constructed.

## 2005 Master Plan



In 2020, the church land was sold and remains vacant.

### Discussion

Based on the case records, staff and the Planning Commission discussed buffering between the properties to the west and the proposed Oaks subdivision. There is very little discussion about central open space features. Over time, the only non-stormwater-related open space improvement constructed was the gazebo at the corner of Oak Ridge Drive and White Oak Way.

The lot in question is currently unimproved by the developer, and it appears the HOA has no intention of making any improvements.

Staff supports removing the green space limitation for this lot for a following reasons:

- 1) Constructing a neighborhood park on this lot is unnecessary. This lot is approximately 300-feet from the entrance to Cottonwood Park. The City is investing nearly \$600,000 in upgrades to the park amenities. Later this year, a new crosswalk will be installed from Burr Oak to the park entrance.
- 2) This lot is more of a financial liability to the HOA than a neighborhood asset. The HOA has no plans or intent to invest significant capital to create a gateway feature into the neighborhood.
- 3) There is no requirement for open space in the Planned Residential District.

**Additional Comments:**

**Fire:** The Fire Department had no comments.

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

**Recommendation**

Planning staff supports a major change to the Basic and Detailed Development Plan to remove the green space restriction on lot 199 of the Oaks of Huber Heights, Section 9 plat. Staff recommends approval with no conditions.

**Planning Commission Action**

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

- 1) Recommend approval of the Major Change with or without conditions;
- 2) Recommend denial of the Major Change; or
- 3) Table the application to gather additional information.



## **Planning Commission Decision Record**

WHEREAS, on March 27, 2026, the applicant, GREG HOSKINS, requested approval of a Major Change to the Basic Development Plan to remove the open space restriction from lot 199. Property located at 3020 Burr Oak Drive (MJC 26-10), and;

WHEREAS, on April 14, 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, Greg Hoskins, for approval of a Major Change to the Basic Development Plan. Property is located at 3020 Burr Oak Drive (Case MJC 26-10), in accordance with the recommendation of Staff's Memorandum dated April 4, 2026, with the following conditions:

1. Approval with no conditions.

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

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Terry Walton, Chair  
Planning Commission

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Date

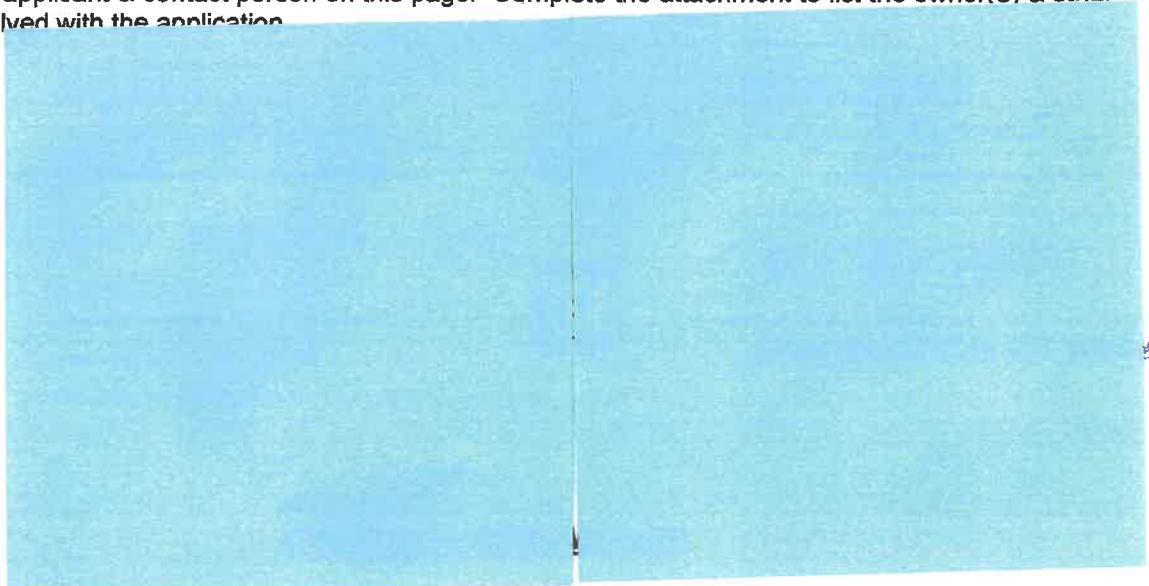


**APPLICANT INFORMATION**

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

Name  
Address

Phone  
Fax  
Email



*Di. Com*

Project Name: \_\_\_\_\_

Location of property: Lot 199 in Silver Oaks  
3020 Burr Oak

Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel Number(s) \_\_\_\_\_

Current Zoning: \_\_\_\_\_ 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:

Corner lot next to my property at 3026 Burr Oak Dr  
To become one parcel together with plans to  
build a garage or large shed!

Applicant's status: Owner \_\_\_ Lessee \_\_\_ Purchaser  Agent \_\_\_

Name of Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

2 *to eliminate open space wave fee*

**Applicant's Signature**

Greg Hoskins  
Applicant's Signature:

Greg Hoskins  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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

# SILVER OAKS HOMEOWNERS' ASSOCIATION

**Board of Trustees Meeting  
Wednesday, February 18, 2026, at 5:00 p.m.  
Huber Heights Public Library  
6243 Brandt Pike, Huber Heights, OH**

## Minutes

**1) CALL TO ORDER / ATTENDANCE:**

The meeting was called to order at 5:05 p.m. at the location noted above. Board Members in attendance were Jody DeLong, Steven Yarbrough, and Greg Hoskins. Marcus ONeal was present representing Eclipse Community Management.

**2) REVIEW AND APPROVAL OF MINUTES:**

The minutes of the Board of Trustees meeting held October 7, 2025, were presented for review and approval. Greg moved to accept the meeting minutes. Jody seconded. All were in favor, motion carried.

**3) REVIEW AND APPROVAL OF FINANCIAL REPORTS:**

The draft financial report for January 2026 was presented for review. Steven moved to accept the financial reports as presented. Greg seconded. All were in favor, motion carried.

**4) MANAGEMENT REPORT:**

- a. **Maintenance Report**– Marcus ONeal reviewed the maintenance report
- b. **Violation Report** – Marcus ONeal reviewed the violation report
- c. **Architectural Report** – Marcus ONeal reviewed the architectural report

**5) OLD BUSINESS:**

- a. **Green Space to Open Space** – Greg wants to purchase Lot#197 that is next to his home. Currently, Lot #197 is Green Space and can not be sold. For Greg to purchase Lot #197 it must change from Green Space to Open Space, and the Association can then sell Lot #197 to Greg. The cost willing to be spent to acquire the transition from Green Space to Open Space (#Lot 197) will be \$5,000 paid by Greg. If the transition from Green Space to Open Space (#Lot 197) goes over \$5,000, the association will pay the difference to get this accomplished. Motion approved by Steven. Second, by Jody. All in favor.
- b. 3038 Burr Oak Dr wrote a \$2,837.00 check to cover the delinquency they carry. The check was sent to Eclipse, but it was not signed. The check was returned and the homeowner needs to call Kaman to make the payment due to their account being locked and a payment plan is to be made with the attorney.

**6) NEW BUSINESS:**

- a. **Annual Meeting 2026** – Will be held June 26 at 6:00PM in the green space.

**7) NEXT MEETING DATE:**

The Board decided that the Board Meeting date will be the same date as the Annual Meeting June 26, 2026, at 6PM in the green space.

**8) ADJOURNMENT**

There being no further business to be brought before the Board, Greg made a motion to adjourn the meeting. Jody seconded. All were in favor. The meeting was adjourned at 5:54 p.m.



Scale: 1 in equals 188 ft

City of Huber Heights, OH

Date: 3/30/2026





**MASTER PLAN**

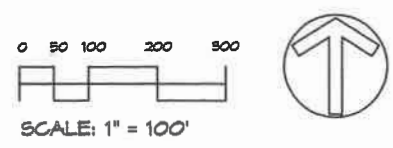
FOR  
**THE OAKS**

OF

**HUBER HEIGHTS  
HUBER HEIGHTS, OHIO  
SUMMER 2003**



MASTER PLAN  
 FOR  
 THE OAKS OF HUBER HEIGHTS  
 HUBER HEIGHTS, OHIO 2005



APPROVED

431D 12 APR 05  
 J. Hallett

REVISED 4/11/05



**CORRECTIVE RECORD PLAN**  
**THE OAKS OF HUBER HEIGHTS SECTION 9**  
 SECTION 16, TOWN 2, RANGE 8 M.R.S.  
 CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO  
 10.3230 ACRES TOTAL

VOLUME PAGE  
**PB 236 PAGE 19A**

NOTE: DOC ID: 068794750002 TYPE: DEE  
 KIND: PLAT  
 FILE AM: 4/19/2020 AT: 11:46:45 AM  
 FILE AM: 4/19/2020 PAGE 1 OF 2  
 MONTGOMERY COUNTY, OH  
 BRANDON C. MCCLAIN RECORDER  
 FILE 2020-00073899

LOT 167  
 AARON M. DESCH  
 & BRITTANY K. OESCH  
 SECTION 8  
 PB 229 PG 41

LOT 170  
 SHAWN M. FARRELL  
 & LISA M. FARRELL  
 SECTION 8  
 PB 229 PG 41

LOT 173  
 SHAKHANOVA RAMMALI  
 SECTION 8  
 PB 229 PG 41

LOT 176  
 TINAM HARRIS  
 & JUDAH B. HARRIS  
 SECTION 8  
 PB 229 PG 41

LOT 178  
 TINAM HARRIS  
 & JUDAH B. HARRIS  
 SECTION 8  
 PB 229 PG 41

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DIRECTION	CHORD	DELTA	ANGLE
C1	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C2	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C3	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C4	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C5	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C6	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C7	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C8	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C9	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C10	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C11	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C12	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C13	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C14	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C15	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C16	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C17	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C18	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"
C19	85.00	361.12	N89°45'00"E	85.00	18°00'	18°00'00"
C20	85.00	361.12	S89°45'00"E	85.00	18°00'	18°00'00"

LOT 3  
 DAVID R. ARSEOLA  
 PARID: P70 00209 0002  
 CRIPPS PLAT REC PB "LL-10"

LOT 4  
 DAVID R. ARSEOLA  
 PARID: P70 00209 0002  
 CRIPPS PLAT REC PB "LL-10"

LOT 5  
 THOMAS R. LAURENT  
 & REBECCA E. LAURENT  
 PARID: P70 00209 0003  
 CRIPPS PLAT REC PB "LL-10"

LOT 178  
 TINAM HARRIS  
 & JUDAH B. HARRIS  
 SECTION 8  
 PB 229 PG 41

LOT 173  
 SHAKHANOVA RAMMALI  
 SECTION 8  
 PB 229 PG 41

LOT 170  
 SHAWN M. FARRELL  
 & LISA M. FARRELL  
 SECTION 8  
 PB 229 PG 41

LOT 176  
 TINAM HARRIS  
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 SECTION 8  
 PB 229 PG 41



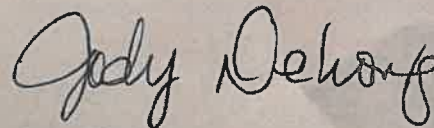
20 Feb 2026

Silver Oaks HOA Board

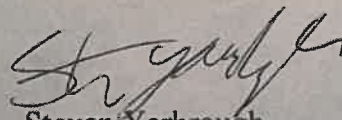
The Silver Oaks HOA Board authorizes the sale of Lot 197 (P70 02211 0112) to Greg Hoskins at a price of \$5000. This follows an official Board meeting with discussion and agreement that any legal costs incurred by the HOA during the sale would be paid for with the afore mentioned \$5000 payment with any costs in excess coming out of the HOA budget. Costs include all fees associated with attaching said property to Greg's current property and potential rezoning to make the land useable as well as any city fees. The sale of Lot 197 will unburden the HOA with the costs associated with maintaining useless land and will cause a sizeable drop in fees for all members in the following year (2027). As such, the Board feels this justifies any added cost to the HOA to sell the property. In addition, Greg Hoskins has agreed to perform all necessary lawn maintenance for the HOA property this year with the intent of saving more money for the community in case more costs than \$5000 are incurred.



Greg Hoskins  
Silver Oaks HOA President



Jody DeLong  
Silver Oaks HOA Treasurer



Steven Yarbrough  
Silver Oaks HOA Secretary



# Huber Heights Fire Division

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

Occupancy Name:	Lot 197 Silver Oak		
Occupancy Address:	3020 Burr Oak Drive		
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:	26-125
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	04/02/2026

## ***Fire Department Comments:***

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

**This plan review is for owner obtaining the lot next to his property for possible future use.**

### **Requirements:**

- **The fire department has no concerns or comments 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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

**AI-11418**

**9. A.**

**Planning Commission**

Meeting Date: 04/14/2026

Minutes

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Information

Agenda Title

Without objection, the minutes of the February 10, 2026, Planning Commission meeting are approved.

Purpose and Background

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Attachments

Minutes

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**Planning Commission  
February 10, 2026, Meeting  
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Johnson, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager, Geri Hoskins, Planning & Zoning Administrative Assistant.

**III. Opening Remarks by the Chairman and Commissioners**

None.

**IV. Citizens Comments**

None.

- V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

**VI. Pending Business**

None.

**VII. New Business**

- 1. **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).**

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

All front and rear setbacks are 25-feet, consistent with the requirements.

The minimum lot size in this phase is 56-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.

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

Ms. Vargo asked about the 60 ft wide lots, 1 through 12.

**Action**

Ms. Thomas moved to approve the request by the applicant, Carriage Trails CO, LLC, for a Detailed Development Plan (DDP 26-05) in accordance with the recommendation of Staff's Memorandum dated February 5, 2026, and the Planning Commission Decision Record.

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

**2. 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).**

Mr. Sorrell stated that the applicant seeks Detailed Development Plan approval for an approximate 9250 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. The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

The Basic Development Plan had the following condition: Landscaping and Signage shall be reviewed during the Detailed Development Plan application.

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.

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.

Planning Commission Meeting

February 10, 2026

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.

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

Staff 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.

Steve Tieber from Dublin 7 was in attendance and spoke to the parking questions.

**Action**

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Detailed Development Plan (DDP 26-07) in accordance with the recommendation of Staff's Memorandum dated, February 5, 2026, and the Planning Commission Decision Record.

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

**3. TEXT AMENDMENT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Text Amendment to the O1 District to permit personal service establishments (TA 26-06).**

Mr. Sorrell stated that the 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.

Planning Commission Meeting

February 10, 2026

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.

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.

Ms. Vargo mentioned that there was an agreement in the past with the properties on Brandt from Kitridge.

**Action**

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for approval of a Text Amendment (TA 26-06) in accordance with the recommendation of Staff's Memorandum dated, February 4, 2026, and the Planning Commission Decision Record.

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

**VIII. Additional Business**

None

**IX. Approval of the Minutes**

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

**X. Reports and Calendar Review**

**XI. Upcoming Meetings**

March 10, 2026  
April 14, 2026

**XII. Adjournment**

Planning Commission Meeting

February 10, 2026

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:43 p.m.

\_\_\_\_\_  
**Terry Walton, Chair**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Geri Hoskins, Administrative Assistant**

\_\_\_\_\_  
**Date**