



AGENDA
CITY PLANNING COMMISSION
City Governance Center - Council Chambers
6151 Brandt PikeTaylorsville Road
May 12, 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. COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, BLAZE PROPERTIES, is requesting approval of a Combined Basic and Detailed Development Plan for a Chipotle Mexican Grill. Property is located at Brandt Pike and Miami Valley Way (CBDP 26-11).
8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the minutes of the April 14, 2026, Planning Commission are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. June 9, 2026
July 14, 2026

12. Adjournment

AI-11532

7. A.

Planning Commission

Meeting Date: 05/12/2026

Combined Basic and Detailed Development Plan

Information

Agenda Title

COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, BLAZE PROPERTIES, is requesting approval of a Combined Basic and Detailed Development Plan for a Chipotle Mexican Grill. Property is located at Brandt Pike and Miami Valley Way (CBDP 26-11).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Sign Package

Fire Assessment

Memorandum

Staff Report for Meeting of May 12, 2026

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: May 6, 2026
Subject: CBDP 26-11 (Chipotle Brandt Pike)
Brandt Pike and Miami Valley Way

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Blaze Properties Huber Heights, LLC – Applicant
Miami Valley Hospital – Owner

DEVELOPMENT NAME: Chipotle Mexican Grill

ADDRESS/LOCATION: Brandt Pike and Miami Valley Way

ZONING/ACREAGE: PM – Planned Mixed Use / 0.69 acres

EXISTING LAND USE: Vacant Land

ZONING
ADJACENT LAND: North: “B-3” Commercial District
East : PC – Planned Commercial
West: PM – Planned Mixed-Use
South: PM – Planned Mixed-Use

REQUEST: The applicant seeks approval for a combined development plan for the construction of a Chipotle Mexican Grill.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

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

Overview

The applicant seeks approval for a combined development plan to construct an approximately 2,385 SF restaurant with a drive-up window. The restaurant's planned capacity is approximately 40 seats, with a small outdoor patio.

Site Characteristics

The site is a flat, vacant parcel immediately south of an existing Cassano's. Both restaurants will share the existing drive entrance on Brandt Pike.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use, Chapter 1180 – Brandt Pike Revitalization Overlay District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

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

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

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

Chapter 1171.06 - General standards for approval, states:

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

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis

The site is zoned Planned Mixed Use. The staff analysis addresses the elements of the basic and detailed development plans and the standards for approval as a combined development plan.

Combined Development Plan Analysis:

The applicant proposes constructing a 2,385 square-foot Chipotle restaurant with a pick-up window. The restaurant seats approximately 40 and contains a small outdoor patio. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, landscaping, building elevations and signage.

For brevity, the standards cited in this staff report are the **most** restrictive among those of the Planned Mixed Use District and the Brandt Pike Revitalization Overlay District (BPO).

Conformance With Planned Mixed Use District Requirements:

Uses: Restaurants are principally permitted in the district.

Development Standards:

- The BPO requires a 10-foot parking setback. The drive aisle along Brandt Pike and the parking along Miami Valley Way are set back 10 feet from the property lines.
- The building does not exceed the 35-foot maximum height limit outlined in the BPO.
- The existing Brandt Pike curb cut will be shared with Cassano's as required by the BPO.
- The open space requirement is 20%, the site plan conforms to this requirement.

Parking and Loading:

- The site plan illustrates 31 parking spaces (10 shared with Cassano's). The code requires 25 spaces, based on 40 seats and an estimated 10 employees during the busiest shift. Planning staff feels the parking provided is sufficient.

Building Materials:

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

Landscaping:

- The landscaping plan meets the code requirements for both interior and perimeter landscaping. The applicant is providing shade trees along the perimeter, along with a significant number of shrubs and perennials.

Staff directed the applicant to move the Brandt Pike street trees to the interior side of the sidewalk to prevent them from being damaged by trucks and buses. A revised landscape plan should be presented at the Planning Commission meeting.

Signs:

- A sign package was submitted with the application. The two wall signs comply with the sign code requirements. The proposed monument sign is rather modest in overall size (8' x 1'-1"). However, the 8-foot height exceeds the BPO height limit by one foot. Staff feels the sign height is acceptable as designed. The overall size is modest and is significantly smaller than the existing multi-tenant sign at the corner of Brandt and Miami Valley Way. Staff recommends approval of the sign package as submitted.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

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

The proposal is consistent with the comprehensive plan and the thoroughfare plan, and conforms to the spirit and intent of the Brandt Pike Revitalization Overlay District. The site is located on an arterial street, and primary access is from an existing shared drive.

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

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

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

There is adequate capacity on Brandt Pike to carry the traffic to and from this business. Additionally, the curb cut on Miami Valley Way will allow northbound patrons to access the existing traffic light.

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

Staff does not anticipate any undue burden on public services.

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

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

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

The landscaping plan meets the zoning code requirements.

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

The existing street trees along Miami Valley Way will remain. Otherwise, this is a vacant lot with no natural features.

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

The site is generally flat.

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

All utilities will be placed underground.

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

Staff does not anticipate any detrimental effects to the economic wealth of the community as a result of this development.

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

All proposed uses are consistent with the Planned Mixed Use District.

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

No rezoning is necessary.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer has been working with the applicant to address stormwater issues, which are incorporated in the site plan. The engineer had no additional comments or concerns.

Recommendation

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the combined development plan application and submitted plans stamped "received May 1, 2026" with the following conditions.

- 1) The applicant shall relocate the Brandt Pike street trees to the west side of the sidewalk and adjust the Taxus plantings further away from the sidewalk, subject to planning staff approval.
- 2) The applicant shall install one bike rack, per the Brandt Pike Revitalization Overlay District requirements.
- 3) The applicant shall comply with all Fire Department Requirements.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on April 21, 2026, the applicant BLAZE PROPERTIES HUBER HEIGHTS, LLC., requested approval of a Combined Basic and Detailed Development Plan to create a Chipotle Mexican Grill. Property located at Brandt Pike and Miami Valley Way, Parcel Number P70 03912 0138 of the Montgomery County, Ohio Records (CBDP 26-11), and;

WHEREAS, on May 12, 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, Blaze Properties Huber Heights, LLC, for approval of a Combined Basic and Detailed Development Plan application and revised plans dated May 11, 2026. Property is located at Brandt Pike and Miami Valley Way (Case CBDDP 26-11), in accordance with the recommendation of Staff's Memorandum dated May 6, 2026, with the following conditions:

1. The applicant shall install one bike rack, per the Brandt Pike Revitalization Overlay District requirements.
2. The applicant shall comply with all Fire Department Requirements.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



RECEIVED

APR 21 2026

PLANNING DEPARTMENT

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

Application Number CBDP 26-11
Receipt Number _____

Date Filed 4/21/26
Amount Paid \$ 817.00

TYPE OF ACTION REQUESTED

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

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

May 12, 26

APPLICANT INFORMATION

Identify
parties

Name
Address

Phone
Fax
Email

Project Name: Chipotle Mexican Grill

Location of property: Brandt Pike and Miami Valley Way

Book _____ Page _____ Parcel Number(s) P70 03912 0138

Current Zoning: PM Proposed Zoning: No Change

Property Owner's Name: Miami Valley Hospital Telephone: _____

110 N MAIN ST STE 1250
Address: Dayton, Ohio 45402

Total acres included in this application: 0.69 acres

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

Brief description of application request:

Site Development Plan to create lot for Chipotle Mexican Grill

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

Name of Engineer: Evans Engineering Telephone: 513.321.2168

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

Applicant's Signature


Applicant's Signature:

Gregory Meyer
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 21 day of April, 2026.



JOY JONES
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-16-2027
Recorded in


NOTARY PUBLIC

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

=====

Date Received _____ Fee Paid _____ Received by _____

ADDITIONAL CONTACT INFORMATION

<u>PROPERTY OWNER</u> Name <u>Miami Valley Hospital</u> Address <u>110 N. Main St.</u> <u>Dayton, Ohio 45402</u> Phone _____ Fax _____ Email _____		<u>AGENT</u> Name _____ Address _____ Phone _____ Fax _____ Email _____	
<u>ATTORNEY</u> Name _____ Address _____ Phone _____ Fax _____ Email _____		<u>DEVELOPER</u> Name <u>Blaze Properties Huber Heights, LLC</u> Address <u>4901 Hunt Rd.</u> <u>Blue Ash Ohio 45242</u> <u>513.505.9786</u> Phone _____ Fax _____ Email _____	
<u>LAND PLANNER</u> Name _____ Address <u>N/A</u> Phone _____ Fax _____ Email _____		<u>ENGINEER</u> Name <u>Evans Engineering</u> Address <u>4540 Airport Rd.</u> <u>Cincinnati, Ohio 45226</u> <u>513.321.2168</u> <u>jevans@evans-eng.net</u> Phone _____ Fax _____ Email _____	
<u>LANDSCAPE ARCHITECT</u> Name <u>2K Landscape Architecture</u> Address <u>3234 Harvest Ave.</u> <u>Cincinnati, Ohio 45213</u> <u>513.226.8372</u> <u>kchapman@2klandscapearchitecture.com</u> Phone _____ Fax _____ Email _____		<u>OTHER</u> Name _____ Address _____ Phone _____ Fax _____ Email _____	

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

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

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

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

Jay Jones
Witness
Kevin Wehner
Witness

By: [Signature]
Applicant's Signature
Date: 4/21/26
Project: Chiyette / Huber Heights

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ 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

Printed Name

[Signature]
Owner's Signature
Gregory Meyer
Printed Name

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

Gregory Meyer on this 21 day of April, 2026



JOY JONES
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-16-2027
Recorded in
Butler County

[Signature]
Notary Public

Legal Description of Parcel:

Legal Description per First American Title Insurance Company Title Commitment No. 04 CIN 26, having a Commitment Date of February 4, 2026 at 7:59 a.m.

The Land referred to herein below is situated in the County of Montgomery, State of Ohio, and is described as follows:

A portion of the land described as:

Situated in Section 22, Town 2, Range 8, M.Rs., City of Huber Heights, Montgomery County, Ohio and being Lot Number 8 of Premier Health Center-Huber Heights, Section B, as recorded in Plat Book 236, Page 12, Plat Records, Montgomery County, Ohio.

Property Address: Miami Valley Way, Huber Heights, Ohio

Parcel No.: P70-03912-0138

THE FOREGOING LEGAL DESCRIPTION REPRESENTS THE LEGAL DESCRIPTION OF THE PARENT TRACT FROM WHICH A CUT OUT PARCEL WILL BE CREATED AND WHICH CUT OUT PARCEL SHALL BE THE INSURED PROPERTY.

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF HUBER HEIGHTS SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE BRANDT PIKE AND/OR MIAMI VALLEY WAY, RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF HUBER HEIGHTS.

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

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-36. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE ([HTTP://WWW.AGRI.OHIO.GOV/EAB/](http://www.agri.ohio.gov/EAB/)).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS. (SEE DETAIL SHEET).

DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

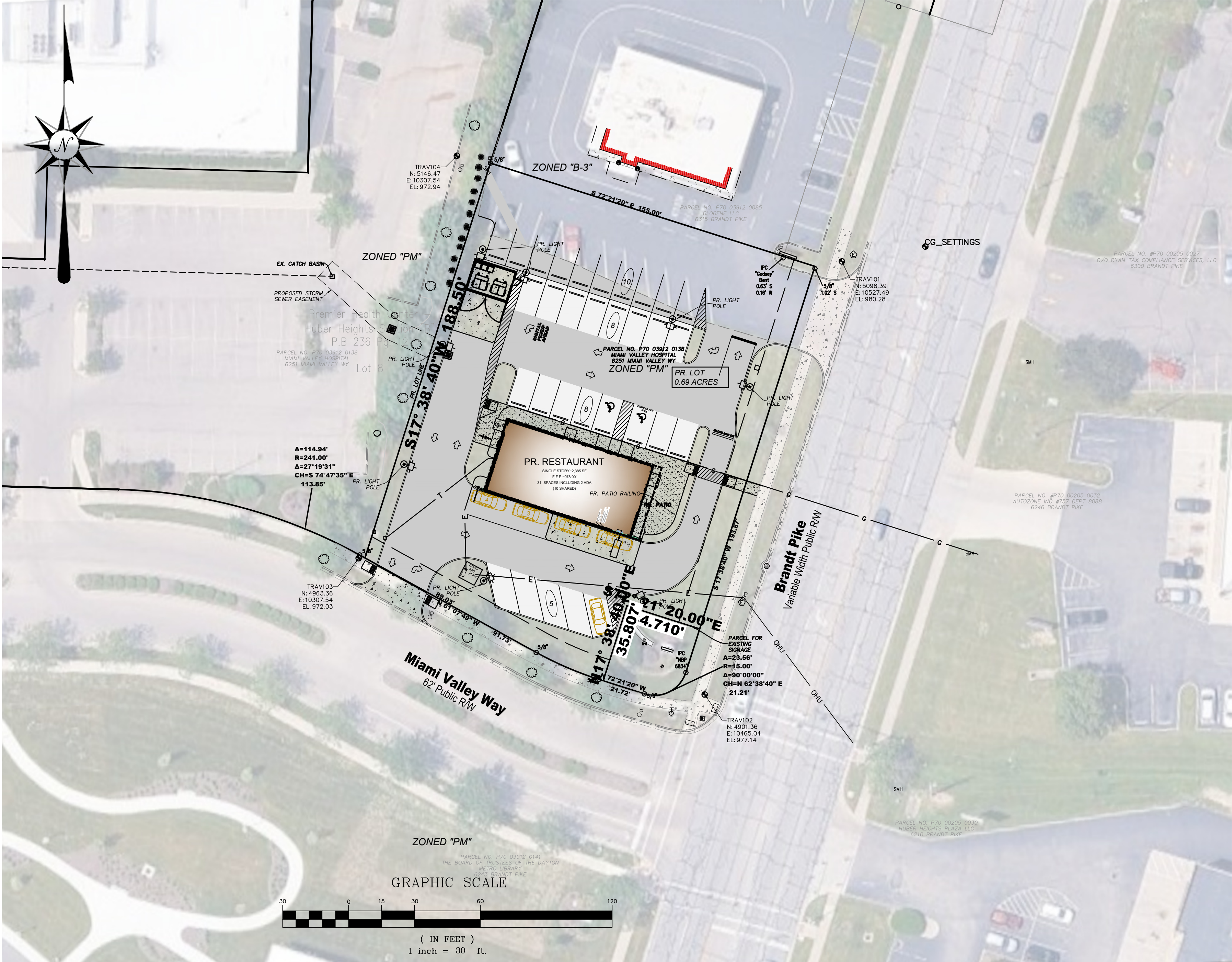
SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL

PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:

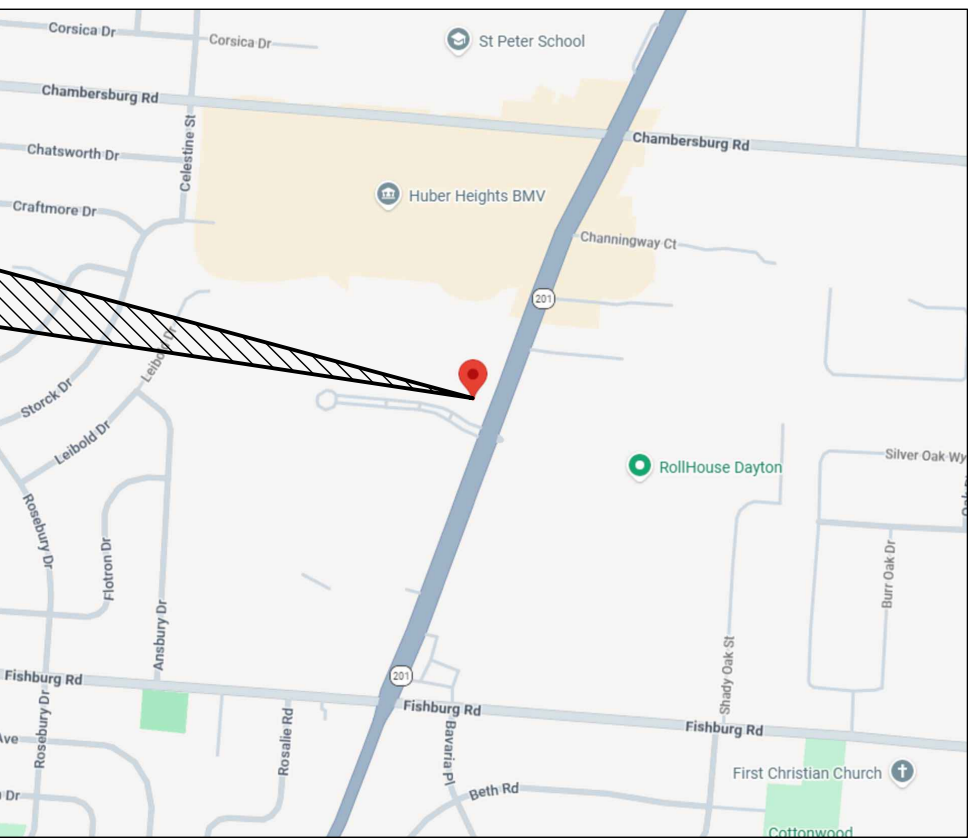
CHIPOTLE MEXICAN GRILL

BRANDT PIKE, MONTGOMERY COUNTY, OHIO

APRIL, 2026



PROPOSED SITE



LOCATION MAP

APPLICANT:

BLAZE PROPERTIES HUBER HEIGHTS
4901 HUNT RD. SUITE 102
BLUE ASH, OH 45242
BEN HALL

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BERDING SURVEYING
741 MAIN STREET
MILFORD, OH 45150
(513)-831-5505
GERRY BERDING, P.S.

BENCHMARK/DATUM:

Bearings Based On Plat
Book 236, Page 12.
Basis of Bearings

Vertical Datum:
NAVD88 as established by ODOT
VRS GPS observations.

INDEX:

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-1.2 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION PLAN
- C-3.1 UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
- C-5.1 SWPPP NOTES & DETAILS

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- CB-2-2A, 2B, 2C (7/19/2024) CATCH BASIN NO.'S 2-2A, 2-2B, 2-2C
- CB-2-3, 2-4 (7/19/2024) CATCH BASIN NO.'S 2-3, 2-4
- CB-2-5, 2-6 (7/19/2024) CATCH BASIN NO.'S 2-5, 2-6
- CB-3 (7/19/2024) CATCH BASIN NO. 3
- CB-3A (7/19/2024) CATCH BASIN NO. 3A
- MH-3 (7/19/2024) MANHOLE NO. 3
- BP-7.1 (7/18/2025) NEW CURB RAMPS
- HW-2.1 (7/15/2022) HALF-HEIGHT HEADWALLS

DEPARTMENT/ UTILITY TABLE:

CITY OF HUBER HEIGHTS PLANNING
AARON SORRELL, ASSISTANT CITY MANAGER
TEL: 937-237-5819
EMAIL: ASORRELL@HHOH.ORG

ELECTRIC
DAYTON POWER AND LIGHT COMPANY
CONTACT: CONSTRUCTION CONTROL CENTER
TELEPHONE: 937-331-4860
EMAIL: CONSTRUCTIONCONTROL@DPLNC.COM

GAS
VECTREN GAS DISTRIBUTIONS
CONTACT: RANDY CECH
TELEPHONE: 937-440-1830
EMAIL: RANDY.CECH@CENTERPOINTENERGY.COM

CITY OF HUBER HEIGHTS ENGINEER
RUSSELL BERGMAN, CITY ENGINEER
TEL: 937-237-5816
EMAIL: RBERGMAN@HHOH.ORG

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. & DESCRIPTION

BY

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



CHIPOTLE MEXICAN GRILL
TITLE SHEET & GENERAL
NOTES

BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

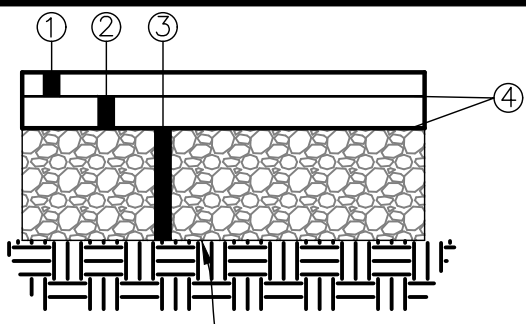
SCALE: HORIZ. VERT.
1"=30' N/A

JOB NO. 26-103
DATE May. 11, 2026

SHEET NO.

C-1





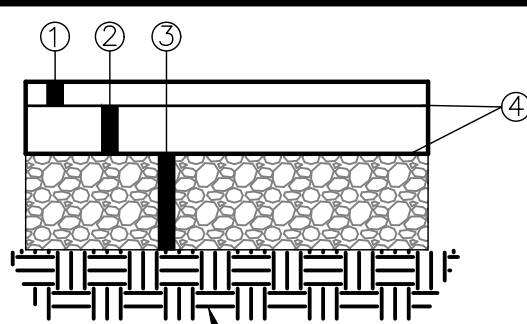
- ① - 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22
② - 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448)
③ - 6" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)
④ ODOT ITEM 407 TACK COAT BETWEEN LAYERS

MEDIUM DUTY ASPHALT PAVING
NOT TO SCALE

ADDITIONAL PAVING NOTES:

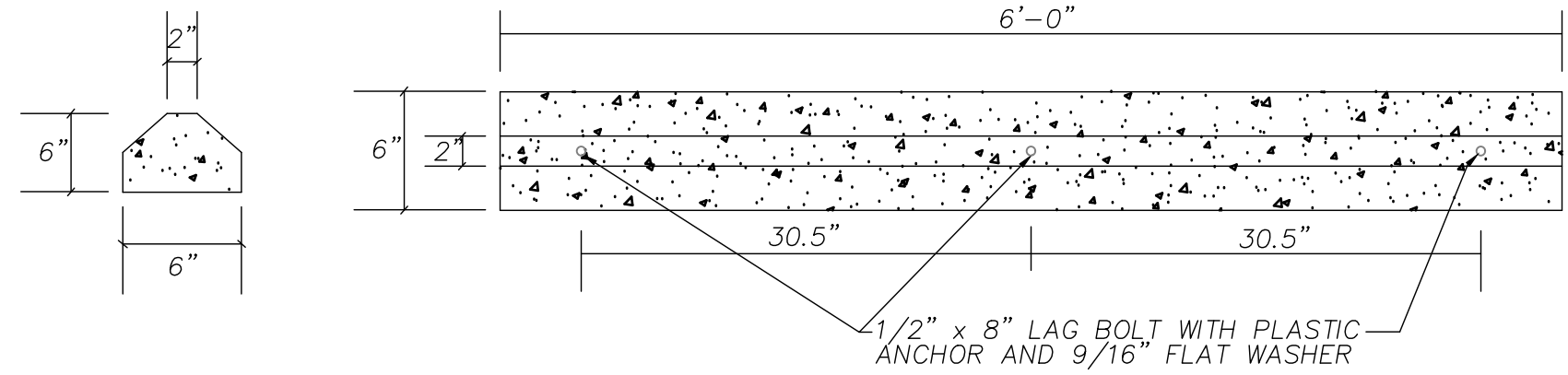
AFTER BITUMINOUS PAVEMENT HAS BEEN REPLACED, SAWCUT OR ROUTE JOINT BETWEEN EXISTING AND NEW PAVEMENT AND FILL WITH HOT POURED RUBBER JOINT SEALER PRODUCT. HOT POURED RUBBER JOINT SEALER SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUAL:

- 1) ROADSAVER 221; CRAFTCO INC.
2) PRODUCT #9005 OR #9030; KOCH MATERIAL COMPANY
3) SEALTIGHT HI-SPEC; W.R. MEADOWS, INC.

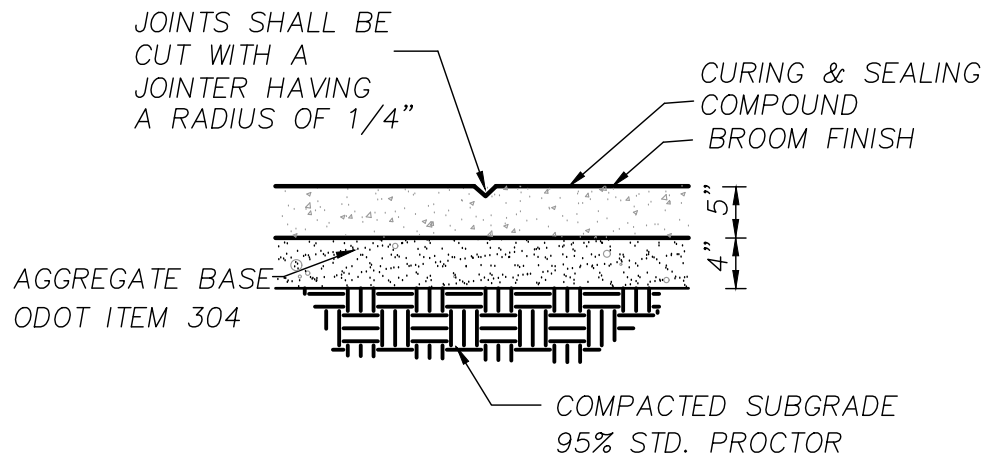


- ① - 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22
② - 3" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448) (2 LIFTS)
③ - 8" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)**
④ ODOT ITEM 407 TACK COAT BETWEEN LAYERS

HEAVY DUTY ASPHALT PAVING
NOT TO SCALE

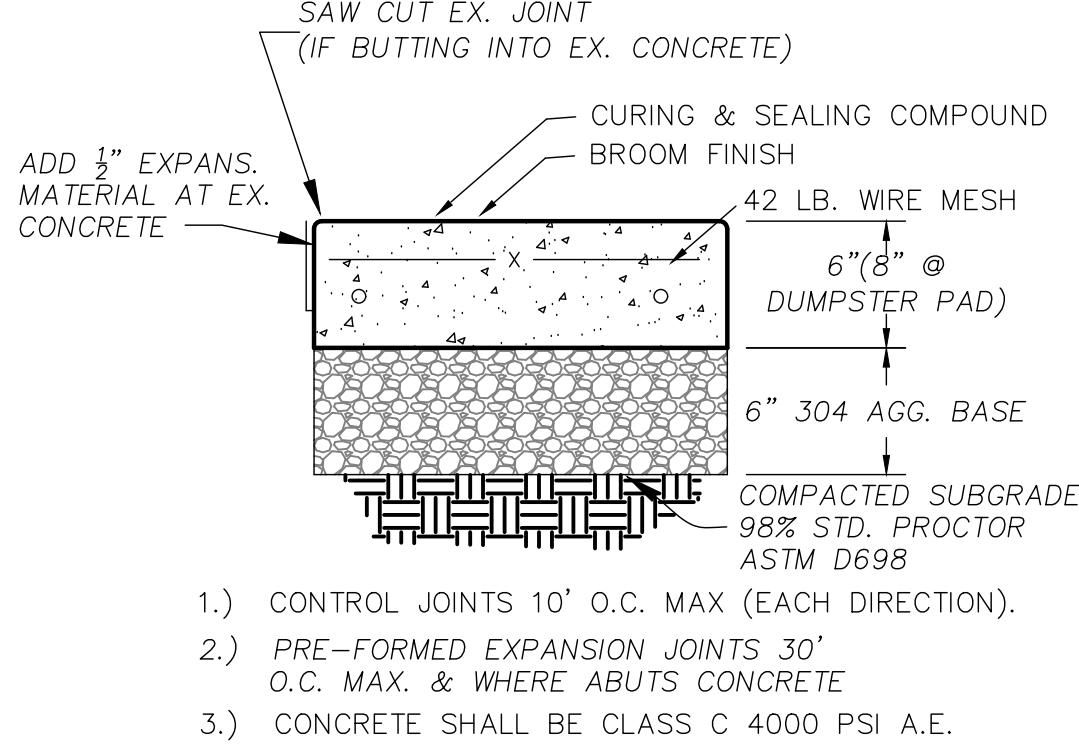


WHEEL STOP DETAIL
NOT TO SCALE

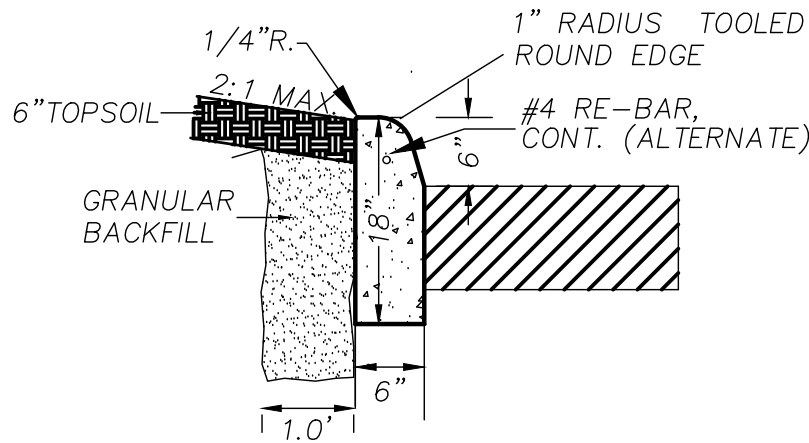


- NOTE:
1.) CONTROL JOINTS 5' O.C. MAX.
2.) EXPANSION JOINTS 30' O.C. MAX.
3.) CONCRETE SHALL BE 4000 PSI AE

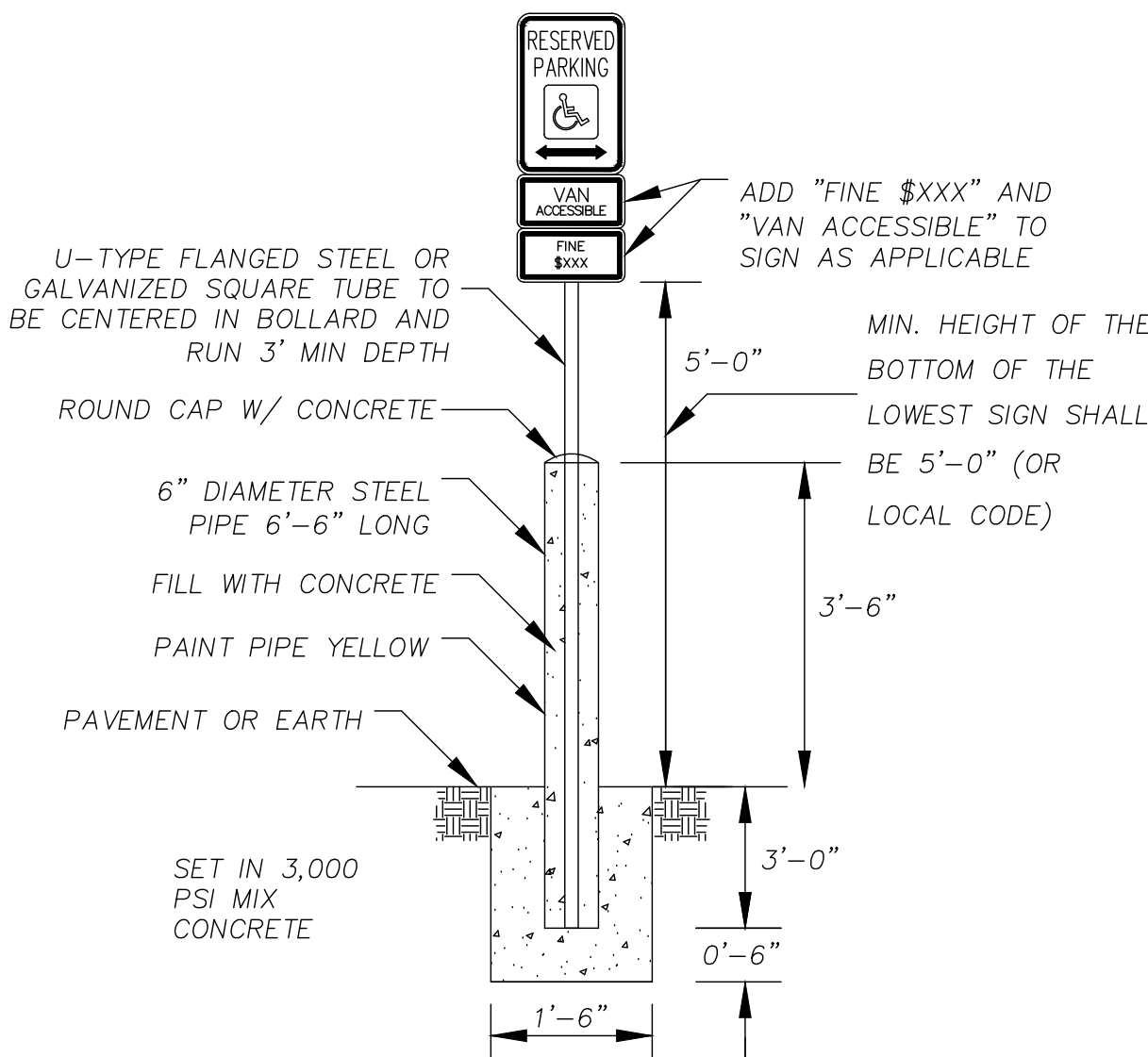
CONCRETE WALK DETAIL
NOT TO SCALE



CONCRETE PAVING DETAIL
NOT TO SCALE

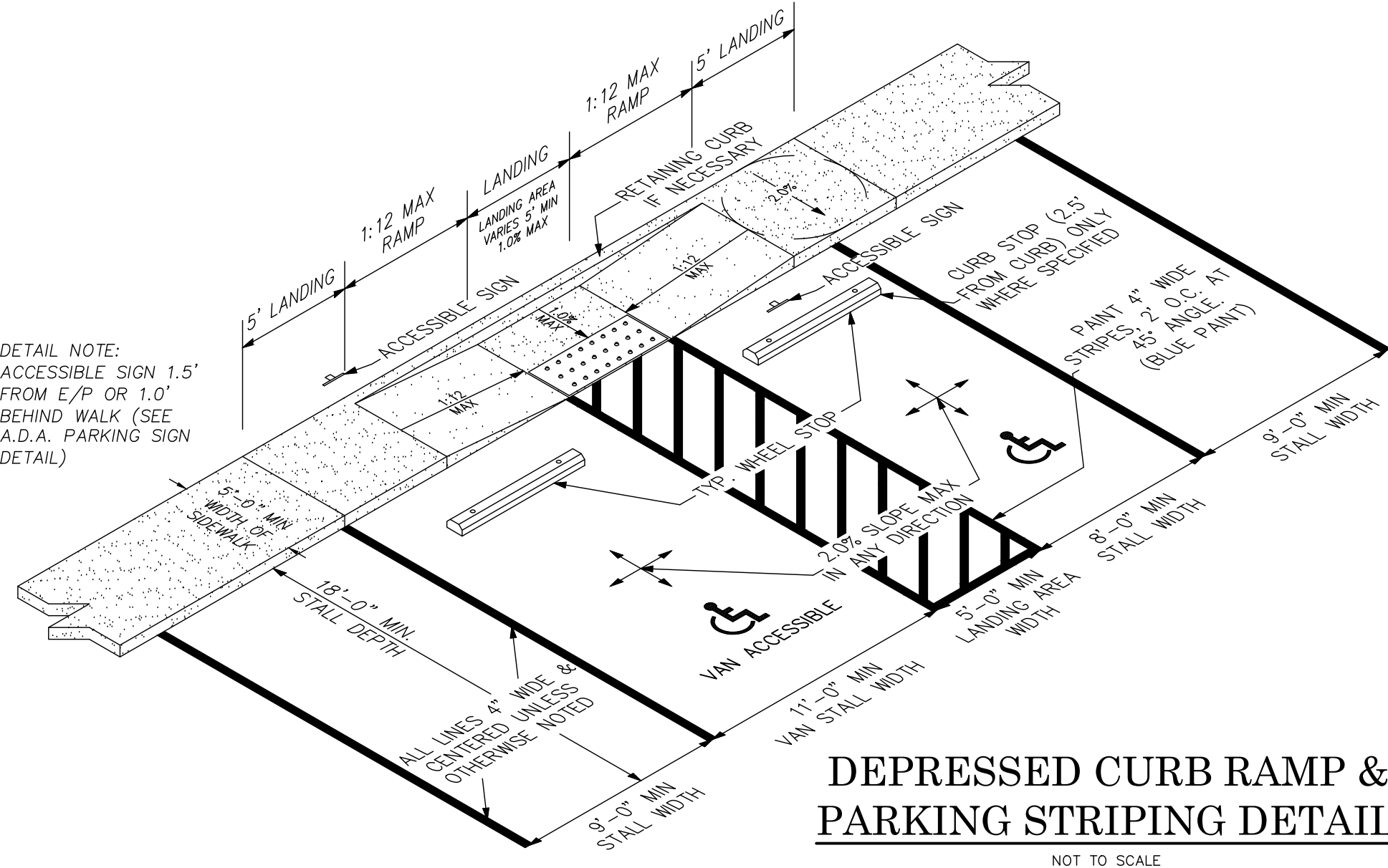


18" STRAIGHT CURB
NOT TO SCALE

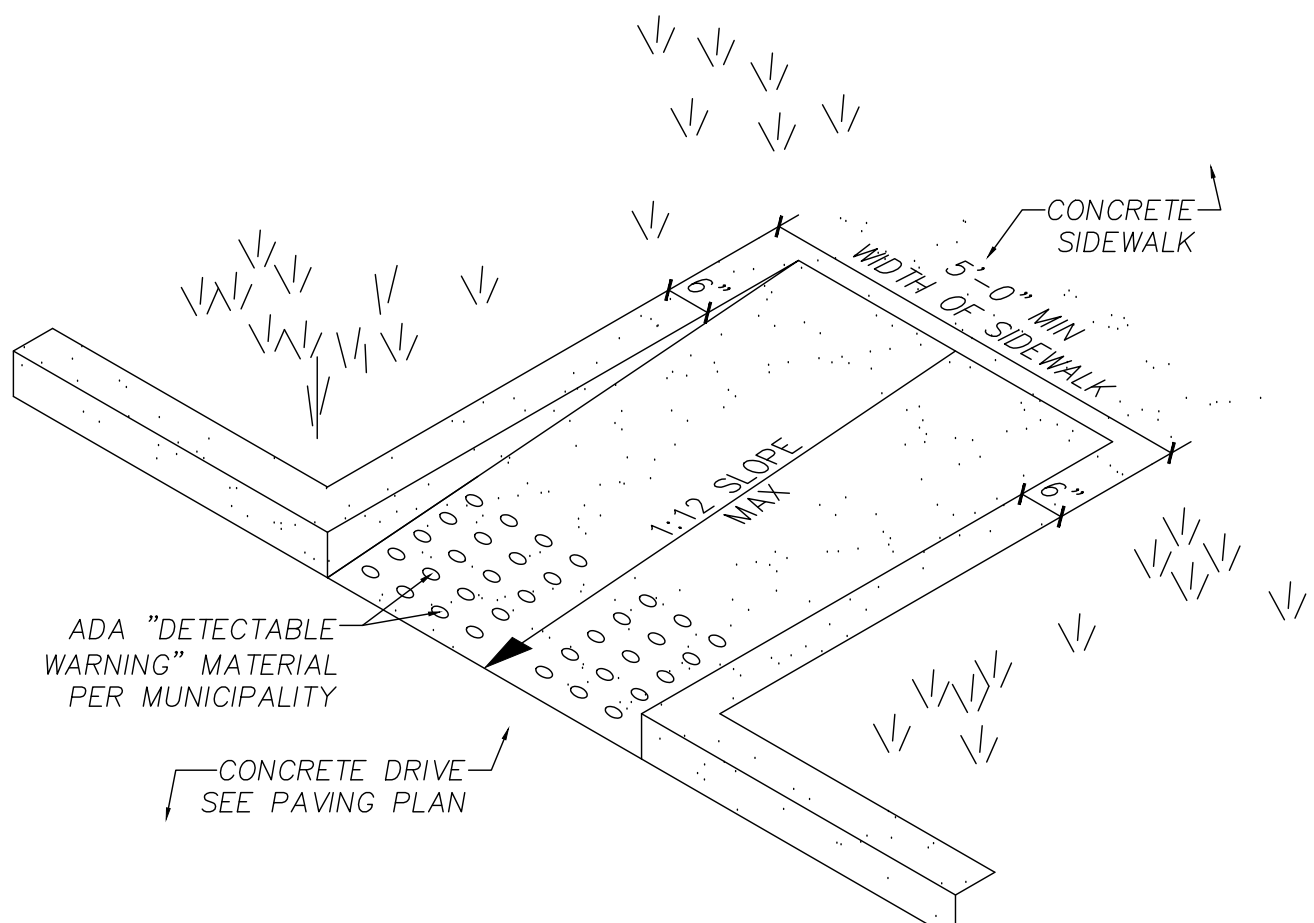


- NOTES:
1. ACCESSIBLE SIGN TYPE: A. 18"x12" B. 9"x12"
2. "FINE" AND "VAN ACCESSIBLE" SIGN TO BE INSTALLED BASED ON LOCAL CODE.
3. ALL SIGNS SHALL COMPLY WITH U.S. ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," LOCAL CODES AND AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

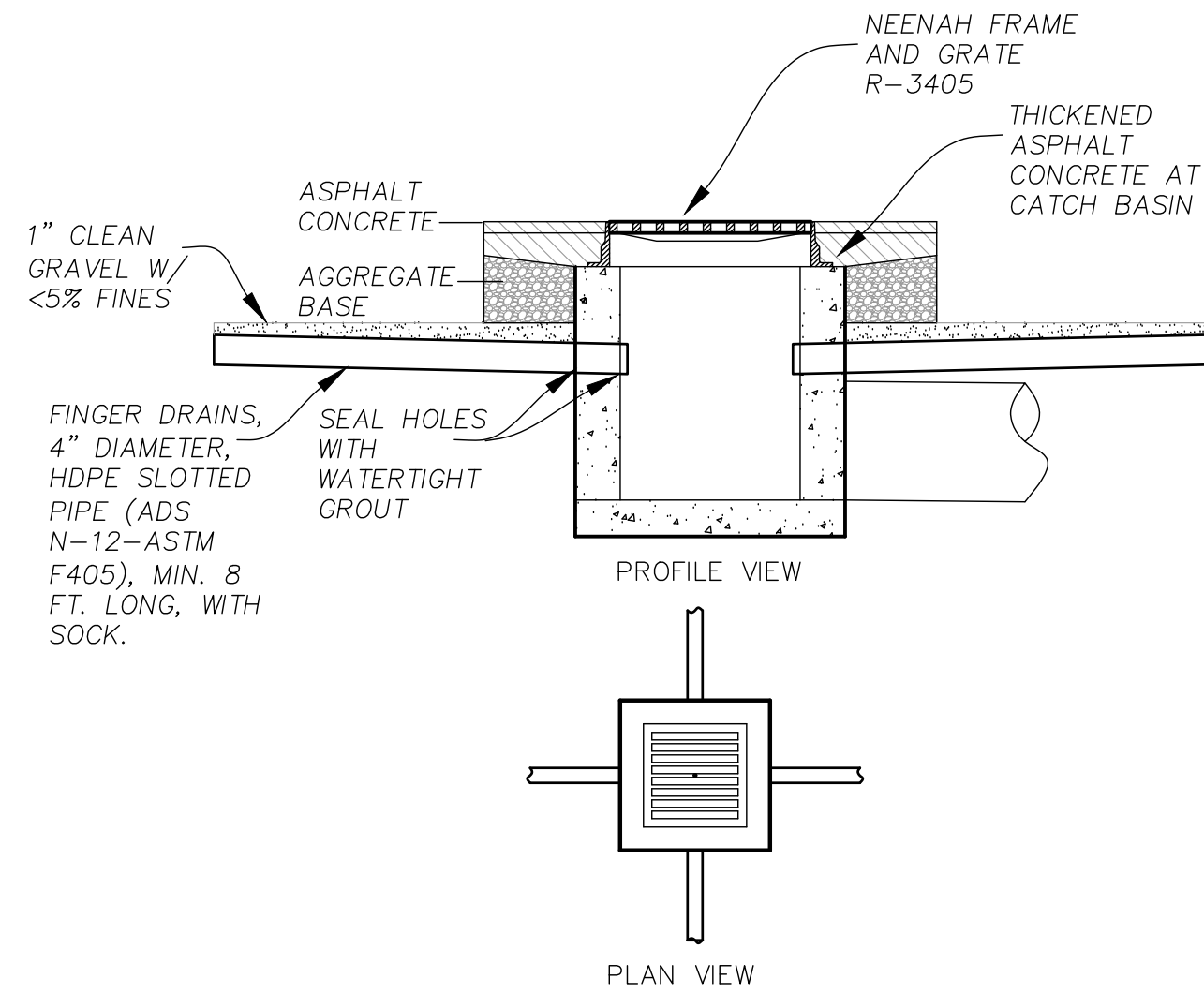
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



DEPRESSED CURB RAMP & PARKING STRIPING DETAIL
NOT TO SCALE

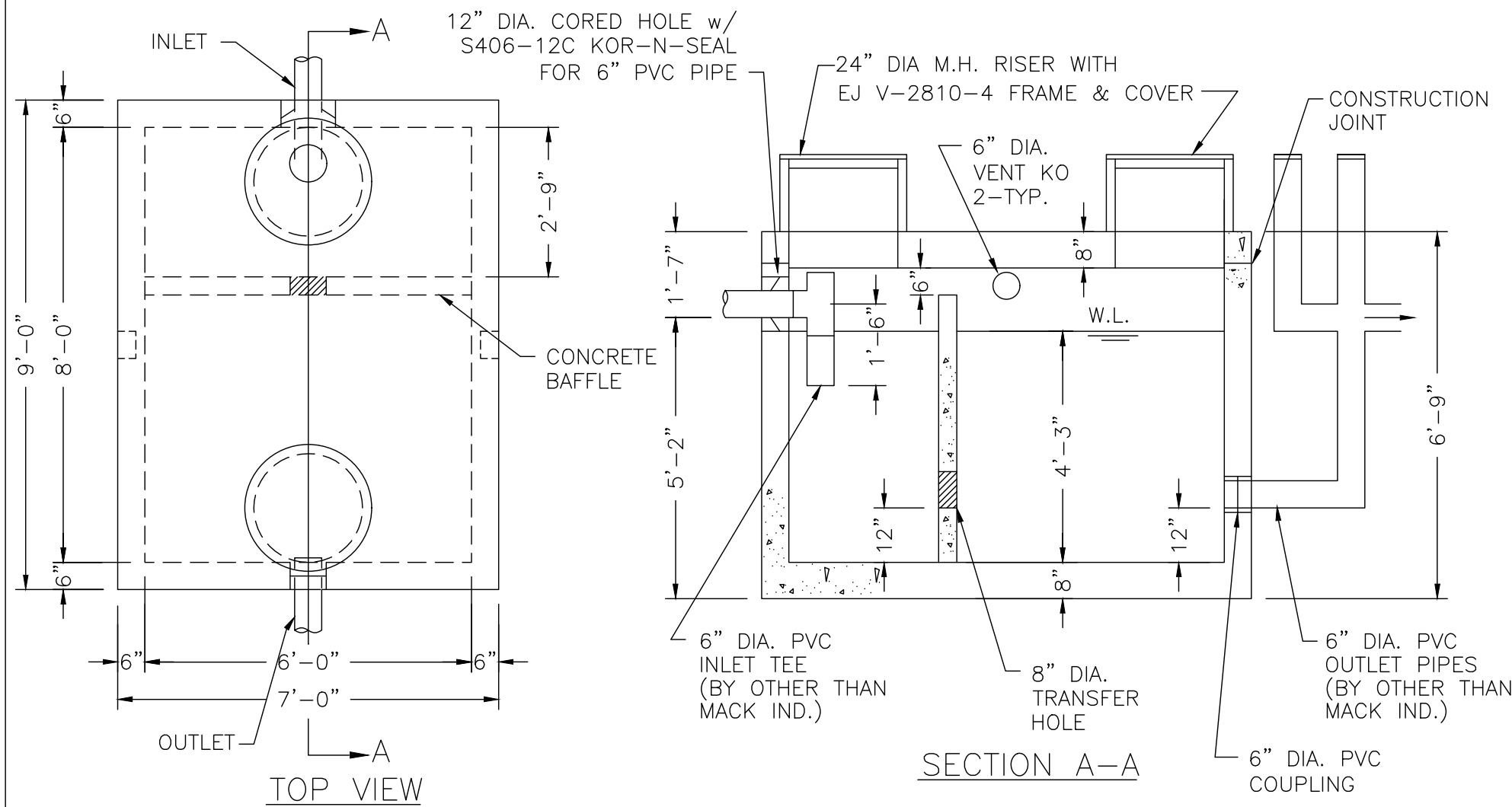


STRAIGHT RAMP DETAIL
NOT TO SCALE



- NOTES:
1. PIPE TO BE HDPE SLOTTED-ADS N-12, ASTM F405 (OR EQUAL)
2. SLOPE PIPE AND TRENCH BOTTOM FOR POSITIVE DRAINAGE TO INLET-2% RECOMMENDED.
3. WRAP EACH SLOTTED PIPE IN FILTER SOCK.
4. FRAME AND GRATE SHALL BE NEENAH R-3405. (HEAVY DUTY FRAME AND GRATE)
5. FINGER DRAIN TO BE OMITTED WHEN THERE IS A CONFLICT BETWEEN INLET/OUTLET PIPE ELEVATIONS AND FINGER DRAIN.
6. HOLE FOR FINGER DRAIN SHALL BE SEALED WITH WATERTIGHT GROUT.

DETAIL AT CATCH BASIN IN PAVEMENT
NOT TO SCALE



- NOTES:
1. REINFORCED PRECAST CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS, AND CONTAIN XYPEX WATERPROOFING ADMIXTURE.
2. CONCRETE REINFORCED TO MEET H-20 LOADING, #5 BARS AT 8" C-C, EACH WAY, CONTINUOUS AROUND CORNERS.
3. 24" DIA. RISER AVAILABLE IN 12", + 24" HEIGHTS.
4. CONSTRUCTION JOINT TO BE SEALED WITH 1" CONSEAL CS-102 SEALANT.

1500 GALLON OIL/GREASE TRAP
STARK COUNTY

DRAWN BY: BK	SCALE: 3/8"=1'-0"	DRAWING NO.: 1500GTSTARK
DATE: 4-10-13	REV: 4-15-16 BK	

MACK INDUSTRIES, INC.
201 COLUMBIA ROAD, VALLEY CITY, OHIO 44280 (330)463-3111

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	NO. & DESCRIPTION
BY	
DATE	

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



CHIPOTLE MEXICAN GRILL
SITE CONSTRUCTION
DETAILS

BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB NO.	26-103	
DATE	May. 11, 2026	

SHEET NO.

C-1.1

GENERAL NOTES:

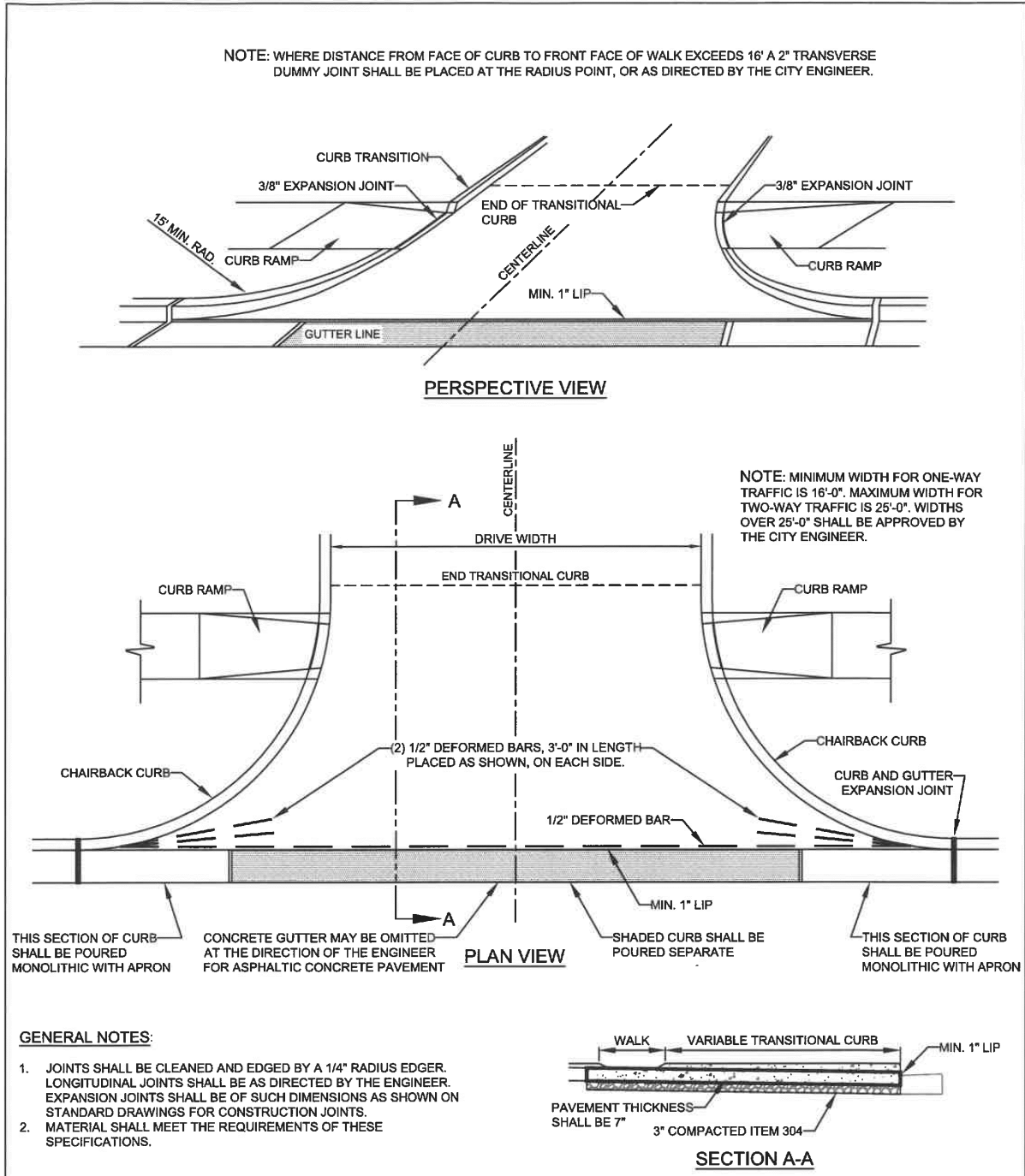
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS"(LATEST EDITION) SHALL BE FOLLOWED.
2. 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.
3. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
4. 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.
5. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
6. ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
7. CHANNEL BOTTOMS OF ALL MANHOLES.
8. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
9. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED OR PRECAST CURB IS NOT PERMITTED.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
11. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5%MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
12. 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.
13. 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. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES - PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
14. ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
15. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
16. WHENEVER STEEL PLATES ARE PLACED OVER A UTILITY TRENCH WITHIN THE ROADWAY PAVEMENT AREA, A TEMPORARY "STEEL PLATE"SIGN IS REQUIRED ON THE SIDE OF THE ROAD ON EACH SIDE OF THE TRENCH.
17. 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.
18. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN. CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
19. ALL SURVEY MUST BE PERFORMED BY THE STATE OF OHIO LICENSED SURVEYOR.

SANITARY NOTES:

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. ALL MAINLINE SANITARY SEWER PIPE AND FITTINGS SHALL BE A MINIMUM 8"DIAMETER PVC S3034 SDR 26, BE PLACED IN A MINIMUM 15"SANITARY SEWER EASEMENT AND SHALL BE A PUBLIC LINE, MAINTAINED BY THE CITY.
3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
4. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND DETAILS.
7. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
9. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
10. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

WATER NOTES:

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

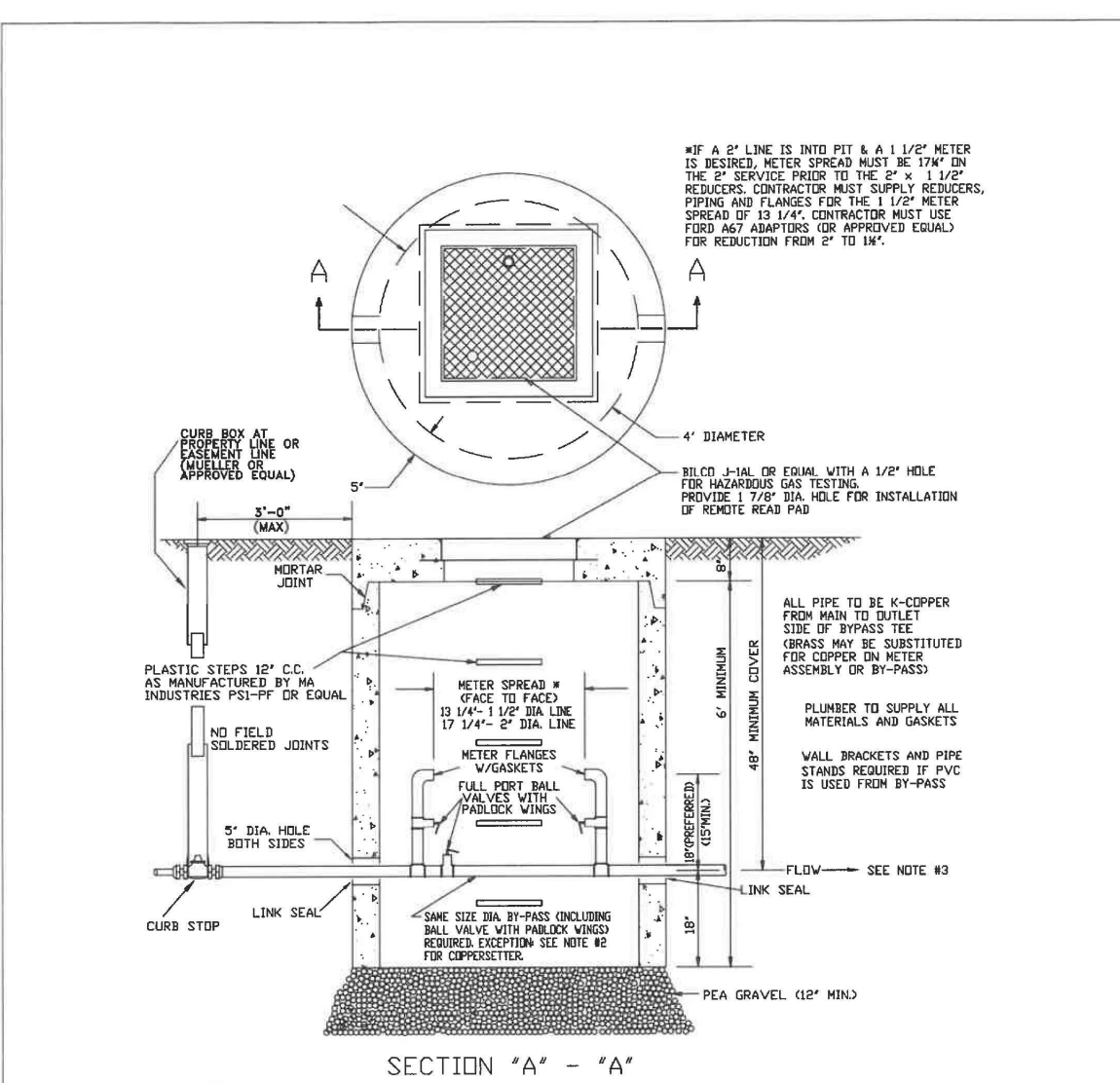


CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
COMMERCIAL SERVICE
DRIVE APPROACH

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. NO.
PV-6.0

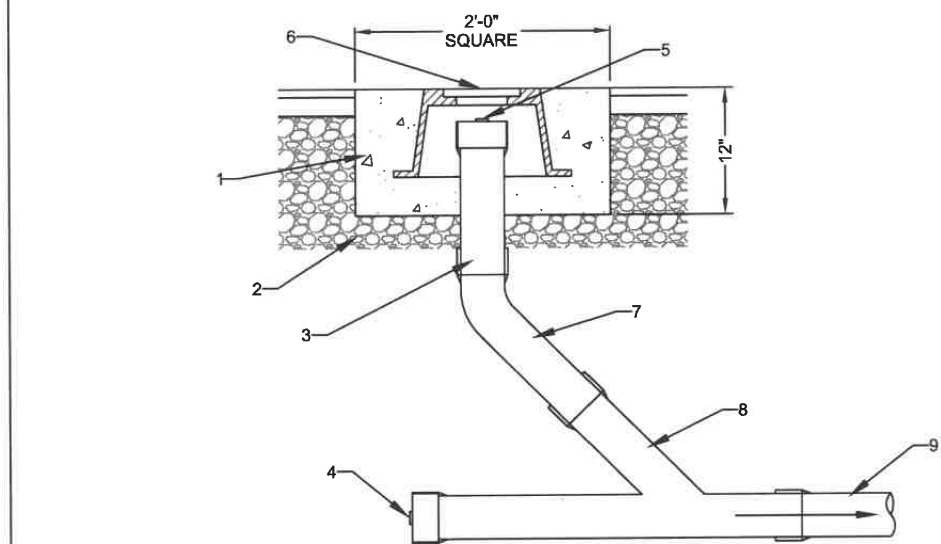


CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING:
1 1/2" & 2" WATER METER PIT
(1 1/2" & 2" SERVICE LINE)
(FOR OFF ROAD USE ONLY)

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. NO.
WT-6.0



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

TITLE OF DRAWING:
STANDARD CLEAN-OUT
FOR PAVEMENT AREA

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. NO.
MS-3.0

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	BY	NO. & DESCRIPTION

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



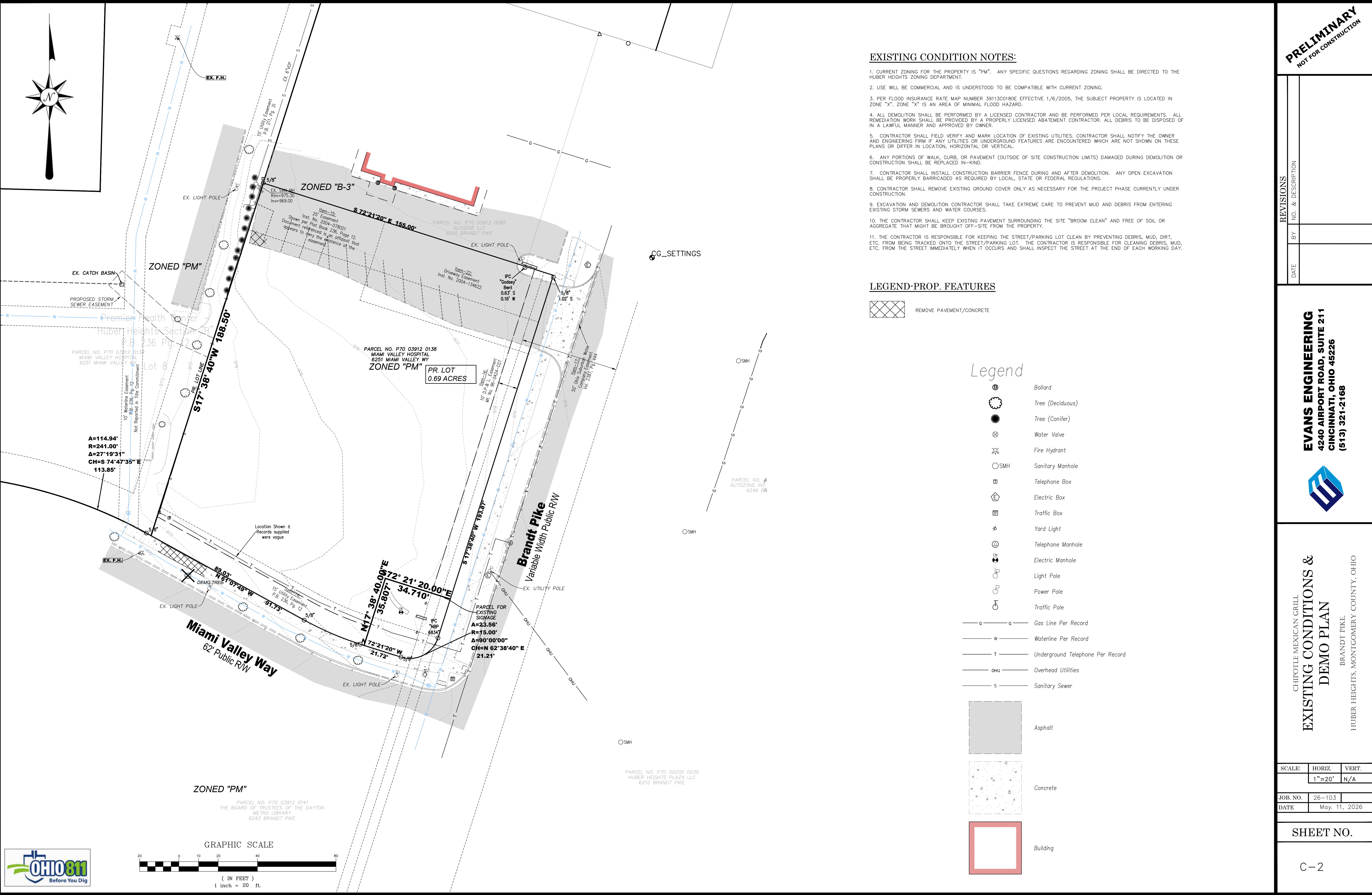
CHIPOTLE MEXICAN GRILL
SITE CONSTRUCTION
DETAILS

BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB NO.	26-103	
DATE	May. 11, 2026	

SHEET NO.

C-1.2



EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "PM". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE HUBER HEIGHTS ZONING DEPARTMENT.
2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
3. PER FLOOD INSURANCE RATE MAP NUMBER 39113C0180E EFFECTIVE 1/6/2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES

REMOVE PAVEMENT/CONCRETE

Legend

- Bollard
- Tree (Deciduous)
- Tree (Conifer)
- Water Valve
- Fire Hydrant
- Sanitary Manhole
- Telephone Box
- Electric Box
- Traffic Box
- Yard Light
- Telephone Manhole
- Electric Manhole
- Light Pole
- Power Pole
- Traffic Pole
- Gas Line Per Record
- Waterline Per Record
- Underground Telephone Per Record
- Overhead Utilities
- Sanitary Sewer

Asphalt

Concrete

Building

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. & DESCRIPTION

BY

DATE

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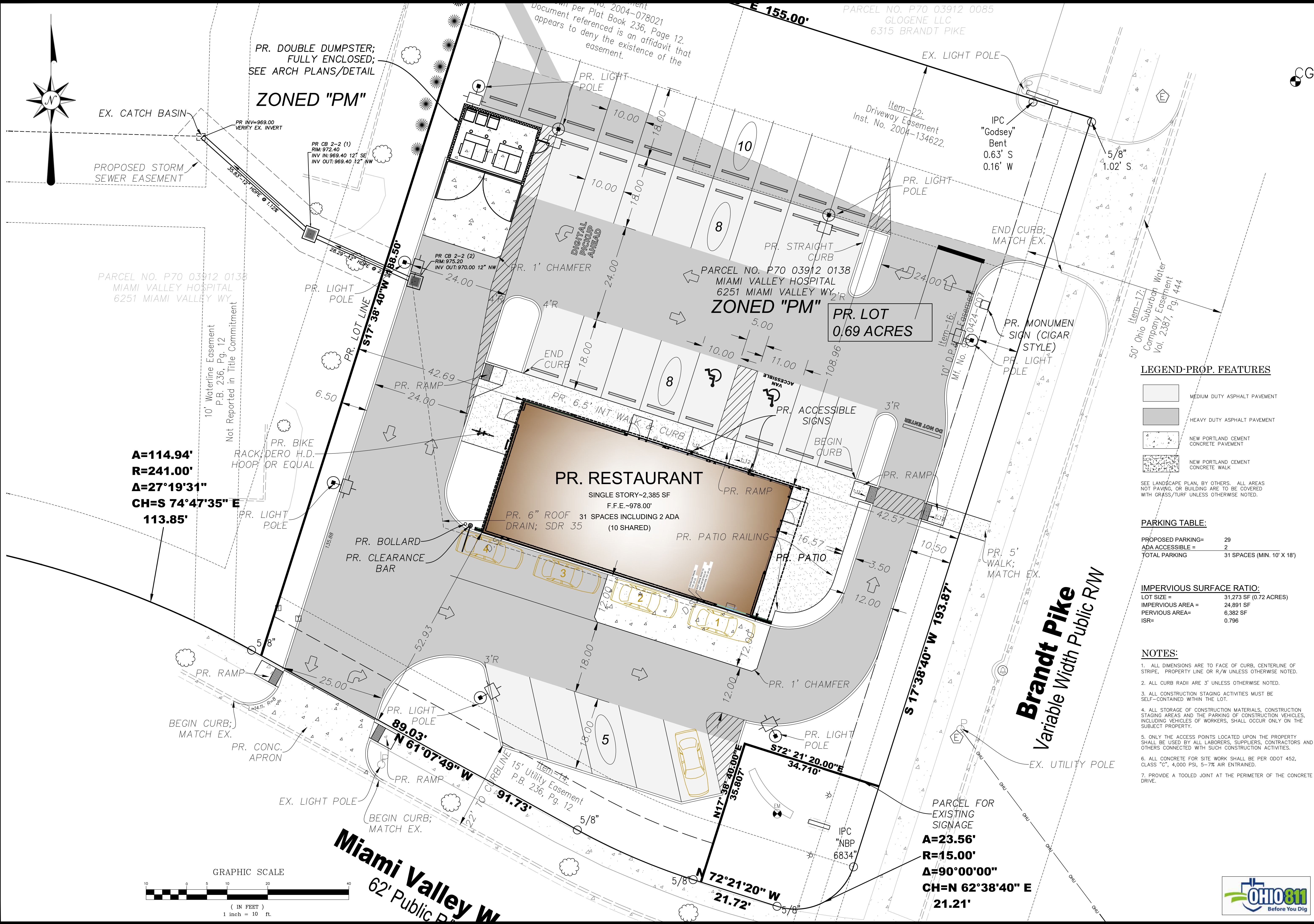
CHIPOTLE MEXICAN GRILL
EXISTING CONDITIONS &
DEMO PLAN
BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	26-103	
DATE	May, 11, 2026	

SHEET NO.

C-2





PR. DOUBLE DUMPSTER;
FULLY ENCLOSED;
SEE ARCH PLANS/DETAIL

ZONED "PM"

A=114.94'
R=241.00'
Δ=27°19'31"
CH=S 74°47'35" E
113.85'

PR. RESTAURANT

SINGLE STORY-2,385 SF
F.F.E.-978.00'
31 SPACES INCLUDING 2 ADA
(10 SHARED)

ZONED "PM"

PR. LOT
0.69 ACRES

LEGEND-PROP. FEATURES

- MEDIUM DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

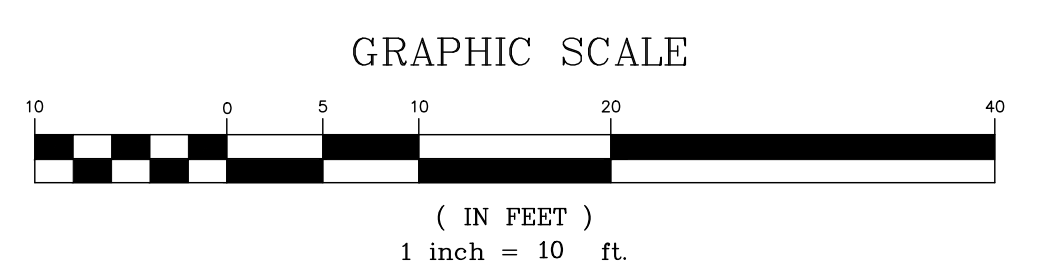
PROPOSED PARKING=	29
ADA ACCESSIBLE =	2
TOTAL PARKING	31 SPACES (MIN. 10' X 18')

IMPERVIOUS SURFACE RATIO:

LOT SIZE =	31,273 SF (0.72 ACRES)
IMPERVIOUS AREA =	24,891 SF
PERVIOUS AREA=	6,382 SF
ISR=	0.796

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
- ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
- ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
- ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
- PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.



Miami Valley Way
62' Public R/W

Brandt Pike
Variable Width Public R/W

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	NO. & DESCRIPTION
BY	
DATE	

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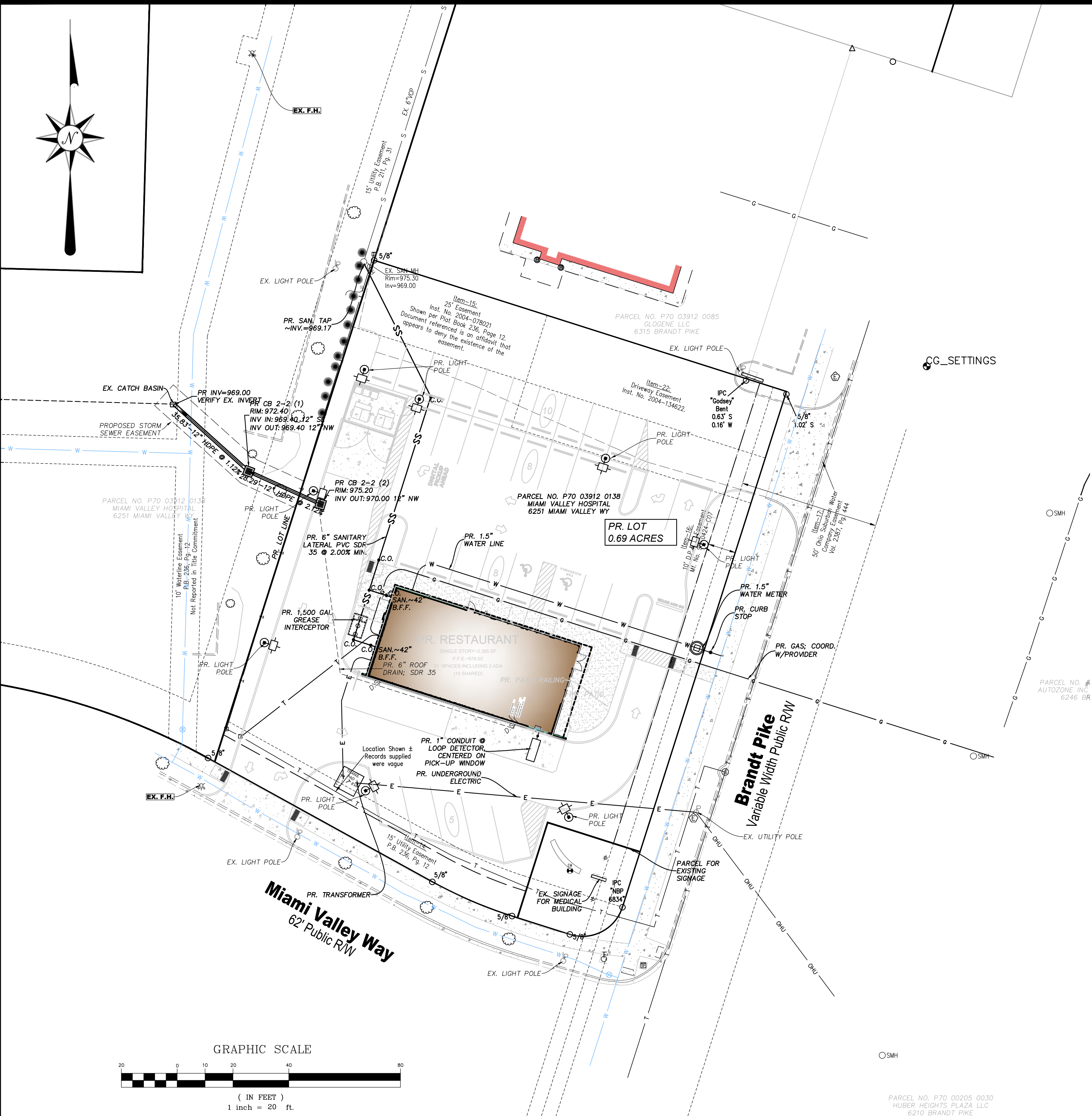
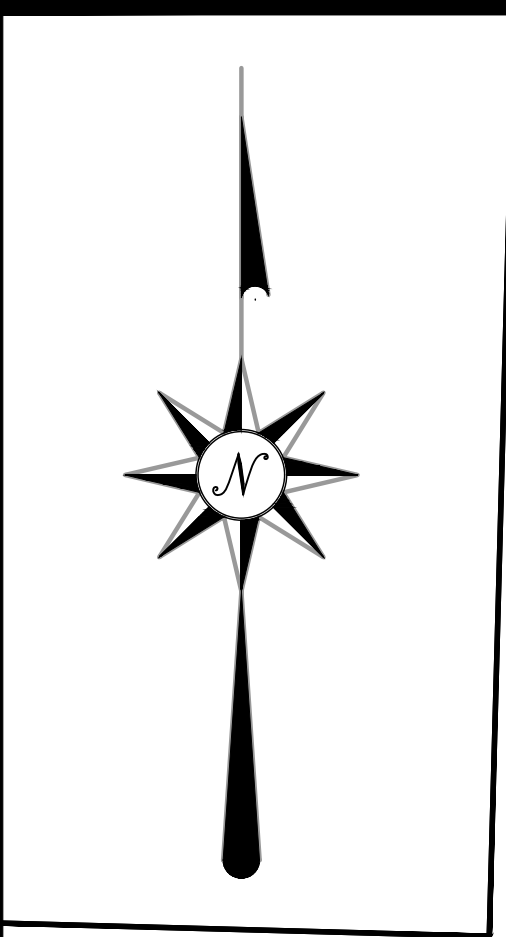
CHIPOTLE MEXICAN GRILL
SITE DIMENSION PLAN
BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB NO.	26-103	
DATE	May. 11, 2026	

SHEET NO.

C-3





LEGEND-PROP. FEATURES

- W PROPOSED DOMESTIC WATER SERVICE (1.5" LINE, TYPE K COPPER) BACKFLOW PREVENTION IN BUILDING
 ALL WATER LINES TO HAVE A MINIMUM OF 48" OF COVER
 SS PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN.
 PROPOSED STORM SEWER
 E PROPOSED UNDERGROUND ELECTRIC SERVICE
 G PROPOSED GAS SERVICE (SDB TRD BY USE)
 INSTALL 4" CONDUIT WITH PULL STRAP AND LOCATOR WIRE (IF NEEDED FOR TIMING SEE NOTE 24 BELOW)
 DS -PR. DOWNSPOUT
 RD -PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BEROING SURVEYING.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RISE ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NENEAH R-1976 UID AND FRAME.
7. COORDINATE WITH PROVIDER FOR BUILDING SEWER AND WATER TAPS.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0" MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
22. SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
24. GAS SERVICE TO BE INSTALLED BY PROVIDER, FROM MAIN TO METER SETTING. IF CONTRACTOR ELECTS TO PAVE OR COVER AREA BEFORE SERVICE INSTALLED, CONTRACTOR SHALL INSTALL 4" OR 6" PVC WITH PULL STRING SO PROVIDER CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH PROVIDER BEFORE COMMENCING WORK.
25. THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM HUBER HEIGHTS AND RESTORE PAVEMENT/WALK AS NEEDED.

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

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UTILITY SERVICE PLAN

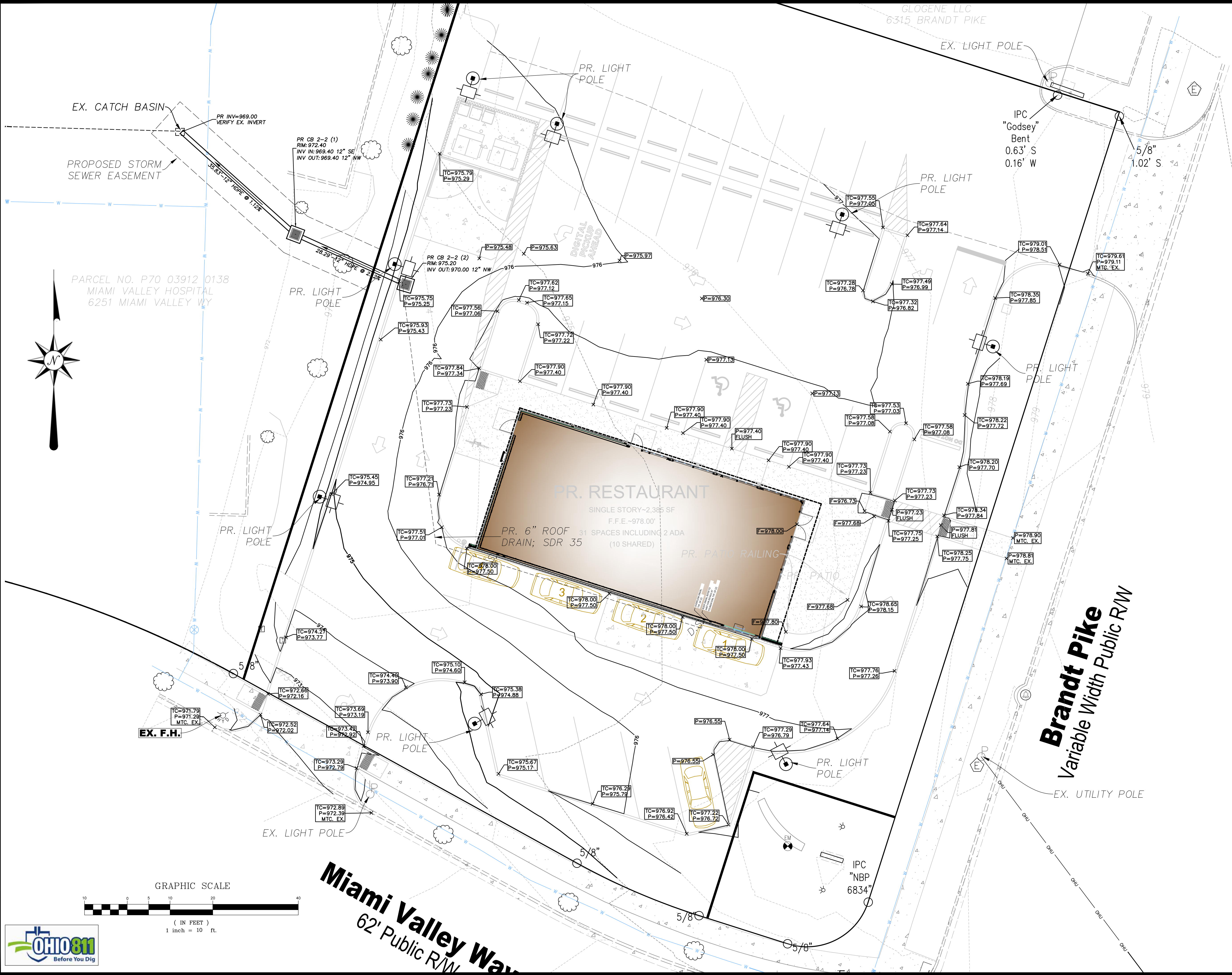
CHIPOTLE MEXICAN GRILL
UTILITY SERVICE PLAN
BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	26-103	
DATE	May. 11, 2026	

SHEET NO.

C-3.1





GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F=FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

--- EX. CONTOUR
--- PR. CONTOUR (MAJOR)
--- PR. CONTOUR (MINOR)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

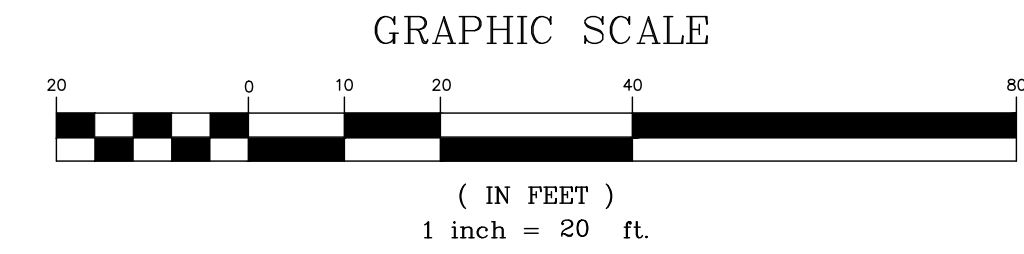
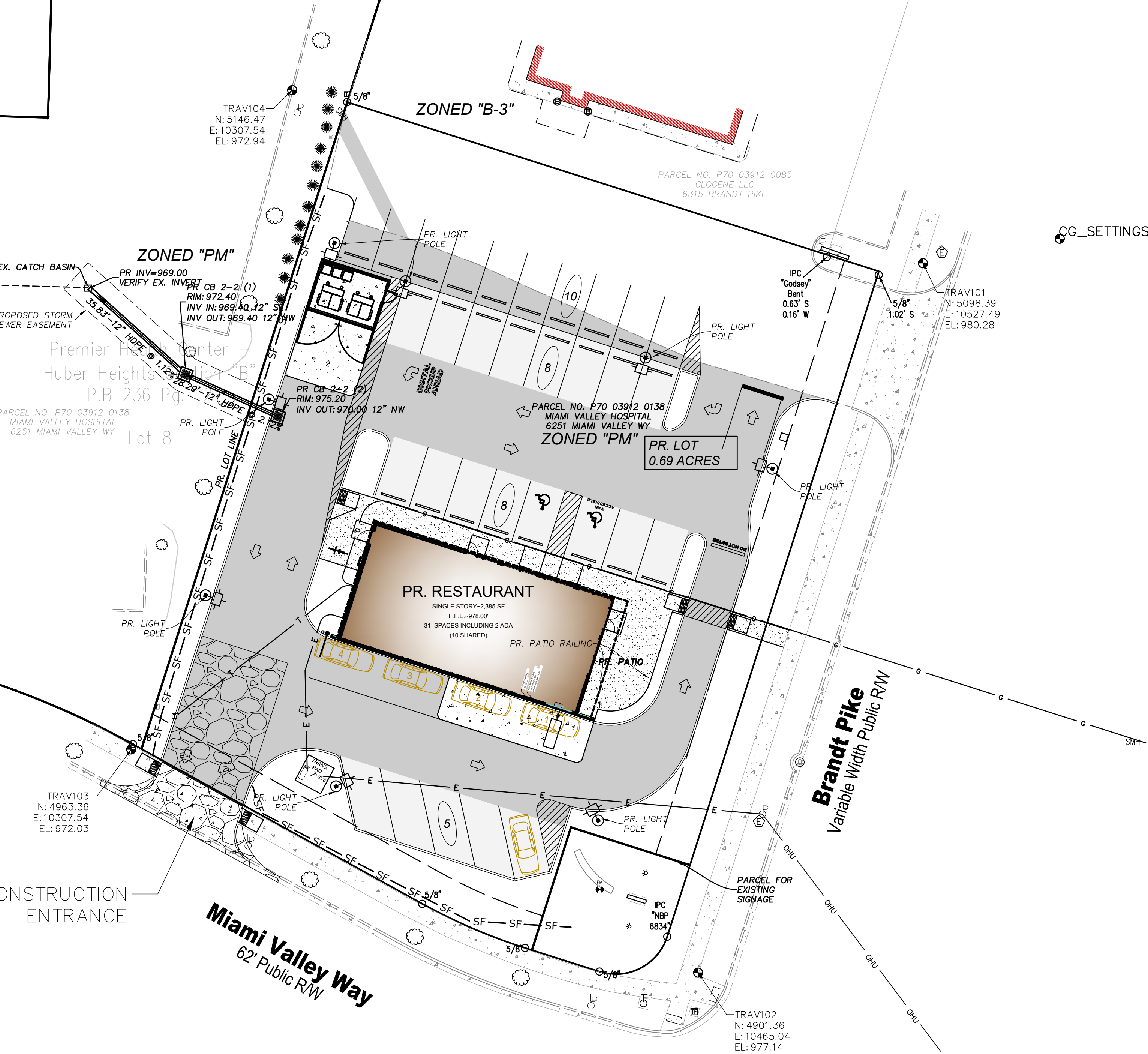
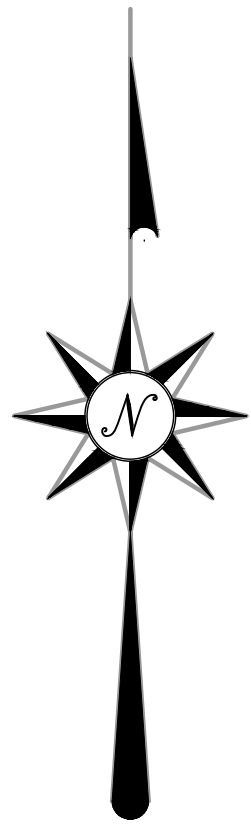
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(513) 321-2168

CHIPOTLE MEXICAN GRILL
GRADING PLAN
BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB NO.	26-103	
DATE	May. 11, 2026	

SHEET NO.

C-4



EROSION CONTROL LEGEND

- SF SILT FENCE
- D.B. DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
- CONSTRUCTION ENTRANCE
- C.W.O. CONCRETE WASHOUT

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

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CINCINNATI, OHIO 45226
(513) 321-2168

CHIDOTLE MEXICAN GRILL
STORMWATER POLLUTION
PREVENTION PLAN (SWPPP)

HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
BRANDT PIKE

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	26-103	
DATE	May, 11, 2026	

SHEET NO.

C-5



EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF HUBER HEIGHTS AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE UTILITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE CITY OF HUBER HEIGHTS.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF HUBER HEIGHTS BY TELEPHONE AT THE FOLLOWING POINTS:

- THE REQUIRED PRE-CONSTRUCTION MEETING
- FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
- PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
- PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
- PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF HUBER HEIGHTS PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A REPRESENTATIVE OF THE CITY OF HUBER HEIGHTS.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF HUBER HEIGHTS BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM AN SMU REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO REPRESENTATIVES OF THE CITY OF HUBER HEIGHTS UPON REQUEST.

SAFETY:

8. THE CITY OF HUBER HEIGHTS SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NOT BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS, WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES. THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT UTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NO DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OF ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF AN SMU REPRESENTATIVE, THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (ph=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
----------------	------	----------------

SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
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SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE 0.5 LBS DOMESTIC RYEGRASS	0.25 LBS
	KENTUCKY BLUEGRASS 0.25 LBS	0.25 LBS
	2. TALL FESCUE	1 LBS
2-1 SEEDING FOR STEEP BANKS OR CUTS	3. DWARF FESCUE	1 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVEITCH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATFEEA	0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
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B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (¼) OF AND INCH.

TEMPORARY AND PERMANENT SEEDING(CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING

A. TEMPORARY SEEDING—AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING—SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING".

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:

1. MECHANICAL—USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.

2. ASPHALT EMULSION—APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.

3. MULCH NETTING—USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

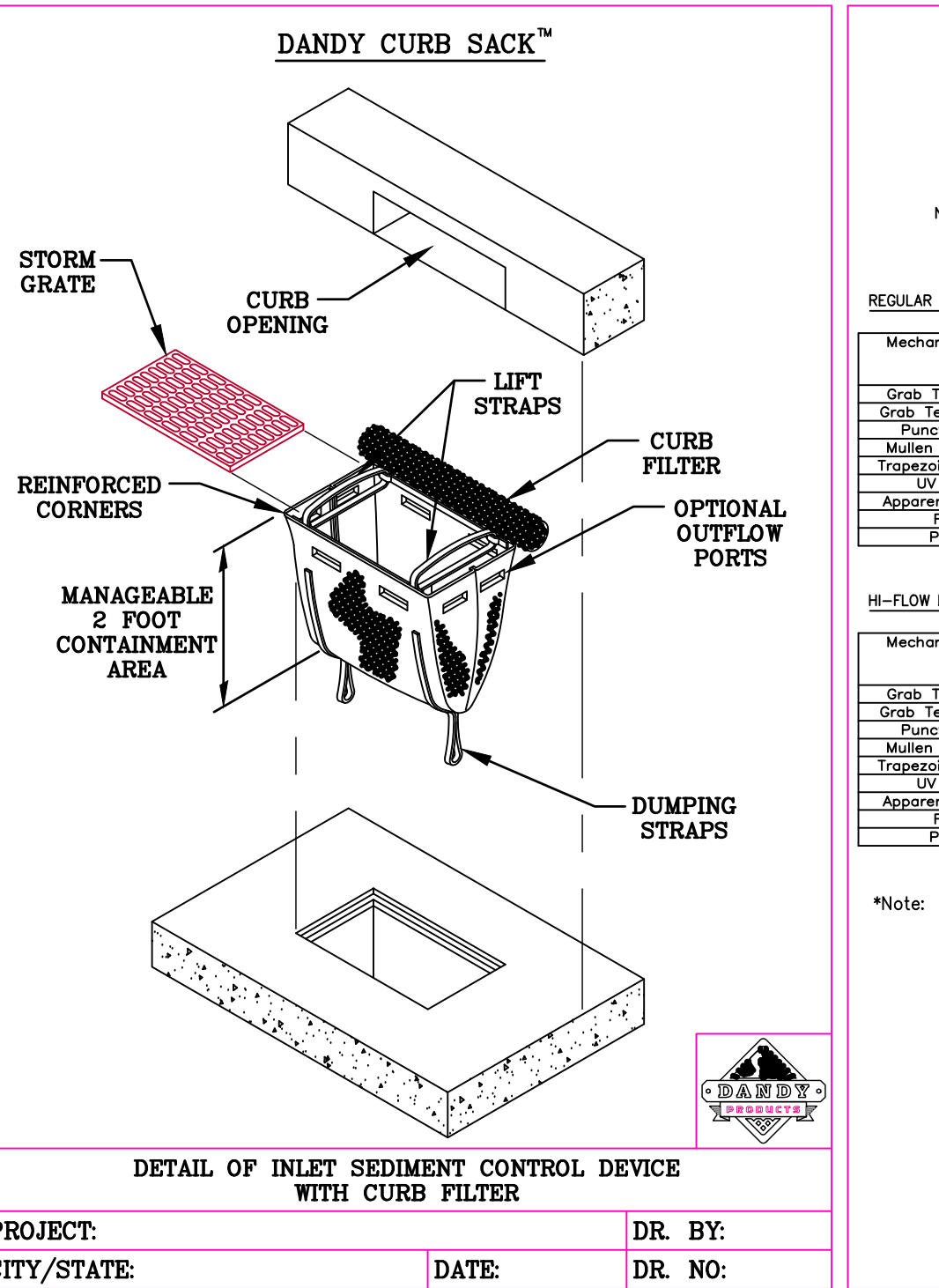
DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

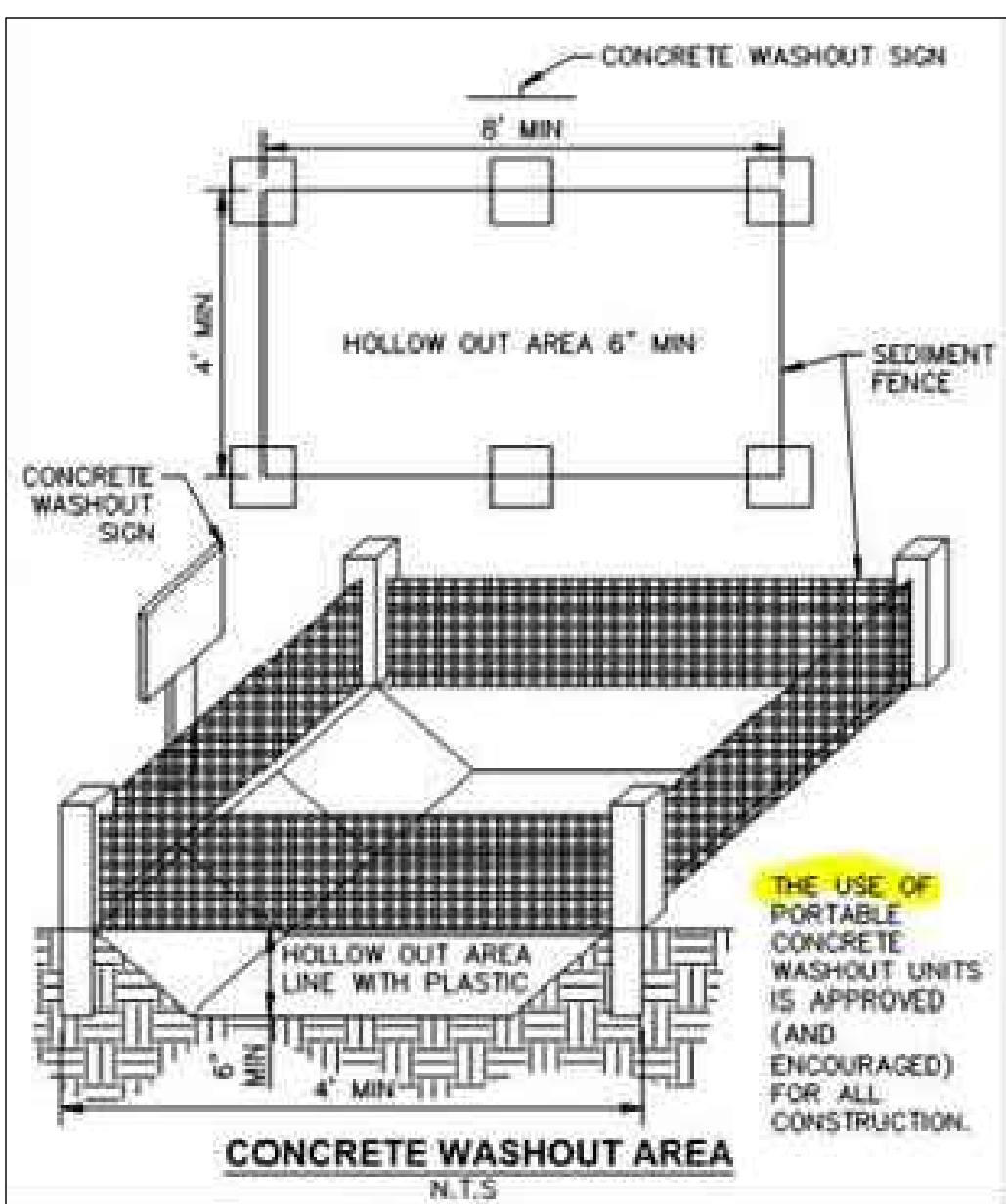
Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of a stream and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a stream and not at final grade	Within two days of the most recent disturbance if the area will lie dormant for more than 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather



DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY CURB FILER BAG



CONSTRUCTION SEQUENCE:

Table 6.2.2 A Construction Sequence for Small Construction Sites

Stage	Actions
Mark off set aside areas	1. Fence naturally vegetated areas and the dripline of trees that will be maintained and protected during construction.
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect downstream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barriers/silt fence, filter socks and berms) and protection of catch basins with inlet protection.
Prepare site and construct improvements	3. Install stone construction entrance prior to general grading or excavation or delivery of materials. 4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary. 5. Grade site or excavate building foundation or basement. 6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls. 7. Construct the building and site improvements.
Final grading and stabilization	8. Complete land grading and shaping. Soils shall be roughly graded, followed by the spreading and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time. 9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials. 10. Remove temporary sediment control practices once vegetation is established.

DANDY CURB SACK™ SPECIFICATIONS

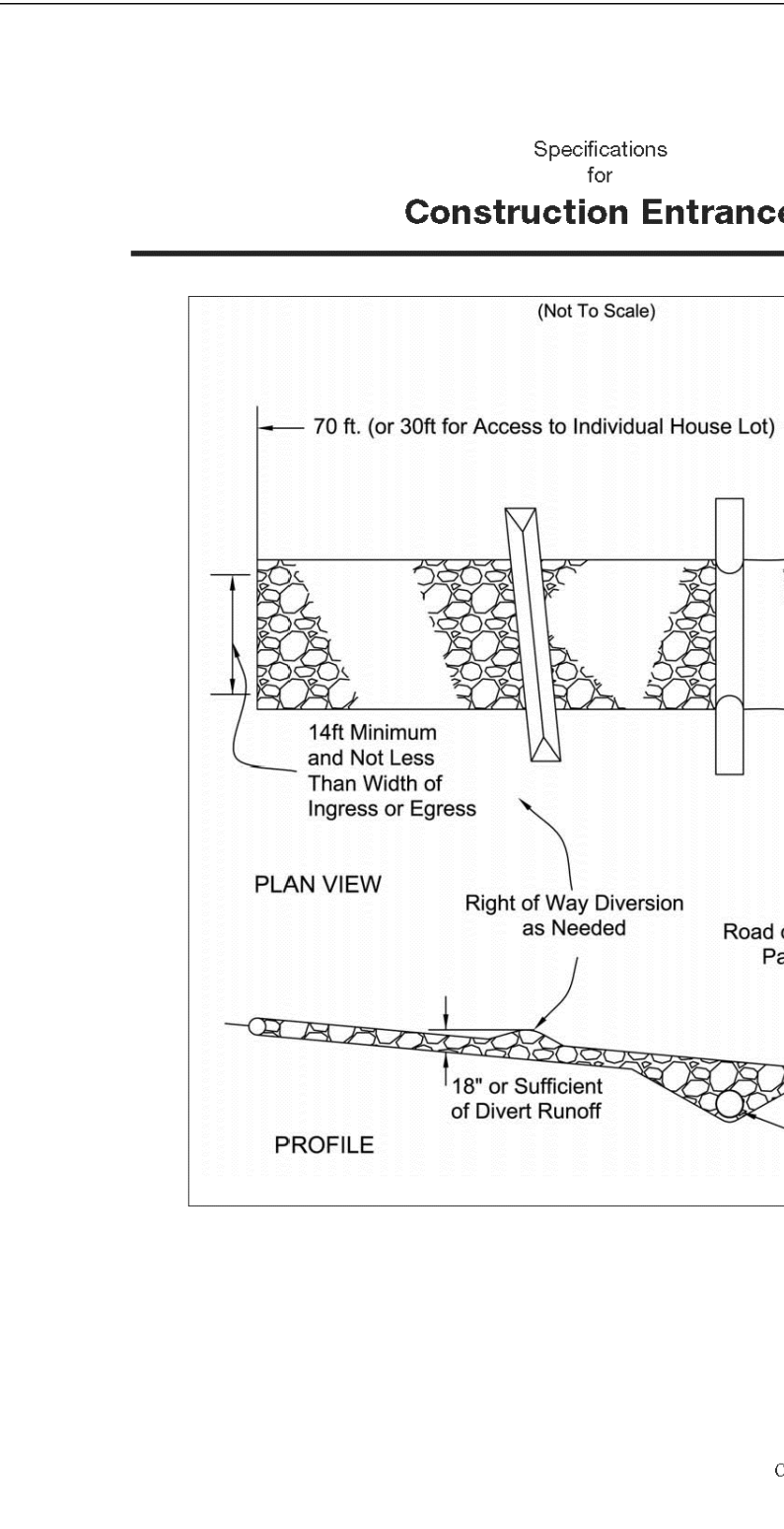
NOTE: THE DANDY CURB SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbf)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	5 x 15
Puncture Strength	ASTM D 4633	kN (lbf)	0.97 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psf)	5500 (600)
Trapezoid Tear Strength	ASTM D 4533	kN (lbf)	0.67 (150) x 0.23 (185)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4461	l/min/m² (gal/min/ft²)	2882 (70)
Permeability	ASTM D 4461	Sec	0.90

HI-FLOW DANDY CURB SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbf)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4633	kN (lbf)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psf)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbf)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4461	l/min/m² (gal/min/ft²)	5807 (145)
Permeability	ASTM D 4461	Sec	2

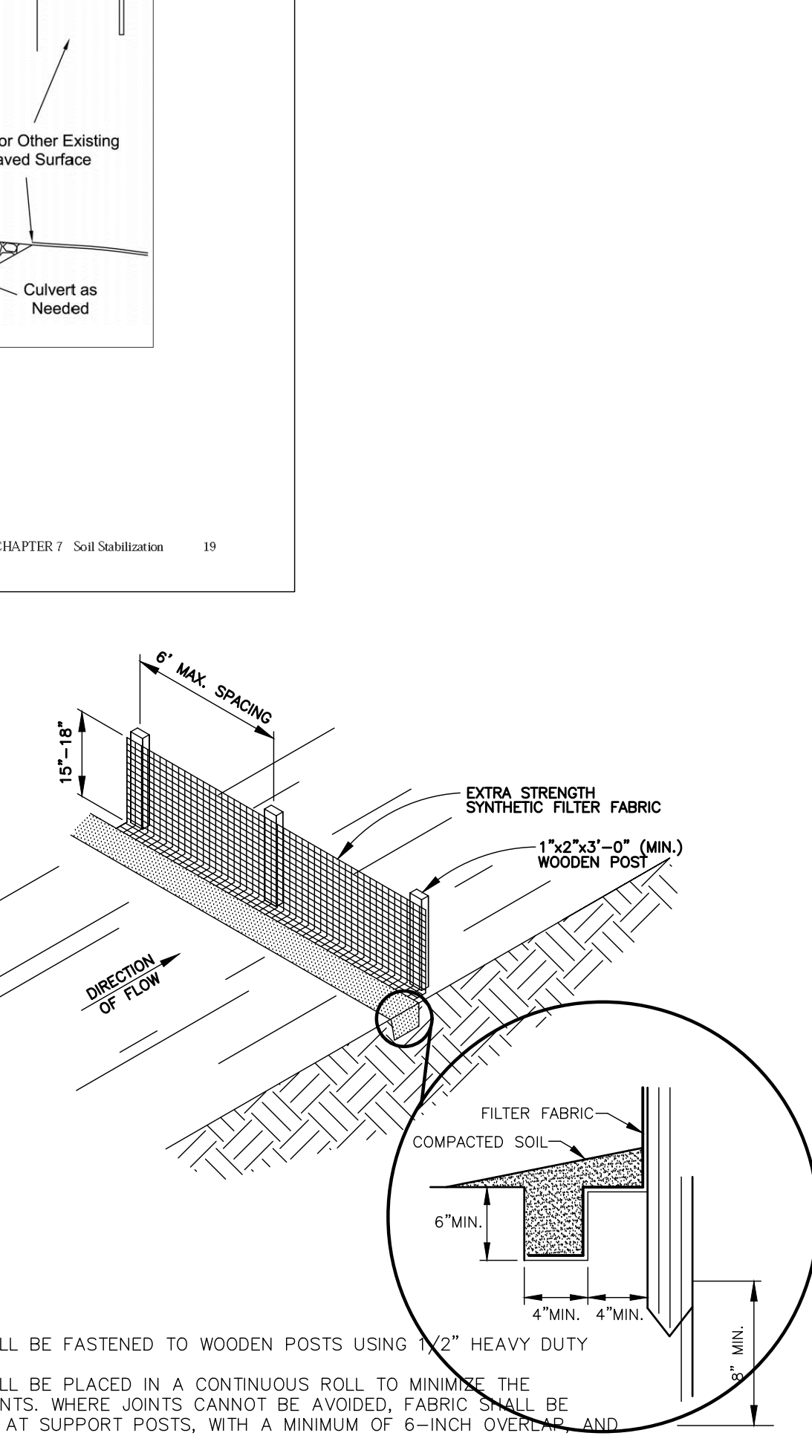
*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows



Specifications for Construction Entrance

- Stone Size—GDOT # 2 (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 no-stap polymers (fibers and meet the following specifications:

Geotextile Specification for Construction Entrance	Minimum
Tensile Strength	200 lbs.
Puncture Strength	80 psi.
Tear Strength	10 lbs.
Mullen Burst Strength	200 psi.
Elongation	20%.
Apparent Opening Size	100 x 0.6 mm.
Permeability	1-10-3 cm/sec.
- Timing—The construction entrance shall be installed as soon as is practicable 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 onto paved surfaces.
- Maintenance—Top dressing of additional stone shall be applied as conditions demand. Must be applied, dropped, washed or tracked onto public roads, or any surface where runoff is 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.



NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

SILT FENCE (SF) DETAIL

NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO. & DESCRIPTION

BY

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



SWPPP NOTES & DETAILS
CHIPOTLE MEXICAN GRILL
BRANDT PIKE.
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE: HORIZ. VERT.

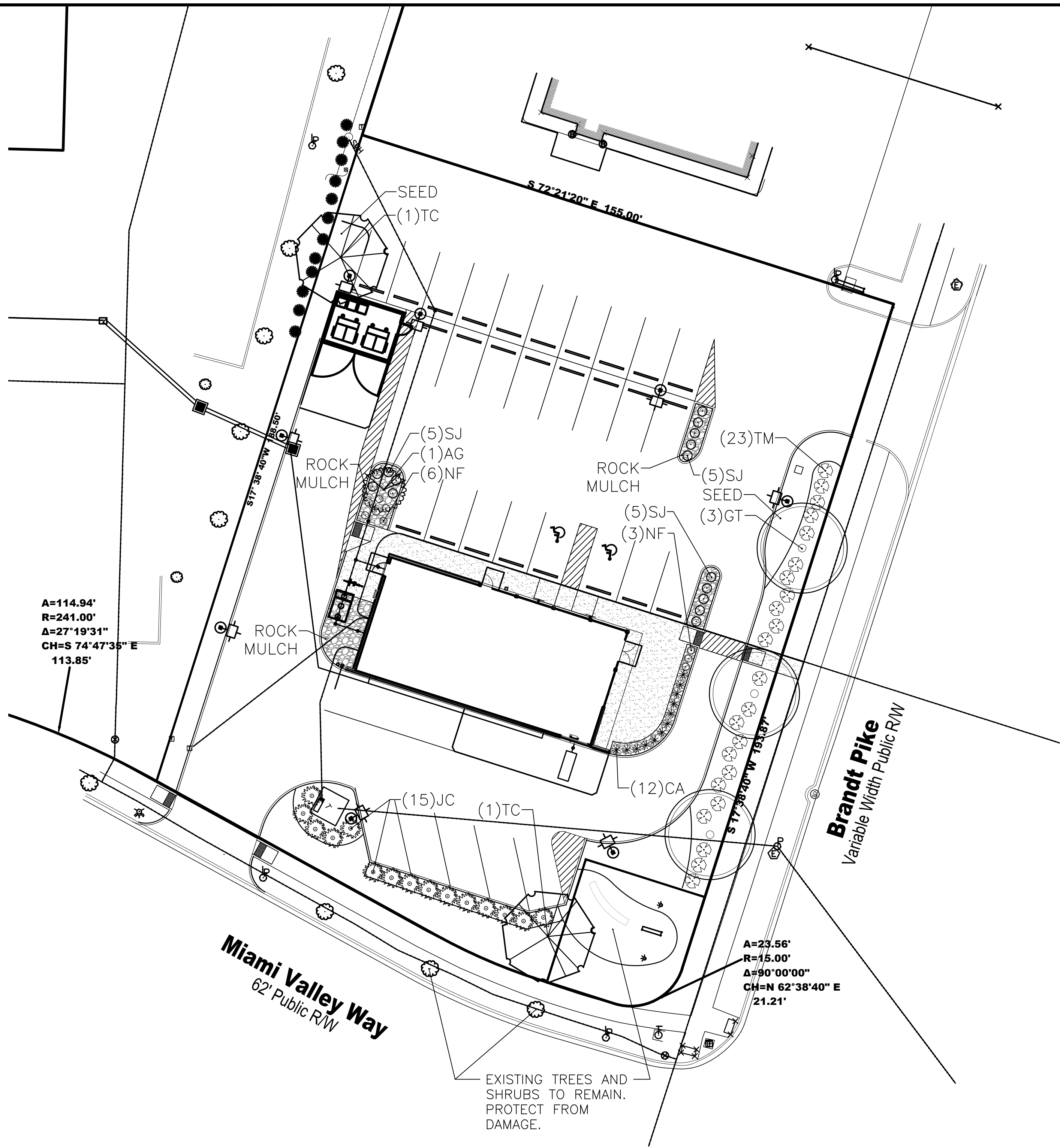
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JOB NO. 26-103

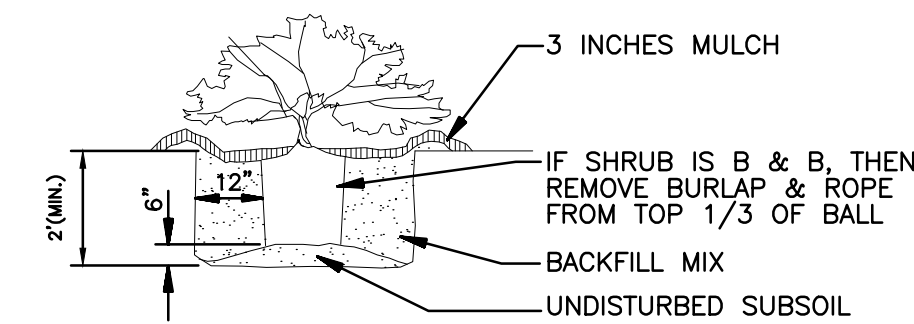
DATE May. 11, 2026

SHEET NO.

C-5.1

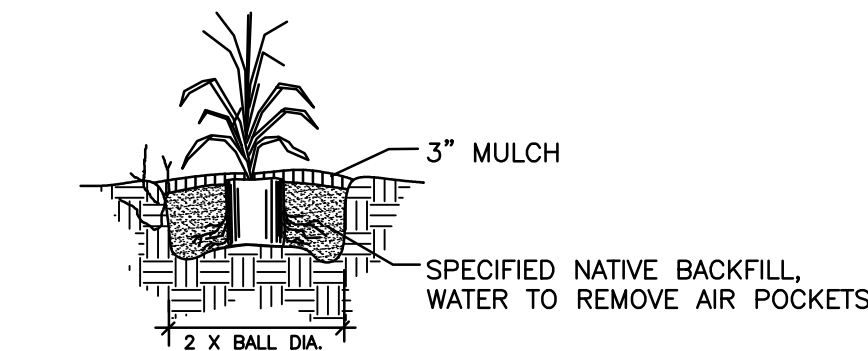


KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY TREES						
AG	1	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" cal.	B&B	Single-stem
GT	3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5" cal.	B&B	Straight Central Leader
TC	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	Straight Central Leader
SHRUBS						
JC	15	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24" HT.	B&B	
TM	23	Taxus x media 'Densiformis'	Densiformis Yew	24" HT.	B&B	
SJ	15	Spirea japonica 'Gold Flame'	Gold Flame Spirea		#3 cont.	
ORNAMENTAL GRASSES						
CA	12	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#3 cont.	
PERENNIALS						
NF	9	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint		#1 cont.	



SHRUB PLANTING

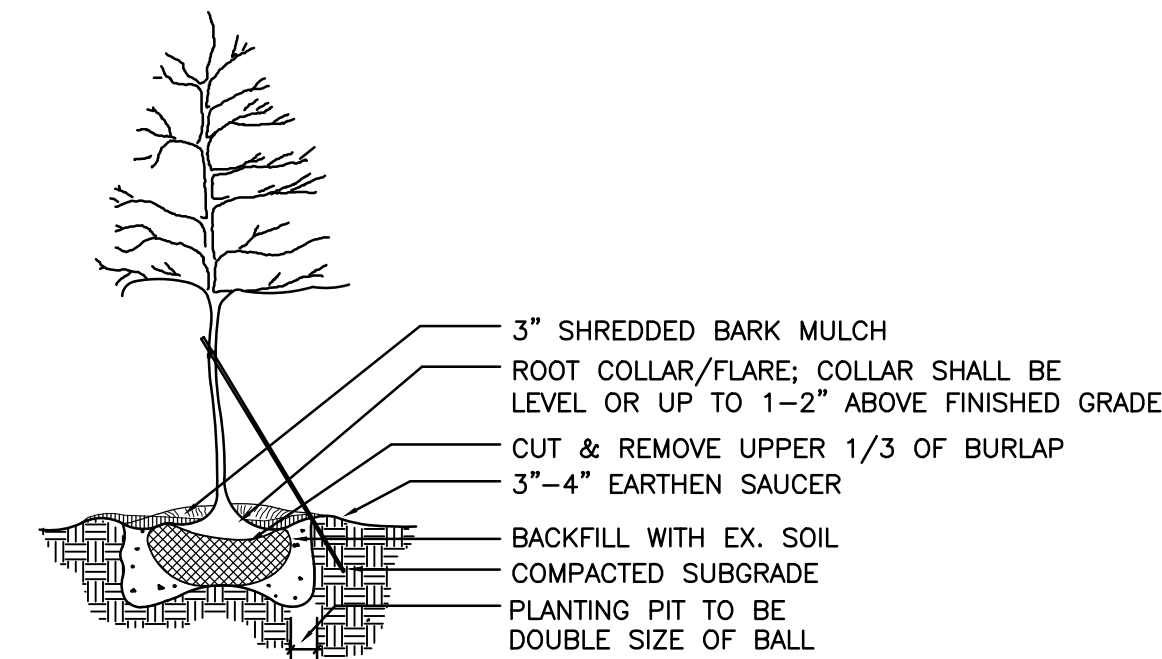
NOT TO SCALE



PERENNIAL PLANTING DETAIL

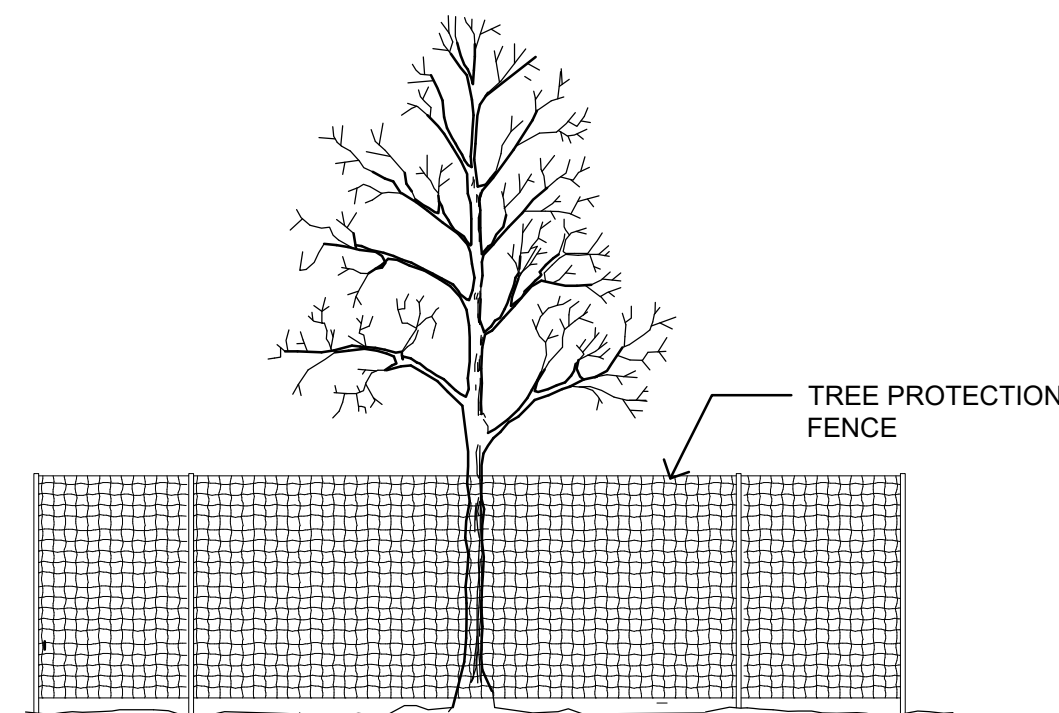
NOT TO SCALE

1. LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.



TREE PLANTING

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE

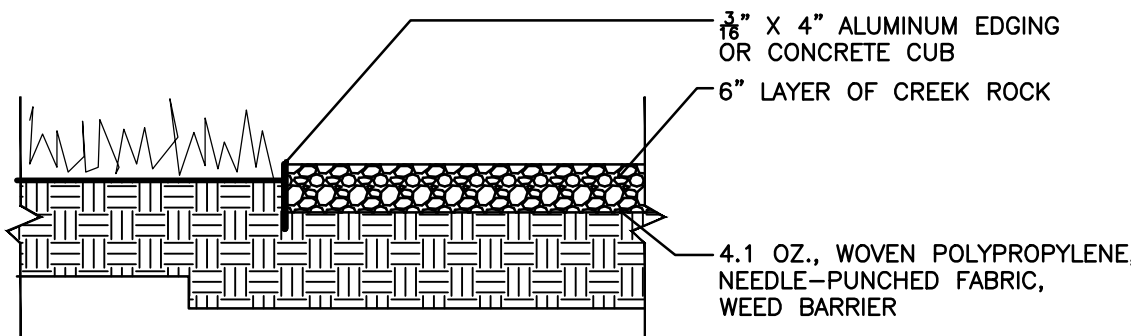
1. TREE PROTECTION FENCE MUST BE A MINIMUM OF 5' TALL AND CONSTRUCTED OF DURABLE MATERIAL. MOUNTED ON DURABLE POSTS APPROXIMATELY 8'-0" O.C. MAX.
2. TREE PROTECTION FENCING SHALL BE ERECTED AT DRIP LINE OR BEYOND PRIOR TO START OF CONSTRUCTION.

LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
13. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.
14. WHERE SHOWN ON PLANS, OVERSIZE ROCK (VARIOUS SIZES 1"-6") TO BE INSTALLED OVER LANDSCAPE FABRIC, 6" DEPTH.

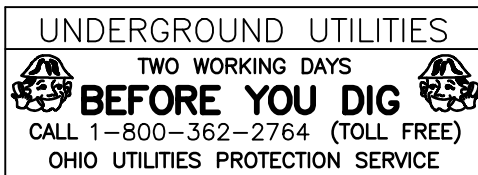
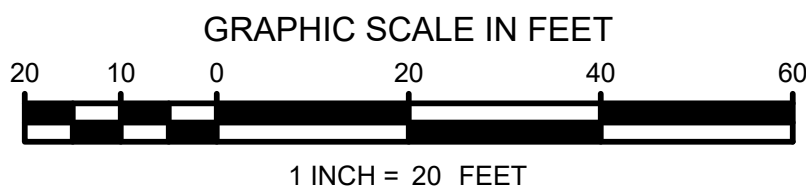
PERMANENT SEEDING

- (1) ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.
- (2) TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.
- (3) PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.



ROCK MULCH DETAIL

1. HOLD EDGING 1" ABOVE FINISH GRADE ON OPPOSITE SIDE OF STONE



LANDSCAPE PLAN
CHIPOTLE MEXICAN GRILL
BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY CO, OH

2K LA
2K Landscape Architecture
3234 Harvest Avenue
Cincinnati, Ohio 45213
513.226.8372
www.2Klandscapearchitecture.com

PROJECT NO.: 2026-08

DATE: MAY 11, 2026

DRAWN BY: KTC

CHECKED BY: KTC

SCALE: 1" = 20'

SHEET:

L-1



CHIPOTLE

A

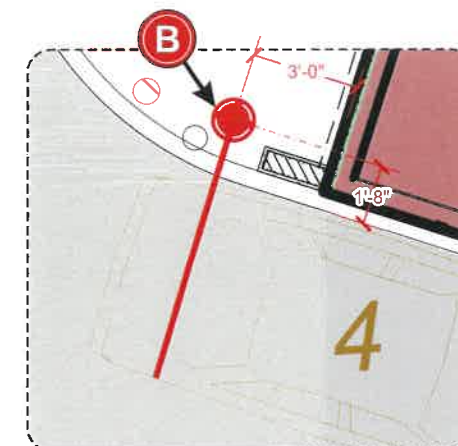
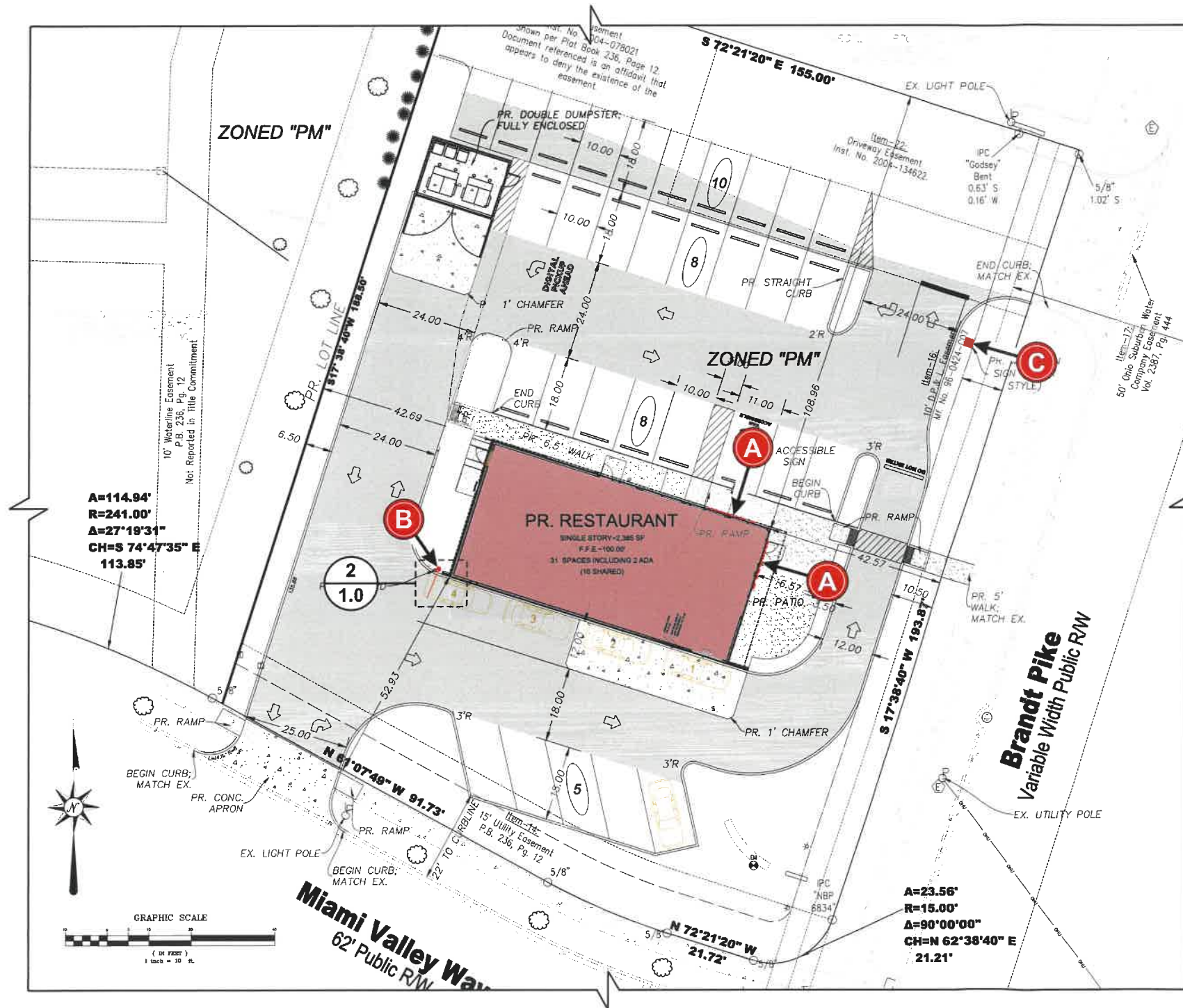
A3-22 WALL SIGNS
Quantity (2)

B

**MK2
CLEARANCE BAR**
Quantity (1)

C

8' MONUMENT SIGN
Quantity (1)



1 SITE PLAN
1.0 SCALE: 1/32" = 1'-0"

2 ENLARGED SITE SECTION
1.0 SCALE: 3/16" = 1'-0"

ADCON

3725 Canal Drive
Fort Collins, CO 80524
970 484 3637
www.adconsigns.com

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Design Proposal for:
Chipotle Mexican Grill
Brandt Pike PRELIM
Store #XXXX
XXX Brandt Pike
Huber Heights, OH 45424
Sign Type: Various

Date: April 24, 2026
Drawn by: Joshua L.
Account Manager: Kristi M.
Project Manager:
File Name: Site Plan

Client Approval

Signature

Date

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit

Production Mgr. Approval Date

Project Mgr. Approval Date

Account Mgr. Approval Date

P&D Mgr. Approval Date

Revision Notes:

revise wall sign placement

RECEIVED

MAY 01 2026

Quote No. 21585

W.O. No.

Rev. No. B Date: 04-24-26
By: JLL

Sheet No. 1.0

Design Proposal for:
Chipotle Mexican Grill
Brandt Pike PRELIM

Store #XXXX
XXX Brandt Pike
Huber Heights, OH 45424

Sign Type: Various

Date: April 24, 2026

Drawn by: Joshua L.

Account Manager: Kristi M.

Project Manager:

File Name: Elevations

Client Approval

Signature

Date
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- ☐ Approved
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Production Mgr. Approval Date

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Account Mgr. Approval Date

P&D Mgr. Approval Date

Revision Notes:

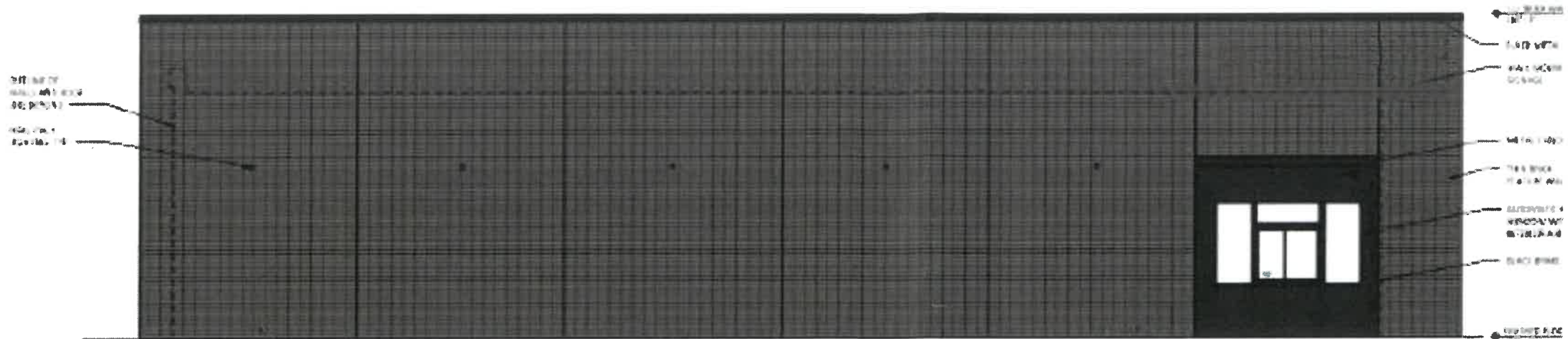
revise placement

Quote No. 21585

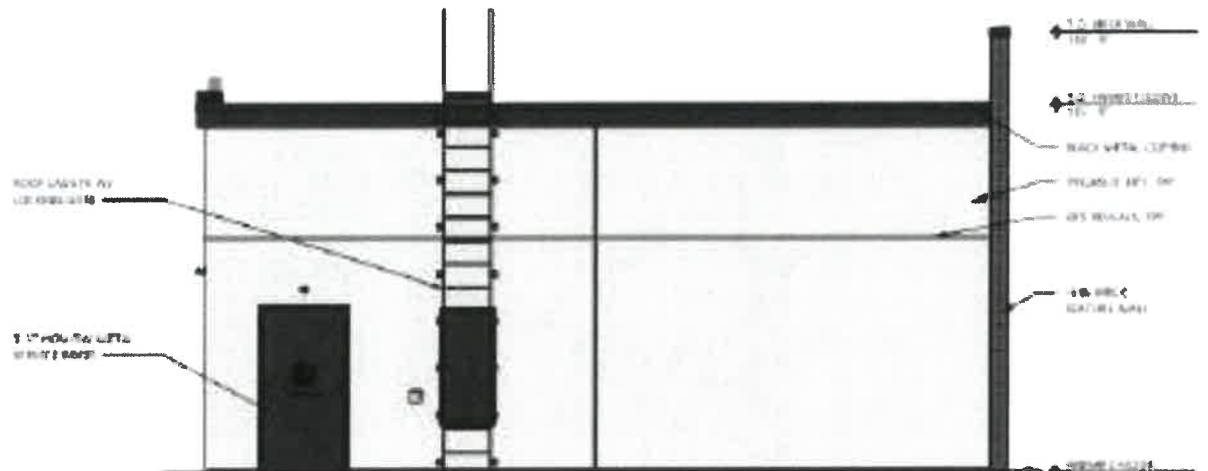
W.O. No.

Rev. No. B Date: 04-24-26
By: JLL

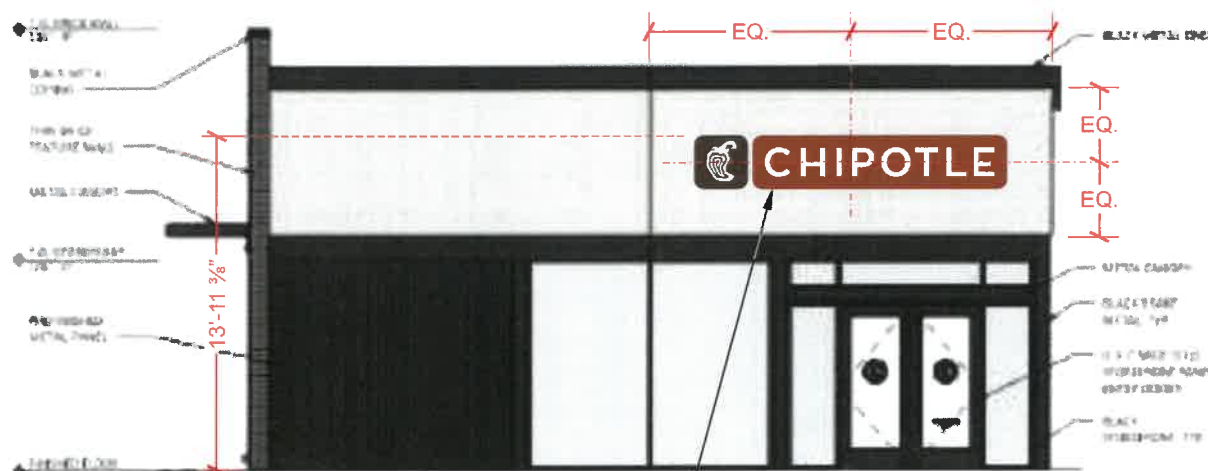
Sheet No. 2.0



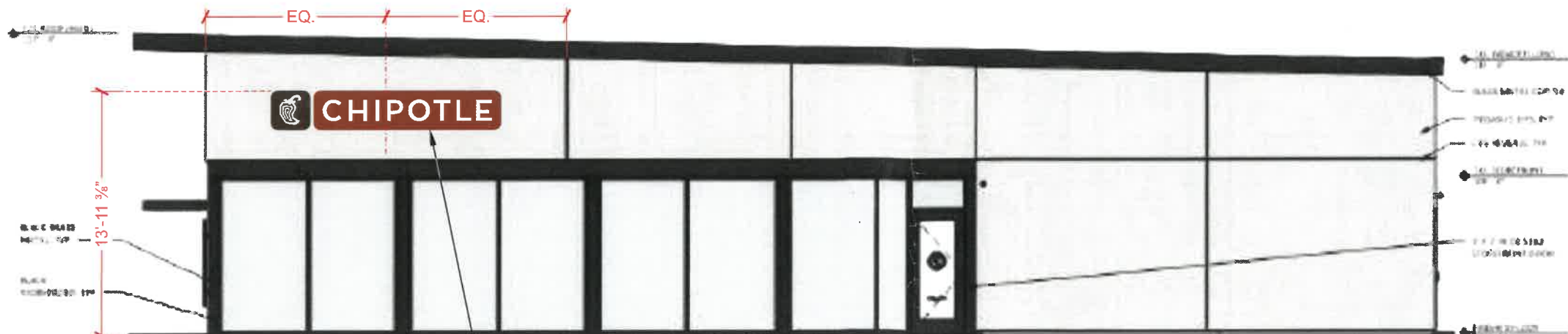
1 WEST ELEVATION
2.0 SCALE: 1/8"= 1'-0"



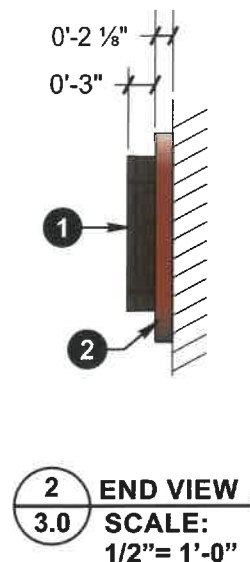
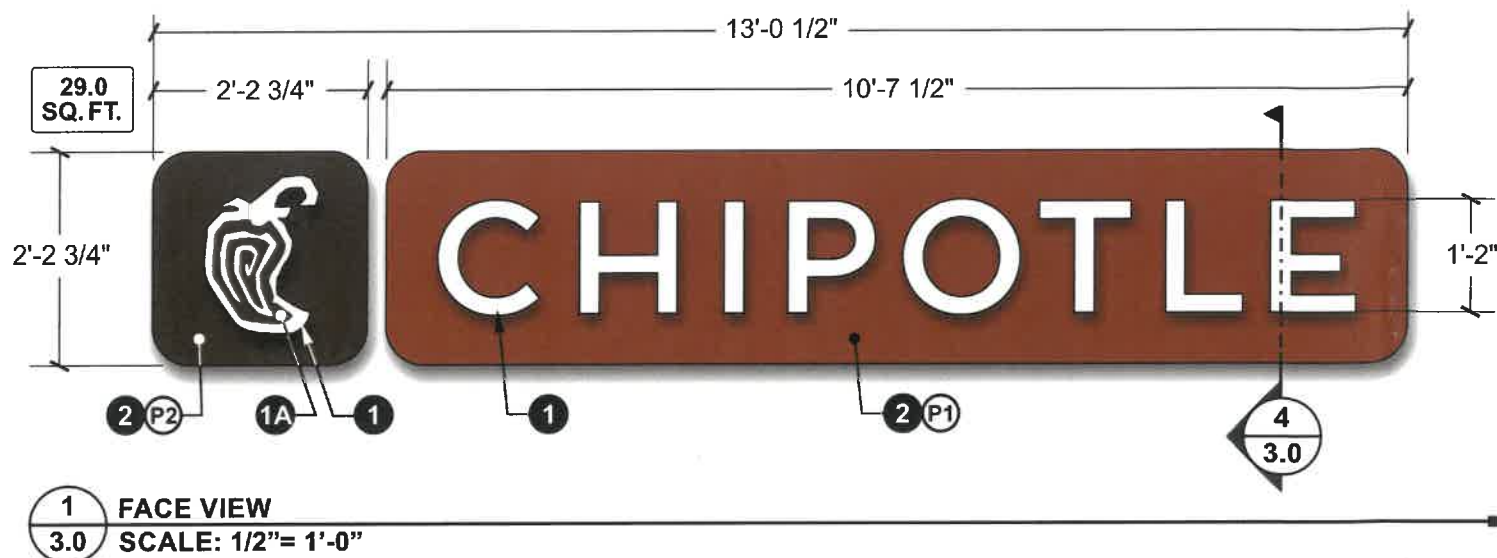
2 NORTH ELEVATION
2.0 SCALE: 1/8"= 1'-0"



3 SOUTH ELEVATION
2.0 SCALE: 1/8"= 1'-0"



4 EAST ELEVATION
2.0 SCALE: 1/8"= 1'-0"



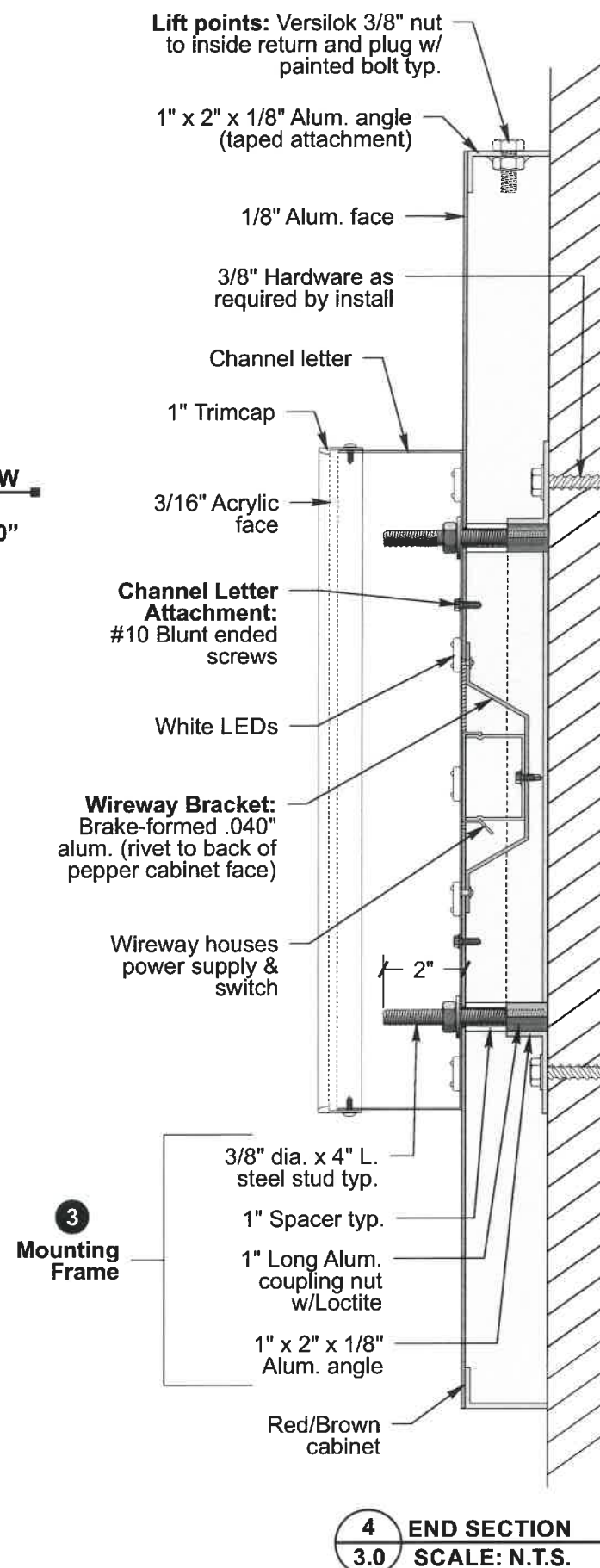
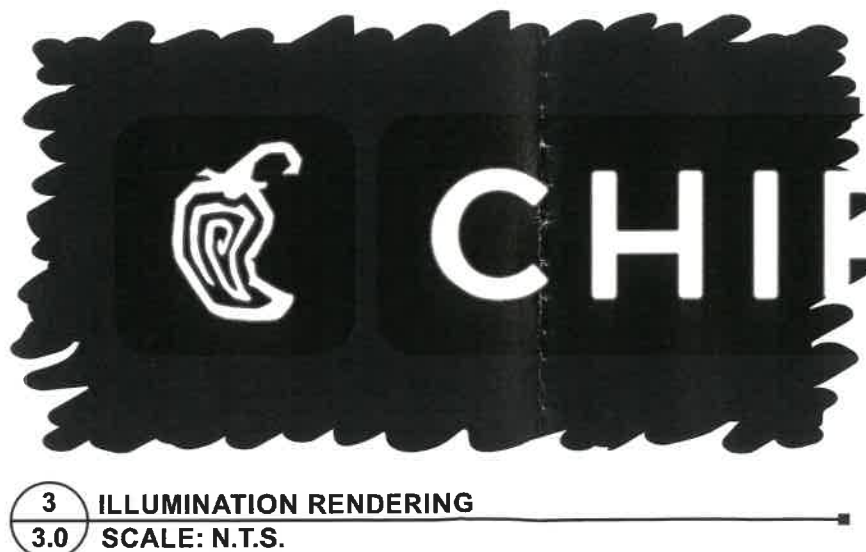
SIGN TYPE A3-22 SPECIFICATIONS FOR (2) ILLUMINATED WALL SIGN

- 1 CHANNEL LETTERS "CHIPOTLE" AND PEPPER LOGO
 - LETTER TYPE= Face-Lit pan channels DEPTH= 3"
 - FACES= 3/16" Cyro #2447 Milk-White acrylic
 - 1A PEPPER GRAPHIC= Stud mounted .063" Aluminum Flat-cut-out overlay
 - TRIMCAP= 1" Brown Gemtrim
 - BACKS= .040" Pre-finished white aluminum
 - RETURNS= .040" Pre-finished Adobo Brown aluminum (w/ weep holes)
 - ILLUMINATION= Principal LED "Qwik Mod 2" 7100K White LEDs
 - MOUNTING= Mount flush to face of cabinets with #10 "blunt" ended screws as req.
 - 2 BROWN & RED CABINETS
 - FACE= 1/8" Aluminum BACK= N/A
 - RETURNS= Top & Bottom Straights: 1" x 2" x 1/8" Aluminum angle Attachment= 3/4" VHB tape
 - Ends/corners: (one-piece) .063" Aluminum Attachment= Versilok adhesive
 - LIFT POINTS= Red Cabinet: Versilok 3/8" nuts to return @ 6'-0" O.C.
 - NOTE: Use 4" Long fishplates @ return seams as req.
 - 3 MOUNTING FRAME
 - CONSTRUCTION= 1" x 2" x 1/8" Aluminum angle frame assembly w/ studs for thru-bolt attachment of sign components
- INSTALL**
- MOUNTING FRAME**= Attach flush to fascia w/ 3/8" hardware as req.
- ASSEMBLY**= 1. Place 1" Long spacers onto mounting frame studs
2. Slide Red & Brown cabinets over studs
3. Secure w/ nuts & washers
- NOTE**: Frame stud attachments are hidden inside of letters "C", "I", "O", "E", and pepper logo

- ELECTRICAL**
- POWER SUPPLY**= 120V primary/12V secondary power supply housed inside wireway behind pepper channel logo
- POWER DISCONNECT**= Toggle switch on end of brown pepper cabinet
- ELECTRICAL LEADS**= 120V: Provide (1) 6'-0" pigtail in sealtite conduit
12V: Provide (2) 6'-0" pigtails
NOTE: 12V leads between Red and Brown cabinets are "jumped" together behind fascia
- ELECTRICAL HOOK-UP**= 120V Service to sign and final connection is by others
- ACCESS**= Pepper channel logo is removable for access to LED power supply beyond

COLOR SPECIFICATIONS

- P1 P.T.M. PMS #484C "Roasted Red" NOTE: Paint all exposed fasteners to match adjacent finish
- P2 P.T.M. PMS #4625C "Adobo Brown"



ADCON

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Fort Collins, CO 80524
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www.adconsigns.com

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Design Proposal for: Chipotle Mexican Grill Brandt Pike PRELIM

Store #XXXX
XXX Brandt Pike
Huber Heights, OH 45424

Sign Type: A3-22

Date: April 24, 2026

Drawn by: J.L.

Account Manager: Kristi M.

Project Manager:

File Name: A3-22

Client Approval

Signature

Date

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise And Resubmit

Production Mgr. Approval Date

Project Mgr. Approval Date

Account Mgr. Approval Date

P&D Mgr. Approval Date

Revision Notes:

Quote No. 21585

W.O. No.

Rev. No. A Date: By:

Sheet No. 3.0

Client Approval

Signature _____

Date _____

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☐ Revise And Resubmit

Production Mgr. Approval	Date
Project Mgr. Approval	Date
Account Mgr. Approval	Date
P&D Mgr. Approval	Date

Revision Notes:

RECEIVED

MAY 01 2026

CBDP 26-11

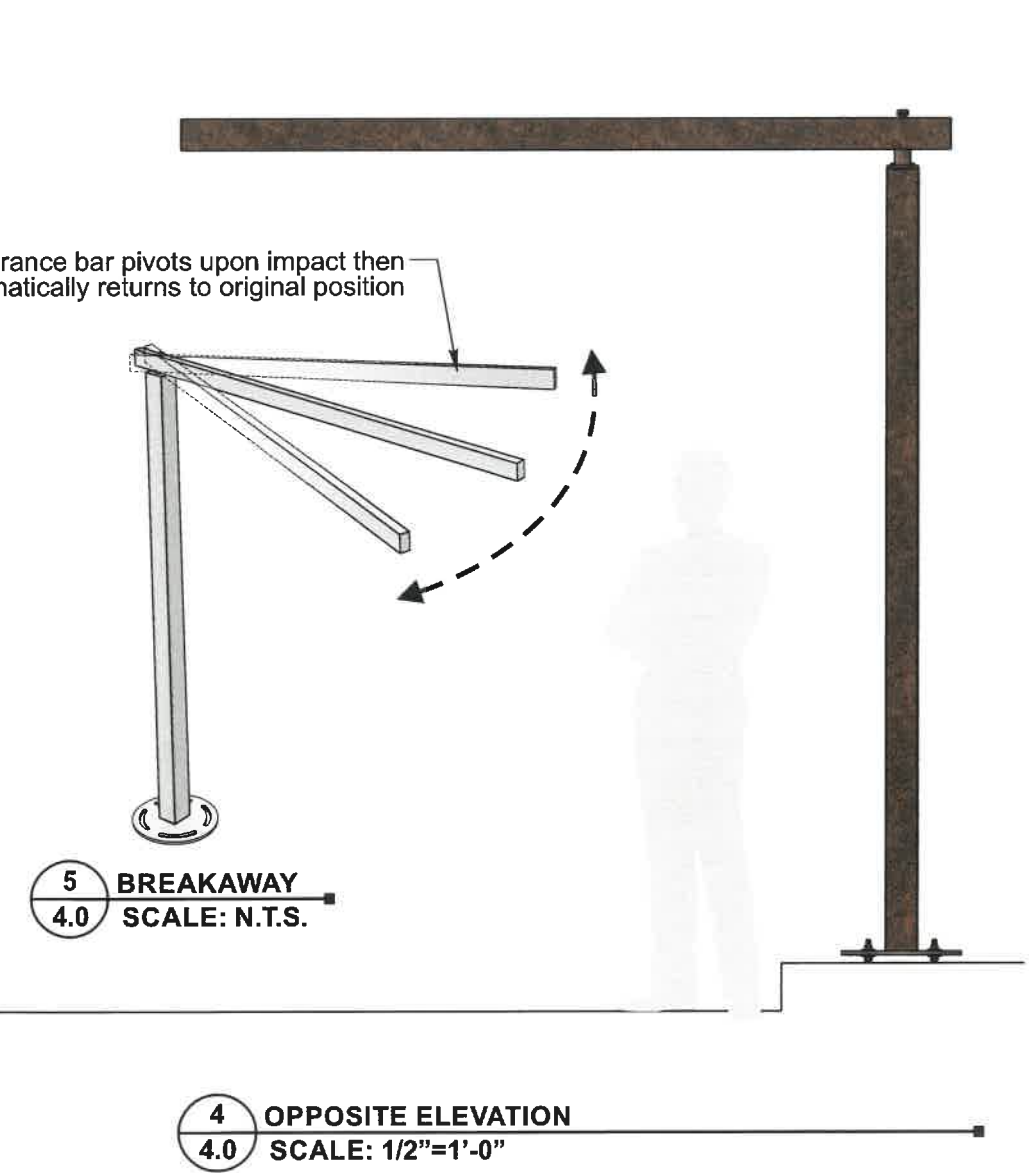
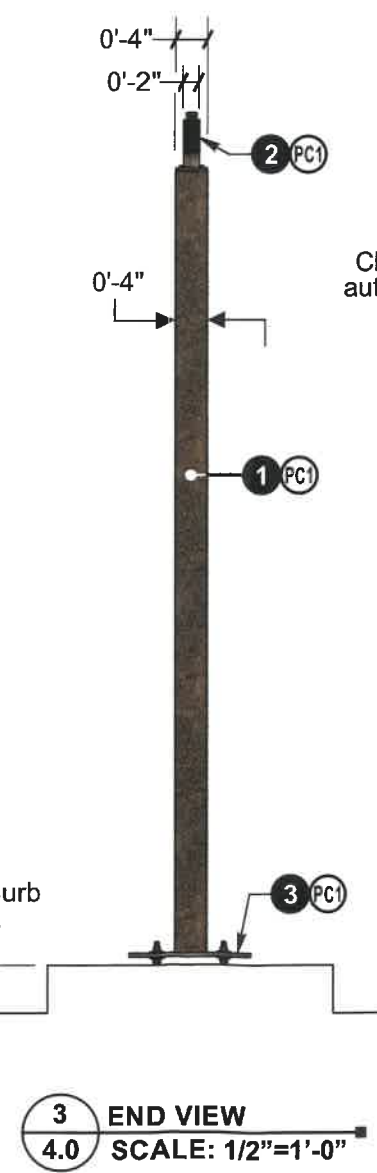
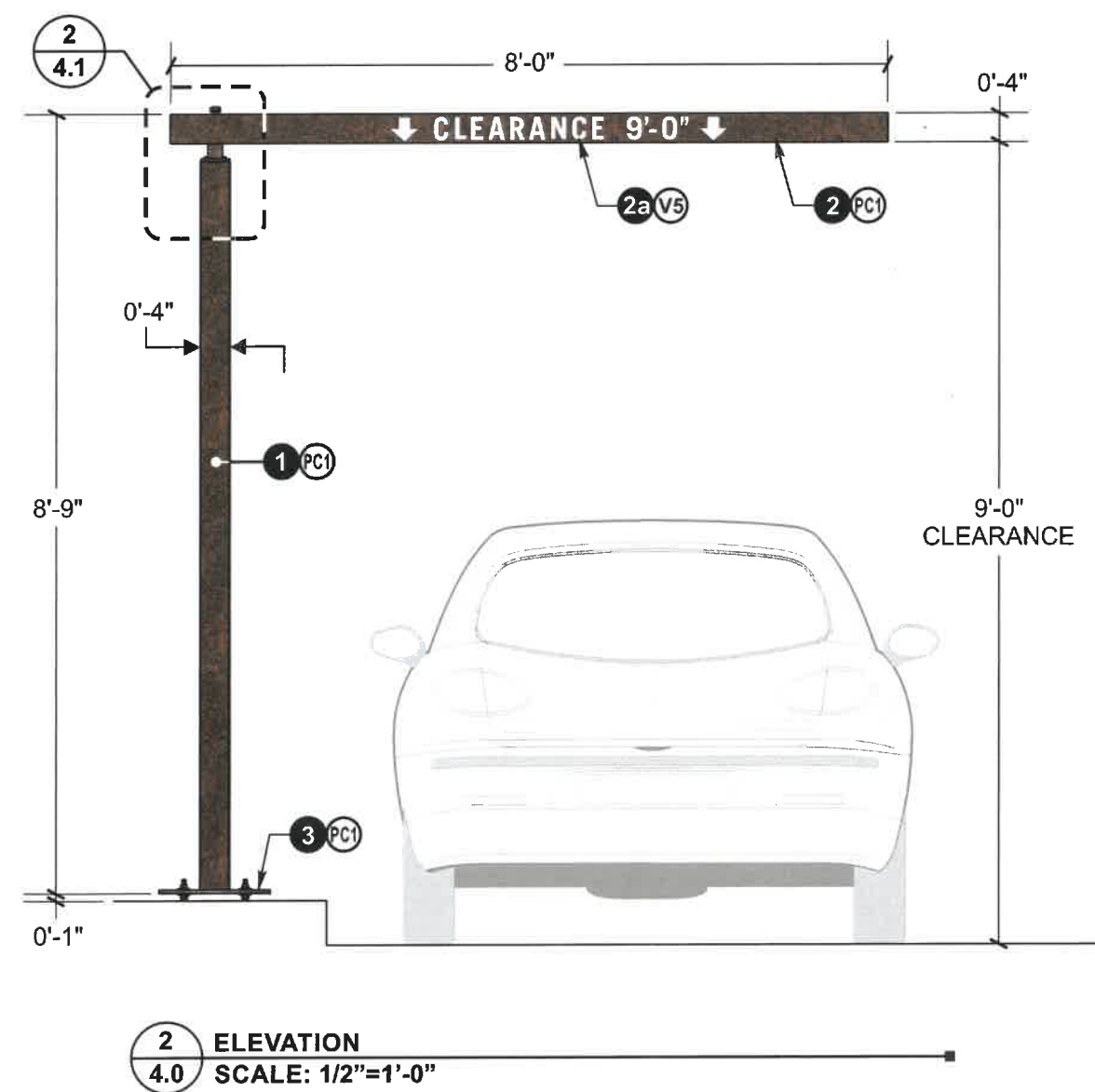
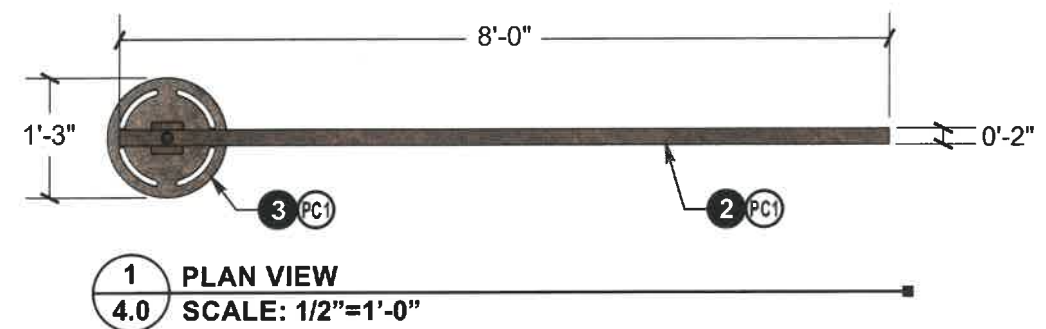
Quote No. 21585
S.O. No.
Rev. No. A
Date: By:
Sheet No. 4.0

SIGN TYPE MK2 SPECIFICATIONS FOR (1) NON-ILLUMINATED S/F SELF-RETURNING CLEARANCE BAR

- POST=** 4" x 4" x 1/4" Alum. sq. tube w/ 3/8" alum top plate and pivot
 - CLEARANCE BAR=** 2" x 4" x 1/8" Alum. rec. tube w/ black PVC end caps
 - Graphics:** Reflective vinyl overlay
 - Breakaway:** To minimize damage from impact, the top beam will give way and rotate when struck and then automatically return to original position
 - MOUNTING=** Slotted 1/2" alum. base plate attaches to embedded bolts in caisson
- CAISSON=** Sonotube formed concrete caisson w/ embedded mounting hardware (four 5/8" All-thread welded to 1/8" steel spacer plates w/ washers and leveling nuts).

COLOR SPECIFICATIONS

- (PC1) Powder coat Prismatic Rustic Texture #UTB-5223 (V5) Reflective White Vinyl



5 BREAKAWAY
4.0 SCALE: N.T.S.

These documents and plans have been created by and are the exclusive intellectual property of Adcon Inc. Any unauthorized use, disclosure, dissemination or duplication of any of the information contained herein may result in liability under applicable laws.

Design Proposal for: Chipotle Mexican Grill Brandt Pike PRELIM

Store #XXXX
XXX Brandt Pike
Huber Heights, OH 45424

Sign Type: Monument Sign

Date: April 24, 2026

Drawn by: J.L.

Account Manager: Kristi M.

Project Manager: _____
File Name: _____ 8' Monument C

Client Approval

Signature _____

Date _____

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

- ☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit

Production Mgr. Approval	Date
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Project Mgr. Approval	Date
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Account Mgr. Approval	Date
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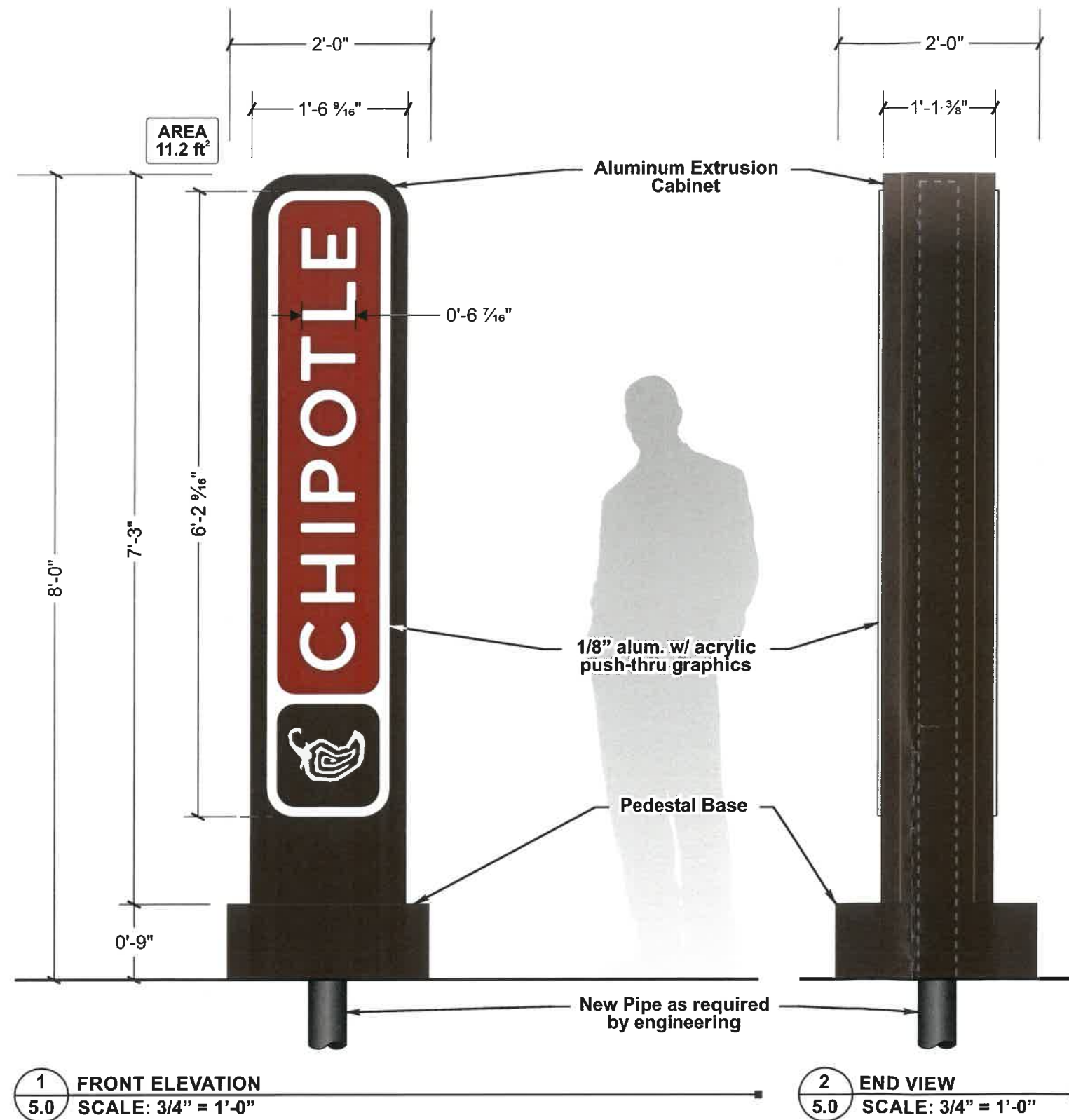
P&D Mgr. Approval	Date
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Revision Notes:

Quote No. 21585

W.O. No. _____

Rev. No. **A** Date: _____
By: _____

Sheet No. **5.0**

NOTE: Illuminated with Sloan SignBox III LED's

2 NIGHT TIME ILLUMINATION RENDERING
5.0 SCALE: N.T.S.

Quote No. 21585

W.O. No. _____

Rev. No. **A** Date: _____
By: _____

Sheet No. **5.0**



Huber Heights Fire Division

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

Occupancy Name:	Proposed Chipotle Mexican Grill		
Occupancy Address:	Brandt & Miami Valley Way		
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:	
REVIEWER:	Pugh	DATE:	05/07/2026

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2025, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:

Requirements:

- Proposed driveway appears to meet Ohio Fire Code requirements for turn radius.
- OFC 503.2.1 Dimensions of fire apparatus roads shall have unobstructed width of no less than 20 feet, exclusive of shoulder, except for approved security gates in accordance with section 503.6, and unobstructed vertical clearance or not less than 13 feet 6 inches.
- OFC 503.2.3 Surface: Fire Apparatus access roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall be surfaced so as to provide all weather driving as approved by the official fire code.

- **OFC 503.3 Marking:** Where required by the fire code official, approved signs or other approved notices or markings that include the words “**NO PARKING_ FIRE LANE**” shall be provided for the fire apparatus roads to identify such roads or prohibit the obstruction thereof.
- **Plans will need to be submitted to Montgomery County Building Department for review and approval.**

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-11531

9. A.

Planning Commission

Meeting Date: 05/12/2026

Minutes

Information

Agenda Title

Without objection, the minutes of the April 14,2026, Planning Commission are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
April 14, 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. Johnson, Mr. Shomper, Ms. Thomas, Ms. Vargo (arrived late), and Mr. Walton.

Absent: None

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

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 26 building lots and street right of way. Property is located North of Carriage Trails Parkway (DDP 26-08).**

Mr. Sorrell stated 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.

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.

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

Ken Conway was present and said 121 lots sold last year.

Action

Ms. Thomas moved to approve the request by the applicant, Carriage Trails CO, LLC, for a Detailed Development Plan (DDP 26-08) in accordance with the recommendation of Staff's Memorandum dated April 6, 2026, and the Planning Commission Decision Record.

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

2. 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 (DDP 26-09).

Mr. Sorrell stated that 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.

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

Action

Mr. Johnson moved to approve the request by the applicant, Forestar (USA) Real Estate Group, Inc., for approval of a Detailed Development Plan (DDP 26-09) in accordance with the recommendation of Staff's Memorandum dated, April 7, 2026, and the Planning Commission Decision Record.

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

3. 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).

Mr. Sorrell stated that 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

April 14, 2026

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.

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.

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.

Planning Commission Meeting

April 14, 2026

Mr. Greg Hoskins spoke about the lot and taking care of it.

Action

Mr. Johnson moved to approve the request by the applicant, Greg Hoskins, for approval of a Major Change to the Basic Development Plan (MJC 26-10) in accordance with the recommendation of Staff's Memorandum dated, April 4, 2026, and the Planning Commission Decision Record.

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

VIII. Additional Business

1. PLANNING COMMISSION APPOINTMENT TO HOUSING COUNCIL

Action

Mr. Walton moved to appoint Ms. Thomas to a three year term to the City of Huber Heights Housing Council.

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

**2. PRESENTATION BY ZONECO FOR THE ZONING CODE REWRITE
(attached)**

IX. Approval of the Minutes

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

X. Reports and Calendar Review

XI. Upcoming Meetings

May 12, 2026

June 9, 2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:13 p.m.



ReCode Huber Heights

Modernizing the City's Zoning Ordinance

ZoneCo

March 10, 2026

Why does Huber Heights need a new zoning code?

Huber Heights is updating its zoning ordinance to ensure it is aligned with the community's vision and ready for the **future**.

A zoning ordinance should be:

- Clear and user-friendly.
- Consistent with community priorities.
- Aligned with modern best practices.
- Supportive of reinvestment and neighborhood stability.

Why Now?

Many zoning ordinances across Ohio, including Huber Heights, were written decades ago and have been amended in a piecemeal fashion over time. This can result in a code that is difficult to interpret and inconsistent in application.

Huber Heights is updating its zoning ordinance to address common challenges, including:

- Unclear or outdated standards.
- Complex approval processes.
- Inconsistent terminology.
- Gaps in modern land use issues (parking, landscaping, mixed-use, infill, etc.).
- Difficulty supporting reinvestment in older commercial areas.

Huber Heights is undertaking a comprehensive rewrite of the zoning ordinance. This is not a simple patch or amendment. It is a modern replacement that reorganizes and updates zoning rules into a more understandable, predictable format.

The project includes:

- Updated zoning districts and permitted uses.
- Clearer development standards.
- Improved layout, graphics, and tables.
- Simplified procedures and review steps.
- Stronger alignment with planning goals.

A zoning rewrite does not automatically rezone every property unless the City Council chooses to adopt map changes. The rewrite focuses on making the zoning ordinance easier to use and more effective.

CHAPTER 1145 "R-2" RESIDENCE DISTRICT²³

1145.01 Principal permitted uses.

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

- (a) One-family dwellings; and
- (b) Home occupations.

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

1145.02 Accessory uses.

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

- (a) Uses customarily incident to all principal permitted uses;
- (b) One name plate for each dwelling indicating the name of the occupant; and
- (c) Temporary buildings and uses for construction purposes not to exceed 12 months.

(Case 336, 9-30-73; Ord. 81-O-08, Passed 8-3-81; Ord. No. 2019-O-2398, § 1, 10-14-19)

1145.03 Height standard.

No building shall exceed two and one-half stories or 35 feet in height.

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

1145.04 Area standard.

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

			*Front	Side Yard Widths		Rear
	Lot (square feet)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
Dwellings	20,000	100	35	15	30	50

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

²³Cross reference(s)—Residential care and social service facilities as special use—See § 1135B.01; Planned Residential District—See Ch. 1171, 1172; Zoning general provisions—See Ch. 1181; Exceptions and modifications—See Ch. 1183; Parking and loading—See Ch. 1185; Signs—See Ch. 1189; Accessory buildings—See Ch. 1191; Trailers, trucks and recreational vehicles—See Ch. 1193.

The existing zoning code of Huber Heights is unclear and confusing. When zoning codes are unclear, it can lead to:

- Uncertainty for property owners.
- Longer review times.
- Inconsistent decisions.
- Frustration for residents and businesses.
- Undesired development outcomes.

This document provides an example of a zoning district from the existing Huber Heights Zoning Code. The current code structure can be challenging to navigate, as it contains numerous cross-references and lacks a clear organizational framework.

1133.04 Traditional Neighborhood District (TN)

USES

Only the following uses are permitted in this district. No lot may have more than one principal use.

(In the list below, "C" indicates a use that is conditionally permitted. "A" indicates a use that may be accessory to a principal use. For more details, see the Comprehensive Use Table and use-specific standards in Chapter 1135.)

Agricultural

- Neighborhood Agriculture (A)

Industrial

- Artisan Manufacturing

Institutional

- Government Services (C)
- Religious Place of Worship
- School (C)

Parking

- Small Surface Parking (A)
- Structured Parking (C) (A)

Recreation and Leisure

- Conservation Recreation
- Indoor Recreation or Leisure (C)
- Large Outdoor Recreation (C)
- Medium Outdoor Recreation
- Restaurant or Bar
- Small Scale Outdoor Recreation

Residential

- Dwelling

Retail

- Large Retail (C)
- Small Retail

Sales

- Automotive Sales (C)
- Commercial Sales (C)

Services

- Animal Care (C)
- Automotive Services (C)
- Car Rental Services
- Commercial Services (C)
- Family Care Services
- General Personal Services
- Professional Services

PURPOSE

The Traditional Neighborhood District intends to support medium-density residential uses in well-connected, walkable neighborhoods.

DEVELOPMENT STANDARDS

Front Setback	8 ft. min.; 30 ft. max.
Side Setback	3 ft. min.
Rear Setback	30 ft. min.
Structure Height	35 ft. max.
Impervious Coverage	65% max.

PARKING LOCATION

No parking area may be situated closer to the front lot line than any front-facing exterior wall of any principal structure(s) on the same lot, except in the case of through-lots. If the parking area is located on a lot that does not contain a principal structure, refer to the parking area regulations in Section 1137.03 (b).

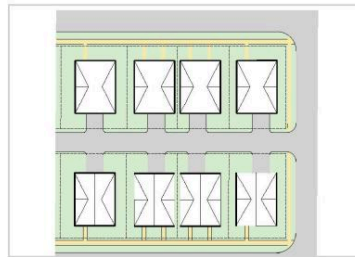


Figure 9: An illustrative graphic showing a possible development pattern in the Traditional Neighborhood District.

A clear zoning code should have:

- Plain, consistent language.
- Logical organization.
- Clear use permissions.
- Objective, measurable standards.

This document provides an example of a zoning district page from a previous zoning code rewrite completed by ZoneCo for Portsmouth, Ohio. A well-structured and thoughtfully designed zoning code enhances usability, making it more accessible and understandable to the public.

Huber Heights Today

Huber Heights is a city with strong residential neighborhoods, regional connectivity, and growing opportunities. Its zoning ordinance should reflect:

- Established residential neighborhoods.
- Key commercial corridors and centers.
- Employment areas.
- Parks, schools, and civic investments.
- Redevelopment and infill opportunities.
- Beautiful open and natural spaces.

The city is well positioned to support reinvestment in commercial corridors, new housing options across the housing continuum, improved site design and walkability, and more streamlined processes.

Comprehensive Plan

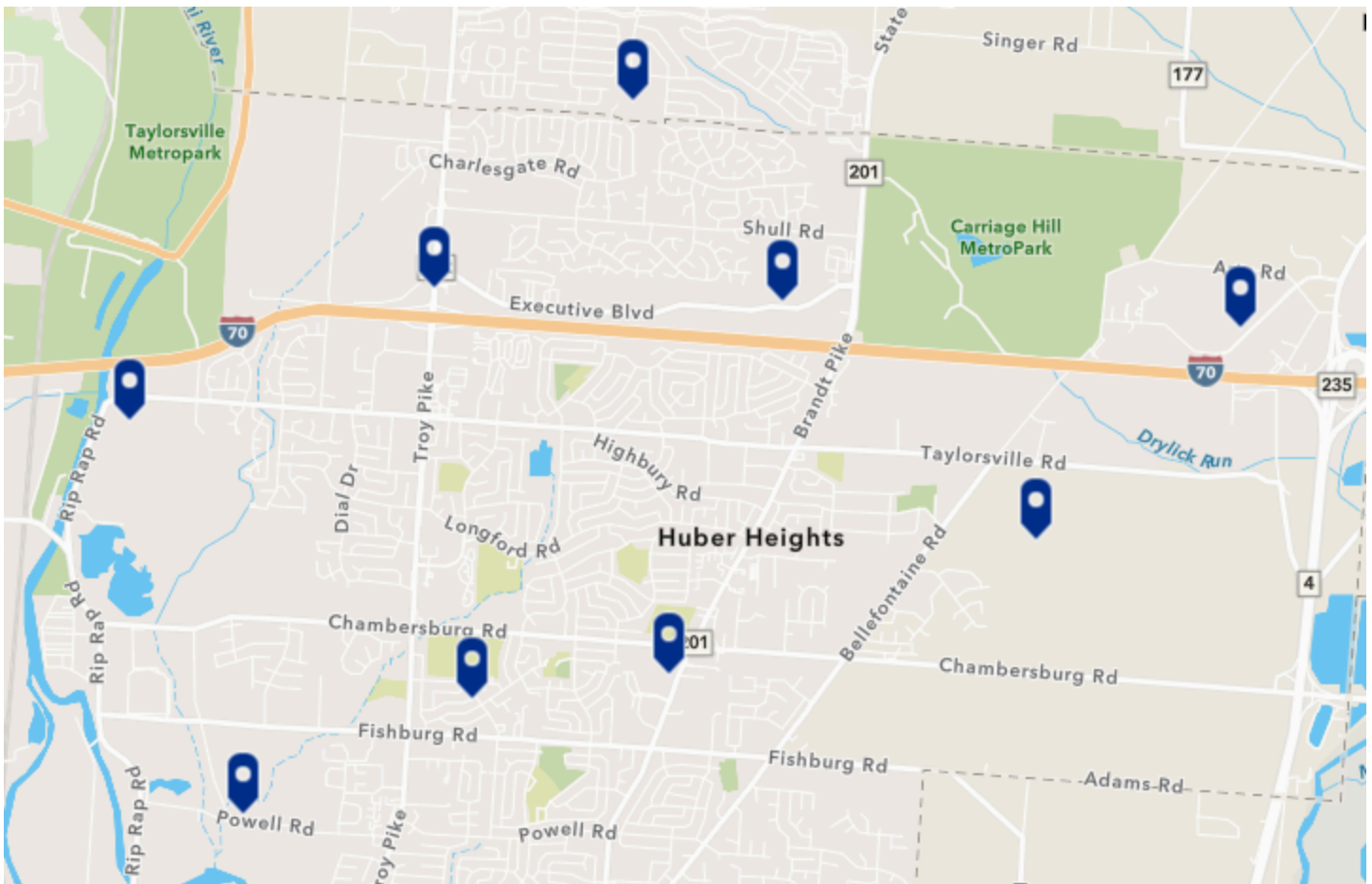
Huber Heights adopted an updated [comprehensive plan](#) in 2023. Through numerous in-person engagement events and surveys, a set of eight community focused development goals were identified. The zoning ordinance rewrite is guided by these goals.

- **Goal 1: Foster transit supportive densities.**
 - Improve viability of transit and walkable infrastructure by allowing higher densities along transit routes, the proposed recreation trail called the Loop, and in identified city centers.
- **Goal 2: Encourage a mix of housing types.**
 - Allow for a broad set of housing types, particularly within walking distance of schools, employment, retail, and parks
- **Goal 3: Encourage a mix of uses.**
 - Allow broader and more flexible use categories with greater mixing permitted between commercial, light manufacturing, institutional, recreational, and residential uses.
- **Goal 4: Decrease the overall number of residential districts.**

- Reduce and simplify residential zoning districts to maximize the mixing of housing types across the City
- **Goal 5: Eliminate barriers to density.**
 - Reduce or eliminate minimum lot sizes, unit sizes, and parking minimums
- **Goal 6: Expand homeowner choices.**
 - Establish a universal by right allowance for accessory dwelling units (ADUs) and most home-based businesses
- **Goal 7: Make traditional neighborhood development the default.**
 - Establish new form-based standards for development that encourage safe, walkable, and human-scaled buildings fronting streets and public spaces
- **Goal 8: Reduce reliance on zoning variances and Planned Unit Developments.**
 - Revise zoning such that City staff may approve the majority of development and site plan proposals with clear, achievable development and subdivision standards while reserving the types of applications that require actions by Planning Commission and/or City Council for the most unique of cases.

Future Development Patterns

The Huber Heights Comprehensive Plan lays out multiple different types of Development Patterns for the City. These Development Patterns establish character areas to convey the City-wide vision and values for the built environment. The interactive map below shows the Development Patterns, and explains the purpose of each, as determined by the Comprehensive Plan.



Ohio Rail Development Commission | Esri | TomTom | Garmin | SafeGra...

2 km Powered by Esri



Live Local Center

The long-term vision for the Live Local Center is for it to be a gathering place that caters to local residents, providing them with daily needs as well as a wide range of...



Work Center

The long-term vision for the Work Center is to attract light manufacturing with complementary residential and amenities to be strategically incorporated into a...



Play Center

This center is envisioned as a regional destination that leverages existing assets like the Rose Music Center, Kroger Aquatic Center, Sinclair Community College, and...



Riverfront Center

The Riverfront Center will likely be the most long-term City center to be developed, but it represents a key opportunity for Huber Heights to leverage its proximity to...



Regional Commercial

The Regional Commercial pattern encompasses big box stores, chain restaurants, and national and regional employers. As redevelopment becomes necessary,...



Northtown

the Northtown pattern is most characterized by its detached, one to two-story homes. Going forward, emphasis should be placed on completing and improving...



Southtown

Southtown's character is driven by its residential neighborhoods, predominately detached, one and two-story brick homes. As redevelopment and right-of-way...



East Villages

This area is currently made of a mix of rural-scale residential, agricultural uses, and wooded areas. New residential development is anticipated for undeveloped...



Estates

The Estates development pattern recognizes the areas at the City's western and eastern edges that are more rural-scale residential, where lot sizes are more than a...



What does process of writing the new zoning code look like?

Six objectives for the new zoning code were identified in the Diagnostic Report. These objectives are based on the findings and recommendations of the Comprehensive Plan.

Zoning Modules

The zoning code rewrite process consists of four semi-sequential modules:



Diagnostic

The Diagnostic module focuses on a thorough review and analysis of the city's current zoning and maintenance codes in relation to the updated Land Use Plan. This process includes a detailed assessment of the existing code to identify strengths, gaps, and areas that require improvement. A Steering Committee meeting will be held to gather input. The consultant team will then develop a Diagnostic Report, analyze potential zoning revisions, and refine recommendations with city staff. The phase will conclude with the finalization of the Diagnostic Report, identification of new zoning districts, and updates to the table of contents for the new code structure. Ongoing meetings and administrative tasks will ensure coordination and regular updates will be provided on the project website.

Calibration

The Calibration module aims to refine and organize the standards for zoning districts, including parking regulations. The process includes staff meetings, meeting with the Steering Committee, and public engagement to gather feedback on proposed adjustments to zoning standards. A master calibration table will be created to align existing and revised zoning districts with the updated Land Use Plan.



Codification

The Codification module will focus on developing the updated zoning code chapter by chapter, ensuring they align with the Land Use Plan and previous calibration efforts. An updated zoning map will also be created for staff review. There will also be bi-weekly staff meetings, an in-person Steering Committee meeting, and a work session with public officials to review zoning districts, code updates, and property maintenance regulations. Graphics and formatting will be incorporated into the draft, followed by chapter-by-chapter revisions based on staff feedback.

Adoption

The Adoption module is the final phase of the project, where all revisions are made, and the code adopted by the City of Huber Heights.

Diagnostic Report

In the Diagnostic Report, Objectives for the new zoning code were developed based on the goals from the Comprehensive Plan. These objectives will be used when creating the new code.

Objective A: Zoning should allow development densities that support pedestrian activity and transit use.

Comprehensive Plan Goal

The community clearly and strongly advocated for increased alternatives to reliance on automobiles by setting their Mobility Plan as a primary goal of the 2023 Comprehensive Plan. Expanding biking and walking networks were by far the most desired measure to improve regional connectivity. The mobility goals are supported by data that indicates the need for and benefits of transportation options.

Analysis of Existing Zoning

Existing zoning largely segregates land uses, which creates automobile dependency for residents in their daily activities because neither jobs, shopping, offices, or

housing are located in close proximity to each other. Housing is largely isolated in low-density neighborhoods, which makes traveling by car the most expedient way to get around.

Objective B: Zoning should foster development that enhances the existing community character.

Comprehensive Plan Goal

The Comprehensive Plan identifies patterns of past community development, and recommends future development that will complement and enhance the character of what exists today. The goal is to strengthen existing neighborhood and development areas by developing community centers with mixed-uses and higher densities, and fostering appropriate infill

development on vacant parcels to strengthen neighborhoods utilizing existing infrastructure.

Analysis of Existing Zoning

There is a mismatch between the Comprehensive Plan's identification of 9 unique areas within Huber Heights, and the current zoning code which has 26 different zoning districts. Many of the existing zoning districts date back to 1981, and the zoning regulations do not correspond to the existing development patterns identified in the Comprehensive Plan. Most of the existing zoning districts are single-use districts, and the lot size and setback criteria will not facilitate the higher-density, mixed-use growth the Plan envisions. For example, many of the areas designated to become community centers are currently broken into 5 or 6 distinct zoning districts which require buffers and setbacks between them.

Objective C: Zoning should support Infill Development.

Comprehensive Plan Goal

The Comprehensive Plan calls for infill development on sites that are already served by existing streets, water, sewer and other infrastructure. Infill development also supports the goal for increased density. New development in older neighborhoods can encourage investment in neighboring properties.

Analysis of Existing Zoning

The existing residential zoning districts are tightly regulated and may not allow for infill or redevelopment on lots that do not meet the district dimensional standards. Further, infill development of missing middle housing, such as cottage clusters and 2-4 unit buildings, which can be compatibly integrated into lower-density neighborhoods is not allowed in most of the residential zoning districts. Missing middle housing types are typically smaller size and are desirable for smaller households and seniors who want to downsize but stay in the community.

For commercial and employment areas, vacant or underutilized sites should be identified for infill potential. Sites that are too small for non-residential uses should be considered for residential development to provide housing options in close proximity to jobs and services.

Objective D: Zoning should foster development that activates key street corridors.

Comprehensive Plan Goals

The Mobility Plan, a key component of the Comprehensive Plan, envisions the development of the Loop, a 14.5 mile continuous trail that circles through Huber Heights. The Comprehensive Plan notes that mixed uses at higher densities are compatible with the goals for “complete streets”, or streets that are pedestrian-friendly. Higher-density mixed-use zoning along these street corridors would help activate these streetscapes, could provide more housing density in areas with transit and other mobility options.

Analysis of Existing Zoning

Existing zoning does not extend along corridors, or foster cohesive development patterns that create a unique

identity and activate streetscapes. There is an opportunity to further several of the comprehensive plan goals along appropriate street corridors by assigning a “corridor zoning” to: encourage higher densities, promote mixed-use development, provide housing suitable for smaller households, and develop streetscapes that prioritize mobility via walking, biking and transit.

Objective E: Zoning should encourage a mix of housing types to provide for the needs of smaller households and seniors.

Comprehensive Plan Goal

The Comprehensive Plan documents significant demographic shifts: the median age increased 7.2% (to 40.3), multi-generational households grew 73.7%, household sizes decreased, and earnings remained largely stagnant. These conditions indicate a growing need for

residents to age in place, for a broader range of housing types, and for housing that is more affordable. The Comprehensive Plan explicitly calls for the City to “Expand housing options” and “Promote a wide range of housing types and price points”.

Analysis of Existing Zoning

The existing zoning code does not allow accessory dwelling units (ADU’s), contains relatively large minimum lot sizes in several districts, and limits multi-family development to specific districts. The current code’s home occupation regulations (Section 1181.26) limit employee and customer visits, which may not reflect the realities of modern remote and hybrid work. The planned development overlay process (Title Seven) adds complexity and cost that may discourage innovative housing types.



Objective F: Zoning should promote a mix of residential, retail, restaurant and office uses in appropriate locations.

Comprehensive Plan Goal

The Comprehensive Plan represents A fundamental shift from the traditional single use zoning districts to a more active, varied, and flexible approach to regulating development. As compared to current zoning which has 9 distinct almost exclusively residential zones, the comprehensive plan calls for variety of residential types within predominantly residential areas, the introduction of support retail and service uses within predominantly residential areas, and the introduction of residential development in what was traditionally exclusively common show and employment areas.

Analysis of Existing Zoning

The existing zoning districts highly segregate residential uses from commercial, industrial, and office uses, often calling for significant buffer areas between residential and non residential uses. With renewed interest in creating streetscapes and communities that are conducive to pedestrian activity and alternative ways of getting around, such as by using bicycles and scooters and increased use of transit, older segregated zoning districts no longer makes sense.

Objective G: Zoning and subdivision regulations should foster development according to traditional neighborhood design principles.

Comprehensive Plan Goals

The Comprehensive Plan recognizes that to encourage mobility by walking, biking, scooters and transit, the public realm which is largely comprised of the streetscape must be attractive, safe, convenient, and interconnected. The Comprehensive Plan looks to principles of traditional neighborhood design to accomplish its objectives.

Traditional neighborhood design principles are derived from past development practices that viewed the public realm of streetscapes, parks, and other outdoor areas as very important to community life. While derived from the past, these design principles are in many ways timeless because they relate to the human scale and experience. Traditional neighborhood design is for the pedestrian, not

the car. Amenities that enhance the pedestrian experience are deemed essential, and pedestrian and bicyclist safety and convenience are prioritized. The Comprehensive Plan strongly encourages traditional neighborhood design in The Riverfront Center and the East Villages which are largely undeveloped and provide the best opportunity to fully realize the benefits of development that is designed to encourage an active pedestrian community. These principles should also influence all new development, particularly on key corridors designated to be part of the community trail system.

Analysis of Existing Zoning

Historically the goal of existing single-use zoning districts was to segregate incompatible uses, particularly industrial and heavy commercial uses from residential uses, but zoning ended up being used as a tool to also segregate citizens based on socioeconomic differences. The result was large swaths of land largely devoid of community life and activity, as the zoning realized its intended effect of segregating members of the community. The Huber Heights zoning code is similar to most community codes that have not been re-examined given current citizen interest in placemaking, community identity, and healthy lifestyles. Rising costs of housing and transportation are also spurring reconsideration of zoning laws that contribute to high costs of living. The existing zoning code focuses more on permitted uses and much less on the appearance, quality and compatibility of development.

Objective H: Reduce reliance on variances and PUD's.

Comprehensive Plan Goal

The Comprehensive Plan specifically calls for reducing reliance on variances and PUDs (Comprehensive Plan, p. 68, 84). The frequent use of Planned Unit Developments (PUDs) is a symptom of the misalignment between zoning districts and market demand. While households are getting smaller, the zoning code does not allow diverse and smaller housing types and higher densities, such as small cottages, townhomes, condos, or apartments. The Planned Unit Development regulations (Title Seven, Chapters 1171–1179) require a multi-step approval process with Planning Commission and City Council review, adding time and cost. While the PUD process allows flexibility of uses and layouts, the development scheme is largely developer driven. With the goals and vision of the new Comprehensive Plan, the

community will adopt new zoning districts and regulations that clearly show the vision moving forward, and provide flexibility in uses and standards in the base zoning code eliminating the need to work around zoning district regulations via the PUD process.

Analysis of Existing Zoning

The variance and PUD processes permit development that does not conform to the underlying zoning district. The PUD and variance approval processes also require a public hearing and can lead to arbitrary or inconsistent decisions depending on who attends the meeting or the type of comments received at a hearing. Because the existing zoning code does not allow housing types that are in demand, developers have been utilizing the planned unit development (PUD) process to obtain approvals for development that is not otherwise allowed by the zoning code. However, the PUD process allows for each new development to be designed and evaluated on its own merits, without adhering to an overall vision for the community's growth and development.

Objective I: Support growth of employment areas with integrated and nearby housing.

Comprehensive Plan Goal

The Plan envisions a Work Center along Route 235/Valley Pike with light manufacturing, flexible office space, and complementary residential. It also calls for broadening economic development objectives and attracting employees and companies from technology sectors.

Analysis of Existing Zoning

The zoning code has 4 “employment” districts, EP - Employment Park, I-1 - Light Industrial and Mixed-Use, O-1 – General Office, and I-2 - Heavy Industrial, however no land is currently zoned EP or I-2. A few larger areas and many isolated lots are zoned I-1. A few isolated lots are zoned O-1. There is an area containing several lots zoned PEP on the south side of Executive Boulevard, west of Brandt Pike. A

few smaller areas are zoned PI – Planned Industrial, generally located adjacent to I-1 zoned property. There are also a few isolated lots zoned PI. The zoning map indicates fairly frequent application of office/light industrial zoning to an individual lot, and in some cases fairly small individual lots. Many uses that are allowed in the O-1 and I-1 zones are not incompatible with nearby residential uses, and would be reasonably included in a mixed-use zone that also allowed medium to higher density residential without buffers.

Structure of the New Code

The new zoning ordinance will likely be organized into a format similar to this:

1. General Provisions
2. Zoning Districts
3. Use Regulations and Standards
4. Generally Applicable Standards (Parking, Landscaping, Signs)
5. Nonconformities
6. Administration and Procedures
7. Definitions
8. Enforcement

Zoning Districts

Zoning districts establish the rules for land use and development standards. Each district typically includes:

- Permitted uses.
- Dimensional standards (setbacks, height, lot size).
- Site design standards.
- Special rules for certain uses.

Why This Matters

A consistent structure helps residents find answer faster, staff administer rules consistently, and applicants understand expectations early.

Important Note: Zoning Map Decisions

The rewrite may involve keeping the current zoning map with updated rules, or updating district boundaries, names, or categories. If map updates are proposed, they will be publicly reviewed and adopted through a formal process.



Who is involved?

Roles of the Zoning Code Rewrite

The City's Role

The City of Huber Heights is the main decision maker for the project. They will review ZoneCo's work, and give feedback to ensure the City is getting the code they desire.

ZoneCo's Role

ZoneCo takes care of the technical work of the zoning code rewrite. This includes reviewing the existing code, creating and adjusting standards and regulations, and writing the new zoning code.

The Community's Role

The community informs the process by sharing how existing rules affect them and what they want from the new code. Engagement opportunities are linked in the [Community Engagement](#) section of this site.



A Code Built for the Future

The zoning ordinance rewrite presents an opportunity to establish a more transparent, modernized regulatory

framework that supports:

1. Neighborhood stability
2. Reinvestment and redevelopment
3. Economic growth
4. Predictable development standards
5. A high-quality built environment

Thank you for being part of the process.



Community Engagement and Surveys

Residents and stakeholders are encouraged to share input on:

- Neighborhood character and housing concerns.
- Commercial corridor improvement rules.
- Redevelopment opportunities.
- Problem areas in the current code.
- Priorities for the new ordinance.