AGENDA
CITY PLANNING COMMISSION

City Governance Center - Council Chambers
6151 Brandt Pike
July 14, 2026
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. BASIC DEVELOPMENT PLAN - The applicant, COAST TO COAST HEAVY HAUL, INC., is requesting approval of a Basic Development Plan for an 8,800 SF truck maintenance building, a 2,000 SF office building, and parking for up to 43 trucks or trailers. Property is located at 4742 West National Road, Tipp City, Ohio (BDP 26-19).

   B. DETAILED DEVELOPMENT PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Detailed Development Plan for a 67,900 SF Indoor Music Center. Property is located at 7151 Executive Blvd (DDP 26-17).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the minutes of the June 9, 2026, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. August 11, 2026
September 15, 2026

12. Adjournment

AI-11664 **7. A.**

Planning Commission

Meeting Date: 07/14/2026

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, COAST TO COAST HEAVY HAUL, INC., is requesting approval of a Basic Development Plan for an 8,800 SF truck maintenance building, a 2,000 SF office building, and parking for up to 43 trucks or trailers. Property is located at 4742 West National Road, Tipp City, Ohio (BDP 26-19).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawing
Fire Assessment
Opposition Letter

Memorandum

Staff Report for Meeting of July 14, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: July 7, 2026

Subject: BDP 26-19 Coast to Coast Heavy Haul
4742 West National Road (US 40)

Department of Planning and Zoning , City of Huber Heights

APPLICANT/OWNER: Coast to Coast Heavy Haul, Inc – Applicant / Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: 4742 West National Road

ZONING/ACREAGE: PI – Planned Industrial / 6.251 Acres

EXISTING LAND USE: Agriculture / Vacant Land

ZONING ADJACENT LAND:
North: Industrial / Agriculture (Bethel Twp.)
East: PI – Planned Industrial
West: Residential (Bethel Twp.)
South: PM – Planned Mixed Use

REQUEST: The applicant seeks Basic Development Plan approval for an 8,800 SF truck maintenance building, a 2,000 SF office building, and parking for up to 43 trucks or trailers.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1177

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

Overview
The applicant seeks basic development plan approval for freight hauling service with an 8,800 S.F maintenance building, a 2,000 S.F. office building and parking for up to 43 trucks or trailers. The site is zoned Planned Industrial and truck and motor freight terminals and hauling services are permitted uses.

The site plan illustrates stormwater detention on the south side of the site, and staff has requested the existing tree line remain undisturbed to preserve the natural screening between this proposed development and the existing adjacent residences.

Site Characteristics
The site is currently agricultural land, relatively flat and generally drains to the south. There is an existing tree line along the south fence.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1177 – Planned Industrial, and Chapter 1181 – General Provisions.

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

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

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Basic Development Plan Analysis:
The applicant seeks basic development plan approval in a Planned Industrial District for a freight hauling service and to construct an 8,800 S.F. truck maintenance facility with 43 parking stalls for truck and trailer parking.

Conformance With Planned Industrial District Requirements:

Uses: Freight hauling services and repair uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 25-foot side and rear yard setback, or 75-feet if adjacent to a residential or PM District. The site plan illustrates 25-foot setbacks from the east and west property lines, and a 75-foot setback from the south property line which abuts a PM District. The proposed stormwater detention area provides an additional 50-foot setback of the building and parking areas from the rear lot line. All side and rear setbacks are consistent with the zoning code.
- The total lot coverage of buildings within the PI District cannot exceed 75 percent. The proposed buildings total 10,800 SF, and cover approximately 4% of the 6.25 acres. The lot coverage meets the code requirements.

Parking and Loading:

- Off-street parking facilities are prohibited in the front yards. The northernmost parking stall is in the front yard.
- The site plan is consistent with all other aspects of the parking regulations, although a landscaping plan has not yet been provided and will be reviewed with the detailed development plan application.

Building Materials:

- Building elevations were not submitted with the application. However, the applicant shall comply with the building material requirements in 1177.03(b)(8).

Landscaping:

- Landscaping will be reviewed through the detailed development plan application process.

Signs:

- Signage will be reviewed through the detailed development plan application process.

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

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

This proposed development is in the Northtown development pattern area along West National Road, adjacent to an existing industrial development and adjacent to the edge of the Carriage Trails subdivision. The land is zoned Planned Industrial and no rezoning is necessary.

The site has an existing rear tree line which serves as a natural buffer between the proposed development and the two adjacent residential lots. Staff feels the proposed use is consistent with other industrial uses along US 40 and will be rather benign in intensity. The code requires all uses to be within a fully enclosed building so there should be little to no outdoor storage of parts or vehicles related to the proposed maintenance facility.

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

No development schedule has been submitted at this time.

(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;

National Road has adequate capacity to serve the development.

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

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

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

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

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

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

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

The rear tree line will be protected and preserved to serve as a natural buffer between the proposed development and the adjacent residential uses.

(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 flat and limited grading will be necessary.

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

All utilities will be placed underground.

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

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

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

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

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

No rezoning is necessary.

Additional Comments:

Fire: The Fire Department comments are largely related to the future building construction and will be addressed during the building permit review process.

City Engineer: The City Engineer had no comments.

Recommendation

It is the staff's opinion that the proposal meets the standards outlined in Section 1171.06. Staff recommends approval of the Basic Development Plan submitted on June 29, 2026, with the following conditions:\

1. The rear tree line shall be preserved and protected during and post-construction to serve as a natural buffer between this development and the adjacent residential uses. All dead or dying trees shall be replaced with dense evergreen trees at least six feet tall at the time of planting.
2. Parking setback shall be 25-feet from the US-40 planned right-of-way line, or 75-feet from the center line of US 40.
3. The outdoor storage of inoperable vehicles, junk parts, inventory or other materials shall be prohibited. Material Storage shall be limited to the temporary staging of materials being transported or delivered.

Planning Commission Action

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

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

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on June 29, 2026, the applicant COAST TO COAST HEAVY HAUL INC, requested approval of a Basic Development Plan for an 8,800 SF truck maintenance building, a 2,000 SF office building, and parking for up to 43 trucks or trailers. Property located at 4742 West National Road, Tipp City, Oh, Parcel Number A29-000705 of the Miami County, Ohio Records (BDP 26-19), and;

WHEREAS, on July 14, 2026, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Coast to Coast Heavy Haul, Inc, for approval of a Basic Development Plan application. Property is located at 4742 West National Road, Tipp City, Oh (Case BDP 26-19), in accordance with the recommendation of Staff's Memorandum dated July 7, 2026, with the following conditions:

1. The rear tree line shall be preserved and protected during and post-construction to serve as a natural buffer between this development and the adjacent residential uses. All dead or dying trees shall be replaced with dense evergreen trees at least six feet tall at the time of planting.
2. Parking setback shall be 25-feet from the US-40 planned right-of-way line, or 75-feet from the center line of US 40.
3. The outdoor storage of inoperable vehicles, junk parts, inventory of other materials shall be prohibited. Material Storage shall be limited to the temporary staging of materials being transported or delivered.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

RECEIVED
JUN 29 2026

PLANNING DEPARTMENT

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

Application Number BDP 26-19 Date Filed 6/29/26
Receipt Number 635149 Amount Paid 500.00

TYPE OF ACTION REQUESTED

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

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

July 14, 26

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Coast to Coast Heavy Haul Inc.	Name	Lachin Bekirov
Address	10964 Bromsgrove Court	Address	10964 Bromsgrove
	Dayton, OH 45458		Dayton, OH 45458
Phone	619-467-6617	Phone	619-467-6617
Fax		Fax	
Email	heavyhaul2008@gmail.com	Email	heavyhaul2008@gmail.com

PROPERTY INFORMATION

Project Name: Coast to Coast Heavy Haul Site Development

Location of property: 4742 US 40 E Huber Heights

Book _____ Page _____ Parcel Number(s) A29-000705

Current Zoning: Planned Industrial Proposed Zoning: Planned Industrial

Property Owner's Name: Coast to Coast Heavy Haul Inc Telephone: 619-467-6617

Address: 10964 Bromgrove Court, Dayton, Ohio 45458

Total acres included in this application: 6.251 Acres

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

Brief description of application request:
The proposed development will consist of 8,800 s.f. maintenance building, 2,000 s.f. office building, 43 truck and trailer parking stalls, 16 pedestrian vehicle stalls, and material storage area.

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

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

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

Applicant's Signature

[signature]
Applicant's Signature:

Luchin Beksirov
Printed Name:

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

[signature]
OWNER

Subscribed and sworn to before me this 27th day of June, 2026.

NOTARIAL SEAL STATE OF OHIO

Kaleigh R Deleon
Notary Public, State of Ohio
My Commission Expires
1-28-2029

[signature]
NOTARY PUBLIC

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

= =

Date Received ____________ Fee Paid ____________ Received by ______________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Lachin Bekirov
Address: 10964 Bromgrove Court
Dayton, Ohio 45424
Phone:
Fax:
Email:

ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

LANDSCAPE ARCHITECT

Name: Choice One Engineering
Address: 2633 Campbell Road
Sidney, Ohio 45365
Phone: 937-497-0200
Fax:
Email: jlh@choiceoneengineering.com

AGENT

Name:
Address:
Phone:
Fax:
Email:

DEVELOPER

Name: Coast to Coast Heavy Haul Inc
Address: 10964 Bromgrove Court
Dayton, OH 45458
Phone: 619-467-6617
Fax:
Email: heavyhaul2008@gmail.com

ENGINEER

Name: Choice One Engineering
Address: 2633 Campbell Road
Sidney, Ohio 45365
Phone: 937-497-0200
Fax:
Email: rjl@choiceoneengineering.com

OTHER

Name:
Address:
Phone:
Fax:
Email:

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

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

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

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

Hannah [illegible]
Witness

By: [signature]
Applicant's Signature

Megan Foor
Witness

Date: 06-27-2026

Project: Coast to Coast Heavy Haul Site Development

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

[signature]
Owner's Signature

Owner's Signature

Lachin Bekirov
Printed Name

Printed Name

Sworn to before me and subscribed in my presence by the said
Lachin Bekirov on this 27th day of June, 2026

NOTARIAL SEAL
STATE OF OHIO

Kaleigh R Deleon
Notary Public, State of Ohio
My Commission Expires
1-28-2029

Kaleigh R Deleon
Notary Public

Z:\project\Miami\HuberHeights\MIA-HHE-2602HeavyHaulSitePlan\MIAHHE2602_Concept.dwg 29-Jun-26 12:10 PM



SCALE IN FEET
0 25 50 100

ZONING: PLANNED INDUSTRIAL
ACREAGE: 6.251 Ac.

SHEET NUMBER	1 OF 1
DATE	06-22-2026
PROJECT No.	MIAHHE2602
CHECKED BY	RJL
DRAWN BY	JLH
FILE NAME	Concp
REVISIONS:	

HEAVY HAUL SITE PLAN
CITY OF HUBER HEIGHTS
BASIC DEVELOPMENT PLAN

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

Huber Heights Fire Division

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

Occupancy Name:	Coast to Coast Heavy Haul Inc. Site Plan
Occupancy Address:	4742 US 40 E

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:	07/02/2026

Fire Department Comments:

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

Review is for approval of rezoning. 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:

•Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2025) and the Huber Heights Codified Ordinance (HHCO) Section 15.

• Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two, five inch diameter steamer nozzles. These steamer nozzles shall have a five inch STORTZ quick connection and one steamer shall have a four inch STORTZ connection approved by the Code Official.

• Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in ALL respects to this code, as prescribed in SECTION (D) 104.1 of the 2025 Ohio Fire Code. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with ALL applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

• If buildings are required to be sprinklered at least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e).

• Turn radius for fire department vehicle access shall meet the requirements for Huber Heights Fire Division. Refer to Ohio Fire Code Appendix D103.3 and 503.2.4. (Turning radius appears to meet requirements)

• 503.2.1 Dimensions, Fire apparatus roads shall have an unobstructed width of not less than 20 feet (6069 mm), exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

• The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed.

• If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1.

• Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1

• 503.2.3 Surface**.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities as approved by fire code official.

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

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

Submission Index

Case No. 26-19 — Huber Heights Planning Commission — July 14, 2026

Submitted by:

Ian Manger
2591 Blueflag St, Tipp City, Ohio 45371
(513) 403-4014 / i.manger93@gmail.com

RE: Case No. 26-19 — Coast to Coast Heavy Haul Inc., Basic Development Plan for Commercial Truck Parking and Service Buildings, 4742 US 40 E

This submission includes the following documents:

Document	Description	Length
1. Written Comments *Property owner's written comments in opposition and requested conditions of approval, citing applicable Huber Heights Zoning Code and General Offenses Code sections.*		4 pages
2. Appendix *Compiled text of the specific code sections cited in the written comments, for the Commission's reference.*		2 pages
3. Exhibit A *Photographs of stormwater flooding on the property owner's rear yard, taken July 11, 2026, following heavy rainfall.*		3 pages
4. Exhibit B *Photographs of existing drainage infrastructure (access structure and culvert) along the rear property line, taken July 12, 2026.*		3 pages

Note: Additional comments, including a neighbor sign-on letter and a separate letter from the Huber Heights Congregation of Jehovah's Witnesses, may be submitted independently.

Ian Manger
2591 Blueflag St
Tipp City, Ohio 45371
(513) 403-4014 / i.manger93@gmail.com

July 12, 2026

Terry Walton, Chairman
City Planning Commission
City of Huber Heights
6151 Brandt Pike
Huber Heights, Ohio 45424

RE: Case No. 26-19 — Written Comments in Opposition / Requested Conditions

Dear Chairman Walton and Members of the Planning Commission:

I am writing regarding Case No. 26-19, the application filed by Coast to Coast Heavy Haul Inc. seeking approval of a Basic Development Plan for commercial truck parking and service buildings at 4742 US 40 E, Tipp City, Ohio 45371. I own the property at 2591 Blueflag St, which sits at the end of a cul-de-sac directly adjacent to this site. I am submitting these comments in advance of the July 14, 2026 Planning Commission meeting and respectfully request that they be entered into the record and considered whether or not I am able to attend in person.

I am opposed to this development as currently proposed, given its proximity to established residential homes. If the Commission determines that the application must move forward, I ask that the conditions described below be attached to any approval to protect adjoining residential properties.

My property, along with several of my neighbors', directly abuts the land in question. Until recently, this land was leased and used as farmland, which was one of the reasons my family chose to purchase our home. The proposed conversion of this property into a commercial truck parking yard and service facility would introduce noise, lighting, traffic, and operational activity immediately behind homes that were built and purchased with the expectation of a quiet, low-impact rear boundary.

Huber Heights Zoning Code Section 1171.06 requires that no PUD approval be given "unless the Commission shall find by a preponderance of the evidence" that the development, among other things, is accessible from roads adequate to carry the traffic it will impose, will preserve natural features such as trees to the degree possible, and "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." I respectfully ask the Commission to weigh this change in character carefully against that mandatory standard and to consider the following specific concerns.

1. Noise and Hours of Operation

Truck yards typically generate noise from idling engines, backup alarms, air brakes, and loading/unloading activity. Section 1177.04 requires that all uses in a Planned Industrial District be conducted wholly within a completely enclosed building, except for parking, loading, and unloading, and expressly prohibits any use that is or may become offensive by reason of noise or vibration. Section 1182.05(a)(4)D further requires that screening intended to absorb or deflect noise have a

minimum depth of 15 feet of mounding with plantings, or a solid wall combined with decorative plantings. Separately, the City's own Codified Ordinances Section 509.08 already declares "the creation of a loud and excessive noise in connection with loading or unloading any vehicle" to be an unreasonable and unnecessary noise disturbing the peace of the City, along with excessive vehicle exhaust noise and noise from vehicles in disrepair — none of which are limited to residential zoning districts. Because this operation will independently be required to comply with Section 509.08 regardless of any approval granted here, I ask the Commission to build hour restrictions and noise mitigation into the approval now, rather than leaving this to become a recurring code enforcement problem later. I ask that any approval include the following restricted hours of operation: no truck movement, loading, or service activity before 7:00 a.m. or after 7:00 p.m. Monday through Friday, except that on Tuesdays such activity shall end by 6:00 p.m.; no such activity before 9:00 a.m. or after 7:00 p.m. on Saturdays; and no such activity on Sundays. The Tuesday and Sunday restrictions are further warranted given the site's proximity to the Huber Heights Congregation of Jehovah's Witnesses, which has met at this location for over 30 years and holds weekly gatherings of approximately 135–140 attendees on Tuesdays at 7:00 p.m. and Sundays at 10:00 a.m.; the earlier Tuesday cutoff allows for quiet arrival ahead of that meeting, and the Sunday restriction protects the congregation's morning gathering from truck yard noise and traffic. I also ask the Commission to confirm the applicant's operations, including the material storage area shown on the concept plan, will comply with Section 1177.04.

2. Buffering and Screening

I have reviewed the submitted concept plan, which shows a 75-foot setback and an existing tree lawn along the property line shared with the Blueflag St. residential lots, including my own, with a note indicating this tree line is "not to be disturbed." Section 1177.03(b)(3)A requires that required side and rear yards abutting a residential district be maintained with, at minimum, a six-foot high wooden or vinyl fence, earth mound, or wall with an opaqueness of 100 percent, and Section 1182.05(a)(1) further requires that no land be used for a nonresidential use adjoining a residential district "until a plan for screening has been submitted and approved" by the Planning and Development Department. Separately, Section 1181.18 requires that screening for service structures such as storage and loading areas be evergreen planting, and expressly states that "deciduous plant material cannot be used to fulfill this screening requirement." The existing tree lawn shown on the concept plan does not appear to meet these standards, particularly if it includes deciduous trees that provide little screening once they lose their leaves. I ask the Commission to confirm a screening plan has been submitted and approved as required, require supplemental evergreen landscaping, berming, and/or solid fencing sufficient to meet the code's 100-percent opaqueness standard, and make the 75-foot setback and required screening binding conditions of any approval.

3. Lighting

Commercial truck yards and service buildings often operate with high-intensity security and work lighting. Section 1181.21(c)(12) sets specific requirements where a site abuts a residential district or use: light fixtures shall not exceed 25 feet in height, all fixtures shall have a cut-off angle of 90 degrees or less, no direct light source shall be visible at the property line at ground level, and maximum illumination at the property line shall not exceed one-half foot-candle. I ask the Commission to require a lighting and photometric plan demonstrating compliance with these specific standards before approval, to ensure no direct spillover or glare reaches residential properties.

4. Traffic and Access

Section 1171.06(c) requires that a development be "accessible from public roads that are adequate to carry the traffic that shall be imposed upon them." Given that this property is adjacent to a residential cul-de-sac and that US 40 E already serves other nearby industrial uses, I ask the Commission to confirm that truck ingress and egress will be routed away from residential streets, and to review the traffic impact study to ensure it accounts for the cumulative impact of truck traffic from this project together with existing nearby industrial operations, not solely this project in isolation.

5. Stormwater Drainage and Runoff

My property already experiences flooding in the back corner that borders this site, documented in the attached photographs (Exhibit A), taken July 11, 2026, following heavy rainfall. I have also documented an existing drainage system, including a concrete access structure and culvert pipe, running along my rear property line toward the site (Exhibit B). I have been informed by neighboring property owners that this system was installed by the City of Huber Heights in approximately 2016, though my own review of historical aerial imagery suggests the system may have been installed in mid-to-late 2015. A photograph taken approximately 24 hours after the July 11 rainfall shows standing water remaining in the wooded drainage area behind my property, which raises a question as to whether this existing system currently has adequate capacity. The land proposed for development has historically been farmland, which absorbs a significant amount of rainwater. Introducing paved truck parking areas, service buildings, and other impervious surfaces will reduce natural absorption and is likely to increase the volume and speed of stormwater runoff directed toward my property and into this existing drainage system. I note that the submitted concept plan shows a stormwater management feature located near the southeast corner of the site, close to my property line. I ask the Commission to require the City's engineering records for the existing drainage system, and to require that the applicant's stormwater management plan and hydraulic calculations, required under the city's submittal standards, specifically account for the existing flooding conditions and the capacity of the existing drainage infrastructure, and be sized and directed to prevent any increase in runoff or flooding onto neighboring properties, consistent with Montgomery County, Ohio standards.

6. Compatibility with Surrounding Use

The immediately surrounding area includes established single-family homes. I ask the Commission to consider whether the intensity of a commercial truck parking and service operation is appropriately mitigated for a site bordering residential property, and to condition any approval accordingly.

To be clear, I oppose this development moving forward as currently proposed in a location bordering established residential homes. However, if the Commission determines that approval is warranted, I believe the conditions requested above are necessary for the Commission to make the mandatory finding required under Section 1171.06 that this development will not be detrimental to adjoining persons and property by reason of excessive noise, traffic, or glare. I would welcome the opportunity to review the site plan in detail and to discuss these concerns further with staff or the Commission before the hearing.

Neighboring property owners, including Michael and Cynthia Seibert at 2597 Blueflag St, as well as a representative of the Huber Heights Congregation of Jehovah's Witnesses, are also expected to attend and speak at the July 14 hearing. I have also attached, as Exhibit A, photographs of flooding on my

property following heavy rainfall on July 11, 2026, and, as Exhibit B, photographs of the existing drainage infrastructure along my rear property line, in support of the drainage concerns described above.

Thank you for your time and consideration.

Sincerely,

Ian Manger

Appendix: Cited Code Provisions

Case No. 26-19 — Compiled for the Huber Heights Planning Commission Hearing, July 14, 2026

The following provisions of the Huber Heights Codified Ordinances are referenced in the accompanying written comments regarding Case No. 26-19. Full and current versions of these sections are available at library.municode.com/oh/huber_heights.

PART ONE — Huber Heights Zoning Code

Section 1171.06 — General Standards for Approval (Planned Unit Development) [excerpt]

"No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD..."

(c) ...is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them...

(g) ...shall preserve natural features such as... trees... to the degree possible...

(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.

Excerpted from a longer list of mandatory findings. Full text of Section 1171.06 should be confirmed against the current Municode listing before the hearing.

Section 1177.03(b)(5) — Yard Setback Requirements, PI Planned Industrial District

"There shall be a side and rear yard setback of 25 feet or equal to the height of the principal building, whichever is greater. If adjacent to a residential district or PM District, a minimum of 75 feet."

Section 1177.03(b)(3)A — Screening Requirements, PI Planned Industrial District

"Required side and rear yards shall be maintained in landscaping and shall not be used for off-street parking along all property lines which abut residential or PM districts. The landscaping shall include, at a minimum, a six foot high wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent."

Section 1177.04 — Conditions, PI Planned Industrial District

"All uses shall be conducted wholly within a completely enclosed building except for parking, loading and unloading facilities, which shall all be off-street. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious or offensive owing to the emission of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste."

Section 1181.18 — Screening of Service Structures [excerpt]

"Service structures shall be screened in all zoning districts... including loading docks, storage tanks, dumpsters..."

"Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement."

Excerpted. Full text of Section 1181.18 should be confirmed against the current Municode listing before the hearing.

Section 1181.21(c)(12) — Lighting Standards for Sites Abutting a Residential District or Use

"A. Height of light fixtures shall not exceed 25 feet."

"B. All fixtures shall have a cut-off angle of 90 degrees or less."

"C. No direct light source shall be visible at the property line at ground level."

"D. Maximum illumination at the property line shall not exceed one-half foot-candle."

Section 1182.05(a)(1) — Screening Plan Required Prior to Nonresidential Use

"No buildings or structures shall be erected, altered or enlarged nor shall land be used for any nonresidential use on a lot that adjoins or faces any residential district until a plan for screening has been submitted and approved by the Planning and Development Department."

Section 1182.05(a)(4)D — Minimum Depth for Noise Screening

"Screening for the purpose of absorbing or deflecting noise shall have a depth of at least 15 feet of mounding with plantings, or be a solid wall in combination with decorative plantings."

PART TWO — Huber Heights General Offenses Code

Section 509.08 — Disturbing the Peace

(a) "No person shall disturb the good order and quiet of the City by clamors or noises... or otherwise violate the public peace by indecent and disorderly conduct... or by making, continuing to make or causing to be made any unreasonable and unnecessary noise of such a character, intensity and duration as to disturb the peace and quiet of the community or to be detrimental to the life or health of any individual."

(b) "The following acts are declared to be unreasonable and unnecessary noises in violation of subsection (a) hereof, but this enumeration shall not be deemed exclusive."

(3) "The sound of any horn or signaling device on any automobile, motorcycle, or other vehicle on any street or public place in the City, including any horn, whistle, or other device operated by engine exhaust, except when used as a danger warning."

(7) "The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor boat or motor vehicle, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom."

(8) "The use of any automobile, motorcycle, or other vehicle so out of repair, so loaded, or in such manner as to create loud or unnecessary grating, grinding, rattling, or other noise."

(9) "The creation of a loud and excessive noise in connection with loading or unloading any vehicle, or the opening and destruction of bales, boxes, crates, and containers."

Subsections (a) and (b)(3), (7), (8), and (9) are general nuisance provisions and are not limited to any particular zoning district. Section 509.08 is part of the City's general offenses (criminal) code and is enforced independently of the Planning Commission's review of Case No. 26-19; it is included here to show that the operations described in the accompanying comments will independently be subject to this ordinance regardless of the conditions attached to any approval.

Exhibit A

Photographs of Stormwater Flooding — 2591 Blueflag St. — Case No. 26-19

The following photographs were taken by the property owner on July 11, 2026, during and immediately following a period of heavy rainfall, and depict standing water in the rear corner of 2591 Blueflag St. bordering the site described in Case No. 26-19.

Exhibit A-1



Standing water in the rear yard of 2591 Blueflag St., facing the property line shared with 4742 US 40 E, following heavy rainfall on July 11, 2026.

Exhibit A-2



Standing water extending across the rear yard toward the shared property line, July 11, 2026.

Exhibit A-3



Standing water in the rear corner of the property, near the fence line, July 11, 2026.

Exhibit B

Photographs of Existing Drainage Infrastructure — 2591 Blueflag St. — Case No. 26-19

The following photographs, taken by the property owner on July 12, 2026, document an existing drainage system — including a concrete access structure and culvert pipe — located along the rear property line of 2591 Blueflag St. and extending toward the parcel proposed for development in Case No. 26-19. The property owner has been informed by neighboring owners that this system was installed by the City of Huber Heights in approximately 2016, though the property owner's own review of historical aerial imagery suggests it may have been installed in mid-to-late 2015. The final photograph, taken approximately 24 hours after heavy rainfall on July 11, 2026, shows standing water remaining in the drainage area, raising a question as to whether the existing system has adequate capacity to accommodate additional stormwater runoff from the proposed development.

Exhibit B-1



Concrete drainage access structure (catch basin) located near the rear property line of 2591 Blueflag St., facing toward the adjoining farmland/development parcel. Photographed July 12, 2026.

Exhibit B-2



Culvert pipe outlet in the wooded area behind the property, partially obstructed by fallen branches and debris. Photographed July 12, 2026.

Exhibit B-3



Standing water in the wooded drainage area behind the property, approximately 24 hours after the July 11, 2026 rainfall had ended, indicating the existing drainage system had not fully conveyed the runoff. Photographed July 12, 2026.

AI-11663 **7. B.**

Planning Commission

Meeting Date: 07/14/2026

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Detailed Development Plan for a 67,900 SF Indoor Music Center. Property is located at 7151 Executive Blvd (DDP 26-17).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawings
Site Plan
Landscape Plan
Hardscape Plan
Lighting Plan

Memorandum

Staff Report for Meeting of July 14, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: July 10, 2026

Subject: DDP 26-17 (Proposed Indoor Music Center)
7151 Executive Boulevard

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant / Owner

DEVELOPMENT NAME: Proposed Indoor Music Center

ADDRESS/LOCATION: 7151 Executive Blvd.

ZONING/ACREAGE: PM – Planned Mixed Use District / ~18 acres

EXISTING LAND USE: Vacant Land

ZONING ADJACENT LAND:
North: A / PM – Agricultural / Planned Mixed-Use
East : PM – Planned Mixed-Use
West: PM – Planned Mixed Use
South: PM – Planned Mixed-Use

REQUEST: The applicant seeks Detailed Development Plan approval for a proposed 67,900 SF indoor music venue.

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 Detailed Development Plan to facilitate the construction of a 67,900 SF indoor music venue accommodating approximately 4,000 patrons. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

The Basic Development Plan was approved by City Council on November 10, 2025. Since approval, the facility has been enlarged from 56,400 SF to its current design of 67,900 SF.

Site Characteristics
The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

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

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

The Basic Development Plan contained the following conditions:

1) Development Standards:

   Parking Setbacks:

   - West: 25-feet
   - North, East & South: 10-feet
   - Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

   Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled “Rendered Site Plan: Full Site” dated September 5, 2025.

Conformance with the Basic Development Plan Conditions

1) Development Standards: The parking setbacks on the West and North side are 25-feet or greater, which is consistent with the required conditions. The South and East setbacks are generally greater than 10-feet, though there is a slight encroachment along Lehman Lane.

   All parking and travel lanes are at least 40-feet from any residential structure.

   The building setback exceeds the 50-foot minimum requirement.

2) Overall site plan consistency: In general, the site plan is consistent with the site plan submitted on September 5, 2025. The access points remain the same, and the locations of the building and parking areas have not been significantly altered. Changes to the site plan include:
    a. The drainage swales within the parking areas were reduced to 10 feet wide, from 20 feet wide, to accommodate additional parking rows.
    b. Additional parking was added to the north side of the building.
    c. The building was enlarged by 11,500 SF, but remains within the original building pad area.

Conformance with other zoning provisions

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Development Standards**:**

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

The site plan generally meets the development standards as discussed above.

Parking and Loading:

The current site plan illustrates 1,439 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,866 fixed seats, which requires approximately 746 parking spaces. The parking lot is designed with one space per 2.8 patrons, which exceeds the zoning code requirement.

Landscaping:

The landscaping plans are illustrated on sheets L300, L301, and L302. The landscaping plan generally conforms to the zoning code's landscaping requirements.

- The west property line is heavily landscaped to screen the parking area from the back patios of the residential units being constructed west of the site.
- A mix of deciduous shade trees will line the perimeter and interior of most parking areas.
- The building perimeter is heavily landscaped with a mix of perennials, shrubs and ornamental grasses.
- Sheet L101 illustrates the hardscape plan of the pavilion area and walkways. Gray colored finished concrete and decorative pavers will add texture to the area and better define the public spaces and travel paths to the entrances.

Lighting:

- Parking lot lighting is 25 feet tall (3-foot base, 22-foot pole), which conforms to the zoning code requirements.
- Walkways will be illuminated by 30- and 40-inch tall decorative lighted bollards.
- In-ground color-changing lights will provide accent lighting in the west plaza area.

Building Materials:

The building will be a mix of concrete panels, glass and metal accent panels. The building elevations have remained relatively unchanged since the original concepts.

Signs:

A sign package has not been provided because the Entertainment District design concepts are still being finalized; however, in addition to various directional signs, the following signs are planned:

- A 180 to 200 SF wall-mounted identification sign is planned for the south façade facing Executive Boulevard.
- A 270 SF LED display board is planned to be installed on the west façade near the main building entrance.
- A 345 SF LED display board is planned to be installed on the east façade.

Additional Comments:

Fire: The Fire Department has been involved during the planning and development of the facility. All comments previously received from the Fire Department have been incorporated into the plans.

City Engineer: The City Engineer has been involved in during the planning and development of the facility. All comments previously received have been incorporated into the plans.

Recommendation

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan with the following conditions:

1) The Planning Commission shall review and approve the site signage at a later meeting, once the Entertainment District concepts have been finalized.

P**lanning Commission Action**

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

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

Planning Commission Decision Record

WHEREAS, on June 30, 2026, the applicant THE CITY OF HUBER HEIGHTS, requested approval of a Detailed Development Plan for a 67,900 SF Indoor Music Center. Property located north at 7151 Executive Blvd, Parcel Numbers P7003910 0083 and P70 03910 0084 of the Montgomery County, Ohio Records (FP 26-12), and;

WHEREAS, on July 14, 2026, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, The City of Huber Heights, for approval of a Detailed Development Plan application. Property is located at 7151 Executive Blvd (Case DDP 26-17), in accordance with the recommendation of Staff's Memorandum dated July 10, 2026, with the following conditions:

1. The Planning Commission shall review and approve the site signage at a later meeting, once the Entertainment District concepts have been finalized.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
JUN 29 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

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

****

Application Number DDP 26-17 Date Filed 6/29/26
Receipt Number _____ Amount Paid N/A

TYPE OF ACTION REQUESTED

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

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

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	The City of Huber Heights	Name	Aaron Sorrell
Address	6131 Brandt Pk.	Address	
	Huber Heights, Oh 45424		
Phone	937-233-1423	Phone	937-237-5819
Fax		Fax	
Email		Email	

PROPERTY INFORMATION

Project Name: INDOOR MUSIC CENTER

Location of property: 7151 Executive Blvd

Book _____ Page _____ Parcel Number(s) P70 03910 0083
P70 03910 0084

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: The City of Huber Heights Telephone: _____

Address: Same as above

Total acres included in this application: _____

Type of Development: Residential ___Commercial ___Office ___Industrial___Other___

Brief description of application request:
Approval of a Detailed Development Plan for a new INDOOR music center

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

Name of Engineer: _____ Telephone: _____

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

Applicant's Signature

____
Applicant's Signature:

John Russell
Printed Name:

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

____
OWNER

Subscribed and sworn to before me this 1st day of July, 2026.

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

____
NOTARY PUBLIC

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

= =

Date Received ____________ Fee Paid ____________ Received by ____________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

AGENT

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

ATTORNEY

Name _____
Address _____
_____
_____

Phone _____
Fax _____
Email _____

DEVELOPER

Name _____
Address _____
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Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
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Phone _____
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ENGINEER

Name _____
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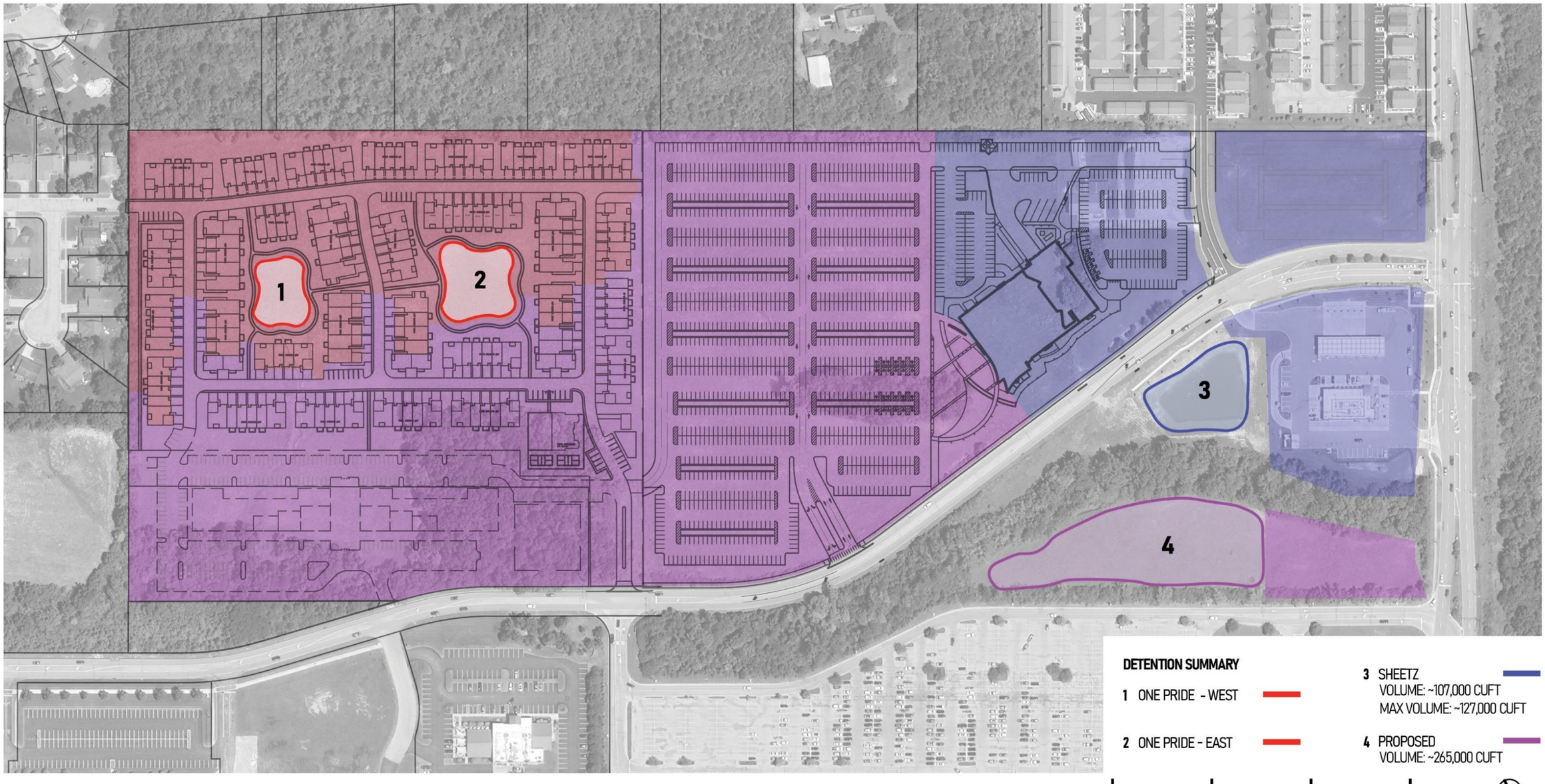
OTHER

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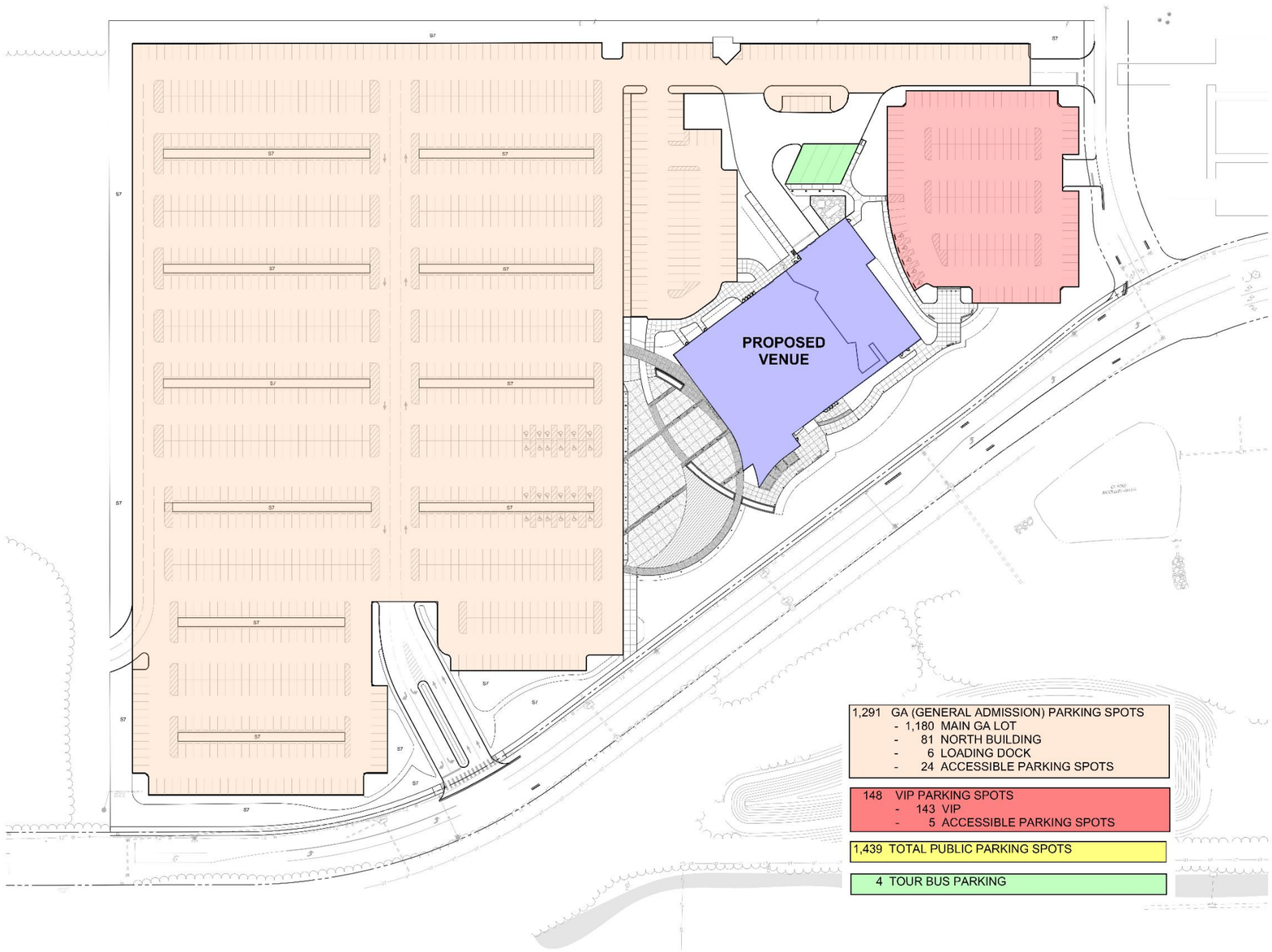
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REGIONAL DETENTION SUMMARY



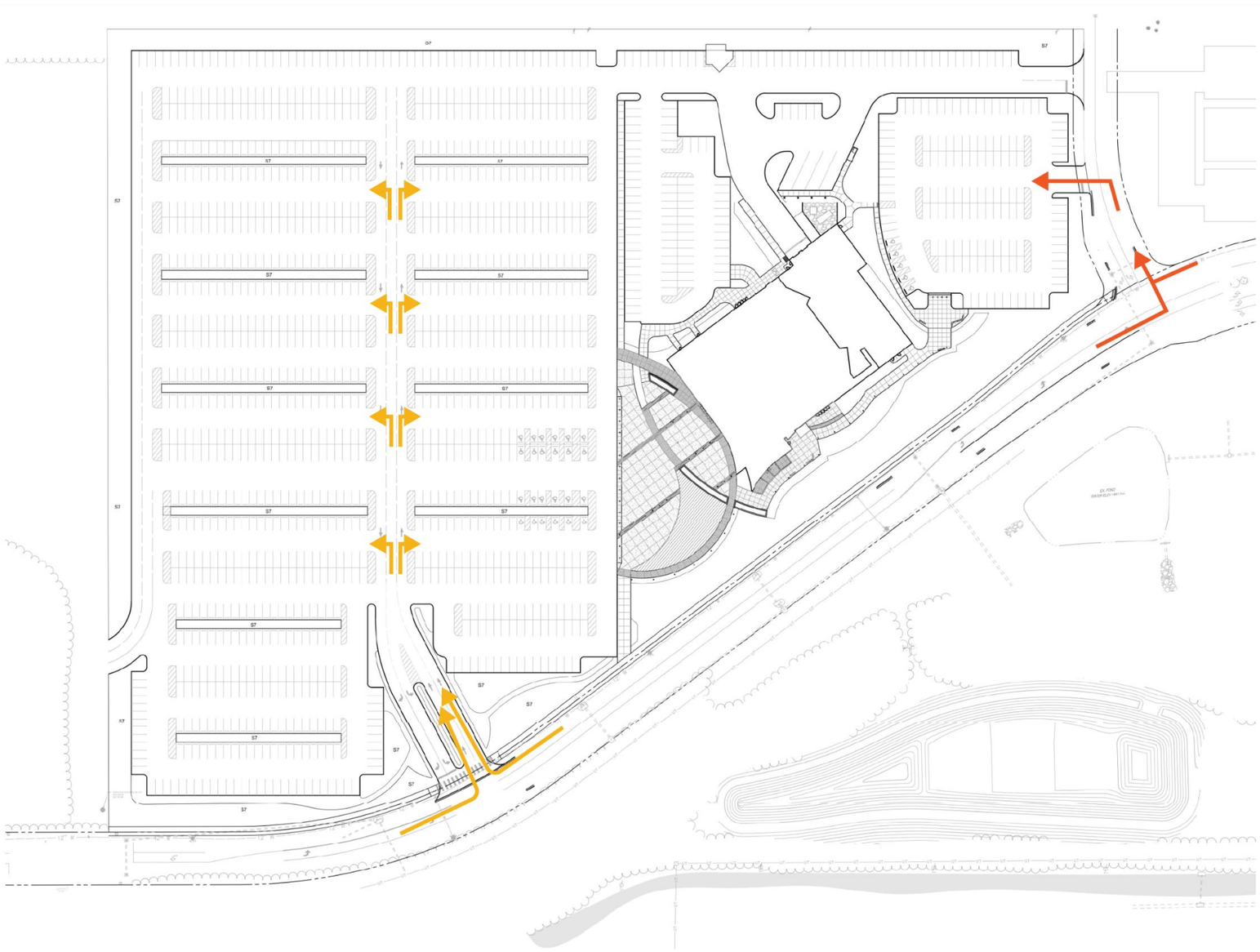
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PARKING LOT CAPACITIES



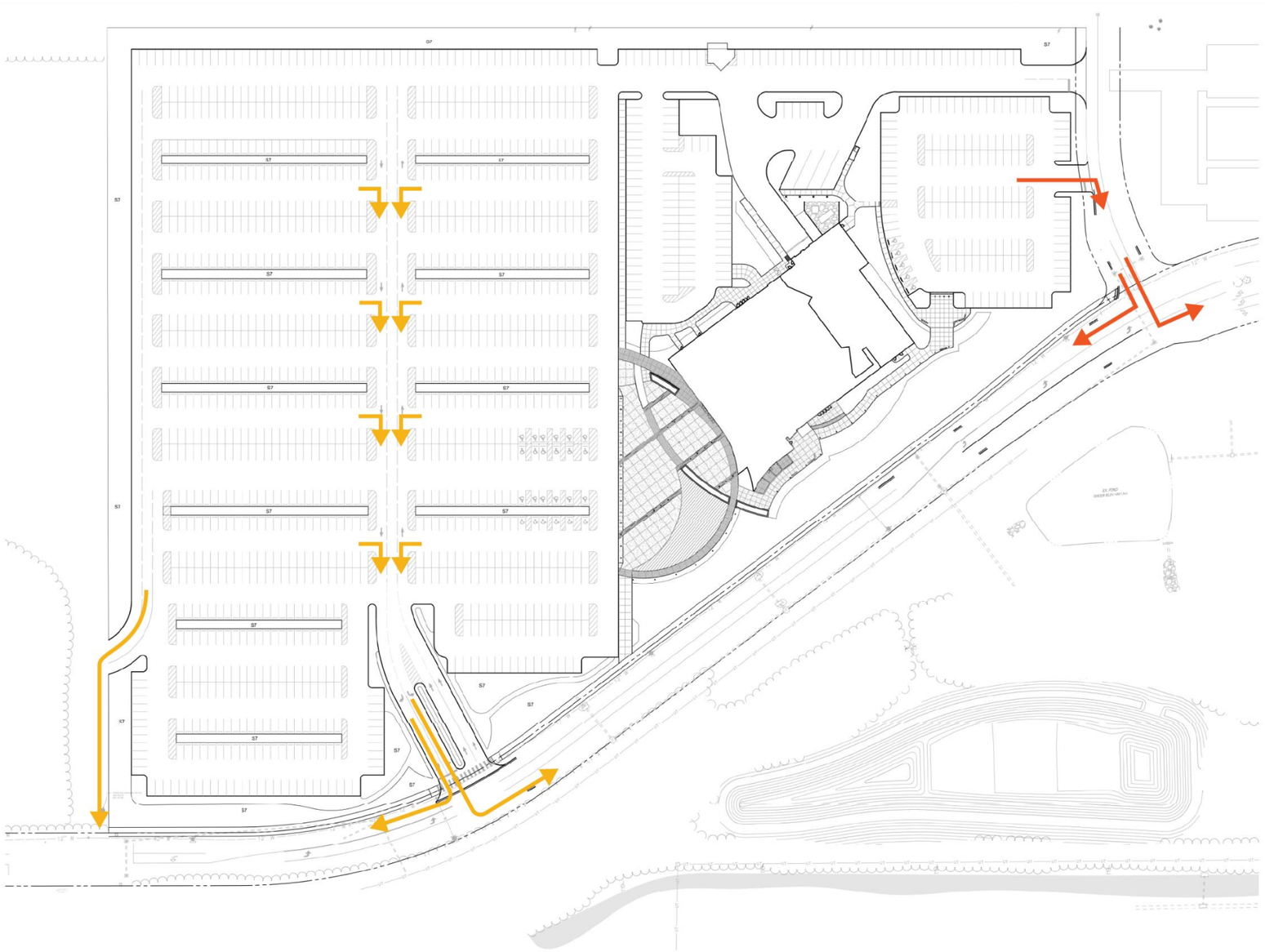
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TRAFFIC FLOW: PRE-CONCERT



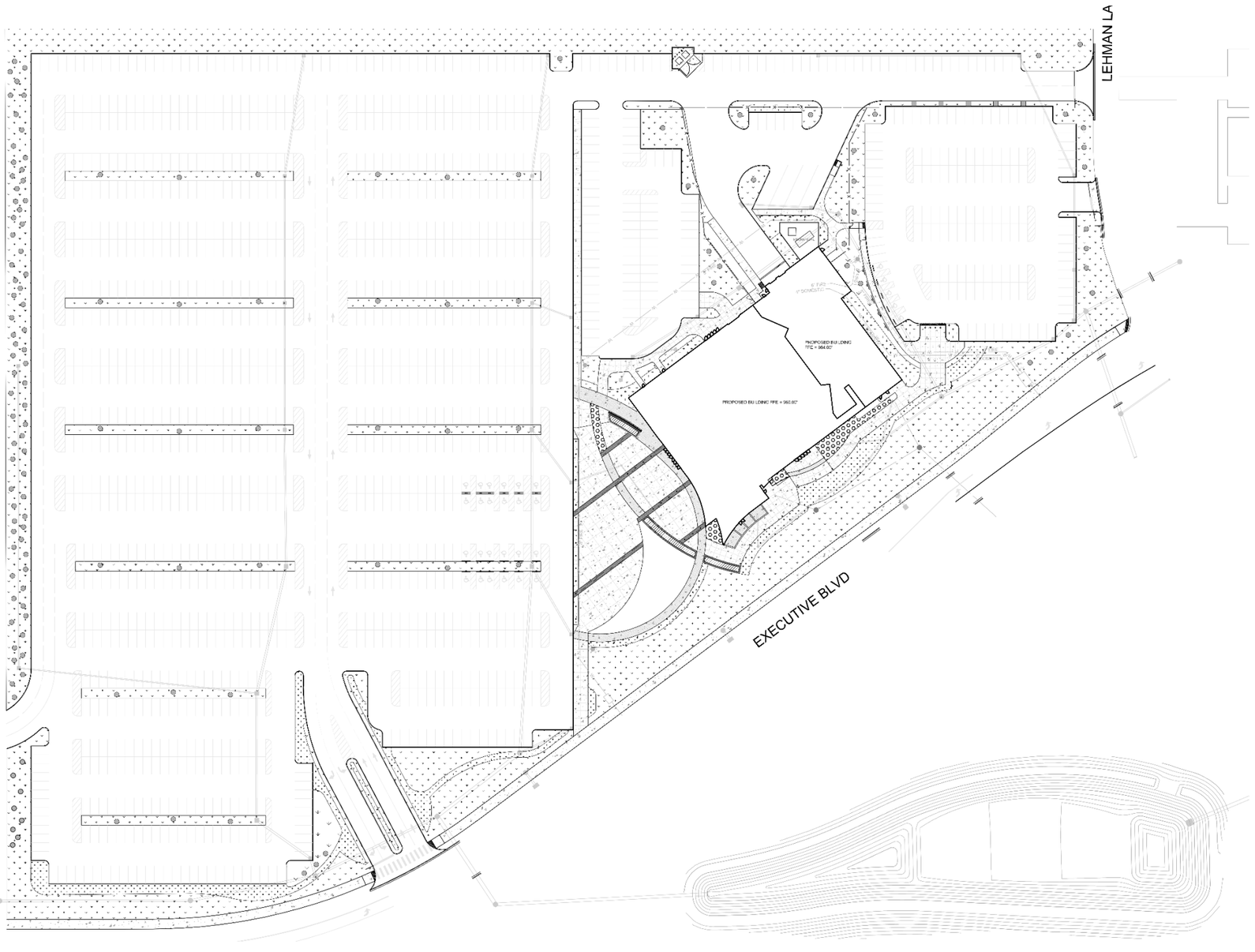
CIVIL ENGINEERING

TRAFFIC FLOW: POST-CONCERT



LANDSCAPE ARCHITECTURE

SITE PLAN



LEGEND

- TYPE 1 - TURFGRASS, 4" DEPTH TOPSOIL
- TYPE 2 - PLANT BED, 12" DEPTH, REFER TO DETAIL 1, THIS SHEET
- TYPE 3 - RAISED PLANT BED, MIN. 18" DEPTH PLANTING SOIL
- TYPE 4 - PLANT BED, 18" DEPTH, REFER TO DETAIL 1, THIS SHEET
- TYPE 5 - TREE PIT, 30" DEPTH, REFER TO DETAIL 2, THIS SHEET

LANDSCAPE ARCHITECTURE

RENDERED SITE PLAN: FULL SITE



ARCHITECTURE

EXTERIOR CONCEPT IMAGERY - DAY



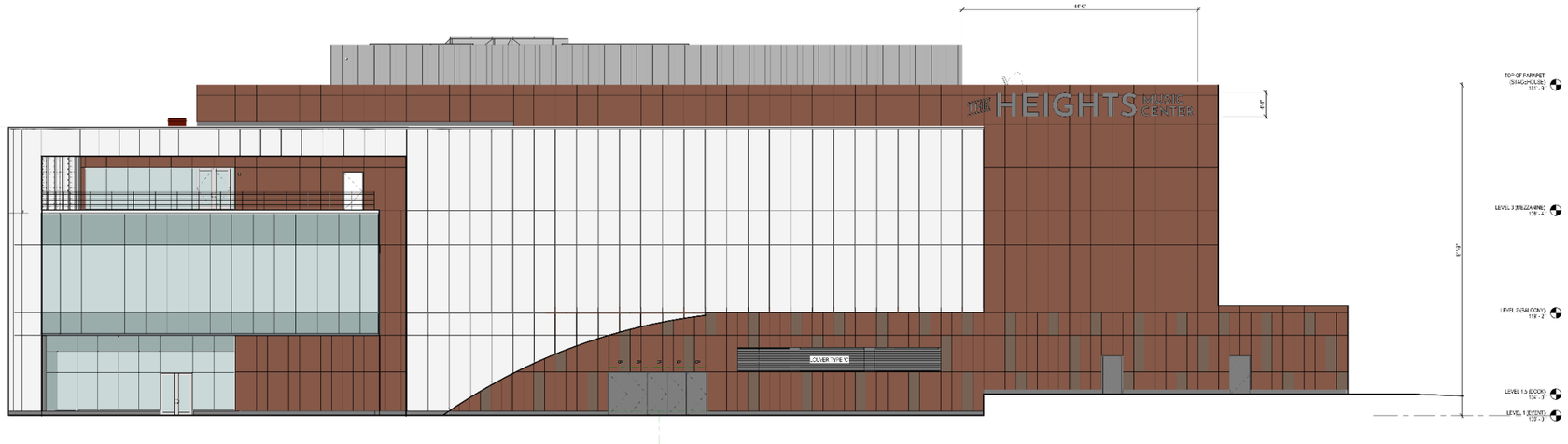
ARCHITECTURE

EXTERIOR CONCEPT IMAGERY - NIGHT



ARCHITECTURE

EXTERIOR ELEVATIONS



1 SOUTH ELEVATION (FACING EXECUTIVE BLVD)
SCALE: 1/8" = 1'-0"



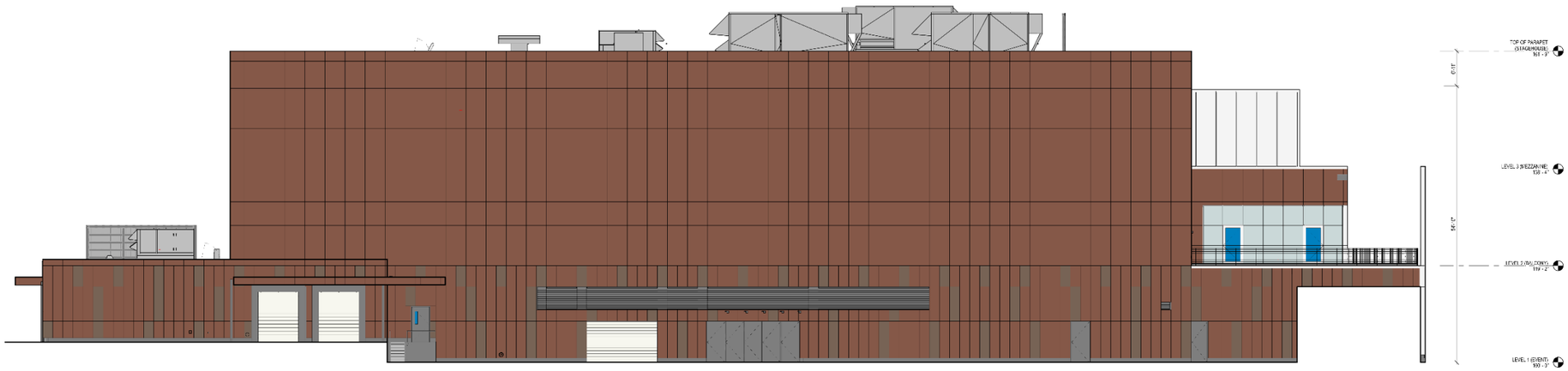
2 WEST ELEVATION (FACING GA PARKING)
SCALE: 1/8" = 1'-0"

ARCHITECTURE

EXTERIOR ELEVATIONS



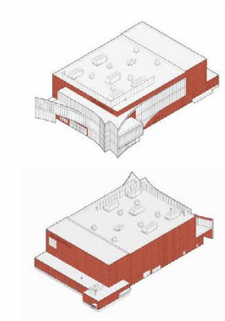
EAST ELEVATION (FACING VIP PARKING)
SCALE: 1/8" = 1'-0"



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

ARCHITECTURE

EXTERIOR MATERIALS

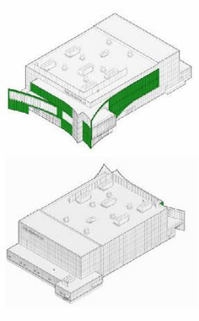






07 4243 COMPOSITE STONE WALL PANELS

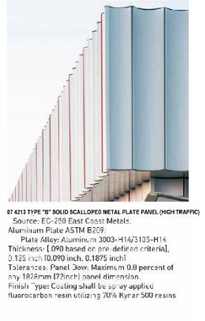
- Source: Petrarch.
- Composite sheets consisting of natural stone and/or calcium carbonate granules or powder, polyester resin, glass fiber, pigments, and fire retardant, with homogeneous color throughout.
- Panel thickness, Nominally 3/16 inch
- Fixed exposed fasteners
- Color: Custom. #1444 (w/ Color Enhancer)
- Texture: Smooth Matt





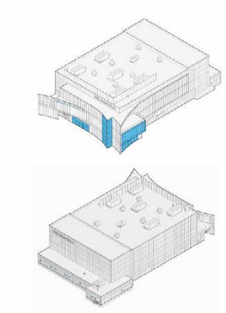
07 4213 TYPE "A" SOLID SCALLOPED COMPOSITE METAL PANEL

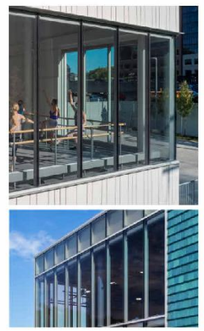
- Source: EC-293 East Coast Metals.
- Panel Materials: (2) sheets aluminum sandwiching a solid core extruded thermoplastic material formed in continuous process. The core material must be free of voids and/or air spaces and not contain foamed insulation material.
  - Alloy: Aluminum AA3000 Series
  - Panel Thickness: 4mm, 6mm, 8mm
  - Core: Standard PE (FR Core is required)
- Tolerances: Panel Bow: Maximum 0.8 percent of any 1828mm (72inch) panel dimension.
- Finish Type: Coating Thickness: 1.3 mil (0.2 mil. primer plus 0.8 mil color).



07 4213 TYPE "B" SOLID SCALLOPED METAL PLATE PANEL (HIGH TRAFFIC)

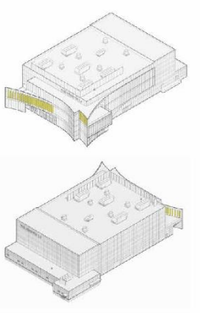
Source: EC-259 East Coast Metals
Aluminum Plate ASTM B209:
Plate Alloy: Aluminum 3003-H14/3105-H14
Thickness: (.090 based on one deflation criteria), 0.125 inch (0.090 inch, 0.1875 inch)
Tolerances: Panel Bow: Maximum 0.8 percent of any 1828mm (72inch) panel dimension.
Finish Type: Coating shall be spray applied fluorocarbon resin utilizing 70% Kynar 500 resins

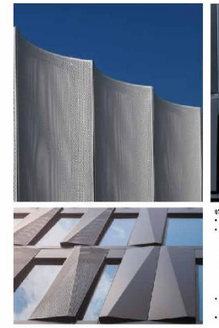




08 4413 GLAZING

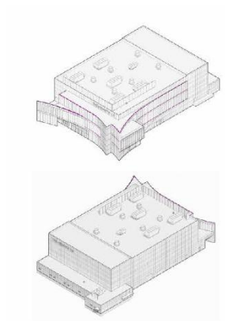
- Source: Oldcastle Building Envelope
- Provide Low-Emissivity coating on No. 2 Surfaces of clear insulating glass
  - Low E: Viracon, VE1-2M
    - Equivalent assemblies by glass manufacturers listed above meeting quality standard and requirements as specified herein and approved by Architect shall be acceptable.
  - Performance requirements:
    - Visible Light Transmittance: 70%
    - Solar Energy Transmittance: 33%
    - UV transmittance: 18%
    - Visible Light Reflectance Exterior: 11%
    - Visible Light Reflective Interior: 12%
    - Solar Energy reflectance: 31%
    - Winter Nighttime U-Value: 0.26
    - Summer Daytime U-Value: 0.26
    - Shading Coefficient: 0.44
    - Solar Heat Gain Coefficient: 0.38



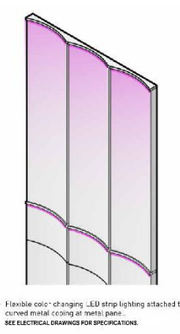


07 4213 TYPE "C" PERFORATED SCALLOPED COMPOSITE METAL PANEL

- Source: EC-200 East Coast Metals.
- Panel Materials: (2) sheets aluminum sandwiching a solid core extruded thermoplastic material formed in continuous process. The core material must be free of voids and/or air spaces and not contain foamed insulation material.
  - Alloy: Aluminum AA3000 Series
  - Panel Thickness: 4mm, 6mm
  - Core: Standard PE (FR Core is required)
- Tolerances: Panel Bow: Maximum 0.8 percent of any 1828mm (72inch) panel dimension.
- Finish Type: Coating Thickness: 1.3 mil (0.2 mil. primer plus 0.8 mil color).

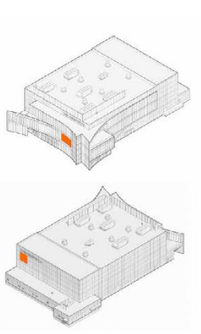


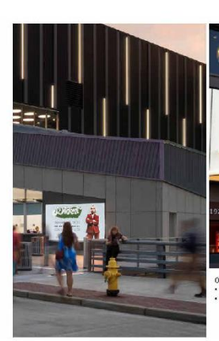




- Flexible color changing LED strip lighting attached to curved metal ceiling at metal pane...

SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.





Owner Furnished Owner Installed LED Video Wall.

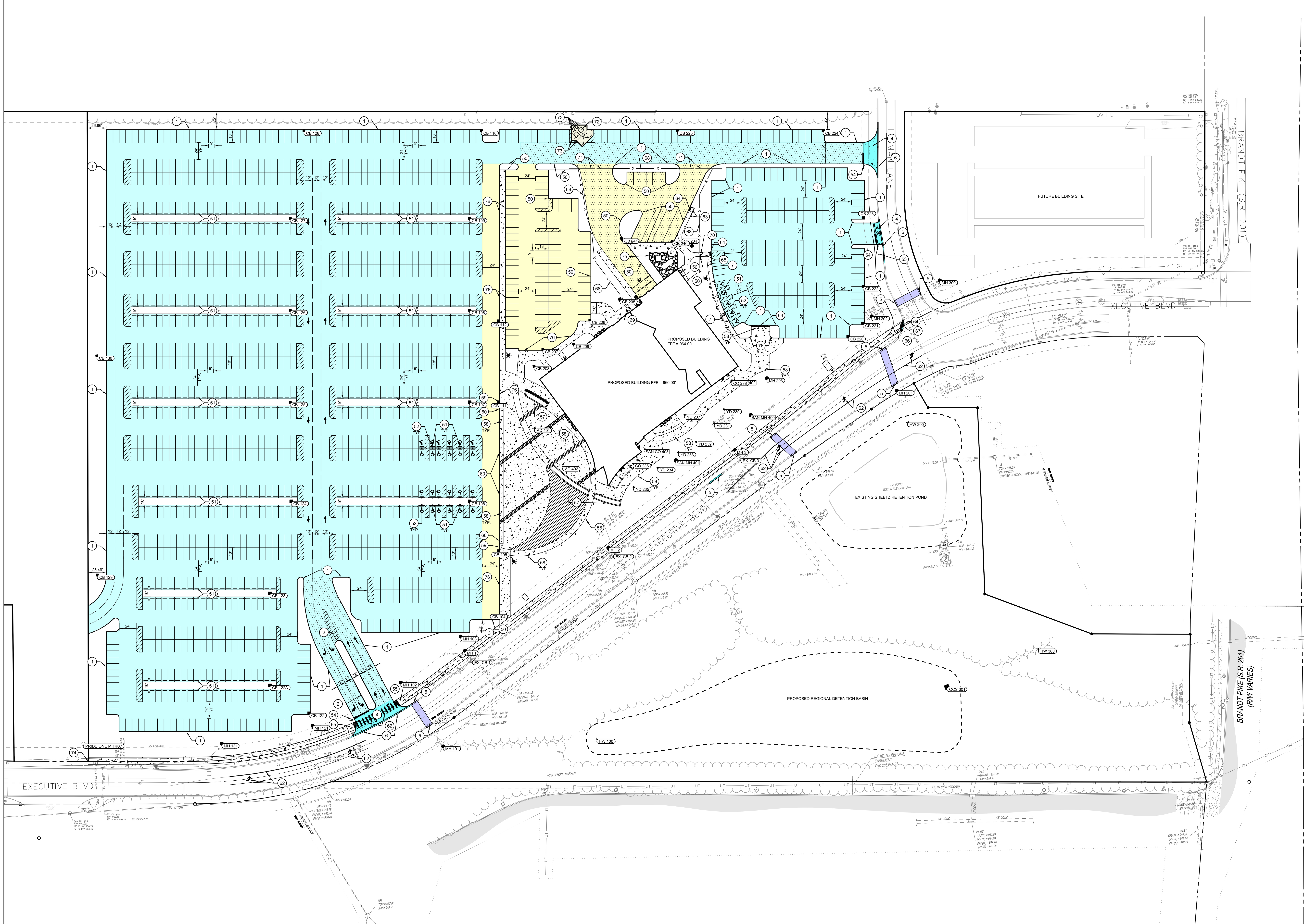
- 15' x 20' Exterior Video Wall. **OFCI - 104**
- 13' x 23' Exterior Video Wall. **OFCI - 105**

IMPERVIOUS AREA

MUSIC VENUE PROPERTY: 18.136 ACRES
DETENTION BASIN PROPERTY: 6.276 ACRES
TOTAL SITE ACREAGE: 24.412 ACRES

PROPOSED IMPERVIOUS AREA: 14.543 ACRES

% IMPERVIOUS = 14.543 / 24.412 = 59.57%



LOCATION PLAN LEGEND

- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- **BP "A" & BP "B"**: HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 1/C100. BASE COURSES (ITEMS 3-6 PER DETAIL 1/C100) IN BP "A". SURFACE COURSE (ITEMS 1 & 2 PER DETAIL 1/C100) IN BP "B".
- **BP "A" & BP "B"**: STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 2/C100. BASE COURSES (ITEMS 3-6 PER DETAIL 2/C100) IN BP "A". SURFACE COURSE (ITEMS 1 & 2 PER DETAIL 2/C100) IN BP "B".
- **BP "A"**: CITY OF HUBER HEIGHTS ASPHALT PAVEMENT PER DETAIL 10/C100.
- **BP "A"**: CITY OF HUBER HEIGHTS CONCRETE PAVEMENT PER DETAIL 13/C100.
- **BP "B"**: FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 1/C100.
- **BP "B"**: FULL DEPTH STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 2/C100.
- **BP "B"**: FULL DEPTH HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 4/C102.
- **BP "B"**: CONCRETE WALK PER DETAIL 8/C101. SEE LANDSCAPE PLANS FOR DETAILS ON CONCRETE FINISH.
- **BP "B"**: PAVERS. SEE LANDSCAPE PLANS FOR DETAILS.
- **BP "B"**: SYNTHETIC TURF. SEE LANDSCAPE PLANS FOR DETAILS.
- **BP "B"**: GRAVEL PAVEMENT PER DETAIL 7/C101.

PARKING SUMMARY

1267 GA PARKING SPOTS (6 LOADING DOCK, 81 NORTH BUILDING, 1180 MAIN GA LOT)

143 VIP PARKING SPOTS

29 HANDICAP SPOTS (24 - GA, 5 - VIP)

1410 TOTAL PARKING SPOTS

BP "A" LOCATION PLAN KEYNOTES

1. BARRIER CURB PER DETAIL 3/C100.
2. LANDSCAPED CURBED ISLAND. USE BARRIER CURB PER DETAIL 3/C100.
3. STOP 6" BARRIER CURB AT THIS LOCATION FOR EARLY SITE PACKAGE.
4. CITY OF HUBER HEIGHTS COMMERCIAL DRIVE APPROACH PER DETAIL 13/C100.
5. REPLACE CITY OF HUBER HEIGHTS COMBINED CURB AND GUTTER PER DETAIL 12/C100.
6. DEPRESSED CURB AND GUTTER PER DETAIL 4/C100.
7. INTEGRAL CURB PER DETAIL 8/C101.

BP "B" LOCATION PLAN KEYNOTES

50. BARRIER CURB PER DETAIL 3/C100.
51. CONCRETE WHEEL STOPS PER DETAIL 5/C100.
52. HANDICAP SIGN PER DETAIL 6/C100.
53. RELOCATED SIGN. VERIFY LOCATION WITH THE CITY OF HUBER HEIGHTS.
54. NEW STOP SIGN. R1-1 30" x 30"
55. NEW CURB RAMP PER CITY OF HUBER HEIGHTS DETAIL 13/C100.
56. KNOX BOX TO BE PROVIDED ON SIDEWALK GATE FOR FIRE DEPARTMENT ACCESS.
57. RAISED PLANTER BED. SEE LANDSCAPE PLANS FOR DETAILS.
58. BOLLARD. SEE LANDSCAPE PLANS FOR DETAILS.
59. TRANSITION 6" CURB TO 1" CURB. SEE GRADING PLAN FOR LIMITS OF TRANSITION.
60. CURB PER DETAIL 8/C101 TO BE 1" IN HEIGHT. SEE GRADING PLAN FOR LIMITS OF 1" CURB.
61. MECHANICAL YARD. TRANSFORMER AND GENERATOR LOCATIONS SHOWN AS REFERENCE ONLY. SEE MEP PLANS FOR DETAILS.
62. STRIPING ON EXECUTIVE BOULEVARD PER SHEET C403.
63. CURB RAMP PER DETAIL 10/C101. SEE GRADING PLAN FOR SPOT ELEVATIONS.
64. DETECTABLE WARNINGS PER DETAIL 12/C101.
65. CURB RAMP PER DETAIL 11/C101. SEE GRADING PLAN FOR SPOT ELEVATIONS.
66. CURB RAMP PER CITY OF HUBER HEIGHTS DETAIL 6/C101. SEE GRADING PLAN FOR SPOT ELEVATIONS.
67. REPLACE CITY OF HUBER HEIGHTS COMBINED CURB AND GUTTER PER DETAIL 12/C100.
68. 8' TALL BLACK VINYL COATED CHAIN LINK FENCE PER DETAIL 1/C102.
69. DOUBLE BLACK VINYL COATED CHAIN LINK GATE PER DETAIL 2/C103. GATE TO BE 12' TOTAL WIDTH (6' WIDTH EACH LEAF).
70. SINGLE BLACK VINYL COATED CHAIN LINK GATE PER DETAIL 2/C103. GATE TO BE 4' WIDTH.
71. 8' TALL x 25' WIDE DOUBLE CHAIN LINK SLIDING GATES TO BE "HOOVER FENCE - CHAIN LINK FENCE STEEL CANTILEVER SLIDE GATES" OR APPROVED EQUAL.
72. DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON DIMENSIONS, FENCING, AND GATES FOR ENCLOSURE.
73. BOLLARD PER DETAIL 3/C102.
74. SIDEWALK TO CONNECT WITH PRIDE ONE PROPERTY. CONTRACTOR TO VERIFY TIE IN GRADES BEFORE INSTALLATION.
75. FLUSH CURB AROUND PERIMETER OF GRAVEL MECHNICAL YARD PER DETAIL 6/C102.
76. INTEGRAL CURB PER DETAIL 8/C101.

GBBN

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332 E. 8th ST.
Cincinnati, OH 45202-2217
513.241.8700

HUBER HEIGHTS
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513.779.7851

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DRAWING ISSUE

CONSTRUCTION DOCUMENTS

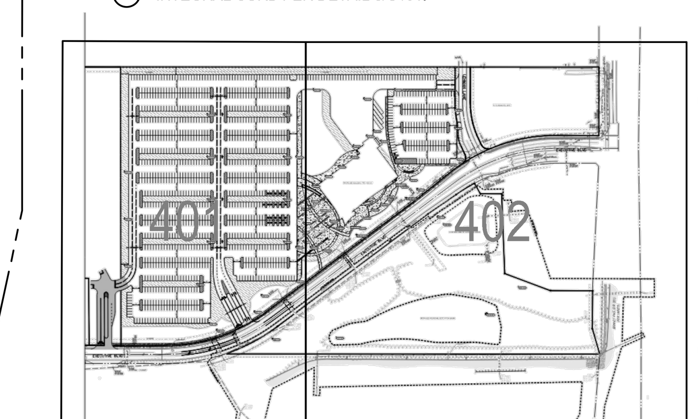
BID PACKAGE "A"
EARLY SITE PACKAGE

NO.	DATE	DESCRIPTION
1	09.05.25	100% SCHEMATIC DESIGN
2	11.03.25	REGIONAL DETENTION
3	11.17.25	BP "A" EARLY SITE PACKAGE
4	11.17.25	REGIONAL DETENTION REV 1
5	12.15.25	PACKAGE "A" ADDENDUM NO. 1
6	12.19.25	100% DESIGN DEVELOPMENT
7	12.29.25	PACKAGE "A" ADDENDUM NO. 3
8	01.16.26	BP "A" CONFORMED SET
9	02.06.26	BULLETIN 1 STORM REVISION
10	03.09.26	BULLETIN 2
11	04.13.26	90% CD
12	06.29.26	BP "A" BULLETIN NO. 3

DRAWING TITLE

OVERALL LOCATION PLAN

KEY PLAN



SEAL

STATE OF OHIO
CRAIG A. HONKOMP
58008
REGISTERED
PROFESSIONAL ENGINEER

0 25 50 100

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

JOB NUMBER

14660.00

C400

06.29.26

BP "A" - EARLY SITE PACKAGE

- SITE DEMOLITION
- STORM PIPING
- MASS GRADING
- BASE COURSE OF ASPHALT PAVING
- UNDERGROUND ELECTRIC AND PARKING LIGHT POLE BASES
- SITE WATER
- SITE SANITARY

BP "B" - CORE+SHELL - INTERIOR FITOUT - LANDSCAPE

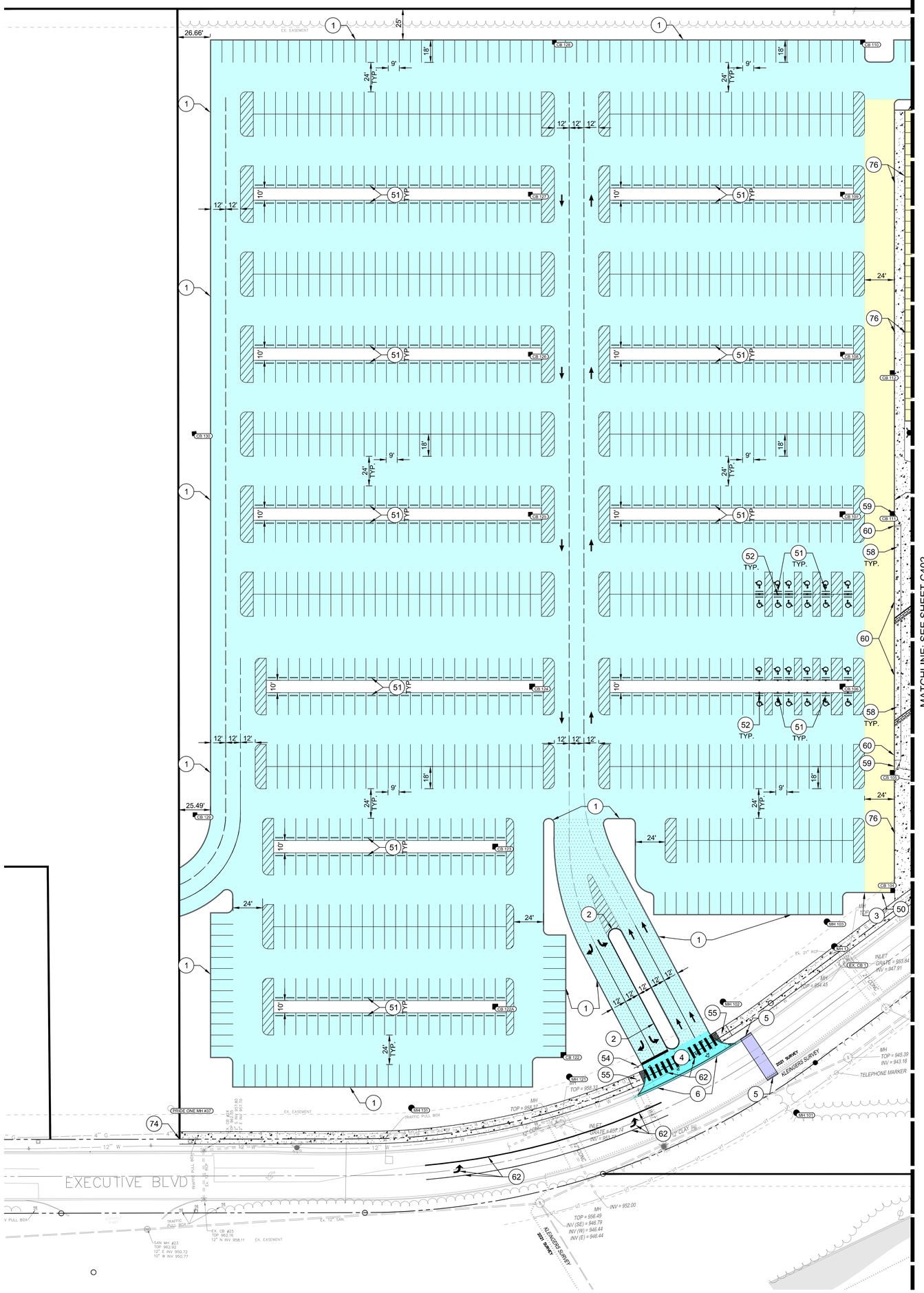
- LANDSCAPING
- HARDSCAPE
- FENCING
- PLAZA STORM PIPING
- BASE COURSE OF ASPHALT IN SELECT AREAS
- WEAR COURSE OF ASPHALT THROUGHOUT
- STRIPING

LOCATION PLAN GENERAL NOTES

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Before You Dig



LOCATION PLAN LEGEND

- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM SEWER CLEANOUT
- SANITARY SEWER MANHOLE
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DRAWING ISSUE

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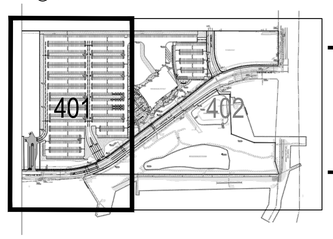
BID PACKAGE "A"
EARLY SITE PACKAGE

NO.	DATE	DESCRIPTION
1	09.05.25	100% SCHEMATIC DESIGN
2	11.03.25	REGIONAL DETENTION
3	11.17.25	BP "A" EARLY SITE PACKAGE
4	11.17.25	REGIONAL DETENTION REV 1
5	12.15.25	PACKAGE "A" ADDENDUM NO. 1
6	12.19.25	100% DESIGN DEVELOPMENT
7	12.29.25	PACKAGE "A" ADDENDUM NO. 3
8	01.16.26	BP "A" CONFORMED SET
9	02.06.26	BULLETIN 1 STORM REVISION
10	03.09.26	BULLETIN 2
11	04.13.26	90% CD
12	06.29.26	BP "A" BULLETIN NO. 3

DRAWING TITLE

LOCATION PLAN

KEY PLAN



SEAL

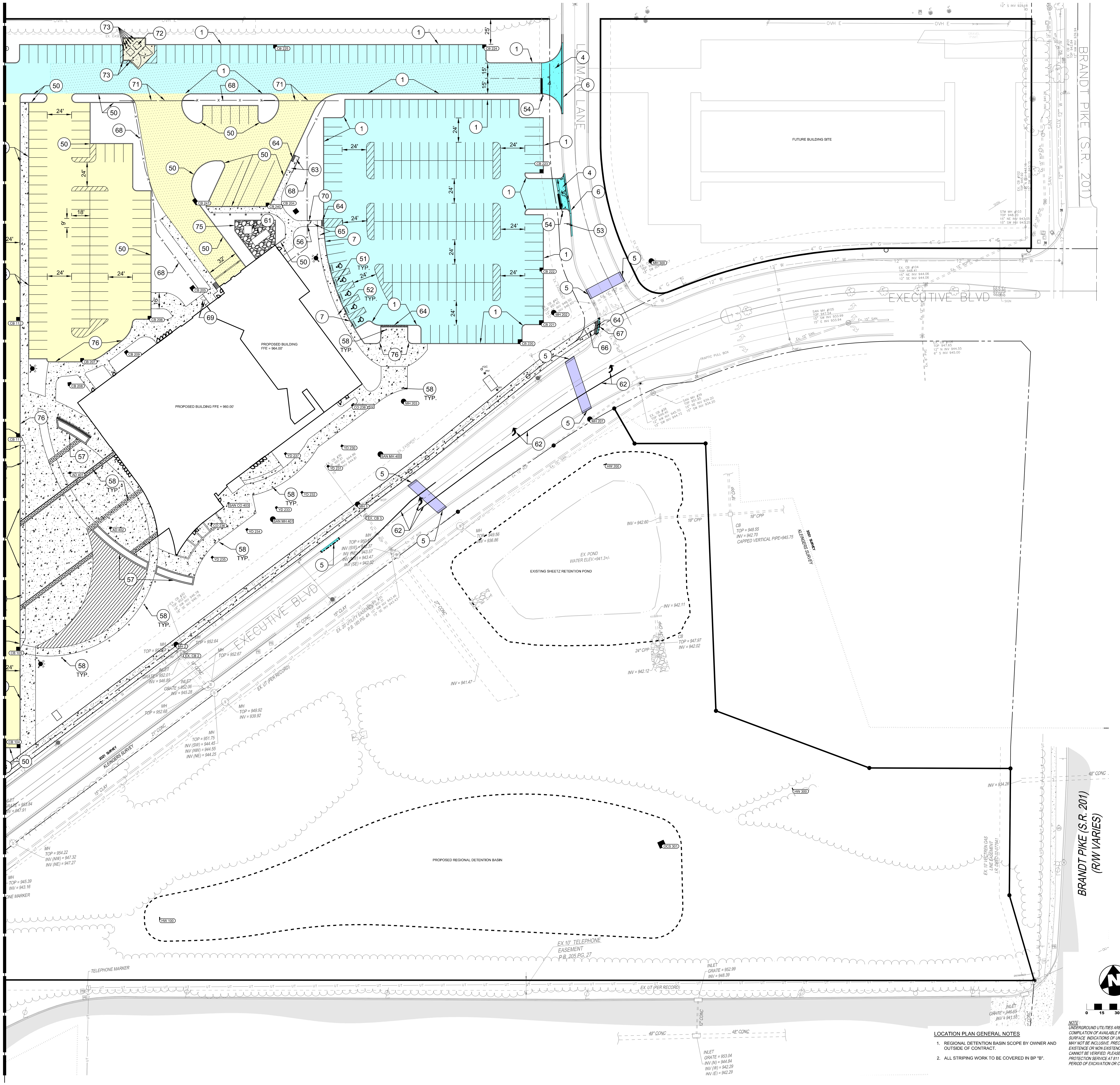
STATE OF OHIO
CRAIG A. HONKOMP
38008
REGISTERED
PROFESSIONAL ENGINEER
06.29.26

JOB NUMBER

14660.00

C401

06.29.26



LOCATION PLAN LEGEND

- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- **BP "A" & BP "B"**: HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 1/C100. BASE COURSES (ITEMS 3-6 PER DETAIL 1/C100) IN BP "A". SURFACE COURSE (ITEMS 1 & 2 PER DETAIL 1/C100) IN BP "B".
- **BP "A" & BP "B"**: STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 2/C100. BASE COURSES (ITEMS 3-6 PER DETAIL 2/C100) IN BP "A". SURFACE COURSE (ITEMS 1 & 2 PER DETAIL 2/C100) IN BP "B".
- **BP "A"**: CITY OF HUBER HEIGHTS ASPHALT PAVEMENT PER DETAIL 10/C100.
- **BP "A"**: CITY OF HUBER HEIGHTS CONCRETE PAVEMENT PER DETAIL 13/C100.
- **BP "B"**: FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 1/C100.
- **BP "B"**: FULL DEPTH STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 2/C100.
- **BP "B"**: FULL DEPTH HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 4/C102.
- **BP "B"**: CONCRETE WALK PER DETAIL 8/C101. SEE LANDSCAPE PLANS FOR DETAILS ON CONCRETE FINISH.
- **BP "B"**: PAVERS. SEE LANDSCAPE PLANS FOR DETAILS.
- **BP "B"**: SYNTHETIC TURF. SEE LANDSCAPE PLANS FOR DETAILS.
- **BP "B"**: GRAVEL PAVEMENT PER DETAIL 7/C101.

PARKING SUMMARY

1267 GA PARKING SPOTS (6 LOADING DOCK, 81 NORTH BUILDING, 1180 MAIN GA LOT)

143 VIP PARKING SPOTS

29 HANDICAP SPOTS (24 - GA, 5 - VIP)

1410 TOTAL PARKING SPOTS

BP "A" LOCATION PLAN KEYNOTES

1. BARRIER CURB PER DETAIL 3/C100.
2. LANDSCAPED CURBED ISLAND. USE BARRIER CURB PER DETAIL 3/C100.
3. STOP 6" BARRIER CURB AT THIS LOCATION FOR EARLY SITE PACKAGE.
4. CITY OF HUBER HEIGHTS COMMERCIAL DRIVE APPROACH PER DETAIL 13/C100.
5. REPLACE CITY OF HUBER HEIGHTS COMBINED CURB AND GUTTER PER DETAIL 12/C100.
6. DEPRESSED CURB AND GUTTER PER DETAIL 4/C100.
7. INTEGRAL CURB PER DETAIL 8/C101.

BP "B" LOCATION PLAN KEYNOTES

50. BARRIER CURB PER DETAIL 3/C100.
51. CONCRETE WHEEL STOPS PER DETAIL 5/C100.
52. HANDICAP SIGN PER DETAIL 6/C100.
53. RELOCATED SIGN. VERIFY LOCATION WITH THE CITY OF HUBER HEIGHTS.
54. NEW STOP SIGN. R1-1 30" x 30"
55. NEW CURB RAMP PER CITY OF HUBER HEIGHTS DETAIL 13/C100.
56. KNOX BOX TO BE PROVIDED ON SIDEWALK GATE FOR FIRE DEPARTMENT ACCESS.
57. RAISED PLANTER BED. SEE LANDSCAPE PLANS FOR DETAILS.
58. BOLLARD. SEE LANDSCAPE PLANS FOR DETAILS.
59. TRANSITION 6" CURB TO 1" CURB. SEE GRADING PLAN FOR LIMITS OF TRANSITION.
60. CURB PER DETAIL 8/C101 TO BE 1" IN HEIGHT. SEE GRADING PLAN FOR LIMITS OF 1" CURB.
61. MECHANICAL YARD. TRANSFORMER AND GENERATOR LOCATIONS SHOWN AS REFERENCE ONLY. SEE MEP PLANS FOR DETAILS.
62. STRIPING ON EXECUTIVE BOULEVARD PER SHEET C403.
63. CURB RAMP PER DETAIL 10/C101. SEE GRADING PLAN FOR SPOT ELEVATIONS.
64. DETECTABLE WARNINGS PER DETAIL 12/C101.
65. CURB RAMP PER DETAIL 11/C101. SEE GRADING PLAN FOR SPOT ELEVATIONS.
66. CURB RAMP PER CITY OF HUBER HEIGHTS DETAIL 6/C101. SEE GRADING PLAN FOR SPOT ELEVATIONS.
67. REPLACE CITY OF HUBER HEIGHTS COMBINED CURB AND GUTTER PER DETAIL 12/C100.
68. 8' TALL BLACK VINYL COATED CHAIN LINK FENCE PER DETAIL 1/C102.
69. DOUBLE BLACK VINYL COATED CHAIN LINK GATE PER DETAIL 2/C103. GATE TO BE 12' TOTAL WIDTH (6' WIDTH EACH LEAF).
70. SINGLE BLACK VINYL COATED CHAIN LINK GATE PER DETAIL 2/C103. GATE TO BE 4' WIDTH.
71. 8' TALL x 25' WIDE DOUBLE CHAIN LINK SLIDING GATES TO BE "HOOVER FENCE - CHAIN LINK FENCE STEEL CANTILEVER SLIDE GATES" OR APPROVED EQUAL.
72. DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON DIMENSIONS, FENCING, AND GATES FOR ENCLOSURE.
73. BOLLARD PER DETAIL 3/C102.
74. SIDEWALK TO CONNECT WITH PRIDE ONE PROPERTY. CONTRACTOR TO VERIFY TIE IN GRADES BEFORE INSTALLATION.
75. FLUSH CURB AROUND PERIMETER OF GRAVEL MECHNICAL YARD PER DETAIL 6/C102.
76. INTEGRAL CURB PER DETAIL 8/C101.

LOCATION PLAN GENERAL NOTES

1. REGIONAL DETENTION BASIN SCOPE BY OWNER AND OUTSIDE OF CONTRACT.
2. ALL STRIPING WORK TO BE COVERED IN BP "B".

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0 15 30 60

GBBN

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332 E. 8th ST.
Cincinnati, OH 45202-2217
513.241.8700

HUBER HEIGHTS Come Grow With Us!

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Huber Heights, Ohio 45424
937.233.1423

OWNERS REP
Ken Conaway LLC
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614.571.0614

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410-750-2246

THE HEIGHTS 2.0 MUSIC VENUE 7151 Executive Blvd, Huber Heights, Ohio 45424

DRAWING ISSUE

CONSTRUCTION DOCUMENTS

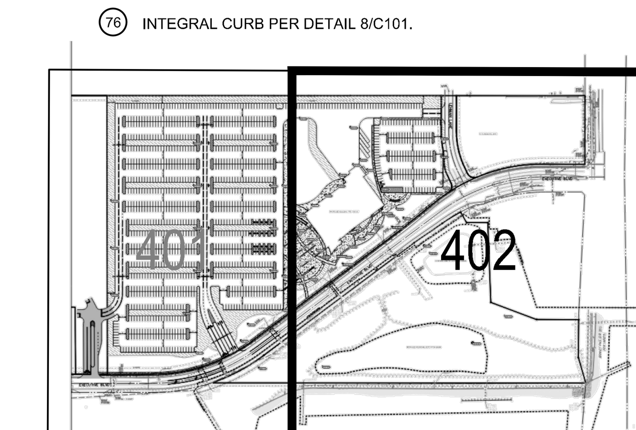
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EARLY SITE PACKAGE

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DRAWING TITLE

LOCATION PLAN

KEY PLAN



SEAL

STATE OF OHIO
CRAIG A. HONKOMP
58008
REGISTERED
PROFESSIONAL ENGINEER

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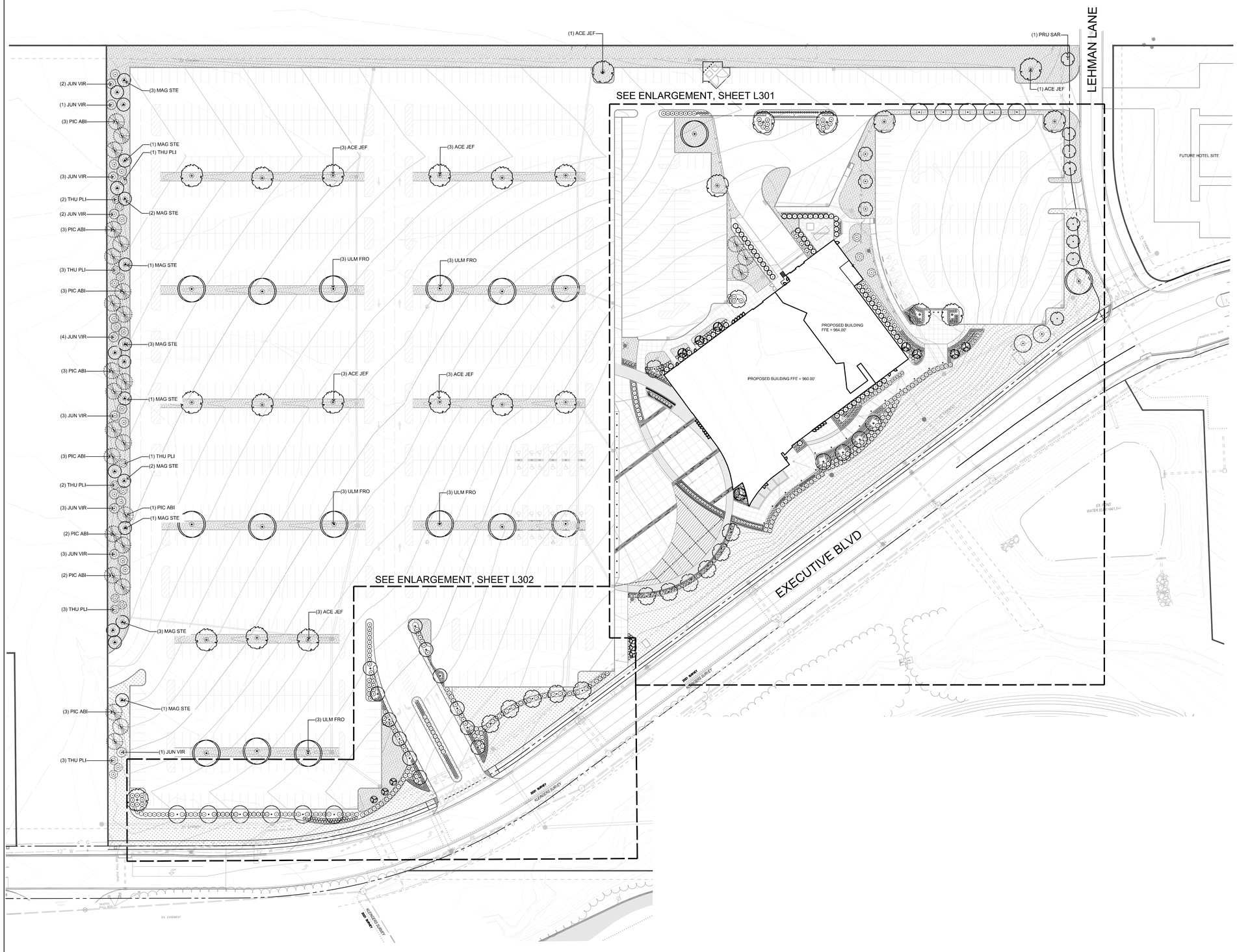
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JOB NUMBER

14660.00

C402

06.29.26



LEGEND

	PROPERTY LINE
PA	PLANTING AREA, REFER TO LANDSCAPE DRAWINGS

PLANT MATERIAL

	DECIDUOUS TREE, TYP.	6.7 / L303
	ORNAMENTAL TREE, TYP.	6.7 / L303
	EVERGREEN TREE, TYP.	8 / L703
	SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP.	1-5 / L703
	SODDED LAWN, TYP.	
	SEEDED LAWN, TYP.	
	EXISTING TREES TO REMAIN, PROTECT IN PLACE	

PLANTING NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
4. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED OR SODDED.
6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
7. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
9. PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

NOTES

1. REFER TO SHEET L303 FOR PLANT INSTALLATION DETAILS.
2. REFER TO SHEET L303 FOR PLANT SCHEDULE

0 20 40 80

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THE HEIGHTS 2.0 MUSIC VENUE 7151 Executive Blvd, Huber Heights, Ohio 45424

DRAWING ISSUE

CONSTRUCTION DOCUMENTS

BID PACKAGE "A"
EARLY SITE PACKAGE

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10	03.09.26	BULLETIN 2
11	04.13.26	90% CD

DRAWING TITLE

LANDSCAPE PLAN OVERVIEW

KEY PLAN

SEAL

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

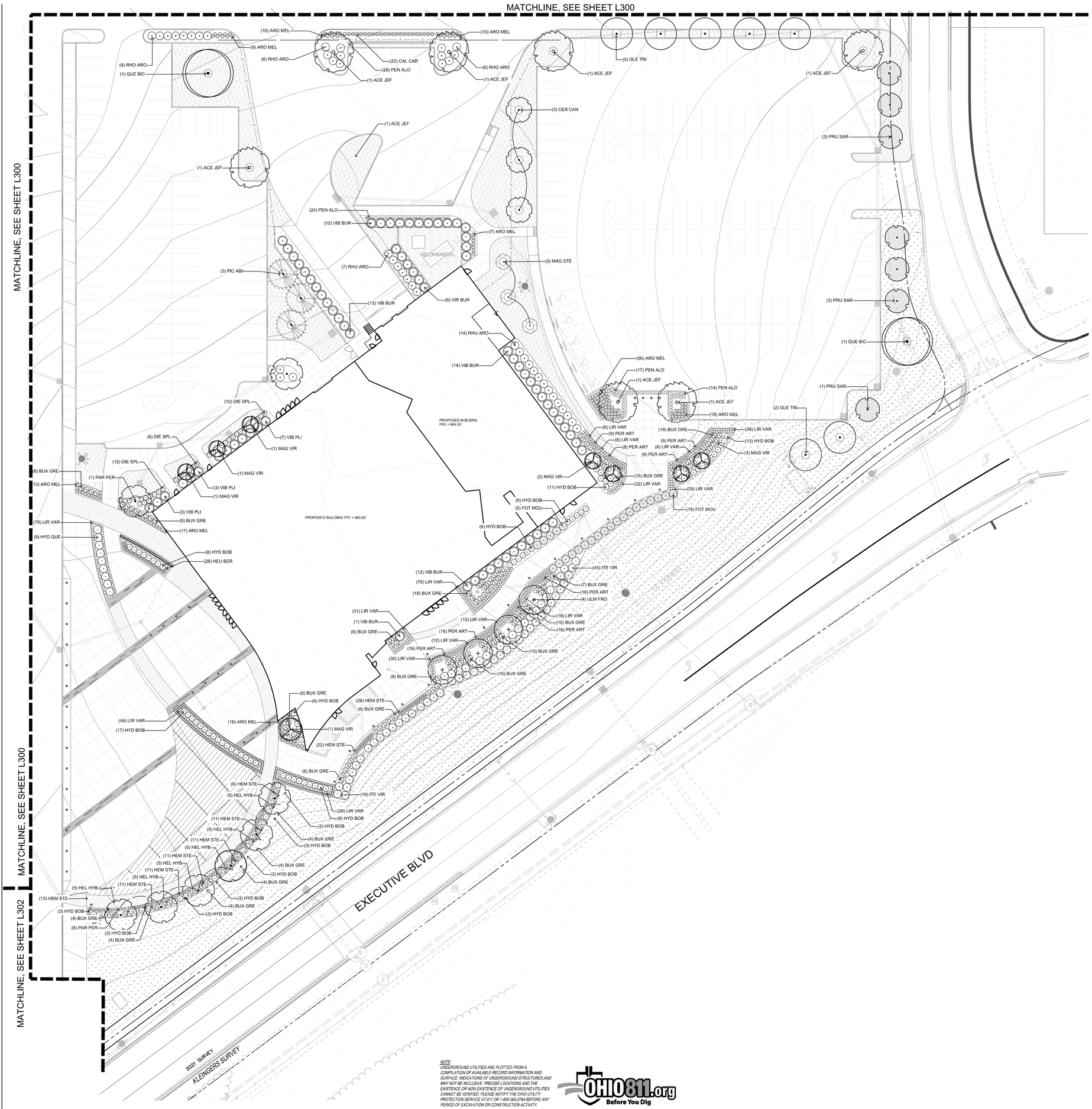
OHIO811.org Before You Dig

JOB NUMBER

14660.00

L300

06.29.26



LEGEND

PROPERTY LINE

PLANT MATERIAL

DECIDUOUS TREE, TYP.	6,7	L303
ORNAMENTAL TREE, TYP.	6,7	L303
EVERGREEN TREE, TYP.	8	L303
SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP.	1-5	L303
SODDED LAWN, TYP.		
SEEDED LAWN, TYP.		
EXISTING TREES TO REMAIN, PROTECT IN PLACE		

NOTES
1. REFER TO SHEET L300 FOR PLANTING NOTES.
2. REFER TO SHEET L303 FOR PLANT INSTALLATION DETAILS.
3. REFER TO SHEET L303 FOR PLANT SCHEDULE

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DRAWING ISSUE

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DRAWING TITLE

LANDSCAPE PLAN ENLARGEMENT

KEY PLAN

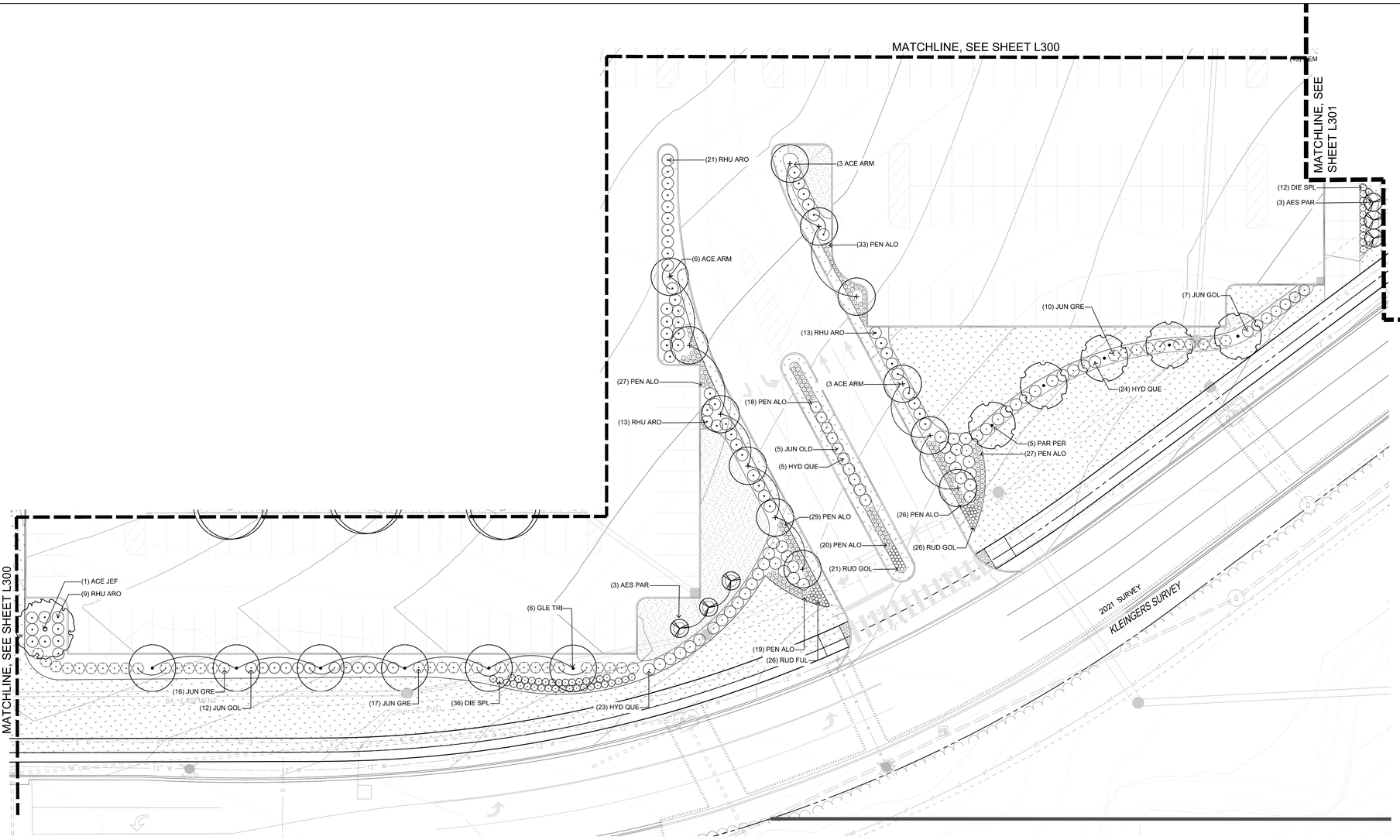
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6219 Centre Park Dr.
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513.779.7851

JOB NUMBER
14660.00

L301
06.29.26

0 10 20 40



LEGEND

PROPERTY LINE

PLANT MATERIAL

	DECIDUOUS TREE, TYP.	6,7 / L303
	ORNAMENTAL TREE, TYP.	6,7 / L303
	EVERGREEN TREE, TYP.	8 / L103
	SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP.	1-5 / L103
	SODDED LAWN, TYP.	
	SEEDED LAWN, TYP.	
	EXISTING TREES TO REMAIN, PROTECT IN PLACE	

NOTES
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3. REFER TO SHEET L303 FOR PLANT SCHEDULE

0 10 20 40

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KEY PLAN

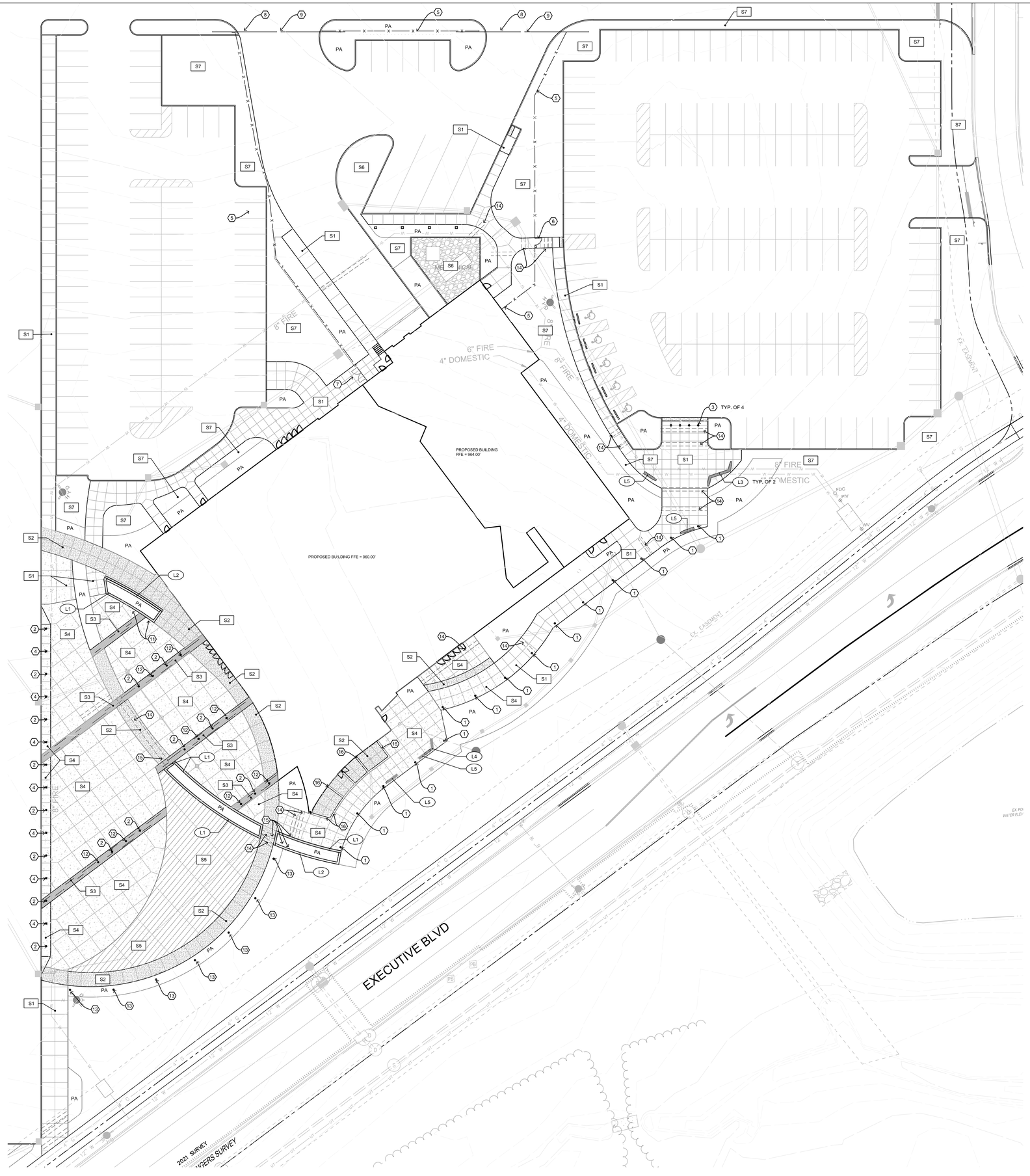
SEAL

JOB NUMBER

14660.00

L302

06.29.26



LEGEND

PROPERTY LINE

PA — PLANTING AREA, REFER TO LANDSCAPE DRAWINGS

SURFACE ITEMS

S1	STANDARD CONCRETE, BROOM FINISH, WITH SAW CUT JOINTS AS SHOWN. SEE CIVIL DRAWINGS FOR DETAIL	
S2	CHARCOAL GRAY COLORED SPECIAL FINISH CONCRETE PAVING, WITH SAW CUT JOINTS AS SHOWN, SEE CIVIL DRAWINGS FOR DETAIL	9 L102
S3	PAVERS IN RUNNING BOND WITH LINEAR IN-GROUND LED STRIP LIGHTS, TYP	12 L102
S4	STANDARD COLOR SPECIAL FINISH CONCRETE, WITH SAW CUT JOINTS AS SHOWN. SEE CIVIL DRAWINGS FOR DETAIL	10 L102
S5	SYNTHETIC TURF, TYP	3 L100
S6	GRAVEL, TYP, SEE CIVIL DRAWINGS	
S7	LAWN, SEE LANDSCAPE PLANS	

LANDSCAPE ITEMS

L1	SEAT / PLANTER WALL WITH SEAT TOPPER	9 L102
L2	SEAT / PLANTER WALL WITH SEAT TOPPER	8 L102
L3	67" LANDSCAPE FORMS MILENIO RIGHT BENCH, TYP.	6 L102
L4	67" LANDSCAPE FORMS MILENIO LEFT STRAIGHT BENCH, TYP.	7 L102
L5	99" LANDSCAPE FORMS MILENIO STRAIGHT BENCH, TYP.	5 L102

REFER TO SHEET L100 FOR LAYOUT NOTES, GENERAL N OTES, AND PROTECTING UNDERGROUND UTILITIES NOTES

CONSTRUCTION NOTES:

1. TALL ILLUMINATED BOLLARDS. REFER TO DETAIL 4, SHEET L102 AND ELECTRICAL DRAWINGS.
2. LOW ILLUMINATED BOLLARDS IN PAVER BAND. REFER TO DETAIL 4, SHEET L102 AND ELECTRICAL DRAWINGS.
3. REMOVABLE BOLLARDS. REFER TO DETAIL 4, SHEET L102.
4. LOW NON-ILLUMINSTED BOLLARDS IN CONCRETE. REFER TO DETAIL 4, SHEET L102.
5. CHAIN-LINK FENCE. REFER TO CIVIL DRAWINGS.
6. SINGLE CHAIN-LINK FENCE GATE. REFER TO CIVIL DRAWINGS.
7. DOUBLE CHAIN-LINK FENCE GATE. REFER TO CIVIL DRAWINGS.
8. LEFT OPENING SLIDING CHAIN-LINK VEHICULAR GATE. REFER TO CIVIL DRAWINGS.
9. RIGHT OPENING SLIDING CHAIN-LINK VEHICULAR GATE. REFER TO CIVIL DRAWINGS.
10. CURTAIN WALL AT PLANTER WALL. REFER TO DETAIL 9, SHEET L102, ARCHITECTURAL DRAWINGS, AND STRUCTURAL DRAWINGS.
11. INTALL WOOD SEAT TOPPER ON PLAZA SIDE OF WALL ONLY. NO TOPPER ON SIDES OR REAR WALL.
12. LOW NON-ILLUMINATED BOLLARD IN CONCRETE. REFER TO DETAIL 4, SHEET L02 AND ELECTRICAL DRAWINGS.
13. LOW ILLUMINATED BOLLARD IN PLANTING AREA MOUNTED TO 12" DIAMETER x 30" DEEP CONCRETE FOOTER. TOP OF FOOTER TO BE 1" ABOVE FINISHED GRADE. REFER TO DETAIL 4, SHEET L02 AND ELECTRICAL DRAWINGS.
14. SLEEVE BELOW PAVING FOR IRRIGATION. REFER TO IRRIGATION DRAWINGS.
15. PROVIDE SLEEVE INTO PLANTER FOR IRRIGATION. PENETRATE FOOTER MINIMUM 8" BELOW FINISHED GRADE. REFER TO IRRIGATION DRAWINGS.
16. 1" WIDE NATURAL COLORED CONCRETE BAND WITH MEDIUM BROOM FINISH.

0 10 20 40

NOTE :
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

PROJECT ARCHITECT
332 E. 8th ST.
Cincinnati, OH 45202-2217
513.241.8700

HUBER HEIGHTS
Come Grow With Us!

CONSULTANTS

OWNER
City of Huber Heights
6151 Brandt Pike
Huber Heights, Ohio 45424
937.233.1423

OWNERS REP
Ken Conaway LLC
5425 Fishburg Road, PO Box 24847
Huber Heights, Ohio 45424
614.571.0614

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Kleingers
6219 Centre Park Drive
Wester Chester Twp, Ohio 45069
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STRUCTURAL ENGINEER
Schaefer
537 E Pete Rose Way #400
Cincinnati, Ohio 45202
513.542.3300

MEP&F
CMTA
1100 Sycamore St Stuite 400
Cincinnati, Ohio 45202
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THEATRICAL / AUDIO
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Koffel Associates, Inc.
8815 Centre Park Drive, Suite 200
Columbia, MD 21045
410-750-2246

THE HEIGHTS 2.0 MUSIC VENUE 7151 Executive Blvd, Huber Heights, Ohio 45424

DRAWING ISSUE

CONSTRUCTION DOCUMENTS

BID PACKAGE "A"
EARLY SITE PACKAGE

NO.	DATE	DESCRIPTION
1	09.05.25	100% SCHEMATIC DESIGN
2	11.03.25	REGIONAL DETENTION
3	11.17.25	BP "A" EARLY SITE PACKAGE
4	11.17.25	REGIONAL DETENTION REV 1
5	12.15.25	PACKAGE "A" ADDENDUM NO. 1
6	12.19.25	100% DESIGN DEVELOPMENT
7	12.29.25	PACKAGE "A" ADDENDUM NO. 3
8	01.16.26	BP "A" CONFORMED SET
9	02.06.26	BULLETTN 1 STORM REVISION
10	03.09.26	BULLETTN 2
11	04.13.26	90% CD

DRAWING TITLE

HARDSCAPE PLAN
ENLARGEMENT

KEY PLAN

SEAL

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

OHIO811.org Before You Dig

JOB NUMBER
14660.00

L101

06.29.26

ELECTRICAL LUMINAIRE SHOWN REFERENCE ONLY.
CONCRETE BOLT PATTERN MUST MATCH PROPOSED POLE BASES

ELECTRICAL - LUMINAIRE SCHEDULE SITE

TYPE	DESCRIPTION	BASIS OF DESIGN	EQUAL MANUFACTURERS	MOUNTING	LAMPS / CCT	MINIMUM LUMENS / FIXTURE	MAXIMUM WATTAGE	VOLTAGE	REMARKS
P1	22-7/8" W X 7-1/16" T X 26-13/16" L LED SINGLE HEAD AREA LIGHT AND 22'-0" POLE. TYPE 4 WIDE	COOPER LUMARK-PRV-PA2-B-740-U-T4W-BZ	GARDCO-GL18, OR APPROVED EQUAL	POLE-MOUNTED, 22' POLE	3500K LED, MIN 70 CRI	18,431 LUMENS	151	277	TAPERED CAST ROUND ALUMINUM POLE 6.8" DIA AT BASE AND 3.3" DIA AT TOP. 11 GAUGE, BRONZE FINISH
P2	22-7/8" W X 7-1/16" T X 26-13/16" L LED DOUBLE HEAD (2 @ 180 DEGREES) AREA LIGHT AND 22'-0" POLE. TYPE 2 ROADWAY	COOPER LUMARK-PRV-PA2-B-740-U-T2R-BZ	GARDCO-GL18, OR APPROVED EQUAL	POLE-MOUNTED, 22' POLE	3500K LED, MIN 70 CRI	19,745 LUMENS	302	277	TAPERED CAST ROUND ALUMINUM POLE 6.8" DIA AT BASE AND 3.3" DIA AT TOP. 11 GAUGE, BRONZE FINISH
P2H	22-7/8" W X 7-1/16" T X 26-13/16" L LED DOUBLE HEAD AREA LIGHT AND 22'-0" POLE. TYPE 2 ROADWAY. PROVIDE WITH HOUSE SIDE SHIELD	COOPER LUMARK-PRV-PA2-B-740-U-T2R-BZ-HSS	GARDCO-GL18, OR APPROVED EQUAL	POLE-MOUNTED, 22' POLE	3500K LED, MIN 70 CRI	15,594 LUMENS	151	277	TAPERED CAST ROUND ALUMINUM POLE 6.8" DIA AT BASE AND 3.3" DIA AT TOP. 11 GAUGE, BRONZE FINISH
P3	22-7/8" W X 7-1/16" T X 26-13/16" L LED DOUBLE HEAD (2 @ 180 DEGREES) AREA LIGHT AND 22'-0" POLE. TYPE 3	COOPER LUMARK-PRV-PA2-B-740-U-T3-BZ	GARDCO-GL18, OR APPROVED EQUAL	POLE-MOUNTED, 22' POLE	3500K LED, MIN 70 CRI	19,667 LUMENS	302	277	TAPERED CAST ROUND ALUMINUM POLE 6.8" DIA AT BASE AND 3.3" DIA AT TOP. 11 GAUGE, BRONZE FINISH
P3H	22-7/8" W X 7-1/16" T X 26-13/16" L LED SINGLE HEAD AREA LIGHT AND 22'-0" POLE. TYPE 3 PROVIDE WITH HOUSE SIDE SHIELD	COOPER LUMARK-PRV-PA2-B-740-U-T3-BZ-HSS	GARDCO-GL18, OR APPROVED EQUAL	POLE-MOUNTED, 22' POLE	3500K LED, MIN 70 CRI	14,519 LUMENS	151	277	TAPERED CAST ROUND ALUMINUM POLE 6.8" DIA AT BASE AND 3.3" DIA AT TOP. 11 GAUGE, BRONZE FINISH
P4	22-7/8" W X 7-1/16" T X 26-13/16" L LED DOUBLE HEAD (2 @ 180 DEGREEE) AREA LIGHT AND 22'-0" POLE. TYPE 4 WIDE	COOPER LUMARK-PRV-PA2-B-740-U-T4W-BZ	GARDCO-GL18, OR APPROVED EQUAL	POLE-MOUNTED, 22' POLE	3500K LED, MIN 70 CRI	18,431 LUMENS	302	277	TAPERED CAST ROUND ALUMINUM POLE 6.8" DIA AT BASE AND 3.3" DIA AT TOP. 11 GAUGE, BRONZE FINISH
PB2	6" DIA X 40" TALL OUTDOOR ILLUMINATED BOLLARD	CYRCA BOLLARD FORMS+SURFACES - SERIES 900	OR APPROVED EQUAL	6" CONCRETE POLE BASE	3000K LED, MIN 80 CRI	65 LUMENS	10	277	REFER TO LANDSCPAE DRAWINGS FOR ADDITIONAL INFORMATION. FINISHED SELECTED BY ARCHITECT
PB3	6" DIA X 30" TALL OUTDOOR ILLUMINATED BOLLARD	CYRCA BOLLARD FORMS+SURFACES - SERIES 900	OR APPROVED EQUAL	6" CONCRETE POLE BASE	3000K LED, MIN 80 CRI	65 LUMENS	10	277	REFER TO LANDSCPAE DRAWINGS FOR ADDITIONAL INFORMATION. FINISHED SELECTED BY ARCHITECT
PB4	RGBW LEP STRIP IN-GROUND RECESSED COLOR CHANGING. 1" WIDEX 4'	ALCON LIGHTING - 14120-RGBW40-4-SL-XX-DMXW	LUMENPULSE-LOI, OR APPROVED EQUAL	RECESSED CONCRETE	3500K LED, RGBW	320 LUMEN/FT	21	277	
PB6	RGBW LEP STRIP IN-GROUND RECESSED COLOR CHANGING. 1" WIDE X 6'	ALCON LIGHTING - 14120-RGBW40-6-SL-XX-DMXW	LUMENPULSE-LOI, OR APPROVED EQUAL	RECESSED CONCRETE	3500K LED, RGBW	320 LUMEN/FT	32	277	
PB9	RGBW LEP STRIP IN-GROUND RECESSED COLOR CHANGING. 1" WIDE X 10'	ALCON LIGHTING - 14120-RGBW40-10-SL-XX-DMXW	LUMENPULSE-LOI, OR APPROVED EQUAL	RECESSED CONCRETE	3500K LED, RGBW	320 LUMEN/FT	53	277	
TP1	LED TAPE LIGHT WITH FLOSTED LENS IN FIELD BENDABLE CHANNEL. REFER TO FLOOR PLAN ELEVATION FOR LOCATION AND LENGTH.	LUMINII-LLHE64-MO-35K-PER DRAWINGS	OMNI LIGHT- OCH, OR APPROVED EQUAL	PER DRAWINGS	3500K LED/95 CRI	586 LM/FT	33	120	PROVIDE WITH FIELD BENDABLE CHANNEL EQUAL TO LUMINII-KLBC

EARLY SITE PACK INCLUDES CONDUIT PATHWAYS, POLE BASES, GROUND ROD AT EACH POLE BASE, PULLBOXES AND PULL STRINGS. POLES AND OTHER ELECTRICAL EQUIPMENT IS SHOWN FOR REFERENCE.

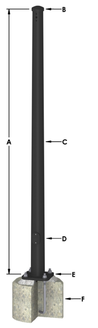
BOLT PATTERN TO BE FIELD COORDINATED PRIOR TO SETTING TO ENSURE BOLT PATTERN CONFIGURATION.

RTSP Round Tapered Steel Poles

PROJECT NAME

GENERATION DATE 10/29/2025

CATALOG NUMBER **RTSP25 - 6.8 - 11 - BLK - DM10 - BC**



A — POLE SHAFT

The pole shaft is one or two section design and constructed of weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full-length longitudinal weld and is cylindrical in cross-section having a uniform taper of 0.14 inches of diameter change per foot of length.

HEIGHT	BASE OD	TOP OD	GAUGE	WEIGHT	EPA MAX LOAD 90 MPH AASHTO
25'	6.8"	3.3"	11	170 lbs	13.25

B — MOUNTING DESIGNATION

Drilled for 1 Luminaire

C — FINISH

Standard - The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes.

FINISH TYPE	COLOR
Standard	Black

D — HAND HOLE

An oval reinforced gasketed handhole is located 1'-6" above base with a grounding provision located inside the ring.

WIDTH	LENGTH
4"	6.5"

E — BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. All welds are performed in accordance with AWS D1.1, latest edition.

BOLT CIRCLE 10"

F — ANCHOR BOLTS

Anchor bolts are of commercial quality hot rolled carbon steel that meets or exceeds yield strength of 55,000 psi. Four properly sized anchor bolts are furnished with each pole unless otherwise specified. Bolts have the threaded end galvanized a minimum of 8 inches per ASTM A153.

WIDTH	LENGTH	HOOK
.75"	30"	3"

OPTIONS

Base Cover

COMMENTS ROUND BASE COVER

KW KW INDUSTRIES, INC. | 909 INDUSTRIAL BLVD, SUGAR LAND, TEXAS 77478 | 1-800-275-5944 | KWINDUSTRIES.COM

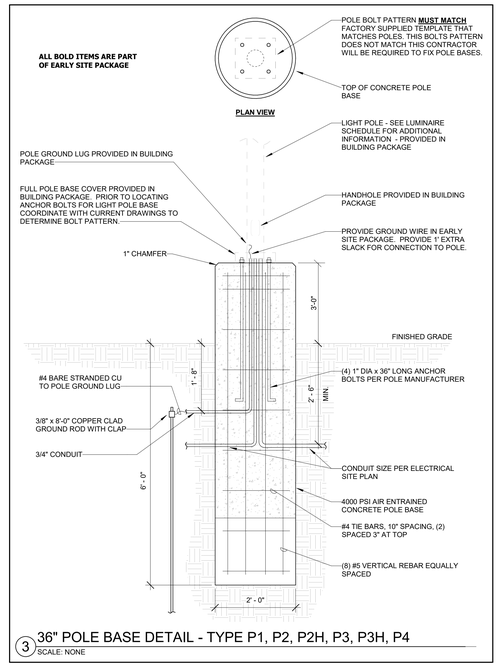
AREA LIGHTING RTSP | Round Tapered Steel Poles | PAGE 1 OF 3

PROPOSED LIGHT POLE WILL BE PART OF THE BUILDING PACKAGE, BUT SHOWN WHERE FOR REFERENCE.

1 ES100 **ELECTRICAL SITE PLAN - EARLY CONDUIT PLAN**
1" = 40'-0"

GENERAL NOTES (EARLY SITE):

A. DO NOT SCALE FROM MECHANICAL AND ELECTRICAL DRAWINGS. FIELD VERIFY REQUIRED DIMENSIONS AND COORDINATE WITH CIVIL DRAWINGS AND SURVEYS.
B. REFER ALSO TO ALL OTHER PLANS AND THE SPECIFICATION, BUT ESPECIALLY TO THE SITE SURVEY, THE ARCHITECTURAL SITE PLAN, THE SITE GRADING PLAN, THE PLANTING PLAN (WHERE AVAILABLE), FOUNDATION PLAN(S), APPROPRIATE MECHANICAL & ELECTRICAL FLOOR PLANS FOR SERVICE CONTINUATIONS, THE SITE UTILITY PLAN - MECHANICAL & ELECTRICAL. WHERE THERE ARE CONFLICTS AMONG THESE PLANS AND/OR RELATED SPECIFICATIONS, ADVISE THESE ENGINEERS AT LEAST TEN DAYS PRIOR TO SUBMISSION OF BIDS.
C. ALL FEES AND ANY OTHER COSTS TO UTILITY COMPANIES, MUNICIPALITIES, INSPECTORS, REVIEWING AGENCIES, ETC. ARE TO BE INCLUDED AS A PART OF THIS CONTRACT.
D. FEDERAL, STATE, LOCAL, MUNICIPALITY AND UTILITY COMPANY CODES, RULES, REGULATIONS AND REQUIREMENTS APPLY UNLESS EXCEEDED BY THIS DESIGN.
E. WHEN INTERRUPTION OF AN EXISTING UTILITY OR SERVICE IS PLANNED OR OCCURS ACCIDENTALLY, THE CONTRACTOR(S) SHALL WORK CONTINUOUSLY AS NEEDED TO RESTORE SAME; PROVIDING PREMIUM TIME AS NEEDED AT NO INCREASE IN THE CONTRACT PRICE.
F. LOCATIONS, DEPTHS, MATERIAL TYPES, ELEVATIONS, ETC. OF ALL APPURTENANCES, LINES, BUILDINGS, ETC. INDICATED ON THESE DRAWINGS WERE TAKEN FROM VARIOUS SOURCES, ARE DIAGRAMMATIC ONLY AND ARE SUBJECT TO SUBSTANTIAL VARIATION FROM EXISTING CONDITIONS. EXISTING UTILITIES LOCATIONS MAY VARY. CONSEQUENTLY ALL CONTRACTORS SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO ENSURE THAT THEY DO NOT INTERRUPT ANY EXISTING SERVICE. FOR SAFETY PURPOSES, PAY PARTICULAR ATTENTION TO THIS PRECAUTION RELATIVE TO NATURAL GAS AND ELECTRICAL LINES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND/OR LOCAL RULES, REGULATIONS, STANDARDS AND SAFETY REQUIREMENTS.
G. PROVIDE LONG RADIUS ELBOWS FOR UNDERGROUND CONDUIT BENDS. WHERE SERVING A UTILITY OWNED TRANSFORMER, THE UTILITY STANDARDS SHALL TAKE PRECEDENCE.
H. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. IN ALL CASES, THE MOST STRINGENT REQUIREMENT SHALL APPLY. IF ANY VARIATION OCCURS, CONSULT THE ENGINEER. CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY THE ROUTING OF ALL UTILITIES NEW AND EXISTING PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID PROPOSAL INDICATES THAT THE CONTRACTOR IS FULLY AWARE OF ALL OBSTRUCTIONS AND WILL INSTALL ALL OF THE NEW UTILITIES WITHOUT REQUESTS FOR ANY ADDITIONAL CHANGES.
I. PROVIDE GALVANIZED RIGID CONDUIT FOR EXTERIOR UNDERGROUND TRANSITIONS TO ABOVE GRADE; EXTEND CONDUIT A MINIMUM OF 6" ABOVE GRADE.



3 SCALE: NONE **36" POLE BASE DETAIL - TYPE P1, P2, P2H, P3, P3H, P4**

GENERAL NOTES:

A. BOXES TO BE SIZED PER NEC 314.28 BASED UPON FIELD CONFIGURATION OF CONDUIT ENTRIES. PROVIDE EXTENSIONS WHERE REQUIRED.
B. BOX AND LID TO BE CONSTRUCTED OF POLYMER CONCRETE. LID TIER RATING PER INSTALLED LOCATION.
C. REFER TO SPECIFICATIONS FOR RELATED INFORMATION.

2 SCALE: NONE **PULL BOX DETAIL - PB1**

OHIO811.org Before You Dig

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONTACT "OHIO811" (BEFORE YOU DIG)" AT 1-800-362-2764 OR 811 TO OBTAIN UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY CONTRACTOR OR SUBCONTRACTOR PERFORMING ANY TYPE OF EXCAVATION ON THIS PROJECT TO OBTAIN AN AUTHORIZATION NUMBER.

GBBN

PROJECT ARCHITECT
332 E. 8th ST.
Cincinnati, OH 45202-2217
513.241.8700

CONSULTANTS

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Huber Heights, Ohio 45424
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OWNERS REP
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STRUCTURAL ENGINEER
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Frederick, MD 2171
224.361.8242

LIFE SAFETY / CODE CONSULTING
Koffel Compliance, LLC.
8815 Centre Park Drive, Suite 200
Columbia, MD 21045
410-750-2246

DRAWING ISSUE

CONSTRUCTION DOCUMENTS
BID PACKAGE "A"
EARLY SITE PACKAGE

NO	DATE	DESCRIPTION
1	11.17.25	BP "A" EARLY SITE PACKAGE
2	12.19.25	PACKAGE "A" ADDENDUM NO 2
3	01.16.26	BP "A" CONFORMED SET
4	06.26.26	BP "A" BULLETIN NO. 3

DRAWING TITLE

ELECTRICAL SITE UTILITY PLAN

KEY PLAN

SEAL

STATE OF OHIO
JAMES B. MESSNER
E-74397
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
14660.00

ES100
11.17.25

THE HEIGHTS 2.0 MUSIC VENUE 7151 Executive Blvd, Huber Heights, Ohio 45424

Autodesk Docs://14660 - Heights 2.0/HMDS_MEP_R24.rvt
6/25/2026 9:06:57 AM

AI-11662 **9. A.**

Planning Commission

Meeting Date: 07/14/2026

Minutes

Information

Agenda Title

Without objection, the minutes of the June 9, 2026, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
June 9, 2026, Meeting
City of Huber Heights

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

II. Present at the meeting: Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Johnson, excused.

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

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

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

VI. Pending Business

None.

VII. New Business

1. **FINAL PLAT – The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Final Plat for 107 building lots and associated retention basins in Carriage Trails Section 20-2 and Section 20-2A. Property is located north of Arrowwood Street (FP 26-12).**

   Mr. Sorrell said that this is the second plat of the Carriage Trails II subdivision. The Detailed Development Plans for this section was approved by the Planning Commission on February 10, 2026, and April 14, 2026. The Final Plat conforms to the approved Detailed Development Plans.

   All front 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 southern lots along Windflower Drive are now a minimum of 62.5-feet wide, which is consistent with the Carriage Trails II development standards.

   The Carriage Trails Section 20, Phase 2 record plan conforms to all subdivision regulations. The City Engineer had no comments.
   Ken Conway gave an update on Carriage Trails

Action

Mr. Shomper moved to approve the request by the applicant, Carriage Trials CO, LLC, for a Final Plat (FP 26-12) in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, and the Planning Commission Decision Record.

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

2. **BASIC DEVELOPMENT PLAN – The applicant, OAKES TREE DEVELOPMENT, is requesting approval of a Rezoning to Planned Mixed Development (PM) and a Basic Development Plan for a 199 lot subdivision and existing multi-tenant commercial building on 58.26 acres. Property is located at 5001 Old Troy Pike (BDP 26-13).**

Mr. Sorrell stated that the applicant seeks a rezoning to Planned Mixed Development (PM) and basic development plan approval for a 199-lot subdivision and existing multi-tenant commercial building on 58.26 acres. Approximately 34% (18.19 acres) of the residential development is open space.

The site comprises agricultural land, wooded areas, two existing residential buildings and an existing commercial building. The two existing residential buildings will be razed, and the existing commercial building will be platted as a separate lot.

While the farmland is relatively flat, there is significant topography within the wooded area that ultimately drains Southwest into the Great Miami River.

Water utilities will be provided from an existing water main located along Old Troy Pike. A new sanitary line will connect to an existing manhole on the southwest side of the site, feeding into Tri-Cities.

The applicant is proposing a "Lifestyle Product" that includes smaller homes on smaller lots with an amenity package for residents, including open space and pickleball courts. The lifestyle product is designed for households looking for smaller homes that require less maintenance but still offer modern amenities.

The applicant has submitted a basic site plan that illustrates circulation, lot layouts, setbacks and general locations for sanitary and stormwater management facilities.

The maximum residential gross density permitted in the development shall not exceed five (5) dwelling units per acre. Gross density includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

A minimum of 25% of the total site area of 58.26 acres, or 14.6 acres, of land shall be reserved for open or green spaces, which may include both public and private areas within the subdivisions. Open space may be developed in phases with the submission of detailed development plans for various sections. The

landscaping requirements will be reviewed with the Detailed Development application.

Old Troy Pike is classified as an Arterial Road and has adequate capacity to serve the development. No widening of Old Troy Pike is necessary.

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

All utilities will be placed underground.

Fire Department concerns will be addressed during the Detailed Development Plan process.

The City Engineer has been involved in the initial design meetings and has no additional comments at this time.

Daniel Earles from Oakes Tree restated some of the above information.
Lori Metzger neighbors the property and stated no one has reached out to her, she does not agree with the drive over her property. Concerned with how they were treated during the last development.

Action

Ms. Thomas moved to approve the request by the applicant, Oakes Tree Development, for a Rezoning and Basic Development Plan (BDP 26-13) in accordance with the recommendation of Staff's Memorandum dated June 3, 2026, and the Planning Commission Decision Record.

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

3. **FINAL PLAT – The applicant, ROCKFORD HOMES, INC., is requesting approval of a Final Plat for 39 building lots and associated retention basins and open space for Section 1 of the Creekstone Bluff Development. Property is located at 4460 Fishburg Road (FP 26-14).**

Mr. Sorrell stated that this is the first plat of the Creekstone Bluff subdivision. The Planning Commission approved the Detailed Development Plan for this section on December 10, 2025.

All front setbacks are 25 feet, consistent with the approved plans. All lot sizes and layouts are the same as approved through the Detailed Development Plan. The City Engineer had no comments.

Pat Olding from Rockford Homes said landscaping plan and sign package would follow. First of three phases.

Action

Ms. Thomas moved to approve the request by the applicant, Rockford Homes, Inc., for a Final Plat (FP 26-14) in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, and the Planning Commission Decision Record.

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

4. **FINAL PLAT – The applicant, GREYFOX CREEKSIDE, LLC, is requesting approval of a Final Plat for 50 building lots and associated retention basins and open space for Creekside Woods Phase 1. Property is located at 5425 Charlesgate Road (FP 26-15).**

Mr. Sorrell stated that this is the first plat of the Creekside Woods subdivision. The Planning Commission approved the Detailed Development Plan for this section on February 11, 2025.

All front setbacks are 20 feet from the back of the sidewalk (15 feet from the right-of-way), consistent with the approved plans. All lot sizes are the same as approved through the Detailed Development Plan.

The City Engineer had no comments.

Drew Cook from GreyFox Creekside, LLC was present.

Action

Ms. Vargo moved to approve the request by the applicant, Greyfox Creekside, LLC, for a Final Plat (FP 26-15) in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, and the Planning Commission Decision Record.

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

5. **FINAL PLAT – The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Final Plat for 45 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (FP 26-16).**

Mr. Sorrell stated that this is the second plat of the Canal Heights subdivision. The Planning Commission approved the Detailed Development Plan for this section on July 9, 2024. The Detailed Development Plan required that the applicant coordinate the Chambersburg widening with the City's engineering contractor.

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

The applicant has coordinated the right-of-way widths with the engineering firm designing the Chambersburg widening.

The City Engineer had no comments.

Action

Ms. Vargo moved to approve the request by the applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., for a Final Plat (FP 26-16) in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, and the Planning Commission Decision Record.

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

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the May 12, 2026, Planning Commission meeting are approved. Two absences needed to be noted as excused.

X. Reports and Calendar Review

XI. Upcoming Meetings

July 14, 2026
August 11,2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:10 p.m.