CITY OF HUBER HEIGHTS
STATE OF OHIO

City Council Work Session

June 2, 2026
6:00 P.M.
City Governance Center - Council Chambers - 6151 Brandt Pike - Huber Heights, Ohio

1. **Call Meeting To Order/Roll Call**

2. **Approval Of Minutes**

   A. May 5, 2026

3. **Work Session Topics Of Discussion**

   A. City Manager Report

   B. Culture And Diversity Citizen Action Commission Update

   C. OneOhio Settlement Program - Children's Medical Center

   D. Republic Services Presentation

   E. Tri-Cities Wastewater Authority Presentation

   F. Purchase Of Dump Trucks - Not To Exceed Amount Amendment

G. Electric Vehicle Charger - Rose Music Center - RIDES Grant

H. Brandt Pike Sanitary Lift Station - Award Contract

I. Chambersburg Road/Fishburg Paved Bike Path - Award Contract

J. Rip Rap Road Wellfield - Production Well No. 7 Connection - Solicit Bids

K. Issuance Of Bonds - Canal Heights Development

L. Conformance Of Boundaries Petition - Bethel Township

M. Case CBDP 26-11 - Blaze Properties Huber Heights, LLC - Combined Basic And Detailed Development Plan - Brand Pike/Miami Valley Way

N. Liquor Permit #10014216-1 - Transfer - Ameristop - 5983 Old Troy Pike

O. Board And Commission Appointments

* Military And Veterans Commission - Appointments

* Citizens Water And Sewer Advisory Board - Appointment

* Arts And Beautification Commission - Reappointment

P. Executive Session - Various Reasons To Be Specified At The Meeting

4. **Adjournment**

AI-11533 **Topics Of Discussion** **A.**

Council Work Session

Meeting Date: 06/02/2026

City Manager Report

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?:	None	**Date(s) of Committee Review:**	N/A
Audio-Visual Needs:	SmartBoard	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	N/A

Agenda Item Description or Legislation Title

City Manager Report

Purpose and Background

A copy of the presentation given with the City Manager Report has been attached (see attached).

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-11590 **Topics Of Discussion** **B.**

Council Work Session

Meeting Date: 06/02/2026

Culture And Diversity Citizen Action Commission Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	N/A

Agenda Item Description or Legislation Title

Culture And Diversity Citizen Action Commission Update

Purpose and Background

Representatives of the Culture and Diversity Citizen Action Commission will give an update presentation on the activities and work of the Culture and Diversity Citizen Action Commission.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-11595 **Topics Of Discussion** **C.**

Council Work Session

Meeting Date:	06/02/2026		
OneOhio Settlement Program -	Children's Medical Center		
Submitted By:	Rachael Dillahunt		
Department:	City Manager	**Division:**	City Manager
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Completed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

OneOhio Settlement Program - Children's Medical Center

Purpose and Background

The City of Huber Heights has received OneOhio Opioid Settlement funds to support eligible strategies that address the impacts of the opioid epidemic. During previous Council Work Sessions, Council discussed the importance of using these funds thoughtfully and creatively to support community-focused services, particularly those addressing the impacts of opioid addiction on children, youth, and families.

Following those discussions, City Staff conducted research and held multiple conversations with Dayton Children's Medical Center about a potential behavioral health partnership at the Dayton Children's Huber Heights Campus. The proposed partnership would expand access to outpatient mental health and addiction-related services for residents affected by substance abuse. Rather than creating and operating a City-run program, the City would cost-share a licensed therapist position with Dayton Children's Medical Center, allowing the City to leverage an established healthcare provider and existing outpatient mental health infrastructure. Under the proposed model, Dayton Children's Medical Center would provide the licensed clinician, clinical oversight, scheduling, treatment delivery, care coordination, and tracking of utilization and outcomes. The City would provide funding through the OneOhio Opioid Settlement Fund 280, set service expectations and accountability, and help ensure access for Huber Heights residents.

The target population for this program would be children and youth experiencing substance use disorders, or those affected by family or household members with substance abuse issues. Services will include counseling and trauma-informed therapy. As part of this program, a therapist would receive training in Eye Movement Desensitization and Reprocessing (EMDR) to support children and youth affected by substance abuse-related trauma. EMDR is a structured, evidence-based therapy that helps the brain reprocess traumatic information, lessens stress from traumatic memories, and reduces their emotional impact without requiring detailed verbal recounting of the event. This partnership model allows the City to deploy opioid settlement funds efficiently, expand access to child-focused behavioral health services locally, address trauma and family impacts associated with addiction, and support early intervention for children and youth affected by substance abuse.

Fiscal Impact

Source of Funds:	Ohio Opioid Settlement Fund
Cost:	TBD
Recurring Cost? (Yes/No):	Yes
Funds Available in Current Budget? (Yes/No):	Yes

Financial Implications:

The proposed partnership would be funded through Fund 280 – Ohio Opioid Settlement. The current fund balance is $126,273.46. The estimated annual benchmark for a full-time equivalent therapist is $104,174. However, the City's participation would depend on available funding and the final cost-share structure negotiated with Dayton Children's Hospital. As part of the annual budget process, staff will work with Dayton Children's Hospital to determine the appropriate cost allocation for the licensed therapist position and any related training costs, including EMDR training, for inclusion in the next fiscal year's budget. These funds would be used only for eligible purposes consistent with the OneOhio Opioid Settlement Program and any applicable agreement requirements. Dayton Children's Hospital is aware that the City's OneOhio Opioid Settlement funds will eventually be depleted. At that point, the City's funding participation would terminate unless additional eligible settlement distributions are available. Dayton Children's Hospital has indicated its willingness to continue the program after the City's OneOhio funding is exhausted.

Attachments

Fact Sheet

EMDR (Eye Movement Desensitization and Reprocessing)

EMDR (Eye Movement Desensitization and Reprocessing) Therapy is a structured, evidence-based therapy designed to alleviate distress from traumatic memories. It helps the brain reprocess traumatic information, reducing the emotional charge of the memories without requiring detailed verbal recounting of the event. EMDR has been found to be highly effective in treating youth with substance abuse disorders and those affected by familial addiction.

Why is EMDR effective for children with substance abuse issues or children dealing with familial addiction?

1. It treats root causes: Many young people use substances to cope with past traumatic events. EMDR helps process these memories, reducing the need for maladaptive coping mechanisms.

2. It reduces cravings and relapse: Research shows EMDR significantly reduces cravings in people with substance use disorders (SUD) and is effective in lowering relapse rates.

3. High Success in Trauma Cases: EMDR is proven effective for children (ages 1.5–8 years) exposed to complex trauma, with studies showing a 79% reduction in PTSD diagnoses and often success can be achieved in a shorter time frame.

4. Developmental Adaptation: When working with kids, therapists adapt EMDR using play, stories, and games, rather than just talking, to make it developmentally appropriate.

5. Non-invasive approach – Unlike exposure therapy, EMDR does not require individuals to relive their trauma in detail, making it a more comfortable experience for many.

References:

The Effect of Eye Movement Desensitization and Reprocessing (EMDR) Therapy on Reducing Craving in Populations with Substance Use Disorder: A Meta-Analysis - PMC

Frontiers | EMDR as Add-On Treatment for Psychiatric and Traumatic Symptoms in Patients with Substance Use Disorder

EMDR Therapy for Addiction: A Path Toward Recovery - Sophros Recovery - Jacksonville

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT OR PARTNERSHIP WITH DAYTON CHILDREN'S MEDICAL CENTER FOR ELIGIBLE PROGRAMMING RELATED TO THE ONEOHIO OPIOID SETTLEMENT PROGRAM, AND THE USE OF ONEOHIO OPIOID SETTLEMENT FUNDS.

WHEREAS, the opioid epidemic has had a devastating impact on the people of the State of Ohio and the City of Huber Heights, including families and children who have suffered significant harm as a result of opioid addiction, overdose, family disruption, and the actions of certain entities within the opioid pharmaceutical supply chain; and

WHEREAS, on September 13, 2021, the City Council adopted Resolution No. 2021-R-7033, ratifying the acceptance of the material terms of the OneOhio Subdivision Settlement pursuant to the OneOhio Memorandum Of Understanding and consistent with the terms of the July 21, 2021, National Opioid Settlement Agreement with the settling distributors AmerisourceBergen, Cardinal, and McKesson; and

WHEREAS, the OneOhio Memorandum Of Understanding established a mechanism to disburse opioid settlement proceeds into Ohio communities to help abate the opioid crisis, including allocations to local governments and regional structures through a statewide foundation; and

WHEREAS, on April 25, 2022, the City Council adopted Resolution No. 2022-R-7118, authorizing the acceptance of State of Ohio funding and establishing the OneOhio Opioid Settlement Fund as a separate special revenue fund to track all revenues and expenditures for approved purposes as stated in the OneOhio Memorandum of Understanding, following Council Work Session review on April 19, 2022; and

WHEREAS, on May 9, 2022, the City Council adopted Resolution No. 2022-R-7121, approving participation in the Region 8 governance structure under the OneOhio Memorandum of Understanding, thereby supporting a regional process for local government input, equitable representation, and review of regional projects to be funded from the regional share of OneOhio settlement funds; and

WHEREAS, expenditures from the OneOhio Opioid Settlement Fund may only be used for approved purposes consistent with the OneOhio Memorandum of Understanding and applicable opioid remediation requirements; and

WHEREAS, on April 24, 2023, the City Council adopted Resolution No. 2023-R-7267, affirming the execution of participation agreements by the City Manager, on behalf of the City of Huber Heights, related to the new national opioid settlements with Allergan, Teva, CVS, Walgreens, and Walmart; and

WHEREAS, on September 8, 2025, the City Council adopted Resolution No. 2025-R-7599, authorizing the City Manager, following review and approval by the Law Director, to execute any necessary documents or agreements for participation in any future opioid settlements; and

WHEREAS, during Council Work Sessions held on September 2, 2025 and December 2, 2025, the City Council discussed the importance of thoughtfully evaluating the use of OneOhio Opioid Settlement funds and considering innovative, community-focused approaches that address the broader impacts of the opioid epidemic; and

WHEREAS, City Staff completed research and engaged in multiple discussions with Dayton Children's Medical Center regarding a potential partnership to expand access to outpatient behavioral health, trauma-informed therapy, and addiction-related services for Huber Heights residents through Dayton Children's existing clinical infrastructure; and

WHEREAS, the City now desires to partner with Dayton Children's Medical Center to support trauma-informed behavioral health services, including Eye Movement Desensitization and

Reprocessing (EMDR) therapy, for children and families impacted by traumatic experiences related to substance abuse, overdose, family disruption, and familial addiction.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Council hereby authorizes the City Manager to enter into a partnership, agreement, Memorandum Of Understanding, or other necessary document with Dayton Children's Medical Center related to the OneOhio Opioid Settlement Program, subject to review and approval by the Law Director.

Section 2. The City Council authorizes the use and expenditure of OneOhio Opioid Settlement Fund monies for eligible services, programming, or activities described in the agreement authorized herein, subject to compliance with the OneOhio Memorandum of Understanding and all applicable opioid remediation requirements

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11597 **Topics Of Discussion** D.

Council Work Session

Meeting Date: 06/02/2026

Republic Services Presentation

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	N/A

Agenda Item Description or Legislation Title

Republic Services Presentation

Purpose and Background

Ms. Annie Swift from Republic Services will provide an update on the City's trash collection agreement with the City.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-11596 **Topics Of Discussion** **E.**

Council Work Session

Meeting Date: 06/02/2026

Tri-Cities Wastewater Authority Presentation

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Tri-Cities Wastewater Authority Presentation

Purpose and Background

Danny Knife from Tri-Cities Wastewater Authority will provide a brief update on projects related to the wastewater treatment plant.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-11570 **Topics Of Discussion** **F.**

Council Work Session

Meeting Date: 06/02/2026

Purchase Of Dump Trucks - Not To Exceed Amount Amendment

Submitted By: Linda Garrett

Department:	Assistant City Manager - Public Services	**Division:**	Public Works
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Purchase Of Dump Trucks - Not To Exceed Amount Amendment

Purpose and Background

This legislation amends Resolution No. 2025-R-7603 to authorize an increase to the not to exceed amount for the purchase of two dump trucks for the Public Works Division.

Fiscal Impact

Source of Funds:	Public Works Division Budget
Cost:	$625,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AMENDING RESOLUTION NO. 2025-R-7603 TO AUTHORIZE AN INCREASE TO THE NOT TO EXCEED AMOUNT FOR THE PURCHASE OF DUMP TRUCKS FOR THE PUBLIC WORKS DIVISION.

WHEREAS, there have been changes to the required provided services; and

WHEREAS, the correct not to exceed amount needs increased to $625,000.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. Resolution No. 2025-R-7603, passed by Council on September 8, 2025, is hereby amended to a new not to exceed amount of $625,000.00.

Section 2. The City Manager is hereby authorized to enter into an agreement with Rush Truck Center, K.E. Rose, and Motorola for the contract services related to the purchase of two (2) Class 7 snowplow dump trucks through the state of Ohio Department Of Administrative Service Cooperative Purchasing Program provided the aggregate price, with necessary appurtenant equipment, is at a cost not to exceed $625,000.00. In accordance with Section 171.12(a)(1) of the Huber Heights Codified Ordinances, Council hereby waives the requirements to formally bid the necessary appurtenant equipment to said two Class 7 snowplow dump trucks and awards the purchase and installation of the appurtenant equipment to K.E. Rose as the sole source provider.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11578 **Topics Of Discussion** **G.**

Council Work Session

Meeting Date: 06/02/2026

Electric Vehicle Charger - Rose Music Center - RIDES Grant

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Completed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Electric Vehicle Charger - Rose Music Center - RIDES Grant

Purpose and Background

This legislation authorizes the City to include the Rose Music Center as a location for future EV chargers through the federal RIDES grant program. This legislation simply authorizes the City to submit the location for suitability review through the NEPA environmental review process. If successful, this grant could fund level-3 chargers to replace the existing level-2 chargers at the Rose Music Center. The existing level-2 chargers would be relocated to other City-owned facilities for fleet use.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A

Financial Implications:

No funds are associated with this resolution

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE REAL PROPERTY LOCATED AT 6800 EXECUTIVE BOULEVARD IN THE CITY OF HUBER HEIGHTS, OHIO FOR THE ACCEPTANCE OF AN ELECTRIC VEHICLE (EV) CHARGER(S).

WHEREAS, the Southeast Ohio Public Energy Council (DBA Sustainable Ohio Public Energy Council) (SOPEC) exists to serve its members; and

WHEREAS, on June 13, 2023, SOPEC applied for a grant from the United States Department of Transportation Charging and Fueling Infrastructure Discretionary Grant Program (CFI Program), which funds projects to strategically deploy publicly accessible electric vehicle charging and alternative fueling infrastructure in urban and rural areas and along designated Alternative Fuel Corridors (AFCs); and

WHEREAS, SOPEC submitted applications to both the Community Program and the Corridor Program to support EV infrastructure development in Southeast and Southwest Ohio; and

WHEREAS, SOPEC was awarded funding pursuant to the Responsive Interregional Deployment of Electrification Solutions (RIDES) grant, Award Numbers 693JJ32440379 and 693JJ32540091, for the deployment of Electric Vehicle (EV) chargers in urban and rural community areas, as well as along designated AFCs, to support the development and usage of sustainable methods of transportation; and

WHEREAS, SOPEC has identified the real property located at 6800 Executive Boulevard ("Site") in the City of Huber Heights, Ohio as a potential location for the deployment and operation of an EV charger or chargers pursuant to the terms of the RIDES grant and any other agreements as between the City of Huber Heights ("City") and SOPEC for the operation and maintenance of the charger(s); and

WHEREAS, the City Council of Huber Heights desires to authorize the acceptance of the EV charger or chargers for installation and operation at said location; and

WHEREAS, in the event the proposed Site identified is rejected or otherwise deemed unsuitable for the installation of the EV charger or chargers, the Huber Heights City Council hereby grants authorization to identify and assess up to three (3) mutually agreed upon alternate locations to serve as the Site for the deployment and operation of the EV charger or chargers provided the Site(s) satisfy the project requirements, terms of the RIDES grant, and any other agreements as between the City and SOPEC for the operation and maintenance of the EV charger(s).

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The Huber Heights City Council hereby authorizes the real property located at 6800 Executive Boulevard in the City of Huber Heights, Ohio as an appropriate and acceptable location for the installation and deployment of an EV charger or chargers pursuant to the RIDES grant program and any other agreement as between SOPEC and the City for the operation and maintenance of said charger(s).

Section 2. In the event the real property located at the Site in the City is rejected or otherwise deemed unsuitable for the installation of the EV charger or chargers planned or designated for the Site, the Huber Heights City Council hereby grants authorization for the City Manager or designee to identify and assess up to three (3) mutually agreed upon alternate locations to serve as an alternative site for the deployment and operation of the EV charger or chargers provided the site(s) satisfy the project requirements, terms of the RIDES grant, and any other agreements as between the City and SOPEC for the operation and maintenance of the EV charger(s)

Section 3. The City Manager, Director of Finance, Law Director, Clerk of Council, and any other appropriate City officials are hereby authorized and directed to prepare, execute, and sign

all necessary agreements and documents, and to take any actions required to implement this Resolution

Section 4. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11580 **Topics Of Discussion** **H.**

Council Work Session

Meeting Date: 06/02/2026

Brandt Pike Sanitary Lift Station - Award Contract

Submitted By:	Hanane Eisentraut		
Department:	Assistant City Manager - Public Services	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Brandt Pike Sanitary Lift Station - Award Contract

Purpose and Background

This legislation authorizes a contract with Outdoor Enterprise, LLC as the lowest and best bidder for the Brandt Pike Sanitary Lift Station Improvement Project at a cost not to exceed $1,584,000. This project consists of constructing a new lift station that will replace the existing Brandt Pike and Walmart lift stations on the City's available property adjacent to the Walmart lift station and will tie-in to the existing 10- inch force main near the Brandt Pike lift station. Both of the existing lift stations will remain in service while the new lift station, force main, and gravity sewer are being constructed. The Sewer Fund will be utilized to construct this project.

Fiscal Impact

Source of Funds:	Sewer Fund
Cost:	$1,584,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Bid Results

Resolution

CITY OF HUBER HEIGHTS

BRANDT PIKE SANITARY LIFT STATION

BID RESULT

BID DATE: MAY 22, 2026

CONTRACTOR'S NAME	BID AMOUNT	
Outdoor Enterprise	$ 1,439,485.00	150 Calendar Days
	Bid Bond - Yes	

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE BRANDT PIKE SANITARY LIFT STATION IMPROVEMENT PROJECT.

WHEREAS, the City Council under Resolution No. 2026-R-7663 previously authorized the securing of bids for the Brandt Pike Sanitary Lift Station Project; and

WHEREAS, construction bids were received by the City on May 22, 2026; and

WHEREAS, funds are available to cover the cost of this work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract for the Brandt Pike Sanitary Lift Station Improvement Project with Outdoor Enterprise, LLC, as the lowest and best bidder, at a cost not to exceed $1,584,000.00 on the terms and conditions as substantially set forth in the bid documents.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11581 **Topics Of Discussion** **I.**

Council Work Session

Meeting Date: 06/02/2026

Chambersburg Road/Fishburg Road Paved Bike Path - Award Contract

Submitted By:	Hanane Eisentraut		
Department:	Assistant City Manager - Public Services	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Chambersburg Road/Fishburg Paved Bike Path - Award Contract

Purpose and Background

The City has applied for and received a grant through the Miami Valley Regional Planning Commission (MVRPC) to construct a new 4,850-foot paved bike and pedestrian path from Chambersburg Road to the Miami Valley Bikeway and the Great Miami River Trail. This legislation will authorize the employment of Choice One Engineering, a qualified consulting engineering and land surveying firm, to prepare plans and specifications for the design of this needed improvement.

Fiscal Impact

Source of Funds:	Capital Fund
Cost:	$160,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE PREPARATION OF ENGINEERING PLANS AND SPECIFICATIONS FOR THE DESIGN OF THE CHAMBERSBURG ROAD/FISHBURG ROAD PAVED BIKE PATH TRAIL PROJECT.

WHEREAS, the City Council has applied and received a grant through Miami Valley Regional Planning Commission (MVRPC) for the construction of the Chambersburg Road/Fishburg Road Paved Bike Path Trail Project; and

WHEREAS, it is necessary to obtain outside engineering services to design the Chambersburg Road/Fishburg Road Paved Bike Path Trail Project; and

WHEREAS, Choice One Engineering has been determined to be the most qualified firm for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract for the design of the Chambersburg Road/Fishburg Road Paved Bike Path Trail Project with Choice One Engineering at a cost not to exceed $160,000.00 on the terms and conditions as substantially set forth in the bid documents.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11582 **Topics Of Discussion** **J.**

Council Work Session

Meeting Date: 06/02/2026

Rip Rap Road Wellfield - Production Well No. 7 Connection - Solicit Bids

Submitted By:	Hanane Eisentraut		
Department:	Assistant City Manager - Public Services	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Rip Rap Road Wellfield - Production Well No. 7 Connection - Solicit Bids

Purpose and Background

This legislation will authorize the solicitation of competitive bids from qualified contractors for the Rip Rap Road Wellfield Production Well No. 7 Connection Project. This project consists of installing the well pump, constructing the meter vault, the connection water main, and underground utilities. The Water Fund will be utilized to construct this project at a cost not to exceed $1,500,000.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE AND RECEIVE BIDS FROM QUALIFIED FIRMS FOR THE RIP RAP ROAD WELLFIELD - PRODUCTION WELL NO. 7 CONNECTION PROJECT.

WHEREAS, the engineering plans, specifications and cost estimates for the Rip Rap Road Wellfield - Production Well No. 7 Connection Project have been completed by WSP USA; and

WHEREAS, funds are available to cover the cost of this improvement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit, advertise, and receive bids from qualified firms for the construction of Rip Rap Road Wellfield - Production Well No. 7 Connection Project at a cost not to exceed $1,500,000.00.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11566 **Topics Of Discussion** **K.**

Council Work Session

Meeting Date: 06/02/2026

Issuance Of Bonds - Canal Heights Development

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Completed
Emergency Legislation?:	Yes	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Issuance Of Bonds - Canal Heights Development

Purpose and Background

The Series Bond Ordinance authorizes tax increment financing revenue bonds to be issued in the maximum principal amount of $5,000,000 (note that a maximum principal authorization preserves the flexibility to actually issue less for a particular purpose), for the purpose of paying the costs of certain public infrastructure relating to the Canal Heights Incentive Districts #2 and #3 Project. The Series Bond Ordinance also provides that Jim Bell, as Director of Finance, will make certain determinations regarding:

- Interest and principal payment dates;
- Actual principal amount of the bonds to be sold;
- The City shall take such actions that may be required for the interest on the bonds to be and remain excluded from gross income for purposes of federal income tax purposes; and
- The bonds are to be dated as determined by Jim Bell in the Certificate of Award, *provided* that the dated date shall not be more than sixty (60) days prior to the closing date.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A

Financial Implications:

These bonds are not an obligation of the City and are secured by the Developer and repaid through pledged Minimum Service Payments.

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2026-O-

PROVIDING FOR THE ISSUANCE AND SALE OF TAX INCREMENT FINANCING REVENUE BONDS, SERIES 2026, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $5,000,000, FOR THE PURPOSE OF PAYING THE COSTS OF THE CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS, AUTHORIZING VARIOUS RELATED DOCUMENTS AND INSTRUMENTS, INCLUDING A BOND PLACEMENT AGREEMENT, A FIRST SUPPLEMENTAL TRUST AGREEMENT AND AN PRIVATE PLACEMENT MEMORANDUM, AND DECLARING AN EMERGENCY.

WHEREAS, Forestar (USA) Real Estate Group Inc. (the "*Developer*") has indicated that it desires to construct, or cause to be constructed, a development consisting of 283 single-family residences (the "*Development Project*") on certain parcels within the City located as more specifically identified in Exhibit A to the Development Agreement (as hereinafter defined) (the "*Parcels*"); and

WHEREAS, this City Council, pursuant to Resolution No. 2025-O-7502, approved the execution and delivery of a Development Agreement (the "*Development Agreement*") by and between the City and the Developer relating to the Development Project; and

WHEREAS, this City Council, pursuant to Ordinance No. 2025-O2687 (the "*TIF Ordinance*"), through the creation of five incentive districts, declared that 100% of the increase in true value of the Parcels, as more specifically identified in the TIF Ordinance (the "*TIF Property*"), is a public purpose and declared to be exempt from taxation for a period of thirty (30) years (the "*TIF Exemption*") and required the owners of such property to make service payments in lieu of taxes; and

WHEREAS, pursuant to the Development Agreement, the City has agreed to provide for certain real property tax incentives and issue one or more series of revenue bonds for the purpose of paying the costs of certain Public Improvements which will directly benefit the Development Project, and will construct, or cause to be constructed, those Public Improvements; and

WHEREAS, pursuant to the Development Agreement, the City has determined that it will use the Pledged Net Statutory Service Payments and the Minimum Service Payments (as such terms are defined in the Master Trust Agreement) to pay the certain administrative costs and to secure the Bond Service Charges on the Series 2026 Bonds to be issued by the City to finance the costs of the Public Improvements; and

WHEREAS, this Council previously determined, pursuant to Ordinance No. 2706-25 passed on June 23, 2025 (the "*General Bond Ordinance*"), that it is necessary and in the best interest of the City to issue revenue bonds from time to time to provide moneys (i) for the purpose of paying the costs of the Public Improvements in each of the five incentive districts, (ii) to fund a bond reserve fund (if required by the applicable proceedings), and (iii) to pay the Financing Costs of the Series 2026 Bonds; and

WHEREAS, the City previously issued its $3,200,000 Tax Increment Financing Revenue Bonds, Series 2025 (Canal Heights Incentive District #1 Project) dated September 17, 2025 (the "*Series 2025 Bonds*") pursuant to the Master Trust Agreement and the First Supplemental Trust Agreement dated as of September 1, 2025 between the City and the Trustee; and

WHEREAS, this Council finds and determines that it is necessary and in the best interest of the City to issue Tax Increment Financing Revenue Bonds, Series 2026 (Canal Heights Incentive Districts #2 and #3 Project) (the "*Bonds*"), to provide moneys to (i) pay the costs of Public Improvements in the Canal Heights Incentive Districts #2 and #3, (ii) to fund the Bond Reserve Requirement for the Series 2026 Bonds to the extent it is determined to be financially advantageous to the City and (iii) to pay Financing Costs of the Series 2026 Bonds.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio, that:

Section 1. Definitions and Interpretation. In addition to the words and terms elsewhere defined in the General Bond Ordinance and in this Ordinance, unless the context or use clearly indicates another or different meaning or intent:

"*Act*" means the laws of the State of Ohio, including the Ohio Constitution and the City Charter.

"*Additional Bonds*" means additional obligations issued pursuant to the Master Trust Agreement subsequent to the issuance of the Series 2026 Bonds on a parity with the Series 2025 Bonds, the Series 2026 Bonds and any Additional Bonds theretofore or thereafter issued with respect to the pledge of the Pledged Revenues and the assignment of and, to the extent permitted by law, a security interest in the Pledged Revenues for the payment of Bond Services Charges (except as otherwise provided in the Master Trust Agreement).

"*Authorized Denominations*" means, with respect to the Series 2026 Bonds, the denomination of $100,000 and in multiples of $5,000 in excess thereof.

"*Bond Legislation*" means (a) when used with reference to the Series 2026 Bonds, the General Bond Ordinance, this Ordinance and the Certificate of Award and (b) when used with reference to an issue of Additional Bonds, the General Bond Ordinance, the applicable Series Bond Ordinance and applicable certificate of award.

"*Bond Register*" means the books kept and maintained by the Bond Registrar pursuant to the Trust Agreement for the registration, exchange and transfer of Series 2026 Bonds.

"*Bond Reserve Requirement*" means the balance (if any) required by the Trust Agreement to be maintained in the Bond Reserve Fund for the Series 2026 Bonds.

"*Bond Proceedings*" means (a) when used with reference to the Series 2026 Bonds, collectively, the Bond Legislation, the Trust Agreement (including the Second Supplemental Trust Agreement), the Continuing Disclosure Agreement and such other proceedings of the City, including the Series 2026 Bonds, that provide collectively for, among other things, the rights of holders and beneficial owners of the Series 2026 Bonds and (b) when used with reference to an issue of Additional Bonds, collectively, the Bond Legislation, the Trust Agreement (including the applicable supplemental trust agreement), the applicable continuing disclosure agreement and such other proceedings of the City, including the Additional Bonds, that provide collectively for, among other things, the rights of holders and beneficial owners of the Additional Bonds.

"*Bond Service Charges*" means the principal (as payable at stated maturity, or by acceleration or otherwise), interest and any redemption premium required to be paid by the City on the Series 2026 Bonds, and includes any Mandatory Sinking Fund Redemption Requirements. In the case of payment of Bond Service Charges by a person other than the City pursuant to a Credit Support Instrument, "*Bond Service Charges*" means the reimbursement by the City to the provider of that Credit Support Instrument of the amount so paid. In determining Bond Service Charges for a Fiscal Year or any other period, Mandatory Sinking Fund Redemption Requirements for that Fiscal Year or period shall be taken into account, and principal maturities or interest payments for which Mandatory Sinking Fund Redemption Requirements are imposed and complied with in a prior Fiscal Year or period, to that extent, shall be excluded.

"*Bonds*" means the Series 2025 Bonds, the Series 2026 Bonds, and any Additional Bonds.

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Series 2026 Bonds and the principal of and interest and any premium on the Series 2026 Bonds may be transferred only through a book entry, and (b) physical Series 2026 Bond certificates in fully registered form are issued by the City and payable only to a Depository or its nominee as registered owner, with the certificates deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Series 2026 Bonds and that principal and interest.

"*Bond Reserve Fund*" means the Bond Reserve Fund created in the Master Trust Agreement.

"*Bond Service Fund*" means the Bond Service Fund created in the Master Trust Agreement.

"*Certificate of Award*" means the certificate authorized by Section 7, to be executed by the Director of Finance, setting forth and determining those terms or other matters pertaining to the Series 2026 Bonds and their issuance, sale and delivery as this Ordinance requires or authorizes to be set forth or determined therein.

"*City*" means the City of Huber Heights, Ohio.

"*City Attorney*" means the City Attorney of the City or any person serving in an interim or acting capacity with respect to that office.

"*City Manager*" means the City Manager of the City or any person serving in an interim or acting capacity with respect to that office.

"*Clerk of Council*" means the Clerk of Council of the City or any person serving in an interim or acting capacity with respect to that office.

"*Closing Date*" means the date of physical delivery of, and payment of the purchase price for, the Series 2026 Bonds.

"*Code*" means the Internal Revenue Code of 1986, as amended, the Regulations (whether temporary or final) under that Code or the statutory predecessor of that Code, and any amendments of, or successor provisions to, the foregoing and any official rulings, announcements, notices, procedures and judicial determinations regarding any of the foregoing, all as and to the extent applicable. Unless otherwise indicated, reference to a Section of the Code includes any applicable successor section or provision and such applicable Regulations, rulings, announcements, notices, procedures and determinations pertinent to that Section.

"*Continuing Disclosure Agreement*" means the continuing disclosure agreement or certificate which shall constitute the continuing disclosure agreement made by the City for the benefit of the holders of the Series 2026 Bonds, as it may be modified from the form on file with the Clerk of Council and executed by the City Manager and Director of Finance, all in accordance with Section 10.

"*Council*" means the City Council of the City.

"*Credit Support Instrument*" means an insurance policy, including a policy of bond insurance, letter of credit or other credit enhancement, support or liquidity device provided pursuant to an agreement to which the City is a party and which is used to enhance the security or liquidity of the Series 2026 Bonds or part of the Series 2026 Bonds.

"*Director of Finance*" means the Director of Finance of the City or any person serving in an interim or acting capacity with respect to that office.

"*Financing Costs*" shall have the meaning given in Section 133.01 of the Ohio Revised Code.

"*General Bond Ordinance*" means Ordinance No. 2025-O-2706 passed by the Council on June 23, 2025.

"*Interest Payment Dates*" means, unless otherwise specified in the Certificate of Award, June 1 and December 1 of each year that the Series 2026 Bonds are outstanding, commencing on the date specified in the Certificate of Award.

"*Mandatory Redemption Date*" shall have the meaning set forth in Section 4(b).

"*Mandatory Sinking Fund Redemption Requirements*" shall have the meaning set forth in Section 4(e)(i).

"*Master Trust Agreement*" means the Master Trust Agreement dated as of September 1, 2025 by and between the City and the Trustee, as it may be amended or supplemented from time to time.

"*Minimum Service Payments*" has the meaning assigned to it in the Development Agreement.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

"*Placement Agent*" means Key Banc Capital Markets Inc.

"*Placement Agreement*" means the Bond Placement Agreement, shall be between the City, the Placement Agent and the Developer, as it may be modified from the form on file with the Director of Finance and executed by the City Manager and the Director of Finance, all in accordance with Section 7.

"*Pledged Net Statutory Service Payments*" has the meaning assigned to it in the Master Trust Agreement.

"*Pledged Revenues*" means (a) the Pledged Net Statutory Service Payments, (b) the Minimum Service Payments, (c) any moneys and investments in the special funds held by the Trustee pursuant to the Trust Agreement, (d) any other moneys intended to be used for Bond Service Charges, and (e) all income and profit from the investment of the foregoing moneys. Pledged Revenues do not include proceeds of the Series 2026 Bonds or any additional bonds issued pursuant to the Trust Agreement.

"*Principal Payment Dates*" means, unless otherwise specified in the Certificate of Award, December 1 in each of the years as determined by the Director of Finance in the Certificate of Award, but in no case shall any Series 2026 Bond mature later than December 1, 2045.

"*Project Fund*" means the Project Fund created in the Master Trust Agreement.

"*Public Improvements*" means the acquisition, construction, renovation, improvement and installation of water and sewer mains and lines, stormwater sewers, public roads and streets and related curbs and gutters, grading, landscaping and otherwise improving the sites thereof, including design and engineering and all necessary appurtenances thereto.

"*Regulations*" means Treasury Regulations issued pursuant to the Code or to the statutory predecessor of the Code.

"*Rule*" means Rule 15c2-12 prescribed by the SEC pursuant to the Securities Exchange Act of 1934.

"*SEC*" means the Securities and Exchange Commission.

"*Second Supplemental Trust Agreement*" means the Second Supplemental Trust Agreement by and between the City and the Trustee, as it may be modified from the form on file with the Clerk of Council and executed by the City Manager and the Director of Finance, all in accordance with Section 5.

"*Securities Depository*" or "*Depository*" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Series 2026 Bonds or the principal of and interest and any premium on the Series 2026 Bonds, and to effect transfers of the Series 2026 Bonds, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company).

"*Serial Bonds*" means those Series 2026 Bonds designated as such and maturing on the dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and not subject to Mandatory Sinking Fund Redemption Requirements.

"*Series 2026 Bonds*" means the Tax Increment Financing Revenue Bonds, Series 2026 (Canal Heights Incentive Districts #2 and #3 Project), as authorized in Section 2.

"*State*" means the State of Ohio.

"*Term Bonds*" means those Series 2026 Bonds designated as such and maturing on the date or dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and subject to Mandatory Sinking Fund Redemption Requirements.

"*TIF Fund*" means the Canal Heights Municipal Public Improvement Tax Increment Equivalent Fund.

"*Trust Agreement*" means, collectively, the Master Trust Agreement by and between the City and the Trustee, as amended and supplemented from time to time, including as supplemented by the Second Supplemental Trust Agreement.

"*Trustee*" means a bank or trust company authorized to do business in the State of Ohio and designated by the Director of Finance in the Certificate of Award to act as the initial trustee under the Trust Agreement, and any successor trustee pursuant to the Trust Agreement.

The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Ordinance unless otherwise indicated.

Section 2. Findings. This City Council hereby makes the findings and determinations set forth in the preambles to this Ordinance; finds and determines that the use of the Net Statutory Service Payments and Minimum Service Payments to pay Bond Service Charges is a proper use of such service payments pursuant to the TIF Ordinance; and that the amount necessary to finance the Public Improvements will require the issuance, sale and delivery of the Series 2026 Bonds, which Series 2026 Bonds shall be payable and secured as provided herein.

Section 3. Authorized Principal Amount and Purpose; Application of Proceeds. This Council determines that it is necessary and in the best interest of the City to issue bonds of this City in the maximum aggregate principal amount of $5,000,000 (the "*Series 2026 Bonds*") for the purpose of paying the costs of Public Improvements and Financing Costs, funding capitalized interest, if any, and funding the Bond Reserve Requirement for the Series 2026 Bonds, if any. The Series 2026 Bonds shall be issued pursuant to the Act, the General Bond Ordinance, the Trust Agreement, this Ordinance and the Certificate of Award.

The aggregate principal amount of Series 2026 Bonds to be issued shall not exceed the maximum aggregate principal amount specified in this Section and shall be an amount determined by the Director of Finance in the Certificate of Award to be the aggregate principal amount of Series 2026 Bonds that is required to be issued at this time for the purpose stated in this Section, taking into account the costs of Public Improvements, other City moneys available for the purpose, the cost of funding the Bond Reserve Requirement to the extent it is determined to be financially advantageous to the City, the estimates of the Financing Costs and the interest rates on the Series 2026 Bonds.

The Placement Agreement and the Certificate of Award may authorize the original purchaser to withhold certain proceeds from the purchase price of the Series 2026 Bonds to provide for the payment of Financing Costs related to the Series 2026 Bonds on behalf of the City.

The remaining proceeds from the sale of the Series 2026 Bonds received by the City (after the withholding and/or deposits described in the preceding paragraph) and any other available moneys of the City as determined by the Director of Finance in the Certificate of Award, shall be allocated and deposited as follows and in the following order:

(a) To the Project Fund, an amount determined by the Director of Finance necessary to pay the costs of the Public Improvements and any Financing Costs,

(b) To the extent that it is determined by the Director of Finance in the Certificate of Award to be financially advantageous to the City, to the Bond Reserve Fund, any amount necessary to fully fund the Bond Reserve Requirement which is not otherwise funded from other available City moneys, and

(c) Any remaining moneys to the Bond Service Fund.

The proceeds of the sale of the Series 2026 Bonds are appropriated and shall be used for the purpose for which those Series 2026 Bonds are issued as provided in this Ordinance and the Trust Agreement.

Section 4. Denominations; Dating; Principal and Interest Payment and Redemption Provisions. The Series 2026 Bonds shall be issued in one lot and only as fully registered bonds, in Authorized Denominations, but in no case as to a particular maturity date exceeding the principal amount maturing on that date. The Series 2026 Bonds shall be dated as provided in the Certificate of Award, *provided* that their dated date shall not be more than sixty (60) days prior to the Closing Date.

(a) Interest Rates and Payment Dates. The Series 2026 Bonds shall bear interest at the rate or rates per year (computed on the basis of a 360-day year consisting of twelve 30-day months) as shall be determined by the Director of Finance, subject to subsection (c) of this Section, in the Certificate of Award. Interest on the Series 2026 Bonds shall be payable at such rate or rates on the Interest Payment Dates until the principal amount has been paid or provided for. The Series 2026 Bonds shall bear interest from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from their date.

(b) Principal Payment Schedule. The Series 2026 Bonds shall mature or be payable pursuant to Mandatory Sinking Fund Redemption Requirements on the Principal Payment Dates in principal amounts as shall be determined by the Director of Finance, subject to subsection (c) of this Section, in the Certificate of Award, which determination shall be in the best interest of and financially advantageous to the City.

Consistent with the foregoing and in accordance with the determination of the best interest of and financial advantages to the City, the Director of Finance shall specify in the Certificate of Award (i) the aggregate principal amount of Series 2026 Bonds to be issued as Serial Bonds, the Principal Payment Date or Dates on which those Series 2026 Bonds shall be stated to mature and the principal amount thereof that shall be stated to mature on each such Principal Payment Date, and (ii) the aggregate principal amount of Series 2026 Bonds to be issued as Term Bonds, the Principal Payment Date or Dates on which those Series 2026 Bonds shall be stated to mature, the principal amount thereof that shall be stated to mature on each such Principal Payment Date, the Principal Payment Date or Dates on which Term Bonds shall be subject to mandatory sinking fund redemption (each a "*Mandatory Redemption Date*") and the principal amount thereof that shall be payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Mandatory Redemption Date.

(c) Conditions for Establishment of Interest Rates. The net interest cost for the Series 2026 Bonds determined by taking into account the respective principal amounts of the Series 2026 Bonds and terms to maturity or Mandatory Sinking Fund Redemption Requirements of those principal amounts of Series 2026 Bonds shall not exceed 7.00%.

(d) Payment of Bond Service Charges. The Bond Service Charges on the Series 2026 Bonds shall be payable in accordance with the provisions of the Trust Agreement.

(e) Redemption Provisions. The Series 2026 Bonds shall be subject to redemption prior to stated maturity as follows:

(i) Mandatory Sinking Fund Redemption of Term Bonds. If any of the Series 2026 Bonds are issued as Term Bonds, the Term Bonds shall be subject to mandatory redemption in part by lot and be redeemed pursuant to mandatory sinking fund redemption requirements, at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on the applicable Mandatory Redemption Dates and in the principal amounts payable on those Dates, for which

provision is made in the Certificate of Award (such Dates and amounts being referred to as the "*Mandatory Sinking Fund Redemption Requirements*") and the Trust Agreement.

(ii) Optional Redemption. The Series 2026 Bonds of the maturities and interest rates specified in the Certificate of Award (if any are so specified) shall be subject to optional redemption in accordance with the provisions of the Trust Agreement, in whole or in part in whole multiples of $5,000 on the dates and at the redemption prices (expressed as a percentage of the principal amount to be redeemed), plus accrued interest to the redemption date, to be determined by the Director of Finance in the Certificate of Award.

Section 5. Execution and Authentication of Series 2026 Bonds Second Supplemental Trust Agreement. The Series 2026 Bonds shall be signed by the City Manager and the Director of Finance, in the name of the City and in their official capacities; *provided* that either or both of those signatures may be a facsimile. The Series 2026 Bonds shall be issued in the Authorized Denominations and numbers as requested by the original purchaser and approved by the Director of Finance, shall be numbered as determined by the Director of Finance in order to distinguish each Series 2026 Bond from any other Series 2026 Bond, and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to the Act, the General Bond Ordinance, this Ordinance, the Trust Agreement and the Certificate of Award.

In the name and on behalf of the City, the Second Supplemental Trust Agreement shall be signed by the City Manager and the Director of Finance in substantially the form now on file with the Clerk of Council. The Second Supplemental Trust Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by those officers on behalf of the City, all of which shall be conclusively evidenced by the signing of the Second Supplemental Trust Agreement or any amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Trust Agreement, except to the extent paid or reimbursed by the original purchaser in accordance with the Certificate of Award, from the proceeds of the Series 2026 Bonds to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

No Series 2026 Bond shall be valid or obligatory for any purpose or shall be entitled to any security or benefit under the Bond Proceedings unless and until the certificate of authentication printed on the Series 2026 Bond is signed by the Trustee as authenticating agent. Authentication by the Trustee shall be conclusive evidence that the Series 2026 Bond so authenticated has been duly issued, signed and delivered under, and is entitled to the security and benefit of, the Bond Proceedings. The certificate of authentication may be signed by any authorized officer or employee of the Trustee or by any other person acting as an agent of the Trustee and approved by the Director of Finance on behalf of the City. The same person need not sign the certificate of authentication on all of the Series 2026 Bonds.

Section 6. Registration; Transfer and Exchange; Book Entry System.

(a) Bond Register. So long as any of the Series 2026 Bonds remain outstanding, the City will cause the Trustee to maintain and keep the Bond Register in accordance with the provisions of the Trust Agreement.

(b) Transfer and Exchange. The Series 2026 Bonds shall be exchanged and transferred in accordance with the provisions of the Trust Agreement.

(c) Book Entry System. Notwithstanding any other provisions of this Ordinance, if the Director of Finance determines in the Certificate of Award that it is in the best interest of and financially advantageous to the City, the Series 2026 Bonds may be issued in book entry form in accordance with the following provisions of this Section.

The Series 2026 Bonds may be issued to a Securities Depository for use in a book entry system and, if and as long as a book entry system is utilized: (i) the Series 2026 Bonds may be issued in the form of a single, fully registered Series 2026 Bond representing each maturity, and, if applicable, each interest rate within a maturity, and registered in the name of the Securities

Depository or its nominee, as registered owner, and immobilized in the custody of the Securities Depository or its designated agent for that purpose, which may be the Trustee; (ii) the beneficial owners of Series 2026 Bonds in book entry form shall have no right to receive Series 2026 Bonds in the form of physical securities or certificates; (iii) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Securities Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Securities Depository and its Participants; and (iv) the Series 2026 Bonds as such shall not be transferable or exchangeable, except for transfer to another Securities Depository or to another nominee of a Securities Depository, without further action by the City.

If any Securities Depository determines not to continue to act as a Securities Depository for the Series 2026 Bonds for use in a book entry system, the Director of Finance and the Trustee may attempt to establish a securities depository/book entry relationship with another qualified Securities Depository. If the Director of Finance and the Trustee do not or are unable to do so, the Director of Finance and the Trustee, after making provision for notification of the beneficial owners by the then Securities Depository and any other arrangements deemed necessary, shall permit withdrawal of the Series 2026 Bonds from the Securities Depository, and shall cause Series 2026 Bond certificates in registered form and Authorized Denominations to be authenticated by the Trustee and delivered to the assigns of the Securities Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance and the Trustee are hereby authorized and directed, to the extent necessary or required, to enter into any agreements, in the name and on behalf of the City, that the Director of Finance determines to be necessary in connection with a book entry system for the Series 2026 Bonds.

Section 7. Sale of the Series 2026 Bonds. The Director of Finance is authorized to sell the Series 2026 Bonds at private sale to the original purchaser, at a purchase price of not less than 97% of the aggregate principal amount thereof, as shall be determined by the Director of Finance in the Certificate of Award, plus accrued interest (if any) on the Series 2026 Bonds from their date to the Closing Date, and shall be awarded by the Director of Finance with and upon such other terms as are required or authorized by this Ordinance to be specified in the Certificate of Award, in accordance with law, and the provisions of this Ordinance and the Placement Agreement.

The Director of Finance shall sign and deliver the Certificate of Award and shall cause the Series 2026 Bonds to be prepared and signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Series 2026 Bonds, to the original purchaser upon payment of the purchase price.

The City Manager and the Director of Finance shall sign and deliver, in the name and on behalf of the City, the Placement Agreement, in substantially the form as is now on file with the Clerk of Council, providing for placement of the Series 2026 Bonds by the Placement Agent. The Placement Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Placement Agreement or amendments thereto.

The City Manager, the Director of Finance, the City Attorney, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each hereby authorized to execute any agreements, certifications, financing statements, documents or other instruments, and to take such other actions which are necessary or appropriate in the judgment of such officers to consummate the transactions contemplated herein, or to protect the rights and interests of the City, the Trustee or the holders of Series 2026 Bonds.

Section 8. Security. The Series 2026 Bonds and any Additional Bonds that may be issued under the Trust Agreement hereafter on a parity with the Series 2026 Bonds shall be special obligations of the City. To the extent provided in and except as otherwise permitted by the Bond Proceedings, the Bond Service Charges on the Bonds shall be payable equally and ratably solely

from the Pledged Revenues, and the payment of Bond Service Charges on the Bonds shall be secured (a) by the Master Trust Agreement and (b) by a pledge of and lien on the Pledged Revenues and an assignment of the Pledged Revenues to the Trustee. However, any pledge or assignment of or lien on any fund, account, receivables, revenues, money or other intangible property not in the custody of the Trustee shall be valid and enforceable only to the extent permitted by law. All proceedings for the collection of the Pledged Revenues are hereby ratified and confirmed.

If the Director of Finance determines in the Certificate of Award that it would be in the best interest of and financially advantageous to the City, moneys shall be deposited into and maintained in the Bond Reserve Fund for the benefit of the holders of the Series 2026 Bonds.

Nothing in the Series 2026 Bond Proceedings shall constitute a general obligation debt or tax-supported bonded indebtedness of the City; the general resources of the City shall not be required to be used, and neither the general credit nor taxing power or full faith and credit of the City are or shall be pledged, for the performance of any duty under the Series 2026 Bond Proceedings. Nothing in the Series 2026 Bond Proceedings gives the holders of the Series 2026 Bonds, and they do not have, the right to have excises or taxes levied by the City for the payment of Bond Service Charges, but the Series 2026 Bonds are payable solely from the Pledged Revenues, as provided in the Series 2026 Bond Proceedings, and each Series 2026 Bond shall contain a statement to that effect; *provided*, *however*, that nothing shall be deemed to prohibit the City, of its own volition, from using to the extent it is lawfully authorized to do so, any other resources or revenues for the fulfillment of any of the terms, conditions or obligations of the Series 2026 Bond Proceedings.

Section 9. Covenants of the City. The City, by issuance of the Series 2026 Bonds, covenants and agrees with their registered owners to promptly pay Bond Service Charges on every Bond issued under the Trust Agreement from the sources, at the places, on the dates and in the manner provided in the applicable Bond Proceedings and Bonds, according to their true intent and meaning and to perform its applicable covenants and agreements set forth in this Ordinance, the General Bond Ordinance, the Trust Agreement and in other applicable Bond Proceedings. The City specifically covenants and agrees that it will:

(a) it will use proceeds of the Series 2026 Bonds to pay costs of the Public Improvements and Financing Costs;

(b) it shall promptly pay from Pledged Revenues the Bond Service Charges on every Bond issued at the places, on the dates and in the manner provided in the Bond Proceedings according to the true intent and meaning thereof;

(c) it shall diligently pursue the collection of the service payments in lieu of taxes required pursuant to the TIF Ordinance and the Minimum Service Payments, including taking all lawful actions necessary to claim and maintain the exemption from real property taxation granted by the TIF Ordinance and taking all lawful actions as are necessary and advisable to collect delinquent service payments in lieu of taxes;

(d) it shall not amend the TIF Ordinance nor enact any other legislation that would reduce the amount of Pledged Revenues below the amount necessary to pay Bond Service Charges on the Series 2026 Bonds;

(e) at any and all times, it cause to be done all such further acts and things and cause to be signed and delivered all such further instruments as may be necessary to carry out the purpose of the Series 2026 Bonds and any Bond Proceedings or as may be required by the Act;

(f) the Director of Finance will furnish to the Trustee a true transcript of proceedings of all proceedings had with reference to the issuance of the Series 2026 Bonds together with such information from the City's records as is necessary to determine the regularity and validity of such issuance; and

(g) it will observe and perform faithfully at all times all covenants, agreements, authority, actions, undertakings, stipulations and provisions to be observed or performed on its part under the Bond Proceedings.

(h) Observe and perform faithfully at all times all covenants, agreements, authority, actions, undertakings, stipulations and provisions to be observed or performed on its part under the Trust Agreement, the Continuing Disclosure Agreement, the Placement Agreement, this Ordinance, the General Bond Ordinance, the Series 2026 Bonds and any other Bond Proceedings for the Series 2026 Bonds, and under all Council proceedings pertaining thereto.

Each of those obligations is binding upon the City, and upon each City officer or employee who from time to time may have the authority under law to take any action on behalf of the City that may be necessary to perform all or any part of that obligation, as a duty of the City and of each of those officers and employees resulting from an office, trust or station within the meaning of Section 2731.01 of the Ohio Revised Code, providing for enforcement by writ of mandamus.

Section 10. Federal Tax Considerations. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Series 2026 Bonds in such manner and to such extent as may be necessary so that (a) the Series 2026 Bonds will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Code or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Series 2026 Bonds will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Series 2026 Bonds to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Series 2026 Bonds to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance, as fiscal officer of this City, or any other officer of the City having responsibility for issuance of the Series 2026 Bonds is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Series 2026 Bonds as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Series 2026 Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Series 2026 Bonds, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Series 2026 Bonds, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Series 2026 Bonds, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Series 2026 Bonds, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Series 2026 Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Series 2026 Bonds. The Director of Finance or any other officer of the City having responsibility for issuance of the Series 2026 Bonds is specifically authorized to designate the Series 2026 Bonds as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this section with respect to the Series 2026 Bonds is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Series 2026 Bonds (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure exclusion of interest on the Series 2026 Bonds from gross income for federal income tax purposes, and the officers identified

above are authorized to take actions with respect to those issues as they are authorized in this section to take with respect to the Series 2026 Bonds.

Section 11. Private Placement Memorandum, Rating, Bond Insurance, Continuing Disclosure and Financing Costs.

(a) Primary Offering Disclosure – Private Placement Memorandum. The City Manager and the Director of Finance are each authorized and directed, on behalf of the City and in their official capacities, to (i) prepare or cause to be prepared, and make or authorize modifications, completions or changes of or supplements to, a disclosure document in the form of a private placement memorandum relating to the original issuance of the Series 2026 Bonds in substantially the form as is now on file with the Clerk of Council, (ii) determine, and to certify or otherwise represent, when the private placement memorandum is to be "deemed final" (except for permitted omissions) by the City as of its date or is a "final official statement" for purposes of paragraph (b) of the Rule, (iii) use and distribute, or authorize the use and distribution of those private placement memoranda and any supplements thereto in connection with the original issuance of the Series 2026 Bonds, and (iv) complete and sign, if determined appropriate and necessary, those private placement memoranda and any supplements thereto as so approved, together with such certificates, statements or other documents in connection with the finality, accuracy and completeness of those private placement memoranda and any supplements, as they may deem necessary or appropriate.

(b) Application for Rating or Bond Insurance. If, in the judgment of the Director of Finance, the filing of an application for (i) a rating on the Series 2026 Bonds by one or more nationally-recognized rating agencies, or (ii) a policy of insurance from a company or companies to better assure the payment of principal of and interest on the Series 2026 Bonds, is in the best interest of and financially advantageous to this City, the Director of Finance is authorized to prepare and submit those applications, to provide to each such agency or company such information as may be required for the purpose, and to provide further for the payment of the cost of obtaining each such rating or policy, except to the extent otherwise paid by the original purchaser in accordance with the Certificate of Award, from the proceeds of the Series 2026 Bonds to the extent available and otherwise from any other funds lawfully available and that are appropriated or shall be appropriated for that purpose. The Director of Finance is hereby authorized, to the extent necessary or required, to enter into any agreements, in the name of and on behalf of the City, that the Director of Finance determines to be necessary in connection with the obtaining of that bond insurance.

(c) Agreement to Provide Continuing Disclosure. For the benefit of the holders from time to time of the Series 2026 Bonds, the City agrees to provide or cause to be provided such financial information as set forth in substantially the form as is now on file with the Clerk of Council. The City Manager and the Director of Finance are each authorized and directed to complete, sign and deliver the Continuing Disclosure Agreement, in the name and on behalf of the City. The Continuing Disclosure Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Agreement or amendments thereto.

The Director of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its Continuing Disclosure Agreement, including timely provision of information as described above. Prior to making any filing required under the Continuing Disclosure Agreement, the Director of Finance shall consult with and obtain legal advice from, as appropriate, the City Attorney and bond or other qualified independent special counsel selected by the City. The Director of Finance, acting in the name and on behalf of the City, shall be entitled to rely upon any such legal advice in determining whether a filing should be made. The performance by the City of its Continuing Disclosure Agreement shall be subject to the annual appropriation of any funds that may be necessary to perform it.

(d) Financing Costs. The expenditure of the amounts necessary to pay any Financing Costs in connection with the Series 2026 Bonds, to the extent not paid by the original purchaser in accordance with the Certificate of Award, is authorized and approved, and the Director of Finance is authorized to provide for the payment of any such amounts and costs from the

proceeds of the Series 2026 Bonds to the extent available and otherwise from any other funds lawfully available that are appropriated or shall be appropriated for that purpose.

Section 12. Further Authorizations and Implementation of Authorizations. The Mayor, the City Manager, the Director of Finance, the City Attorney, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to do all things necessary and appropriate to complete and perform the delivery of the Series 2026 Bonds to the original purchaser and, in accordance with the terms and provisions of the Trust Agreement, the General Bond Ordinance, this Ordinance, the Placement Agreement and the Certificate of Award, to make the necessary arrangements on behalf of the City to establish the date, location, procedure and conditions for the delivery of the Series 2026 Bonds to the original purchaser to the extent not provided for therein, and those officials, or any of them are further directed to take all steps necessary to effect due authentication, delivery and security of the Series 2026 Bonds under the terms of the Trust Agreement, the General Bond Ordinance, this Ordinance, the Placement Agreement and the Certificate of Award, including, without limitation, the execution and delivery of such transcript certificates, financial statements and other documents and instruments as are, in the opinion of bond counsel, necessary or appropriate to consummate the transactions provided for in the Trust Agreement, the General Bond Ordinance, this Ordinance, the Placement Agreement and the Certificate of Award.

The Director of Finance is authorized to enter into necessary contracts without competitive bidding to provide services with respect to the Series 2026 Bonds by City's bond counsel, the City's municipal advisor, the rating service or services, the Trustee, the Placement Agent, by providers of credit support instruments, for the printing of the preliminary and final private placement memoranda and for the printing of the Series 2026 Bonds, and by other necessary service providers, all as deemed necessary by the Director of Finance to be consistent with the foregoing authorization and in the best interests of the City. The costs of those services shall be paid from moneys (a) withheld by the original purchaser on behalf of the City from the purchase price of the Series 2026 Bonds or (b) deposited in the Project Fund which is appropriated for that purpose. The actions of the Director of Finance or any other officer of the City in doing any and all acts necessary in connection with the issuance and sale of the Series 2026 Bonds are hereby ratified and confirmed.

Section 13. Bond Counsel. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Series 2026 Bonds and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Series 2026 Bonds, if available, and otherwise from available moneys in the TIF Fund.

Section 14. Municipal Advisor. The services of Bradley Payne Advisors, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Series 2026 Bonds. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for

their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Series 2026 Bonds, if available, and otherwise from available moneys in the TIF Fund.

Section 15. Appropriation of Development Agreement Available Funds. The Net Statutory Service Payments and the Minimum Service Payments released to the City shall be deemed appropriated for the purposes set forth in the Development Agreement and authorized to be expended therefrom in accordance with the Development Agreement, and the Director of Finance is authorized to make payments thereof in accordance with the Development Agreement.

Section 16. Other Determinations. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Series 2026 Bonds in order to make them legal, valid and binding special obligations of the City have been performed and have been met, or will at the time of delivery of the Series 2026 Bonds have been performed and have been met, in regular and due form as required by law; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Series 2026 Bonds.

Section 17. Severability. Each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision of any section thereof to be invalid or void shall not be deemed nor held to affect the validity of any other section or subdivision of this Ordinance.

Section 18. Compliance with Open Meeting Requirements. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 19. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Series 2026 Bonds, which is necessary to enable the City to take advantage of favorable interest rates and commence construction of the Public Improvements; therefore, this Ordinance shall be in full force and effect immediately upon its adoption by Council.

Passed by Council on the _____ day of _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

CERTIFICATE

The undersigned, Clerk of Council of the City of Huber Heights, Ohio, hereby certifies that the foregoing is a true and correct copy of Ordinance No. 2026-O-____ passed by the City Council of the City of Huber Heights, on _____, 2026.

_____
Clerk of Council

AI-11588 **Topics Of Discussion** L.

Council Work Session

Meeting Date: 06/02/2026

Conformance Of Boundaries Petition - Bethel Township

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Completed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Conformance Of Boundaries Petition - Bethel Township

Purpose and Background

This resolution authorizes the City to petition the Miami County Board of Commissioners to conform the boundaries and thereby remove Bethel Township from two recently annexed areas of the City.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A

Financial Implications:

There are no costs associated with boundary conformance.

Attachments

Petition

Resolution/Exhibit A/Exhibit B

PETITION FOR ADJUSTMENT OF BETHEL TOWNSHIP BOUNDARIES TO EXCLUDE THAT TERRITORY WHICH, AS A RESULT OF ANNEXATION, NOW LIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HUBER HEIGHTS, OHIO

TO THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI COUNTY, OHIO

The City of Huber Heights, Ohio, by its Law Director, Christopher R. Conard, respectfully petitions the Board of County Commissioners of Miami County, Ohio, pursuant to Ohio Revised Code Section 503.07, for an order changing the boundaries of Bethel Township to exclude all territory that has been annexed into the City, and to place that territory within the City of Huber Heights, so that the township boundaries conform to the municipal corporate limits, and for such other action as may be proper.

The aforementioned Ohio Revised Code Section 503.07 provides that a board of county commissioners, upon presentation of a petition accompanied by the authenticated proceedings of the annexing legislative authority, shall change township boundaries to conform to municipal annexations.

This petition is filed under the authority of the Huber Heights City Resolution No. 2026-R-_____, passed _____ _____, 2026, a certified copy of which is attached as Exhibit "A". A certified copy of the minutes of said Council Meeting is attached as Exhibit "B".

On February 22, 2024, the Miami County Board of Commissioners approved, by Resolution No. 24-02-246, the annexation of approximately 296.236 ± acres of land from Bethel Township to the City of Huber Heights. Thereafter, the City of Huber Heights accepted such annexation by Resolution No. 2024-R-7455, adopted on July 16, 2024. A copy of the Huber Heights Resolution 2024-R-7455 is attached as Exhibit "C".

Pursuant to Ohio Revised Code Section 709.16(A), the City Council, by Resolution No. 2025-R-7573 adopted on June 9, 2025, authorized the City Manager to file a petition to annex approximately 7.220± acres of land situated in Bethel Township to the City. On July 22, 2025, the Miami County Board of Commissioners approved, by Resolution No. 25-07-889, the petition to annex 7.220± acres to the City. A copy of the Huber Heights Resolution 2025-R-7573 is attached as Exhibit "D".

In connection with these annexations, the City of Huber Heights and Bethel Township entered into an Annexation Agreement pursuant to Ohio Revised Code Section 709.192, which contemplates the conforming of township boundaries following annexation. A copy of the Annexation Agreement is attached as Exhibit "E".

As required by Section 503.07(B) of the Ohio Revised Code, the City of Huber Heights notified Bethel Township of its intent to amend the boundaries as set forth in this Petition. A copy of the notice sent to Bethel Township is attached as Exhibit "F".

PETITIONER'S NAME	**ADDRESS**
City of Huber Heights, Ohio	6151 Brandt Pike Huber Heights, OH 45424

By: _____
Christopher R. Conard, Law Director

Date Signed: _____

AGENT:

Christopher R. Conard, Esq.
Coolidge Wall Co. LPA
33 W. 1st Street
Suite 200
Dayton, Ohio 45402

Exhibit "A"
Huber Heights City Resolution No. 2026-R-_____

[to be inserted]

Exhibit "B"
A certified copy of the minutes of Huber Heights Council Meeting dated
_____

[to be inserted]

Exhibit "C"
Huber Heights Resolution 2024-R-7455

[to be inserted]

Exhibit "D"
Huber Heights Resolution 2025-R-7573

[to be inserted]

Exhibit "E"
Annexation Agreement

[to be inserted]

Exhibit "F"
Notice sent to Bethel Township

[to be inserted]

020251\00382\4920-6693-5369.1

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO TO ADJUST THE BOUNDARY LINES OF BETHEL TOWNSHIP SO AS TO EXCLUDE THAT TERRITORY THAT, AS A RESULT OF ANNEXATION, NOW LIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HUBER HEIGHTS (ANNEXATION OF APPROXIMATELY 296.236 ± ACRES BY RESOLUTION NO. 2024-R-7455 AND APPROXIMATELY 7.220 ± ACRES BY RESOLUTION NO. 2025-R-7573).

WHEREAS, on February 22, 2024, the Miami County Board of Commissioners approved, by Resolution No. 24-02-246, the annexation of approximately 296.236 ± acres of land situated in Bethel Township (the "Annexed Territory") to the City of Huber Heights, Ohio (the "City"); and

WHEREAS, pursuant to Ohio Revised Code Section 709.04, the Huber Heights City Council accepted that annexation by Resolution No. 2024-R-7455, adopted on July 16, 2024; and

WHEREAS, pursuant to Ohio Revised Code Section 709.16(A), the Huber Heights City Council, by Resolution No. 2025-R-7573 adopted on June 9, 2025, authorized the City Manager to file a petition to annex approximately 7.220 ± acres of land situated in Bethel Township (the "Second Annexed Territory") to the City; and

WHEREAS, on July 22, 2025, the Miami County Board of Commissioners approved, by Resolution No. 25-07-889, the petition for the Second Annexed Territory to the City; and

WHEREAS, Ohio Revised Code Section 503.07 authorizes a municipal corporation to petition the county commissioners to alter township boundaries, so the boundaries are contiguous with the municipality's corporate limits; and

WHEREAS, the City and Bethel Township have entered into an Annexation Agreement pursuant to Ohio Revised Code Section 709.192, which contemplates the conforming of township boundaries following annexation; and

WHEREAS, in accordance with Ohio Revised Code Section 503.07(B), the City has provided Bethel Township Trustees with not less than ten (10) days' prior written notice of Council's intent to adopt this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City hereby petitions the Miami County Board of Commissioners for an order adjusting the boundary lines of Bethel Township to remove all territory annexed into the City, including the Annexed Territory depicted and legally described on Exhibit A, and the Second Annexed Territory, depicted and legally described on Exhibit B, both attached hereto, and to place that territory within the City of Huber Heights, all in accordance with Ohio Revised Code Section 503.07, and related provisions.

Section 2. The Clerk of Council is hereby authorized and directed to certify a copy of this Resolution, together with a certified copy of the minutes of the meeting at which this Resolution was adopted, showing its adoption by a vote of the majority of the members of the Huber Heights City Council, being the "legislative authority of the municipal corporation" as set forth in Ohio Revised Code Section 503.07, to the Miami County Board of Commissioners.

Section 3. The City Law Director is hereby authorized and directed to present a certified copy of this Resolution and a certified copy of the minutes of this meeting to the Miami County Board of Commissioners, as a Petition for such changes to the boundary

lines of Bethel Township as set forth herein.

Section 4. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

Exhibit A

DESCRIPTION OF 296.236 ACRES
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

Situated in the State of Ohio, County of Miami, Township of Bethel, being parts of Sections 13, 14, 19 and 20, Township 2, Range 9, Miami Rivers Survey, being a portion of that property as described in a deed to Gary L. Lavy, Trustee, of record in Document No. 2019OR-07903 (Tract I only), being all of that 35.873 acre tract as described in a deed to Carol J. Marchelletta of record in Document No. 2020OR-12550 and all of those properties as described in a deeds to GLJ Holdings Company LLC, of record in Document No. 2023OR-06149 (21.151 acres), Document No. 2022OR-09379 (20.000 acres), Document No. 2023OR-09633 (50.000 acres), Document No. 2022OR-09378 (59.240 acres), Document No. 2022OR-09375 (26.697 acres) and Document No. 2023OR-09615 (27.129 acres), all references herein being to the records of the Recorder's Office, Miami County, Ohio, and being more particularly described as follows:

Beginning at the common corner to Sections 13, 14, 19 and 20, said point being occupied by a utility pole and also being the southwesterly corner of that 20.933 acre tract as described in a deed to Jeannine F. Friend, of record in Deed Book 650, Page 134;

Thence South 84°05'03" East, along the southerly line of said 20.933-acre tract, a distance of 809.57 feet to a 5/8" rebar found at a angle point in said southerly line at the northwesterly corner of said GLJ Holding Company, LLC tract (Doc. No. 2023OR09615);

Thence South 84°03'21" East, continuing along said southerly line and the southerly line of that 15.417-acre tract as described in a deed to Jeannine F. Friend (LE) and Diana Jones (RM), of record in Deed Book 576, Pages, 109, 111 and 113, a distance of 782.70 feet to an iron pin found with a plastic cap inscribed "COZATT 6001" at the southeasterly corner of said 15.417 acre tract and the southwesterly corner of said 35.873-acre tract;

Thence North 05°14'09" East, along the easterly line of said 15.417-acre tract, passing an 5/8" rebar found in the southerly right of way line of U.S. Route 40 (80.00 feet in width), at a distance of 1,316.24 feet, a total distance of 1,357.25 feet to a mag nail found in the centerline of U.S. Route 40;

Thence North 82°29'20" East, along the centerline of U.S. Route 40, a distance of 977.45 feet to a mag nail found at the northwesterly corner of Lot 145, as shown and delineated on the plat "Replat of Lots 46-49 Part of a Vacated Alley and Part of Section 14", of record in Plat Book 26, Page 51 and described in a deed to Karen S. Koening, of record in Document No. 2020OR-12549;

Thence South 03°46'38" East, along the westerly perimeter of said Lot 145, passing an iron pin found with a plastic cap inscribed "COZATT 6001" on the southerly right of way line of U.S. Route 40 at a distance of 40.09 feet, a total distance of 291.57 feet to an 5/8"rebar found at an angle point in said Lot 145;

Thence South 22°02'17" East, continuing along the westerly perimeter of said Lot 145, a distance of 166.95 feet to an iron pin found at the southwesterly corner of said Lot 145 in the northerly right of way line of Walnut Street (66.00 feet in width);

Thence South 05°11'16" West, along the westerly terminus of said Walnut Street and along the westerly line of that 5.000-acre tract as described in a deed to Jeffery J. Morford and Francine M. Morford, of record in Deed Book 544, Page 324, the westerly line of that 8.0757 acre tract as described in a deed to Sandra J. Sexton, of record in Official Record Volume 464, Page 901, the westerly line of that 0.765 acre tract as described in a deed to Ronald J. Getter, of record in Document No. 2016OR-05311 and the westerly line of that 1.079 acre tract as described in a deed to Matthew Patak, of record in Document No. 2022OR-11459 and the westerly line of that 0.903 acre tract as described in a deed to Russell Snyder, of record in Deed

Book 766, Page 893, a distance of 1,149.88 feet to a 5/8" rebar found at the southwesterly corner of said 0.903-acre tract and the northwesterly corner of that 2.750-acre tract and the northeasterly corner of that 1.637 acre to both described in a deed to J. James Merz, Peggy J. Clendening and William J. Merz, Co-trustees, of record in Document No. 2018OR-08112;

Thence North 84°03'21" West, along the northerly line of said 1.637-acre tract, a distance of 262.92 feet to a 5/8" rebar found at the northwesterly corner of said 1.637-acre tract;

Thence South 05°01'23" West, along the westerly line of said 1.637-acre tract, a distance of 271.00 feet to an iron pin set at the southwesterly corner of said 1.637-acre tract;

Thence South 84°03'18" East, along the southerly of said 1.637-acre tract, a distance of 263.13 feet to a 5/8" rebar found at the southeasterly corner of said 1.637-acre tract and the southwesterly corner of said 2.750-acre tract;

Thence South 84°30'13" East, along the southerly line of said 2.750 acre tract, a distance of 334.94 feet to a mag nail found in the centerline of Mann Road (60.00 feet in width) at the southeasterly corner of said 2.750 acre tract;

Thence South 44°29'47" West, along said centerline, a distance of 307.30 feet to a mag nail set at the northeasterly corner of that 1.388-acre tract as described in a deed to Kerri E. Bubeck and Ryan E. Bubeck, of record in Document No. 2023OR-05424;

Thence North 84°06'13" West, along the northerly line of said 1.388-acre tract, a distance of 441.73 feet to a 5/8" rebar found at the northwesterly corner of said 1.388-acre tract;

Thence South 05°53'47" West, along the westerly line of said 1.388 acre tract, a distance of 160.00 feet to a 5/8" rebar found at the southwesterly corner of said 1.388 acre tract in the northerly line of that 14.510 acre tract as described in a deed to Michael Seale and Eugenia Seale, of record in Document No. 2021OR-03790;

Thence North 84°06'13" West, along said northerly line, a distance of 1554.77 feet to a 1" pinch top pin found at the northwesterly corner of said 14.510-acre tract;

Thence South 05°00'47" West, along the westerly line of said 14.510-acre tract and the westerly line of that 2.811-acre tract as described in a deed to William L. Thayer, III and Bobbie J. Cantrell of record in Document No. 2016OR-14842, a distance of 671.16 feet to a 5/8" rebar found at the southwesterly corner of said 2.811-acre tract;

Thence South 84°12'59" East, along the southerly line of said 2.811 acre tract, the southerly line of that 3.675 acre tract as described in a deed to William L. Thayer, III and Bobbie J. Cantrell of record in Document No. 2016OR-14842 and the southerly line of that 1.100 acre tract as described in a deed to Isaac B. Coppock and Michele M. Coppock of record in Deed Book 711, Page 289, a distance of 867.83 feet to a mag nail found in the centerline of Heffner Road (60 foot right of way) at the northwesterly corner of that 10.140 acre tract as described in a deed to Kerry J. Pahal, of record in Document No. 2015OR-05509;

Thence South 04°52'03" West, along the westerly line of said 10.140-acre tract, a distance of 1,339.34 feet to a 5/8" rebar found at the southwesterly corner of said 10.140-acre tract and in the northerly line of that 14.9604-acre (net) tract as described in a deed to the City of Huber Heights, of record in Document No. 2023OR-01701;

Thence North 84°20'09" West, along said northerly line, a distance of 1680.77 feet to a 1" pipe found at the northwesterly corner of said 14.9604-acre tract and the southeasterly corner of "Carriage Trails Section 7, Phase III", a subdivision of record in Plat Book 26, Pages 8-8A;

Thence North 05°13'29" East, along the easterly line of said Carriage Trails Section 7, Phase III and the easterly perimeter of part Inlot 352 (remainder) as shown and delineated upon the plat "Carriage Trails" a subdivision of record in Plat Book 22, Page 25, a distance of 732.60 feet to an iron pin found with plastic cap inscribed "M-E Companies";

Thence North 84°54'54" West, along the northerly perimeter of said part Inlot 352, a distance of 2678.46 feet to an iron pin found with plastic cap inscribed "M-E Companies" in the easterly line of "Carriage Trails Section 9, Phase III", a subdivision of record in Plat Book 26, Pages 20-20A;

Thence North 05°06'04" East, along the easterly line of said "Carriage Trails Section 9, Phase III", and the easterly line of "Carriage Trails Section 9, Phase IV", a subdivision of record in Plat Book 26, Pages 67-67B, a distance of 614.38 feet to an iron pin found with plastic cap inscribed "M-E Companies" at the northeasterly corner of said "Carriage Trails Section 9, Phase IV;

Thence North 84°34'07" West, along the northerly line of said "Carriage Trails Section 9, Phase IV", a distance of 456.76 feet to an 1" pipe found at the southeasterly corner of that 12.982 acre tract as described in a deed to Eldar Mamedov, of record in Document No. 2023OR-04310;

Thence North 04°58'53" East, along the easterly line of said 12.982-acre tract, a distance of 1,337.64 feet to an iron pin set at the northeasterly corner of said 12.982 acre tract and in the southerly line of that 1.857 acre tract as described in a deed to Eldar Mamedov, of record in Document No. 2023OR-04310;

Thence South 84°50'32" East, along the southerly line of said 1.857-acre tract and the southerly line of that 2.011-acre tract as described in a deed to Joyce A. Clifford, of record in Document No. 2015OR-13536, a distance of 333.63 feet to a 2" pipe found at the southeasterly corner of said 2.011-acre tract;

Thence North 04°55'31" East, along the easterly line of said 2.011-acre tract, passing a 5/8" rebar found in the southerly right of way line of U.S. Route 40 (80.00 feet in width) at a distance of 304.99 feet, a total distance of 345.96 feet to a mag nail set in the centerline of U.S. Route 40;

Thence North 82°26'45" East, along said centerline, a distance of 237.40 feet to a mag nail set at an angle point in said centerline;

Thence North 82°23'02" East, continuing along said centerline, a distance of 8.50 feet to a mag nail set at the northwesterly corner of that 16.764-acre tract as described in a deed to Chichak LLC & Asim Shakirjan, of record in Document No. 2022OR-09372;

Thence South 04°26'06" West, along the westerly line of said 16.764 acre tract, passing a 1" pipe found in the southerly right of way line of U.S. Route 40 at a distance of 40.89 feet, a total distance of 400.57 feet to a 1" pinch top pin found at the southwesterly corner of said 16.764 acre tract;

Thence South 85°01'11" East, along the southerly line of said 16.764-acre tract and the southerly line of that 3.236-acre tract as described in a deed to Carl S. Watson and Heather R. Watson, of record in Document No. 2022OR-060885, a distance of 1523.43 feet to a 1" pinch top pin found at the southeasterly corner of said 3.236 acre tract;

Thence North 05°07'34" East, along the easterly line of said 3.236-acre tract, passing a 5/8" rebar in the southerly right of way line of U.S. Route 40 at a distance of 701.25 feet a total distance of 742.26 feet to a mag nail set in the centerline of U.S. Route 40;

Thence North 82°23'02" East, along said centerline, a distance of 1065.69 feet to a mag nail set at the northwesterly corner of that aforementioned 20.933-acre tract and in the common line to Sections 14 and 20;

Thence South 05°34'32" West, along said common line, the westerly line of said 20.933 acre tract and the westerly line of that 0.717 acre tract as described in a deed to Wilbur E. Friend and Jeannine F. Friend, of record in Deed Book 327, Page 183, a distance of 979.31 feet to the place of beginning and containing 296.236 acres of land of which, 35.867 acres lies in Section 14, 134.161 acres lies in Section 19, 22.526 acres lies in Section 20 and 103.682 acres lies in Section 13.

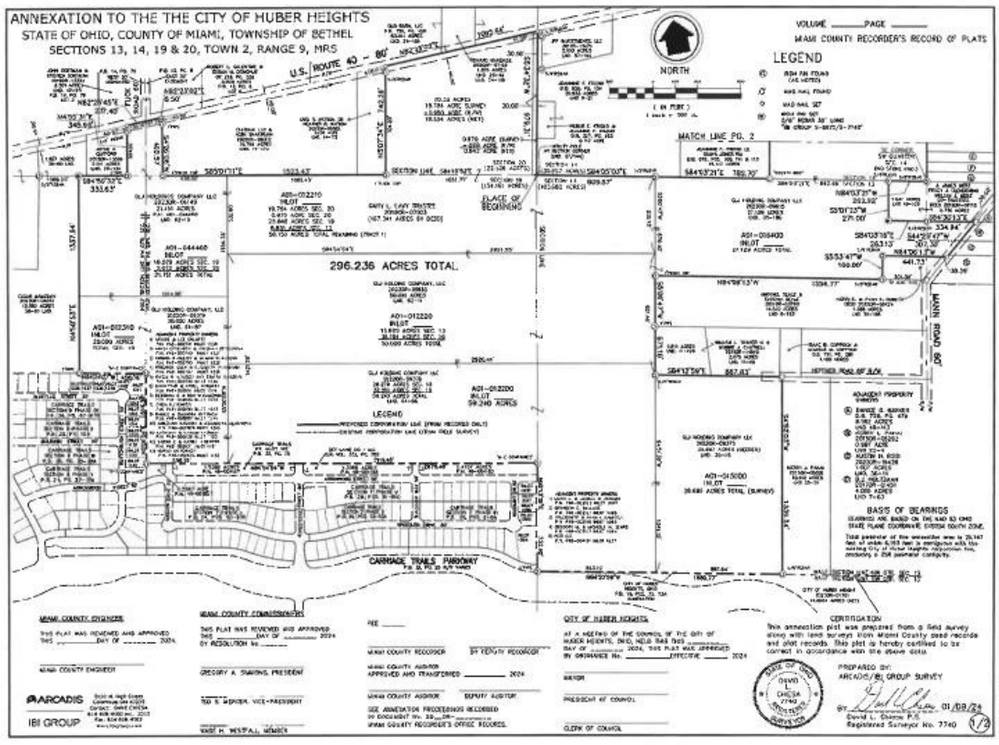
Bearings herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in May and November 2021 and September 2023.

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

By _____
David L. Chiesa Date 01/09/24
Registered Surveyor No. 7740


ANNEXATION TO THE THE CITY OF HUBER HEIGHTS
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS
VOLUME ____ PAGE ____
MIAMI COUNTY RECORDER'S RECORD OF PLATS
NORTH
LEGEND
MATCH LINE PG. 2
U.S. ROUTE 40 - 80'
296.236 ACRES TOTAL
PLACE OF BEGINNING
CARRIAGE TRAILS PARKWAY
MAIN ROAD 80'
BASIS OF BEARINGS
ADJACENT PROPERTY OWNERS
MIAMI COUNTY ENGINEER
MIAMI COUNTY COMMISSIONERS
CITY OF HUBER HEIGHTS
CERTIFICATION
PREPARED BY:
ARCADIS/IBI GROUP SURVEY
ARCADIS
IBI GROUP
1/3

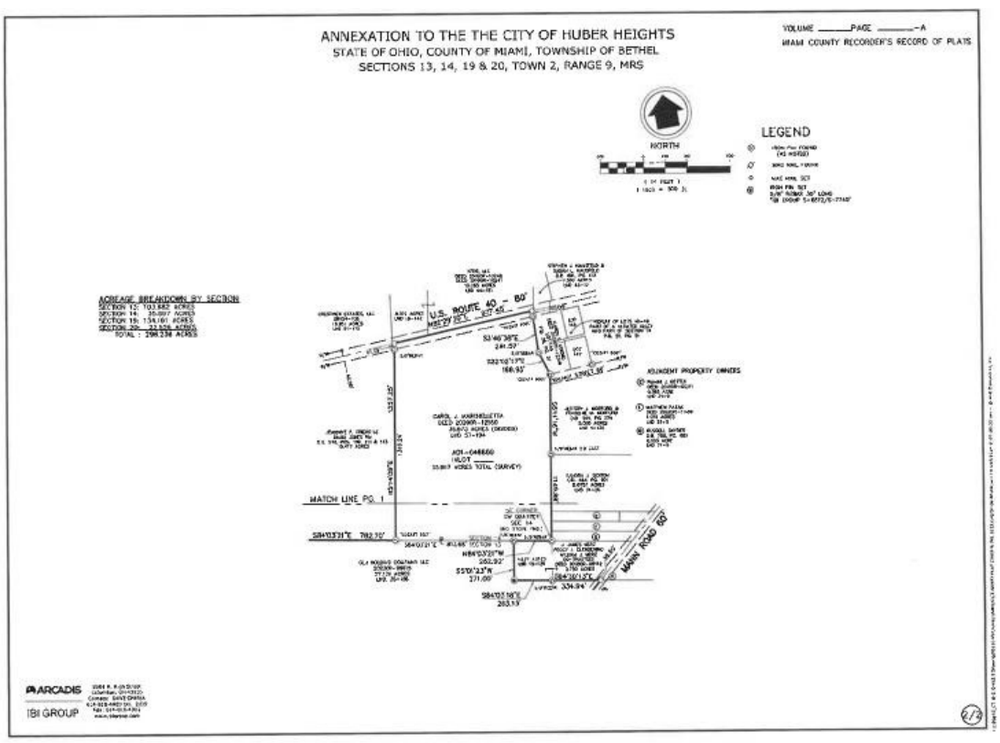
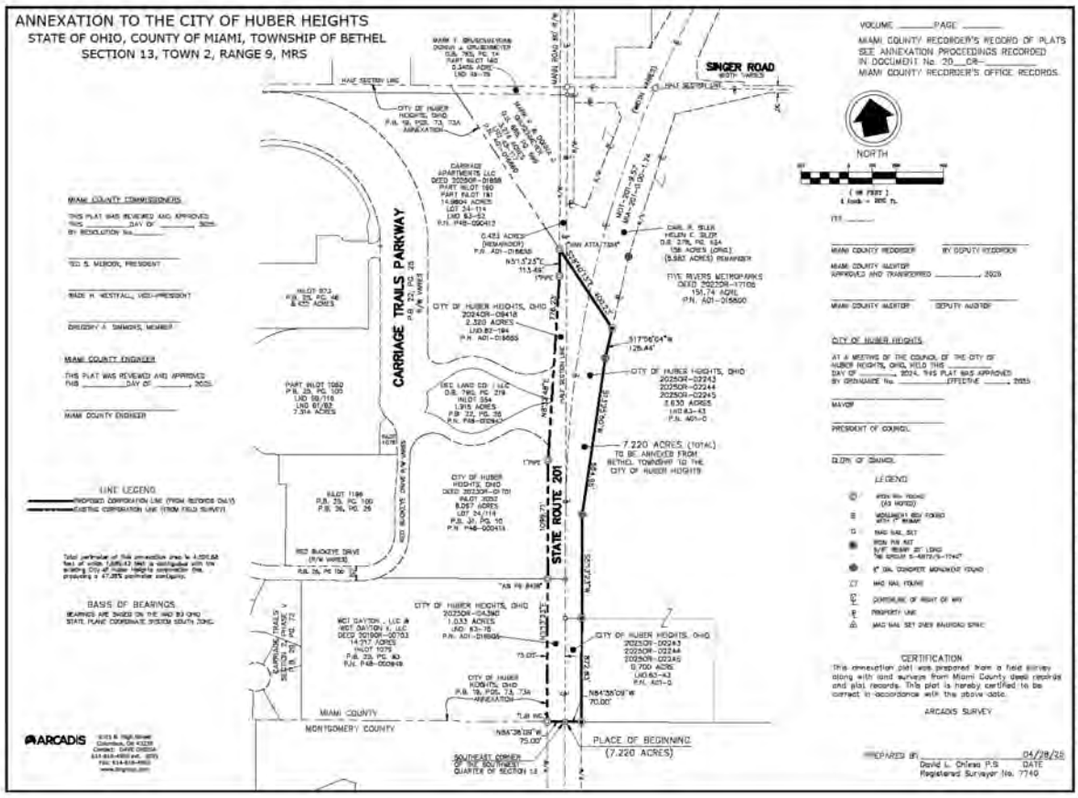

ANNEXATION TO THE THE CITY OF HUBER HEIGHTS
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS
VOLUME ____ PAGE ____-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
NORTH
LEGEND
ACREAGE BREAKDOWN BY SECTION
SECTION 13: 103.882 ACRES
SECTION 14: 35.897 ACRES
SECTION 19: 134.161 ACRES
SECTION 20: 22.296 ACRES
TOTAL : 296.236 ACRES
U.S. ROUTE 40 - 80'
ADJACENT PROPERTY OWNERS
MATCH LINE PG. 1
MAIN ROAD 80'
ARCADIS
IBI GROUP
2/3

Exhibit B


ANNEXATION TO THE CITY OF HUBER HEIGHTS
STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTION 13, TOWN 2, RANGE 9, MRS
SINGER ROAD
CARRIAGE TRAILS PARKWAY
STATE ROUTE 201
NORTH
7.220 ACRES (TOTAL) TO BE ANNEXED FROM BETHEL TOWNSHIP TO THE CITY OF HUBER HEIGHTS
PLACE OF BEGINNING (7.220 ACRES)
MIAMI COUNTY
MONTGOMERY COUNTY
BASIS OF BEARINGS
LINE LEGEND
LEGEND
CERTIFICATION
ARCADIS SURVEY
ARCADIS

AI-11568 **Topics Of Discussion** **M.**

Council Work Session

Meeting Date: 06/02/2026

Case CBDP 26-11 - Blaze Properties Huber Heights, LLC - Combined Basic And Detailed Development Plan - Brand Pike/Miami Valley Way

Submitted By:	Geri Hoskins		
Department:	Assistant City Manager - Public Services	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	06/02/2026
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Case CBDP 26-11 - Blaze Properties Huber Heights, LLC - Combined Basic And Detailed Development Plan - Brand Pike/Miami Valley Way

Purpose and Background

The applicant, Blaze Properties Huber Heights, LLC, is requesting approval of a Combined Basic and Detailed Development Plan for the construction of a Chipotle Mexican Grill at Brandt Pike and Miami Valley Way (Case CBDP 26-11).

Fiscal Impact

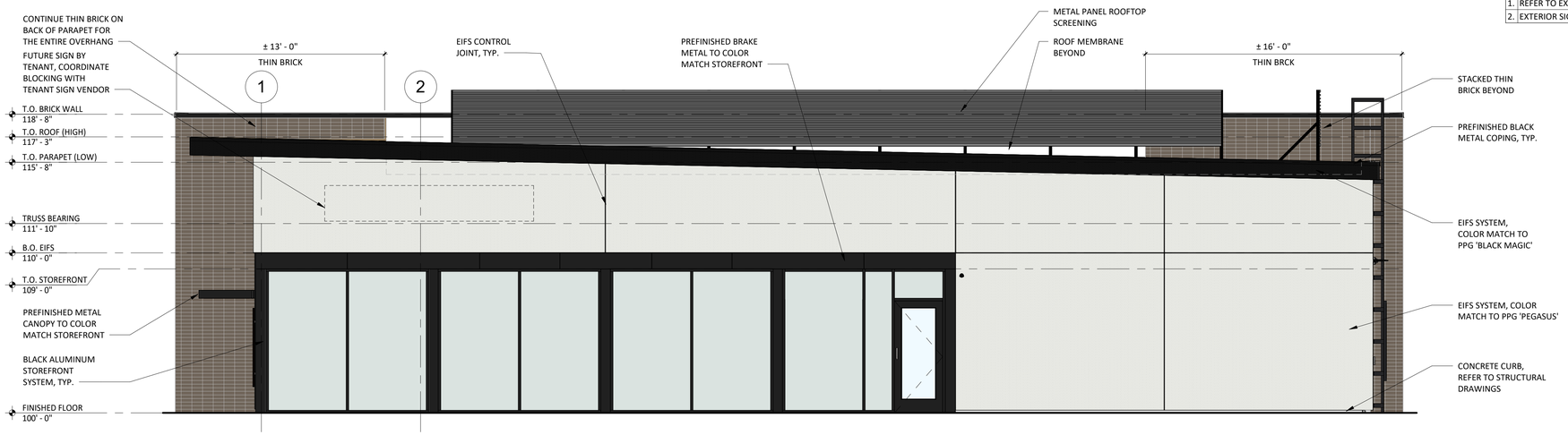
Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

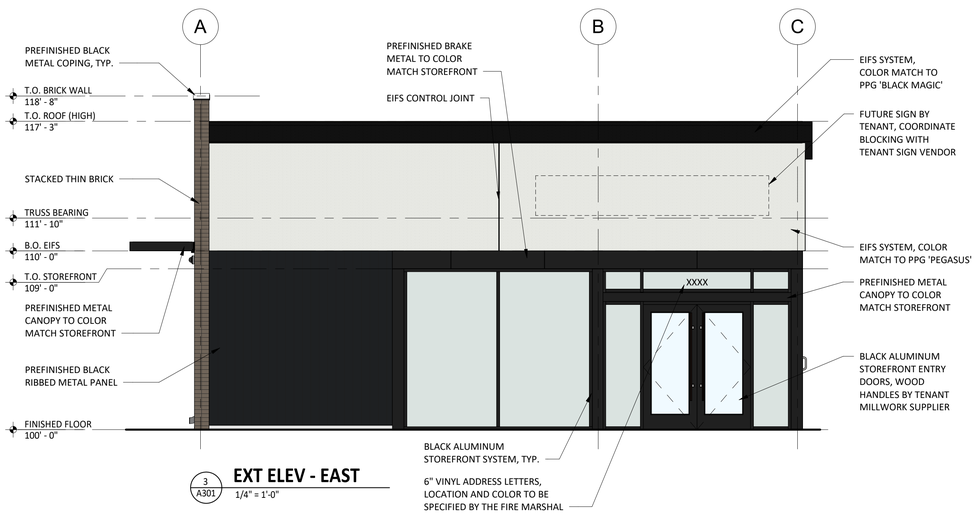
Drawings
Sign Package
Fire Assessment
Staff Report
Decision Record
Minutes
Presentation
Ordinance

EXT ELEV GENERAL NOTES

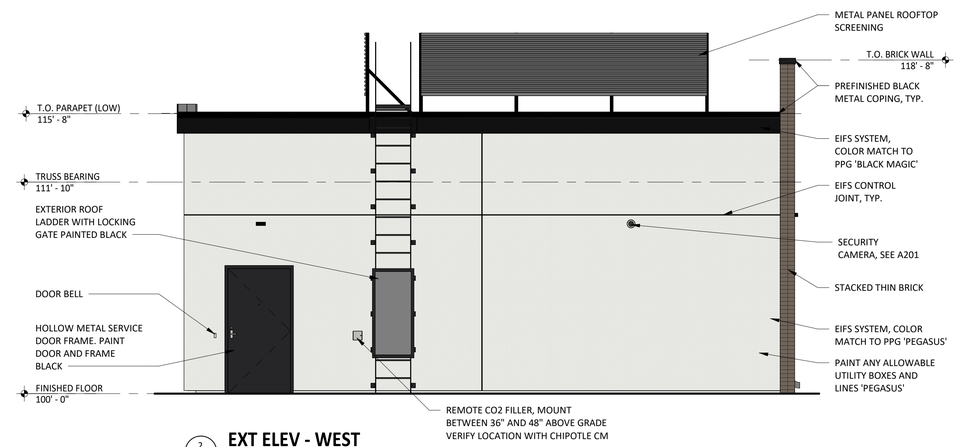
1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.



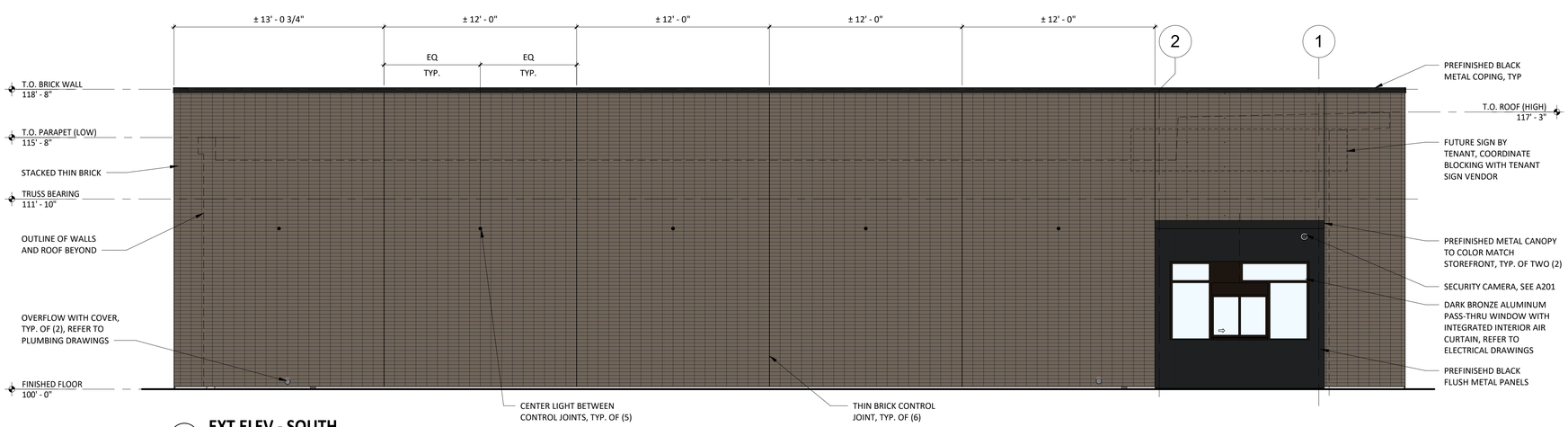
4 A301 **EXT ELEV - NORTH**
1/4" = 1'-0"



3 A301 **EXT ELEV - EAST**
1/4" = 1'-0"



2 A301 **EXT ELEV - WEST**
1/4" = 1'-0"



1 A301 **EXT ELEV - SOUTH**
1/4" = 1'-0"

Consultant:
R/A
Red Architecture
589 W. NATIONWIDE BLVD. SUITE B
COLUMBUS, OHIO 43215 (614) 487-8770

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PAMLICO INVESTMENTS

CMG BRANDT PIKE SHELL
TBD BRANDT PIKE
HUBER HEIGHTS, OH 45424

Issue Record:

04/16/2026	PLANNING AND ZONING SUBMITTAL

Revisions:

Drawn: JTH
Checked: TC

Project No. BPL017

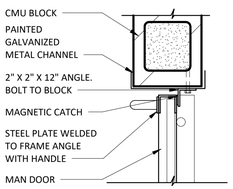
Contents:

EXTERIOR ELEVATIONS

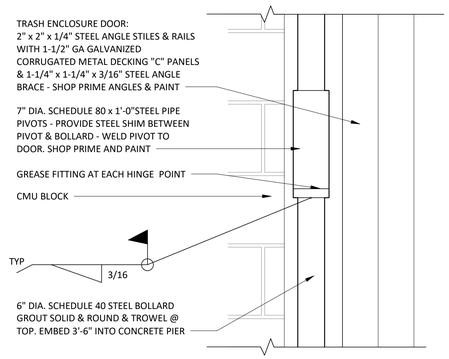
A301

DUMPSTER ENCLOSURE FINISH SCHEDULE

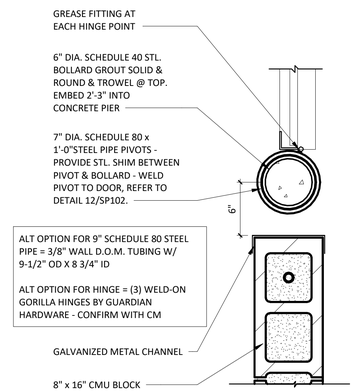
MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	PAINTED 'KNIGHT'S ARMOR' PPG 1001-6
METAL COPING AND DOOR FRAMES	PREFINISHED BLACK
CORRUGATED METAL DOOR PANEL	GALVANIZED



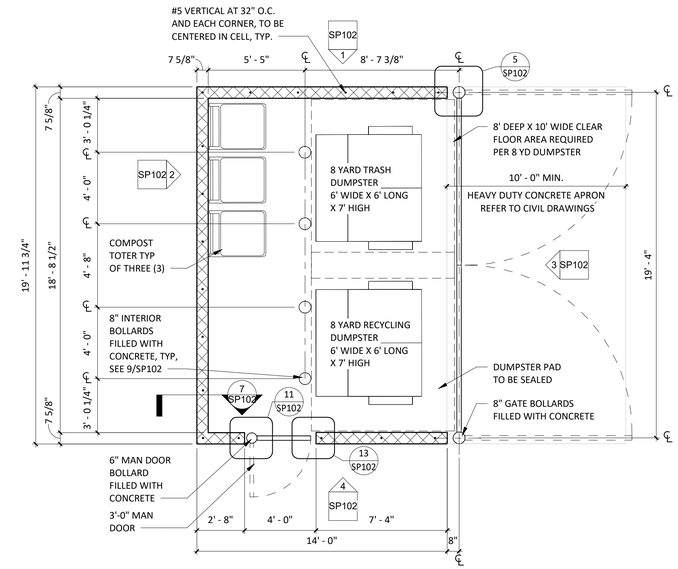
13 SP102 **MAN DOOR LATCH DETAIL**
1 1/2" = 1'-0"



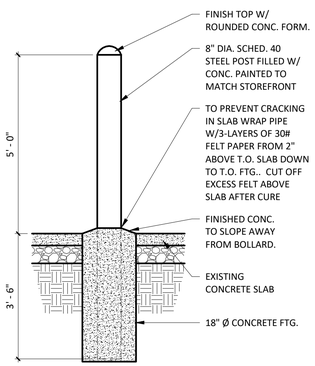
12 SP102 **MAN DOOR PIVOT**
1 1/2" = 1'-0"



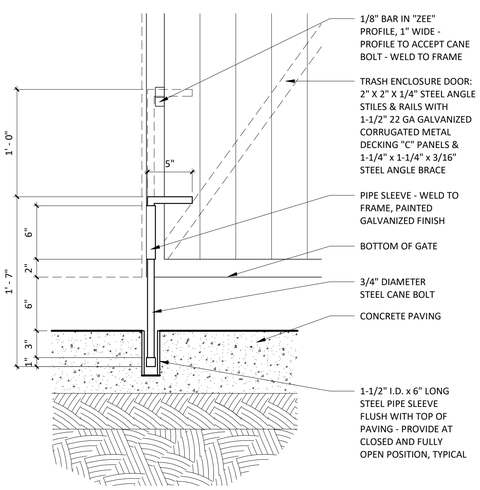
11 SP102 **MAN DOOR PIVOT DETAIL**
1 1/2" = 1'-0"



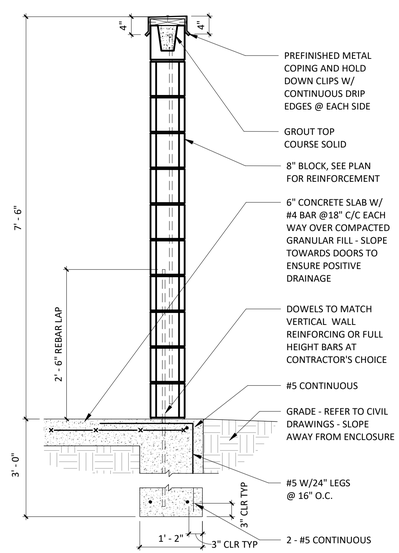
10 SP102 **DUMPSTER PLAN**
1/4" = 1'-0"



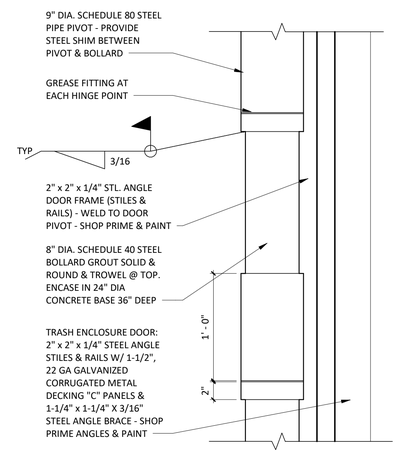
9 SP102 **TYP. BOLLARD DETAIL**
1/2" = 1'-0"



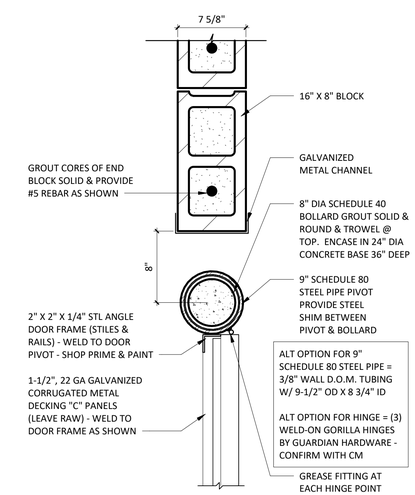
8 SP102 **TYPICAL CANE BOLT DETAIL**
1 1/2" = 1'-0"



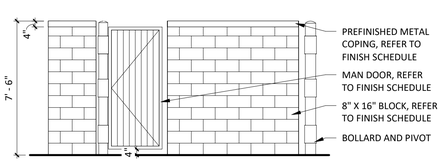
7 SP102 **DUMPSTER DETAIL**
3/4" = 1'-0"



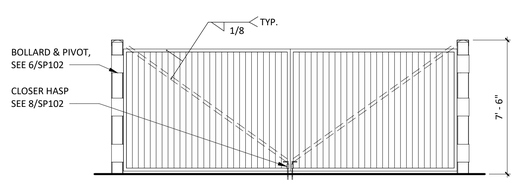
6 SP102 **DUMPSTER DOOR PIVOT**
1 1/2" = 1'-0"



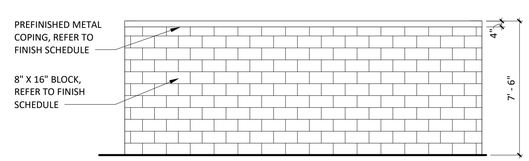
5 SP102 **DUMPSTER WALL DETAIL**
1 1/2" = 1'-0"



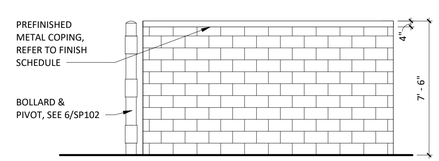
4 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



3 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



2 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



1 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"

Consultant:
R/A
Red Architecture
589 W. NATIONWIDE BLVD. SUITE B
COLUMBUS, OHIO 43215 (614) 487-8770

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PAMLICO INVESTMENTS

CMG BRANDT PIKE SHELL
TBD BRANDT PIKE
HUBER HEIGHTS, OH 45424

Issue Record:

04/16/2026	PLANNING AND ZONING SUBMITTAL

Revisions:

Drawn: JTH
Checked: TC

Project No. BPL017

Contents:

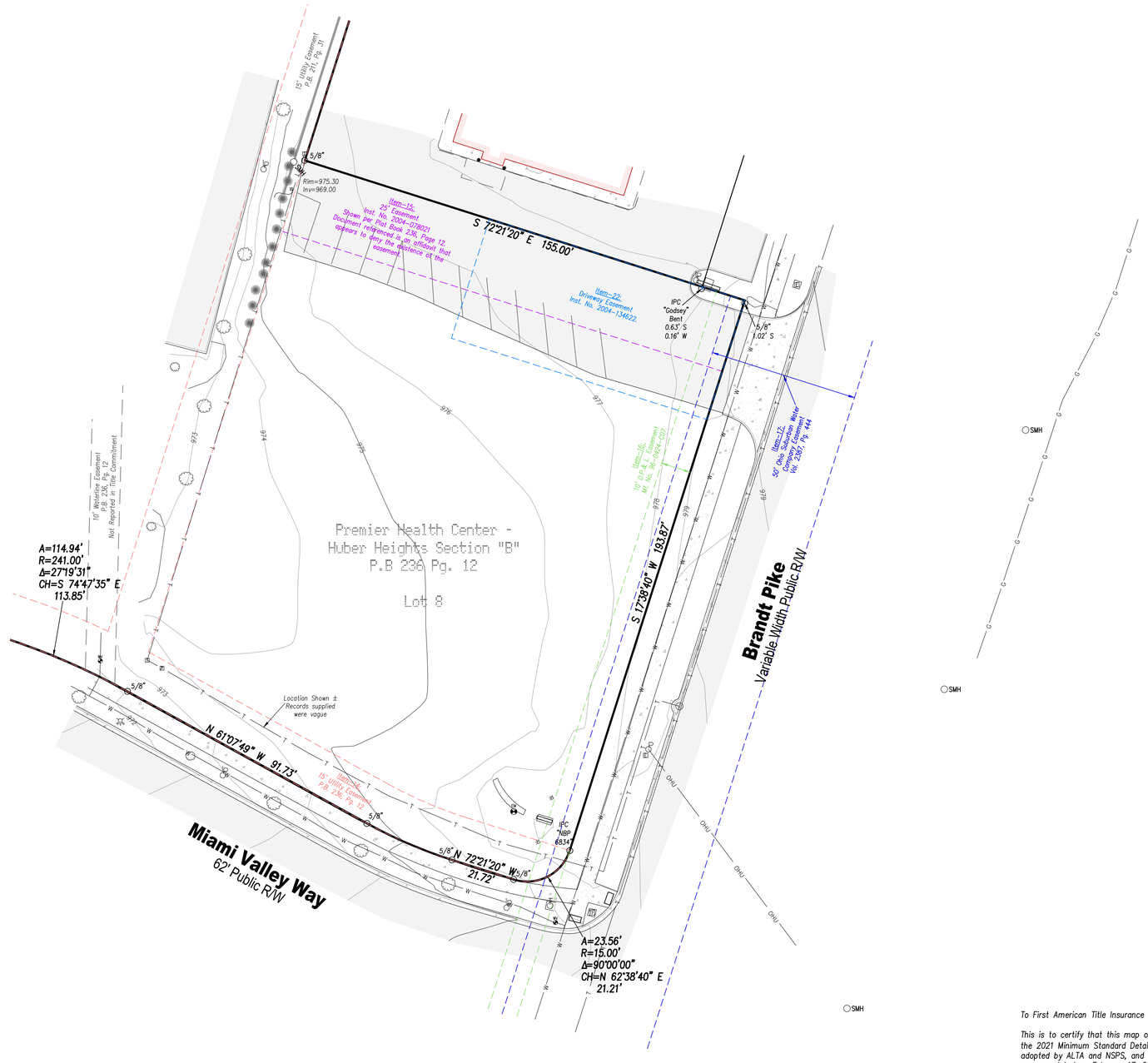
DUMPSTER PLAN & DETAILS

SP102

Bearings Based On Plat
Book 236, Page 12.

Basis of Bearings

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



Legend

- Bollard
- Tree (Deciduous)
- Tree (Conifer)
- Water Valve
- Fire Hydrant
- SMH Sanitary Manhole
- Telephone Box
- Electric Box
- Traffic Box
- Yard Light
- Telephone Manhole
- Electric Manhole
- Light Pole
- Power Pole
- Traffic Pole
- G Gas Line Per Record
- W Waterline Per Record
- T Underground Telephone Per Record
- OHU Overhead Utilities
- Sanitary Sewer
- Asphalt
- Concrete
- Building

- Indicates existing Cross Notch
- Indicates existing Concrete Monument
- Indicates existing Fence Post
- Indicates existing Stone
- Indicates existing Spike, PK, or Mag Nail
- Indicates Set Mag Nail, unless noted otherwise
- Indicates set 5/8" x 30" Iron Pin and Cap
- Indicates existing Iron Pin
- Indicates existing Pipe

Monument Legend

20 0 10 20 40 80
1 inch = 20 feet

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

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

A portion of the land described as:

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

Property Address: Miami Valley Way, Huber Heights, Ohio

Parcel No.: P70–03912–0138

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

Schedule B, Section II per First American Title Insurance Company Title Commitment No. 04 CIN 26, having a Commitment Date of February 4, 2026 at 7:59 a.m.
Items 1–13, 21, and 23 not addressed.

Item–14: Subject to fifteen (15) foot utility easements as shown on the plat of Premier Health Center–Huber Heights, Section B, recorded in Plat Book 236, Page 12, Plat Records, Montgomery County, Ohio. As shown hereon.

Item–15: Subject to twenty–five (25) foot utility easement as shown on the plat of Premier Health Center–Huber Heights, Section B, recorded in Plat Book 236, Page 12, Plat Records, Montgomery County, Ohio and as stated in an instrument recorded in Instrument No. 2004–078021, Official Records, Montgomery County, Ohio. As shown hereon. Instrument appears to deny the easement exists.

Item–16: Subject to ten (10) foot utility easement to DP&L as shown on the plat of Premier Health Center–Huber Heights, Section B, recorded in Plat Book 236, Page 12, Plat Records, Montgomery County, Ohio and as stated in an instrument recorded in Microfiche No. 96–0424–007, Official Records, Montgomery County, Ohio. As shown hereon.

Item–17: Subject to fifty (50) foot utility easement to Ohio Suburban Water Company as shown on the plat of Premier Health Center–Huber Heights, Section B, recorded in Plat Book 236, Page 12, Plat Records, Montgomery County, Ohio and as stated in an instrument recorded in Volume 2387, Page 444, Deed Records, Montgomery County, Ohio. (A partial release of the easement was recorded in Microfiche No. 86–0500–D07, Deed Records, Montgomery County, Ohio.) As shown hereon.

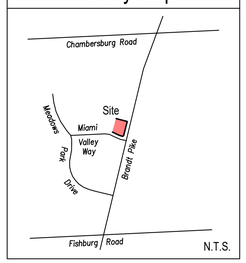
Item–18: Subject to utility easement to DP&L as shown on the plat of Premier Health Center–Huber Heights, Section B, recorded in Plat Book 236, Page 12, Plat Records, Montgomery County, Ohio and as stated in an instrument recorded in Volume 679, Page 573, Deed Records, Montgomery County, Ohio. Does not affect, lies in the R/W of Brandt Pike.

Item–19: Subject to ingress/egress easement and maintenance agreement as stated in an instrument recorded in Microfiche No. 88–0251–004, Deed Records, Montgomery County, Ohio (mother parcel). Does not affect.

Item–20: Subject to utility easement to the Ohio Suburban Water Company recorded in Microfiche No. 79–771A05, Deed Records, Montgomery County, Ohio (mother parcel). Too Vague to plot.

Item–22: Access easement and easement terms and conditions recorded December 1, 2004 in Instrument No. 2004– 134622, Official Records, Montgomery County, Ohio. As shown hereon.

Vicinity Map



To First American Title Insurance Company and Blaze Properties Acquisitions, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 8, 9, and 14 of Table A thereof. The field work was completed on February 17, 2026.

Gerard J. Berding
Gerard J. Berding P.S.–6880
berding@berdingsurveying.com

3–18–26
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Easements and matters of record addressed in preparing this survey were provided in First American Title Insurance Company Title Commitment No. 04 CIN 26, having a Commitment Date of February 4, 2026 at 7:59 a.m.

Revisions

OCCUPATION
AS SHOWN ON PLAT
Notes

ALTA/NSPS Land Tilte Survey
Survey Type

Pamlico
Brandt Pike Huber Heights
Job Name

Section 22, Town 2, R. 8 M.Rs.
City of Huber Heights
Montgomery County, Ohio
Site Location

DAP	GJB	1" = 20'
Drawn By	*Checked By*	*Drawing Scale*

03/18/2026	25167
Issue Date	*Project Number*

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel

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PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:

CHIPOTLE MEXICAN GRILL

BRANDT PIKE, MONTGOMERY COUNTY, OHIO
APRIL, 2026

GENERAL NOTES:

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

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

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

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

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

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

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

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

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

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

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

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

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

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

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

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

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

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

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

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

STORM SEWERS AND STRUCTURES:

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

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

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

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

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

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

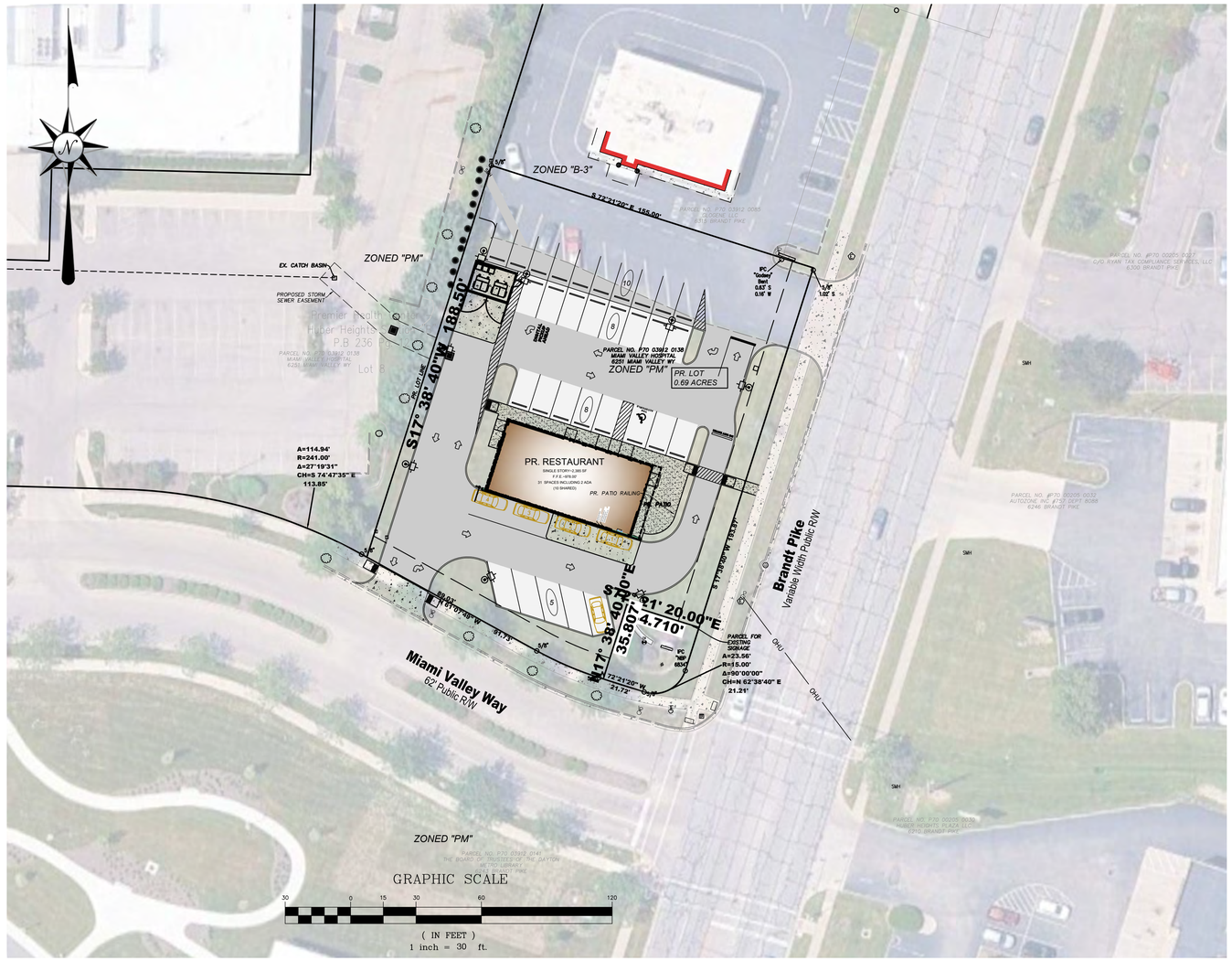
CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

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

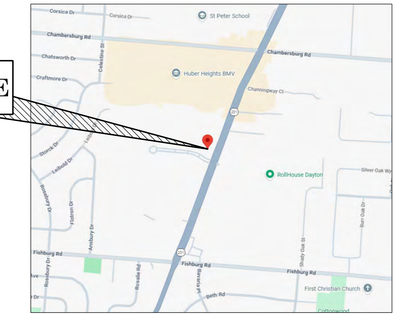
DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

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



PROPOSED SITE



LOCATION MAP

APPLICANT:

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

CIVIL ENGINEERING:

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

SURVEYING:

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

BENCHMARK/DATUM:

Bearings Based On Plat
Book 236, Page 12.

Basis of Bearings

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

INDEX:

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

STANDARD DRAWINGS:

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

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

DEPARTMENT/ UTILITY TABLE:

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

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

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

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

OHIO811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

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

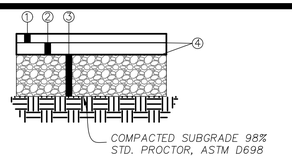
CHIPOTLE MEXICAN GRILL
TITLE SHEET & GENERAL NOTES
BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

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

JOB. NO.	26-103	
DATE	Apr. 21, 2026	

SHEET NO.

C-1



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

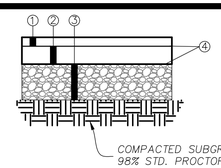
MEDIUM DUTY ASPHALT PAVING

NOT TO SCALE

ADDITIONAL PAVING NOTES:

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

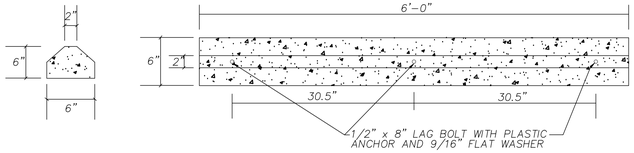
1) ROADSAVER 221; CRAFCO INC.
2) PRODUCT #9005 OR #9030; KOCH MATERIAL COMPANY
3) SEALTIGHT HI–SPEC; W.R. MEADOWS, INC.



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

HEAVY DUTY ASPHALT PAVING

NOT TO SCALE



WHEEL STOP DETAIL

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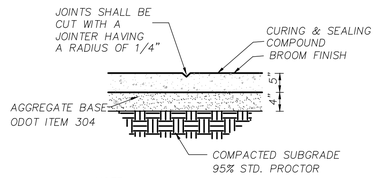
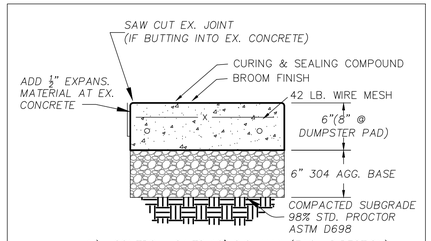


NOTE:
1.) CONTROL JOINTS 5' O.C. MAX.
2.) EXPANSION JOINTS 30' O.C. MAX.
3.) CONCRETE SHALL BE 4000 PSI AE

CONCRETE WALK DETAIL

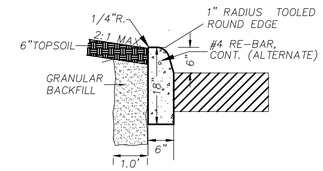
NOT TO SCALE



1.) CONTROL JOINTS 10' O.C. MAX (EACH DIRECTION).
2.) PRE–FORMED EXPANSION JOINTS 30' O.C. MAX. & WHERE ABUTS CONCRETE
3.) CONCRETE SHALL BE CLASS C 4000 PSI A.E.

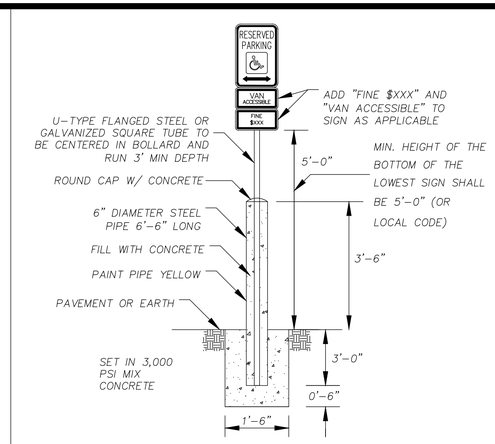
CONCRETE PAVING DETAIL

NOT TO SCALE



18" STRAIGHT CURB

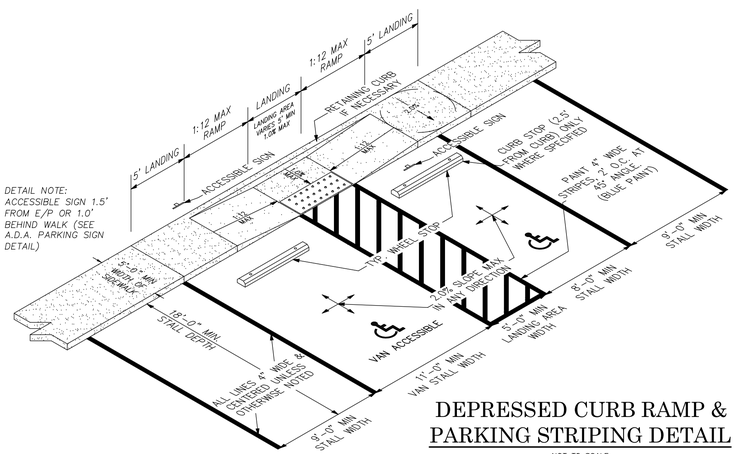
NOT TO SCALE



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

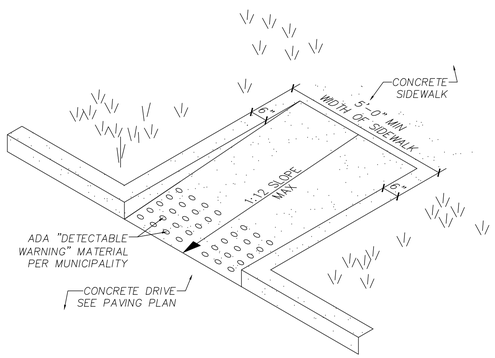
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



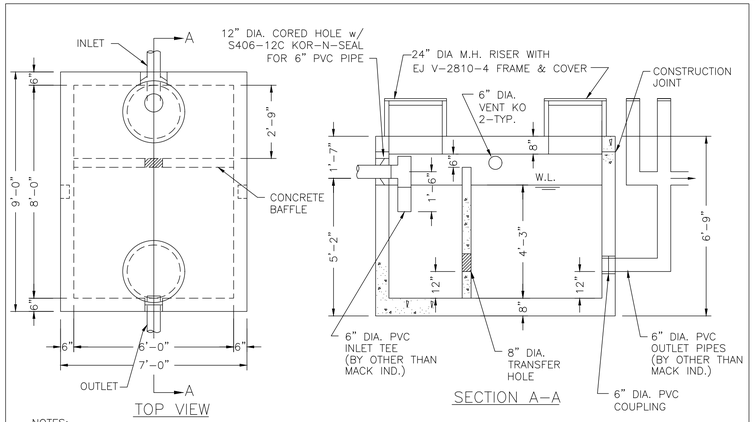
DEPRESSED CURB RAMP & PARKING STRIPING DETAIL

NOT TO SCALE



STRAIGHT RAMP DETAIL

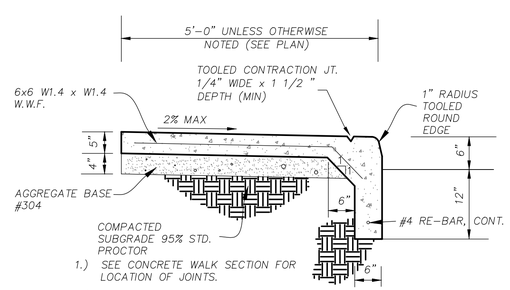
NOT TO SCALE



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

1500 GALLON OIL/GREASE TRAP STARK COUNTY		
DRAWN BY: BK	SCALE: 3/8"=1'–0"	DRAWING NO.: 1500GTSTARK
DATE: 4–10–13	REV: 4–15–16 BK	

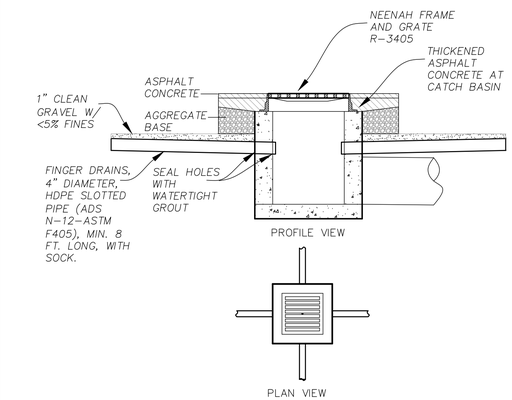
MACK INDUSTRIES, INC.
201 COLUMBIA ROAD, VALLEY CITY, OHIO 44280 (330)483–3111



1.) SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
2.) FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXP. JTS.
3.) CONCRETE SHALL BE 4000 PSI A.E.

INTEGRAL WALK AND CURB

NOT TO SCALE



NOTES:

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

DETAIL AT CATCH BASIN IN PAVEMENT

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

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

CHIPOTLE MEXICAN GRILL
SITE CONSTRUCTION DETAILS
BRANDT PIKE.
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB. NO.	26–103	
DATE	Apr. 21, 2026	

SHEET NO.

C–1.1

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS"(LATEST EDITION) SHALL BE FOLLOWED.

2. ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.

3. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.

4. ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE"LETTERING AND FISH IMAGE.

5. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.

6. ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.

7. CHANNEL BOTTOMS OF ALL MANHOLES.

8. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.

9. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED OR PRECAST CURB IS NOT PERMITTED.

10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.

11. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5%MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.

12. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.

13. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES – PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.

14. ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.

15. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.

16. WHENEVER STEEL PLATES ARE PLACED OVER A UTILITY TRENCH WITHIN THE ROADWAY PAVEMENT AREA, A TEMPORARY "STEEL PLATE"SIGN IS REQUIRED ON THE SIDE OF THE ROAD ON EACH SIDE OF THE TRENCH.

17. ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.

18. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN. CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.

19. ALL SURVEY MUST BE PERFORMED BY THE STATE OF OHIO LICENSED SURVEYOR.

SANITARY NOTES:

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.

2. ALL MAINLINE SANITARY SEWER PIPE AND FITTINGS SHALL BE A MINIMUM 8"DIAMETER PVC S3034 SDR 26, BE PLACED IN A MINIMUM 15'SANITARY SEWER EASEMENT AND SHALL BE A PUBLIC LINE, MAINTAINED BY THE CITY.

3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.

4. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.

6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND DETAILS.

7. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.

8. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.

9. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.

10. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

WATER NOTES:

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.

2. ALL MAINLINE (FIRE LINE) WATER MAINS, BENDS AND FITTINGS SHALL BE A MINIMUM 8"DIAMETER ZINC COATED DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. THE WATER MAIN IS TO BE PLACED IN A MINIMUM 10' EASEMENT AND BE A PUBLIC LINE, MAINTAINED AND REPAIRED BY THE CITY. MECHANICAL JOINT FITTINGS DO NOT HAVE TO BE ZINC COATED. THE USE OF STANDARD DUCTILE IRON (ANSI A-21.51, AWWA C-151) CLASS 53 PIPE HAS TO BE PRE-APPROVED BY THE CITY ENGINEER. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.

3. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.

4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.

5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.

6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.

7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.

8. ONLY CITY OF HUBER HEIGHTS OR VEOLIA PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.

9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.

10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.

11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.

12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.

13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 2' MAXIMUM ANCHOR PIPE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.

14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.

15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.

16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½"OUTLETS WITH CITY OF DAYTON THREADS.

17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1"SQUARE.

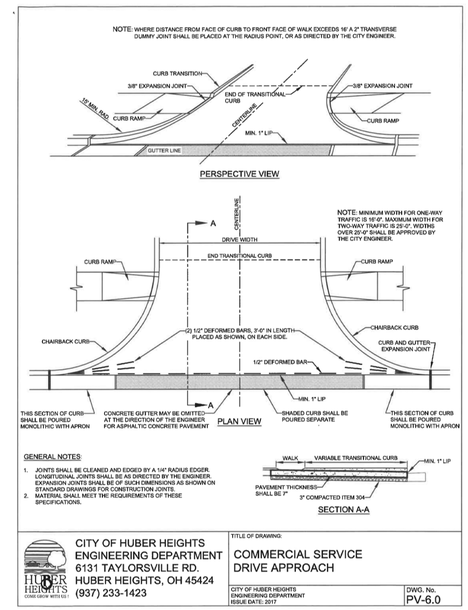
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.

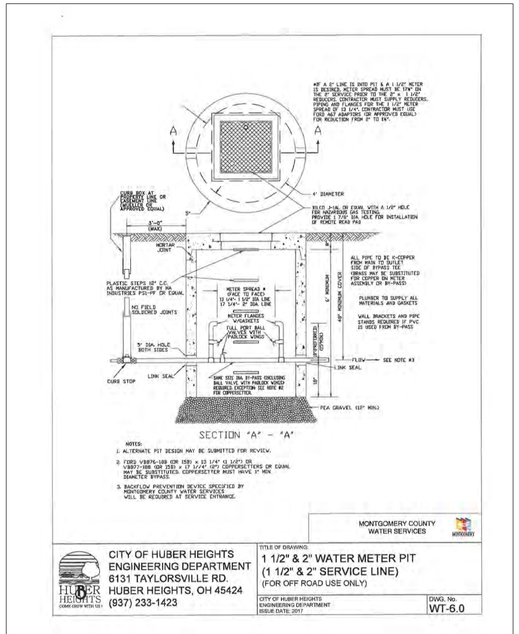
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.

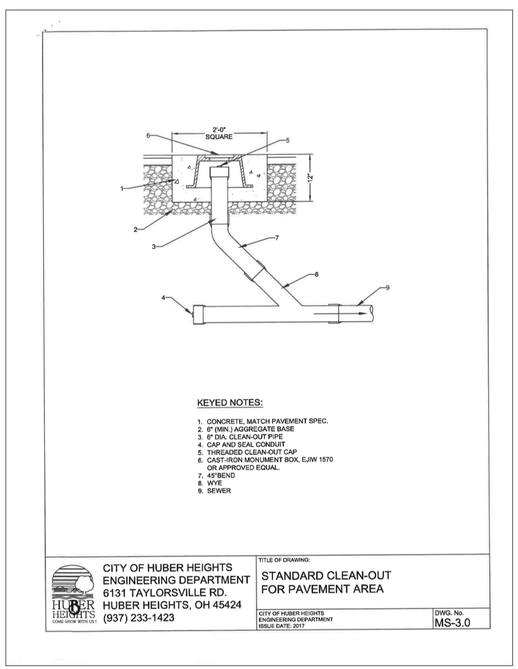
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.

21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.

22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.







PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

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

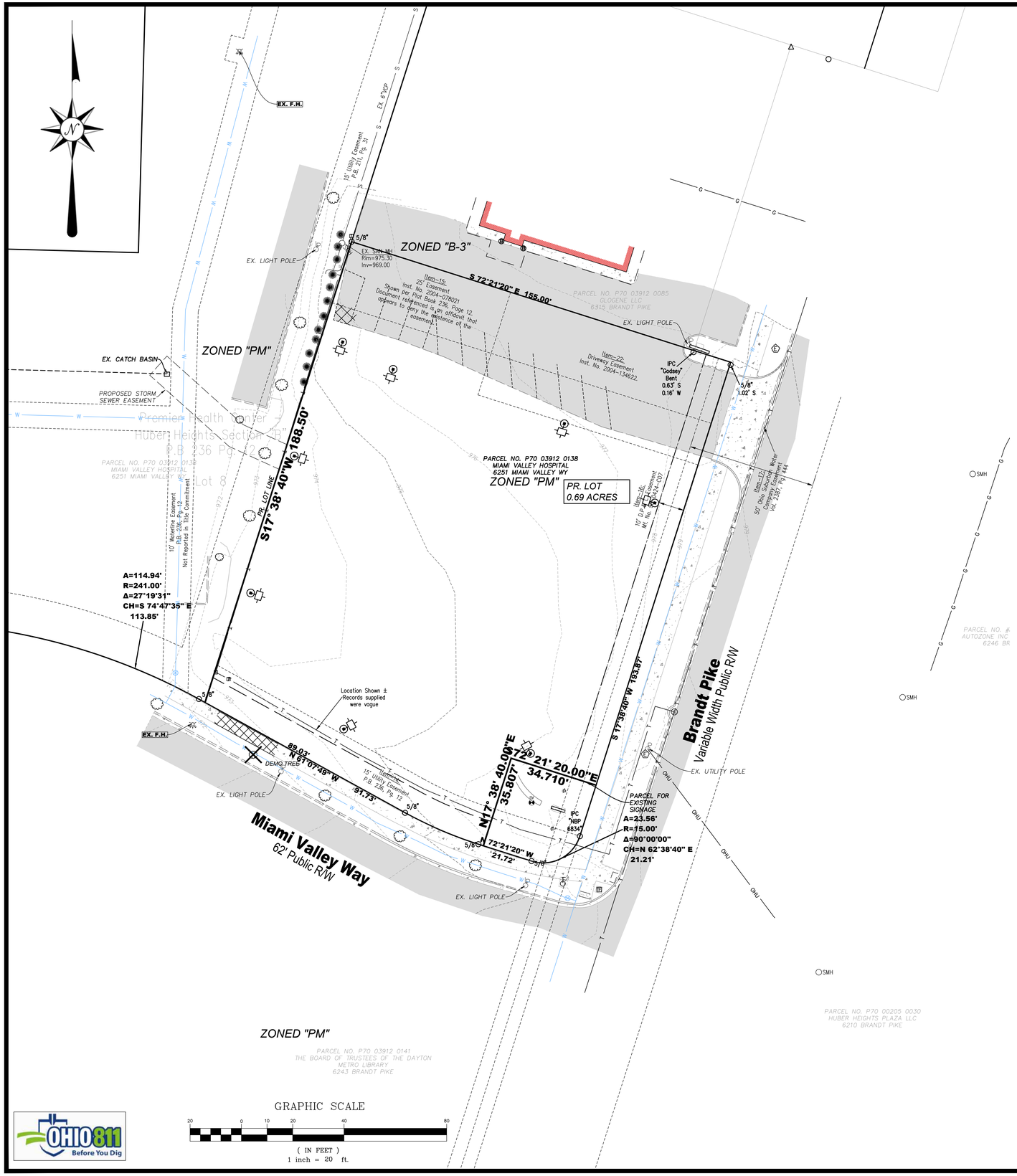
CHIPOTLE MEXICAN GRILL
SITE CONSTRUCTION DETAILS
BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A

JOB. NO.	26-103
DATE	Apr. 21, 2026

SHEET NO.

C-1.2



EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "PM". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE HUBER HEIGHTS ZONING DEPARTMENT.

2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.

3. PER FLOOD INSURANCE RATE MAP NUMBER 39113C0180E EFFECTIVE 1/6/2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.

4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.

5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.

6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.

7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.

8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.

11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES

REMOVE PAVEMENT/CONCRETE

Legend

- Bollard
- Tree (Deciduous)
- Tree (Conifer)
- Water Valve
- Fire Hydrant
- SMH Sanitary Manhole
- Telephone Box
- Electric Box
- Traffic Box
- Yard Light
- Telephone Manhole
- Electric Manhole
- Light Pole
- Power Pole
- Traffic Pole
- G — G Gas Line Per Record
- W Waterline Per Record
- T Underground Telephone Per Record
- OHU Overhead Utilities
- S Sanitary Sewer
- Asphalt
- Concrete
- Building

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

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

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	26-103
DATE	Apr. 21, 2026

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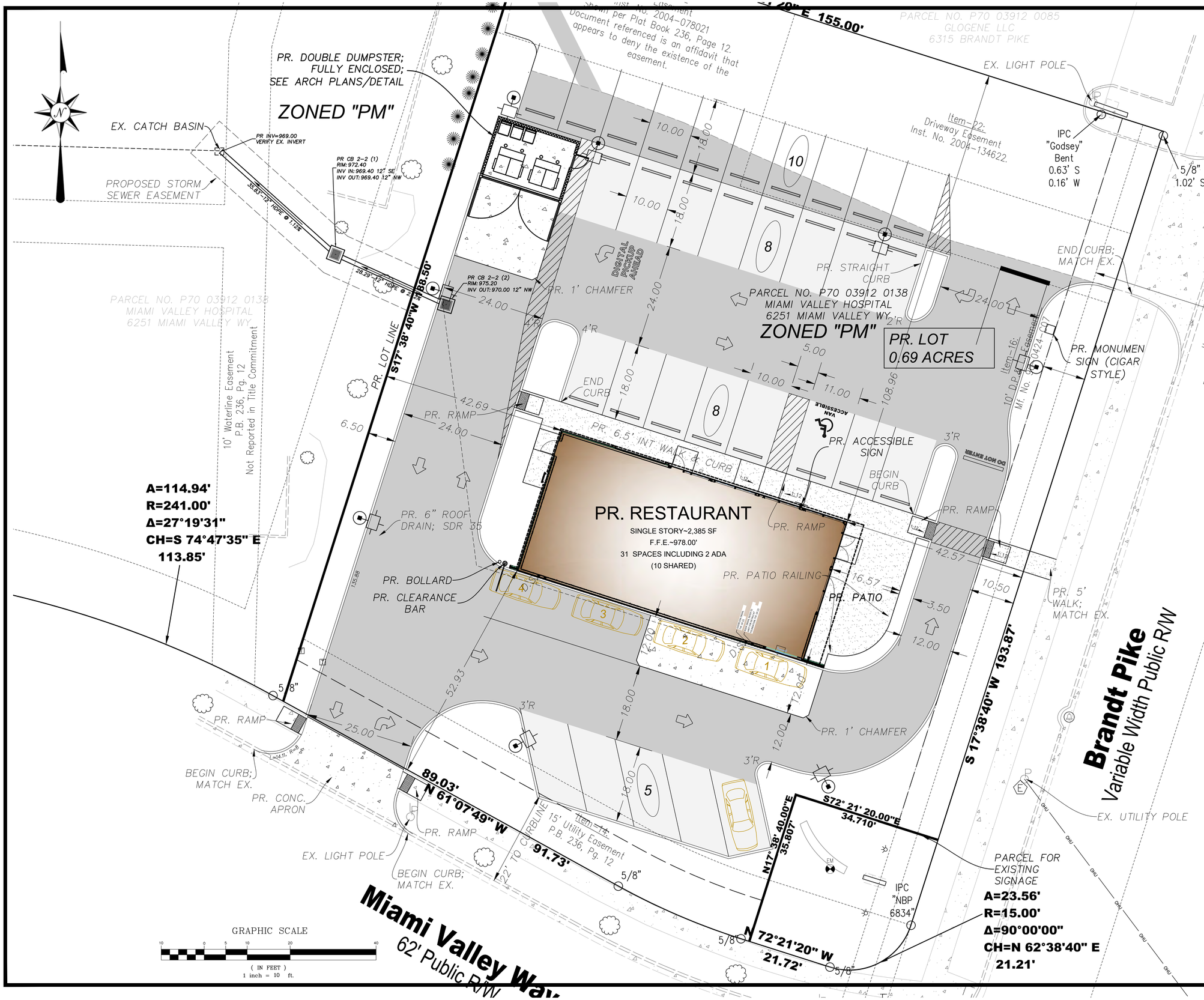
C-2



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

CHIPOTLE MEXICAN GRILL

SITE DIMENSION PLAN

BRANDT PIKE,
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

LEGEND-PROP. FEATURES

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

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

PARKING TABLE:

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

IMPERVIOUS SURFACE RATIO:

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

NOTES:

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

SCALE:	HORIZ.	VERT.
	1"=10'	N/A

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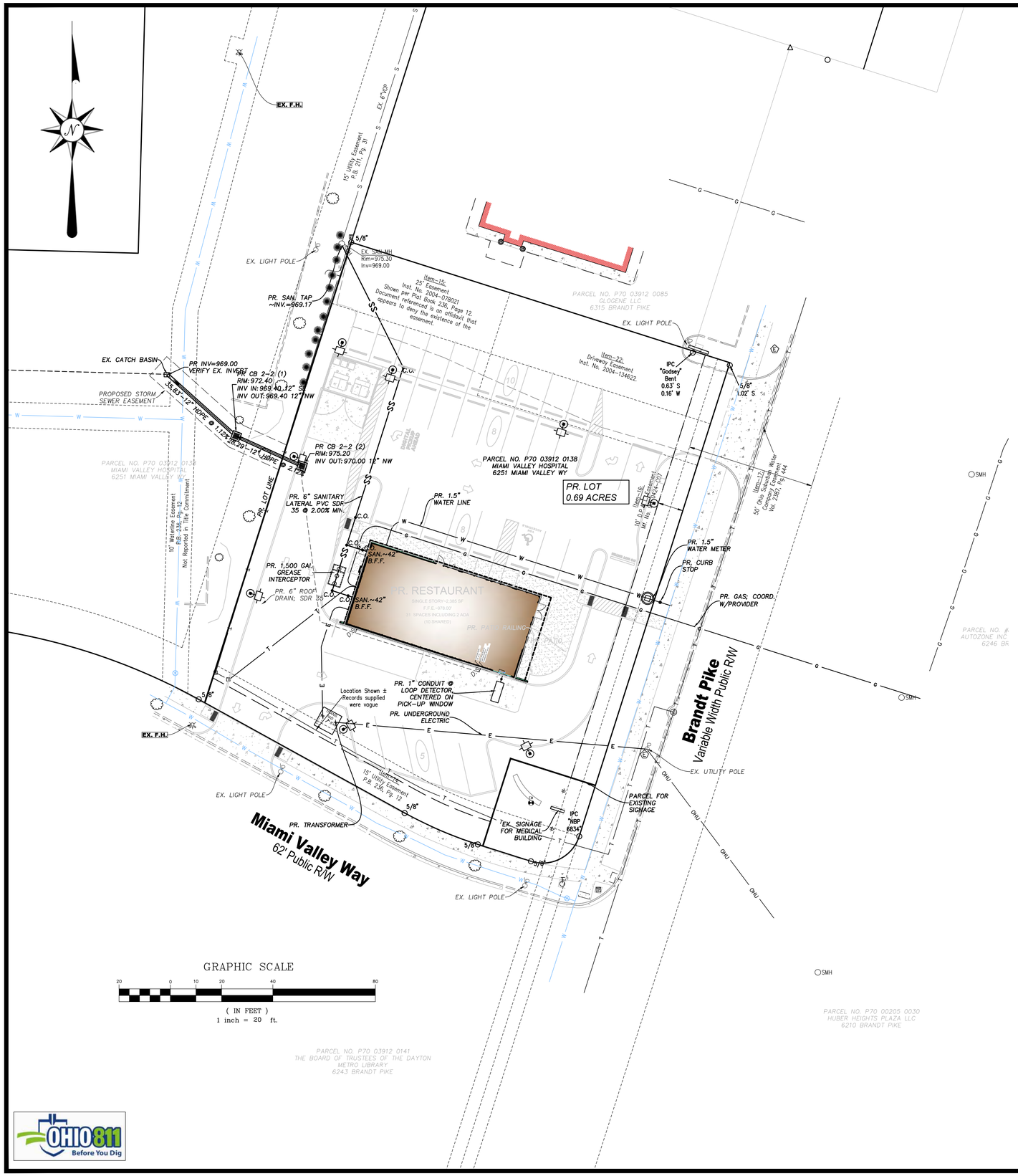
SHEET NO.

C-3

OHIO811 Before You Dig



LEGEND-PROP. FEATURES

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

UTILITY NOTES:

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

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

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

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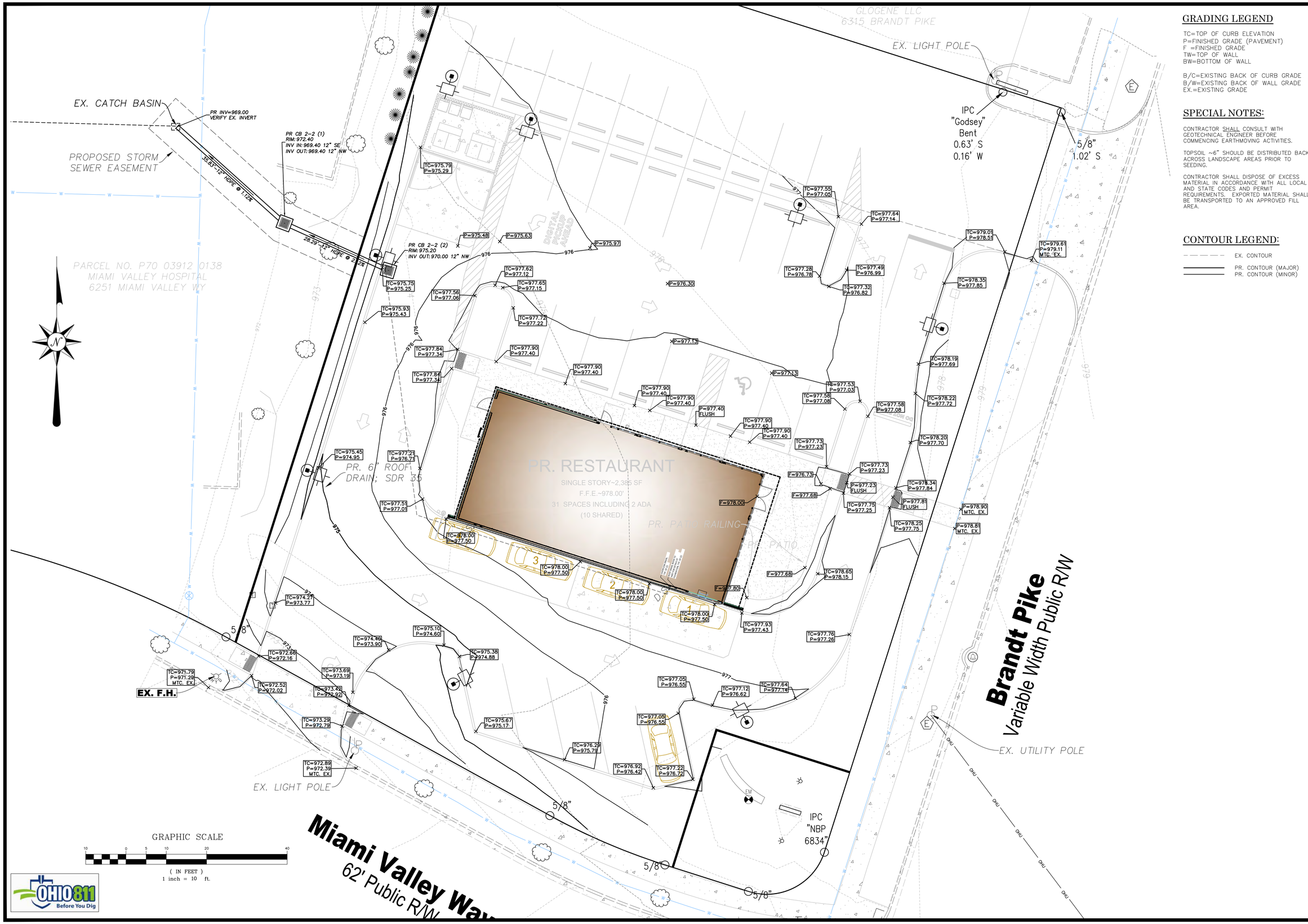


GRADING LEGEND

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

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

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

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

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

CONTOUR LEGEND:

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	NO. & DESCRIPTION

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

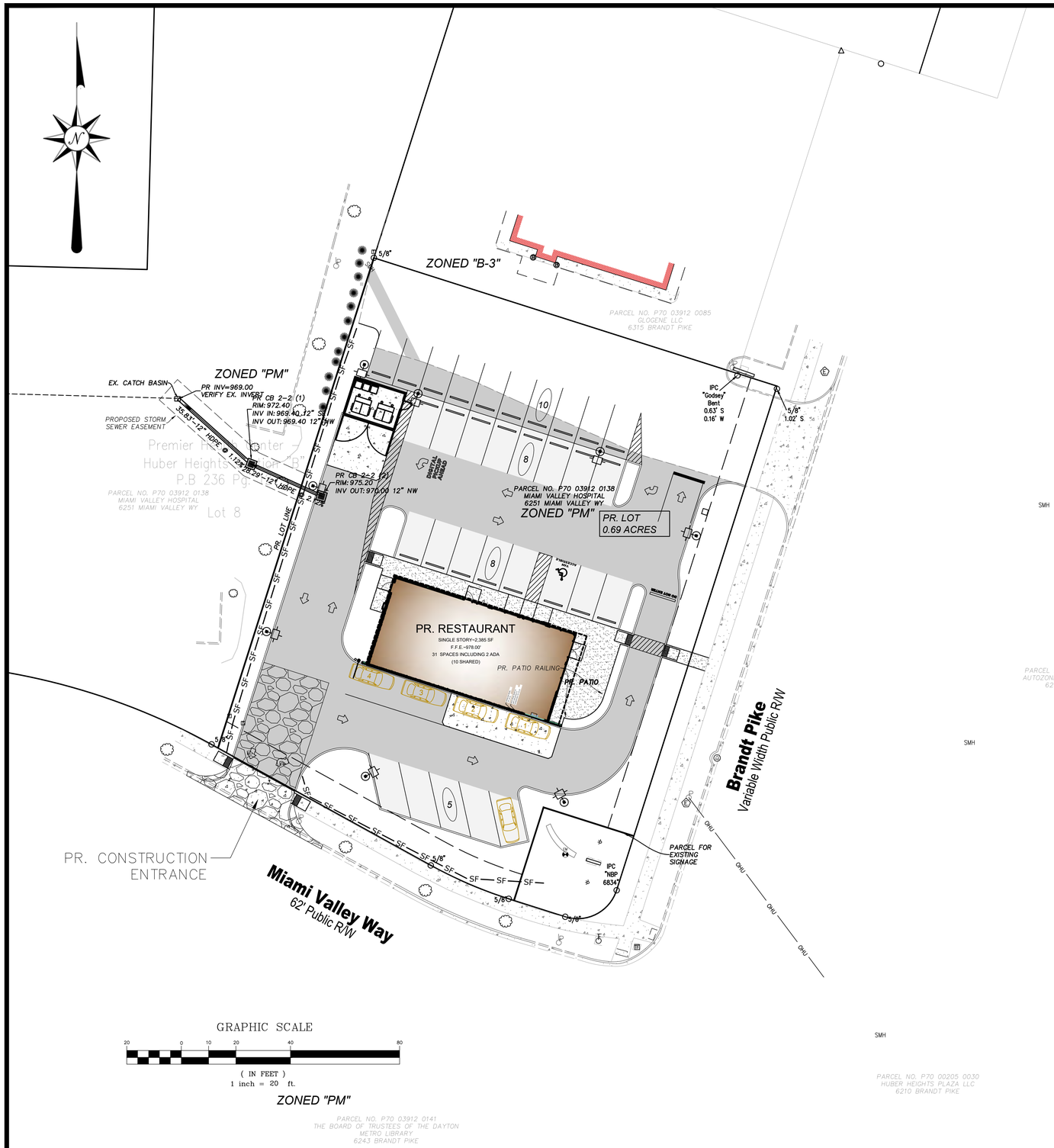
CHIPOTLE MEXICAN GRILL
GRADING PLAN
BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A

JOB. NO.	26-103
DATE	Apr. 21, 2026

SHEET NO.

C-4



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EROSION CONTROL LEGEND

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

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

CHIPOTLE MEXICAN GRILL
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BRANDT PIKE
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	26-103
DATE	Apr. 21, 2026

SHEET NO.

C-5

OHIO811 Before You Dig

EROSION AND SEDIMENT CONTROL NOTES:

PRE–CONSTRUCTION:

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

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF HUBER HEIGHTS BY TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE–CONSTRUCTION MEETING
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
   D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
   E. PRIOR TO FINAL ACCEPTANCE

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

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

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

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

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

SAFETY:

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

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

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

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

STABILIZED CONSTRUCTION ENTRANCE:

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

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

SEDIMENT TRAPS AND BASINS:

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

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

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

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

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

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

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

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

TEMPORARY & PERMANENT STABILIZATION:

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

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

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

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

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

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

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

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

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF–SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF–WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR–STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH OHIO REVISED CODE, CHAPTER 3714.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OHCD00005–"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF–SITE FROM THE LOT ONTO STREETS.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT–O–LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

OHIO811 Before You Dig

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

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

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

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

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

2–1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVETCH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

2–2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL	1. TALL FESCUE	1 LBS

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

TEMPORARY AND PERMANENT SEEDING(CONT.)

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

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

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

2. DORMANT SEEDING

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

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

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

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

3. MULCHING

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

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

C. MULCH ANCHORING METHODS:
   1. MECHANICAL– USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
   2. ASPHALT EMULSION–APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
   3. MULCH NETTING–USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

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

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

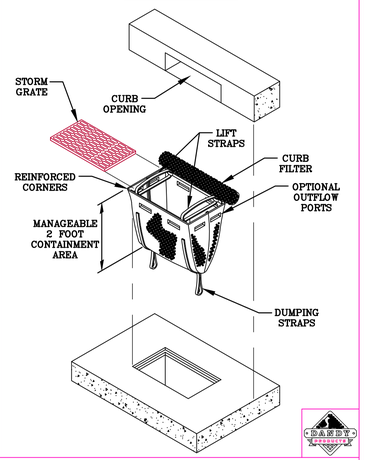
PERMANENT STABILIZATION

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

TEMPORARY STABILIZATION

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

DANDY CURB SACK™



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

DANDY CURB SACK™ SPECIFICATIONS

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

REGULAR FLOW DANDY CURB SACK™ (BLACK)

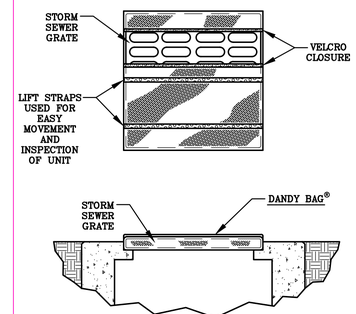
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5006 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	2852 (70)
Permittivity	ASTM D 4491	Sec^{-1}	0.90

HI–FLOW DANDY CURB SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

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

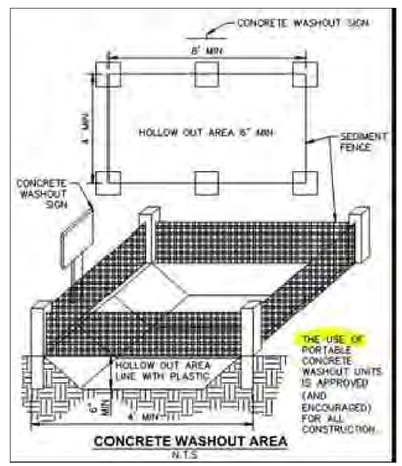
DANDY BAG®



INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

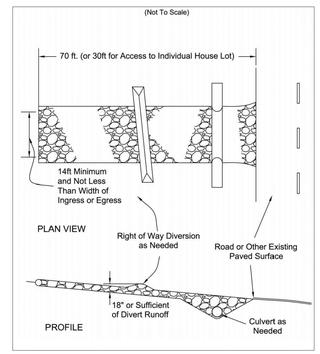
DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY CURB FILER BAG



CONCRETE WASHOUT AREA
N.T.S

Specifications for
Construction Entrance



Specifications for
Construction Entrance

1. Stone Size—ODOT #2 (1.5–2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width ofi points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS = 0.6 mm.
Permeability	1x10-3 cm/sec.

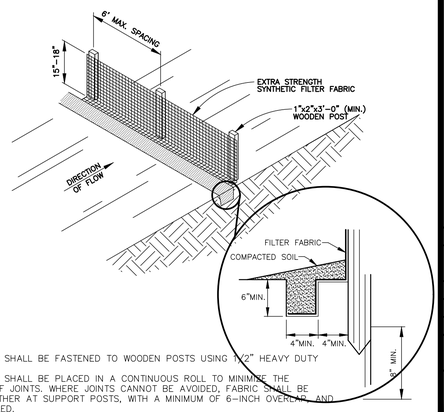
6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

CHAPTER 7 Soil Stabilization 19

CONSTRUCTION SEQUENCE:

Table 8.2.2 A Construction Sequence for Small Construction Sites

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



NOTES:

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

SILT FENCE (SF) DETAIL
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	NO. & DESCRIPTION

REVISIONS

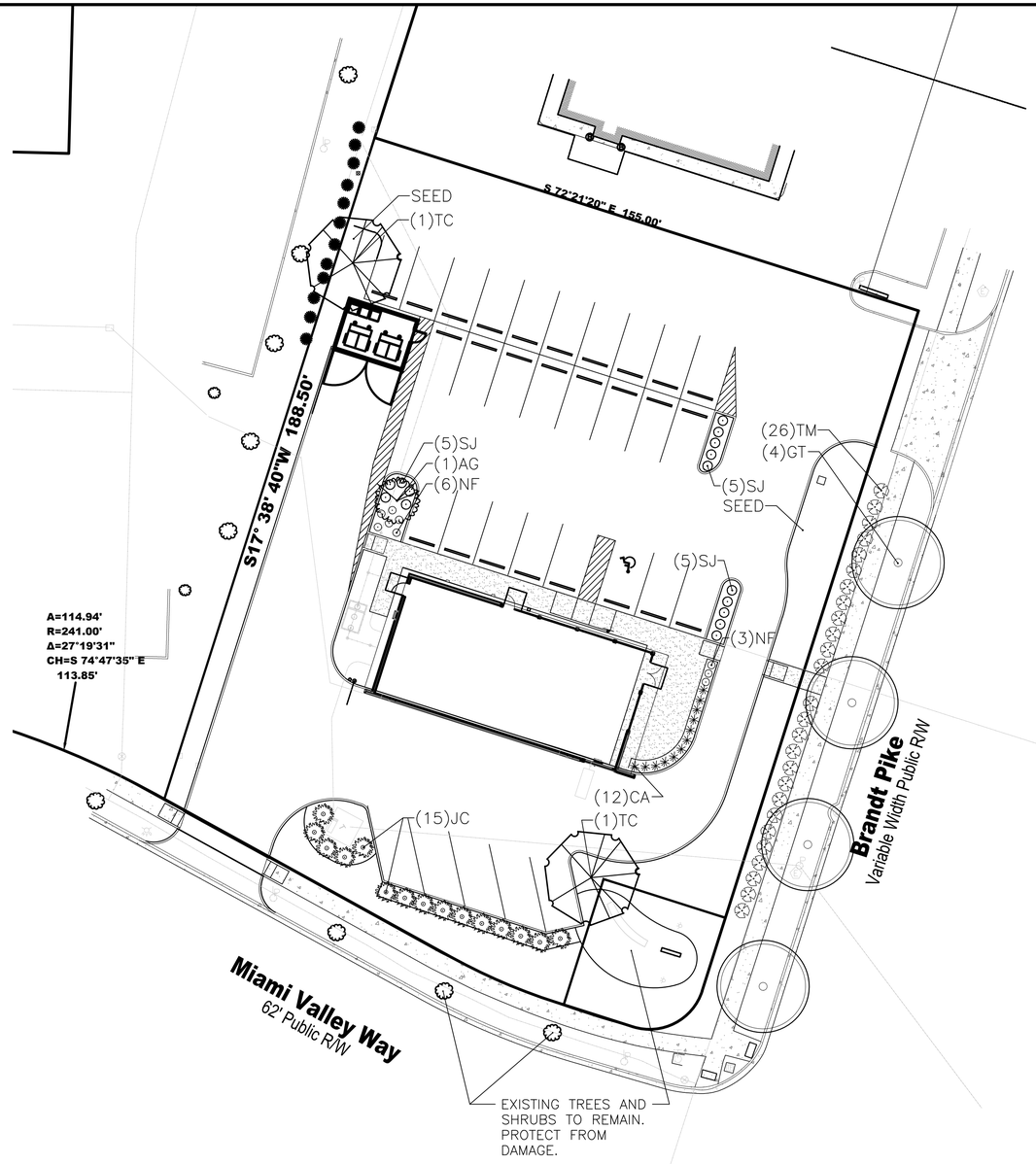
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

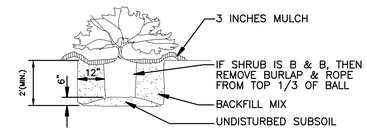
CHIPOTLE MEXICAN GRILL
SWPPP NOTES & DETAILS
BRANDT PIKE.
HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB. NO.	26–103	
DATE	Apr. 21, 2026	

SHEET NO.

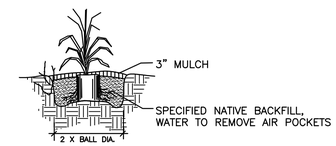
C–5.1





SHRUB PLANTING

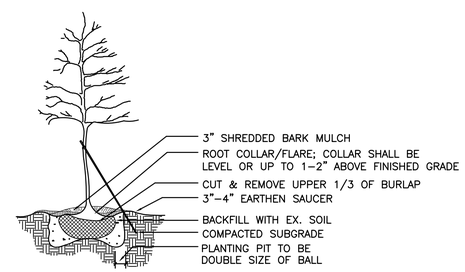
NOT TO SCALE



PERENNIAL PLANTING DETAIL

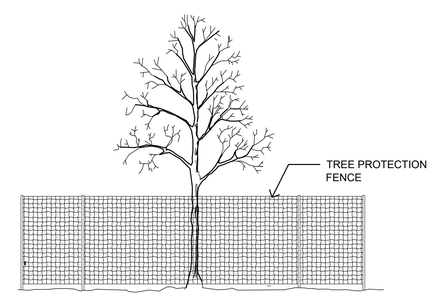
NOT TO SCALE

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



TREE PLANTING

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE

① TREE PROTECTION FENCE MUST BE A MINIMUM OF 5' TALL AND CONSTRUCTED OF DURABLE MATERIAL. MOUNTED ON DURABLE POSTS APPROXIMATELY 8'–0" O.C MAX.

② TREE PROTECTION FENCING SHALL BE ERECTED AT DRIP LINE OR BEYOND PRIOR TO START OF CONSTRUCTION.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY TREES						
AG	1	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" cal.	B&B	Single–stem
GT	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5" cal.	B&B	Straight Central Leader
TC	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	Straight Central Leader
SHRUBS						
JC	15	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24" HT.	B&B	
TM	6	Taxus x media 'Densformis'	Densformis Yew	24" HT.	B&B	
SJ	15	Spirea japonica 'Gold Flame'	Gold Flame Spirea		#3 cont.	
ORNAMENTAL GRASSES						
CA	12	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#3 cont.	
PERENNIALS						
NF	9	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint		#1 cont.	

LANDSCAPE NOTES:

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

PERMANENT SEEDING

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

GRAPHIC SCALE IN FEET

20 10 0 20 40 60

1 INCH = 20 FEET

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1–800–362–2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER:	DATE:	REMARKS:

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

2K LA
2K Landscape Architecture
3234 Harvest Avenue
Cincinnati, Ohio 45212
513.226.8572
www.2KLandscapeArchitecture.com

PROJECT NO.: 2026-08
DATE: APRIL 15, 2026
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 20'

SHEET: L-1

ABBREVIATIONS

(A)	EXISTING TO BE ABANDONED	INCD	INCANDESCENT
(D)	EXISTING TO BE DEMOLISHED	KVA	KILOVOLT AMPERE
(E)	EXISTING TO REMAIN	KW	KILOWATT
(F)	FUTURE	LTG	LIGHTING OR LIGHT
(R)	EXISTING TO BE RELOCATED	LRA	LOCKED ROTOR AMPS
A	AMPERE	MCA	MAXIMUM CURRENT AMPACITY
AC	ALTERNATING CURRENT OR AIR CONDITIONER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDP	MAIN DISTRIBUTION PANEL
AIC	AMPS INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
ANNC	ANNUNCIATOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	MSB	MAIN SWITCHBOARD
BPS	BOLTED PRESSURE SWITCH	MH	METAL HALIDE
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CB	CIRCUIT BREAKER	NAC	NOTIFICATION APPLIANCE CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION	NC	NORMALLY CLOSED
CKT	CIRCUIT	NO	NORMALLY OPEN
CM	CONSTRUCTION MANAGER	NF	NON-FUSED
DC	DIRECT CURRENT	OCC	OCCUPANCY
DP	DISTRIBUTION PANELBOARD	PA	PUBLIC ADDRESS
DTT	DOUBLE TWIN TUBE	PB	PULL BOX OR PUSH BUTTON
EB	ELECTRONIC BALLAST	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EM	EMERGENCY	RECPT	RECEPTACLE
EMT	ELECTRICAL METAL TUBING	STP	SHIELDED, TWISTED PAIR
EWC	ELECTRIC WATER COOLER	TC	TIME CLOCK
FA	FIRE ALARM	TRT	TRIPLE TUBE
FLA	FULL LOAD AMPS	TYP	TYPICAL
G	GROUND	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL TRADES CONTRACTOR	UTP	UNSHIELDED, TWISTED PAIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	W	WATT
HOA	HAND-OFF-AUTOMATIC	WAP	WIRELESS ACCESS POINT
HP	HORSEPOWER	WH	WATTHOUR
HPC	HIGH PRESSURE CONTACT SWITCH	WP	WEATHERPROOF, NEMA 3R UNO
HZ	HERTZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	Z	IMPEDANCE
IMC	INTERMEDIATE METAL CONDUIT	Φ	PHASE

LIGHTING LEGEND

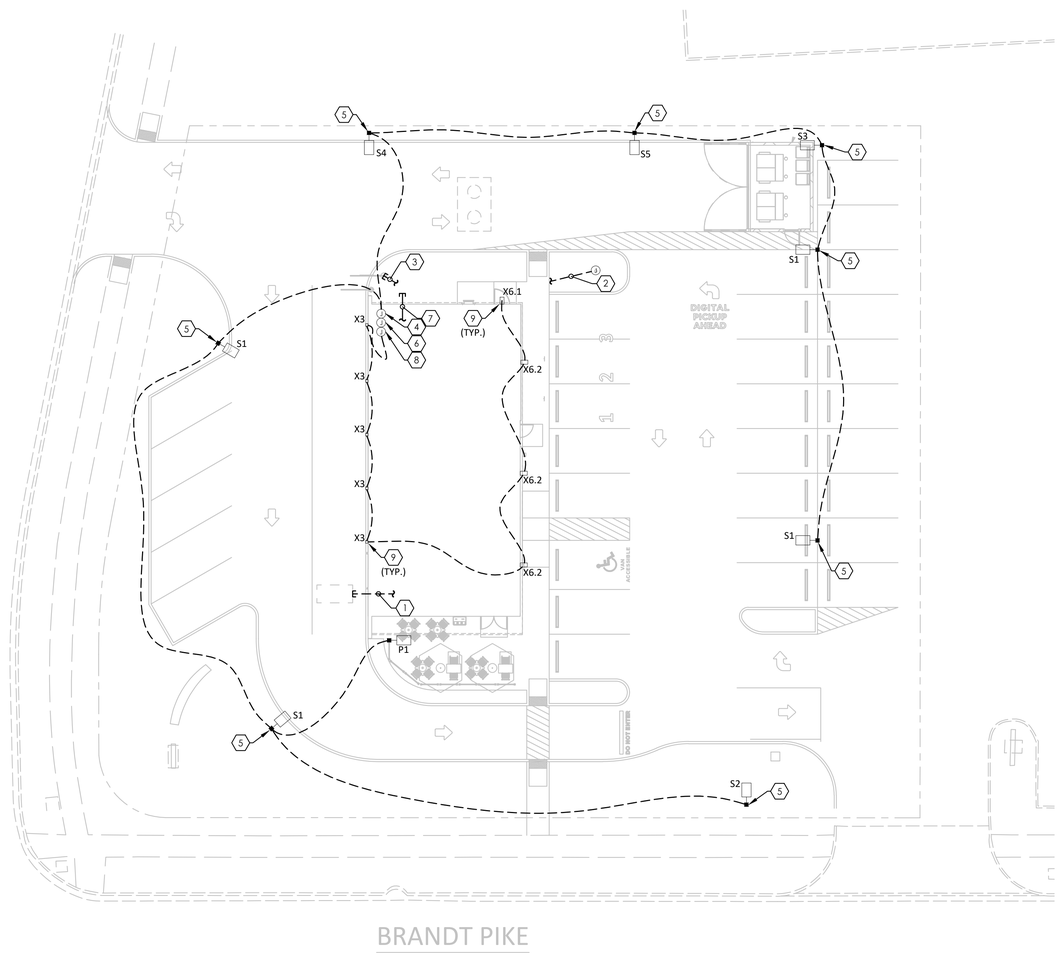
TAG	DESCRIPTION
	WALL SCONCE
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT (SURFACE MOUNTED)
	EXIT LIGHT (CEILING MOUNTED)
	REMOTE EMERGENCY HEADS
	EMERGENCY BATTERY PACK AND DUAL HEADS

ELECTRICAL LEGEND

DETAIL	DESCRIPTION
WP/GFI	DUPLEX RECEPTACLE - WITH WEATHERPROOF COVER & GFCI
A-3	BRANCH CIRCUIT HOME-RUN WITH CIRCUIT NUMBER
J	JUNCTION BOX
	DISCONNECT - NON FUSED
M	UTILITY METER
	ELECTRICAL PANEL

LUMINAIRE SCHEDULE SHELL

TAG	DESCRIPTION	MANUFACTURER	MODEL	LAMP	FINISH / COLOR	COMMENTS	VOLTS	INPUT WATTS
E2	LED EMERGENCY REMOTE HEAD	EXITRONIX	MLED1-B-G2-WP	--	BLACK	CONNECT TO NEARBY EXIT SIGN BATTERY BACKUP.	120	1
E4	COMBINATION LED EXIT SIGN	EXITRONIX	CLED-U-WH-G2	--	WHITE	PROVIDE WITH 90 MINUTE BATTERY BACKUP.	120	2
P1	PATIO POLE LIGHT	RAB LIGHTING	ALED10	INTEGRATED LED	BLACK	MOUNT TO 10'-0" SQUARE STEEL POLE.	120	12.1
S1	SITE LIGHTING	LITHONIA	DSX1 LED P1 40K 80CRI T5M MVOLT SPA DMG DDBXD	INTEGRATED LED	DARK BRONZE	MOUNT TO 22'-6" SQUARE STEEL POLE ON 30" BASE. COORDINATE WITH POLE BASE DETAIL SHEET E400.	120	51
S2	SITE LIGHTING	LITHONIA	DSX1 LED P1 40K 80CRI T5M MVOLT SPA DMG HS DDBXD	INTEGRATED LED	DARK BRONZE	MOUNT TO 22'-6" SQUARE STEEL POLE ON 30" BASE. COORDINATE WITH POLE BASE DETAIL SHEET E400.	120	51
S3	SITE LIGHTING	LITHONIA	DSX1 LED P1 40K 80CRI RCCO MVOLT SPA DMG EGSR@FRONT DDBXD	INTEGRATED LED	DARK BRONZE	MOUNT TO 22'-6" SQUARE STEEL POLE ON 30" BASE. COORDINATE WITH POLE BASE DETAIL SHEET E400.	120	51
S4	SITE LIGHTING	LITHONIA	DSX1 LED P1 40K 80CRI BLC4 MVOLT SPA DMG EGSR DDBXD	INTEGRATED LED	DARK BRONZE	MOUNT TO 22'-6" SQUARE STEEL POLE ON 30" BASE. COORDINATE WITH POLE BASE DETAIL SHEET E400.	120	51
S5	SITE LIGHTING	LITHONIA	DSX1 LED P3 40K 80CRI BLC3 MVOLT SPA DMG EGSR@FRONT DDBXD	INTEGRATED LED	DARK BRONZE	MOUNT TO 22'-6" SQUARE STEEL POLE ON 30" BASE. COORDINATE WITH POLE BASE DETAIL SHEET E400.	120	102
X3	ACCENT WALL PACK	PERFORMANCE IN LIGHTING, INC.	ALU ROUND SIDE 4	INTEGRATED LED	BLACK	PROVIDE WITH WALL MOUNTING KIT. REFER TO ARCH FOR FURTHER INFORMATION.	120	2.1
X6.1	WALL PACK W/ 90 MIN BATTERY BACKUP	RAB LIGHTING	WPLEDSW/E	INTEGRATED LED	WHITE	PROVIDE WITH WALL MOUNTING KIT. REFER TO ARCH FOR FURTHER INFORMATION.	120	6.1
X6.2	WALL PACK	RAB LIGHTING	WPLEDSW	INTEGRATED LED	WHITE	PROVIDE WITH WALL MOUNTING KIT. REFER TO ARCH FOR FURTHER INFORMATION.	120	6.1
X9	LED LINEAR FIXTURE	PARADIGM LED	ALUMINUM CHANNEL: AMC-2410-S-2M-O END CAPS: AMC-2410-S-EC LED STRIP: FLEXSR-20-30-67C-24-240	INTEGRATED LED	WHITE	FURNISHED W/ REMOTE-MOUNTED NEMA 3R DIMMABLE PL-PS-M100-DIM-24 LED DRIVER. FIELD CUTTABLE; SEE PLAN FOR LENGTHS.	120	2W/FT



1 SITE PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

GENERAL NOTES:

A. ALL WORK TO COMPLY TO ALL STATE, LOCAL, NEC, & NFPA CODES.

B. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THEIR BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.

C. DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR IS TO ADD ANY ITEMS THAT ARE REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM IN THEIR PROPOSAL.

D. ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR INSTALLATION WITH THE OTHER TRADES. IF A CONFLICT OCCURS AND IT IS DUE TO THE ELECTRICAL CONTRACTOR'S LACK OF COORDINATION, ALL WORK INVOLVED IN RESOLVING THE CONFLICT WILL BE AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

E. ELECTRICAL CONTRACTOR TO PAY ALL FEES AND PERMITS.

F. SEE ARCHITECTURAL DRAWINGS FOR PATIO CONDUIT DETAIL. COORDINATE PRIOR TO ROUGH-IN.

G. ANY MC CABLE MUST BE RUN IN WALL. ALL CONDUIT OUTSIDE OF WALL TO BE EMT.

H. CANOPY LIGHTING CONDUIT SHALL BE RUN IN MC CABLE.

I. NO LIGHTING SUBSTITUTIONS.

J. REFER TO CIVIL SITE AND UTILITY DRAWINGS FOR FINAL LOCATIONS AND COORDINATION. CONTACT ENGINEER OF RECORD AND ARCHITECT OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARISE.

CONDUITS AND WIRING NOTES:

ALL WIRING RUN THROUGH TENANT'S EXPOSED CEILING SHALL BE IN EMT OR IMC AND RUN TIGHT TO THE DECK OR EITHER PARALLEL OR PERPENDICULAR TO MAIN ENTRY STOREFRONT. THERE SHALL BE NO DIAGONAL RUNS AND ALL CONDUITS SHALL BE IN STRAIGHT LINES.

CODED NOTES: ⟨#⟩

1. VEHICLE LOOP. REFER TO SITE CONDUIT DETAIL ON SHEET E400 FOR FURTHER INFORMATION. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. ANNOUNCE SIGN. REFER TO SITE CONDUIT DETAIL ON SHEET E400 FOR FURTHER INFORMATION. COORDINATE EXACT LOCATION AND ROUTING IN FIELD AND WITH CIVIL SITE PLAN DRAWINGS PRIOR TO BID.
3. CLEARANCE BAR. REFER TO SITE CONDUIT DETAIL ON SHEET E400 FOR FURTHER INFORMATION. COORDINATE EXACT LOCATION AND ROUTING IN FIELD AND WITH CIVIL SITE PLAN DRAWINGS PRIOR TO BID.
4. LINE VOLTAGE JB. REFER TO SITE CONDUIT DETAIL ON SHEET E400 FOR FURTHER INFORMATION. COORDINATE EXACT LOCATION, MOUNTING HEIGHT, AND ROUTING IN FIELD AND WITH TENANT FITOUT DRAWINGS PRIOR TO BID.
5. PROVIDE PARKING AREA LIGHT PER SCHEDULE. REFER TO POLE BASE DETAIL ON SHEET E400 FOR FURTHER INFORMATION. PROVIDE CONDUIT TO LINE VOLTAGE JB. COORDINATE FINAL LOCATIONS WITH CIVIL SITE PLAN AND POINT-BY-POINT PLAN PRIOR TO CONSTRUCTION.
6. VEHICLE DETECTOR JB. REFER TO SITE CONDUIT DETAIL ON SHEET E400 FOR FURTHER INFORMATION. COORDINATE EXACT LOCATION, MOUNTING HEIGHT, AND ROUTING IN FIELD AND WITH TENANT FITOUT DRAWINGS PRIOR TO BID.
7. PROVIDE (2) SPARE 1" EMPTY CONDUIT WITH PULLSTRING THROUGH FOUNDATION WALL OUT REAR OF BUILDING, CAPPED AND TERMINATED ABOVE CEILING. RUN TIGHT TO STRUCTURE. COORDINATE EXACT LOCATION FOR STUB UP WITH TENANT.
8. PATIO LIGHTING LINE VOLTAGE JUNCTION BOX FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. COORDINATE EXACT LOCATION, MOUNTING HEIGHT, AND ROUTING IN FIELD AND WITH TENANT FITOUT DRAWINGS PRIOR TO BID.
9. PROVIDE WALL MOUNTED LIGHT PER SCHEDULE. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.

Consultant:
annex ENGINEERING GROUP
589 w nationwide blvd ste b
columbus, ohio 43215
tel: 614.481.2292
fax: 614.487.8777

REFERENCE DOCUMENTS ONLY

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CMG BRANDT PIKE SHELL
TBD BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

Issue Record:

04.17.2026	SCHEMATIC DESIGN

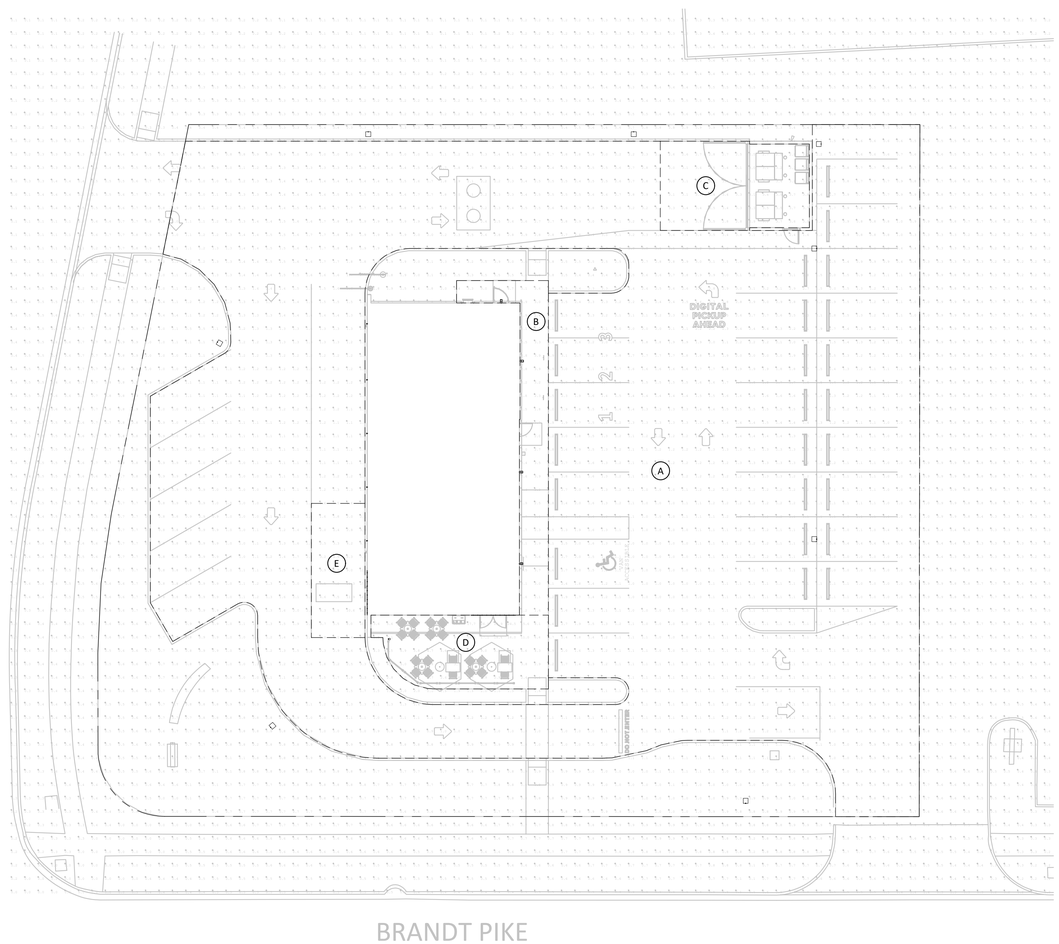
Revisions:

Drawn: AB
Checked: SS

Project No.
BPL017

Contents:
SITE PLAN
ELECTRICAL SHELL

E100



ILLUMINANCE CALCULATIONS			
TAG	DESCRIPTION	AVG REQUIRED	AVERAGE PROVIDED
A	PARKING/DRIVE	1 FC	1.40 FC
B	SURROUNDING BUILDING	1.5 FC	2.86 FC
C	TRASH ENCLOSURE	3 FC	3.22 FC
D	PATIO	5 FC	7.01 FC
E	PICKUP WINDOW	5 FC	6.12 FC

1 PHOTOMETRIC PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

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TBD BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

Issue Record:

04.17.2026	SCHEMATIC DESIGN

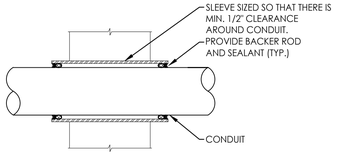
Revisions:

Drawn: AB
Checked: SS

Project No.
BPL017

Contents:
PHOTOMETRIC PLAN
ELECTRICAL SHELL

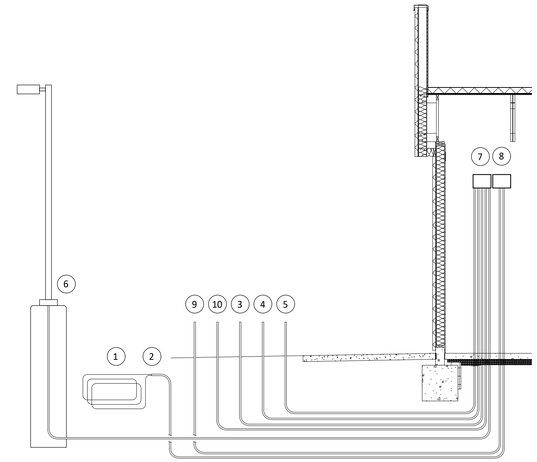
E110

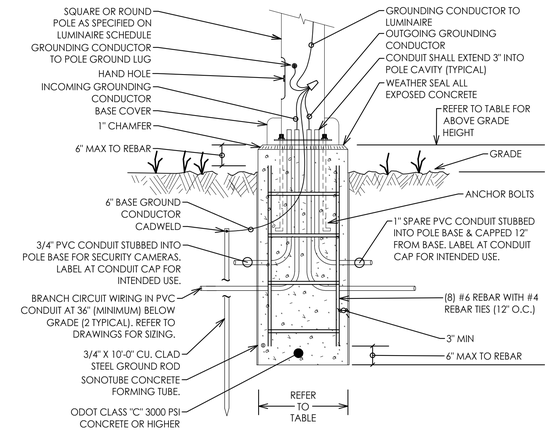


NOTES:
1. COORDINATE EXACT LOCATIONS, ELEVATIONS, AND QUANTITIES IN FIELD AND WITH STRUCTURAL DRAWINGS PRIOR TO BID.

TAG	DESCRIPTION	RESPONSIBILITY: DEVICE OR CONDUIT	RESPONSIBILITY: CONNECTION OR CONDUCTORS
1	VEHICLE DETECTOR LOOP - 6'x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS.	TENANT	TENANT
2	1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO LOW VOLTAGE JB.	GC	TENANT
3	1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
4	1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
5	1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS.	GC	TENANT
6	1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE JB. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.	GC	GC
7	LINE VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
8	LOW VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
9	1" SPARE CONDUIT FROM LOW VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT
10	1" SPARE CONDUIT FROM LINE VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT

GENERAL NOTES
A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
C. PROVIDE PULL STRING IN EMPTY CONDUITS.
D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.

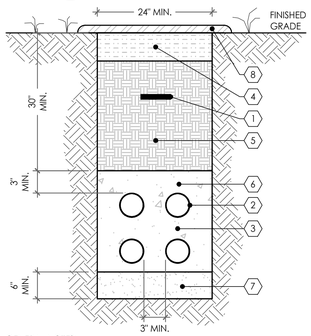




LUMINAIRE BASE DIMENSIONS				
POLE HEIGHT	LOCATION	BASE DEPTH	BASE DIA	ABOVE GRADE HEIGHT
≤10'-0"	PARKING	48"	18"	30"
15'-0"	PARKING	48"	24"	30"
20'-0"	PARKING	48"	24"	30"
25'-0"	PARKING	60"	24"	30"
30'-0"	PARKING	72"	24"	30"

NOTES:
1. DETAIL ASSUMES 2000 PSF AVERAGE LATERAL SOIL BEARING CAPACITY IN UNDISTURBED (OR WELL COMPACTED) EARTH.
2. DESIGN ASSUMES SINGLE OR DOUBLE LUMINAIRE NOT EXCEEDING POLE MANUFACTURE'S SPECIFICATIONS FOR WEIGHT, MAXIMUM EPA (EFFECTIVE PROJECTED AREA), AND 100 MPH DESIGN WIND SPEED.
3. CONSULT STRUCTURAL ENGINEER IF ACTUAL SITE CONDITIONS (OR LUMINAIRE CONFIGURATION) VARIES FROM DESIGN ASSUMPTIONS.
4. USE GRADE 60 REINFORCING STEEL. USE EPOXY COATED STEEL IN PARKING LOT APPLICATIONS OR IN AREAS WHERE DE-ICING SALT IS USED. MAINTAIN 3" (MINIMUM).
5. INSTALL POLE IN STRICT ACCORDANCE WITH POLE MANUFACTURER'S RECOMMENDATIONS. VIBRATION DAMPENERS SHALL BE PROVIDED.
6. ANCHOR BOLTS SHALL NOT BE CUT OFF FOR ANY REASON. EXTENSION COUPLERS ARE NOT PERMITTED.
7. INSTALL FOUNDATION A MINIMUM OF 2'-6" FROM BACK OF CURB IN PARKING LOTS. INSTALL FOUNDATION A MINIMUM OF 36" FROM STORM OR SANITARY PIPING.
8. AT LOCATIONS WHERE THE EXISTING SLOPE IS 6:1 OR GREATER, THE BURIED DEPTH OF FOUNDATION SHALL APPLY TO THE LOW SIDE OF SLOPE.

7 CONDUIT THROUGH FOUNDATION DETAIL
N.T.S.

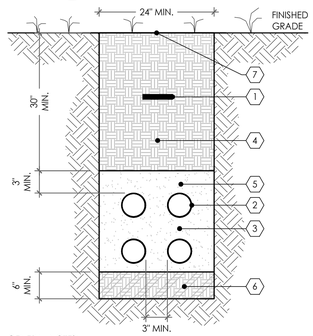


KEYED NOTES:
1. 3" WIDE DETECTABLE TAPE. INSTALL 12" BELOW FINISHED GRADE. (ONE PER 12" OF TRENCH WIDTH)
2. ELECTRICAL DUCTS SHALL BE 4" (UNLESS OTHERWISE NOTED) SCHEDULE 40 PVC.
3. INSTALL 4" SEPARATION BETWEEN DUCTS AND SIDES OF TRENCH.
4. SUB-BASE MATERIAL 6" DEEP AND COMPACTED TO 90%.
5. BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 2" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFT OF LOOSE SOIL.
6. CONCRETE ENCASEMENT.
7. ALL PIPING SHALL BE LAID ON A BED OF SAND 6" DEEP, WELL TAMPED INTO PLACE AND PROPERLY GRADED TO PERMIT THE PIPE TO HAVE AN EVEN BEARING THROUGHOUT ITS ENTIRE LENGTH.
8. PAVEMENT BY OTHERS.

GENERAL NOTES:
A. TYPICAL FOR ALL CONDUITS/DUCT BANKS, REGARDLESS OF QUANTITY.
B. FOR SERVICE CONDUIT UNDER TRAFFIC-BEARING SURFACES. REFER TO CIVIL UTILITY PLAN FOR EXTENT OF SCOPE AND CONTINUATION.
C. CONCRETE ENCASE CONDUIT(S) UNDER ROADWAYS, DRIVEWAYS, AND PARKING LOTS. MINIMUM OF 3" CONCRETE ENCASEMENTS.
D. WHENEVER POSSIBLE, DUCT ARRANGEMENTS SHALL BE RESTRICTED TO EITHER A TWO (2) CONDUIT WIDTH OR A CONDUIT DEPTH TO ALLOW SIDE EXPOSURE OF ALL DUCTS. WHEN NOT POSSIBLE, ADDITIONAL INNER DUCTS WITH NO SIDE EXPOSURE SHALL BE PROVIDED AND SHALL NOT BE USED FOR POWER WIRING. EXCEPTION: A DUCT WITH NO SIDE EXPOSURE MAY BE USED FOR LOW VOLTAGE SYSTEM WIRING AND/OR FIBER OPTIC CABLING.
E. MINIMUM SEPARATION BETWEEN CONDUITS SHALL BE 3". MINIMUM SPACING BETWEEN POWER AND COMMUNICATION CONDUITS SHALL BE 12". REFER TO DRAWINGS FOR EXACT CONDUIT REQUIREMENTS. EXACT CONFIGURATION AND DEPTH SHALL BE ADJUSTED AFTER COORDINATION WITH OTHER TRADES ON SITE. REFER TO COORDINATION NOTES ON THE DRAWINGS.

5 DUCT BANK UNDER NEW PAVEMENT DETAIL
N.T.S.

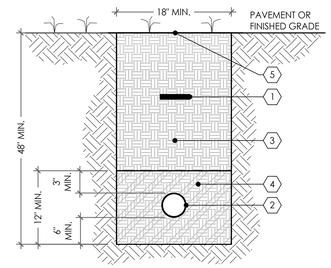
6 SITE CONDUIT DETAIL
N.T.S.



KEYED NOTES:
1. 3" WIDE DETECTABLE TAPE. INSTALL 12" BELOW FINISHED GRADE. (ONE PER 12" OF TRENCH WIDTH)
2. ELECTRICAL DUCTS SHALL BE 4" (UNLESS OTHERWISE NOTED) SCHEDULE 40 PVC.
3. INSTALL 4" SEPARATION BETWEEN DUCTS AND SIDES OF TRENCH. ALIGN DUCTS ON CHAIRS.
4. BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 2" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFT OF LOOSE SOIL.
5. SAND WELL TAMPED INTO PLACE.
6. ALL PIPING SHALL BE LAID ON A BED OF CLEAN FILL 6" DEEP WELL TAMPED INTO PLACE AND PROPERLY GRADED TO PERMIT THE PIPE TO HAVE AN EVEN BEARING THROUGHOUT ITS ENTIRE LENGTH.
7. TOPSOIL/SEEDING TO MATCH EXISTING.

GENERAL NOTES:
A. TYPICAL FOR ALL CONDUITS/DUCT BANKS, REGARDLESS OF QUANTITY.
B. BRANCH CIRCUITS SHALL BE LIMITED TO 40A/3 PHASE FOR THIS DETAIL.
C. WHENEVER POSSIBLE, DUCT ARRANGEMENTS SHALL BE RESTRICTED TO EITHER A TWO (2) CONDUIT WIDTH OR A CONDUIT DEPTH TO ALLOW SIDE EXPOSURE OF ALL DUCTS. WHEN NOT POSSIBLE, ADDITIONAL INNER DUCTS WITH NO SIDE EXPOSURE SHALL BE PROVIDED AND SHALL NOT BE USED FOR POWER WIRING. EXCEPTION: A DUCT WITH NO SIDE EXPOSURE MAY BE USED FOR LOW VOLTAGE SYSTEM WIRING AND/OR FIBER OPTIC CABLING.
D. MINIMUM SEPARATION BETWEEN CONDUITS SHALL BE 3". MINIMUM SPACING BETWEEN POWER AND COMMUNICATION CONDUITS SHALL BE 12". REFER TO DRAWINGS FOR EXACT CONDUIT REQUIREMENTS. EXACT CONFIGURATION AND DEPTH SHALL BE ADJUSTED AFTER COORDINATION WITH OTHER TRADES ON SITE. REFER TO COORDINATION NOTES ON THE DRAWINGS.

4 DUCT BANK UNDER LAWN DETAIL
N.T.S.



KEYED NOTES:
1. 3" WIDE DETECTABLE TAPE. INSTALL 12" BELOW FINISHED GRADE. (ONE PER 12" OF TRENCH WIDTH)
2. UNDERGROUND CONDUIT.
3. BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 2" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFT OF LOOSE SOIL.
4. CLEAN FILL WELL TAMPED INTO PLACE WHEN BENEATH LAWN OR ENCASED IN CONCRETE WHEN BENEATH PAVEMENT. REFER TO GENERAL NOTES BELOW.
5. TOPSOIL/SEEDING TO MATCH EXISTING.

GENERAL NOTES:
A. CONTRACTOR SHALL LOCATE UNDERGROUND CONDUIT AT A MINIMUM OF 10'-0" FROM NEAREST TREE, OR IF NOT PRACTICAL, AS DIRECTED IN FIELD BY THE LANDSCAPE ARCHITECT.
B. ALL UNDERGROUND ELECTRICAL CONDUIT SHALL HAVE A DETECTABLE WARNING TAPE INSTALLED 12" BELOW GRADE - DIRECTLY ABOVE THE CONDUIT. WARNING TAPE SHALL BE "TERRA TAPE", 3" WIDE, LABELED WITH "CAUTION A, B, C, OR D BURIED BELOW".
   A - "ELECTRIC LINE", #42-0064
   B - "TELEPHONE LINE", #42-0041
   C - "HIGH VOLTAGE LINE", #42-0111
   D - "FIBER OPTIC CABLE", #42-0037
   CONTACT: REEF INDUSTRIES, INC. 1-800-231-6074
C. CONCRETE ENCASE CONDUIT(S) UNDER ROADWAYS, DRIVEWAYS AND PARKING LOTS. MINIMUM OF 3" CONCRETE ENCASEMENT. (NOT APPLICABLE FOR BRANCH CIRCUITS.)

3 UNDERGROUND CONDUIT DETAIL
N.T.S.

2 POLE MOUNTED LUMINAIRE BASE DETAIL
N.T.S.

ONE LINE NOTES:

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO EXACTLY THE SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER-TIGHT, BUT SHALL ALSO BE RUST-RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE "XHHW-2".

D. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE EQUIPMENT APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

E. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING NEC ARTICLE 250 AND TABLE 250.66.

F. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING NEC ARTICLE 250 AND TABLE 250.122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE-LINES, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

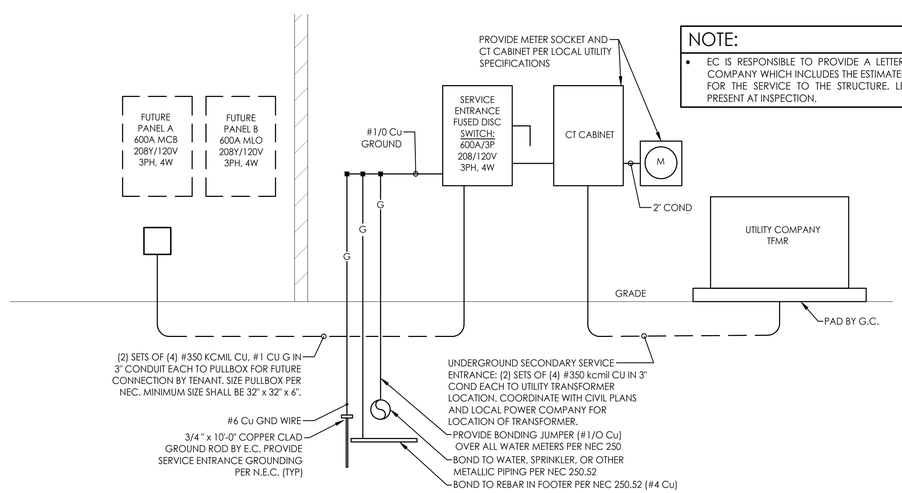
G. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B, SECTION 110-26(a). LOCATIONS SHOWN ON FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENT APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON RISER.

H. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO UNDERSIDE OF ROOF DECK. LOCATE ANY RELATED PULLBOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE, AS WITH ALL WORK, COORDINATE IN ADVANCE WITH ALL OTHER TRADES.

I. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. COORDINATE WITH ALL ARCHITECTURAL, STRUCTURAL & MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

J. ALL PANELS SHALL BE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

K. ALL PANELS SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.



NOTE:
- EC IS RESPONSIBLE TO PROVIDE A LETTER FROM UTILITY COMPANY WHICH INCLUDES THE ESTIMATED KAIC RATING FOR THE SERVICE TO THE STRUCTURE. LETTER MUST BE PRESENT AT INSPECTION.

1 ONE LINE DIAGRAM
N.T.S.

Consultant:
annex ENGINEERING GROUP
589 w nationwide blvd ste b
columbus, ohio 43215
tel: 614.481.2292
fax: 614.487.8777

REFERENCE DOCUMENTS ONLY

NOT FOR CONSTRUCTION

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CMG BRANDT PIKE SHELL
TBD BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

Issue Record:
04.17.2026 SCHEMATIC DESIGN

Revisions:

Drawn: AB
Checked: SS

Project No.
BPL017

Contents:
DETAILS & DIAGRAMS
ELECTRICAL SHELL

E400

CHIPOTLE

A

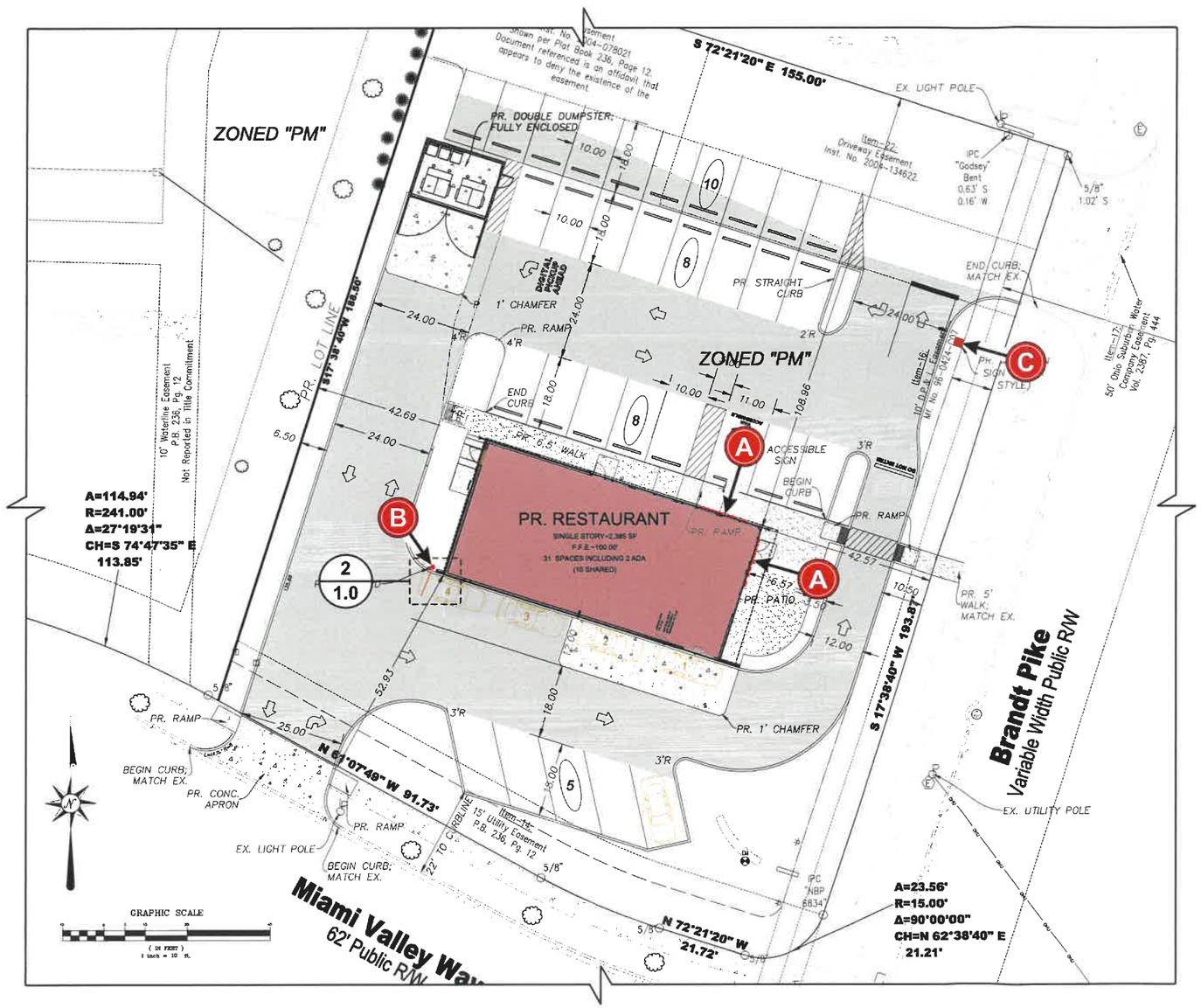
A3-22 WALL SIGNS
Quantity (2)

B

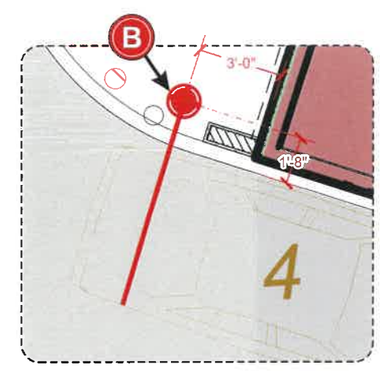
MK2 CLEARANCE BAR
Quantity (1)

C

8' MONUMENT SIGN
Quantity (1)



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



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

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970 484 3637
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Design Proposal for:
Chipotle Mexican Grill
Brandt Pike PRELIM
Store #XXXX
XXX Brandt Pike
Huber Heights, OH 45424

Sign Type: Various

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

Client Approval

Signature

Date

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $66 per hour.

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

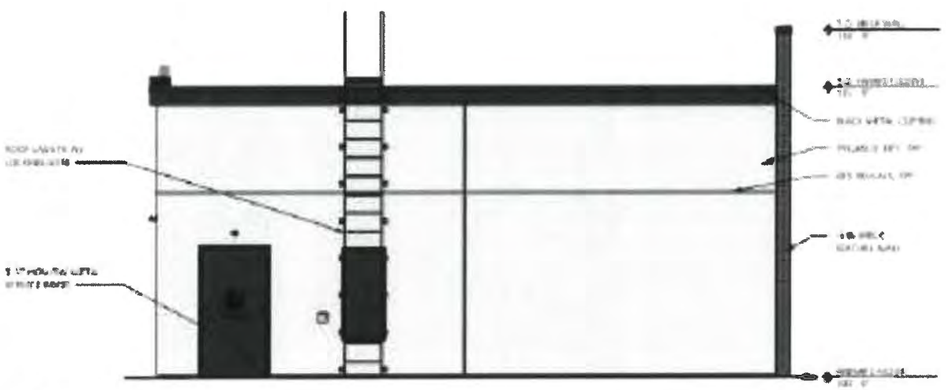
Production Mgr. Approval	Date
Project Mgr. Approval	Date
Account Mgr. Approval	Date
P&D Mgr. Approval	Date

Revision Notes:
revise wall sign placement

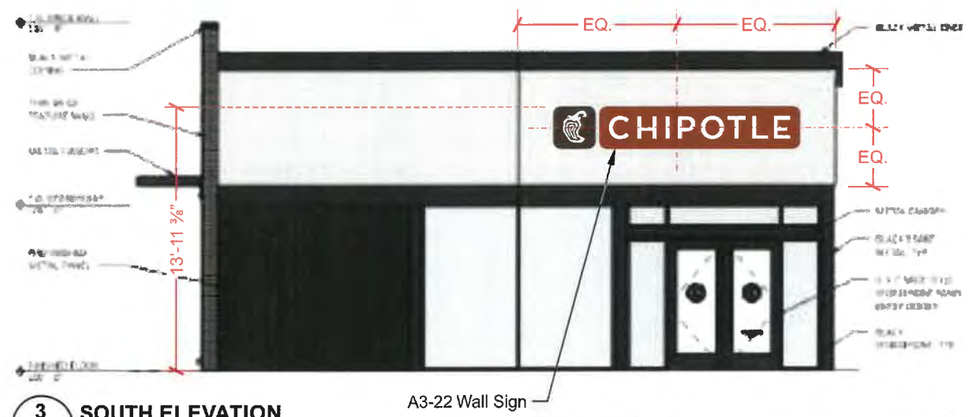
RECEIVED
MAY 01 2026
CDP 2611

Quote No. 21585
W.O. No.
Rev. No. B Date: 04-24-26 By: JLL
Sheet No. 1.0

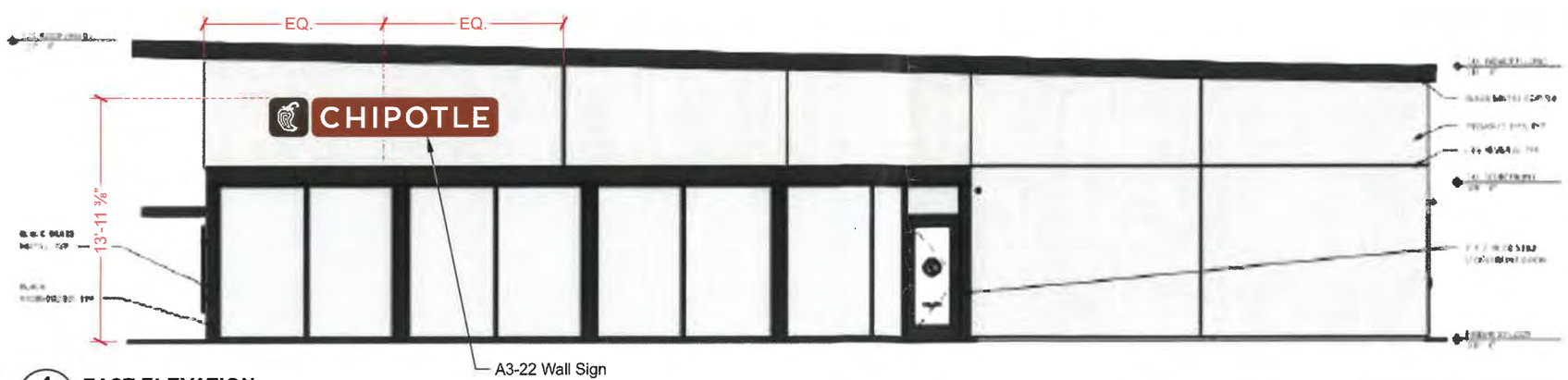
1 / 2.0 **WEST ELEVATION**
SCALE: 1/8"= 1'-0"



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



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



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

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

Sign Type: Various

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

Client Approval

Signature

Date

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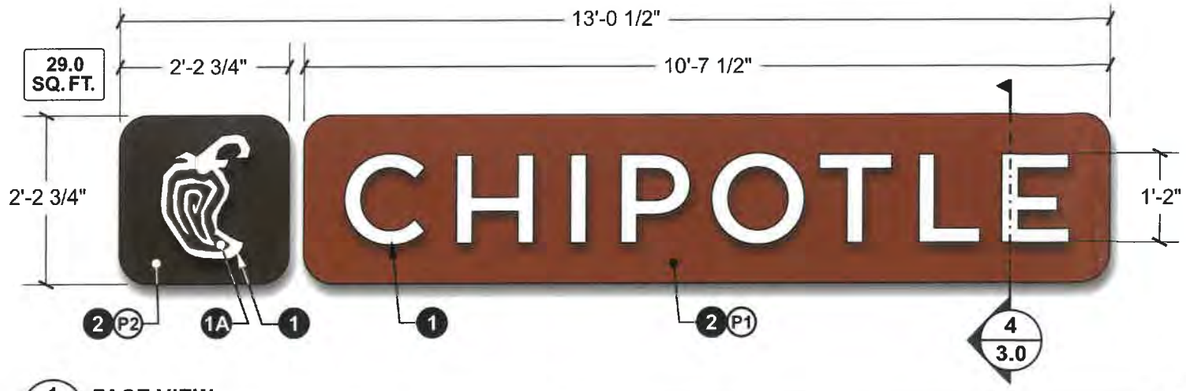
- ☐ **Approved**
- ☐ **Approved As Noted**
- ☐ **Revise And Resubmit**

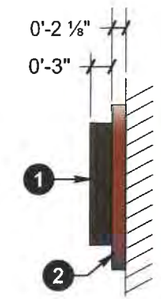
Production Mgr. Approval	Date
Project Mgr. Approval	Date
Account Mgr. Approval	Date
P&D Mgr. Approval	Date

Revision Notes:
revise placement

Quote No. 21585
W.O. No.
Rev. No. B — Date: 04-24-26 By: JLL
Sheet No. 2.0



1 / 3.0 FACE VIEW
SCALE: 1/2"= 1'-0"



2 / 3.0 END VIEW
SCALE: 1/2"= 1'-0"

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

1 CHANNEL LETTERS "CHIPOTLE" AND PEPPER LOGO

LETTER TYPE= Face-Lit pan channels **DEPTH=** 3"
FACES= 3/16" Cyro #2447 Milk-White acrylic
1A PEPPER GRAPHIC= Stud mounted .063" Aluminum Flat-cut-out overlay
TRIMCAP= 1" Brown Gemtrim
BACKS= .040" Pre-finished white aluminum
RETURNS= .040" Pre-finished Adobo Brown aluminum (w/ weep holes)
ILLUMINATION= Principal LED "Qwik Mod 2" 7100K White LEDs
MOUNTING= Mount flush to face of cabinets with #10 "blunt" ended screws as req.

2 BROWN & RED CABINETS

FACE= 1/8" Aluminum **BACK=** N/A
RETURNS= Top & Bottom Straights: 1" x 2" x 1/8" Aluminum angle
Attachment= 3/4" VHB tape
Ends/corners: (one-piece) .063" Aluminum
Attachment= Versilok adhesive
LIFT POINTS= Red Cabinet: Versilok 3/8" nuts to return @ 6'-0" O.C.
NOTE: Use 4" Long fishplates @ return seams as req.

3 MOUNTING FRAME

CONSTRUCTION= 1" x 2" x 1/8" Aluminum angle frame assembly w/ studs for thru-bolt attachment of sign components

INSTALL

MOUNTING FRAME= Attach flush to fascia w/ 3/8" hardware as req.
ASSEMBLY= 1. Place 1" Long spacers onto mounting frame studs
2. Slide Red & Brown cabinets over studs
3. Secure w/ nuts & washers
NOTE: Frame stud attachments are hidden inside of letters "C", "I", "O", "E", and pepper logo

ELECTRICAL

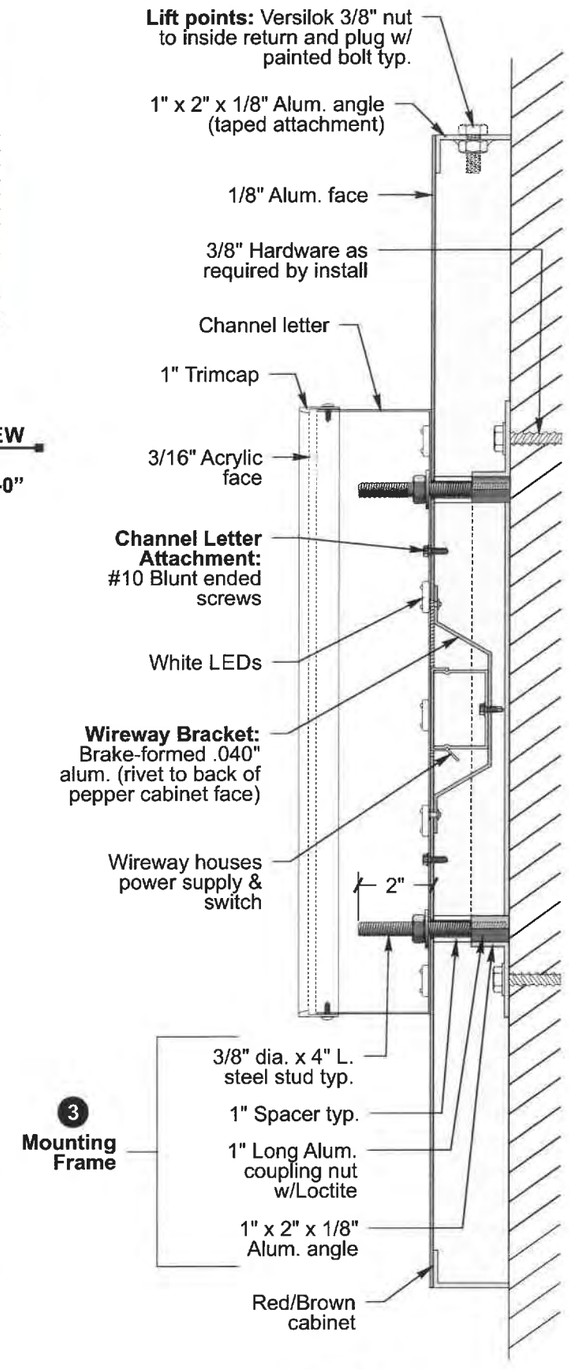
POWER SUPPLY= 120V primary/12V secondary power supply housed inside wireway behind pepper channel logo
POWER DISCONNECT= Toggle switch on end of brown pepper cabinet
ELECTRICAL LEADS= 120V: Provide (1) 6'-0" pigtail in sealtite conduit
12V: Provide (2) 6'-0" pigtails
NOTE: 12V leads between Red and Brown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

COLOR SPECIFICATIONS

P1 P.T.M. PMS #484C "Roasted Red"
P2 P.T.M. PMS #4625C "Adobo Brown"

NOTE: Paint all exposed fasteners to match adjacent finish

3 / 3.0 ILLUMINATION RENDERING
SCALE: N.T.S.



4 / 3.0 END SECTION
SCALE: N.T.S.

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

Sign Type: A3-22
Date: April 24, 2026
Drawn by: J.L.
Account Manager: Kristi M.
Project Manager:
File Name: A3-22

Client Approval

Signature

Date

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

☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit

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

Revision Notes:

Quote No. 21585
W.O. No.
Rev. No. A Date: By:
Sheet No. 3.0

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

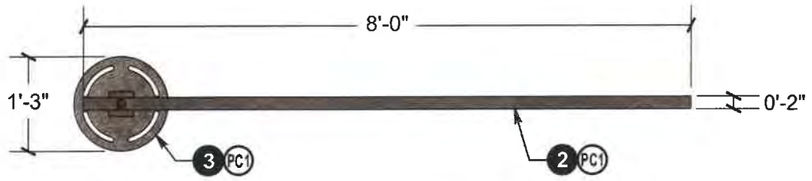
1. **POST=** 4" x 4" x 1/4" Alum. sq. tube w/ 3/8" alum top plate and pivot
2. **CLEARANCE BAR=** 2" x 4" x 1/8" Alum. rec. tube w/ black PVC end caps
   - 2a **Graphics:** Reflective vinyl overlay
   - **Breakaway:** To minimize damage from impact, the top beam will give way and rotate when struck and then automatically return to original position
3. **MOUNTING=** Slotted 1/2" alum. base plate attaches to embedded bolts in caisson

CAISSON= Sonotube formed concrete caisson w/ embedded mounting hardware (four 5/8" All-thread welded to 1/8" steel spacer plates w/ washers and leveling nuts).

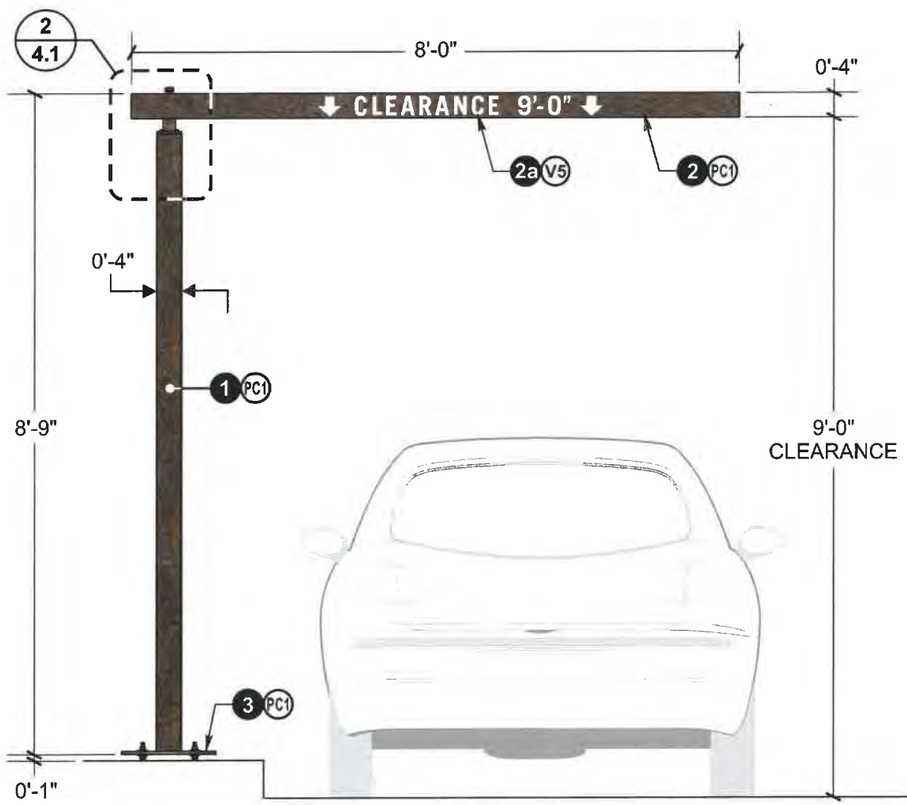
COLOR SPECIFICATIONS

PC1 Powder coat Prismatic Rustic Texture #UTB-5223

V5 Reflective White Vinyl

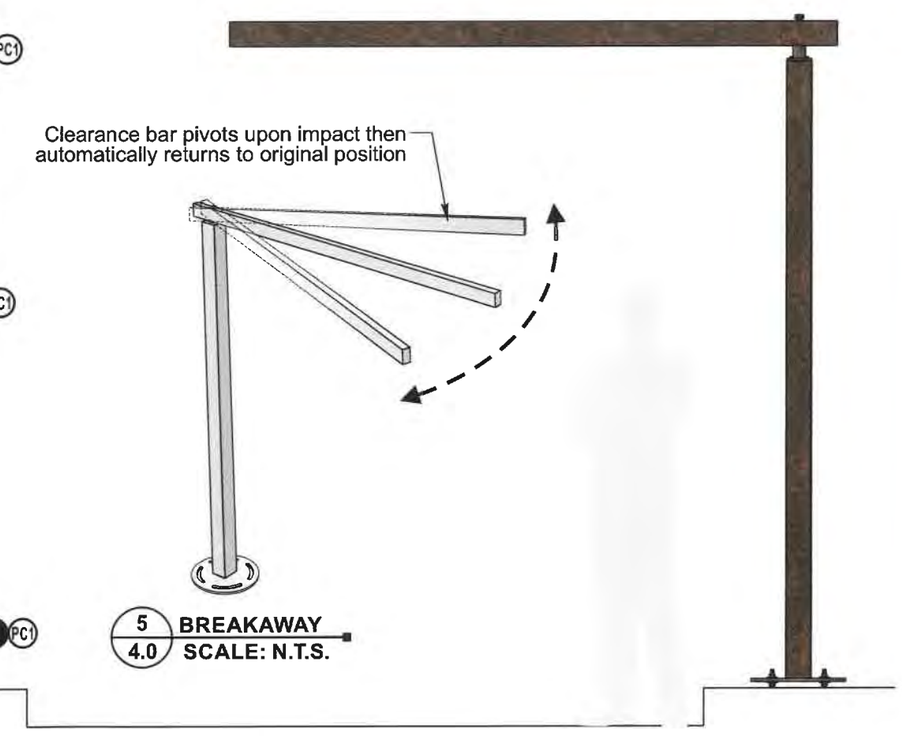


1/4.0 PLAN VIEW
SCALE: 1/2"=1'-0"



2/4.0 ELEVATION
SCALE: 1/2"=1'-0"

3/4.0 END VIEW
SCALE: 1/2"=1'-0"



5/4.0 BREAKAWAY
SCALE: N.T.S.

4/4.0 OPPOSITE ELEVATION
SCALE: 1/2"=1'-0"

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

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

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

Sign Type: MK2 Clearance Bar

Date: April 24, 2026
Drawn by: Skip W.
Account Manager: Kristi M.
Project Manager:
File Name: MK2 Clearance Bar

Client Approval

Signature

Date

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

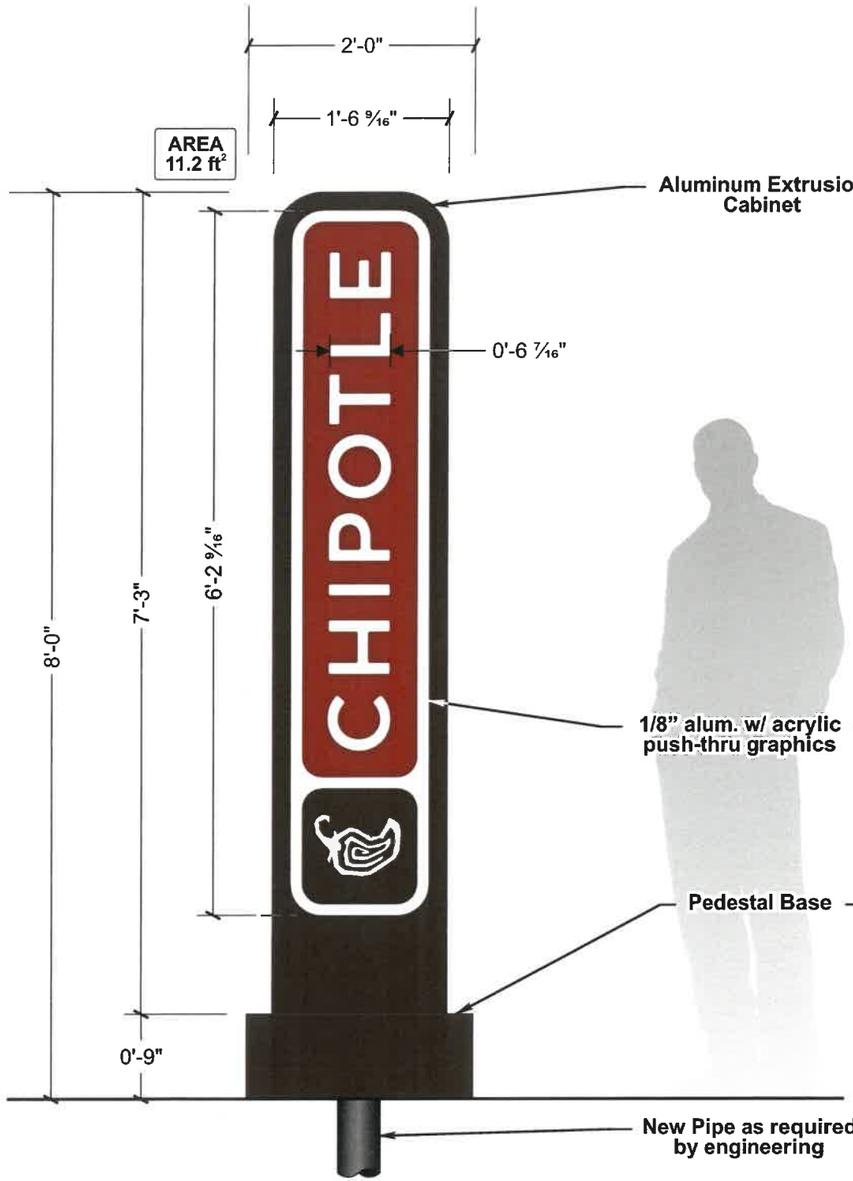
- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise And Resubmit

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

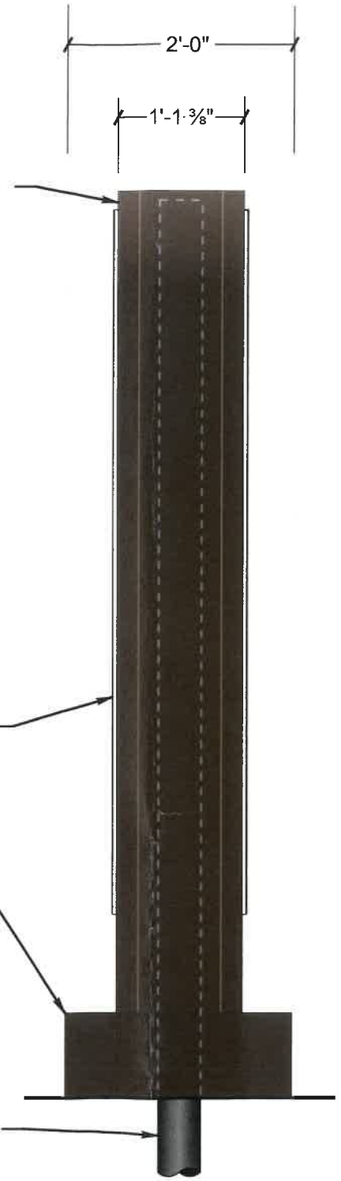
Revision Notes:

RECEIVED
MAY 01 2026
CBDP 26-11

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



1 / 5.0 FRONT ELEVATION
SCALE: 3/4" = 1'-0"



2 / 5.0 END VIEW
SCALE: 3/4" = 1'-0"

NOTE: Illuminated with Sloan SignBox III LED's

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

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

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

Sign Type: Monument Sign

Date: April 24, 2026
Drawn by: J.L.
Account Manager: Kristi M.
Project Manager:
File Name: 8' Monument C

Client Approval

Signature

Date

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

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

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

Revision Notes:

Quote No. 21585
W.O. No.
Rev. No. A Date: By:
Sheet No. 5.0

Huber Heights Fire Division

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

Occupancy Name:	Proposed Chipotle Mexican Grill
Occupancy Address:	Brandt & Miami Valley Way

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

MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	05/07/2026

Fire Department Comments:

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

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

Requirements:

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

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

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

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

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

Memorandum

Staff Report for Meeting of May 12, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: May 6, 2026

Subject: CBDP 26-11 (Chipotle Brandt Pike)
Brandt Pike and Miami Valley Way

Department of Planning and Zoning City of Huber Heights

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

DEVELOPMENT NAME: Chipotle Mexican Grill

ADDRESS/LOCATION: Brandt Pike and Miami Valley Way

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

EXISTING LAND USE: Vacant Land

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

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

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

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

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

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

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

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

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

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

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

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

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conformance With Planned Mixed Use District Requirements:

Uses: Restaurants are principally permitted in the district.

Development Standards:

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

Parking and Loading:

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

Building Materials:

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

Landscaping:

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

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

Signs:

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

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

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

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

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

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

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

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

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

Staff does not anticipate any undue burden on public services.

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

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

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

The landscaping plan meets the zoning code requirements.

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

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

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

The site is generally flat.

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

All utilities will be placed underground.

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

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

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

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

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

No rezoning is necessary.

Additional Comments:

Fire: See attached.

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

Recommendation

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

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

Planning Commission Action

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

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

Planning Commission Decision Record

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

WHEREAS, on May 12, 2026, the Planning Commission did meet and fully discuss the details of the request.

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

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

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

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to recommend approval carried 3-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
May 12, 2026, Meeting
City of Huber Heights

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

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

Absent: Mr. Shomper and Ms. Thomas

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

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

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

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

Uses: Restaurants are principally permitted in the district.

Development Standards:

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

Parking and Loading:

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

Building Materials:

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

Landscaping:

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

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

Signs:

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

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

The landscaping plan meets the zoning code requirements.

The site is generally flat.

All utilities will be placed underground.

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

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

No rezoning is necessary.

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

Staff recommends approval of the Combined Basic and Detailed Development Plan application submitted on April 21, 2026, with the following conditions:

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

Jonathan Evans from Evans Engineering was present and commented that they are looking forward to working with us.

Action

Mr. Johnson moved to approve the request by the applicant, Blaze Properties, for a Combined Basic and Detailed Development Plan (CBDP 26-11) in accordance

with the recommendation of Staff's Memorandum dated May 6, 2026, and the Planning Commission Decision Record.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Mr. Johson, and Mr. Walton. NAYS: None. Motion to approve carried 3-0.

VIII. Additional Business

1. Diagnostic Report from Zoneco

IX. Approval of the Minutes

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

X. Reports and Calendar Review

XI. Upcoming Meetings

June 9, 2026
July 14, 2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:30 p.m.

CBDP 26-11
Chipotle – Brandt Pike

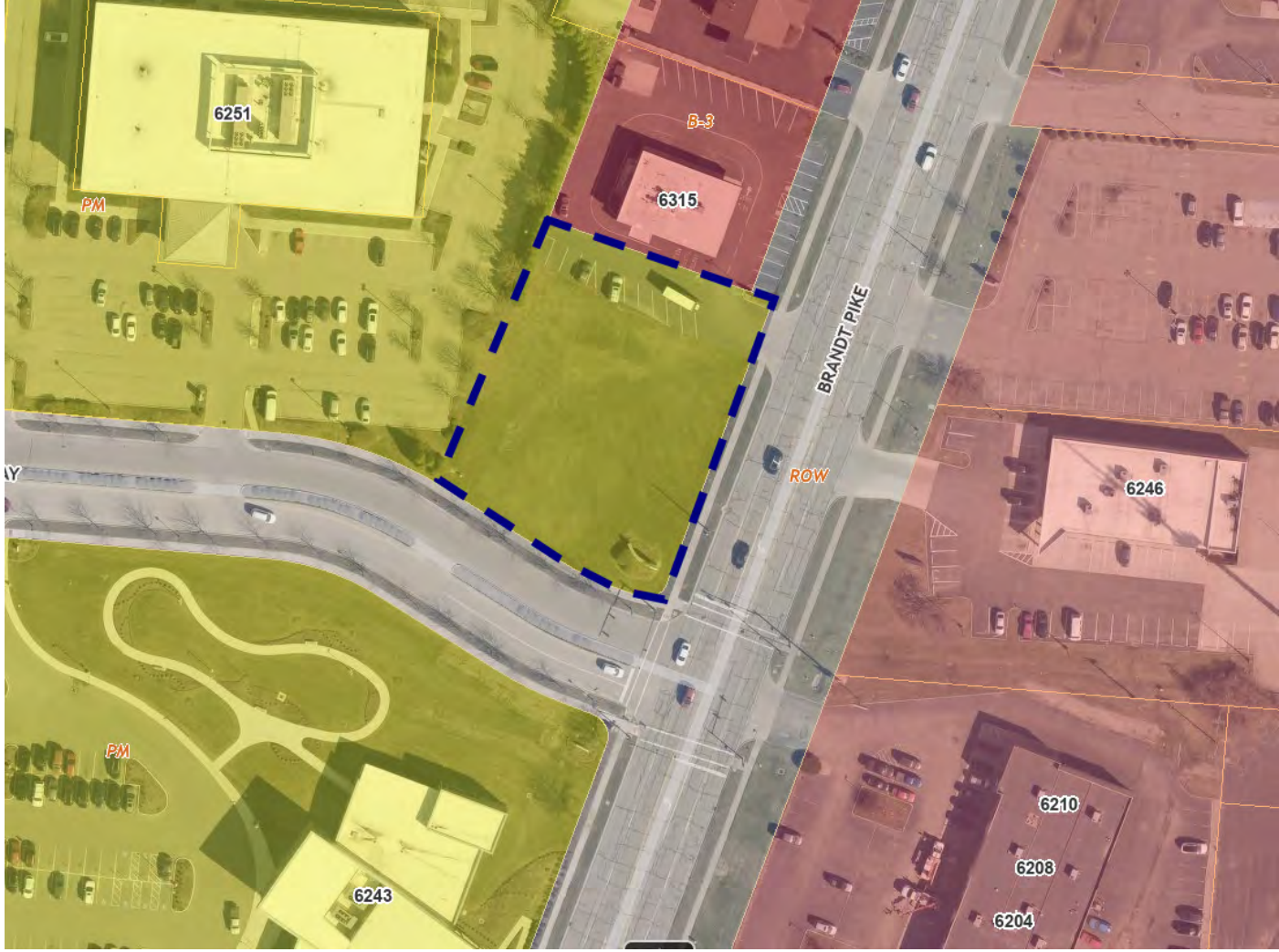
HUBER HEIGHTS
Come Grow With Us!

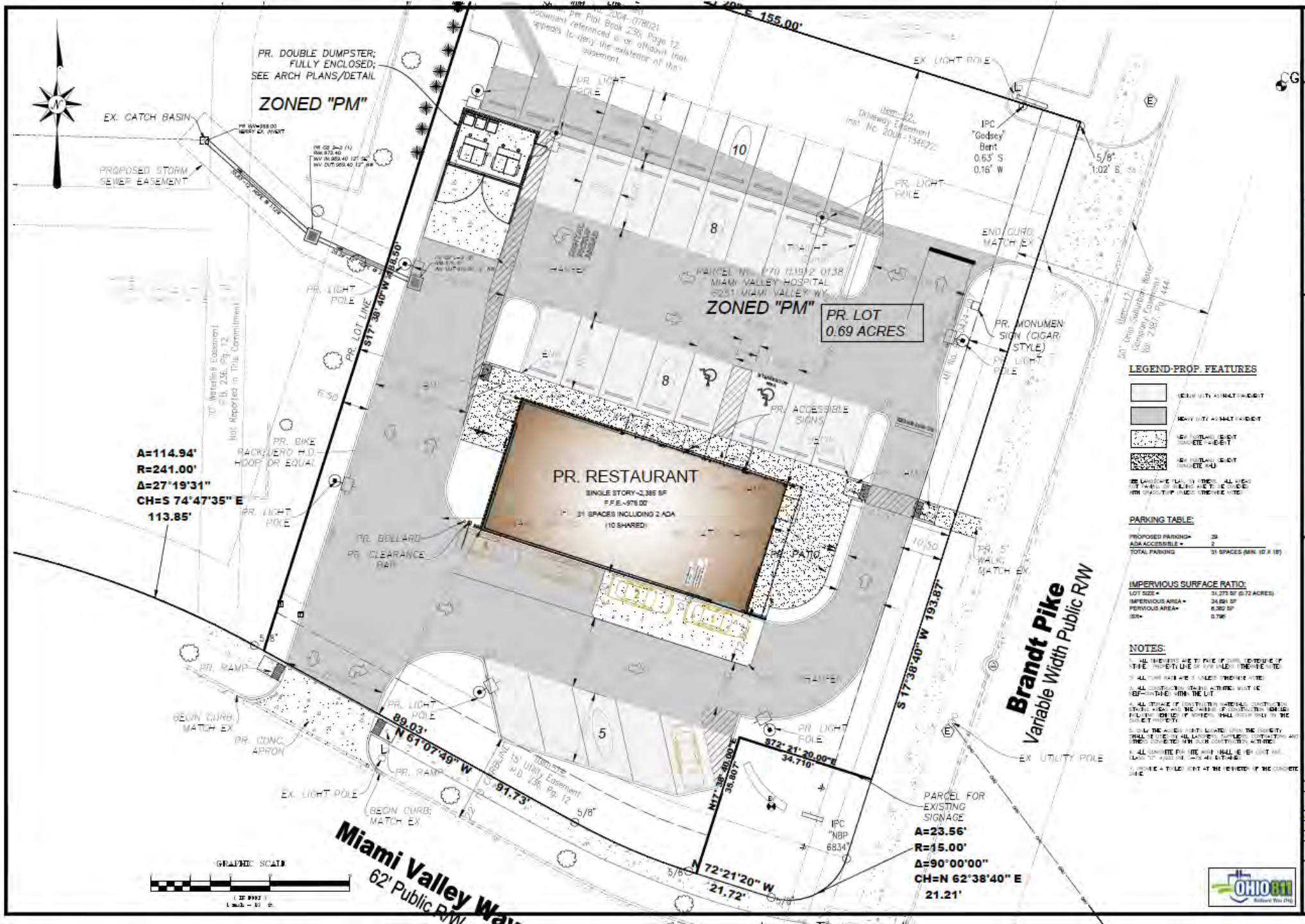
Site Details:

- 0.69 Acres
- Zoned: PM (Planned Mixed Use)
- Adjacent lands: PM / B-3

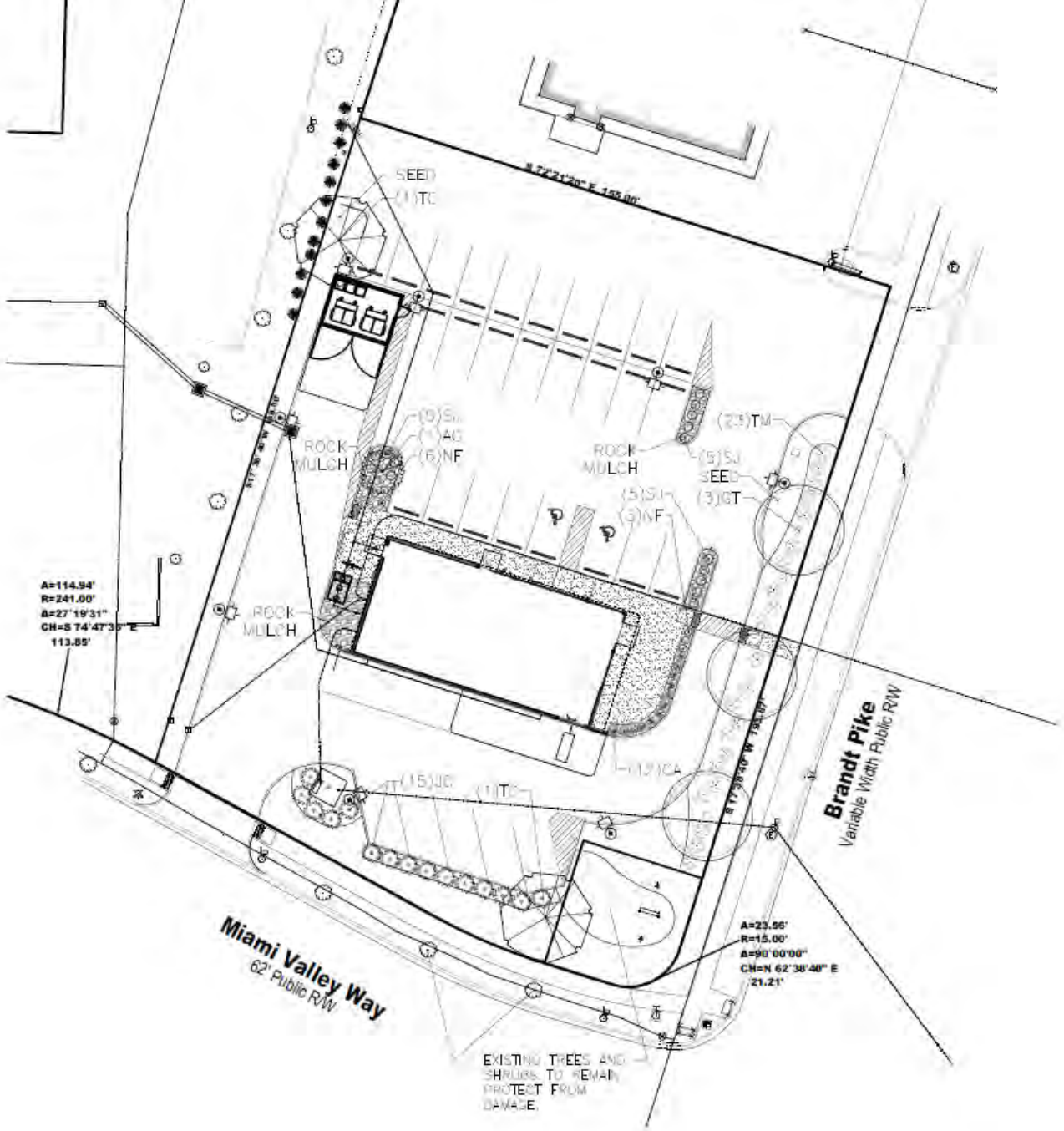
Development Details:

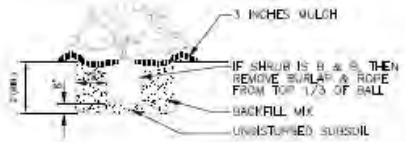
- The applicant approval for a combined development plan to construct a 2,385 SF Chipotle Mexican Grill.





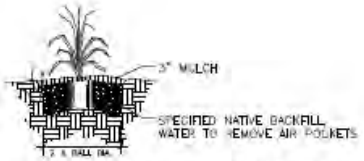
HUBER HEIGHTS
Come Grow With Us!





SHRUB PLANTING

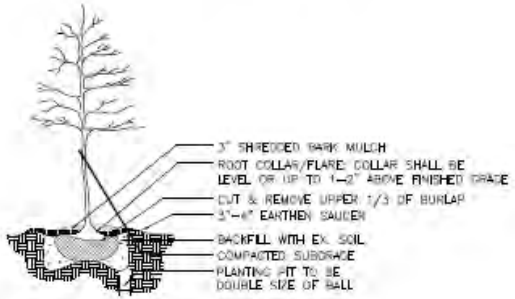
NOT TO SCALE



PERENNIAL PLANTING DETAIL

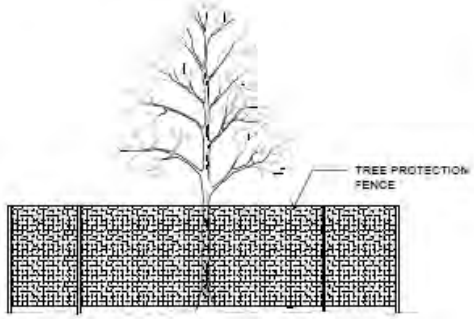
NOT TO SCALE

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

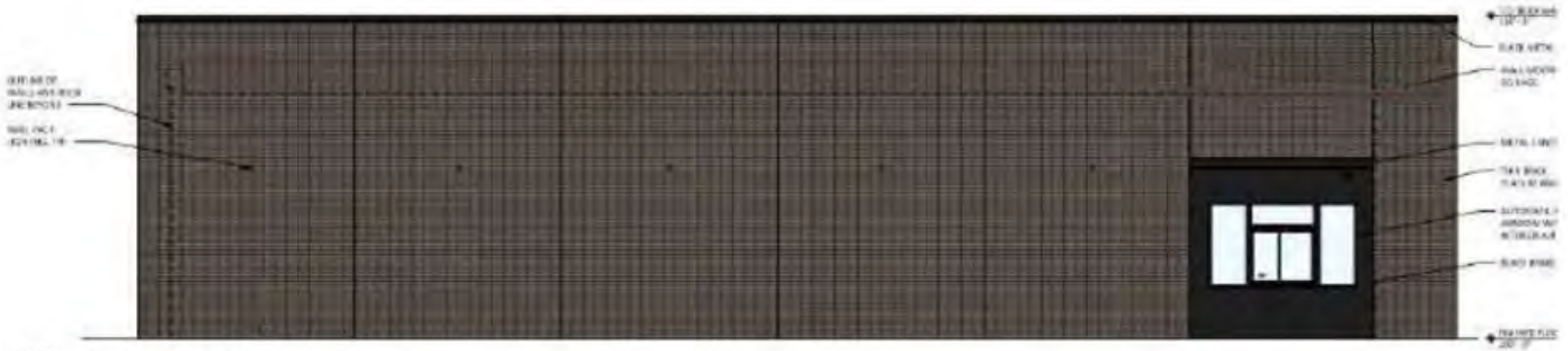


TREE PLANTING

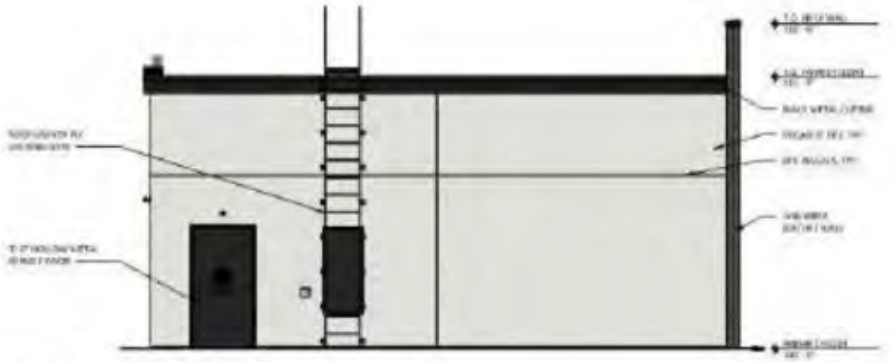
NOT TO SCALE



HUBER HEIGHTS
Come Grow With Us!



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

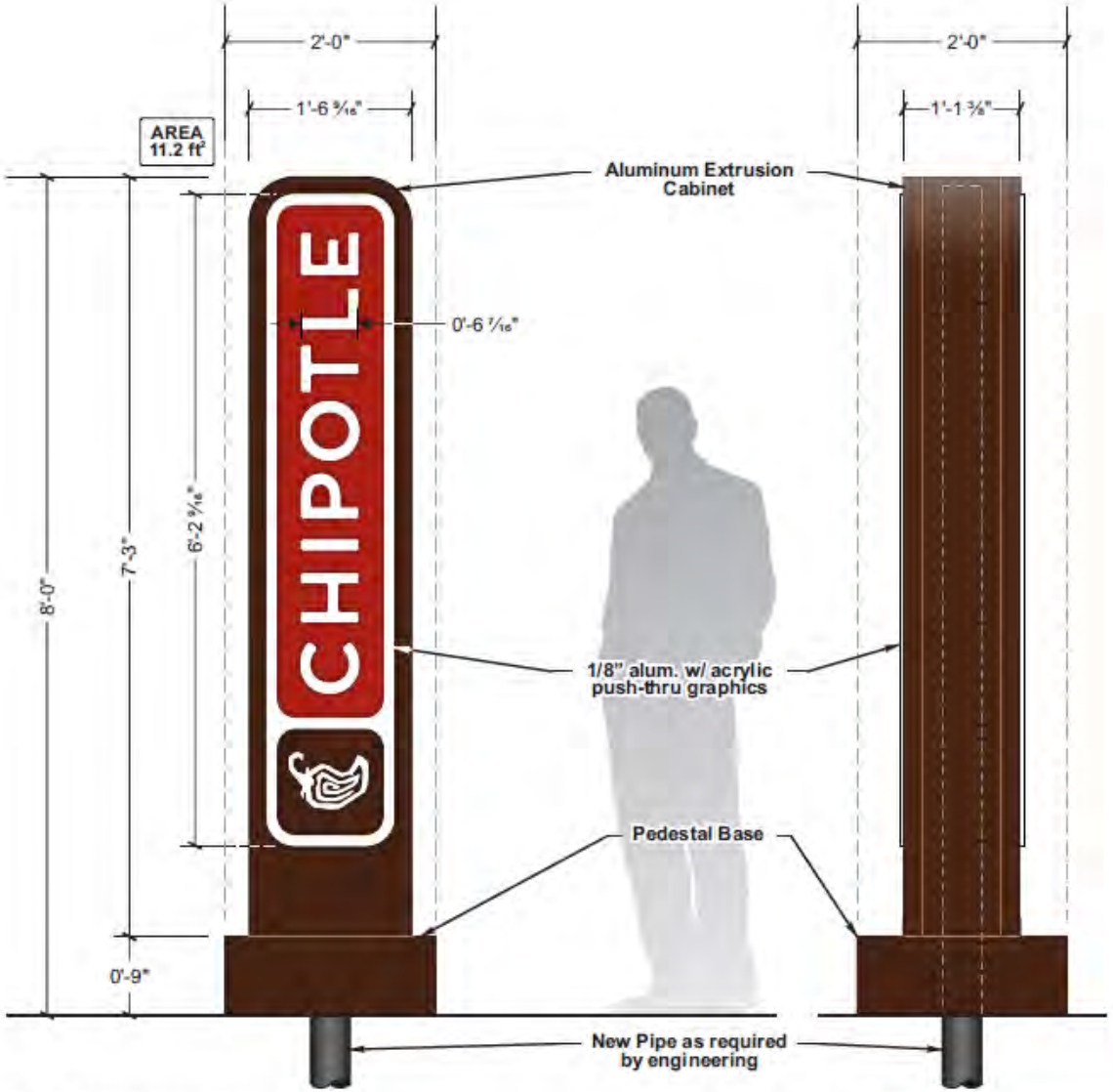


2 / 2.0 **NORTH ELEVATION**
SCALE: 1/8"= 1'-0"

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

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

HUBER HEIGHTS
Come Grow With Us!



1 / 5.0 FRONT ELEVATION
SCALE: 3/4" = 1'-0"

2 / 5.0 END VIEW
SCALE: 3/4" = 1'-0"

NOTE: Illuminated with Sloan SignBox III LED's

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

HUBER HEIGHTS
Come Grow With Us!

Staff Analysis

<u>Conformance With Planned Mixed Use District Requirements:</u>

Uses: Restaurants are principally permitted in the district.

Development Standards:

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

Parking and Loading:

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

Building Materials:

The building elevations feature a mix of thin brick and EFIS veneer, consistent with the zoning code's building material requirements.

Signs:

A sign package was submitted with the application.

- The two wall signs comply with the sign code requirements.
- The proposed monument sign is rather modest in overall size (8’ x 1’-1”). However, the 8-foot height exceeds the BPO height limit by one foot.

- Staff feels the sign height is acceptable as designed. The overall size is modest and is significantly smaller than the existing multi-tenant sign at the corner of Brandt and Miami Valley Way.
- Staff recommends approval of the sign package as submitted.

Staff Analysis

Additional Comments:

Fire: Plans meet all fire code requirements.

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

Staff Recommendation

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the combined development plan application and revised plans dated May 11, 2026 with the following conditions:

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

.

Planning Commission Action

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

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

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2026-O-

TO APPROVE A COMBINED BASIC AND DETAILED DEVELOPMENT PLAN TO CONSTRUCT AN APPROXIMATELY 2,385 SQUARE FOOT CHIPOTLE MEXICAN GRILL FOR PROPERTY LOCATED AT BRANDT PIKE AND MIAMI VALLEY WAY AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 03912 0138 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE CBDP 26-11).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case CBDP 26-11 and on May 12, 2026, recommended approval by a vote of 3-0 of the Combined Basic and Detailed Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application for Case CBDP 26-11 requesting approval of a Combined Basic and Detailed Development Plan to construct an approximately 2,385 square foot Chipotle Mexican Grill for property located at Brandt Pike and Miami Valley Way and further identified as Parcel Number P70 03912 0138 on the Montgomery County Auditor's Map is hereby approved in accordance with the Planning Commission's recommendation and with the following conditions:

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

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-11591 **Topics Of Discussion** **N.**

Council Work Session

Meeting Date: 06/02/2026

Liquor Permit #10014216-1 - Transfer - Ameristop - 5983 Old Troy Pike

Submitted By: Anthony Rodgers

Department: City Council

Type of Liquor Permit: Transfer

Motion/Ordinance/ Resolution No.:

Agenda Item Description

Liquor Permit #10014216-1 - Transfer - Ameristop - 5983 Old Troy Pike

Review and Comments - Police Division

The Police Division has no objections to the transfer of this liquor permit.

Review and Comments - Fire Division

The Fire Division has no objections to the transfer of this liquor permit.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Liquor Permit

HUBER HEIGHTS CITY COUNCIL
ATTN CLERK
6151 BRANDT PIKE
HUBER HEIGHTS OH 45424

NOTICE TO LEGISLATIVE AUTHORITY

TO

10014216-1 PERMIT NUMBER		**TRFO** TYPE	**PANCH LLC** **HUBER AMERI STOP** **5983 OLD TROY PIKE** **HUBER HEIGHTS OH 45424** **Muni/Village/Twp: Huber Hgts**
ISSUE DATE:			
FILING DATE: **5/13/2026**			
PERMIT CLASSES: **C-1 C-2**			
57083 TAX DISTRICT	**JUN**	RECEIPT NO	

FROM **5/14/2026**

01989591-1 PERMIT NUMBER		TYPE	**DAYTON HUBER INVESTMENTS LLC** **AMERISTOP FOOD MART** **5983 OLD TROY RD CTR** **HUBER HGTS OH 45424** **Muni/Village/Twp: Huber Hgts**
ISSUE DATE:			
FILING DATE:			
PERMIT CLASSES:			
57083 TAX DISTRICT	**JUN**	RECEIPT NO	

MAILED 5/19/2026 **RESPONSES MUST BE POSTMARKED NO LATER THAN 06/19/2026**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: **JUN TRFO 10014216-1**
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title) - ☐ Clerk of City Council ☐ Township Fiscal Officer (Date)

(Printed Name) (Email Address) (Telephone No.)

AI-11594 **Topics Of Discussion** **O.**

Council Work Session

Meeting Date: 06/02/2026

Military And Veterans Commission Appointments - D. Cade/A. Fitch/R. Fletcher/B. Morgan

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/02/2026

Audio-Visual Needs: None **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/ Resolution No.:**

Agenda Item Description or Legislation Title

Board And Commission Appointments

* Military And Veterans Commission - Appointments

Purpose and Background

The City Staff interview panel recommends the appointment of Darla Cade to the Military and Veterans Commission for a term ending December 31, 2026, the appointment of Amanda Fitch to the Military and Veterans Commission for a term ending December 31, 2027, and the appointment of Randall Fletcher and Benjamin Morgan to the Military and Veterans Commission for a term ending December 31, 2028. Background checks on Ms. Cade, Ms. Fitch, Mr Fletcher, and Mr. Morgan were processed through Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Application - D. Cade

Application - A. Fitch

Application - R. Fletcher

Application - B. Morgan

05/14/2026
1pm

Rodgers, Anthony

From: noreply@civicplus.com
Sent: Thursday, April 30, 2026 5:11 PM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

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Board And Commission Application Form

APPLICATION FOR CITY BOARDS AND COMMISSIONS

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY.

Select the City board, commission, or committee applying for:	Military And Veterans Commission
Are you currently serving on any other City boards, commissions, or committees?	No
If Yes, which?	*Field not completed.*
Have you served on a City board, commission, or committee before?	No
If Yes, which?	*Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Cade
First Name	Darla
	Shae
Address	3221 Dry Run St
	Tipp City
State	OH
	45371
Home Phone Number	9374782222
	darlacade7@gmail.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	Ridgeville Christian
Degree Earned	Business
College	Wright State University
Course of Study or Degree Earned	Business/Spanish
Graduate School	WGU
Course of Study or Degree Earned	MBA
Other (Specity)	*Field not completed.*
Degree Earned	*Field not completed.*

COMMUNITY INVOLMENT

Please list all civic, community, or nonprofit organizations to which you have belonged or currently belong, and your dates of service.

	South Dayton Baptist Church
Dates of Service	1/1/2017 - 4/30/2026
	KMO Chamber of Commerce
Dates of Service	1/1/1999 - 4/30/2026
	SHRM
Dates of Service	1/1/2014 - 4/30/2026
	ESOP Advocacy Committee
Dates of Service	1/1/2026 - 4/30/2026

EMPLOYMENT HISTORY

Name of Employer	Germane Solutions
	CHRO
Dates of Employment	10/14/2014 - 4/30/2026
	Field not completed.
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*
Name of Employer	*Field not completed.*
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*
Name of Employer	*Field not completed.*
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*

STATEMENT OF INTEREST

Statement Of Interest	I come from a long-line of service members and have a deep passion for those who have served or continue to serve. Our great nation has profited from having founding fathers thru current administration that believe in our servicemen and women. I've been thinking about getting involved and decided to put this into action. I've served on non-profit boards since very early in my professional career. It takes so many to get

	things done and every hand that helps, lightens the load a bit for others.I'd be honored to serve if chosen.
Additional Documentation (You can upload resume or other supporting documentation):	*Field not completed.*

REQUIREMENTS & APPLICANT STATEMENT

Are you at least 18 years of age?	Yes
Are you a registered voter	Yes
Do you currently reside in the City of Huber Heights?	No
Have you resided int he City of Huber Heights for at least one year prior to making this application?	No
Are you willing to sign a release to allow the City of Huber Heights perform a background screening and criminal records check?	Yes
Electronic Signature Agreement	I agree.

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures

records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom

Electronic Signature	Darla S Cade
Date	4/30/2026

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Rodgers, Anthony

From: noreply@civicplus.com
Sent: Thursday, April 30, 2026 4:57 PM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

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Board And Commission Application Form

APPLICATION FOR CITY BOARDS AND COMMISSIONS

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PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY.

Select the City board, commission, or committee applying for:	Military And Veterans Commission
Are you currently serving on any other City boards, commissions, or committees?	No
If Yes, which?	*Field not completed.*
Have you served on a City board, commission, or committee before?	No
If Yes, which?	*Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Fitch
First Name	Amanda
	Suzanne
Address	6612 Willowmere Ct
	Dayton
State	OH
	45424-7310
Home Phone Number	2542516163
	fmagingerfan@gmail.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	Wayne
Degree Earned	GED
College	Sinclair Community College
Course of Study or Degree Earned	Associates of Dietetic Technician
Graduate School	*Field not completed.*
Course of Study or Degree Earned	*Field not completed.*
Other (Specity)	*Field not completed.*
Degree Earned	*Field not completed.*

COMMUNITY INVOLMENT

Please list all civic, community, or nonprofit organizations to which you have belonged or currently belong, and your dates of service.

	Field not completed.
Dates of Service	*Field not completed.*
	Field not completed.
Dates of Service	*Field not completed.*
	Field not completed.
Dates of Service	*Field not completed.*
	Field not completed.
Dates of Service	*Field not completed.*

EMPLOYMENT HISTORY

Name of Employer	*Field not completed.*
	Field not completed.
Dates of Employment	*Field not completed.*
	Field not completed.
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*
Name of Employer	*Field not completed.*
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*
Name of Employer	*Field not completed.*
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*

STATEMENT OF INTEREST

Statement Of Interest	Being a military wife shaped who I am and gave me a deep respect for those who serve. I've always loved supporting our troops, often through food and creating a sense of comfort and care. When my former husband transitioned out of the Army, I was his advocate and made sure he had what he needed as a

addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

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Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom

Electronic Signature	Amanda S. Fitch
Date	4/30/2026

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05/14/2026
10AM

Rodgers, Anthony

From: noreply@civicplus.com
Sent: Tuesday, April 28, 2026 9:56 PM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

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Board And Commission Application Form

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Select the City board, commission, or committee applying for:	Military And Veterans Commission
Are you currently serving on any other City boards, commissions, or committees?	No
If Yes, which?	*Field not completed.*
Have you served on a City board, commission, or committee before?	No
If Yes, which?	*Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Fletcher
First Name	Randall
	Eugene
Address	7105 Gulf Stream Place
	Huber Heights
State	OH
	45424
Home Phone Number	937-626-3707
	rfletch15@yahoo.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	*Field not completed.*
Degree Earned	MBA
College	Indiana Wesleyan University
Course of Study or Degree Earned	MBA
Graduate School	Ferris State University
Course of Study or Degree Earned	EdD
Other (Specity)	*Field not completed.*
Degree Earned	*Field not completed.*

COMMUNITY INVOLMENT

Please list all civic, community, or nonprofit organizations to which you have belonged or currently belong, and your dates of service.

	Ohio Academic Advising Association
Dates of Service	10/1/2025
	HOA Board of Directors
Dates of Service	1/15/2023
	Indiana Wesleyan Advisory Board
Dates of Service	1/15/2021
	Field not completed.
Dates of Service	*Field not completed.*

EMPLOYMENT HISTORY

Name of Employer	Sinclair Community College
	Manager & Professor
Dates of Employment	9/6/2006 - 7/31/2022
	USAFR
Position(s) Held	Education & Training
Dates of Employment	1/15/2015 - 7/31/2022
Name of Employer	USN
Position(s) Held	Quartermaster
Dates of Employment	1/2/1990 - 12/31/2003
Name of Employer	USNR
Position(s) Held	Supply & Logistics
Dates of Employment	10/15/2011 - 2/28/2014

STATEMENT OF INTEREST

Statement Of Interest	I am retired military veteran and resident of Huber Heights, and I would like to assist the city in honoring, supporting and creating a more military and veteran friendly community.
Additional Documentation (You can upload resume or	Randall_Fletcher___Resume_2026_V1.pdf

documentation):

REQUIREMENTS & APPLICANT STATEMENT

Are you at least 18 years of age?	Yes
voter	Yes
Do you currently reside in the City of Huber Heights?	Yes
City of Huber Heights for at least one year prior to making this application?	Yes
Are you willing to sign a release to allow the City of Huber Heights perform a background screening and criminal records check?	Yes
Electronic Signature Agreement	I agree.

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

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guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom

Randall E. Fletcher

Date 4/28/2026

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05/14/2026
10:30 A.M.

Rodgers, Anthony

From: noreply@civicplus.com
Sent: Monday, May 4, 2026 10:09 AM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

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Board And Commission Application Form

APPLICATION FOR CITY BOARDS AND COMMISSIONS

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Select the City board, commission, or committee applying for:	Military And Veterans Commission
Are you currently serving on any other City boards, commissions, or committees?	No
If Yes, which?	*Field not completed.*
Have you served on a City board, commission, or committee before?	No
If Yes, which?	*Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Morgan
First Name	Benjamin
	C
Address	4038 Orange Blossom Ct
	Tipp City
State	OH
	45371
Home Phone Number	7073865252
	morgan.benjamin80@gmail.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	Baileysville High School
Degree Earned	High School Diploma
College	Bluefield State College
Course of Study or Degree Earned	Mechanical Engineering Technology
Graduate School	Embry Riddle Aeronautical Univerisity
Course of Study or Degree Earned	Professional Aeronautis
Other (Specity)	*Field not completed.*
Degree Earned	*Field not completed.*

COMMUNITY INVOLMENT

Please list all civic, community, or nonprofit organizations to which you have belonged or currently belong, and your dates of service.

	Hatfield & McCoy Foundation
Dates of Service	1/1/2025
	Field not completed.
Dates of Service	*Field not completed.*
	Field not completed.
Dates of Service	*Field not completed.*
	Field not completed.
Dates of Service	*Field not completed.*

EMPLOYMENT HISTORY

Name of Employer	Dedicated Schools
	Substitute Teacher
Dates of Employment	4/1/2025
	United States Air Force
Position(s) Held	Multiple
Dates of Employment	5/18/2004 - 5/30/2024
Name of Employer	*Field not completed.*
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*
Name of Employer	*Field not completed.*
Position(s) Held	*Field not completed.*
Dates of Employment	*Field not completed.*

STATEMENT OF INTEREST

Statement Of Interest	As an Air Force veteran and member of the Dayton region community, I am committed to continuing my service by supporting veterans and military families in Huber Heights. With over 20 years of leadership experience in military service and public sector roles, I bring a strong understanding of the challenges veterans face, as well as the importance of accessible local resources, community connection, and

	meaningful support systems. I am actively engaged in community-focused work as an Executive Board Member and Grant Development Lead for a nonprofit organization, where I help build partnerships, secure funding, and expand programs that create lasting local impact. Through this role, I collaborate with stakeholders, advocate for resources, and support initiatives that strengthen community engagement and opportunity. I am particularly interested in advancing efforts that support veteran employment, access to services, and community outreach. Serving on the Huber Heights Military and Veteran Affairs Commission would allow me to continue my commitment to service while contributing my experience and perspective to better support and connect our local veteran community.
Additional Documentation (You can upload resume or other supporting documentation):	Benjamin Morgan Resume 2026.pdf

REQUIREMENTS & APPLICANT STATEMENT

of age?	Yes
Are you a registered voter	Yes
Do you currently reside in the City of Huber Heights?	Yes
Have you resided int he City of Huber Heights for at least one year prior to making this application?	Yes
Are you willing to sign a release to allow the City of Huber Heights perform a background screening and criminal records check?	Yes

I agree.

Agreement

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom

Electronic Signature	Benjamin Morgan
Date	5/4/2026

Email not displaying correctly? View it in your browser.

AI-11593 **Topics Of Discussion**

Council Work Session

Meeting Date: 06/02/2026

Citizens Water And Sewer Advisory Board Appointment - P. Whited

Department:	City Council		
Council Committee Review?:	Council Work Session		
Date(s) of Committee Review:	06/02/2026		
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

* Citizens Water And Sewer Advisory Board - Appointment

Purpose and Background

City Staff recommend the appointment of Pam Whited to the Citizens Water and Sewer Advisory Board for a term ending January 1, 2028. A background check on Ms. Whited was previously processed through Human Resources.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Application - P. Whited

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Application For City Boards And Commissions

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY

BOARD OR COMMISSION APPLIED FOR:	DATE APPLIED:
Water & Sewer Advisory Board	05/26/26

Last Name	First Name	Middle Name
Whited	Pamela (Pam)	K

Address	City	State	Zip Code
7147 Castlecrest Dr	Huber Heights	Oh	45424

Phone Number	937-361-3109	Email Address	pkbpooh@gmail.com

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Wayne High School	
COLLEGE	Sinclair Community College	Business Administration
GRADUATE SCHOOL		
OTHER (SPECIFY)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

ORGANIZATION	DATES OF SERVICE
American Water Works Assoc	1999 - 2024
City of Huber Heights Chamber of Commerce	2 terms - various dates
Huber Heights Rotary Club	2013 - Present

EMPLOYMENT HISTORY

NAME OF EMPLOYER	POSITION(S) HELD	DATES OF EMPLOYMENT
Ohio Suburban Water Co	Utility Billing/Admin Asst	1975 - 1995
Earth Tech	Contracted Services - HR / CSM / Project Manager	1995 - 2008
United Water/Suez/Veolia	Contracted Services - Project Mgr	2008 - 2024

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission.

I have worked in the Water & Sewer industry for close to 50 years. All of which were for the water department in the City of Huber Heights. I also acted as the liaison to the Advisory Board on behalf of the Contracted Services firm operating the utility for the city. I am retired now and would be interested in serving on the Advisory Board as a volunteer.

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ **Yes** ☐ **No**

Do you currently reside in the City of Huber Heights? ☒ **Yes** ☐ **No**

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ **Yes** ☐ **No**

Are you a registered voter? ☒ **Yes** ☐ **No**

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ **Yes** ☐ **No**

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

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Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.

_____ _____

Signature Date

For Administrative Use:

Applicant Interview Date/Time: _____

Application Status: _____

AI-11592 **Topics Of Discussion**

Council Work Session

Meeting Date:	06/02/2026		
Arts And Beautification Commission Reappointment - G. Fox			
Submitted By:	Anthony Rodgers		
Department:	City Council		
Council Committee Review?:	Council Work Session		
Date(s) of Committee Review:	06/02/2026		
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

* Arts And Beautification Commission - Reappointment

Purpose and Background

City Staff recommend the reappointment of Gregory Fox to the Arts and Beautification Commission for a term ending June 30, 2029. The current term expires on June 30, 2026.

An updated background check for Mr. Fox was processed by Human Resources.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.