AGENDA
CITY PLANNING COMMISSION
City Hall - Council Chambers
6131 Taylorsville Road
November 9, 2021
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

7. New Business

   A. REZONING - The applicant, Parveen Wadhwa, is requesting approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42).

   B. MINOR CHANGE - The applicant, MS Consultants, Inc., is requesting approval of a Minor Change for addition of new coolers, freezer, and dry storage room at property located at 5611 Merily Way (ZC 21-44).

   C. MAJOR CHANGE - The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 7.234 acres for property located at 7650 Waynetowne Boulevard (ZC 21-43).
8. Additional Business
   A. Pre Application Conference – Residential Development - 22 acre Storck Property, Bellefontaine Road
9. Approval of Minutes
   A. Planning Commission October 26, 2021
10. Reports and Calendar Review
    A. Major Change - 5840 Old Troy Pike
11. Upcoming Meetings
    A. December 14, 2021
12. Adjournment
Planning Commission
Meeting Date: 11/09/2021
BASIC DEVELOPMENT PLAN

Information

Agenda Title
BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

Purpose and Background

Attachments

Staff Report
Decision Record
Map
Drawings
Fire Assessment
Resident letters
Memorandum
Staff Report for Meeting of November 09, 2021

To: Huber Heights City Planning Commission
From: Scott P. Falkowski, Assistant City Manager
Date:
Subject: ZC 21-36 Basic Development Plan G2 Tactical 7860 Bellefontaine Road

Application dated September 24, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Development</th>
<th>City of Huber Heights</th>
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<tbody>
<tr>
<td>APPLICANT/OWNER:</td>
<td>Darin Schmidt – Applicant/Owner</td>
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<tr>
<td>DEVELOPMENT NAME:</td>
<td>G2 Tactical</td>
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<tr>
<td>ADDRESS/LOCATION:</td>
<td>7860 Bellefontaine Road</td>
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<tr>
<td>ZONING/ACREAGE:</td>
<td>Ag / 19.1</td>
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<tr>
<td>EXISTING LAND USE:</td>
<td>Vacant</td>
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<td>ZONING ADJACENT LAND:</td>
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REQUEST: The applicant requests approval for a Basic Development Plan for 19.1 acres for G2 Tactical.

ORIGINAL APPROVAL:

APPLICABLE HHCC:

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

ATTACHMENTS:
**OVERVIEW:**

The applicant requests approval of a Basic Development Plan for 19.1 acres at 7860 Bellefontaine Road for a paintball and airsoft facility.

**STAFF ANALYSIS AND RECOMMENDATION:**

The applicant requests approval of a Basic Development Plan for 19.1 acres at 7860 Bellefontaine Road for a paintball and airsoft facility.

The City’s Comprehensive Plan calls for this area to be Agricultural/Low Density Residential.

There are no public sanitary and water connections available at the site. Drainage calculations shall be submitted by a licensed professional engineer and follow the standards for water quality and quantity. The proposal calls for areas to be set up for paintball and airsoft facilities. Staff’s recommendation is that any building follow the standard Commercial Design as per City Code. Also, the entrance shall be upgraded to the City Standard of a concrete drive apron for commercial standards. Parking and loading shall follow the City Standards as well, including materials, number of spaces and dimensions. The minimum standard for a landscaped buffer in 15 feet along the southern and eastern property lines. The parking and loading facilities shall be a distance of at least 25 feet from the established right-of-way line, and the building(s) or the structure(s) at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat. The nearest residential structure to this property is approximately 780 feet away.

The Zoning Code for the proposal is as follows:

**CHAPTER 1176 (PC) PLANNED COMMERCIAL DISTRICT**

1176.01 **Principal permitted uses.**

The following principal uses are permitted provided that they are approved as provided for in this chapter:

(a) Retail, office and commercial establishments;

(b) Personal service commercial establishments;

(c) Motels and hotels;

(d) Filling stations;

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1Cross reference(s)—General provisions—See Ch. 1171.
(e) Service stations; and
(f) Public garages.
(g) Sweepstakes cafe.
(Ord. 2012-O-1948, Passed 3-12-12)

1176.02 Accessory uses.

Only the following accessory uses shall be permitted in this District:
(a) Uses customarily incident to all principal permitted uses; and
(b) Temporary buildings and uses for construction purposes, not to exceed 12 months.
(Ord. 89-O-339, Passed 2-6-89)

1176.03 Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions" shall govern. In addition, the following development standards shall apply:
(a) Minimum Land Area Requirement.
(1) No minimum land area shall be required.
(b) Site Planning.
(1) All yards within the development plan except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.
(2) The parking and loading facilities shall be a distance of at least 25 feet from the established right-of-way line, and the building(s) or the structure(s) at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat.
(Ord. 2006-O-1656, Passed 10-5-05)

1176.04 Parking and loading.

The provisions of Chapter 1185, "Parking and Loading" shall apply, except that off-street loading space shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking.
(Ord. 89-O-339, Passed 2-6-89)
1176.05 Special uses.

The following shall be permitted as a special use:

(a) Reserved.

(b) Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements have to be reviewed yearly.

(c) Places of worship.

(Ord. 2000-O-1159, Passed 1-10-00; Ord. 2002-O-1354, Passed 6-24-02)

1171.05 - Contents of basic development plan.

(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.
1171.06 - General standards for approval.

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

(I) 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.

(Ord. 93-O-602, Passed 3-22-93)

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

(Ord. 93-O-602, Passed 3-22-93)

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days’ notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has
chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

(Ord. 93-O-602, Passed 3-22-93)

1171.11 - Changes in the basic and detailed development plans.

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

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

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

(Ord. 89-O-339, Passed 2-6-89)
Planning Commission Decision Record

WHEREAS, on September 24, 2021, the applicant, Darin Schmidt, requested approval of a rezoning from A (Agriculture) to PC (Planned Commercial) and a Basic Development Plan for property located at 7860 Bellefontaine Road, Parcel Number P70-03905-0060 of the Montgomery County, Ohio Records (ZC 21-36); and

WHEREAS, on November 9, 2021, the Planning Commission did meet and fully discuss the details of the request.

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

moved to recommend approval of the request by the applicant, Darin Schmidt for a rezoning from A (Agriculture) to PC (Planned Commercial) and a Basic Development Plan for property located at 7860 Bellefontaine Road, Parcel Number P70-03905-0060 of the Montgomery County, Ohio Records (ZC 21-36) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021 with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on September 24, 2021.

2. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

3. The drive approach shall be a City standard concrete commercial drive entrance.

4. Parking and Loading shall meet the requirements of Chapter 1185 of the City Code.

5. A drainage report shall be submitted following the Montgomery County Standards for water quality and quantity.
6. Buildings shall meet the City’s commercial design standards.

7. Applicant shall meet all Fire Code requirements.

8. A 15’ preservation zone shall be placed along the Southern and Eastern boundary lines.

Seconded by ________. Roll call showed: YEAS: ____. NAYS: _____. Motion to recommend approval carried _____.

_____________________________   __________________________
Terry Walton, Chair               Date
Planning Commission
**Huber Heights Fire Division**

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

<table>
<thead>
<tr>
<th>Occupancy Name:</th>
<th>G2 Tactical</th>
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<td>Occupancy Address:</td>
<td>7860 Bellefontaine Road</td>
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**Type of Permit:** HHP&D Site Plan  
**Additional Permits:** Choose an item.

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<thead>
<tr>
<th>MCBR BLD:</th>
<th>Not Yet Assigned</th>
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<tr>
<td>MCBR MEC:</td>
<td>HH P&amp;D:</td>
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<td>MCBR ELE:</td>
<td>HHFD Plan: 21-220</td>
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<tr>
<td>REVIEWER:</td>
<td>Susong</td>
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<td>DATE:</td>
<td>10/25/2021</td>
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**Fire Department Comments:**

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

**THIS DRAWING HAS NOT BEEN APPROVED AT THIS TIME DUE TO THE FOLLOWING:**

**Site Plan:**
- Fire Department access roads shall be 20 feet in width and a vertical clearance of 13 feet 6 inches. Ohio Fire Code 503.2.1. Access needs to be shown on drawing.
- Access roads shall be capable of handling the imposed load of fire apparatus and have an all-weather driving surface. Ohio Fire Code 503.2.4.
- Fire hydrants shall be provided where any portion of the building is greater than 400 feet from existing hydrants. Ohio Fire Code 507.5.1 and HHCO 1521.06(c).
- Please clarify parking and staging areas
- All new places of assembly, educational, health care, detention and correctional occupancies, and business, industrial, storage or unusual structures, which are located more than 150 feet from a public street, or which require quantities of water beyond the capabilities of the public water distribution system shall be provided with properly placed fire hydrants. HHCO 1521.01(a).

**Building:**
- Clarify proposed occupancy of building.

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

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

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

We have exchanged emails in the past for other issues. I am not going to be able to attend the Planning Commission Meeting tomorrow night due to a prior commitment. I was not able to make the meeting on 10/26 since I was still recovering from hip surgery.

I am not sure if you will be at that meeting. If not, I would appreciate that you forwarding this to the members of that board.

*****

I have several concerns that MUST be addressed before I would even think about supporting this.

1. We had an extremely dry year this year. It is not the first time that this has occurred. There is NO city water in this area. Those of us that live here know not to do anything that might ignite a fire is such arid conditions. What measures are going to be in place and enforced to ensure that this potential issue is addressed? Setting off any type of incendiary device or not properly attended camp fires in these conditions are a recipe for disaster.
2. What will the noise ordinance be and will the city ensure that it is followed? If not, what enforcement actions will be taken. I tried to read the City Code of Huber Heights to learn more, but it was not found. The only one liner I was able to view was the Eichelberger Packet. Hour of operation were set to 10a to 9p. Will any of the incendiary devices used exceed that noise limit? I for one, do not what to be hearing constant bangs throughout the day. It is bad enough that after the city let Walmart relocate to their current location that we have to deal with the constant road noise. The removal of all the trees allowed the road noise that funnels out at the walls that end at 201 to affect a larger area. The only time the noise is deadened is when it is raining or there is a "very strong" wind blowing out of the south. Is there some way that they can neutralize the noise? White noise generators?
22. Will there be any new safety concerns for the traffic on Bellefontaine?
23. I already have concerns with potential issues once the barn open for business. We have had 3 occurrences with drunk drives over the years at our property alone. 2 of which the police did not get here in a timely response to catch the drivers. They simply walked away.
27. The last one was the worst. Found out that the city was not responsible to report / follow up that he did not have insurance. When I ask the
29. officer who reports it to the BMV, he said that was the courts job. Also, 
30. of course, none of the 3 drivers were insured. Thus, we had to pay for 
31. all the repairs. Thank God, none of our kids or grand kids were hurt.

*****

That's my input for now based on what I have been informed about this item 
to date.

Feel free to contact me if you have any questions.

Sincerely,
Kurt Simala
7656 Bellefontaine Road

4.
5.
Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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-----Original Message-----
From: Lori Strong <lstrong001@woh.rr.com>
Sent: Monday, November 8, 2021 6:04 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Otto, Glenn <Gotto@hhoh.org>
Subject: Rezoning of Bellefontaine property for paintball/airsoft

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good evening. Ahead of the zoning meeting scheduled for tomorrow, 11/9/2021, I wanted to express my opposition to rezoning property on the south side of I-70 for commercial use.

The properties that will be impacted carry some of the highest property values in Huber Heights. These property values could be dramatically decreased by rezoning for a paintball/airsoft facility. Many of the affected properties are owned by families that have lived in them for decades. These are not part of the transient population of our community, but long term residents with roots in our community.

Inherent with a business like this will come increased traffic, unsupervised juveniles in our backyards, litter, trespassing, noise and vandalism. Airsoft and paintball pose a significant environmental and wildlife impact, particularly with the creek that runs along the property. With even “biodegradable” ammunition taking potentially a year or more to degrade, this is not healthy for the ecosystem in our area. We already decimated our ecosystem when the wetlands

1
we're destroyed building Walmart and we have seen flooding that no one could have even imagined downstream of this in the ensuing years. We don’t need to compound these problems with additional zoning blunders.

Even if you feel an airsoft/paintball facility is fairly benign, once the property is rezoned, there is no going back. Rezoning could become a slippery slope when this business closes and a new, more objectionable business purchases the property.

We have ample areas of Huber Heights that have appropriate zoning for a business like this to operate. There is no reason to rezone this property adjacent to beautiful homes and properties that families have invested decades in maintaining and improving.

Sincerely,
Lori Strong
Hi,

I am emailing this with my concerns for rezoning the property on Bellefontaine Road to Commercial for the use of a Paintball facility. It was clear to most of us at the initial meeting that these gentlemen were not completely honest with everyone that will be going on at this facility. To each their own, but this is a residential area and we have numerous regulations that we have to follow and we all feel it will be taking from a lot of Huber Heights families to give this establishment some entertainment. In addition to the noise, volume of traffic, litter etc, there will be a continuous smell from the paintballs when they are open (they all wear gas mask). There are numerous reasons to not allow this facility to open in this residential location along with the weekly fireworks which are illegal in city limits. There have been two properties on this end of Bellefontaine go up for sale in the last couple weeks because of the possibility of this establishment opening. Please do what’s right for all of the Huber Heights residents and not for the convenience of some out of town individuals looking for therapy. Stay safe and see you Tuesday!
Case No. 21-36
7860 Bellefontaine Road
Words vs Actions

Rich Moore
8787 Taylorsville Road
Words: “We want to make it into a park-like setting”
Actions (images from G2 Tactical Facebook site):
Words: “We will be good neighbors”
Actions (images from G2 Tactical Facebook site):

1. Keep your mask on at all times and around the playing field and target range.
2. Referee decisions are final. Follow their instructions.
4. Please do not shoot vehicles, wildlife or trains.
5. There is no BANG BANG rule, but be courteous of where you shoot when within 20 feet.
6. Keep your finger off the trigger unless you
Nothing said about pyrotechnics, grenades

Actions (from G2 Tactical Facebook site):

- 125 dB=rock concert, auto racing
- Pyro is allowed on the field. ONLY Airsoft approved pyro unless otherwise stated
- Full seal ANSI Z87.1 rated goggles required at all times when on the field.
- M-frames or similar glasses must have a helo kit, no exceptions.
- Players under 18 must use full paintball style mask or a combination of goggles and lower face protection.
- Gun/pyro limitations:
  - Assault Rifles: 0-1.55 Joules-No MED-No full auto.
  - LMG. Same as assault. Full Auto allowed. 3md burst encouraged. 100ft MED.
  - DMR rifles: 1.56-1.87 Joules-75FT MED-(AEG's chrono with 230's and HPA/GBB chrono with .45"
  - High capacity magazines are allowed during open plays. NO FULL AUTO-Gun must be mechanically or electronically semi-auto locked. Must have a sidearm that shoots at or under 1.55 Joules to use DMR.
  - Sniper Rifles: 1.88-2.31 Joules-100FT MED-Must be a bolt action rifle. Spring, Gas, and HPA bolt actions are allowed. Must have sidearm that shoots at or under 1.55 Joules to use Sniper Rifles.
  - SMG 1.1 Joules or under. Full Auto allowed. No MED. MUST be a small caliber weapon (45 or less). Muzzle velocity must be 125 dB or less.
- Grenades. All airsoft grenades allowed. 10' kill radius or if you get hit by a BB.
- Riot Shields. They are allowed. Limit 1 per 30 people. Must remain stationary when not used. When a riot shield is engaged (under attack) you must remain stationary. Grenades are the only thing that can penetrate riot shields. As of right now, riot shields are only allowed for open plays only. They can find a fair and balanced way to enable them. Only allowed to use a pistol as a sidearm.
- Rate of fire for full auto is 20 rps (rounds per second) or less.
- All weapons are chroned with .3g BBs.
- All HPA weapons MUST have a tourniquet lock. Binary and Blade triggers are banned from this field.
We close before dark and during winter
Words: “The Paintballs are Not Bad for the Environment”

Actions (from Valken Paint Ball Material Safety Data Sheet):

1 = “slightly hazardous”
Words: “We **highly encourage** biodegradable BB’s”

Actions:

  - “mice injected intraperitoneally (i.p.) with PEG 200 at a dose of 8 mL/kg (i.e. 9 g/kg) did not tolerate PEG 200 well, and half of the animals had to be euthanized
  - Biodegradable BB’s are made with polyethylene glycol

  - “Imagine a scenario where 50 airsoft players are shooting 1,000 0.20g sized BBs every week at a field and it equates to around 550lbs of waste in that period.”
  - “Biodegradable BBs are ... more expensive to purchase, which is why some people still prefer to use a standard plastic BB” ... “will be fully decomposed within a year” ... “they’re not entirely environmentally friendly”

- [https://csef.usc.edu/History/2014/Projects/J1319.pdf](https://csef.usc.edu/History/2014/Projects/J1319.pdf): “Airsoft and the Environment: What Happens to All the BBs?”
  - BB’s still at 17% of original size after 1.5 years
Words: “We will install netting”

Actions:

- [https://westcoastnetting.com/sports/paintball-netting/](https://westcoastnetting.com/sports/paintball-netting/)
  - Paintball: “The shell will be reduced to parts no larger than 3x5 mm.” (i.e., big hazardous waste pieces converted to many small hazardous waste pieces)
  - BBs: “There is not an American Society for Testing and Materials standard for airsoft netting. West Coast Netting suggests a 35’ buffer on both sides of the net and shooting less than 300 FPS (Feet per Second). Because airsoft projectiles are so small, this net will not stop a point blank shot or shots closer than 35’.”
Say "NO" to Airsoft and Paintball Range in Your Backyard!

Proposed Airsoft and Paintball Range

Oct 26 H.H. Planning Commission Meeting Results:
- About 15-20 of our neighbors attended!!
- Learned fireworks and 130 decibel grenades will be detonated & overnight camping will occur on site
- **Your voice was heard!** Planning Commission seemed sympathetic to residents, but voted to table the issue to request further info from applicant

**NEXT MEETING:** November 9 at 6:00 at City Hall
**WE NEED TO FILL THE ROOM AND SAY "NO!!"**
(If you can’t attend, please send a letter to city)

This is what our backyards could become (current range used by G2 Tactical - from Facebook):

Please contact Rich Moore if you have questions about how you can help (8787 Taylorsville Road, 937-993-6104, ohmoore@yahoo.com)
Planning Commission
Meeting Date: 11/09/2021
REZONING

Information

Agenda Title
REZONING - The applicant, Parveen Wadhwa, is requesting approval of a Rezoning to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road (ZC 21-42).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Elevations
Fire Assessment
Traffic Study Information
Memorandum
Staff Report for Meeting of November 09, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Assistant City Manager
Date: November 4, 2021
Subject: ZC 21-42 (Rezoning of a total of 1.46 acres to PC-Planned Commercial and approval of a Basic Development Plan) Application dated October 14, 2021

Department of Planning and Zoning
City of Huber Heights

APPLICANT/OWNER: Parveen Wadhwa – Applicant
Carolyn Farmer - Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: 6025 Taylorsville Road

ZONING/ACREAGE: R-4 / 1.46 acres

EXISTING LAND USE: Residential

ZONING ADJACENT LAND:

REQUEST: The applicant requests approval of a Rezoning and Basic Development Plan for 1.46 acres at 6025 Taylorsville Road

PREVIOUS APPROVAL:

APPLICABLE HHCC:

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received
STATEMENT OF FACT:

The applicant requests approval of a Rezoning and Basic Development Plan for the property at 6025 Taylorsville Road to Planned Commercial for a convenience store and laundromat.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The above-described properties have two current uses. The northern parcel is currently vacant and is zoned B-3 Commercial District. The southern parcel is currently zoned R-6 Residence District.

The City’s 2011 Comprehensive Plan Update shows this area as Mixed Density Residential, which allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6-8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas. This use would be a complement to mixed density residential as a neighborhood commercial space.

Site

The site currently has one residential building. The proposal is to raze the building and build a new 7200 s.f. building.

Parking will be provided following Chapter 1185 of the City’s Zoning Code and is called out to be 10 foot by 18-foot spaces.

Storm water will be handled through storm sewers flowing into a proposed underground storm water management unit. This will follow all City drainage regulations.

Water and Sanitary will connect to existing public systems.

A traffic analysis was completed by the applicant and no major roadway improvements are recommended.

Buildings

The City Code for buildings are as follows:

1181.24 COMMERCIAL BUILDING DESIGN STANDARDS.
   (a) Applicability: The Commercial Building Design Standards shall apply to all newly constructed or reconstructed/remodeled non-residential structures located in the O-1, B-1, B-2, and B-3 zoning districts.
(1) **Exceptions:** The requirements of this section shall not apply to:

A. Existing structures as of the adoption of this Section shall be exempt from these commercial building design standards unless an exempted structure is expanded by 10% or more of its original size.

B. Deviation from the design standards contained in this Section may only be approved through the Planned Unit Development Approval Process.

(b) **Design Standards.**

(1) **Building materials.**

A. All exterior walls, including parking structures, garages, and accessory structures shall be 100% masonry materials.

B. Masonry coverage calculation does not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.

C. Masonry Materials shall be defined as:

   1. Hard fired brick: Shall be kiln fired clay or slate material and can include concrete brick if it is to the same American Society for Testing and Materials (ASTM) standard for construction as typical hard fired clay brick. Unfired or under-fired clay, sand or shale brick shall be prohibited.

   2. Stone: Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material. Cast or manufactured stone product may be approved, provided that such product yields a highly textured, stone-like appearance.

   3. Decorative concrete block: Shall be highly textured finish such as split-faced, indented, hammered, fluted, ribbed, or similar architectural finish. Coloration shall be integral to the masonry material and shall not be painted on.

   4. Concrete pre-cast or tilt wall panel: Shall be of an architectural finish that is equal to or exceeds the appearance and texture of face brick or stone. Coloration shall be integral to the masonry material and shall not be painted on.

   5. Stucco: An exterior plaster made from a mixture of cement, sand, lime, and water spread over metal screening or chicken wire or lath.

   6. Exterior Insulated Finish System (EIFS): A synthetic stucco cladding system that typically consists of these main components:

      a. Panels of expanded polystyrene foam insulation installed with adhesive or mechanically fastened to the substrate, usually plywood or oriented strand board;

      b. A base coat over the foam insulation panels,

      c. A glass fiber reinforcing mesh laid over the polystyrene insulation panels and fully imbedded in the base coat; and

      d. A finishing coat over the base coat and the reinforcing mesh.

   7. Other: The Director of the Planning and Development Department, or his/her designee, may approve the use of other materials not specifically mentioned herein if it is determined that said materials exhibit comparable characteristics as those materials already approved herein.

(2) **Roofing design and materials.**

A. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.

B. Gable roofs, if provided, shall have a minimum pitch of 6/12.
C. Pitch roofs, if provided, shall have a minimum pitch of 9/12.
D. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys, are encouraged.
E. Flat roofs shall require parapet screening in accordance with Section 1181.18.
F. Parapet shall require cornice detailing or similar design.

(3) Prohibited Materials. The following materials shall be prohibited as primary cladding or roofing materials:
A. Aluminum or vinyl siding or cladding.
B. Galvanized steel or other metal.
C. Wood or plastic siding.
D. Cementitious fiberboard.
E. Unfinished concrete block.
F. Exposed aggregate.
G. Wood roof shingles.
H. Reflective glass.

(4) Architectural design features.
A. All non-residential buildings shall be architecturally finished on all sides with the same materials and detailing (e.g. tiles, moldings, cornices, wainscoting, etc.)
B. Structures 20,000 square feet or less shall require a minimum of two distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.
C. Structures over 20,000 square feet shall require a minimum of three distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.
D. Secondary materials must cover a minimum of ten percent (10%) of the building façade on all sides.
E. No blank walls shall front along any public right-of-way.
F. All non-residential buildings shall be designed to include no less than four of the architectural design features listed as follows. Buildings over 20,000 square feet must include a minimum of six of the architectural design features listed as follows.
1. Canopies, awnings, arcades, covered walkways, or porticos.
2. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals or projecting ribs used to express architectural or structural bays.
3. Varies roof heights for pitched, peaked, sloped or flat roof styles.
4. Articulated cornice line.
5. Arches.
6. Display windows, faux windows, or decorative windows.
7. Architectural details (such as tile work and molding) or accent materials integrated into the building façade.
8. Integrated planted or wing walls that incorporate landscaping and sitting areas or outdoor patios.
9. Integrated water features.
10. Other architectural features approved by the Planning and development Director or his/her designee.
The Proposed Architectural Styling is as follows:

**Commercial Buildings:**

- The proposal calls for an all masonry building with a sloped roof.

**Landscaping**

The applicant proposes a landscape buffer on all sides of the project.

**Lighting**

Proposed lighting shall follow Section 1181.21 of the City Zoning Code:

**Signage**

Signage will follow Section 1189 of the City's Zoning Code.
Planning Commission Decision Record

WHEREAS, on October 14, 2021, the applicant, Parveen Wadhwa, requested approval of a Rezoning from R-4 Residence to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road, further identified as Parcel Number P70 04005 0006 of the Montgomery County, Ohio Recorder’s Office (Zoning Case 21-42), and;

WHEREAS, on November 09, 2021 the Planning Commission did meet and fully discuss the details of the request.

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

To recommend approval of the application by Parveen Wadhwa, requested approval of a Rezoning from R-4 Residence to Planned Commercial and a Basic Development Plan for property located at 6025 Taylorsville Road, further identified as Parcel Number P70 04005 0006 of the Montgomery County, Ohio Recorder’s Office (Zoning Case 21-42), in accordance with the recommendation of Staff’s Memorandum dated November 4, 2021 with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on October 14, 2021 unless specifically modified below.

2. Only the requested uses of a convenience store and laundry are permitted within the PC – Planned Commercial District as described in Chapter 1179 of the City’s Zoning Code.

3. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
Seconded by __________. Roll call showed: YEAS:  NAYS:  Motion to recommend approval __________.

______________________________  ____________________
Terry Walton, Chair                Date
Planning Commission

2
EXISTING ZONING: R-4 RESIDENTIAL
PROPOSED ZONING: PLANNED COMMERCIAL PUD
PROPOSED USE: CONVENIENCE STORE AND LAUNDRY MAT

PROPOSED ZONING REQUIREMENTS

Setbacks:
- Front: 75' building and 25' parking setback when across the street from an 'R' district.
- Side: 50' building setback when adjoining an 'R' district.
- Rear: 32' building with 19' landscaped buffer

Parking:
- 1 space per 200 sq. ft. for first 2,000 sq. ft., then 1 space for every 250 sq. ft.
- Required: 31 spaces / 2 handicap spaces
- Provided: 31 spaces / 2 handicap spaces

Screening:
- 6' tall screening required along side and rear yards abutting a residential district
EXISTING CONDITIONS
The existing site is currently developed with a house at the southwest corner of the lot and a gravel drive near the center of the site. There is no existing detention basin on the site. The site drains overland from northwest to southeast toward Taylorsville Road and into inlets that discharge into the City of Huber Heights storm sewer system on the south edge of the site.

PROPOSED CONDITIONS
The proposed improvements will include removing the existing house and constructing a new 7,200 square foot building with a drive through and associated parking lot in the center of the site. An underground detention basin will be constructed on the south side of the new parking lot. Runoff from the new parking lot will be collected by inlets within the parking lot that lead to the underground detention basin. The underground detention basin will connect to City of Huber Heights storm sewer system on the south edge of the site.

On-Site Soils:
- MsA - Milton Silt Loam, 0 to 2 % slopes, Hydrologic Soil Group C (52% of site)
- MsB - Milton Silt Loam, 2 to 6 % slopes, Hydrologic Soil Group C (48% of site)

STORMWATER MANAGEMENT
Reference Materials and Methodology for Calculations:
- USDA - Urban Hydrology for Small Watersheds - Technical Release 55
- USDA - Web Soil Survey
- City of Huber Heights Stormwater Regulations
- ODNR Rainwater and Land Development Manual
- NOAA Atlas 14, Volume 2, Version 3

Runoff Control Requirements:
- Provide detention as necessary to reduce post-construction runoff rates to pre-development rates in accordance with the Critical Storm Method.

Critical Storm Method Calculations
Pre-development Conditions
- Area = 1.19 acres
- Composite CN = 76
- 1.01 acres of Open Space in Good Condition (CN=74)
- 0.15 acres of Open Space in Poor Condition (CN=86)
- 0.03 acres of Pavement/Building (CN=98)
- "Tc" = 3.5 minutes

Post-development Conditions
- Area = 1.19 acres
- Composite CN = 84
- 0.67 acres of Pavement/Building (CN=98)
- 0.52 acres of Open Space in Good Condition (CN=74)
- "Tc" = 2.4 minutes

Pre-developed 1 year storm runoff volume = 2,393 cu-ft
Post-developed 1 year storm runoff volume = 3,779 cu-ft
58% increase in runoff volume

Critical Storm = 10 year

24-hour Storm Event
Rainfall Depth:
- 1 year = 2.26" (Huber Heights)
- 2 year = 2.71" (Huber Heights)
- 5 year = 3.32" (Huber Heights)
- 10 year = 3.79" (Huber Heights)
- 25 year = 4.44" (Huber Heights)
- 50 year = 4.95" (Huber Heights)
- 100 year = 5.47" (Huber Heights)
Huber Heights Fire Division

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

Occupancy Name: Laundry/Mini Mart  
Occupancy Address: 6025 Taylorsville Road

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

MCBR BLD: Not Yet Assigned  
MCBR MEC: HH P&D:  
MCBR ELE: HHFD Plan: 21-221
REVIEWER: Susong  
DATE: 11/4/2021

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. 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. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements: (Site Plan)

- Proposed driveways are acceptable and appear to meet Ohio Fire Code requirements for turn radius.
- If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)
- A permit shall be obtained for construction from Montgomery County Building Regulations.

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

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in ALL respects to this code, as prescribed in SECTION (D) 104.1 of the 2017 Ohio Fire Code. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with ALL applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.
October 14, 2021

City of Huber Heights  
Planning and Zoning Department  
6131 Taylorsville Road  
Huber Heights, Ohio 45424

RE: Rezoning and Development Application Traffic Study  
6025 Taylorsville Road, Huber Heights, OH 45424, Parcel ID#P700 4005 0006

Dear Planning Commission:  
Attached please find contract for the required traffic study.

Due to Covid restrictions many providers were 60-90 days out to start the survey. Choice One Engineering will be able to provide and complete the survey by the end of October, 2021 prior to the November 9th, 2021 meeting date.

As soon as provided to us, we will submit to the City of Huber Heights.

Respectfully,

Parveen Wadhwa  
Developer  
2946 Idaho Falls Drive  
Beavercreek, OH 45431
Dear Mr. Wadhwa:

Choice One Engineering Corporation appreciates the opportunity to provide services for the Taylorsville Road Commercial Development TIS.

This Agreement is by and between HRI Commercial, hereinafter referred to as Client, and Choice One Engineering Corporation, hereinafter referred to as Choice One. If everything is acceptable, please execute two originals, keeping one for your files and returning one to Choice One. Choice One will not start work on this Project until the Agreement is signed and received in our office.

This Agreement is subject to the provisions of the following which are attached to and made a part of this Agreement: Scope of Services, Compensation, and Schedule, consisting of three pages and Choice One Engineering Corporation Standard Terms & Conditions consisting of three pages.

Authorization by the Client to proceed, whether oral or written, constitutes acceptance of the terms and conditions of this Agreement, without modification, addition, or deletion. Client and Choice One each bind itself and its partners, successors, executors, administrators of this executed Agreement.

Parveen Wadhwa

[Signature]

10/12/2021

Date

Choice One Engineering Corporation

[Signature]

10/11/2021

Date

W. Central Ohio/E. Indiana
400 E. Homer Street
Sidney, OH 45365
937-297-1000 Phone

S. Ohio/N. Kentucky
8460 Crown Point Blvd, Suite 1
Louisville, KY 40241
502-885-1000 Phone

www.CHOICEONEENGINEERING.com
Scope of Services

Project Snapshot
Choice One intends to prepare a traffic impact study for the proposed commercial development and submit it to the City of Huber Heights.

Project Services
1. Traffic Impact Study
   a. This study will be in accordance with CDOT’s State Highway Access Management Manual (SHAMM).
   b. The purpose of the study is to determine the necessary roadway improvements to the surrounding roadway network.
   c. Perform turning movement traffic counts at the following intersections from 6:00-7:00 PM to determine the existing traffic volumes:
      i. Taylorsville Road & Mount Hood
   d. The traffic counts will be conducted on a Tuesday, Wednesday, or Thursday.
   e. The study will evaluate the proposed access points for the site.
   f. The traffic scenario years that will be analyzed are:
      i. Opening Year No-Build Traffic Scenario (2022)
      ii. Opening Year Build Traffic Scenario (2022)
      iii. 10-year Design Year No-Build Traffic Scenario (2032)
      iv. 10-year Design Year Build Traffic Scenario (2032)
   g. A growth rate will be obtained from the Miami Valley Regional Planning Commission’s (MVRPC) regional travel demand model.
      i. The growth rate will be applied at a simple linear rate with respect to count.
   h. Prepare Trip Generation, Distribution & Assignment
      i. Prepare trip generation for the proposed development using the Institute of Transportation Engineers Trip Generation Manual, 10th edition.
      ii. Peak hour directional distributions to/from the site shall be based upon the existing counts at the adjacent intersection. The assignment of traffic to the proposed access roadways shall consider the planned footprint of the development. Based on the directional distribution, the generated traffic volumes shall be assigned to the adjacent street network.
      i. Prepare capacity analyses of the intersections based on study years.
      ii. Intersection capacity analysis will be performed using Synchro 10.
   j. Provide turn lane warrant analyses for the studied intersections for the study years.
      i. Turn lane analysis will be performed using the procedures set forth in the Ohio Department of Transportation Location and Design Manual; Volume 1 Roadway Design, Figure 401-9E.
   k. Prepare Signal Warrant Analysis
   l. Provide recommendations for roadway improvements.
   m. The final engineering design of any recommended improvements are not included in this agreement and will be under a separate scope and fee.
   n. Submit the Traffic Impact Study to Huber Heights for review and approval.
   o. One (1) meeting is included in this scope and fee. Additional meetings will be charged on an hourly basis according to our current Standard Hourly Rate Schedule.
   p. This agreement is based upon the concept attached. If there are changes to the concept which impact the analysis, will be at an additional fee.
Additional Services
We have the skill, experience, and knowledge to provide additional services as listed below. Additional services will be approved by the Client prior to commencement and will be performed on an hourly basis according to our current Standard Hourly Rate Schedule or a mutually negotiated lump sum fee.
1. Construction Plans
2. Storm Sewer Design
3. Sanitary Sewer Design
4. Waterline Design
5. Traffic Signal Design
6. Traffic Impact Studies
7. Traffic Data Collection
8. Detailed Maintenance of Traffic Plans
9. Topographic Survey
10. Boundary Survey
11. Off-Site Utility Extension
12. Construction Layout Staking
13. Easement and Right-of-Way Plats or Descriptions
14. Construction Bidding Procedures
15. Record Drawings
16. Construction Observation
17. Certification of Grading Plan
18. Construction Administration
19. Individual Lot Layout, Drainage, and Design
20. Ohio Environmental Protection Agency (OEPA) Permits and Submittals
21. Ohio Department of Transportation (ODOT) Permits and Submittals
22. Wetland Evaluation and Determination
23. Geotechnical Services

Client Responsibilities
• Provide timely decisions to keep design work on schedule.

Compensation & Schedule

Compensation

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<tr>
<th>Lump Sum Fee Schedule</th>
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<tbody>
<tr>
<td>Traffic Impact Study</td>
<td>$6,200.00</td>
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<tr>
<td>Total</td>
<td>$6,200.00</td>
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Schedule
Choice One will work with the client to determine the project schedule after receipt of an executed agreement.
MINOR CHANGE - The applicant, MS Consultants, Inc., is requesting approval of a Minor Change for addition of new coolers, freezer, and dry storage room at property located at 5611 Merily Way (ZC 21-44).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Memorandum
Staff Report for Meeting of November 09, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Interim City Manager
Date: November 4, 2021
Subject: ZC 21-44 (Minor Change Texas Roadhouse)  
Application dated October 18, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
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<tbody>
<tr>
<td>APPLICANT/OWNER:</td>
<td>MS Consultants, Inc, – Applicant</td>
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<tr>
<td></td>
<td>Texas Roadhouse of Huber Heights, LLC - Owner</td>
</tr>
<tr>
<td>DEVELOPMENT NAME:</td>
<td>Texas Roadhouse</td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>5611 Merily Way</td>
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<tr>
<td>ZONING/ACREAGE:</td>
<td>PC/ 6.5 Acres</td>
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<tr>
<td>EXISTING LAND USE:</td>
<td>Restaurant Use</td>
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<td>ZONING ADJACENT LAND:</td>
<td>R-6, B-3</td>
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<tr>
<td>REQUEST:</td>
<td>The applicant requests approval of a Minor Change for Addition of New coolers, Freezer, and Dry Storage at Rear of Building.</td>
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<td>ORIGINAL APPROVAL:</td>
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<td>APPLICABLE HHCC:</td>
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<td>CORRESPONDENCE:</td>
<td>In Favor – None Received</td>
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<td>In Opposition – None Received</td>
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STATEMENT OF FACT:

The applicant requests approval of a Minor Change for Addition of New coolers, freezer, and dry storage at rear of building.

STAFF ANALYSIS:

Overview

The applicant wishes to place an addition to the rear of the building for coolers, freezers and storage. There is no plan to expand any of the dining areas, so there are no increased parking requirements, but their plan is to remove eight spaces where the expansion is located. The restaurant expanded the parking lot above the required amount several years ago, so the decrease does not go below that standard code. The plan for the exterior of the building is to match the materials and colors of the existing stone, brick, and roofing.
Planning Commission Decision Record

WHEREAS, on October 18, 2021, the applicant, MS Consultants, Inc., requested approval of a Minor Change for 5611 Merily Way (Zoning Case 21-44), and;

WHEREAS, on November 9, 2021 the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_______ moved to approve the application by the applicant, MS Consultants, Inc., for approval of a Minor Change (Zoning Case 21-44) in accordance with the recommendation of Staff’s Memorandum dated November 4, 2021 with the following conditions:

1. All previous PUD regulations shall remain in full force and effect unless specifically modified herein.

2. The approved plan shall be that stamped as received by the Planning Department on September 5, 2021, except as modified herein.

Seconded by _______. Roll call showed: YEAS: ____. NAYS: ____. Motion to approve carried ____.

______________________________ _______________________
Terry Walton, Chair Date
Planning Commission
Seismic Site Classification:

Analysis Procedure Used:

General Notes:

1. Seismic importance factor: 1.00
2. Wind importance factor: 0.60
3. Seismic design base shear: V = 20 kips
4. Wind design base shear: V = 10 kips
5. Design live load: 50 psf
6. Design dead load: 35 psf
7. Design lateral load: 25 psf
8. Design roof load: 15 psf
9. Design floor load: 10 psf
10. Design column load: 5 psf

Building Foundation:

1. The building foundation shall be designed in accordance with the applicable code.
2. The foundation shall be constructed of concrete or masonry.
3. The foundation shall be adequately supported and braced to resist lateral loads.
4. The foundation shall be capable of supporting the applied loads.
5. The foundation shall be inspected by a qualified professional engineer.

Seismic Design:

1. The building shall be designed and constructed to resist the seismic forces.
2. The building shall be designed to meet the requirements of the applicable code.
3. The building shall be designed to resist the effects of seismic events.

Wind Design:

1. The building shall be designed and constructed to resist the wind forces.
2. The building shall be designed to meet the requirements of the applicable code.
3. The building shall be designed to resist the effects of high winds.

Material Specifications:

1. Steel:
   a. The steel shall be A992 or equivalent.
   b. The steel shall be designed and fabricated in accordance with the applicable code.

2. Concrete:
   a. The concrete shall be designed and placed in accordance with the applicable code.
   b. The concrete shall be cured and protected as required.

3. Masonry:
   a. The masonry shall be designed and constructed in accordance with the applicable code.
   b. The masonry shall be protected as required.

4. Wood:
   a. The wood shall be designed and constructed in accordance with the applicable code.
   b. The wood shall be protected as required.

Special Inspections:

1. Special inspections may be required for the following:
   a. Structural elements
   b. Special structural considerations
   c. Special construction methods

2. The special inspections shall be performed by a qualified professional engineer.

3. The special inspections shall be documented in accordance with the applicable code.

4. The special inspections shall be approved by the building official.

5. The special inspections shall be submitted to the building official for review.

6. The special inspections shall be maintained by the owner.

Construction:

1. The building shall be constructed in accordance with the approved construction documents.
2. The building shall be constructed in accordance with the applicable code.
3. The building shall be constructed in accordance with the approved construction specifications.
4. The building shall be constructed in accordance with the approved construction plans.
5. The building shall be constructed in accordance with the approved construction standards.
6. The building shall be constructed in accordance with the approved construction guidelines.
7. The building shall be constructed in accordance with the approved construction requirements.
8. The building shall be constructed in accordance with the approved construction procedures.
9. The building shall be constructed in accordance with the approved construction methods.
10. The building shall be constructed in accordance with the approved construction practices.

Construction Documents:

1. The construction documents shall be submitted to the building authority for review.
2. The construction documents shall be submitted to the building official for approval.
3. The construction documents shall be submitted to the building department for filing.
4. The construction documents shall be submitted to the building official for recordation.
5. The construction documents shall be submitted to the building authority for inspection.
6. The construction documents shall be submitted to the building department for publication.
7. The construction documents shall be submitted to the building authority for certification.
8. The construction documents shall be submitted to the building official for certification.
9. The construction documents shall be submitted to the building department for certification.
10. The construction documents shall be submitted to the building authority for certification.

Construction Inspection:

1. The construction shall be inspected by a qualified professional engineer.
2. The construction shall be inspected by a qualified professional inspector.
3. The construction shall be inspected by a qualified professional architect.
4. The construction shall be inspected by a qualified professional contractor.
5. The construction shall be inspected by a qualified professional builder.
6. The construction shall be inspected by a qualified professional designer.
7. The construction shall be inspected by a qualified professional owner.
8. The construction shall be inspected by a qualified professional occupant.
9. The construction shall be inspected by a qualified professional user.
10. The construction shall be inspected by a qualified professional property owner.

Construction Approval:

1. The construction shall be approved by the building authority.
2. The construction shall be approved by the building official.
3. The construction shall be approved by the building department.
4. The construction shall be approved by the building authority.
5. The construction shall be approved by the building official.
6. The construction shall be approved by the building department.
7. The construction shall be approved by the building authority.
8. The construction shall be approved by the building official.
9. The construction shall be approved by the building department.
10. The construction shall be approved by the building authority.

Construction Records:

1. The construction records shall be maintained by the owner.
2. The construction records shall be maintained by the architect.
3. The construction records shall be maintained by the engineer.
4. The construction records shall be maintained by the contractor.
5. The construction records shall be maintained by the builder.
6. The construction records shall be maintained by the designer.
7. The construction records shall be maintained by the owner.
8. The construction records shall be maintained by the architect.
9. The construction records shall be maintained by the engineer.
10. The construction records shall be maintained by the contractor.

Construction Expenses:

1. The construction expenses shall be paid by the owner.
2. The construction expenses shall be paid by the architect.
3. The construction expenses shall be paid by the engineer.
4. The construction expenses shall be paid by the contractor.
5. The construction expenses shall be paid by the builder.
6. The construction expenses shall be paid by the designer.
7. The construction expenses shall be paid by the owner.
8. The construction expenses shall be paid by the architect.
9. The construction expenses shall be paid by the engineer.
10. The construction expenses shall be paid by the contractor.

CONTRACTOR'S RESPONSIBILITY TO PROVIDE PRIOR NOTICE TO THE SPECIAL INSPECTOR:

1. The contractor shall provide prior notice to the special inspector prior to the beginning of work.
2. The contractor shall provide prior notice to the special inspector prior to the beginning of work.
3. The contractor shall provide prior notice to the special inspector prior to the beginning of work.
4. The contractor shall provide prior notice to the special inspector prior to the beginning of work.
5. The contractor shall provide prior notice to the special inspector prior to the beginning of work.

INSTRUCTIONS TO THE SPECIAL INSPECTOR:

1. The special inspector shall conduct the special inspection in accordance with the applicable code.
2. The special inspector shall conduct the special inspection in accordance with the applicable code.
3. The special inspector shall conduct the special inspection in accordance with the applicable code.
4. The special inspector shall conduct the special inspection in accordance with the applicable code.
5. The special inspector shall conduct the special inspection in accordance with the applicable code.

ARCHITECTURAL ENGINEERING DRAWING:

1. The architectural and engineering drawing shall be designed and drawn in accordance with the applicable code.
2. The architectural and engineering drawing shall be designed and drawn in accordance with the applicable code.
3. The architectural and engineering drawing shall be designed and drawn in accordance with the applicable code.
4. The architectural and engineering drawing shall be designed and drawn in accordance with the applicable code.
5. The architectural and engineering drawing shall be designed and drawn in accordance with the applicable code.

DATE: 09/24/2021

1. The date shall be recorded on the architectural and engineering drawing.
2. The date shall be recorded on the architectural and engineering drawing.
3. The date shall be recorded on the architectural and engineering drawing.
4. The date shall be recorded on the architectural and engineering drawing.
5. The date shall be recorded on the architectural and engineering drawing.

APPENDIX:

1. The appendix shall be included with the architectural and engineering drawing.
2. The appendix shall be included with the architectural and engineering drawing.
3. The appendix shall be included with the architectural and engineering drawing.
4. The appendix shall be included with the architectural and engineering drawing.
5. The appendix shall be included with the architectural and engineering drawing.

NOTES:

1. The notes shall be included with the architectural and engineering drawing.
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4. The notes shall be included with the architectural and engineering drawing.
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SIGNATURES:

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4. The signatures shall be included with the architectural and engineering drawing.
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MASONRY:

1. The masonry shall be designed and constructed in accordance with the applicable code.
2. The masonry shall be designed and constructed in accordance with the applicable code.
3. The masonry shall be designed and constructed in accordance with the applicable code.
4. The masonry shall be designed and constructed in accordance with the applicable code.
5. The masonry shall be designed and constructed in accordance with the applicable code.

METAL STUDS:

1. The metal studs shall be designed and constructed in accordance with the applicable code.
2. The metal studs shall be designed and constructed in accordance with the applicable code.
3. The metal studs shall be designed and constructed in accordance with the applicable code.
4. The metal studs shall be designed and constructed in accordance with the applicable code.
5. The metal studs shall be designed and constructed in accordance with the applicable code.

CONCRETE:

1. The concrete shall be designed and constructed in accordance with the applicable code.
2. The concrete shall be designed and constructed in accordance with the applicable code.
3. The concrete shall be designed and constructed in accordance with the applicable code.
4. The concrete shall be designed and constructed in accordance with the applicable code.
5. The concrete shall be designed and constructed in accordance with the applicable code.

SPECIAL INSPECTIONS:

1. Special inspections may be required for the following:
   a. Structural elements
   b. Special structural considerations
   c. Special construction methods
   d. Special construction standards
   e. Special construction guidelines
   f. Special construction requirements
   g. Special construction procedures
   h. Special construction practices
   i. Special construction methods
   j. Special construction practices

2. The special inspections shall be performed by a qualified professional engineer.
3. The special inspections shall be performed by a qualified professional inspector.
4. The special inspections shall be performed by a qualified professional architect.
5. The special inspections shall be performed by a qualified professional contractor.
6. The special inspections shall be performed by a qualified professional builder.
7. The special inspections shall be performed by a qualified professional designer.
8. The special inspections shall be performed by a qualified professional owner.
9. The special inspections shall be performed by a qualified professional occupant.
10. The special inspections shall be performed by a qualified professional property owner.

REFERENCES:

1. The references shall be included with the architectural and engineering drawing.
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4. The references shall be included with the architectural and engineering drawing.
5. The references shall be included with the architectural and engineering drawing.

ACKNOWLEDGEMENTS:

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5. The appendix shall be included with the architectural and engineering drawing.
Planning Commission
Meeting Date: 11/09/2021
MAJOR CHANGE

Information

Agenda Title
MAJOR CHANGE - The applicant, Larkspur, is requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for 7.234 acres for property located at 7650 Waynetowne Boulevard (ZC 21-43).

Purpose and Background

Attachments

Staff Report
Decision Record
Maps
Drawings
Drainage Report
Memorandum
Staff Report for Meeting of November 09, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Assistant City Manager
Date: November 4, 2021
Subject: ZC 21-43 (Major Change in the PC District and Basic and Detailed Development Plan – Larkspur)


<table>
<thead>
<tr>
<th>Department of Planning and Development</th>
<th>City of Huber Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>APPLICANT/OWNER:</strong></td>
<td>David Bernstein, Larkspur – Applicant</td>
</tr>
<tr>
<td></td>
<td>Larkspur Huber Heights, LLC - Owner</td>
</tr>
<tr>
<td><strong>DEVELOPMENT NAME:</strong></td>
<td>Larkspur</td>
</tr>
<tr>
<td><strong>ADDRESS/LOCATION:</strong></td>
<td>7650 Waynetowne Boulevard</td>
</tr>
<tr>
<td><strong>ZONING/ACREAGE:</strong></td>
<td>PC (Planned Commercial) / 7.234 acres</td>
</tr>
<tr>
<td><strong>EXISTING LAND USE:</strong></td>
<td></td>
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<tr>
<td><strong>ZONING ADJACENT LAND:</strong></td>
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<tr>
<td><strong>REQUEST:</strong></td>
<td>The applicant requests approval of a Major Change to the Basic and Detailed Development Plan for a new Storage Facility.</td>
</tr>
<tr>
<td><strong>ORIGINAL APPROVAL:</strong></td>
<td></td>
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<td><strong>APPLICABLE HHCC:</strong></td>
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<tr>
<td><strong>CORRESPONDENCE:</strong></td>
<td>In Favor – None Received</td>
</tr>
<tr>
<td></td>
<td>In Opposition – None Received</td>
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</tbody>
</table>
STATEMENT OF FACT:

The applicant requests approval of a Major Change to the Basic and Detailed Development Plan in a PC (Planned Commercial) District for a Storage Facility.

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

The proposal before Planning Commission calls for redevelopment of the property at 7650 Waynetowne Boulevard, currently occupied by Danbarry Cinema, to Larkspur for an Indoor Storage Facility.

STAFF ANALYSIS:

1171.09 - Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards, and regulations.

(Ord. 89-O-339, Passed 2-6-89)

1171.091 - Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the City. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as
guidelines and may be varied as part of the Basic or Detailed Development Plan if it is
determined that such deviation will not materially adversely affect neighboring
properties or the community as a whole, any such variation of these requirements does
not change the overall plan and character of the proposed development, and the
variance does not have the effect of nullifying the intent and purpose of these
regulations or the Zoning Ordinance. In granting variances or modifications, the
Commission or Council may require such conditions as shall, in its judgement, secure
substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

The site in question is the one that currently is occupied by a commercial structure. The
applicant received approval of a Detailed Development Plan that would allow for the
razing of the existing building and placing five new storage buildings with leasable
space in Phase I. The current request is to build one large building in place of the
previously approved five individual buildings.

Building Elevations:

The buildings are made up of pre-engineered metal, EIFS and brick. The building face
that fronts along Waynetowne Boulevard are requested to be pre-engineering metal
with brick at the water table. The previous approved buildings had all masonry
materials along the face that fronts along Waynetowne Boulevard. Each unit will have
roll up doors. The main office will have a glass storefront. The dumpster enclosure will
be masonry with gates at the front.

Site Design and Engineering:

1176.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General
Provisions" shall govern. In addition, the following development standards shall apply:

(a)  Minimum Land Area Requirement.
    (1)  No minimum land area shall be required.

(b)  Site Planning.

   (1) All yards within the development plan except those abutting a Business or
       Industrial District shall be maintained in landscaping and not used for parking,
       to the extent of a minimum of 15 feet along property lines.

   (2) The parking and loading facilities shall be a distance of at least 25 feet from
       the established right-of-way line, and the building(s) or the structure(s) at least
       75 feet from the established right-of-way line per the Official Thoroughfare Plan
       or the recorded plat.

(Ord. 2006-O-1656, Passed 10-5-05)
The proposal calls for one curb cut to access the facility off of Waynetowne Boulevard. The current two curb cuts will be removed, and a new curb cut installed. The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. Paved drive aisles access each building with no dead-end drives. Fencing is proposed at the perimeter of the site with fencing abutting public right of way being a decorative metal fencing and coated chain ling for the remainder of the fencing which meets the approved PUD conditions. The exterior aisles are 30 feet and 25 feet to allow for emergency vehicle turning movements.

Utilities:

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through the existing detention basin onsite. The existing detention basin is being upgraded to meet current water quality and quantity detention requirements. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

Signage:

The ground sign shall have a maximum height of six feet from ground level, a maximum area of seventy-five square feet and base materials shall match the fronts of the buildings.

Landscaping:

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs, and grasses. The Landscaping Plan complies with the City Standards.
Planning Commission Decision Record

WHEREAS, on October 15, 2021, the applicant, Larkspur, requested approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7650 Waynetowne Boulevard, further identified as Parcel Number P70-04005-0100 on the Montgomery County Auditor’s Tax Map (Zoning Case 21-43); and

WHEREAS, on November 09, 2021, the Planning Commission did meet and fully discuss the details of the request.

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

_________ moved to recommend approval of the application submitted by the applicant, Larkspur, requesting approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7650 Waynetowne Boulevard, further identified as Parcel Number P70-04005-0100 on the Montgomery County Auditor’s Tax Map (Zoning Case 21-43), with the following conditions:

1. The approved Basic and Detailed Development Plan site plans shall be the plans stamped received by the City of Huber Heights Planning Department on October 15, 2021, except as modified herein.

2. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.

3. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.
4. The front building face along Waynetowne Boulevard shall be constructed of all masonry materials, except for the window walls along the office.

5. The ground sign shall have a maximum height of six feet from ground level and base materials shall match the fronts of the buildings.

6. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant’s estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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

__________________________
Terry Walton, Chair
Planning Commission

__________________________
Date
DETAILED DEVELOPMENT PLANS
7650 WAYNETOWNE BLVD
HUBER HEIGHTS, OH 45424

TEMPORARY SEDIMENT SKIMMER AND RISER DETAIL FOR STRUCTURE D1 DURING CONSTRUCTION

TEMPORARY SEDIMENT BASIN SCHEDULE

CONTROL STRUCTURE

<table>
<thead>
<tr>
<th>Control Structure</th>
<th>Date</th>
<th>Dimensions</th>
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<td>D1</td>
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SKIMMER SPECIFICATIONS

<table>
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<tr>
<th>Item</th>
<th>Description</th>
<th>Value</th>
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<tbody>
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</table>
LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ALONGSIDE LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD.

2. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

3. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED.

5. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.

7. PLANTING AREA SOIL SHAL BE STANDARD TOPSOIL. AMENDED TURF AREA SOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.

8. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND AGRICULTURAL AREAS. A SPADED BED EDGE SHALL BE APPLIED TO THE TURF OR SEEDING.

9. IMPORTATION OF TREES FROM WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 1' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 1' FROM UTILITY STRUCTURES.

10. THE LANDSCAPE CONTRACTOR SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

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DRAINAGE REPORT – SELF STORAGE

7650 WAYNESTOWN BLVD
HUBER HEIGHTS, OH 45424

Prepared by:
Kimley-Horn and Associates, Inc.
7965 N. High Street, Suite 200
Columbus, OH 43235
Contact: Derik Leary, P.E.

Prepared: October 12, 2021
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1. PROJECT INFORMATION ........................................................................................................ 2
2. STORM SEWER DESIGN SUMMARY .................................................................................. 3
3. PROPOSED WATER QUALITY ............................................................................................. 3

EXHIBITS

Exhibit 1 – FEMA Map Panel
Exhibit 2 – NRCS Web Soil Survey
Exhibit 3 – Local Tributary Map
Exhibit 4 – HydroCAD Model
Exhibit 5 – Hydraflow Model
1. PROJECT INFORMATION

Kimley-Horn and Associates, Inc. serves as the civil engineering consultant for Larkspur Properties who is proposing to build a storage unit building totaling approximately 94,000-square-feet at 7650 Waynetowne Boulevard, in Huber Heights, Ohio. The proposed scope of work includes the demolition of the existing building and parking lot located on the site of interest, construction of the self-storage buildings, underground utility construction, stormwater management, site paving and landscaping.

1.1. Pre-Development Conditions

The site of interest is located at 7650 Waynetowne Boulevard, in Huber Heights, Ohio, Montgomery County. The site is approximately 7.24-acres and is currently developed with a 288,848-square-foot building with associated parking. The majority of the site generally drains from east to west to an existing detention area. Approximately 1/3 of the site drains to the storm sewer in Waynetowne Boulevard and is routed west. The total disturbed acreage of the site is 6.59 acres. The disturbed area of the site contains approximately 1.11 acres of pervious area and 5.48 acres of impervious pavement and buildings. The overall CN is 94 of the disturbed area. The 1-year runoff volume is 1.027 ac-ft. NRCS data of the site indicate that the underlying soils are Millsdale silty clay loam and Milton silt loam. Refer to Exhibit 2 for NRCS Soils Map. Per FEMA FIRM Number 39113C0157E, dated 1/6/2005, the site lies in “Zone X” – “Area of Minimal Flood Hazard” (Exhibit 1).

1.2. Post-Development Conditions

The proposed development consists of a 94,000± self-storage building with associated parking with drive aisles around the perimeter. Furthermore, underground utilities, paving, grading and landscaping also fall within the project scope. The site is intended to drain to proposed storm sewer catch basins and be piped to the existing stormwater management area at the northwest area of the project limits. The site improvements (disturbed areas) have approximately 4.18 acres of impervious roof and paved areas, and 2.41 acres of pervious areas. The proposed impervious area accounts for potential future impervious storage areas. The proposed disturbed area has a CN of 90. The 1-year runoff rate is 0.841 ac-ft. This is a 18.1% decrease from predeveloped conditions, which means that additional detention is not required for this site. There are 2 drainage areas on the south side of the site in existing conditions. This same area will drain to Waynestown Blvd. in the proposed conditions as well. The rest of the site is routed to the stormwater management area. See Exhibit 3 for the delineation of the drainage areas. The stormwater management area and outlet control structure were modeled and designed using HydroCAD software.
2. STORMWATER SEWER DESIGN SUMMARY

2.1. Storm Sewer Design

A storm sewer network will be constructed to convey runoff to the existing storm sewer that outfalls across Waynetown Blvd and the proposed storm sewer that outfalls to the existing stormwater management area in the northwest corner of the site. The proposed storm sewer conveyance system was designed to meet the City requirements using Hydraflow Storm Sewer Extensions, Version 10. The existing storm system was also checked to ensure capacity. Overall, the volume draining to the existing storm sewer was reduced due to the majority of the site being routed to the stormwater management area.

A runoff coefficient of 0.9 was used for the impervious area (Huber Heights Commercial Requirement) and 0.4 was used for the pervious area per Ohio EPA requirements. Each drainage area based on the Huber Heights Design Criteria Guidelines of the Subdivision Regulations. A minimum time of concentration of 10 minutes was assumed for each drainage area.

For the relocation of the existing storm sewer crossing the southern end of the site, the slopes of the existing and proposed 30" pipe were analyzed to determine capacity. In the existing condition, the storm ran across the site from E3 to D13. This 30" existing pipe at 2.37% slope and flowing 75% full had a capacity of 47.30 cfs. This capacity was used to model and size the proposed system to convey the stormwater from E3 to a D16, where it outlets into a swale and enters the existing system to the west at D15. From structures D13 to D15, the pipe had to be upsized to ensure the hydraulic grade line was within the rim of the structures.

A Storm Sewer Drainage Area Map has been provided in Exhibit 3 and the Hydraflow analysis is provided in Exhibit 5.

3. PROPOSED WATER QUALITY

3.1. Wet Basin

The stormwater network will be constructed to collect runoff and treat the water quality prior to its discharge into the existing storm sewer network. The orifice for this water quality area was sized based on the Ohio EPA General Construction Permit requirements for previously developed areas. The following equation was used to calculate the required water quality volume:

\[
WQv = P \times A \times \frac{[(Rv1 \times 0.2) + (Rv2 - Rv1)]}{12}
\]

\[
P = 0.90 \text{ inches}
\]

\[
A = \text{area draining to the BMP in acres}
\]

\[
Rv1 = \text{volumetric runoff coefficient for existing conditions (current site impervious area)}
\]

\[
Rv2 = \text{volumetric runoff coefficient for proposed conditions (post-construction site impervious area)}
\]
It is assumed that the entire site acreage is draining to the basin to account for a potential future development at the north half of the site. The total existing pervious area is 2.02 acres and the impervious area is 5.22 acres. The total assumed future pervious area is 2.41 acres and impervious area is 4.18 acres.

\[
WQv = 0.9 \times 7.24 \text{acres} \times [(0.699 \times 0.2) + (0.597 - 0.699)]/12
\]

\[
WQv = 0.021 \text{ ac-ft}
\]

The water quality elevation of the pond is 914.25. The storage at this elevation is 0.025 ac-ft. The outlet control structure consists of a 1.4" orifice at 914.00. This drains less than half the provided water quality volume in the first 8 hours. There is a 24" riser within the structure at 914.25. The top of structure is a 36"x36" open grate at 917.00. The 100-year HWL is 916.32, providing over 1.5-ft of freeboard. See Exhibit 4 for the Hydrocad model and see Exhibit 3 for the delineation of total area draining to the basin.
Exhibit 1 – FEMA Map Panel
Exhibit 2 – NRCS Web Soil Survey
This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/19/2020 at 5:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
### MAP LEGEND

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<thead>
<tr>
<th>Area of Interest (AOI)</th>
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### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

**Source of Map:** Natural Resources Conservation Service

**Web Soil Survey URL:**

**Coordinate System:** Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

**Soil Survey Area:** Montgomery County, Ohio

**Survey Area Data:** Version 19, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

**Date(s) aerial images were photographed:** Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Hydrologic Soil Group

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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<tbody>
<tr>
<td>MrA</td>
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<td>MsB</td>
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<td><strong>Totals for Area of Interest</strong></td>
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Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher
Exhibit 4 – HydoCAD Model
Pipe Listing (selected nodes)

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<tr>
<th>Line#</th>
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Summary for Pond 11P: Water Quality Pond

Inflow = 0.00 cfs @ 0.00 hrs, Volume = 0.000 af
Outflow = 0.02 cfs @ 0.00 hrs, Volume = 0.024 af, Attenu = 0%, Lag = 0.0 min

Routing by Stor-Ind method. Time Span = 0.00-48.00 hrs, 100-Year Rainfall = 5.50"

Primary Outflow:
- Max = 0.02 cfs @ 0.00 hrs
- Culvert (Passes 0.02 cfs of 4.99 cfs potential flow)
- Orifice/Grate (Orifice Controls 0.02 cfs @ 2.11 fps)
- Orifice/Grate (Controls 0.00 cfs)
- Orifice/Grate (Controls 0.00 cfs)

Volume:
- Custom Stage Data (Prismatic)
- Listed below (Recalc)

Elevation | Surf.Area | Inc.Store | Cum.Store | Storage
---------|-----------|-----------|-----------|--------
914.00    | 0.097     | 0.000     | 0.000     | 0.000  
915.00    | 0.119     | 0.018     | 0.018     | 0.018  
916.00    | 0.176     | 0.148     | 0.266     | 0.266  
917.00    | 0.243     | 0.210     | 0.473     | 0.473  
918.00    | 0.365     | 0.304     | 0.769     | 0.769  

Device Routing
- #1 Primary 913.15' 30.0'' Round Culvert 
  - L = 15.0', RCP, sq.cut end projecting, Ke = 0.500
  - Inlet / Outlet Invert = 913.15' / 913.10'
  - S = 0.0033 '/'
  - Cc = 0.900
  - n = 0.012, Flow Area = 4.91 sf
- #2 Device 1 914.00' 1.4'' Vert. Orifice/Grate
  - C = 0.600
- #3 Device 1 914.25' 24.0'' Horiz. Orifice/Grate
  - C = 0.600
  - Limited to weir flow at low heads
- #4 Device 1 917.00' 36.0'' x 36.0'' Horiz. Orifice/Grate
  - C = 0.600
  - Limited to weir flow at low heads

Primary Outflow
- Max = 0.02 cfs @ 0.00 hrs
- Culvert (Passes 0.02 cfs of 4.99 cfs potential flow)
- Orifice/Grate (Orifice Controls 0.02 cfs @ 2.11 fps)
- Orifice/Grate (Controls 0.00 cfs)
- Orifice/Grate (Controls 0.00 cfs)

Pond 11P: Water Quality Pond

Hydrograph for Pond 11P: Water Quality Pond

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### Proposed Watershed (ENTIRE SITE)

- **Area Draining to Basin (OUTSIDE LOD)**

- **10S**
  - Water Quality Pond

- **12S**

---

### Area Listing (selected nodes)

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<td>2.840</td>
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### Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

- Runoff: 9.56 cfs @ 23.92 hrs, Volume: 0.877 af, Depth: 1.45"
- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span: 0.00-48.00 hrs, dt=0.05 hrs

**Type II 24-hr 48.00 hrs 1-Year Rainfall=2.50"**

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<th>CN</th>
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<td>10S</td>
<td>Weighted Average</td>
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<tr>
<td>4.400</td>
<td>10S</td>
<td>60.77% Impervious Area</td>
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</table>

- Tc Length, Slope, Velocity, Capacity Description: 10.0 min, (feet), (ft/ft), (ft/sec), (cfs)

---

### Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

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**Type II 24-hr 48.00 hrs 1-Year Rainfall=2.50"**

**Runoff Area=7.240 ac**

**Runoff Volume=0.877 af**

**Runoff Depth>1.45"**

**Tc=10.0 min**

**CN=89**
Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Runoff = 0.89 cfs @ 23.98 hrs, Volume= 0.090 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Type II 24-hr 48.00 hrs 1-Year Rainfall=2.50"

Area (ac) CN Description
1.770 100.00% Pervious Area

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)
13.3 534 Total

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Hydrograph

Time (hours) Precip. (inches) Excess (inches) Runoff (cfs)
0.000.000.00 0.000.500.010.00 0.001.000.010.00 0.001.500.020.00 0.002.000.030.00 0.002.500.030.00 0.003.000.040.00 0.003.500.050.00 0.004.000.060.00 0.004.500.070.00 0.005.000.080.00 0.005.500.090.00 0.006.000.100.00 0.006.500.110.00 0.007.000.120.00 0.007.500.130.00 0.008.000.140.00 0.008.500.150.00 0.009.000.160.00 0.009.500.170.00 0.0010.000.180.00 0.0010.500.190.00 0.0011.000.200.00 0.0011.500.210.00 0.0012.000.220.00 0.0012.500.230.00 0.0013.000.240.00 0.0013.500.250.00 0.0014.000.260.00 0.0014.500.270.00 0.0015.000.280.00 0.0015.500.290.00 0.0016.000.300.00 0.0016.500.310.00 0.0017.000.320.00 0.0017.500.330.00 0.0018.000.340.00 0.0018.500.350.00 0.0019.000.360.00 0.0019.500.370.00 0.0020.000.380.00 0.0020.500.390.00 0.0021.000.400.00 0.0021.500.410.00 0.0022.000.420.00 0.0022.500.430.00 0.0023.000.440.00 0.0023.500.450.00 0.0024.000.460.00 0.0024.500.470.00 0.0025.000.480.00 0.0025.500.490.00 0.0026.000.500.00 0.0026.500.510.00 0.0027.000.520.00 0.0027.500.530.00 0.0028.000.540.00 0.0028.500.550.00 0.0029.000.560.00 0.0029.500.570.00 0.0030.000.580.00 0.0030.500.590.00 0.0031.000.600.00 0.0031.500.610.00 0.0032.000.620.00 0.0032.500.630.00 0.0033.000.640.00 0.0033.500.650.00 0.0034.000.660.00 0.0034.500.670.00 0.0035.000.680.00 0.0035.500.690.00 0.0036.000.700.00 0.0036.500.710.00 0.0037.000.720.00 0.0037.500.730.00 0.0038.000.740.00 0.0038.500.750.00 0.0039.000.760.00 0.0039.500.770.00 0.0040.000.780.00 0.0040.500.790.00 0.0041.000.800.00 0.0041.500.810.00 0.0042.000.820.00 0.0042.500.830.00 0.0043.000.840.00 0.0043.500.850.00 0.0044.000.860.00 0.0044.500.870.00 0.0045.000.880.00 0.0045.500.890.00 0.0046.000.900.00 0.0046.500.910.00 0.0047.000.920.00 0.0047.500.930.00 0.0048.000.940.00 0.0048.500.950.00 0.0049.000.960.00 0.0049.500.970.00 0.0050.000.980.00 0.0050.500.990.00 0.0051.001.000.00

Pond 11P: Water Quality Pond

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 1.29" for 1-Year event

Primary Inflow = 10.40 cfs @ 23.93 hrs, Volume= 0.964 af, Atten= 6%, Lag= 3.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Starting Elev= 914.25' Surf.Area= 0.102 ac Storage= 0.025 af

Peak Elev= 914.86' @ 23.98 hrs Surf.Area= 0.116 ac Storage= 0.091 af (0.066 af above start)

Plug Flow detention time= 53.7 min calculated for 0.938 af (97% of inflow)

Center-of-Mass det. time= (not calculated: outflow precedes inflow)

Volume Invert Avail Storage Storage Description
#1 914.00' 0.769 af Custom Stage Data (Prismatic) Listed below (Recalcs)

914.00 0.097 0.000 0.000
915.00 0.119 0.108 0.108
916.00 0.176 0.148 0.255
917.00 0.243 0.210 0.465
918.00 0.365 0.304 0.769

Device Routing Invert Outlet Devices

#1 Primary 913.15' 30.0' Round Culvert L= 15.0' RCF, sq.cut end projecting, Ke= 0.500 Inlet/Outlet invorts: 913.15'/913.10' Sn= 0.0033' C= 0.900

#2 Device 1 914.00' 4.1' Vert. Orifice/Grate C= 0.600

#3 Device 1 914.25' 24.0' Horiz. Orifice/Grate C= 0.600

#4 Device 1 917.00' 36.0' x 36.0' Horiz. Orifice/Grate C= 0.600

Primary OutFlow Max=9.65 cfs @ 23.98 hrs HW=914.87' (Free Discharge)

Inflow Area=9.010 ac Peak Elev=914.86' Storage=0.091 af

Pond 11P: Water Quality Pond
Hydrograph for Pond 11P: Water Quality Pond

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Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Runoff = 11.23 cfs @ 23.92 hrs, Volume=1.037 af, Depth> 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac) CN Description
* Area (ac) CN Description
10.0 11.75

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Runoff = 1.17 cfs @ 23.98 hrs, Volume=0.115 af, Depth= 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac) CN Description
* Area (ac) CN Description
13.3 1.770

Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Runoff = 11.23 cfs @ 23.92 hrs, Volume=1.037 af, Depth= 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac) CN Description
* Area (ac) CN Description
10.0 1.770

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Runoff = 1.17 cfs @ 23.98 hrs, Volume=0.115 af, Depth= 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac) CN Description
* Area (ac) CN Description
13.3 1.770
Summary for Pond 11P: Water Quality Pond

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Primary Outflow Max=11.53 cfs @ 23.97 hrs  HW=914.93' (Free Discharge)

- Culvert (Passes 11.53 cfs at 11.84 cfs potential flow)
- Grate (Control at 0.00 cfs)

Inflow Area= 9.010 ac, Peak Elev= 914.93', Storage= 0.100 af

Pond 11P: Water Quality Pond

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Inflow Rate: 0.00 cfs Peak Elev: 914.93' Storage: 0.100 af

Primary Inflow: 11.53 cfs @ 23.97 hrs

Primary Outflow: 11.53 cfs @ 23.97 hrs
Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Type II 24-hr 48.00 hrs  5-Year Rainfall=3.50" Runoff= 15.15 cfs @ 23.92 hrs,  Volume=1.421 af,  Depth> 2.35" Runoff by SCS TR-20 method, UH=SCS, Weighted CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac)  CN  Description
4.400 98  impervious
2.840 74  pervious
7.240 89  Weighted Average

Tc Length  Slope  Velocity  Capacity  Description (min) (feet) (ft/ft) (ft/sec) (cfs)
10.0  Direct Entry,

Subcatchment 10S: Proposed Watershed (ENTIRE SITE) Hydrograph

Time (hours) Precip. (inches) Excess (inches) Runoff (cfs)
0.00  0.00  0.00  0.00
1.00  0.01  0.01  0.04
2.00  0.02  0.02  0.04
3.00  0.03  0.03  0.04
4.00  0.04  0.04  0.04
5.00  0.05  0.05  0.04
6.00  0.06  0.06  0.04
7.00  0.07  0.07  0.04
8.00  0.08  0.08  0.04
9.00  0.09  0.09  0.04
10.0  0.10  0.10  0.04
11.0  0.11  0.11  0.04
12.0  0.12  0.12  0.04
13.0  0.13  0.13  0.04
14.0  0.14  0.14  0.04
15.0  0.15  0.15  0.04
16.0  0.16  0.16  0.04
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24.0  0.24  0.24  0.04
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26.0  0.26  0.26  0.04
27.0  0.27  0.27  0.04
28.0  0.28  0.28  0.04
29.0  0.29  0.29  0.04
30.0  0.30  0.30  0.04
31.0  0.31  0.31  0.04
32.0  0.32  0.32  0.04
33.0  0.33  0.33  0.04
34.0  0.34  0.34  0.04
35.0  0.35  0.35  0.04
36.0  0.36  0.36  0.04
37.0  0.37  0.37  0.04
38.0  0.38  0.38  0.04
39.0  0.39  0.39  0.04
40.0  0.40  0.40  0.04
41.0  0.41  0.41  0.04
42.0  0.42  0.42  0.04
43.0  0.43  0.43  0.04
44.0  0.44  0.44  0.04
45.0  0.45  0.45  0.04
46.0  0.46  0.46  0.04
47.0  0.47  0.47  0.04
48.0  0.48  0.48  0.04

Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Type II 24-hr 48.00 hrs  5-Year Rainfall=3.50" Runoff= 1.90 cfs @ 23.97 hrs,  Volume=0.183 af,  Depth> 1.24" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac)  CN  Description
1.770 74 100.00% Pervious Area

Tc Length  Slope  Velocity  Capacity  Description (min) (feet) (ft/ft) (ft/sec) (cfs)
13.3  Direct Entry,

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD) Hydrograph

Time (hours) Precip. (inches) Excess (inches) Runoff (cfs)
0.00  0.00  0.00  0.00
1.00  0.01  0.01  0.02
2.00  0.02  0.02  0.02
3.00  0.03  0.03  0.02
4.00  0.04  0.04  0.02
5.00  0.05  0.05  0.02
6.00  0.06  0.06  0.02
7.00  0.07  0.07  0.02
8.00  0.08  0.08  0.02
9.00  0.09  0.09  0.02
10.0  0.10  0.10  0.02
11.0  0.11  0.11  0.02
12.0  0.12  0.12  0.02
13.0  0.13  0.13  0.02
14.0  0.14  0.14  0.02
15.0  0.15  0.15  0.02
16.0  0.16  0.16  0.02
17.0  0.17  0.17  0.02
18.0  0.18  0.18  0.02
19.0  0.19  0.19  0.02
20.0  0.20  0.20  0.02
21.0  0.21  0.21  0.02
22.0  0.22  0.22  0.02
23.0  0.23  0.23  0.02
24.0  0.24  0.24  0.02
25.0  0.25  0.25  0.02
26.0  0.26  0.26  0.02
27.0  0.27  0.27  0.02
28.0  0.28  0.28  0.02
29.0  0.29  0.29  0.02
30.0  0.30  0.30  0.02
31.0  0.31  0.31  0.02
32.0  0.32  0.32  0.02
33.0  0.33  0.33  0.02
34.0  0.34  0.34  0.02
35.0  0.35  0.35  0.02
36.0  0.36  0.36  0.02
37.0  0.37  0.37  0.02
38.0  0.38  0.38  0.02
39.0  0.39  0.39  0.02
40.0  0.40  0.40  0.02
41.0  0.41  0.41  0.02
42.0  0.42  0.42  0.02
43.0  0.43  0.43  0.02
44.0  0.44  0.44  0.02
45.0  0.45  0.45  0.02
46.0  0.46  0.46  0.02
47.0  0.47  0.47  0.02
48.0  0.48  0.48  0.02

Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)
Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 2.14" for 5-Year event

Inflow = 16.93 cfs @ 23.92 hrs, Volume= 1.605 af

Primary = 14.81 cfs @ 23.99 hrs, Volume= 1.600 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Starting Elev= 519.00' Surf-Area= 0.102 ac Storage= 0.025 af

Peak Elev= 915.20' @ 23.99 hrs Surf-Area= 0.131 ac Storage= 0.133 af (0.108 af above start)

Plug Flow detention time= 38.8 min calculated for 1.573 af (98% of inflow)

Center-of-Mass det. time= 0.0 min (1,617.2 - 1,617.2)

Volume

#1 914.00' 0.769 af Custom Stage Data (Prismatic)

Listed below (Recalc)

914.00 0.097 0.000 0.000
915.00 0.119 0.108 0.108
916.00 0.176 0.148 0.255
917.00 0.243 0.210 0.465
918.00 0.365 0.304 0.769

Device Routing Invert Outlet Devices

#1 Primary 913.15' 30.0" Round Culvert

L= 15.0' RCP, sq.cut end projecting, Ke= 0.500

Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900

n= 0.012, Flow Area= 4.91 sf

Primary OutFlow

Max=14.78 cfs @ 23.99 hrs HW=915.20' (Free Discharge)

1=Culvert (Passes 14.78 cfs of 15.04 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.05 cfs @ 5.14 fps)

3=Orifice/Grate (Orifice Controls 14.73 cfs @ 4.69 fps)

4=Orifice/Grate (Controls 0.00 cfs)

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Runoff= 17.95 cfs @ 23.92 hrs, Volume= 1.702 af, Depth> 2.82" 10-Year Rainfall=4.00" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Area (ac) CN Description
4.400 99 Impervious
2.840 74 Pervious
1.370 Weighted Average

4.400 60.77% Impervious Area

17.95 cfs

Tc=10.0 min

Direct Entry, Subcatchment 10S: Proposed Watershed (ENTIRE SITE)
### Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

- **Runoff:** 2.46 cfs @ 23.97 hrs, **Volume:** 0.235 af, **Depth:** > 1.59"

### Area (ac)  CN Description
- 1.77  100.00% Pervious Area

### Summary for Pond 11P: Water Quality Pond

- **Inflow Area:** = 9.010 ac, 48.83% Impervious, **Inflow Depth:** > 2.58" for 10-Year event
- **Inflow:** = 20.28 cfs @ 23.92 hrs, **Volume:** = 1.933 af, **Atten:** = 18%, **Lag:** = 5.3 min
- **Primary:** = 16.71 cfs @ 24.01 hrs, **Volume:** = 1.933 af

### Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

- **Starting Elev:** = 914.25'   Surf.Area= 0.102 ac   Storage= 0.025 af
- **Peak Elev:** = 915.46' @ 24.01 hrs   Surf.Area= 0.145 ac   Storage= 0.169 af   (0.144 af above start)
- **Plug-Flow detention time:** = 34.6 min calculated for 1.906 af (98% of inflow)
- **Center-of-Mass det. time:** = 1.9 min (1,609.1 - 1,607.1)

### Volume Invert Avail.Storage Storage Description

- #1 914.00' 0.769 af Custom Stage Data (Prismatic) Listed below (Recalc)

### Elevation Surf.Area Inc.Store Cum.Store (feet) (acres) (acre-feet) (acre-feet)
- 914.00 0.097 0.000 0.000
- 915.00 0.119 0.108 0.108
- 916.00 0.176 0.285 0.393
- 917.00 0.243 0.528 0.771
- 918.00 0.305 0.649 1.052

### Device Routing Invert Outlet Devices

- #1 Primary 913.15'
- #2 Device 1 914.00'
- #3 Device 1 917.00'

### Primary OutFlow

- **Max:** 9.19 cfs @ 23.99 hrs, **Volume:** = 1.933 af (0.003 ft of pond in drawdown)
- **Primary Outflow:** = 9.19 cfs @ 23.99 hrs, **Volume:** = 1.933 af (0.003 ft of pond in drawdown)

### Summary for Pond 11P: Water Quality Pond

- **Inflow Area:** = 9.010 ac, 48.83% Impervious, **Inflow Depth:** > 2.58" for 10-Year event
- **Inflow:** = 20.28 cfs @ 23.92 hrs, **Volume:** = 1.933 af, **Atten:** = 18%, **Lag:** = 5.3 min
- **Primary:** = 16.71 cfs @ 24.01 hrs, **Volume:** = 1.933 af

### Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

- **Starting Elev:** = 914.25'   Surf.Area= 0.102 ac   Storage= 0.025 af
- **Peak Elev:** = 915.46' @ 24.01 hrs   Surf.Area= 0.145 ac   Storage= 0.169 af   (0.144 af above start)
- **Plug-Flow detention time:** = 34.6 min calculated for 1.906 af (98% of inflow)
- **Center-of-Mass det. time:** = 1.9 min (1,609.1 - 1,607.1)

### Volume Invert Avail.Storage Storage Description

- #1 Primary 913.15' 0.649 af Custom Stage Data (Prismatic) Listed below (Recalc)

### Elevation Surf.Area Inc.Store Cum.Store (feet) (acres) (acre-feet) (acre-feet)
- 914.00 0.097 0.000 0.000
- 915.00 0.119 0.108 0.108
- 916.00 0.176 0.285 0.393
- 917.00 0.243 0.528 0.771
- 918.00 0.305 0.649 1.052

### Device Routing Invert Outlet Devices

- #1 Primary 913.15'
- #2 Device 1 914.00'
- #3 Device 1 917.00'

### Primary OutFlow

- **Max:** 9.19 cfs @ 23.99 hrs, **Volume:** = 1.933 af (0.003 ft of pond in drawdown)
- **Primary Outflow:** = 9.19 cfs @ 23.99 hrs, **Volume:** = 1.933 af (0.003 ft of pond in drawdown)
- **Limited to weir flow at low heads**
- **Limited to weir flow at low heads**

---

**Note:** The above summary and data are specific to a particular subcatchment and pond, detailing the inflow, runoff, and routing calculations for a 10-year rainfall event.
**Pond 11P: Water Quality Pond**

**Inflow**

**Time (hours)**

| 48 | 46 | 44 | 42 | 40 | 38 | 36 | 34 | 32 | 30 | 28 | 26 | 24 | 22 | 20 | 18 | 16 | 14 | 12 | 10 | 8 | 6 | 4 | 2 | 0 |

**Flow (cfs)**

| 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0 |

**Inflow Area** = 9.010 ac

**Peak Elev** = 915.46'

**Storage** = 0.169 af

**20.28 cfs**

**16.71 cfs**

**Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)**

**Time (hours)**

| 48 | 46 | 44 | 42 | 40 | 38 | 36 | 34 | 32 | 30 | 28 | 26 | 24 | 22 | 20 | 18 | 16 | 14 | 12 | 10 | 8 | 6 | 4 | 2 | 0 |

**Precip. (inches)**

| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

**Excess (inches)**

| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

**Runoff (cfs)**

| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

**Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)**

- **Runoff Area**: 7.240 ac
- **Runoff Volume**: 2.044 af
- **Runoff Depth**: > 3.39"
Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Runoff = 3.16 cfs @ 23.97 hrs, Volume=0.302 af, Depth> 2.05”
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 48.00 hrs  25-Year Rainfall=4.60”

Area (ac) CN Description
1.770 100.00% Pervious Area
Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)
10.0 Direct Entry, 0.3 276 0.052 817.93 5.63 1.178
24.0” Round Area= 3.1 sf Perim= 6.3’ r= 0.50’n= 0.012 3.0 258 0.009 11.43
Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.3 Total

Hydrograph for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

[Graph showing flow over time]

Inflow Area=9.010 ac
Peak Elev=915.80’
Storage=0.221 af

Device Routing
#1 Primary 913.15’ 24.32” Culvert
#2 Device 1 914.00’ 24.0” Orifice/Grate
#3 Device 1 914.25’ 36.0” x 36.0” Orifice/Grate
#4 Device 1 917.00’ 36.0” x 36.0” Orifice/Grate

Primary Outflow
Max=18.11 cfs @ 24.02 hrs HS=915.79’ (Free Discharge)

Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 3.12” for 25-Year event
Inflow = 24.32 cfs @ 23.92 hrs, Volume=2.960 af
Outflow = 18.89 cfs @ 24.02 hrs, Volume=2.341 af
Primary = 18.89 cfs @ 24.02 hrs, Volume=2.341 af
Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Starting Elev= 914.25’ Surf Area= 0.102 ac Storage= 0.000 af
Peak Elev= 915.80’ @ 24.02 hrs Surf Area= 0.156 ac Storage= 0.401 af (0.391 af above start)
Plug Flow detention time= 31.0 min calculated for 2.960 af (99% of inflow)
Center-of-Mass det. time= 3.5 min ( 1,600.4 - 1,597.0 )

Volume Invert Avail.Storage Storage Description
#1 913.15’ 0.769 af Custom Stage Data (Prismatic) Listed below (Recalcs)
914.00 0.097 0.000 0.097
915.00 0.344 0.000 0.344
916.00 0.344 0.108 0.116
917.00 0.344 0.120 0.255
918.00 0.344 0.304 0.664

Device Routing Invert Outlet Devices
#1 Primary 913.15’ 30.0’ Round Culvert L= 15.0’ RCP, sq.cut end projecting, Kay= 0.550
#2 Device 1 914.00’ 4.0” Vert. Orifice/Grate C= 0.600
#3 Device 1 914.25’ 24.0” Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4 Device 1 917.00’ 36.0” x 36.0” Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary Outflow Max=18.11 cfs @ 24.02 hrs HS=915.79’ (Free Discharge)
InOrifice/Grate (Orifice Controls 0.07 cfs @ 0.33 ac)
InOrifice/Grate (Orifice Controls 18.75 cfs @ 0.57 ft)
InOrifice/Grate (Orifice Controls 0.00 cfs)
Hydrograph for Pond 11P: Water Quality Pond

<table>
<thead>
<tr>
<th>Time (hours)</th>
<th>Inflow (cfs)</th>
<th>Storage (acre-feet)</th>
<th>Elevation (feet)</th>
<th>Primary (cfs)</th>
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</table>

Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

Runoff = 23.56 cfs @ 23.91 hrs, Volume = 2.274 af, Depth > 3.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-48.00 hrs, dt = 0.05 hrs

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<th>Area (ac)</th>
<th>CN</th>
<th>Description</th>
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<td>2.84</td>
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<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Flow (cfs)</th>
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Direct Entry, Pipe Channel, 24.0" Round, Runoff Area = 3.12 ft² Perim = 6.3 ft in 0.50' rain, Shallow Concentrated Flow, Graded Waterway, Ks = 150 fps

Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Runoff = 3.64 cfs @ 23.96 hrs, Volume = 0.348 af, Depth = 2.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-48.00 hrs, dt = 0.05 hrs

<table>
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<th>Area (ac)</th>
<th>CN</th>
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<tr>
<td>1.77</td>
<td>100.00% Pervious Area</td>
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<table>
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<th>Tc (min)</th>
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</table>

Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Hydrograph

Type II 24-hr 48.00 hrs  50-Year Rainfall=5.00"

Runoff Area=7.240 ac Runoff Volume=2.274 af Runoff Depth>3.77" Runoff Area=1.770 ac Runoff Volume=0.348 af Runoff Depth>2.36"

Direct Entry, Pipe Channel, 24.0" Round, Runoff Area = 3.12 ft² Perim = 6.3 ft in 0.50' rain, Shallow Concentrated Flow, Graded Waterway, Ks = 150 fps

10.0 374 Total

Hydrograph for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

<table>
<thead>
<tr>
<th>Time (hours)</th>
<th>Precip. (inches)</th>
<th>Excess (inches)</th>
<th>Runoff (cfs)</th>
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Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Runoff = 3.64 cfs @ 23.96 hrs, Volume = 0.348 af, Depth = 2.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-48.00 hrs, dt = 0.05 hrs

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Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

Hydrograph
### Summary for Pond 11P: Water Quality Pond

- **Inflow Area**: 9,010 ac, 48.83% impervious, Inflow Depth ≥ 3.49" for 50-Year event
- **Peak Elev**: 916.03' on 24.03 hrs
- **Storage**: 0.261 af

#### Hydrograph

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<tr>
<th>Time (hours)</th>
<th>Inflow (cfs)</th>
<th>Storage (acre-ft)</th>
<th>Elevation (feet)</th>
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#### Device Routing

- **Outlet Devices**
  - **Primary**: 913.15'
    - 30.0" Round Culvert
      - L = 15.0'
      - Ke = 0.500
  - **Device 2**: 1914.00'
    - 1.4" Vert. Orifice/Grate
      - C = 0.600
  - **Device 3**: 1914.25'
    - 24.0" Horiz. Orifice/Grate
      - Limited to weir flow at low heads
  - **Device 4**: 1917.00'
    - 36.0" x 36.0" Horiz. Orifice/Grate
      - Limited to weir flow at low heads

#### Primary Outflow

- **Max**: 20.19 cfs @ 24.03 hrs
- **Flow Area**: 4.91 af
- **Free Discharge**: 20.19 cfs
- **Potential Flow**: 25.03 cfs
- **Controlled Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs

---

**Pond 11P: Water Quality Pond**

- **Inflow Area**: 9.010 ac
- **Peake Elev**: 916.03'
- **Storage**: 0.261 af

#### Hydrograph

- **Inflow Area**: 9,010 ac, 48.83% impervious, Inflow Depth ≥ 3.49" for 50-Year event
- **Peak Elev**: 916.03' on 24.03 hrs
- **Storage**: 0.261 af

#### Device Routing

- **Outlet Devices**
  - **Primary**: 913.15'
    - 30.0" Round Culvert
      - L = 15.0'
      - Ke = 0.500
  - **Device 2**: 1914.00'
    - 1.4" Vert. Orifice/Grate
      - C = 0.600
  - **Device 3**: 1914.25'
    - 24.0" Horiz. Orifice/Grate
      - Limited to weir flow at low heads
  - **Device 4**: 1917.00'
    - 36.0" x 36.0" Horiz. Orifice/Grate
      - Limited to weir flow at low heads

#### Primary Outflow

- **Max**: 20.19 cfs @ 24.03 hrs
- **Flow Area**: 4.91 af
- **Free Discharge**: 20.19 cfs
- **Potential Flow**: 25.03 cfs
- **Controlled Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs
- **Orifice Flow**: 20.19 cfs

---

**Pond 11P: Water Quality Pond**

- **Inflow Area**: 9.010 ac, 48.83% impervious, Inflow Depth ≥ 3.49" for 50-Year event
- **Peak Elev**: 916.03' on 24.03 hrs
- **Storage**: 0.261 af

#### Hydrograph

- **Inflow Area**: 9,010 ac, 48.83% impervious, Inflow Depth ≥ 3.49" for 50-Year event
- **Peak Elev**: 916.03' on 24.03 hrs
- **Storage**: 0.261 af
### Summary for Subcatchment 10S: Proposed Watershed (ENTIRE SITE)

- **Runoff**: 26.35 cfs @ 23.91 hrs, **Volume**: 2.563 af, **Depth**: > 4.25".

### Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

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### Hydrograph

#### Type II 24-hr 48.00 hrs

- **100-Year Rainfall**: 5.50"

### Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

- **Runoff Area**: 1.770 ac, **Runoff Volume**: 0.408 af, **Runoff Depth**: > 2.76".

### Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

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<thead>
<tr>
<th>Area (ac)</th>
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### Hydrograph

#### Type II 24-hr 48.00 hrs

- **100-Year Rainfall**: 5.50"

### Summary for Subcatchment 12S: Area Draining to Basin (OUTSIDE LOD)

- **Runoff Area**: 1.770 ac, **Runoff Volume**: 0.408 af, **Runoff Depth**: > 2.76".

### Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

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<th>Area (ac)</th>
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### Hydrograph

#### Type II 24-hr 48.00 hrs

- **100-Year Rainfall**: 5.50"
Summary for Pond 11P: Water Quality Pond

Inflow Area = 9.010 ac, 48.83% Impervious, Inflow Depth > 3.96" for 100-Year event

Inflow = 30.41 cfs @ 23.82 hrs, Volume= 2.971 af
Outflow = 21.85 cfs @ 24.04 hrs, Volume= 2.966 af

Routing by Stor-Ind method, Time Span = 0.00-48.00 hrs, de = 0.05 hrs
Starting Elev= 914.20' Surf.Area= 0.102 ac Storage= 0.025 af Peak Elev= 916.32' @ 24.04 hrs Surf.Area= 0.198 ac Storage= 0.316 af (0.291 af above start)

Plug Flow detention time = 27.4 min calculated for 2.938 af (99% of inflow)

Center of Mass det. time = 4.9 min (1,589.5 - 1,584.5 )

Volume Invert Avail. Storage Storage Description
#1 914.00' 0.769 af

Custom Stage Data (Prismatic)
Listed below (Recalc)

914.00 0.097 0.000 0.000  
915.00 0.119 0.108 0.108  
916.00 0.176 0.148 0.255  
917.00 0.243 0.210 0.465  
918.00 0.365 0.304 0.769

Device Routing Invert Outlet Devices
#1 Primary 913.15' 30.0" Round Culvert L= 15.0' RCP, sq.cut end projecting, Ke= 0.500
Inlet / Outlet Invert= 913.15' / 913.10' S= 0.0033 '/' Cc= 0.900
n= 0.012, Flow Area= 4.91 af

#2 Device 1 914.00' 1.4" Vert. Orifice/Grate C= 0.600

#3 Device 1 914.25' 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

#4 Device 1 917.00' 36.0" x 36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary Outflow
Max= 21.79 cfs @ 24.04 hrs HW= 916.31' (Free Discharge)
1=Culvert (Passes 21.79 cfs of 28.00 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.08 cfs @ 7.23 fps)
3=Orifice/Grate (Orifice Controls 21.72 cfs @ 6.91 fps)
4=Orifice/Grate (Controls 0.00 cfs)

Hydrograph for Pond 11P: Water Quality Pond

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<tr>
<th>Time (hours)</th>
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2020-1021-HuberHeightsHydroCAD
Prepared by Kimley-Horn
Type II 24 hr 48.00 hrs 100-Year Rainfall=5.50"
Exhibit 3 – Proposed Tributary Map
Exhibit 5 – Hydraflow Model
## Storm Sewer Tabulation

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<th>Line</th>
<th>To Line</th>
<th>Len (ft)</th>
<th>Drng Area (ac)</th>
<th>Rnoff coeff</th>
<th>Area x C (ac)</th>
<th>Tc (min)</th>
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<th>Total flow (cfs)</th>
<th>Cap full (ft/s)</th>
<th>Vel (ft/s)</th>
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<th>Invert Elev (ft)</th>
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Number of lines: 14  
Run Date: 10/12/2021

NOTES: Intensity = 102.00 / (inlet time + 14.50)^0.91; Return period = Yrs. 10; c = cir e = ellip b = box
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Planning Commission
October 26, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:03 p.m.

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

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager and Geri Hoskins, Planning & Zoning Administrative Secretary.

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, MEGAN PRATHER, is requesting approval of a Combined Basic and Detailed Development Plan for 1.0 acres for property located at 6119 Brandt Pike, for Dogtown (ZC 21-37).

Mr. Falkowski stated the request is for the following:

The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

The City’s Comprehensive Plan calls for this area to be Mixed Use B Town Center which includes commercial uses.

Sanitary and water will connect into the City’s public main system at the edges of the development parcel. Drainage will be handled through a public storm sewer
system which flows to an existing detention basin to the southwest. Twenty-one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten-foot-wide spaces which matches the City’s Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six-foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10-foot-high monument sign. Staff recommends the sign be limited to six feet tall and seventy-five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy-five square feet in area.

Timothy Foster said I just wanted to mention, there’s not whole lot more I can add to the presentation that Mr. Falkowski gave. All I would mention is that the city recommendations related to the signage height and other things we’re okay and can agree to those terms that were put in the resolution.

Action

Ms. Jeffries moved to approve the request by the applicant MEGAN PRATHER, for the approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike (ZC 21-37) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

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

2. REZONING - The applicant, DANIEL GREENE, is requesting approval of a Rezoning to Planned Residential for .3445 acres of property located at 4270 Murdock Avenue (ZC 21-40).

Mr. Falkowski stated that the applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-
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way was required with this split and rezoning. The surrounding uses at the area of the split are a combination of residential and commercial, so this use fits. No additional improvements are being requested with this application.

Ms. Vargo asked will they be able to sell each house individually if the desired? Mr. Falkowski stated there are five lots that will be combined into one, but it is just one house.

**Action**

Ms. Thomas moved to approve the request by the applicant DANIEL GREEN, for the approval of a Rezoning from B1 Commercial to PR Planned Residential 4.3445 acres located at 4270 Murdock Avenue (ZC 21-40) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

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


Mr. Falkowski stated the applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-way is required with this combination. No new improvements are being requested with this application.

**Action**

Ms. Thomas moved to approve the request by the applicant, DANIEL GREENE, for approval of a Lot Split of .3445 acres at 4270 Murdock Avenue (ZC 21-39) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

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

4. **BASIC DEVELOPMENT PLAN** - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).
Mr. Falkowski stated the applicant requests approval of a Basic Development Plan for 19.1 acres at 7860 Bellefontaine Road for a paintball and airsoft facility.

The City’s Comprehensive Plan calls for this area to be Agricultural/Low Density Residential.

There are no public sanitary and water connections available at the site. Drainage calculations shall be submitted by a licensed professional engineer and follow the standards for water quality and quantity. The proposal calls for areas to be set up for paint ball and airsoft facilities. Staff’s recommendation is that any building follow the standard Commercial Design as per City Code. Also, the entrance shall be upgraded to the City Standard of a concrete drive apron for commercial standards. Parking and loading shall follow the City Standards as well, including materials, number of spaces and dimensions. The minimum standard for a landscaped buffer in 15 feet along the southern and eastern property lines. The parking and loading facilities shall be a distance of at least 25 feet from the established right-of-way line, and the building(s) or the structure(s) at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat. The nearest residential structure to this property is approximately 780 feet away.

There were some concerns that were in letters, potential noise, encroachment onto neighboring properties, drainage, traffic that have been provided to you.

Ms. Vargo stated she has concerns about paintball she has no idea what is in the paint, how far it shoots. Dry Lick Run Creek goes through our city and can’t have that contaminated. What is the plan for cleanup? Ms. Thomas stated not quickly biodegradable. Ms. Opp stated harmful to animals. Mr. Jeffries asked about fencing around the perimeter.

Darin Schmidt CEO of G2 tactical, LLC Most of your concerns seem to be with the chemical makeup of the paintball itself. I’ve got the sts material sheet from belk and it says it’s, non-toxic, there’s like a 41% volume in there that says it’s proprietary chemical stuff, cause they will not disclose that to the public. But also I believe you mentioned some of it being dangerous to animals that’s if you ingest like 10 full balls, what it actually does is it creates, dehydration within the body. So you had to seek medical attention now that’s not really capable. No one’s pet should be roaming on our property anyways. Some of you mentioned about stuff going into the creek. We are going to be putting up a fence line right there. It’s called it’s an eight foot mesh netting that prevents any paint balls, any bee bees to go there. We do have now a days biodegradable bee bees that we use and we highly encourage them and we sell them if they’re available now because of the pandemic, there’s been a supply shortage and stuff. So we get what we can so that people can come out and play. But we’re very environmentally conscious as well. We prefer bio degradable any day of the week.
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Because yes, humans aren't going to be able to encroach your property, but what's to say the wildlife or the birds what is that going to do to the environment?
Well, I can't predict how many balls of paint they lick off the ground, just saying.
but if something were to happen, of course, that would probably cause complications for them, but then no air soft field repayable field should be allowed to
be opened if that's the case, because we can not guarantee that no wildlif e is going to come in there, but it will be surrounded heavily in netting where there is only one entrance and one exit. I find that fairly unlikely, a land animal maybe a bird would come in there but from my understanding, I've never
tested it myself, but it does not taste great. So I would hope that if they did get a sample of it, they would go I'm out of here.
Ms. Opp asked about the netting fence, how tall is that. 8 feet up to 27 feet tall. Does anything ever go over eight feet?
What about the visual? Um, it's not, unpleasing, it's just a black mesh net. It's surrounded by wildlife, all the trees and everything anyways. So you won't even see it from the road. Camping or grilling out of enjoying the outdoor movie theater that we hope to one day open. We are hoping that with us adding more vegetation to the area, the trees, the flowers, all that stuff will actually increase we take very great pride in what we planning just around the actual paintball field itself so that the air softwares don't hit the pain, ballers and pain ballers. It's technically three different fields in one I'm understanding. Could you briefly explain to us the difference between the airsoft, the paintball and anything else you might have going on that facility?
Airsoft has a sense, it's just the same thing as paintball, except you can use different style weapon, or I should say markers or guns, however you wanna label it. They just use soft. They use little hard plastic pellets that are six millimeter in diameter and they can range from 0.2 up to someone like four to six I've heard of and seen it's very safe. You know, they don't have a whole lot of power behind them. We regulate the juul rating, which is the kinetic energy behind the actual projectile itself. So it does not break skin. We will require everybody to wear proper gear and safety equipment.
From what I read with some of them that we buy it only takes three months to six months for the naturally biodegrade out in, out in the open. What about the noise of the gun? I personally feel that the highway itself pollutes the air more than our noise and guns with them and with all the trees and everything that's around too. I
highly doubt that any of the neighborhood even hear it. That’s how confident I am in it.

Mr. Jeffries asked
If you were to you have an event going, I mean, what I’m assuming if able, you’d be happy to run all three courses at the same time to revenue all running the same time. So how many people would that consist of?

I don’t know. We don’t do paintball right now, so we don’t hardly get anybody for that but we get on average from 50 to 80 people an event, for airsoft. Some of us vets, it’s therapeutic for us.

So it’s good for all of us in some way or fashion. During peak times a hundred to 150. Um, no probably at most at peak would be 80 something on average.

Ms. Thomas asked where are you currently operating? In Dayton right off North Irwin street. Pretty close to around route four. Ms. Thomas asked what are your, what’s surrounding you there? Just a bunch of factory buildings basically. There’s some open area and there’s residential areas, not too far from this.

Ms. Vargo said I have several questions. Are the paint balls toxic? No. How about the plastic? Um, I would assume not either. How large are they? Six millimeters small My main concern again is the creek. Yeah. I fully understand. Do you have any kind of insurance to assure the City you can fix anything that goes wrong with the creek? I mean, we carry everything.

Ms. Vargo said
if something happened to the creek, what would you do? We would do our best to solve to the problem. I understand we’re taking every precaution to make sure that does not happen, by using materials and so forth. So I don’t foresee there being any way we could cause harm. I could submit that to you if you’d like, cause I have it at home.

Have you at your current facility, have you had any encounters with the epa or any kind of environmental company because of what you’re doing there? No.

How long have you been there? This year only because we used to host the other fields, like, Tim’s. Tim’s facility over at paintball, airsoft and fallen warrior and some other places too. I have never had a problem.

I do want to be clear so that everybody understands the creek itself.

The creek runs along the front portion, along the property line and then he ads the south there, south property line.

I feel to be honest that the farmer that was there, putting pesticides and fertilizer on land would do more harm than we will.
Mr. Jeffries said under the mesh fencing that goes around, I'd like to make sure that, there's some kind of a maintenance inspection on that to make sure that over time it's not degrading and having holes where stuff continuing to fly. It's a five-year fence. Five-year netting, I should say actually and we do go through and make sure there's no rips and cuts and stuff like that.

At least around the paintball area and along where highway 70 is.

Would you be open to putting it around the entire area to handle some of the neighbors concerns about encroachment from the properties? I would assume that probably would cause a problem with your 15 foot preservation zone though, because when you get the netting around it, like a lot of woods and stuff, we had to build, maintain that woods as well. If we're surrounding the whole thing then that's going to grow into our netting and really ruin it.

Ms. Thomas, I have one last question.
I'd like to say for all the vets in the, in the room, thank you for your service. As you mentioned, what are your hours of operation?

We only operate on the weekend and I don't remember if I put in the report, but our primary, days are the first and third weekend of the month.
We don't operate every weekend either.
It works out well for us because we too have family jobs and stuff like that.
Ms. Vargo Will you have any kind of building there?
Yes. Where it says the gravel parking to the bottom, right of that we will have a 100 x 42 story building eventually as we get the funds for it.

For the time being, I did talk with Donald with the county about putting up some temporary sheds that we could operate out of.

That will be for your equipment? Yeah for everything it'll be our shop and storage, everything. Someone mentioned about traffic. I was told by the engineer, we didn't have to have a traffic study.

Mr. Falkowski said the city engineer looked at this and said that the traffic study would not be needed that improvements to Bellefontaine Road would not be required with this, but we would require the entrance to meet commercial standard.

Ms. Vargo asked will you have water? Oh yes. It will be treated and filtered and everything else, like we mentioned to, that, you know, we're very environmentally conscious well. We will be actually using the same drinking fountains that you guys have so they can fill up their bottles.
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instead of a bunch of bottled water and throwing all the plastic.

You'll have a bathroom septic systems? Yes

Rich Moore - Opposed, read letter that is attached. Spoke to concerns with Environmental
Bullet Encroachment
Potential Encroachment by visitors

Bruce Waley – Against, spoke to concerns with
Quality of Life
Litter Safety

Kim Williamson – Against, spoke to concerns with
Quality of Life
Safety
Litter

Susanne Moore – Against, spoke to concerns with
Environmental
Safety

Joe Dotson – Against, spoke to concerns with
Traffic
Noise

Charlie Rice – Against, spoke to concerns with
Home Values
Noise

Steve McClain – For
Mainly Airsoft
States paintballs are not an environmental problem
Outdoor Recreation
Destination Sport

Dennis Soro – For
Veteran Owned and operated
Airsoft an outlet for veterans

Luanne Flynn
Animals

Evan Bellinger – for
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Kim Lukey – Against, spoke to concerns with
Worried about lights
Noise
Traffic

Shane Elliot – For
Guns are quiet
Rounds don’t penetrate forest

Carl Tavener – Against, spoke to concerns with
Traffic

Jake Musser – For
Honor Sport

Nancy Byrge – spoke to concerns with
Environmental
What are specifications?

Ann Leach - spoke to concerns with
Not proper location

Logan Lehart
Vouch for applicant character

Dustin - spoke to concerns with
Doesn’t want commercial use

Tim Hart - spoke to concerns with
Paintball can kill dogs
Noisy
Airsoft Grenades
Camping
Rounds can reach 170

Austin Harten
Fireworks
Night op

Robert Stevens – For

James Brant – For
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Josh Mann - spoke to concerns with
Doesn’t want it in the neighborhood

Ms. Vargo asked about complaints against I70 paintball?
How many Police Calls.

Mr. Walton asked if the commission had any other questions for staff. Ms. Vargo said a couple of things came up that she wasn’t aware of. Camping wasn’t part of the application. Nothing was said about pyrotechnics. I would want input from Fire. Discussion followed on tabling this issue for more information.

Action

Ms. Vargo moved to table the request by the applicant, DARIN SCHMIDT, for approval A Basic Development Plan for 19.1 acres for an Airsoft and paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Mr. Jeffries, and Ms. Vargo. NAYS: Mr. Walton. Motion to table carried 4-1.

5. BASIC DEVELOPMENT PLAN - The applicant, DDC MANAGEMENT, is requesting approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Villages of Westport, a Planned Residential Development (ZC 21-35).

Mr. Falkowski stated that the applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision.

The applicant is looking to develop 172.5 acres on the north side of Chambersburg Road. The intent is to build two hundred and eighty-three (283) residential lots. The request is to rezone to Planned Residential for this development.

The City’s Comprehensive Plan calls for this area to be Single Family Residential with a maximum of 6 units per acre. The proposed density is 1.65 dwelling units per acre.

Sanitary and water will connect into the City’s public main system. Water and sanitary are located along the perimeter of the property. Drainage will be handled through a public storm sewer system including detention basins, following the City’s Code for storm water drainage. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City’s Thoroughfare Plan. All streets will be public with curb and sidewalk on both sides.

Two styles of lot are being proposed. All lots are proposed to have a minimum of 120 feet in depth, twenty-five-foot front yards, five-foot side yards and twenty-five-foot rear yards. The two styles are fifty-one-foot minimum width lots and seventy-foot minimum width lots. The total lots count is 283 lots, with 98 of them
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being the 70-foot lots and 185 being the 51-foot lots. The seventy foot lots are all
located at the exterior of the development. The proposal calls for 101.58 acres of
open space, or 59.4% of the development. Staff recommends that a minimum of
25% of the surface area of the front façade shall be finished with brick or stone
masonry products.

Ms. Vargo asked about 5 ft side setbacks, Mr. Falkowski said yes.

Mr. Jeffries asked about buffering, Mr. Falkowski said development agreement
through the City. City to have park land.

Ryan Reed, DDC Management said area donated to the City, public park. Ms.
Vargo asked how many phases, Ryan responded 4 phases, mixture in all
phases.

Ms. Byrge asked any street lighting and Mr. Falkowski said standard AES lights
or individual.

Mr. Hart asked HOA and average price. Ryan Reed said market mid 200s lower
300s and Mr. Falkowski said yes to HOA.

Action

Ms. Thomas moved to approve the request by the applicant, DDC MANAGEMENT, for approval of a Basic Development Plan for 172.5 acres
property located at Chambersburg Road, Parcel Numbers P70-04048-0006 and
P70-04008-0004, Villages of Westport, of the Montgomery County Ohio records
(ZC 21-35) in accordance with the recommendation of Staff’s Memorandum
dated October 15, 2021, and the Planning Commission Decision Record
attached hereto.

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

6. BASIC DEVELOPMENT PLAN - The applicant, THE ANNEX GROUP, is
requesting approval of a Basic Development Plan for 20 acres for property
located at 6502 Old Troy Pike for 216 multi-family units in a Planned
Residential Development (ZC 21-34).

Mr. Falkowski stated the applicant requests approval of a rezoning to Planned
Residential and a Basic Development Plan for 20.0 acres at the northeast corner
of Old Troy Pike and Chambersburg Road.

The applicant is looking to develop 20 acres at the northeast corner of Old Troy
Pike and Chambersburg Road. The current request is to rezone to PR Planned
Residential for construction of 216 multi-family units.

The City’s Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City’s public main system and is located
on Old Troy Pike and Chambersburg Road. Drainage will be handled through a
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public storm sewer system including detention basins, following the City’s Code for storm water drainage. Chambersburg Road shall be improved to a forty-five (45) foot half right-of-way section per our City’s Thoroughfare Plan, including curbs and sidewalks. Two access points are proposed, one on Old Troy Pike and one on Chambersburg Road. The parking code for Multi-family residential is two spaces per dwelling unit. 322 parking spaces are proposed with 14 of those being ADA accessible.

Six buildings are proposed with 36 units in each building. The buildings are all three stories in height. The buildings are proposed to be all siding. Staff recommends that there be a minimum of 25% brick or stone.

Mr. Falkowski said Traffic Impact Study came in over the weekend and did not make it into the packets. One recommendation is the southern access point be a right in right out access point.

Ms. Opp asked about right in right out and parking spaces and Mr. Falkowski said room to add more further away.
Ms. Thomas asked what will divide from the bank. Mr. Falkowski said detention basin and drive.
When it comes back for a Detailed Plan, they will have a landscaping plan as well.
Mr. Jeffries parking will be 10-ft-wide, and Mr. Falkowski said yes.

Tyler Knox said 65 1 bedroom, 106 2 bedroom, and 45 3 bedroom. 1.5 parking ratio – we can look into more parking spaces.

Ms. Byrge asked about handicap and Mr. Falkowski stated 10 ft wide with stripped area. Also asked about elevators and they do not.

Mr. Hart asked normal space size will be narrower and Mr. Falkowski said no 10 ft wide spaces.

Mr. Jeffries hesitant to vote without seeing the traffic impact study. Mr. Falkowski could add condition to Decision Record that they follow any recommendation from the Traffic Impact Study.

Action

Ms. Vargo moved to approve the request by the applicant, THE ANNEX GROUP, for approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County Ohio records (ZC 21-34) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021, and the Planning Commission Decision Record as amended.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.
7. **DETAILED DEVELOPMENT PLAN** - The applicant, JPMORGAN CHASE BANK, is requesting approval of a Detailed Development Plan for .96 acres for property located at the northeast corner of Taylorsville Road and Old Troy Pike (ZC 21-33).

Mr. Falkowski stated the applicant requests approval of a Detailed Development Plan for the infrastructure portion of a commercial and multi-family Mixed Use project at the above-described location.

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM - Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings. The proposal before Planning Commission calls for the construction of a new 4,085 square foot Chase Bank Facility which is a permitted use in the Planned Mixed Use Zoning District as a commercial use. Staff’s analysis of the proposal is broken into several segments as follows.

The building is 86 feet from the Old Troy Pike Right-of-Way and 90 feet from the Taylorsville Road Right-Of-Way. The building in this location is surrounded by other commercial uses. Pedestrian access is provided from Old Troy Pike and to the north within the development. The dumpster enclosure is located at the rear of the building.

Parking is as follows.

Financial establishment, bank or savings and loan association: one space per 200 square feet of gross floor area, plus one space per employee on the largest work shift, plus five stacking spaces per drive-in window or drive-thru machine.

By Code, thirty spaces would be required. Thirty-seven parking spaces are provided, with two being handicap accessible. The proposal calls for ten-foot width parking spaces.

Utilities:

The building will be serviced by connections to public water and sanitary sewer connections. Gas, telephone, and electric are also available at the site limits. Drainage is being collected through catch basins and storm sewer routing the flow to the existing retention pond to the east. There is no need for additional storm water detention. Lighting shall meet the standards of City Code 1181.21.

Signage:

Four wall signs are proposed on the building. The signs are to be located on all faces. The total sign area of the four signs shall not exceed 150 square feet as per that standard City Code for buildings with multiple visible faces. No ground sign will be approved at this location. A master development sign will be available for all users.

Landscaping:

Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses, and perennials. Staff recommends adding Autumn Fantasy Maple trees along Old
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Troy Pike and Taylorsville Road to match the spacing that was approved with the Discount Tire Store.

Erin Gogolin and Seth Burk from JPMorgan Chase Bank said they are not sure if bank on Chambersburg will close.

Action

Ms. Thomas moved to approve the request by the applicant, JPMORGAN CHASE BANK, for approval of a Detailed Development Plan for property located at the northeast corner of Taylorsville Road and Old Troy Pike (ZC 21-33) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

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

8. DETAILED DEVELOPMENT PLAN - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Detailed Development Plan for 1.10 acres for property located at the northeast corner of Taylorsville Road and Old Troy Pike (ZC 21-32).

Mr. Falkowski stated that the applicant requests approval of a Detailed Development Plan for a retail building in the Mixed-Use development at the above-described location.

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings. The proposal before Planning Commission calls for the construction of a new 11,050 square foot retail Facility which is a permitted use in the Planned Mixed Use Zoning District as a commercial use. Staff’s analysis of the proposal is broken into several segments as follows.

Building Elevations:
The building is made up of different shades of brick and different shades of EIFS. There is a good mix of colors and depth to the building. The total building height is twenty feet, eight inches. The dumpster enclosure is proposed to be made of masonry materials to match the building and have gates at the front.

The building is 86 feet from the Old Troy Pike Right-of-Way. The building in this location is surrounded by other commercial uses. Pedestrian access should be provided from Old Troy Pike. The dumpster enclosure is located at the rear of the building.

Parking is as follows.
Specialty retail commercial, specialty food store, personal service and commercial center, shopping center: one space for every 200 square feet of gross floor area less than 2,000 square feet and one space for every 250
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square feet of gross floor area greater than 2,000 square feet, except that commercial entertainment uses in commercial centers shall provide additional parking as required in subsection (c)(6) hereof.

By Code, forty-six spaces would be required. Thirty-six parking spaces are provided, with two being handicap accessible. The proposal calls for nine-foot width parking spaces, while the standard City code is ten feet wide spaces.

Utilities:
The building will be serviced by connections to public water and sanitary sewer connections. Gas, telephone, and electric are also available at the site limits. Drainage is being collected through catch basins and storm sewer routing the flow to the existing retention pond to the east. There is no need for additional storm water detention. A lighting plan has been submitted and meets the standards of City Code 1181.21.

Signage:
A signage package for the building has not been submitted at this time. Three monument signs are proposed for the entire development. Sign A located at the new signalized intersection is planned to be sixteen feet eight inches tall and twelve feet wide. This will be a multi-tenant sign. The next sign, Sign B, would be located at the entrance to the development on Taylorsville Road. This multi-tenant sign is proposed to be fourteen feet two inches tall and nine feet wide. Finally, Sign C located at the intersection of Old Troy Pike and Taylorsville Road is proposed to be five feet tall and fourteen feet wide.

Landscaping:
Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses, and perennials. Staff recommends adding Autumn Fantasy Maple trees along Old Troy Pike to match the spacing that was approved with the Discount Tire Store.

Ms. Vargo asked about egress, Mr. Jeffries asked about how far off the curb. Mr. Falkowski stated right only Troy Pike, behind the building with 8 units and 15 ft off the Right-of-Way which is standard.

Mike Castellitto said intended all entrances on front. Discussion on parking spaces, back for loading and unloading. Mr. Falkowski said global sale there is enough.
Discussion on the total sign package.

**Action**

Ms. Thomas moved to approve the request by the applicant, BROAD REACH RETAIL PARTNERS, LLC, for approval of a Detailed Development Plan for property located at the northeast corner of Taylorsville Road and Old Troy Pike (ZC 21-32) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021, and the Planning Commission Decision Record as amended.
Planning Commission Meeting
October 26, 2021

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

9. FINAL PLAT - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting approval of a Final Plat for a residential subdivision for property located south of Chambersburg Road, east of Belmont Place, west of Stoney Creek Drive, north of Aaron Lane (ZC 21-38).

Mr. Falkowski stated that in June 2021, the Planning Commission approved the Detailed Development Plan for the Quail Ridge Subdivision. The current request is for the Final Plat of the Quail Ridge Subdivision in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The forty-three (43) proposed single-family lots meet the minimum dimensional and area requirements of the 2021 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline, and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is the only phase of the development which continues the growth on the south side of Chambersburg Road. The majority of lots have sixty (60) foot minimum widths with a twenty-five (25) foot minimum building setback. There are five (5) foot side yards and forty (40) foot rear yard minimums. There are four lots that are “flag” lots with 12.5-foot frontages along Quail Ridge Drive. Those lots have driveways that go back to lots that are a minimum of eighty (80) feet wide. There is a ten-foot preservation easement along the western property line and a twenty-foot preservation easement along the southern property line.

Mr Jeffries asked about working with the neighbor mentioned before. Mr. Krohngold said they did some grading, no issues at this time.

Action

Ms. Opp moved to approve the request by the applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, for approval of a Final Plat for Quail Ridge (ZC 21-38) in accordance with the recommendation of Staff’s Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

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

10. MINOR CHANGE - The applicant, SIGNS UNLIMITED, is requesting approval of a Minor Change for signage at property located at 7536 Brandt Pike, Take 5 Oil Change (ZC 21-41).
Mr. Falkowski stated that the applicant requests approval of a Minor Change for signage for Take 5 Oil Change at 7536 Brandt Pike.

The applicant wishes to install a ground sign at the north side of the entrance drive. The request is to locate the sign fifteen (15) feet from the Brandt Pike right of way line. As described below the standard code for ground signs is for the sign to be located a minimum of fifteen feet from the right of way. The sign base would be thirteen (13) feet, one (1) inch wide, with an overall height of six (6) feet. The sign face itself is twelve (12) feet wide by four (4) feet tall. The sign area would by forty-eight (48) square feet per side, which is larger than the standard city code of seventy-five (75) square feet total. Landscaping shall be placed around the sign with a minimum square footage of the area of the sign face.

Wall signage is proposed on three faces. On the southern face, there are three components to the signage with a total of 67.4 square feet. On the western face, there are three components to the signage with a total of 73.7 square feet. On the eastern face, there is just informational messaging. Also, there are directional signs throughout the facility as shown on the submitted drawings.

James Stewart asked about directional signs and background area. Discussion on the celebrating signage, constant honking.

**Action**

Ms. Thomas moved to approve the request by the applicant, SIGNS UNLIMITED, for approval of a Minor Change for signage for Take 5 oil Change (ZC 21-41) in accordance with the recommendation of Staff's Memorandum dated October 11, 2021, and the Planning Commission Decision Record as amended.

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

**VIII. Additional Business**

None

**IX. Approval of the Minutes**

None

**X. Reports and Calendar Review**

Minor Change - Texas Roadhouse
Major Change - Larkspur
Rezoning and Basic Development Plan - 6025 Taylorsville Road
Planning Commission Meeting
October 26, 2021

XI. Upcoming Meetings

November 9, 2021
December 14, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 9:35 p.m.

Terry Walton, Chair

Geri Hoskins, Administrative Secretary

Date

Date
25 Oct 2021

Huber Heights Planning Commission

Re: Case No. 21-36
Address: 7860 Bellefontaine Road

My name is Rich Moore, and the back portion of my property is adjacent to the proposed airsoft and paintball facility. My family lives at 8787 Taylorsville Road. It is a beautiful 8 acre lot. We’ve lived at this property for almost 20 years, raising our four children, with two of them still in school. We moved to this property from inner Huber Heights for the peace, privacy, and natural surroundings. Quite frankly, if the proposed facility had been in place when we were househunting, we never would have bought the property. I have several concerns with this proposed action:

(1) Safety of Children: I have a son who frequently has friends over, and they like to hike in our back woods. I would not feel comfortable having them hike back there anymore, as they would be directly next to individuals running around with paintball and airsoft guns. I also worry that these individuals will not be screened for being child predators. There are numerous documented instances of paintball facilities being nuisances when they are located in neighborhoods.

(2) Safety of Others: My neighbors and I frequently walk through the portion of our property adjacent to this proposed facility. None of us want to be dodging errant paintball or airsoft BB’s, or being forced to wear protective gear as we walk around our property. And, what about the I-70 drivers? While it is unlikely, though not impossible, for a paintball shot to reach I-70 drivers, it is very likely that Airsoft BB’s could, as they can shoot up to 300 feet or more.

(3) Trespassing: There are no natural boundaries in that area, so individuals will be free to roam onto other’s properties. What’s to stop them from extending their games onto our property, and even towards our houses?

(4) Litter: These types of facilities produce a lot of trash, including the paintball capsules, airsoft BB’s, batteries, and other material associated with the game. The participants can also leave behind other trash. I don’t want that on my property.

(5) Environmental Impact: According to paintballusa.org:
"The paintball is made of a biodegradable gelatin that will dissolve with time. However, the paint inside of the paintball can at times be questionable. Cheaper paintballs or seconds sometimes use an oil-based fill. This oil can damage the environment, not to mention any animal that might find a few dropped paintballs on the ground and eat them.

In addition, the paintball is made of food-grade materials, which is excellent for those who might accidentally get some paint in their mouth. However, it is extremely toxic to both cats and dogs. If it is lethal to those animals, it is highly likely to be lethal to other animals as well."

According to bachbio.com, an airsoft promotional site:

"A traditional plastic BB can take years to fully decompose, with some studies showing that trace materials were still found after seven years. These pellets can leak toxic chemicals into the environment as they degrade and will cause landfill pollution during this process."

According to Wikipedia and ubuntumanual.org:

"These non-biodegradable plastics more often than not have a mineral or petroleum-based-center. When used on the environment, they could last for several centuries on end. These plastics end up making the soil infertile and as a result affect plant growth. Due to their smaller sizes and durability, they are bound to be picked up by kids or animals and consumed leading to complications. They may also be carried away by rain and be accumulated in drainage choke-points.

In large water bodies, they can be eaten by marine life and lead to complications and in severe cases lead to death.

Several countries and states have banned airsoft guns due to environmental impacts."

Everyone in this area has wells. And, Dry Lick Run Creek flows through the area, and I'm told it is controlled as a navigable waterway by the U.S. Army Corps of Engineers. There are several drainage lines from that field down towards our houses and Dry Lick Run Creek. And, that area is prone to flooding, increasing the chances the toxic material will flow to our properties and downstream in Dry Lick Run Creek. There is clear danger
for the fish, turtles, and amphibians in that area. There is also danger to
the other wildlife in the area, including deer, fox, beaver, and others. And,
most importantly, there is danger to our pets. I don’t want that toxic waste
anywhere near my two dogs.

(6) Quality of Life: We are blessed to live in one of the few remaining
quiet, rural areas of HH. We are able to hike, fish, hunt, and do many
other outdoor activities right in our backyards. This facility would
draastically reduce and, in many cases, eliminate those opportunities.
In my case, I’ve been working with the US Dept of Agriculture to
reforest the land to make it more appealing for outdoor enjoyment
and wildlife. I’ve removed over 4 acres of honeysuckle and planted
over 700 trees, significantly improving the quality and value of my
property. Much of the value of that work would be compromised by
this facility.

(7) Noise: We live in a very peaceful area. The only noise we can hear
on our property is the low hum of traffic on I-70. This facility would
violate that peace with a constant pop-pop-pop sound of guns as well
loud music being played during tournaments.

(8) Economics: According to IBISWorld, an industry research company
for over 50 years:
“...The market size of the Paintball Fields industry in the US has declined 0.3% per
year on average between 2016 and 2021.”

We already have I-70 Paintball & Airsoft in Huber Heights only 5
miles away. This new facility would only steal business from that
company, not increase overall tax revenue for the city. And how
much money are we talking about? According to howtostartalnllc.com:

“We with a good business plan, paintball business owners earn an average of
between $20,000 and $30,000 per year.”

And, those estimates are probably not considering having two
facilities within 5 miles of each other ... so the true earnings might
only be half of that. Clearly, the economic value of this proposed
facility will be very low.

Contrast that with the property values in that area. This is some of
the highest value property in HH, with the 6 adjacent properties on
Taylorsville Rd alone appraising for about $2M. That’s ~100x more
than the annual earnings this proposed business might make. And the annual property taxes paid on these adjacent properties is likely double the earnings of the proposed business. A rough analysis of the net tax revenue implications for the city shows the proposed business would need to have earnings roughly 10x the $20-30K mentioned above to offset the loss of real estate taxes from even a modest 10% reduction in the property values of the adjacent properties. And that doesn’t even consider the effect of reduced property values from the nearby, but not adjacent, properties. Again, who’s going to want to buy a house with a paintball and airsoft facility as it’s neighbor? This proposal doesn’t make good economic sense for Huber Heights.

(9) Future: When this facility goes under, which the data suggests is certainly likely, what will be left? It will either be left as an eyesore for the neighborhood, or it will be turned into some other commercial facility that would again have detrimental effects on the area and it’s residents.

In closing, due to concerns about safety, trespassing, litter, environmental impacts, quality of life, noise, and economics, I strongly urge the Planning Commission to protect our neighborhood and recommend disapproval of this application. Thank you.

Richard Moore
8787 Taylorsville Road
Huber Heights, OH 45424
937-993-6104
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<td>Tim Foster</td>
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Meeting of City of Huber Heights
Planning Commission
October 26, 2021 – 6:00 P.M.

CITY COUNCIL CHAMBERS – 1ST FLOOR
6131 Taylorsville Road
Huber Heights, Ohio 45424

GUEST SIGN-IN SHEET