

AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
June 29, 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. None

7. New Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, Campbell Berling Huber Heights, is requesting approval of a Detailed Development Plan for forty-three residential lots in the Quail Ridge Subdivision, located on the South Side Chambersburg Road (ZC 21-19).

   B. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V-A (ZC 21-20).

   C. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VI (ZC 21-21).

   D. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VII (ZC 21-22).

8. Additional Business

A. Appoint Housing Council member

9. Approval of Minutes

A. Planning Commission May 25, 2021

10. Reports and Calendar Review

11. Upcoming Meetings

A. July 13, 2021

B. July 27, 2021

12. Adjournment

AI-7682 **7. A.**

Planning Commission

Meeting Date: 06/29/2021

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, Campbell Berling Huber Heights, is requesting approval of a Detailed Development Plan for forty-three residential lots in the Quail Ridge Subdivision, located on the South Side Chambersburg Road (ZC 21-19).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Shared Drive

Flag Lot Notice

Memorandum

Staff Report for Meeting of June 29, 2021

To: Huber Heights City Planning Commission

From: Scott Falkowski, Assistant City Manager

Date: June 17, 2021

Subject: ZC 21-19 (Detailed Development Plan Quail Ridge)

Application dated June 15, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Campbell Berling Huber Heights – Applicant Quail Ridge Land Company - Owner
DEVELOPMENT NAME:	Quail Ridge
ADDRESS/LOCATION:	South Side of Chambersburg Road
ZONING/ACREAGE:	Planned Residential (PM) / 21.55 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	South R-1 East R-4 West R-4B North R-1
REQUEST:	The applicant requests approval of the Detailed Development Plan for the Quail Ridge Subdivision.
ORIGINAL APPROVAL:	ZC 21-14
APPLICABLE HHCC:	Chapter 1171
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for the Quail Ridge Subdivision, which includes 43 single-family lots.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Quail Ridge is a new development of 60-foot lots east of Lexington Place and west of Stoney Creek. The development is proposed to contain 43 new houses, along with all applicable utilities, streets, and easements.

Lot Analysis

The 43 proposed single-family lots meet the minimum dimensional and area requirements of the 2021 Basic Development Plan conditions of approval with 60-foot widths, 25 feet front yard, 40 feet rear yard and 5 feet side yard minimums. The drainage for this development flows to the west into two proposed detention basins. Public water and sewer are being extended through this development to service the lots. The postal service pad is located at the entrance to the subdivision on the west side of the street. A 20-foot fire access road will connect to Hialeah Park in the Lexington Place subdivision and will have a gate that has a Knox box for access. There are trees on the south, west and east sides of the property that are included in buffer zones that are not to be disturbed. The building requirements approved in the Basic Development Plan are as follows. A minimum of 25% of the surface area of the front façade shall be finished with masonry products. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.

Engineering

Engineering has worked through one set of comments and is working with the applicant's engineer on a few remaining minor issues.

Platting

Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

Recommendation

After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Quail Ridge in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, Campbell Berling Huber Heights, requested approval of a Detailed Development Plan for the Quail Ridge Subdivision (Zoning Case 21-19), and;

WHEREAS, on June 29, 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, Campbell Berling Huber Heights, for approval of a Detailed Development Plan for the Quail Ridge Subdivision (Zoning Case 21-19) in accordance with the recommendation of Staff's Memorandum dated June 17, 2021, with the following conditions:

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

2. The Detailed Development Plan for Quail Ridge shall be the plans stamped received by the City of Huber Heights Planning and Development Department on June 15, 2021.

3. Prior to issuance of Permits, the applicant shall address comments from the Fire and Engineering Departments.

4. Prior to construction of Quail Ridge, the applicant shall obtain a grading permit and pay all inspection and review fees.

5. Prior to the issuance of a permit for any of the lots within Quail Ridge, the applicant shall obtain approval of a final subdivision for the subject area.

6. Prior to the issuance of a zoning permit for any of the lots contained in Quail Ridge, 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 and Development Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning and Development 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 and Development 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 and Development Department. The term of the maintenance bond shall be three growing seasons.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

QUAIL RIDGE

SECTION 24, TOWN 2, RANGE 8 MRs
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

GENERAL NOTES

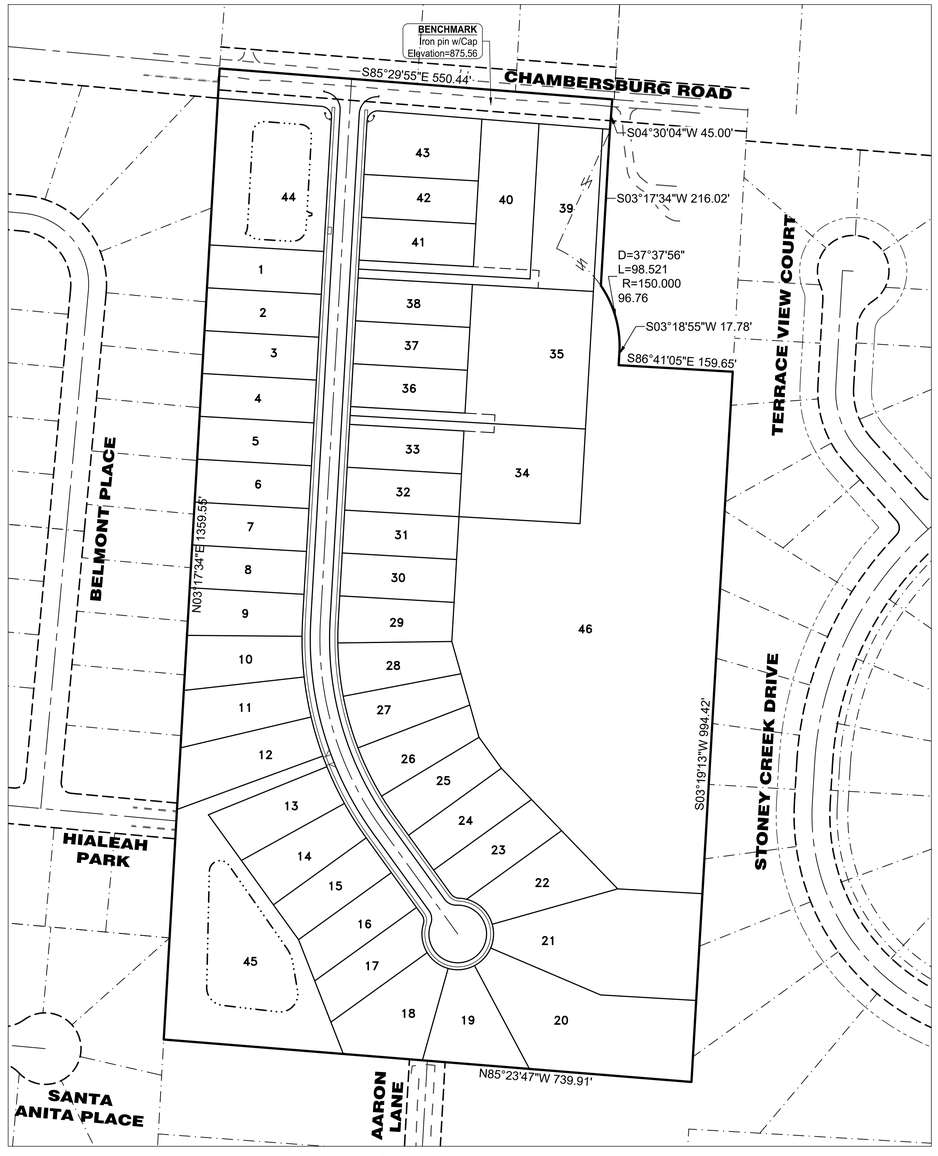
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
2. ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
3. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
4. ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE" LETTERING AND FISH IMAGE.
5. ALL STORM SEWER PIPE WITHIN THE RIGHT-OF WAY SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED. ALL STORM SEWER OUTSIDE THE RIGHT-OF-WAY SHALL BE AS FOLLOWS:
   - 5.1. PVC PIPE AS PER ODOT SPECIFICATION 707.42 FOR ALL DIAMETERS
   - 5.2. HDPE PIPE AS PER ODOT SPECIFICATION 707.33
   - 5.3. CORRUGATED STEEL PIPE AS PER ODOT SPECIFICATION 707.01 OR 707.02 FOR ALL DIAMETERS
   - 5.4. REINFORCED CONCRETE PIPE AS PER ODOT CONSTRUCTION AND MATERIAL SPECIFICATION 706.02 FOR ALL DIAMETERS. CLASS SHALL BE SPECIFIED AT THE CONTRACTOR'S REQUEST.
   - 5.5. STORM SEWERS SHALL HAVE A MAXIMUM N-VALUE OF 0.013.
6. ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
7. CHANNEL BOTTOMS OF ALL MANHOLES.
8. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
9. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED OR PRECAST CURB IS NOT PERMITTED.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
11. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5%MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
12. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
13. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES - PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
14. ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
15. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
16. ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
17. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN. CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
18. ALL SURVEY MUST BE PERFORMED BY THE STATE OF OHIO LICENSED SURVEYOR.

SANITARY SEWER

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
4. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
9. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
10. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

WATER NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
3. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A I' MAXIMUM NIPPLE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.



AREA MAP

1"=100 FT

PROJECT SUMMARY

1. PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
2. TOTAL SITE ACREAGE: 21.55 ACRES
3. ZONING: PUD
4. NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 43
5. PROPOSED RIGHT-OF-WAY: 2.04 ACRES
6. OVERALL DENSITY: 2.00 D.U./ACRE
7. OPEN SPACE PROVIDED: 6.76 ACRES (31.4%)
8. LOTS 34 & 35 AND LOTS 39 & 40 TO ACCESS PROPOSED STREET VIA SHARED DRIVES WITH CROSS-ACCESS EASEMENTS AS-NEEDED.

Know what's below. Call before you dig.



VICINITY MAP

NO SCALE

BENCHMARK

IRON PIN WITH CAP LOCATED 875 FEET EAST OF THE CENTERLINE OF CHURCHILL DOWNS PLACE, 21 FEET SOUTH OF THE CENTERLINE OF CHAMBERSBURG ROAD, 29.6 FEET WEST OF AN EXISTING POWER POLE.
ELEVATION=875.56

INDEX OF SHEETS

1 TITLE SHEET
2 TYPICAL SECTION & INTERSECTION DETAILS
3 SITE LAYOUT PLAN
4 PLAN & PROFILE
5 PLAN & PROFILE
6 GRADING & EROSION CONTROL PLAN
7 WATER & SANITARY SEWER DETAILS
8 STORM SEWER DETAILS
9 EROSION & SEDIMENTATION CONTROL DETAILS

DEVELOPER

CAMPBELL BERLING HUBER HEIGHTS, LLC
3333 MADISON PIKE, SUITE C
FT. WRIGHT, KY 41017
(859) 250-8285

ENGINEER & SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OH 45040
(513) 336-6600

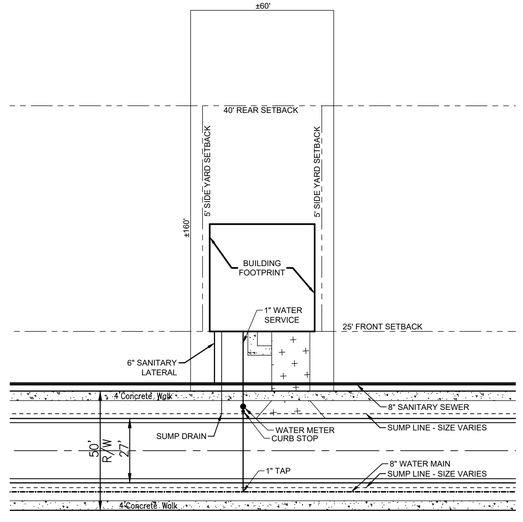
UTILITY CONTACTS

SANITARY SEWER & WATER
CITY OF HUBER HEIGHTS
6244 CHAMBERSBURG ROAD
HUBER HEIGHTS, OH 45424
(937) 233-3292

STORM SEWER
CITY OF HUBER HEIGHTS
7020 BRANDT PIKE
HUBER HEIGHTS, OH 45424
(937) 233-1562

ELECTRIC
DAYTON POWER AND LIGHT
P.O. BOX 1247
DAYTON, OH 45401-1247

GAS
VECTREN
P.O. BOX 209
EVANSVILLE, IN 47702-0209
(800) 990-1930



TYPICAL LOT

Item	Revision Description	Date	Drwn	Chk
1	Revised per Client Review	05-24-21	JAB	EMR

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB) ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

QUAIL RIDGE

SECTION 28, TOWN 2, RANGE 8 MRs
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

TITLE SHEET

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	20-0257 CD
Drawn by:	AMB
Checked By:	JAB
Issue Date:	5/14/21
Sheet:	1/9

Plot time: May 24, 2021 - 1:00pm
Drawing name: J:\2020\20-0257\CVDWG\20-0257 CD.dwg - Layout Tab: 1T

Basis of Bearing:
State Plane NAD83 (2011)

0 50 75

SCALE: 1" = 50'

OPEN SPACE
46
4.738 Ac.
206391 s.f.

S03°19'13"W 994.42'

730.81'

10' BUFFER

EX. WATER ESMT.

149.43'

114.18'

S86°41'05"E 159.65'

S03°18'55"W 17.78'

D=37°37'56"
L=98.521
R=150.000
96.76

S04°30'04"W 45.00'
S03°17'34"W 216.02'

S86°42'28"E 118.57'

N85°23'47"W 739.91'

272.09'

N86°42'26"W 133.93'

N67°59'57"W 165.67'

N69°53'42"W 167.00'

N74°14'27"E 165.30'

N54°10'09"E 185.84'

N54°10'09"E 168.99'

N35°49'51"E 53.36'

N15°48'59"W 139.25'

N43°56'41"W 234.18'

112.85'

60.61'

60.61'

46.87'

45.44'

46.93'

54.73'

10.06'

227.82'

192.50'

132.50'

N03°17'34"E 552.82'

86.40'

80.02'

N03°17'34"E 217.30'

N03°17'34"E 206.57'

N03°17'34"E 180.00'

N03°17'34"E 120.00'

N03°17'34"E 174.73'

169.37'

N86°42'26"W 329.37'

N86°42'26"W 169.37'

N86°42'26"W 240.00'

PROP. TREE LINE

SHARED DRIVE BY OTHERS

PROP. CLEARING LIMITS

U.E.-Priv. Access E.

SHARED DRIVE BY OTHERS

BENCHMARK
Iron pin w/Cap
Elevation=875.56

S85°29'55"E 550.44'

RELOCATE EXISTING POWER POLE

EX. SIGN TO BE REMOVED

CHAMBERSBURG ROAD

SAWCUT ALONG EDGE LINE

EX. RIGHT OF WAY

PROP. RIGHT OF WAY

160.04'

Sta. 141+35
Met. Ex. Pavement

759.05'
N21°17'34"E

R=450.00'
L=307.39'
Ch=N41°48'08"E

R=300.00'
L=201.02'
Ch=N41°48'08"E

N21°24'33"W 171.62'

61.95'

61.95'

251.86'

322.00'

110.84'

150.12'

AARON LANE

35'B.L.

25'B.L.

30'B.L.

20' STM. ESMT.

20' Dr.E.

20' STM.&Dr.E.

20' S.S.E.

10' U.E.

S.S.E.

Dr.E.

STM.&Dr.E.

39	0.538 Ac.	23450 s.f.			
40	0.447 Ac.	19455 s.f.			
35	0.784 Ac.	34604 s.f.			
34	0.561 Ac.	24442 s.f.			
43	0.324 Ac.	14134 s.f.			
42	0.220 Ac.	9600 s.f.			
41	0.220 Ac.	9600 s.f.			
38	0.220 Ac.	9600 s.f.			
37	0.220 Ac.	9600 s.f.			
36	0.220 Ac.	9600 s.f.			
33	0.220 Ac.	9600 s.f.			
32	0.220 Ac.	9600 s.f.			
31	0.220 Ac.	9600 s.f.			
30	0.220 Ac.	9600 s.f.			
29	0.221 Ac.	9646 s.f.			
28	0.228 Ac.	9947 s.f.			
27	0.233 Ac.	10130 s.f.			
26	0.228 Ac.	9939 s.f.			
25	0.220 Ac.	9578 s.f.			
24	0.226 Ac.	9858 s.f.			
23	0.236 Ac.	10281 s.f.			
22	0.296 Ac.	12880 s.f.			
21	0.777 Ac.	33838 s.f.			
20	0.780 Ac.	33962 s.f.			
19	0.288 Ac.	12559 s.f.			
18	0.330 Ac.	14364 s.f.			
17	0.237 Ac.	10307 s.f.			
16	0.231 Ac.	10063 s.f.			
15	0.220 Ac.	9605 s.f.			
14	0.247 Ac.	10761 s.f.			
13	0.264 Ac.	11479 s.f.			
12	0.319 Ac.	13889 s.f.			
11	0.275 Ac.	11993 s.f.			
10	0.252 Ac.	10965 s.f.			
9	0.230 Ac.	10039 s.f.			
8	0.220 Ac.	9600 s.f.			
7	0.220 Ac.	9600 s.f.			
6	0.220 Ac.	9600 s.f.			
5	0.220 Ac.	9600 s.f.			
4	0.220 Ac.	9600 s.f.			
3	0.220 Ac.	9600 s.f.			
2	0.220 Ac.	9600 s.f.			
1	0.220 Ac.	9600 s.f.			

PROPOSED ENTRANCE SIGNAGE - BY OTHERS

3-UNIT MAILBOX ON CONCRETE PAD

NWL=859.50
WQv=860.05
100YR=863.92

OPEN SPACE
RETENTION POND
44
0.748 Ac.
32603 s.f.

DRAINAGE EASEMENT

QUAIL RIDGE

202.00'

205.54'

N03°17'34"E 1359.55'

PROVIDE 6" THICK CONC AT EMERGENCY ACCESS APRON

12' WIDE EMERGENCY ACCESS DRIVE

N67°56'07"E 178.77'

N21°45'53"W 182.49'

S83°35'15"W 169.20'

S89°32'06"E 160.77'

N35°49'51"W 215.29'

78.45'

78.74'

56.93'

16.00'

PROPOSED EMERGENCY ACCESS GATE - COORDINATE DETAILS WITH CITY OF HUBER HEIGHTS FIRE DEPARTMENT

REMOVE AND REPLACE EX. SIDEWALK - COORDINATE WITH STORM SEWER INSTALLATION

BELMONT PLACE

HIALEAH PARK

SANTA ANITA PL

NWL=860.00
WQv=860.38
100YR=862.95

OPEN SPACE
RETENTION POND
45
1.276 Ac.
55598 s.f.

DRAINAGE EASEMENT

Item	Revision Description	Date	Drwn	Chk
1	Revised per Client Review	05-24-21	JAB	EMR

QUAIL RIDGE

SECTION 24, TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

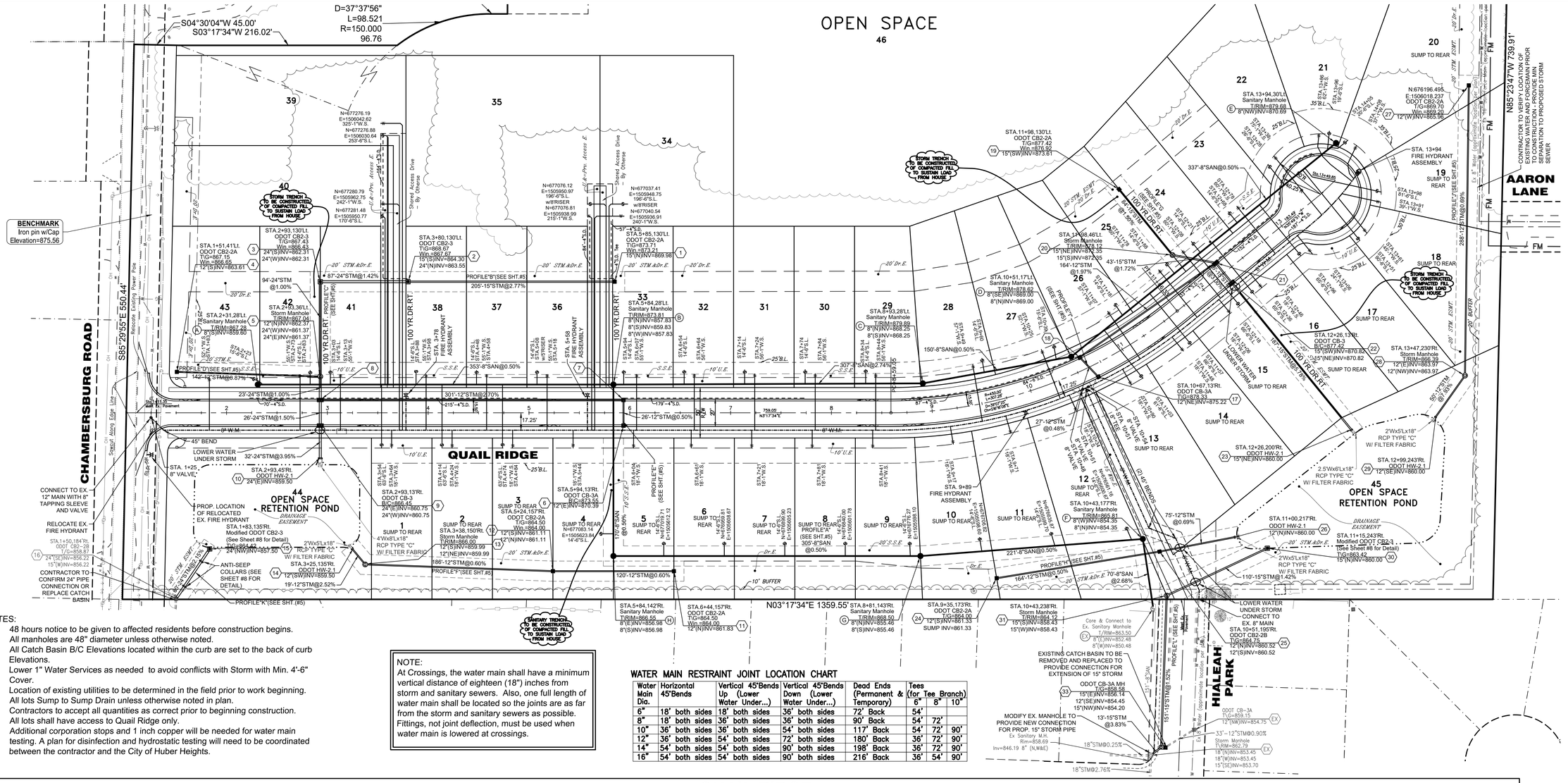
SITE LAYOUT PLAN

bayer becker
www.bayerbecker.com
7171 Industry Park Drive, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0257 CD
Drawn by: AMB
Checked By: JAB
Issue Date: 5/14/21
Sheet: 3/9

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Plot time: May 24, 2021 - 1:06pm
Drawing name: J:\2020\20-0257\CVIDWG\20-0257 CD.dwg - Layout Tab: 3LAYOUT



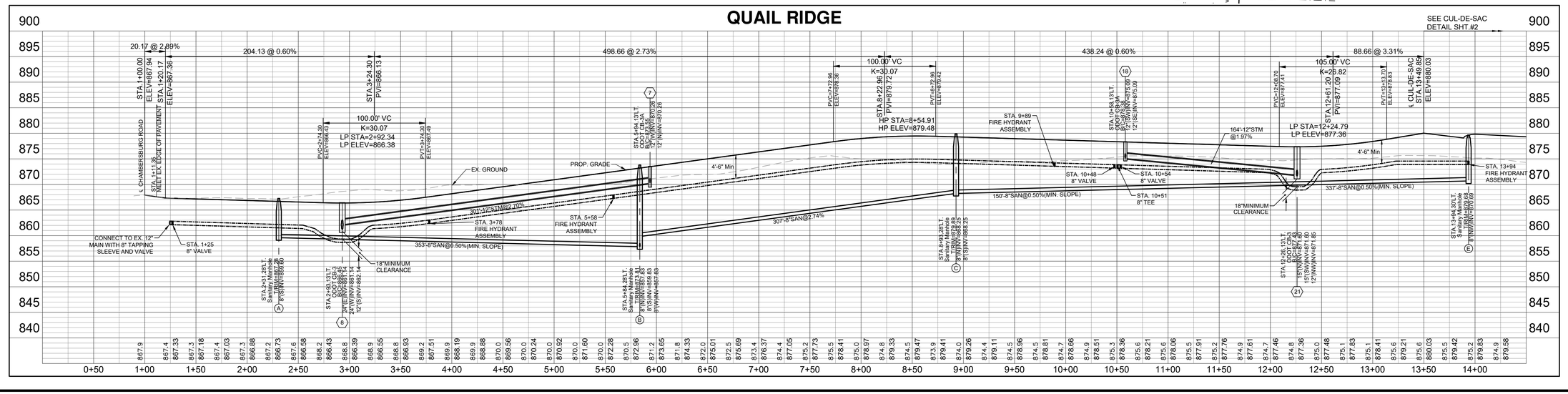
NOTES:

1. 48 hours notice to be given to affected residents before construction begins.
2. All manholes are 48" diameter unless otherwise noted.
3. All Catch Basin B/C Elevations located within the curb are set to the back of curb Elevations.
4. Lower 1" Water Services as needed to avoid conflicts with Storm with Min. 4'-6" Cover.
5. Location of existing utilities to be determined in the field prior to work beginning.
6. All lots Sump to Sump Drain unless otherwise noted in plan.
7. Contractors to accept all quantities as correct prior to beginning construction.
8. All lots shall have access to Quail Ridge only.
9. Additional corporation stops and 1 inch copper will be needed for water main testing. A plan for disinfection and hydrostatic testing will need to be coordinated between the contractor and the City of Huber Heights.

NOTE:
At Crossings, the water main shall have a minimum vertical distance of eighteen (18") inches from storm and sanitary sewers. Also, one full length of water main shall be located so the joints are as far from the storm and sanitary sewers as possible. Fittings, not joint deflection, must be used when water main is lowered at crossings.

WATER MAIN RESTRAINT JOINT LOCATION CHART

Water Main Dia.	Horizontal 45°Bends	Vertical 45°Bends Up (Lower Water Under...)	Vertical 45°Bends Down (Lower Water Under...)	Dead Ends (Permanent & Temporary)	Tees (for Tee Branch) 6"	8"	10"
6"	18' both sides	18' both sides	36' both sides	72' Back	54'		
8"	18' both sides	36' both sides	36' both sides	90' Back	54'	72'	
10"	36' both sides	36' both sides	54' both sides	117' Back	54'	72'	90'
12"	36' both sides	54' both sides	72' both sides	180' Back	36'	72'	90'
14"	54' both sides	54' both sides	90' both sides	198' Back	36'	72'	90'
16"	54' both sides	54' both sides	90' both sides	216' Back	36'	54'	90'



bayer becker
www.bayerbecker.com
hello@bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

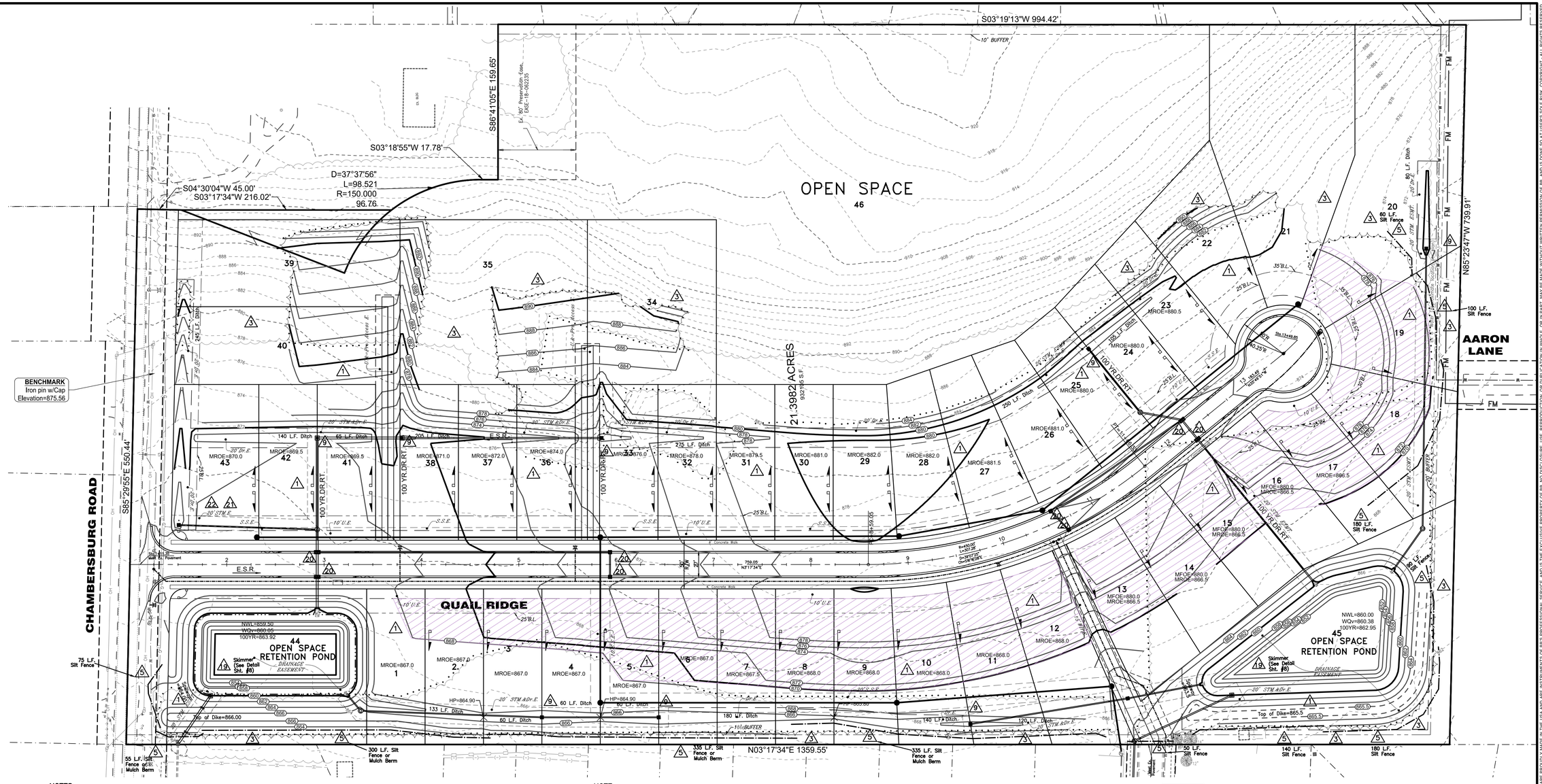
Item	Revision Description	Date	Drawn	Chk
1	Revised per Client Review	05-24-21	JAB	EMR

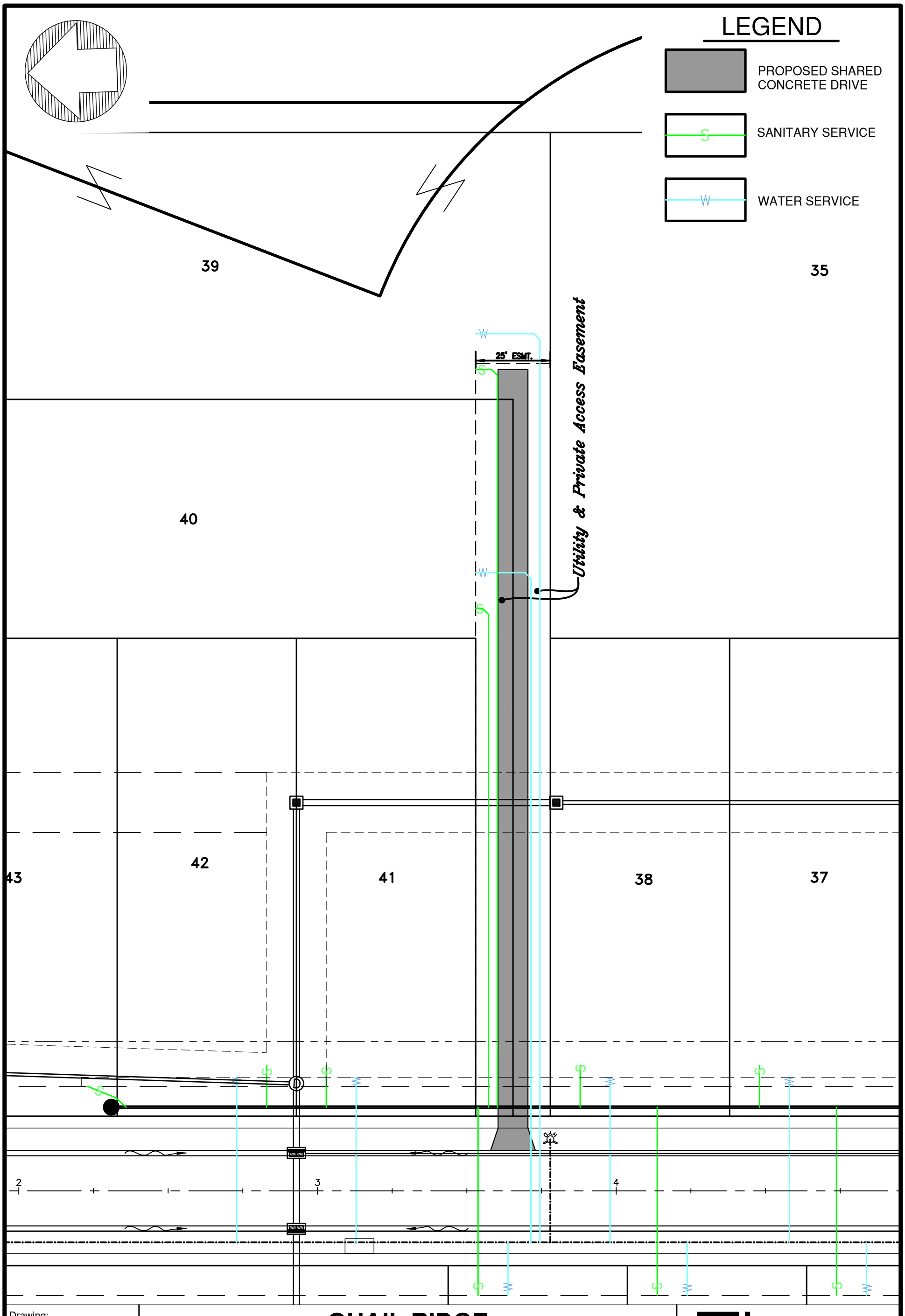
QUAIL RIDGE
SECTION 24, TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
PLAN & PROFILE

Drawing: 20-0257 CD
Drawn by: AMB
Checked By: JAB
Issue Date: 5/14/21
Sheet: 4/9

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Plot time: May 24, 2021 - 1:06pm
Drawing name: J:\2020\20-0257\CV\DWG\20-0257 CD.dwg - Layout Tab: 4PP


S03°19'13"W 994.42'
10' BUFFER
S86°41'05"E 159.65'
Ex. 60' Preservation Date DOE-18-06235
S03°18'55"W 17.78'
D=37°37'56"
L=98.521
R=150.000
96.76
S04°30'04"W 45.00'
S03°17'34"W 216.02'
OPEN SPACE
46
21.3982 ACRES
932765 S.F.
N85°23'47"W 739.91'
AARON LANE
CHAMBERSBURG ROAD
S85°29'55"E 550.44'
QUAIL RIDGE
BENCHMARK
Iron pin w/Cap
Elevation=875.56
44
OPEN SPACE
RETENTION POND
NWL=859.50
WQv=866.05
100YR=863.92
45
OPEN SPACE
RETENTION POND
NWL=860.00
WQv=860.38
100YR=862.95
N03°17'34"E 1359.55'
245 L.F. Ditch
140 L.F. Ditch
65 L.F. Ditch
205 L.F. Ditch
275 L.F. Ditch
250 L.F. Ditch
60 L.F. Ditch
180 L.F. Ditch
120 L.F. Ditch
133 L.F. Ditch
75 L.F. Silt Fence
55 L.F. Silt Fence or Mulch Berm
300 L.F. Silt Fence or Mulch Berm
335 L.F. Silt Fence or Mulch Berm
335 L.F. Silt Fence or Mulch Berm
50 L.F. Silt Fence
140 L.F. Silt Fence
180 L.F. Silt Fence
100 L.F. Silt Fence
80 L.F. Silt Fence
60 L.F. Silt Fence
Top of Dike=866.00
Top of Dike=865.5
100 YR.DR.RT.
E.S.R.
S.S.E.
10' U.E.
25' B.L.
20' STM. &Dr.E.
Skimmer (See Detail Sht. #8)
DRAINAGE EASEMENT
Ex. Gas Line Access E.
Ex. Pole Access E.
Ex. Concrete Walk
Ex. Asphalt Walk
Ex. Bldg.
Ex. Fence
Ex. Overhead Utility
Ex. Storm Sewer
Ex. Sanitary Sewer
Ex. Water Line
Ex. Gas Line
Ex. Underground Utility
Ex. Contour
Ex. Spot Elevation
Ex. Tree Line
Ex. Deciduous Tree
Ex. Coniferous Tree
Ex. Shrub
Ex. Utility Pole
Ex. Light Pole
Ex. Mailbox
Ex. Sign
Ex. Hydrant
Ex. Valve
Ex. Manhole
Ex. Catch Basin
Ex. Inlet
Ex. Flared End Section
Ex. Headwall
Ex. Gas Meter
Ex. Gas Valve
Ex. Cleanout
Ex. Monitoring Well
Ex. Test Pit
Ex. Boring
Ex. Iron Pin
Ex. Monument
Ex. Control Point
Ex. Benchmark
Ex. Survey Line
Ex. Property Line
Ex. Right-of-Way
Ex. Easement
Ex. Building Setback
Ex. Zoning Boundary
Ex. Lot Line
Ex. Lot Number
Ex. Lot Area
Ex. Lot Dimension
Ex. Lot Frontage
Ex. Lot Depth
Ex. Lot Width
Ex. Lot Corner
Ex. Lot Pin
Ex. Lot Marker
Ex. Lot Stake
Ex. Lot Flag
Ex. Lot Post
Ex. Lot Rail
Ex. Lot Gate
Ex. Lot Fence
Ex. Lot Wall
Ex. Lot Hedge
Ex. Lot Tree
Ex. Lot Shrub
Ex. Lot Bush
Ex. Lot Grass
Ex. Lot Weed
Ex. Lot Rock
Ex. Lot Gravel
Ex. Lot Sand
Ex. Lot Soil
Ex. Lot Water
Ex. Lot Pond
Ex. Lot Stream
Ex. Lot Creek
Ex. Lot River
Ex. Lot Lake
Ex. Lot Wetland
Ex. Lot Floodplain
Ex. Lot Floodway
Ex. Lot Flood Fringe
Ex. Lot Flood Hazard
Ex. Lot Flood Zone
Ex. Lot Flood Map
Ex. Lot Flood Insurance
Ex. Lot Flood Elevation
Ex. Lot Flood Depth
Ex. Lot Flood Duration
Ex. Lot Flood Frequency
Ex. Lot Flood Recurrence
Ex. Lot Flood Return
Ex. Lot Flood Event
Ex. Lot Flood Storm
Ex. Lot Flood Rain
Ex. Lot Flood Snow
Ex. Lot Flood Ice
Ex. Lot Flood Wind
Ex. Lot Flood Wave
Ex. Lot Flood Surge
Ex. Lot Flood Tide
Ex. Lot Flood Current
Ex. Lot Flood Velocity
Ex. Lot Flood Pressure
Ex. Lot Flood Force
Ex. Lot Flood Impact
Ex. Lot Flood Damage
Ex. Lot Flood Loss
Ex. Lot Flood Cost
Ex. Lot Flood Insurance
Ex. Lot Flood Claim
Ex. Lot Flood Payment
Ex. Lot Flood Settlement
Ex. Lot Flood Recovery
Ex. Lot Flood Mitigation
Ex. Lot Flood Prevention
Ex. Lot Flood Control
Ex. Lot Flood Management
Ex. Lot Flood Plan
Ex. Lot Flood Study
Ex. Lot Flood Report
Ex. Lot Flood Data
Ex. Lot Flood Model
Ex. Lot Flood Simulation
Ex. Lot Flood Analysis
Ex. Lot Flood Design
Ex. Lot Flood Construction
Ex. Lot Flood Maintenance
Ex. Lot Flood Inspection
Ex. Lot Flood Monitoring
Ex. Lot Flood Warning
Ex. Lot Flood Alert
Ex. Lot Flood Evacuation
Ex. Lot Flood Shelter
Ex. Lot Flood Relief
Ex. Lot Flood Assistance
Ex. Lot Flood Recovery
Ex. Lot Flood Rebuilding
Ex. Lot Flood Repair
Ex. Lot Flood Restoration
Ex. Lot Flood Improvement
Ex. Lot Flood Enhancement
Ex. Lot Flood Upgrade
Ex. Lot Flood Modification
Ex. Lot Flood Alteration
Ex. Lot Flood Change
Ex. Lot Flood Revision
Ex. Lot Flood Update
Ex. Lot Flood Amendment
Ex. Lot Flood Addendum
Ex. Lot Flood Supplement
Ex. Lot Flood Appendix
Ex. Lot Flood Exhibit
Ex. Lot Flood Figure
Ex. Lot Flood Table
Ex. Lot Flood Chart
Ex. Lot Flood Graph
Ex. Lot Flood Map
Ex. Lot Flood Plan
Ex. Lot Flood Profile
Ex. Lot Flood Section
Ex. Lot Flood Detail
Ex. Lot Flood Elevation
Ex. Lot Flood Grade
Ex. Lot Flood Slope
Ex. Lot Flood Contour
Ex. Lot Flood Spot
Ex. Lot Flood Point
Ex. Lot Flood Line
Ex. Lot Flood Area
Ex. Lot Flood Volume
Ex. Lot Flood Capacity
Ex. Lot Flood Flow
Ex. Lot Flood Rate



Drawing:	20-0257 CD
Scale	1"=30'
Drawn by:	ETH
Checked By:	JAB
Issue Date:	6-9-21

QUAIL RIDGE

SECTION 24, TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

SHARED DRIVEWAY DETAIL

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

DRAFT

Quail Ridge – Huber Heights, OH

Contract Notice to Customer on lot:

____ - 33

____ - 36

____ - 38

____ - 41

There are flag lots adjacent to the lot you are purchasing and as such, there will be a driveway along your side lot line to access the flag lots as shown on the community map and the recorded plat. The flag lots are identified as lots 34, 35, 39 and 40. The driveways for these lots will **not** be on your property since each flag lot includes enough property to contain the driveway out to the street.

The recorded Plat and/or community map was reviewed and I understand that driveways will be installed adjacent to my side property line to serve flag lots.

_____ _____

Buyer Signature Date

_____ _____

Second Buyer Signature Date

_____ _____

Buyer Agent Signature Date

_____ _____

DR Horton Sales Representative Signature Date

_____ _____

DR Horton Officer Signature Date

AI-7679 **7. B.**

Planning Commission

Meeting Date: 06/29/2021

FINAL PLAT

Information

Agenda Title

FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V-A (ZC 21-20).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of June 29, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: June 17, 2021

Subject: ZC 21-20 (Final Plat Carriage Trails Sec. 6, Ph. V-A)

- Application dated June 15, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	DEC Land Co I LLC – Applicant/Owner
DEVELOPMENT NAME:	Carriage Trails Section 6, Phase V-A
ADDRESS/LOCATION:	South Side of Carriage Trails Parkway
ZONING/ACREAGE:	Planned Mixed (PM) / 3.696 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Planned Mixed (PM)
REQUEST:	The applicant requests approval of the Final Plat for Section 6, Phase V-A of Carriage Trails.
ORIGINAL APPROVAL:	ZC 08-02
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In April 2020, the Planning Commission approved the Detailed Development Plan for Section 6, Phase V. The current request is for the Final Plat of Section 6, Phase V-A in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

Lot Analysis

The request is for a portion of the lots that were approved in Section 6, Phase V to be platted at this time. Fourteen (14) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 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.

Urban Design

This is part of the fifth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) foot minimum widths on the north side of Honeylocust Street, one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the ”Bubble Plan” that was approved at the rezoning.

Engineering

Engineering has worked with the applicant and is satisfied with the Record Plan.

Recommendation

After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase V-A in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.

Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, DEC Land Co I LLC, requested approval of the Final Plat for Section 6, Phase V-A of the Carriage Trails Development (Zoning Case 21-20), and;

WHEREAS, on June 29, 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 request by DEC Land Co I LLC for approval of the Final Plat for Section 6, Phase V-A of the Carriage Trails Development (Zoning Case 21-20) in accordance with the recommendation of Staff's Memorandum dated June 17, 2021, with the following conditions:

1. The Final Plat for Section 6, Phase V-A shall be the plans stamped received by the City of Huber Heights Planning Department on June 15, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 6, Phase V-A of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. Prior to the release of the record plan for recording, the applicant shall enter into a Subdivider's Agreement with the City and provide a surety in an amount to be determined by the City in accordance with Section 1107.03 of the City of Huber Heights Subdivision Regulations.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

CARRIAGE TRAILS

SECTION 6 - PHASE V-A

PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

APRIL 2021

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: _____
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

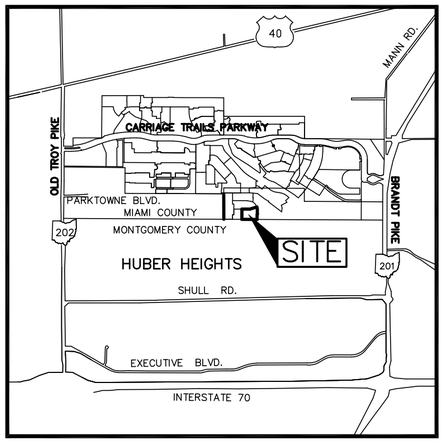
CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:
All of the lots in Carriage Trails Section 6, Phase V–A, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN
Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS
Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS
Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

REFERENCES:
MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25	P.B. 27, PG. 34
P.B. 22, PG. 37	P.B. 27, PG. 35
P.B. 27, PG. 89	P.B. 27, PG. 88
P.B. 28, PG. 9	P.B. 28, PG. 10
P.B. 28, PG. 55	P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ ____, 2021.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2021

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.
IBI GROUP

BY_____
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\CT_6-5\CT 6-5 PLAT.dwg by:david.chiesa on 06/15/2021 @ 07:46:48 am ~ © M+E Companies, Inc.

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

BOXELDER DRIVE 50'

WHITE ASH DRIVE 50'

CARRIAGE TRAILS
SECTION 6 PHASE I
P.B. 28, PG. 9

CARRIAGE TRAILS
SECTION 6 PHASE III
P.B. 28, PG.55

CARRIAGE TRAILS
SECTION 6 PHASE V
P.B. 28, PG. 74

LOT 1581 LOT 1580 LOT 1579 LOT 1578
LOT 1674 LOT 1673 LOT 1672 LOT 1671 LOT 1670 LOT 1669 LOT 1668
LOT 1739 LOT 1740 LOT 1741 LOT 1742 LOT 1743
LOT 1744 LOT 1745 LOT 1746 LOT 1747 LOT 1748
LOT 1667 LOT 1685 LOT 1686 LOT 1687

EX. 15' DRAINAGE EASEMENT P.B. 28, PG. 9
EX. 10' UTILITY EASEMENT P.B. 28, PG. 9
EX. 15' UTILITY EASEMENT P.B. 28, PG. 55
EX. UTILITY EASEMENT P.B. 28, PG. 55
EX. 15' WATER LINE EASEMENT P.B. 28, PG. 74
EX. 15' SANITARY SEWER EASEMENT P.B. 28, PG. 74
EX. 65' UTILITY EASEMENT P.B. 28, PG. 74
EX. UTILITY EASEMENT P.B. 28, PG. 74
EX. DRAINAGE EASEMENT P.B. 28, PG. 9
EX. 15' DRAINAGE EASEMENT P.B. 28, PG. 55
EXISTING 20' UTILITY EASEMENT 20200R-11461
EX. UTILITY EASEMENT P.B. 28, PG. 9

S84°40'50"E 295.29'
N78°06'37"E 202.90'
S9°30'33"E 62.10'
S86°33'54"E 130.19'
S5°19'10"W 180.00'
S5°19'10"W 131.10'
N5°19'10"E 130.00'
N5°19'10"E 180.58'
N84°40'50"W 6.50'
N84°40'50"W 8.50'
N84°37'09"W 490.00'
N18°42'58"W 34.43'
N22°51'E 97.30'
136.5'
498.50'
155.00'
105.00'
96.68'
33.32'

LOT 0.179 AC. | LOT 0.179 AC. | LOT 0.179 AC. | LOT 0.179 AC. | LOT 0.250 AC.
LOT 0.233 AC.
LOT 0.279 AC.
LOT 0.210 AC. | LOT 0.210 AC. | LOT 0.210 AC. | LOT 0.210 AC. | LOT 0.211 AC. | LOT 0.211 AC. | LOT 0.211 AC.

25' B/L
U/E
C1 C2 C3 C4 C5 C6

HONEYLOCUST STREET 50'
DRIVE 50'
BOXELDER

CARRIAGE TRAILS
P.B. 22, PG. 37-37A
PART INLOT 356

DEC LAND CO. I LLC
VOL. 792, PG, 922

MIAMI COUNTY
MONTGOMERY COUNTY

HERBERT C. HUBER
PLAT No. 60 SECTION 10
P.B. 105, PG. 39

LOT 14898 LOT 14897 LOT 14896 LOT 14894 LOT 14893 LOT 14892 LOT 14891 LOT 14890 LOT 14889 LOT 14888 LOT 14887 LOT 14886 LOT 14885

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	52.56'	175.00'	17°12'33"	N3°17'06"W	52.36'
C2	60.07'	200.00'	17°12'33"	N3°17'06"W	59.85'
C3	60.18'	225.00'	15°19'28"	N4°13'38"W	60.00'
C4	7.40'	225.00'	1°53'05"	N4°22'38"E	7.40'
C5	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C6	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'

CARRIAGE TRAILS
SECTION 6 PHASE V-A
2.951 ACRES LOTS
+ 0.745 ACRE RIGHT-OF-WAY
3.696 ACRES TOTAL

PART INLOT 356 (P48-000951)
52.104 ACRES
-3.696 ACRES (SECTION 6 PHASE V-A)
48.409 ACRES REMAINING

LEGEND
◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
○ ◉ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE

CARRIAGE TRAILS
SECTION 6 PHASE V-A

2/2

J:\120845_CT_6-2_6-4\5.9 Drawings\baseInfo\survey\CT_6-5\CT 6-5 PLAT.dwg by:david.chiesa on 06/15/2021 @ 07:47:20 am ~ © M+E Companies, Inc.

AI-7680 **7. C.**

Planning Commission

Meeting Date: 06/29/2021

FINAL PLAT

Information

Agenda Title

FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VI (ZC 21-21).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of June 29, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: June 17, 2021

Subject: ZC 21-21 (Final Plat Carriage Trails Sec. 6, Ph. VI)

- Application dated June 15, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	DEC Land Co I LLC – Applicant/Owner
DEVELOPMENT NAME:	Carriage Trails Section 6, Phase VI
ADDRESS/LOCATION:	South Side of Carriage Trails Parkway
ZONING/ACREAGE:	Planned Mixed (PM) / 8.716 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Planned Mixed (PM)
REQUEST:	The applicant requests approval of the Final Plat for Section 6, Phase VI of Carriage Trails.
ORIGINAL APPROVAL:	ZC 08-02
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VI. The current request is for the Final Plat of Section 6, Phase VI in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

Lot Analysis

The request is for the lots that were approved in Section 6, Phase VI to be platted at this time. Thirty-Two (32) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 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.

Urban Design

This is the sixth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have sixty (60) foot minimum widths to comply with the Basic Development Plan approval with one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the ”Bubble Plan” that was approved at the rezoning. The is one open space lot being platted for stormwater detention.

Engineering

Engineering has worked with the applicant and is satisfied with the Record Plan.

Recommendation

After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase VI in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.

Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, DEC Land Co I LLC, requested approval of the Final Plat for Section 6, Phase VI of the Carriage Trails Development (Zoning Case 21-21), and;

WHEREAS, on June 29, 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 request by DEC Land Co I LLC for approval of the Final Plat for Section 6, Phase VI of the Carriage Trails Development (Zoning Case 21-21) in accordance with the recommendation of Staff's Memorandum dated June 17, 2021, with the following conditions:

1. The Final Plat for Section 6, Phase VI shall be the plans stamped received by the City of Huber Heights Planning Department on June 15, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 6, Phase VI of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. Prior to the release of the record plan for recording, the applicant shall enter into a Subdivider's Agreement with the City and provide a surety in an amount to be determined by the City in accordance with Section 1107.03 of the City of Huber Heights Subdivision Regulations.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

CARRIAGE TRAILS

SECTION 6 - PHASE VI

PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

MAY 2021

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: _____
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

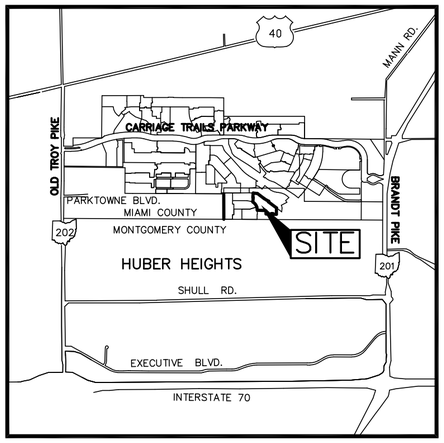
CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:
All of the lots in Carriage Trails Section 6, Phase VI, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN
Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS
Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS
Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE
LOT _____ IS A NON–BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:
MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 37 P.B. 27, PG. 34
P.B. 28, PG. 9 P.B. 28, PG. 10
P.B. 28, PG. 55 P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ ____, 2021.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2021

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

BY_____
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\CT_6-6\CT 6-6 PLAT.dwg by:david.chiesa on 06/15/2021 @ 07:52:07 am ~ © M+E Companies, Inc.

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD

NORTH

60 0 30 60 120
(IN FEET)
1 inch = 120 ft.

LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- ○ ◉ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C2	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C3	253.85'	355.00'	40°58'11"	N32°22'28"W	248.47'
C4	15.99'	525.00'	1°44'41"	N79°09'07"W	15.99'
C5	160.29'	665.00'	13°48'38"	S59°54'28"E	159.90'
C6	12.51'	225.00'	3°11'07"	N3°43'37"E	12.51'
C7	54.13'	225.00'	13°47'03"	N4°45'28"W	54.00'
C8	54.13'	225.00'	13°47'03"	N18°32'31"W	54.00'
C9	54.13'	225.00'	13°47'03"	N32°19'34"W	54.00'
C10	54.13'	225.00'	13°47'03"	N46°06'37"W	54.00'
C11	56.85'	175.00'	18°36'46"	N43°41'46"W	56.60'
C12	110.19'	175.00'	36°04'31"	N16°21'08"W	108.37'
C13	11.10'	175.00'	3°38'02"	N3°30'09"E	11.10'
C14	203.58'	200.00'	58°19'19"	N23°50'29"W	194.91'
C15	49.65'	475.00'	5°59'20"	N55°59'49"W	49.63'
C16	88.60'	475.00'	10°41'16"	N64°20'06"W	88.48'
C17	71.30'	475.00'	8°36'02"	N73°58'45"W	71.23'
C18	41.31'	525.00'	4°30'31"	N76°01'30"W	41.30'
C19	57.30'	525.00'	6°15'13"	N70°38'38"W	57.27'
C20	57.30'	525.00'	6°15'13"	N64°23'25"W	57.27'
C21	57.30'	525.00'	6°15'13"	N58°08'13"W	57.27'
C22	18.40'	525.00'	2°00'27"	N54°00'23"W	18.39'
C23	220.58'	500.00'	25°16'37"	N65°38'28"W	218.80'
C24	38.77'	665.00'	3°20'24"	S54°40'21"E	38.76'
C25	60.34'	665.00'	5°11'57"	S58°56'32"E	60.32'
C26	61.18'	665.00'	5°16'17"	S64°10'39"E	61.16'

CARRIAGE TRAILS
SECTION 6 PHASE VI
7.572 ACRES LOTS
+ 1.144 ACRES RIGHT-OF-WAY
8.716 ACRES TOTAL

PART INLOT 356 (P48-000951)
48.408 ACRES
-8.716 ACRES (SECTION 6 PHASE VI)
39.692 ACRES REMAINING

CARRIAGE TRAILS
SECTION 6 PHASE VI

2/2

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\CT_6-6\CT 6-6 PLAT.dwg by:david.chiesa on 06/15/2021 @ 07:51:33 am ~ © M+E Companies, Inc.

AI-7681 **7. D.**

Planning Commission

Meeting Date: 06/29/2021

FINAL PLAT

Information

Agenda Title

FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VII (ZC 21-22).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of June 29, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: June 17, 2021

Subject: ZC 21-22 (Final Plat Carriage Trails Sec. 6, Ph. VII)

- Application dated June 15, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	DEC Land Co I LLC – Applicant/Owner
DEVELOPMENT NAME:	Carriage Trails Section 6, Phase VII
ADDRESS/LOCATION:	South Side of Carriage Trails Parkway
ZONING/ACREAGE:	Planned Mixed (PM) / 15.553 acres
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Planned Mixed (PM)
REQUEST:	The applicant requests approval of the Final Plat for Section 6, Phase VII of Carriage Trails.
ORIGINAL APPROVAL:	ZC 08-02
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VII. The current request is for the Final Plat of Section 6, Phase VII in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

Lot Analysis

The request is for the lots that were approved in Section 6, Phase VII to be platted at this time. Fifty (50) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 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.

Urban Design

This is the seventh phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of streets to the east of White Ash Drive and provides a connection to the south to Trowbridge. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) and seventy (70) foot minimum widths on the rest of the Section with one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the ”Bubble Plan” that was approved at the rezoning. There are two open space lots with this Phase as well.

Engineering

Engineering has worked with the applicant and is satisfied with the Record Plan.

Recommendation

After review of the applicant’s proposal, staff recommends approval of the Final Plat for Section 6, Phase VII in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.

Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, DEC Land Co I LLC, requested approval of the Final Plat for Section 6, Phase VII of the Carriage Trails Development (Zoning Case 21-22), and;

WHEREAS, on June 29, 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 request by DEC Land Co I LLC for approval of the Final Plat for Section 6, Phase VII of the Carriage Trails Development (Zoning Case 21-22) in accordance with the recommendation of Staff's Memorandum dated June 17, 2021, with the following conditions:

1. The Final Plat for Section 6, Phase VII shall be the plans stamped received by the City of Huber Heights Planning Department on June 15, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 6, Phase VII of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. Prior to the release of the record plan for recording, the applicant shall enter into a Subdivider's Agreement with the City and provide a surety in an amount to be determined by the City in accordance with Section 1107.03 of the City of Huber Heights Subdivision Regulations.

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

_____ _____
Terry Walton, Chair Date
Planning Commission

CARRIAGE TRAILS

SECTION 6 - PHASE VII

PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

MAY 2021

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: _____
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

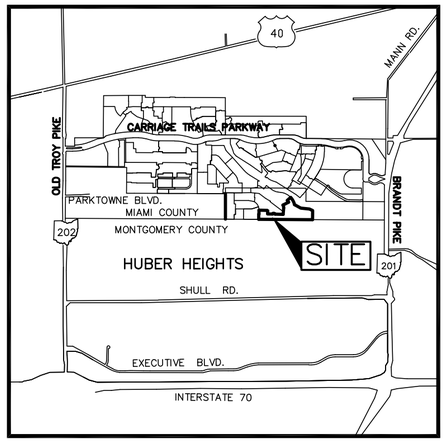
CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:
All of the lots in Carriage Trails Section 6, Phase VII, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN
Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS
Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS
Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE
LOTS _____ AND _____ IS A NON–BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:
MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25	P.B. 27, PG. 34
P.B. 22, PG. 37	P.B. 27, PG. 35
P.B. 27, PG. 89	P.B. 27, PG. 88
P.B. 28, PG. 9	P.B. 28, PG. 10
P.B. 28, PG. 55	P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ ____, 2021.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2021

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

BY_____
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

J:\120845_CT_6-2_6-4\5.9 Drawings\baseinfo\survey\CT 6-7\CT 6-7 PLAT.dwg by:david.chiesa on 06/15/2021 @ 08:23:05 am ~ © M+E Companies, Inc.

CARRIAGE TRAILS
SECTION 6 PHASE VII

12.742 ACRES LOTS
+ 2.811 ACRES RIGHT-OF-WAY
15.553 ACRES TOTAL

PART INLOT 356 (P48-000951)
39.692 ACRES
-15.553 ACRES (SECTION 6 PHASE VII)
24.139 ACRES REMAINING

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD

CARRIAGE TRAILS SECTION 6 PHASE III P.B. 28, PG. 55
LOT 1687
LOT ____ GREEN SPACE & UTILITY EASEMENT
LOT ____
LOT ____
LOT ____
LOT ____
LOT ____
LOT ____
LOT ____
LOT ____
CARRIAGE TRAILS SECTION 6 PHASE VI P.B. ___, PG. ___
EX. 7.5' UTILITY EASEMENT P.B. ___, PG. ___
BOXELDER DRIVE 50'
LAKESIDE STREET 60'
HONEYLOCUST STREET 50'
EX. 15' DRAINAGE EASEMENT P.B. 28, PG. 55A
EX. 15' DRAINAGE EASEMENT P.B. 28, PG. 9A
15' DRAINAGE EASEMENT P.B. 28, PG. 74
EX. UTILITY EASEMENT P.B. 28, PG. 74
CARRIAGE TRAILS SECTION 6 PHASE V-A P.B. ___, PG. ___
MIAMI COUNTY
MONTGOMERY COUNTY
HERBERT C. HUBER PLAT No. 60 SECTION 10 P.B. 105, PG. 39
HERBERT C. HUBER PLAT No. 60 SECTION 9 P.B. 105, PG. 38
DEER BLUFF DRIVE

LOT 0.179 AC.
LOT 0.179 AC.
LOT 0.233 AC.
LOT 0.229 AC.
LOT 0.209 AC.
LOT 0.209 AC.
LOT 0.303 AC.
LOT 0.209 AC.
LOT 0.260 AC.
LOT 0.211 AC.
LOT 0.246 AC.
LOT 0.211 AC.
LOT 0.211 AC.
LOT 0.211 AC.
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LOT 0.211 AC.
LOT 0.212 AC.
LOT 0.212 AC.
LOT 0.212 AC.
LOT 0.212 AC.
LOT 0.288 AC.
LOT 0.280 AC.

LOT 14888 LOT 14887 LOT 14886 LOT 14885 LOT 14884 LOT 14883 LOT 14882 LOT 14881 LOT 14880 LOT 14879 LOT 14878 LOT 14877 LOT 14688 LOT 14687

CARRIAGE TRAILS
SECTION 6 PHASE VII

2/4

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VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

EASEMENT AREA "J3"
CITY OF HUBER HEIGHTS, OHIO
D.B. 791, PG. 881
(NOT ORIGINAL AREA)

CARRIAGE TRAILS
P.B. 22, PG. 37-37A
INLOT 356

LOT
1.413 AC.
GREEN SPACE
UTILITY EASEMENT

EX. 15' DRAINAGE EASEMENT P.B. 28, PG. 9A

S55°43'36"E 223.86'
S79°16'18"E 269.33'
S59°56'25"E 40.78'
109.06'
68.28'
S5°14'20"W 163.83'
284.42'
78.77'

LAKESIDE STREET 60'

HONEYLOCUST STREET 50'
S84°40'50"E 662.34'

DEER BLUFF DRIVE

LAKESIDE STREET 50'

HERBERT C. HUBER
PLAT No. 60 SECTION 6
P.B. 105, PG. 54

HERBERT C. HUBER
PLAT No. 60 SECTION 5
P.B. 105, PG. 53

N84°37'09"W 1529.75'
N84°34'41"W 143.04'

MIAMI COUNTY
MONTGOMERY COUNTY

DEC LAND CO. I LLC
VOL. 792, PG, 922

SECTION 19
SECTION 13
SECTION 24
SECTION 18

LOT 14688
LOT 14687
LOT 14686
LOT 14685
LOT 14684
LOT 14683
LOT 14682
LOT 14681
LOT 14680
LOT 14651
LOT 14650
LOT 14649
LOT 14648
LOT 14647

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS
SECTION 6 PHASE VII

3/4

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VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C3	39.24'	25.00'	89°56'21"	N50°21'00"E	35.34'
C4	135.61'	265.00'	29°19'14"	N9°16'48"W	134.14'
C5	30.02'	265.00'	6°29'23"	N27°11'07"W	30.00'
C6	65.11'	325.00'	11°28'40"	N24°17'50"W	65.00'
C7	72.54'	325.00'	12°47'17"	N12°09'51"W	72.39'
C8	63.25'	325.00'	11°09'02"	N0°11'42"W	63.15'
C9	182.68'	295.00'	35°28'48"	N12°21'35"W	179.77'
C10	39.30'	25.00'	90°03'39"	S39°39'00"E	35.37'
C11	6.57'	25.00'	15°03'42"	N87°47'19"E	6.55'
C12	14.45'	25.00'	33°07'41"	N63°41'38"E	14.25'
C13	55.96'	50.00'	64°07'40"	S79°11'37"W	53.09'
C14	42.67'	50.00'	48°53'33"	N44°17'47"W	41.38'
C15	42.67'	50.00'	48°53'33"	N4°35'46"E	41.38'
C16	46.67'	50.00'	53°28'34"	N55°46'49"E	44.99'
C17	53.22'	50.00'	60°59'27"	S66°59'10"E	50.75'
C18	16.08'	25.00'	36°51'48"	N54°55'21"W	15.81'
C19	4.94'	25.00'	11°19'35"	N79°01'02"W	4.93'
C21	40.03'	25.00'	91°44'36"	S49°26'52"W	35.89'
C22	241.19'	50.00'	276°22'46"	N5°19'10"E	66.67'
C25	91.15'	455.00'	11°28'42"	N35°46'29"W	91.00'
C26	91.15'	455.00'	11°28'42"	N24°17'47"W	91.00'
C27	101.54'	455.00'	12°47'13"	N12°09'50"W	101.33'
C28	88.55'	455.00'	11°09'02"	N0°11'42"W	88.41'
C29	61.70'	135.00'	26°11'10"	N7°42'46"W	61.16'
C30	30.06'	135.00'	12°45'31"	N27°11'07"W	30.00'
C32	38.51'	25.00'	88°15'24"	N40°33'08"W	34.81'
C33	65.11'	325.00'	11°28'40"	N35°46'30"W	65.00'
C34	2.27'	455.00'	0°17'08"	N5°37'39"W	2.27'

CARRIAGE TRAILS
SECTION 6 PHASE VII

4/4

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AI-7673 **9. A.**

Planning Commission

Meeting Date: 06/29/2021

Minutes

Information

Agenda Title

Planning Commission May 25, 2021

Purpose and Background

Attachments

Minutes

Planning Commission
May 25, 2021 Meeting
City of Huber Heights

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

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

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager.

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. **MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting approval of a Minor Change to the Detailed Development Plan for Rear Yard Setback at 7815 Wedgemere Circle in Callamere Farms (ZC 21-18).**

   Mr. Falkowski stated that the applicant is requesting to modify the rear yard setback for lot 105 of the Callamere Farms subdivision. A handful of these types of requests have been approved in this subdivision over the years. The lot in question is a lot that is at the entrance of a cul-de-sac. The approved rear yard setback is 50 feet. As this lot is not a consistent shape, the house is being proposed at the far east side. There are multiple rear yards on this lot, and they comply with the major street frontage portion. The houses being built in the Callamere Farms subdivision are larger homes with this requested home to be 1695 square feet in area. A 14-foot side yard will be kept on the east property line which complies with the zoning of the subdivision. The building will be located 40.8 feet from the west (rear) property line. This would not encroach into any easements or required buffer zones. The encroachment would be rear corner of the house, not full faces.

The following City Code covers Minor Changes to PUD's.

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)

This application does not alter the concept, uses or intent of the PUD. The 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)
Staff feels that this request meets the criteria for approval of the Minor Change.

After review of the applicant's proposal, staff recommends the approval of the Minor Change to the Detailed Development Plan for Callamere Farms, Lot 105 for encroachment into the rear setback.

Mr. Jeff Grisez from Generations Construction explained that the homeowners want to put in a pool and have some space. They felt this was the best configuration.

Action

Ms. Vargo moved to approve the request by the applicant GENERATIONS CONSTRUCTION, for the approval of a Minor Change for a rear yard setback for Lot 105 of the Callamere Farms subdivision (ZC 21-18) in accordance with the

recommendation of Staff's Memorandum dated May 20 2021, and the Planning Commission Decision Record attached thereto.

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

The next step is to get permits through the Zoning Dept.

2. MAJOR CHANGE AND REZONING – The applicant, KYLE FLAMING, is requesting approval of a Major Change to the Basic and Detailed Development Plan for a new Oil Change Facility at 7536 Brandt Pike (ZC 21-17).

Mr. Falkowski stated that the proposal before Planning Commission calls for the construction of a new 1,432 square foot Take Five Oil Change Facility.

The site in question is the one that most recently was occupied by a retail building that has been previously demolished. The applicant is requesting approval of a Major Change to the Basic and Detailed Development Plan that would allow for the construction a new Take 5 Oil Change Facility which is a permitted use in the Planned Commercial Zoning District as a Service Station. Staff's analysis of the proposal is broken into several segments as follows.

The building is made up of differing colors of EIFS on all sides. There are also metal awnings and an aluminum storefront. There is a good mix of colors and depth to the building. The roof is made up of metal panels. The total building height is 19 feet 10 1/8 inches. The dumpster enclosure shall be a four-sided enclosure constructed of a brick, stone, decorative concrete material, or a material compatible with the material of the principle structure.

Site Design and Engineering:

The Planned Commercial Code is as follows:

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 fifteen (15) feet along property lines.

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

(Ord. 2006-0-1656. Passed 10-5-05.)

The building is 76.37 feet from the Brandt Pike Right-of-Way. The closest side yard distance is 26.46 feet and the closest point to the rear property line is 118 feet. The dumpster enclosure is located at the rear of the property.

Parking is as follows.

- **Required Parking Spaces:** two spaces for each service bay, plus one space for each employee on the largest shift, and also one space for each service vehicle; with a minimum of six spaces, plus one space for every 125 square feet of retail floor area if a convenience store is an accessory use.

By Code, twelve spaces would be required. Five parking spaces are provided, with one being handicap accessible. This use does not have patrons leaving their vehicles for service. They drive into the bay and service is provided with them still in the vehicle.

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 will sheet flow from the parking lot to the rear through an area of rock and the grass to filter before flowing to the rear property line following the existing drainage pattern. There is no need for additional storm water detention.

Signage is not proposed with this application and will come back with a Minor Change application to Planning Commission.

Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses, and perennials. A large area of existing trees at the east side of the property will remain.

Staff's analysis of the applicant's proposal leads it to recommend approval of the Basic and Detailed Development Plans in accordance with the approval conditions detailed in the proposed legislation for Planning Commission's consideration.

Ms. Vargo asked about Fire recommendation. Mr. Falkowski stated they will work with the applicant on the turning radius about how to get in and get out. Will be handled after approval. Will they be required to have two entrances and Fire stated no. The reviewer wrote the report and the Fire Chief agreed to hammerhead turnaround.
Ms. Vargo asked about second fire hydrant. Sprinkler in this building? Mr. Falkowski said they will be at the building permit process.

Mr. Jeffries asked about parking spaces. Minimum is 6 and we are at 5. Discussion on number of employees and spaces, room for fire, retail parking. Mr. Falkowski said spaces can be added to the north.
Mr. Jeffries asked about exiting, right and left. Should there be 3 lanes. Mr. Falkowski stated he looked at utilizing the north curb cut. He felt this would be acceptable.

Mr. Matt Gilbert, excited about being part of our community. Discussion on the Fire concerns, space and parking, and driveway.
Mr. Jeffries asked about basement. Mr. Gilbert said no, not a basement. Operate two bays.
Mr. Walton asked about the Decision record. Mr. Falkowski stated Fire concerns are covered already, we can add a minimum of 7 parking spaces.

Action

Mr. Jeffries moved to approve the request by the applicant, KYLE FLAMING, for approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7536 Brandt Pike, further identified as Parcel Number P70-03909-0080 on the Montgomery County Auditor's Tax Map (ZC 21-17) and the Planning Commission's Decision Record as amended.

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

As this is a Major Change, the next step is this will go to City Council.

VIII. Additional Business

Mr. Falkowski gave an update; at last night's City Council meeting the rezoning for the lot on Taylorsville from PI to PR did pass. Waived second reading.
Also, the dog training facility, that applicant redrew his application.

IX. Approval of the Minutes

Without objection, the minutes of the May 11, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski said we have no cases right now.

XI. Upcoming Meetings

Jun 15, 2021
Jun 29, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:31 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**