

RECORD OF ORDINANCES

Ordinance No. 2016-5

May 9, 2016

City of Bellbrook

Ordinance No. 2016-5

An Ordinance Approving a Major Change to the Preliminary Plan for the Highview Terrace Subdivision.

WHEREAS, the original preliminary plan for the Highview Terrace subdivision was approved by City Council on October 10, 2005; and

WHEREAS, a revised preliminary plan for the Highview Terrace subdivision was approved by City Council on May 8, 2006; and

WHEREAS, a major change to the preliminary plan for the Highview Terrace subdivision has been recommended by the Bellbrook Planning Board following their April 12, 2016 public hearing; and

WHEREAS, the proposed major change would:

- Incorporate Section One into the preliminary plan
- Reduce the number of buildable lots from 77 to 72
- Remove River Birch Court and reconfigure the lots in the removed roadway area
- Reduce the length of Sugar Maple Place to create two estate lots
- Add a roadway bulb in front of Lot #48 on Willowbrook Drive
- Move a detention basin from Lot #52 to proposed lots #73 and #74
- Regrade an existing pond for use as a retention pond on proposed Lot #73
- Allow the lot width to depth ratio for Lots #73 and #74 to be less than the requirements of the Subdivision Regulations
- Allow the perimeter setback along Lots #63 and #64 to be 25 feet rather than 50 feet; and

WHEREAS, the Planning Board voted unanimously to recommend approval of the major change request to City Council with three conditions.

Now, Therefore, the City of Bellbrook Hereby Ordains:

Section 1. That the major change to the preliminary plan for the Highview Terrace subdivision, as amended on the attached map, is hereby approved with the following three conditions:

1. To evaluate a reconfiguration of Lots #73 & #74 to support an emergency access easement;
2. To evaluate options for the cul-de-sac at Willowbrook Drive to allow for EMS ingress/egress only; and
3. That all engineering conditions shall meet the approval of IBI Group.

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Section 2. This ordinance shall take effect and be in force from and after the earliest period provided by law.

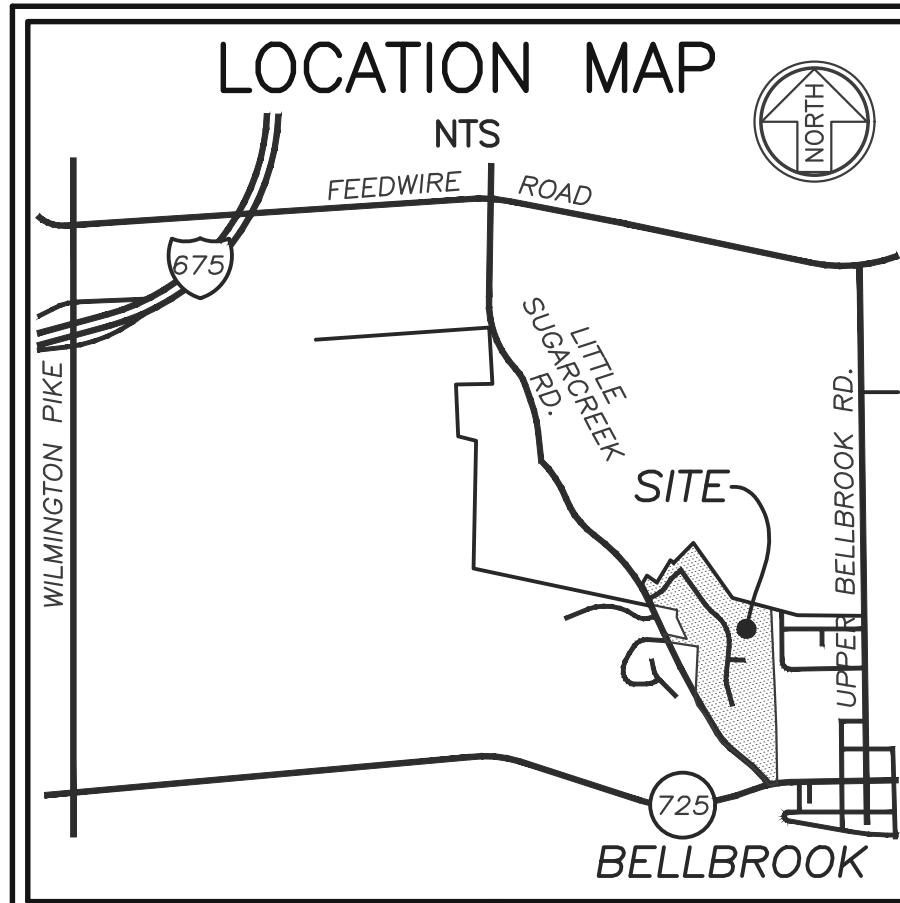
PASSED this ____ day of _____, 2016.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:

Patricia N. Campbell, Municipal Attorney



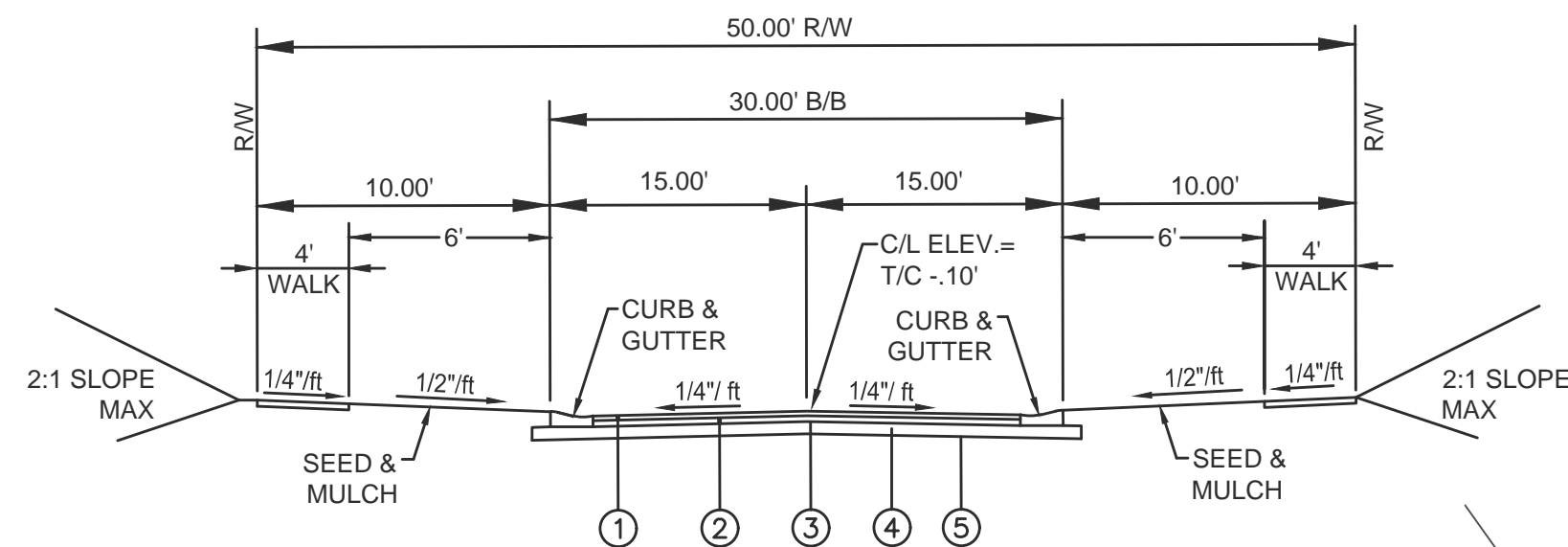
CONTROL POINTS			
DESCRIPTION	NORTHING	EASTING	ELEVATION
BES #110 / MAG NAIL SET	602900.43	1523794.40	826.76
BES #111 / MAG NAIL SET	601272.76	1524248.84	856.69
BES #112 / MAG NAIL SET	602110.01	1524321.47	—

KEY NOTE LEGEND

- EX. 8" WATER LINE TO BE CUT & CAPPED AT R/W LINE & REMOVED EAST OF R/W LINE.
- PLUG EX. 8" INV. EAST AT EX. MANHOLE. CUT EX. 8" SANITARY AT R/W. REMOVE ALL SANITARY FROM R/W TO THE EAST, INCLUDING MANHOLES. FILL EX. 8" SANITARY LINE FROM EX. MH IN SUGAR MAPLE PLACE TO R/W WITH GROUT.
- REVISE EX. CATCH BASINS TO AREA DRAIN AND REVISE TO GRADE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°30'26" W	29.96'
L2	N 85°28'58" E	86.66'
L3	S 45°38'42" E	28.79'
L4	S 28°26'14" E	138.87'
L5	S 49°31'14" E	501.75'
L6	S 34°58'41" E	301.90'
L7	S 24°20'17" E	299.49'
L8	S 33°03'15" E	101.30'
L9	N 56°56'45" E	112.68'
L10	N 30°13'21" W	603.27'
L11	N 37°33'31" W	276.32'
L12	N 44°13'29" W	369.31'
L13	N 33°57'54" W	49.05'



TYP STREET SECTION - 50'R/W

SCALE: NONE

MATERIALS

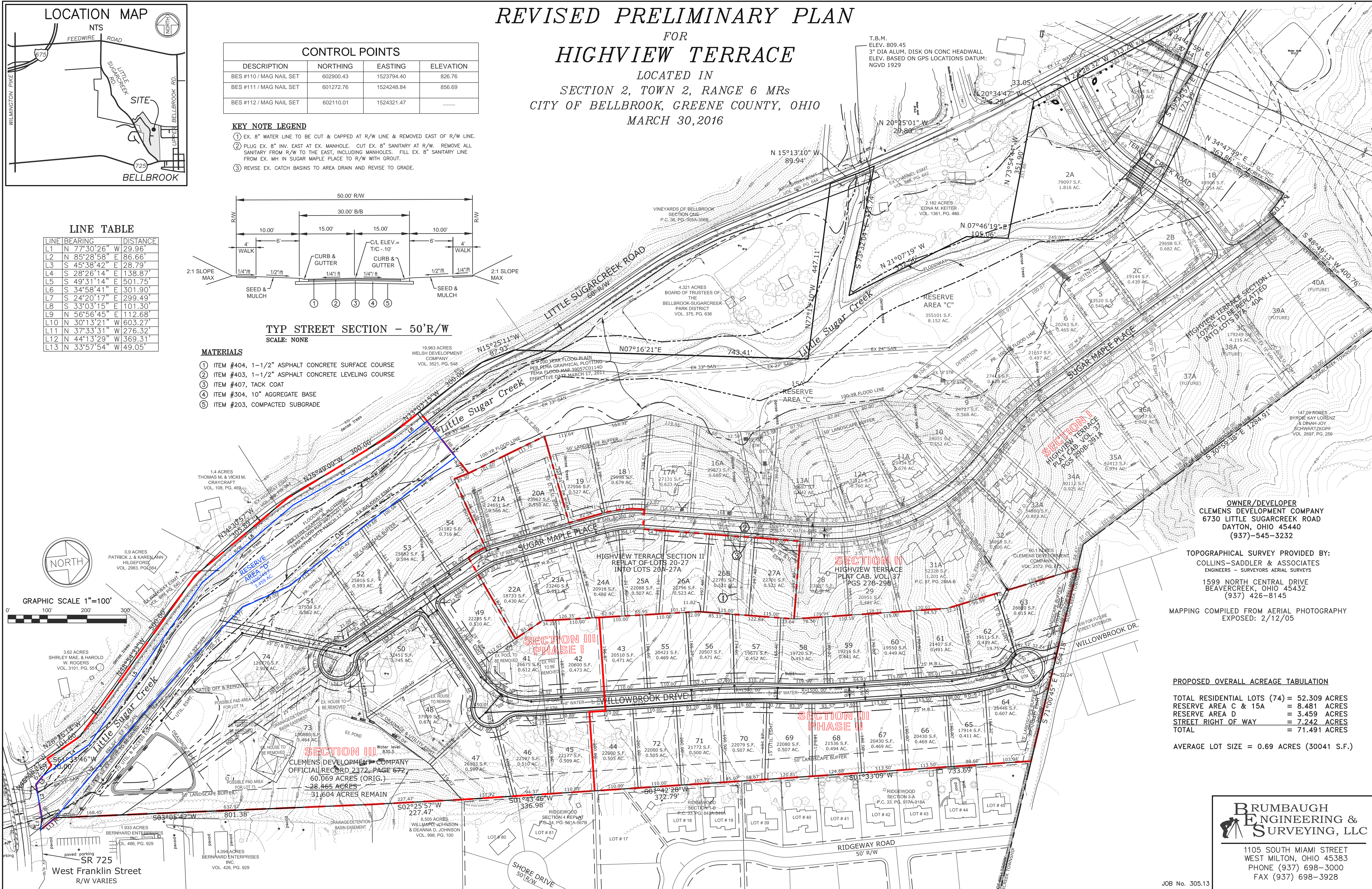
- ITEM #404, 1-1/2" ASPHALT CONCRETE SURFACE COURSE
- ITEM #403, 1-1/2" ASPHALT CONCRETE LEVELING COURSE
- ITEM #407, TACK COAT
- ITEM #304, 10" AGGREGATE BASE
- ITEM #203, COMPACTED SUBGRADE

REVISED PRELIMINARY PLAN

FOR

HIGHVIEW TERRACE

LOCATED IN
SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
MARCH 30, 2016



OWNER/DEVELOPER
CLEMENS DEVELOPMENT COMPANY
6730 LITTLE SUGAR CREEK ROAD
DAYTON, OHIO 45440
(937)-545-3232

TOPOGRAPHICAL SURVEY PROVIDED BY:
COLLINS-SADDLER & ASSOCIATES
ENGINEERS - SURVEYORS AERIAL SURVEYS
1599 NORTH CENTRAL DRIVE
BEAVERCREEK, OHIO 45432
(937) 426-8145

MAPPING COMPILED FROM AERIAL PHOTOGRAPHY
EXPPOSED: 2/12/05

PROPOSED OVERALL ACREAGE TABULATION

TOTAL RESIDENTIAL LOTS (74)	= 52.309 ACRES
RESERVE AREA C & 15A	= 8.481 ACRES
RESERVE AREA D	= 3.459 ACRES
STREET RIGHT OF WAY	= 7.242 ACRES
TOTAL	= 71.491 ACRES

AVERAGE LOT SIZE = 0.69 ACRES (30041 S.F.)

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

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Highview Terrace – Major Change to the Preliminary Plan

Conditions Approved by City Council May 9, 2016:

1. Transfer parkland to City of Bellbrook no later than December 31, 2016.
2. Require connection of water main to W. Franklin Street to loop the public water system.
3. Provide pedestrian access from Sugar Maple Place to remaining portion of existing driveway. This pedestrian access is to be owned and maintained by the Home Owners Association.
4. The pedestrian access path will be located between lot #51 and lot #74. If the path needs to be relocated in the future, it will require Council approval.
5. Ensure remaining portion of existing driveway is acceptable for pedestrian and public works vehicle access. Driveway is to be repaired/rehabbed to a smooth hard surface.
6. No parking signs on Sugar Maple Place from south side of lot #52 to end of cul-de-sac.
7. That all engineering conditions shall meet the approval of IBI Group.
8. Specifications for a gated emergency access:
 - a. Gate constructed by the developer on private property
 - b. Gate and structure maintained by the Homeowners Association
 - c. Gate should be equipped with a Knox Box to hold the key. Additional keys will be provided to the Bellbrook Police, Fire and Service Departments, as needed.
 - d. Gate opening width a minimum of 15' to accommodate fire and service vehicles.
9. Area on both sides of gate should be constructed with a roadway base to support fire and service vehicles. Minimum width for grass pavers in 15'. Access easement granted to the City for the width of the pavers.
10. Willowbrook Drive cul-de-sac considerations:
 - a. Varying from the revised preliminary plan approved by the Planning Board, the cul-de-sac will be shifted to the south to accommodate the gate
 - b. Location of fire hydrant – no water services beyond the location of the last fire hydrant.
 - c. No parking signs on Willowbrook Drive from north side of Lot #66 to end of cul-de-sac.
11. Coordinate final design of the gate, sidewalks, water main and other features with the City of Bellbrook, the IBI Group (the City's contract engineer), the developer of the Landings at Sugarcreek and Sugarcreek Township.