

CITY OF CLAYTON, OHIO

ORDINANCE NO. O- PC-21-06

AN ORDINANCE ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE FINAL DEVELOPMENT PLAN AND SECTION 1 PLAT (HUNTER'S PATH) OF DDC MANAGEMENT, LLC WITH SPECIFIED CONDITION(S) FOR PROPERTY BEARING PARCEL I.D. NUMBER M60 03207 0022 AND CONTAINING 39.47 ACRES LOCATED AT THE NORTHWEST CORNER OF WESTBROOK AND UNION ROADS WITHIN THE CITY OF CLAYTON, OHIO

WHEREAS, an application has been filed by DDC Management, LLC with consent of the property owner, for approval of a Final Development Plan and Section 1 Plat (Hunter's Path) for the property located at the Northwest corner of Westbrook and Union Roads and bearing Parcel I.D. Number M60 03207 0022, and containing 39.47 acres within the City of Clayton, Ohio ("Subject Property");

WHEREAS, the Clayton Planning Commission held a public hearing on November 22, 2021, on said Final Development Plan and Section 1 Plat request at which time any and all persons were given an opportunity to be heard thereon, and the Clayton Planning Commission, at said November 22, 2021 meeting, *voted to approve with specified condition(s) (Exhibit A), the Final Development Plan and Section 1 Plat;* and

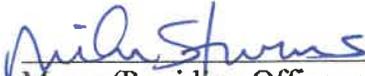
WHEREAS, the Clayton City Council held a public hearing on December 16, 2021, on the aforesaid Final Development Plan and Section 1 Plat request at which time any and all persons were given an opportunity to be heard thereon.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:

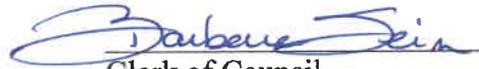
1. That the Council hereby adopts the Planning Commission's *recommendation of approval of the Final Development Plan and Section 1 Plat, with specified condition(s), for the Subject Property.*
2. That this Ordinance shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Ordinance or which imposes additional requirements for effectiveness or validity.
3. That in accordance with Clayton Charter Section 4.031 the requirement that this enactment be read on two (2) separate days is complied with by readings on December 16, 2021 and January 6, 2022.
4. That in accordance with Clayton Charter Section 4.031(H) this enactment shall become effective thirty days after its second reading and enactment.

ADOPTED BY COUNCIL ON JANUARY 6, 2022.

AUTHENTICATION:



Mayor (Presiding Officer of Council)



Clerk of Council

APPROVED AS TO FORM:



Law Director

CERTIFICATION OF PUBLICATION

This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper

Brookville Star

Date of publication

January 19, 2022



Clerk



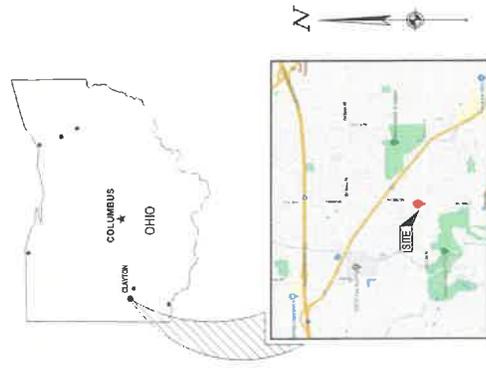
REVISION DESCRIPTION NO DATE

HUNTERS PATH NORTH UNION ROAD DDC MANAGEMENT, LLC

Exhibit A

TITLE SHEET

Table with columns: FINAL DEVELOPMENT PLANS, JOB NO., DESIGN, DRAWN, CHECKED, SHEET NO., C100



Sheet List Table with columns: Sheet Number, Sheet Title

SITE DATA TABLE with columns: OVERALL ACREAGE, LOT COUNT, DENSITY, OPEN SPACE



JUSTIN ELAM, P.E. OHIO LICENSE NO. E-76398 11/04/21 DATE

DEVELOPMENT PLANS FOR HUNTER'S PATH NORTH UNION RD & WESTBROOK RD CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO

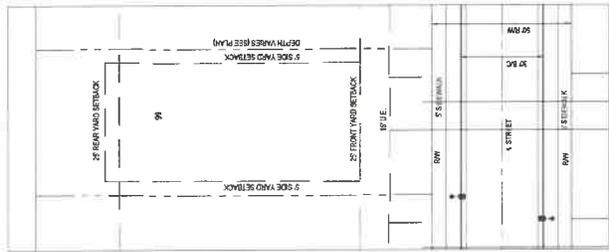


AREA MAP SCALE: 1" = 200'

GOVERNING AGENCIES AND UTILITY COMPANIES: WATER & WASTEWATER SERVICE, GAS SERVICE, CABLE, ELECTRIC, PHONE SERVICE, AIR TRAFFIC CONTROL, etc.



ENGINEERS/SURVEYOR: CESO, INC. 1000 W. MAIN ST. SUITE 200 MARIETTA, OH 44130 PH: 937.933.1308



TYPICAL 52' LOT LAYOUT (PD)

NOTES:

- 1. ALL LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
2. THE SITE WAS PREVIOUSLY AGRICULTURAL.
3. WATERS SUPPLY TO BE BY MONTGOMERY COUNTY ENVIRONMENTAL SERVICES.
4. WASTEWATER DISPOSAL TO BE BY MONTGOMERY COUNTY ENVIRONMENTAL SERVICES.
5. STORM WATER SHALL COMPLY WITH THE CITY OF CLAYTON STANDARDS AND DEPA...
6. EROSION AND SEDIMENT CONTROL TO BE PROVIDED ON FINAL CONSTRUCTION...
7. ALL STREETS AND MULTISECT DATA ARE TO BE PUBLIC FACILITIES CONSTRUCTED TO THE CITY OF CLAYTON STANDARDS.
8. THE OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. ZONING: PDD PLANNED DEVELOPMENT DISTRICT



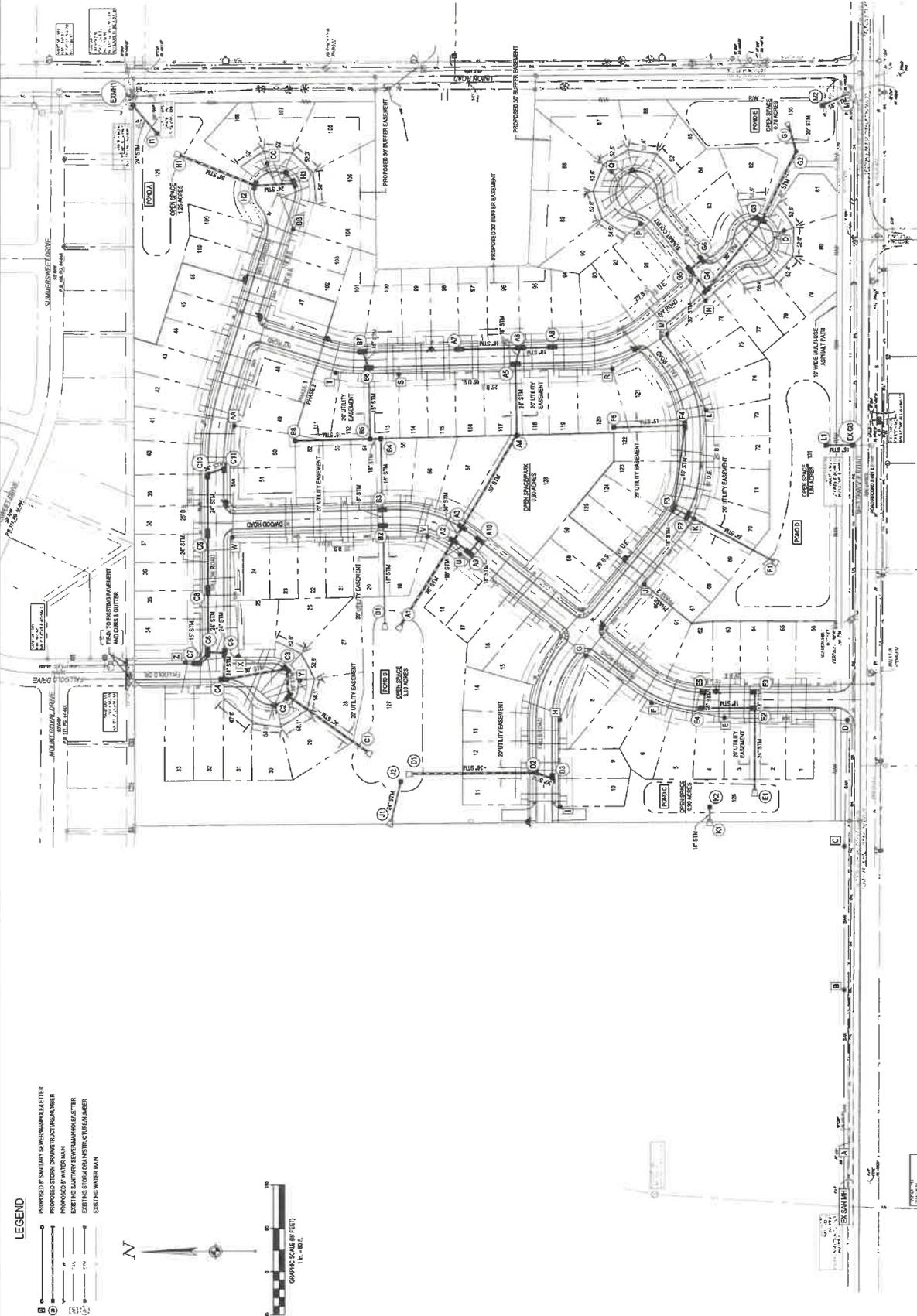
NO. DATE

REVISION DESCRIPTION

DCC MANAGEMENT, LLC
 HUNTERS PATH
 NORTH UNION ROAD
 CLAYTON, OHIO

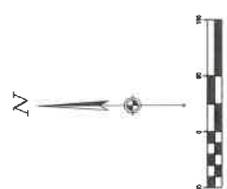
OVERALL SITE
 LAYOUT &
 UTILITY PLAN

FINAL DEVELOPMENT PLANS
 11/16/2021
 JOB NO.: 755959
 DESIGN: JPM
 DRAWN: JTP
 CHECKED: JFW
 SHEET NO.: C200



LEGEND

- PROPOSED 18" SANITARY SEWER MANHOLE LETTER
- PROPOSED 24" SANITARY SEWER MANHOLE LETTER
- PROPOSED 30" SANITARY SEWER MANHOLE LETTER
- EXISTING SANITARY SEWER MANHOLE LETTER
- EXISTING 18" WATER MAIN
- EXISTING 24" WATER MAIN
- EXISTING 30" WATER MAIN
- EXISTING 18" STORM WATER MAIN
- EXISTING 24" STORM WATER MAIN
- EXISTING 30" STORM WATER MAIN





REVISION DESCRIPTION

NO. DATE

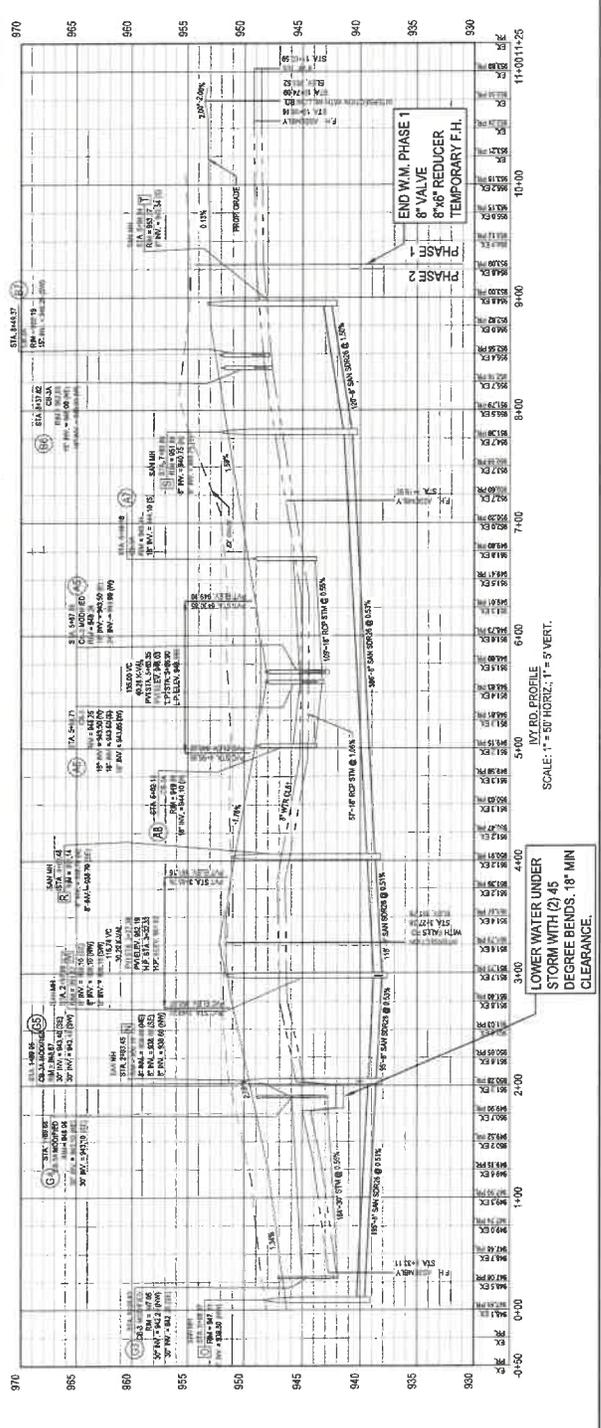
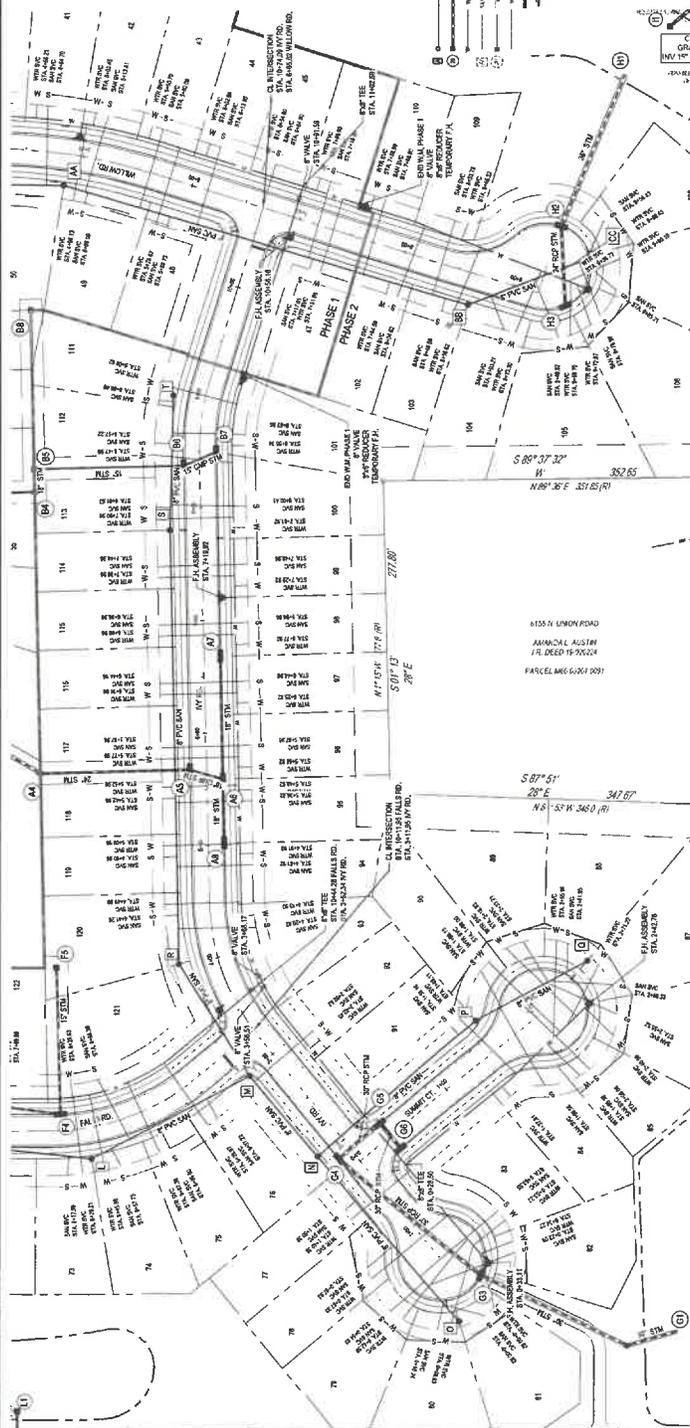
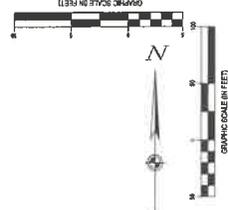
DDC MANAGEMENT, LLC.
HUNTER'S PATH
NORTH UNION ROAD
CLAYTON, OHIO

PLAN & PROFILE
IVY ROAD

FINAL DEVELOPMENT PLANS
JOB NO.: 11M0281
DESIGNER: JTB
CHECKER: JWB
SHEET NO.: C302

LEGEND

PROPOSED 8" SANITARY SEWER MAIN LETTER
PROPOSED 10" SANITARY SEWER MAIN LETTER
PROPOSED 12" SANITARY SEWER MAIN LETTER
EXISTING 8" SANITARY SEWER MAIN LETTER
EXISTING 10" SANITARY SEWER MAIN LETTER
EXISTING 12" SANITARY SEWER MAIN LETTER
EXISTING WATER MAIN
PROPOSED STOP OF MAIN
PROPOSED STOP FOR A STREET CLOSURE (S+L D+)



SCALE: 1" = 50' HORIZ. 1" = 5' VERT.

LOWER WATER UNDER STORM WITH (2) 45 DEGREE BENDS. 18" MIN CLEARANCE.



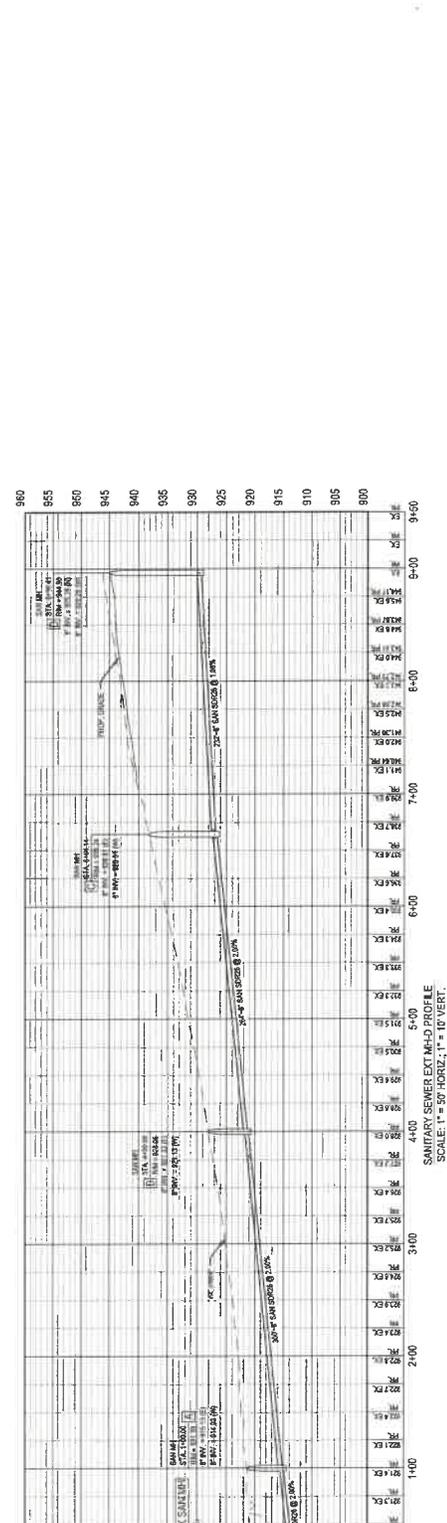
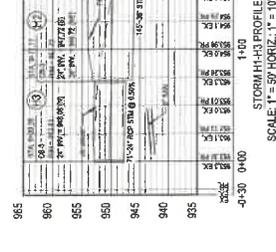
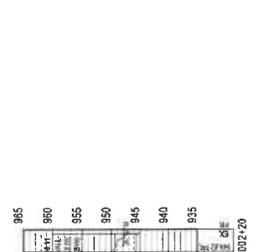
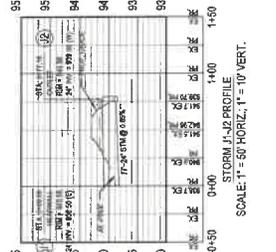
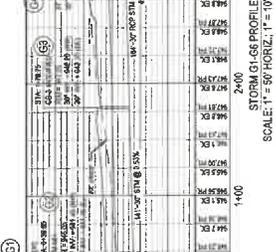
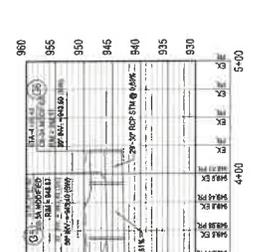
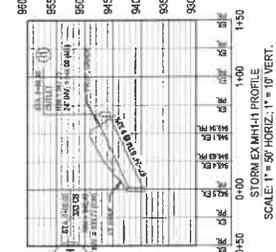
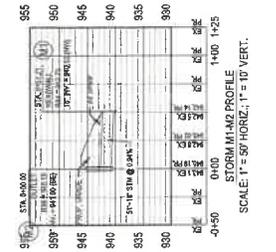
NO. DATE

REVISION DESCRIPTION

DDC MANAGEMENT, LLC
 HUNTERS PATH
 NORTH UNION ROAD
 CLAYTON, OHIO

OFFSTREET
 PROFILE

FINAL DEVELOPMENT PLANS
 JOB NO.: 19062021
 DESIGN: JPN
 DRAWN: JJP
 CHECKED: JMW
 SHEET NO. C306





REVISION DESCRIPTION

NO. DATE

DDC MANAGEMENT, LLC
 HUNTER'S PATH
 NORTH UNION ROAD
 CLAYTON, OHIO

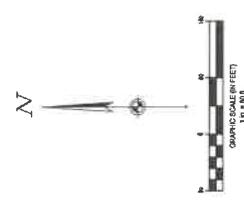
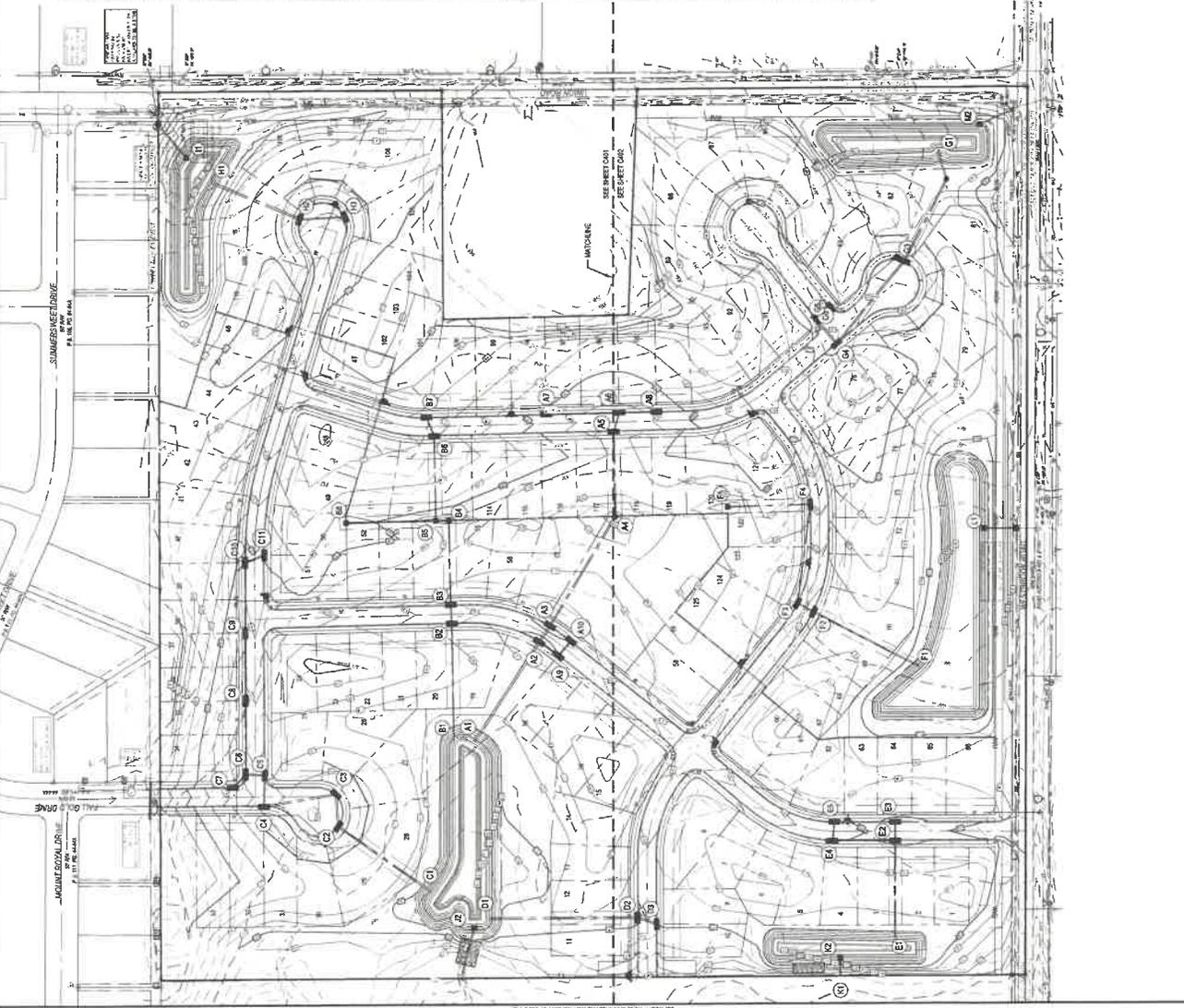
OVERALL
 GRADING &
 DRAINAGE PLAN

FINAL DEVELOPMENT PLANS
 JOB NO.: 750509
 DESIGNER: JPM
 CHECKED: JMM
 SHEET NO.: C400

NO.	STRUCTURE	GRATE	INVERT
E3	CSA MODIFIED	84453	84450 (PT) SE 84450 (PT) W
E3	CSA	84453	84450 (PT) W
E4	CSA	84514	84512 (PT) SE 84512 (PT) S
E5	CSA	84512	84510 (PT) W
EXC28	300x30	84647	84648 (PT) W
ENH1	300x30	84648	84647 (PT) SW
F1	HEADWALL	84652	84650 (PT) SE
F2	CSA MODIFIED	84659	84657 (PT) SE 84657 (PT) W
F3	CSA	84654	84652 (PT) W
F4	CSA	84659	84657 (PT) W
F5	CSA	84659	84657 (PT) S
F6	HEADWALL	84670	84668 (PT) W
G2	300x30	84670	84668 (PT) W
G3	CSA MODIFIED	84675	84673 (PT) W 84673 (PT) SE
G4	CSA MODIFIED	84688	84686 (PT) SE 84686 (PT) W
G5	CSA MODIFIED	84687	84685 (PT) SE 84685 (PT) W
H1	HEADWALL	84697	84695 (PT) W
H2	CSA	84672	84670 (PT) W
H3	CSA	84682	84680 (PT) W
J1	HEADWALL	84688	84686 (PT) SE
J2	OUTLET	84698	84696 (PT) W
K1	HEADWALL	84771	84769 (PT) SE
L2	OUTLET	84751	84749 (PT) W
M1	HEADWALL	84752	84750 (PT) W
M2	OUTLET	84759	84757 (PT) SE

NO.	STRUCTURE	GRATE	INVERT
A1	HEADWALL	84020	84018 (PT) SE 84018 (PT) W
A2	CSA MODIFIED	84073	84071 (PT) W 84071 (PT) SE
A3	CSA MODIFIED	84173	84171 (PT) SE 84171 (PT) W
A4	CSA	84173	84171 (PT) SE
A5	CSA	84173	84171 (PT) W
A6	CSA MODIFIED	84224	84222 (PT) SE 84222 (PT) W
A7	CSA	84225	84223 (PT) SE 84223 (PT) W
A8	CSA	84225	84223 (PT) W
A9	CSA	84225	84223 (PT) SE
A10	CSA	84225	84223 (PT) W
A11	HEADWALL	84225	84223 (PT) SE
A12	CSA	84225	84223 (PT) W
A13	CSA	84225	84223 (PT) SE
A14	CSA	84225	84223 (PT) W
A15	CSA	84225	84223 (PT) SE
A16	CSA	84225	84223 (PT) W
A17	CSA	84225	84223 (PT) SE
A18	CSA	84225	84223 (PT) W
A19	CSA	84225	84223 (PT) SE
A20	CSA	84225	84223 (PT) W
A21	CSA	84225	84223 (PT) SE
A22	CSA	84225	84223 (PT) W
A23	CSA	84225	84223 (PT) SE
A24	CSA	84225	84223 (PT) W
A25	CSA	84225	84223 (PT) SE
A26	CSA	84225	84223 (PT) W
A27	CSA	84225	84223 (PT) SE
A28	CSA	84225	84223 (PT) W
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A31	CSA	84225	84223 (PT) SE
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A97	CSA	84225	84223 (PT) SE
A98	CSA	84225	84223 (PT) W
A99	CSA	84225	84223 (PT) SE
A100	CSA	84225	84223 (PT) W

Pipe Name	Size (in)	Length (ft)	Slope
A1A1	36	192	0.00%
A1A2	36	79	0.00%
A1A3	36	195	0.00%
A1A4	24	131	0.00%
A1A5	18	30	0.00%
A1A6	18	109	0.00%
A1A7	18	37	0.00%
A1A8	18	36	0.00%
A1A9	18	29	0.00%
A1B1	18	199	0.00%
A1B2	18	131	0.00%
A1B3	18	20	1.48%
A1B4	18	21	5.14%
A1B5	18	141	1.00%
A1B6	18	178	0.00%
A1B7	30	50	0.00%
A1B8	30	115	0.00%
A1B9	24	29	0.52%
A1C1	15	29	0.70%
A1C2	24	174	1.14%
A1C3	24	134	0.00%
A1C4	24	199	0.70%
A1C5	36	22	0.00%
A1C6	36	31	0.00%
A1C7	36	149	0.51%
A1C8	18	29	0.52%
A1C9	18	29	0.52%
A1D1	18	29	0.52%
A1D2	18	29	0.52%
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A1D98	18	29	0.52%
A1D99	18	29	0.52%
A1D100	18	29	0.52%



DATE PLOTTED: 11/14/2023 10:58:11 AM
 PLOTTER: HP DesignJet T1100e
 PLOT SCALE: 1" = 10'



REVISION DESCRIPTION

NO. DATE

DDC MANAGEMENT, LLC
 HUNTERS' PATH
 NORTH UNION ROAD
 CAYTON, OHIO

SWPPP PHASE 1

FINAL DEVELOPMENT PLANS	1/16/2021
JOB NO.	750659
DESIGNER	JPL
CHECKED	JIN
SHEET NO.	E10

SWPPP LEGEND

EXISTING

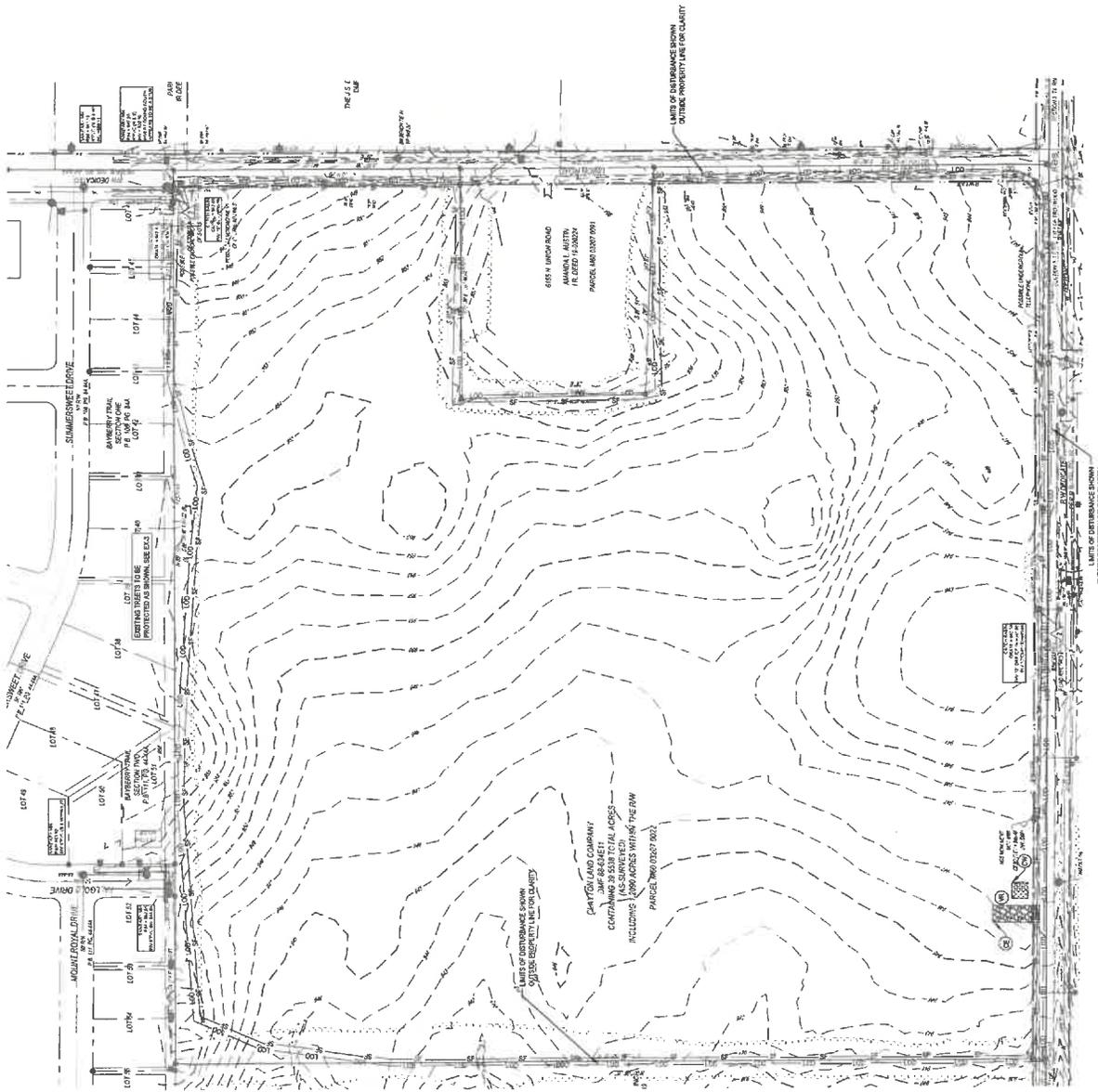
REFER TO YOUR LOCAL MUNICIPAL LEGEND

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- PAVEMENT/WALK
- STORM SEWER
- DELT FORCE
- UNIT OF DISTURBANCE
- STANDARDIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
- STANDARDIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- VEHICLE RETAINING AREA
- INLET PROTECTION



PERMIT GENERAL CONTRACTOR SHALL REFERENCE 80% GENERAL PERMIT DECISION PRIOR TO START OF CONSTRUCTION.





REVISION DESCRIPTION

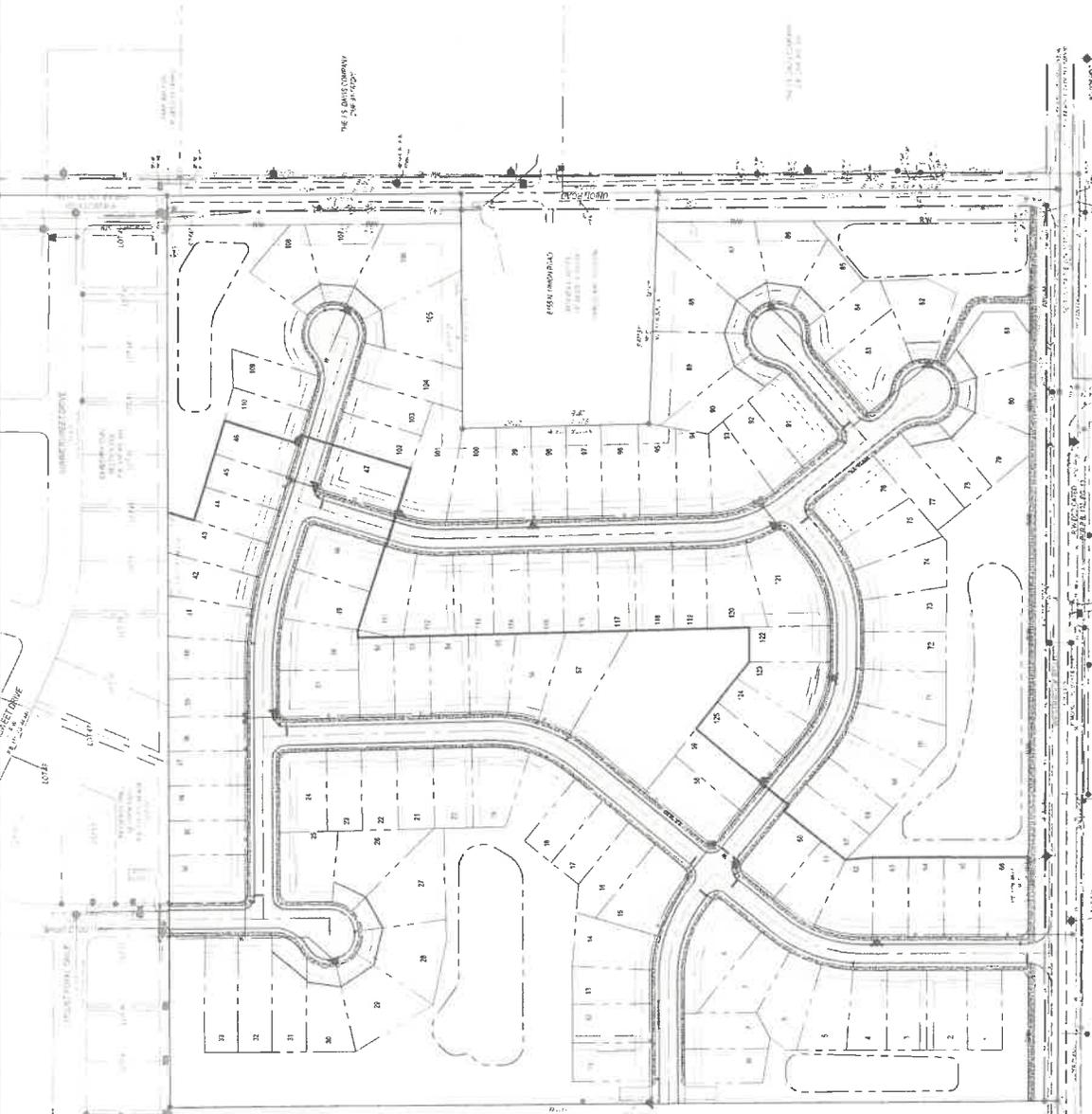
NO. DATE

DDC MANAGEMENT, LLC.
HUNTERS' PATH
NORTH UNION ROAD
CLAYTON, OHIO

LIGHTING PLAN

FINAL DEVELOPMENT PLANS	11/04/2021
JOB NO.	759469
DESIGN	JPN
DRAWN	JTP
CHECKED	JTW
SHEET NO.	EX-4

LIGHTING PLAN LEGEND
PROPOSED
EXISTING



GRAPHIC SCALE (IN FEET)

