

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:30 PM Thursday, February 11, 2016**

**Village Administration Building
99 High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Election of Officers
2.	Call to Order
3.	Pledge of Allegiance
4.	Roll Call
5.	Open Forum
6.	Review and Approval of Minutes A. Minutes of November 24, 2015
7.	Public Hearing – None
8.	Old Business A. 15-01P - Modifications to Site Plan for Country Attic Treasures LLC
9.	New Business A. Case 16-01P: Preliminary Plat Application for Rivers Crossing South Subdivision.
10.	Communications
11.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

Planning Commission Meeting
MEETING MINUTES
November 24, 2015
5:30 p.m.

Members:

Tom Hunshe
Skip Lawhorn
Dennis Rees
Steve Riley
Darrick Zucco

Staff:

Jerry Haddix, Administrator
Molly Corwin, Clerk

1. Call to order at 5:30 p.m.
2. Roll Call. All present except Dennis Rees(absent)
3. Pledge of Allegiance
4. Open Forum – Nobody present to speak
5. Review and Approval of Planning Commission Minutes from September 14, 2015. Motion to approve was made by Tom Hunshe, seconded by Skip Lawhorn. All yeas.
6. New Business: Case 15-07P: Application for Lots Splits of Lots 15 & 16 of Fredericks Stand Subdivision. Recommended Approval by Jerry Haddix. Discussed lot line. Motion to approve was made by Skip Lawhorn, seconded by Darrick Zucco. All yeas.
7. Motion to adjourn. Skip Lawhorn made the motion; Steve Riley seconded. All yeas.

Darrick Zucco -Chairman

Molly Corwin – Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 15-01P, Revision to Site Plan Review for Country Attic Treasures LLC

DATE: February 9, 2016

On the agenda for the February 11th meeting is a revision to the site plan for Country Attic Treasures LLC to be located at the northeast corner of the intersection of Lebanon Road and Corwin Nixon Boulevard (the “Project”) submitted by Scott Ready, the owner of Country Attic Treasures LLC (the “Applicant”).

Background

The Project that is the subject of the application is located at the northeast corner of Lebanon Road and Corwin Nixon Boulevard. The present zoning classification is B-1 Neighborhood Business District.

On June 1, 2015, the Planning Commission conditionally approved the site plan submitted by Country Attic Treasures LLC for the construction of a retail store at 260 Corwin Nixon Boulevard. On June 10, 2015, all conditions for approval were met and the Zoning Administrator issued a zoning permit for the property.

On February 5, 2016, Scott Ready, the owner of Country Attic Treasures LLC, submitted a request to install a 3-board fence on the outside of the parking area and a sliding gate at the entrance. The gate would be only opened during operating hours.

Zoning Code Analysis

Upon reviewing the request, fencing is allowable on commercial developments per the Village Commercial Design Guidelines and Standards and Zoning Code. Gating of commercial developments is not specifically addressed in the Zoning Code or the Design Standards.

Zoning Process

Pursuant to Article 18 of the Village Zoning Regulations, any modification to a site plan that doesn’t meet the definition of “minor” per Section 15.18.15 of the Village Zoning Code as determined by the Zoning Administrator shall require Planning Commission approval. The requested modifications do not meet the definition of “minor”. Therefore, the Planning Commission must review the requested changes.

Staff Analysis

Based on the information provided, the fencing portion of the request would adhere to the Village Design Guidelines as well as providing a barrier between the parking lot and Dry Run located on the west side of the property. The 3 board fence would also enhance look of the building from the street

especially in the Fall and Winter when there is no natural vegetation barrier between Lebanon Road and the site.

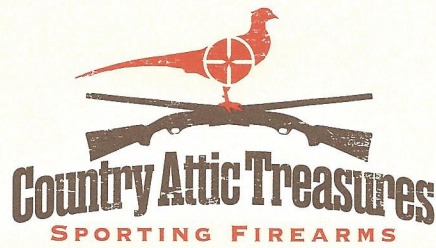
With respect to the proposed gate, the Applicant, citing security concern, is seeking permission to install a sliding gate to limit access to the property during non-operating hours. Although the Zoning Code does not specifically address this item, Sec. 15.18.21.8 Standards for Site Plan Approval that “all buildings or groups shall be so arranged as to permit convenient and direct emergency vehicle access.” The installation of a gate, whether locked or unlocked, would impede access to the property by emergency vehicles and personnel.

Recommendation

- A. Staff recommends that the Planning Commission grant its approval to fencing portion of the request with the following conditions:
 - 1. Review and approval of fence materials by the Zoning Administrator prior to installation;
 - 2. Breaks in the fence every fifty (50) feet, per the Village Commercial Standards and Guidelines;
 - 3. Setback from property line to allow for landscaping; and
 - 4. Apply for Zoning Permit to install fence.
- B. Staff recommends denial of the gate portion of this request.

Attachments

Site Plan Modification Request



February 5, 2016

Village of South Lebanon

Dear Planning Commission,

We are in the final stages of completing the new Country Attic Treasures retail location on Corwin-Nixon Blvd. As the project evolved, I realized that an important element of the overall design and security plan for the exterior of the store was not depicted on the original site plan. I am requesting approval of a perimeter three board fence and gate to be added to the plan. Given the nature of our business, I have committed a great deal of thought and money towards achieving the greatest degree of physical security for the building and its contents with the goal of protecting both the business and the community at large.

I have met with both Sgt Jeff Boylan and Chief Bob Napier on site recently to discuss the overall security and safety elements designed into the project as well as discussed my thoughts behind limiting access to the building during off hours for security and I believe I have their support.

I propose to add an attractive section of rustic three board fence around the front of the building and a gate that will complement the look of the building and provide the added level of access control that I believe will enhance the overall security of the building after normal business hours. I have included a drawing detail indicating the style and location of the fence as well as the gate for your review and I look forward to discussing personally with you as soon as possible.

Regards,

Scott Ready

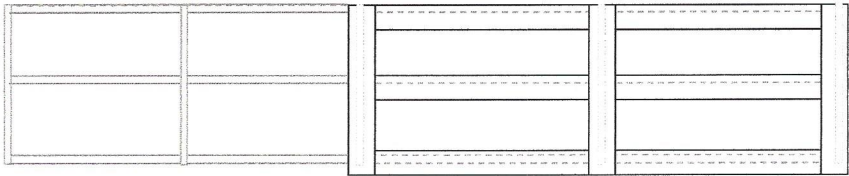
COUNTRY ATTIC TREASURES

SCOTT READY, OWNER

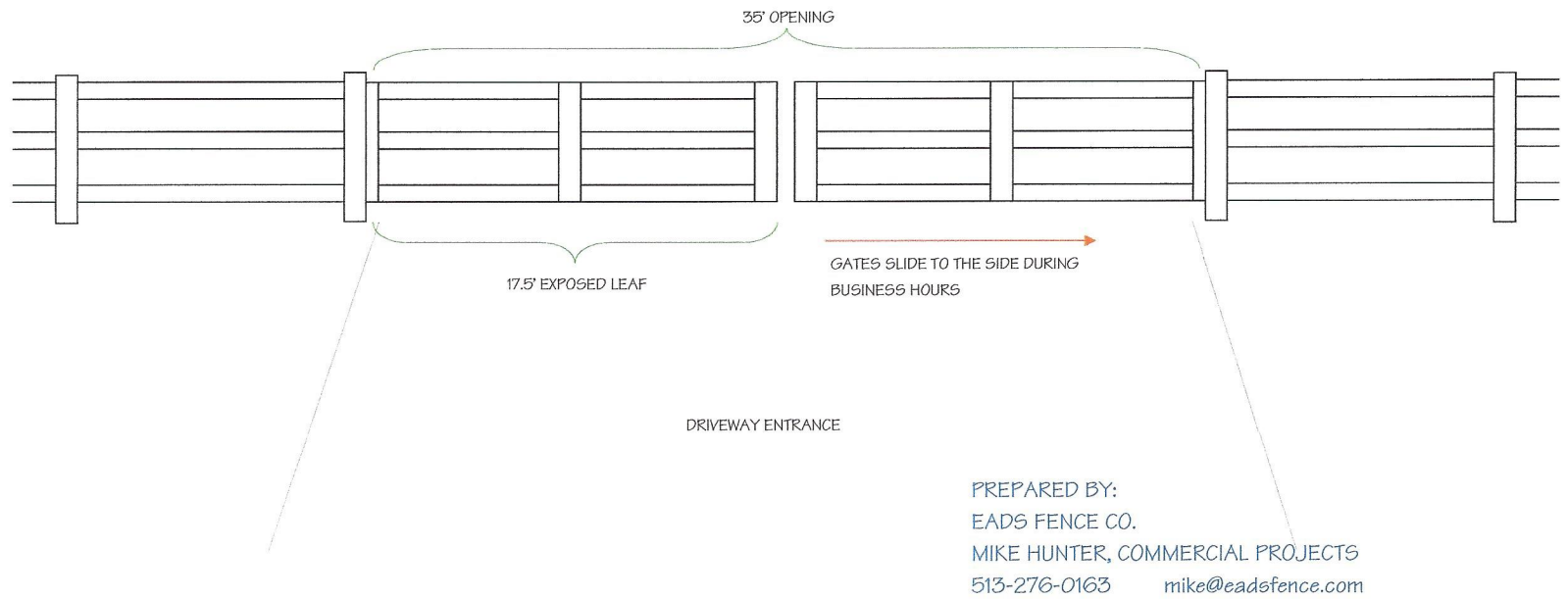
2" GALV. GATE FRAME *example*

Final may be slightly changed for strength

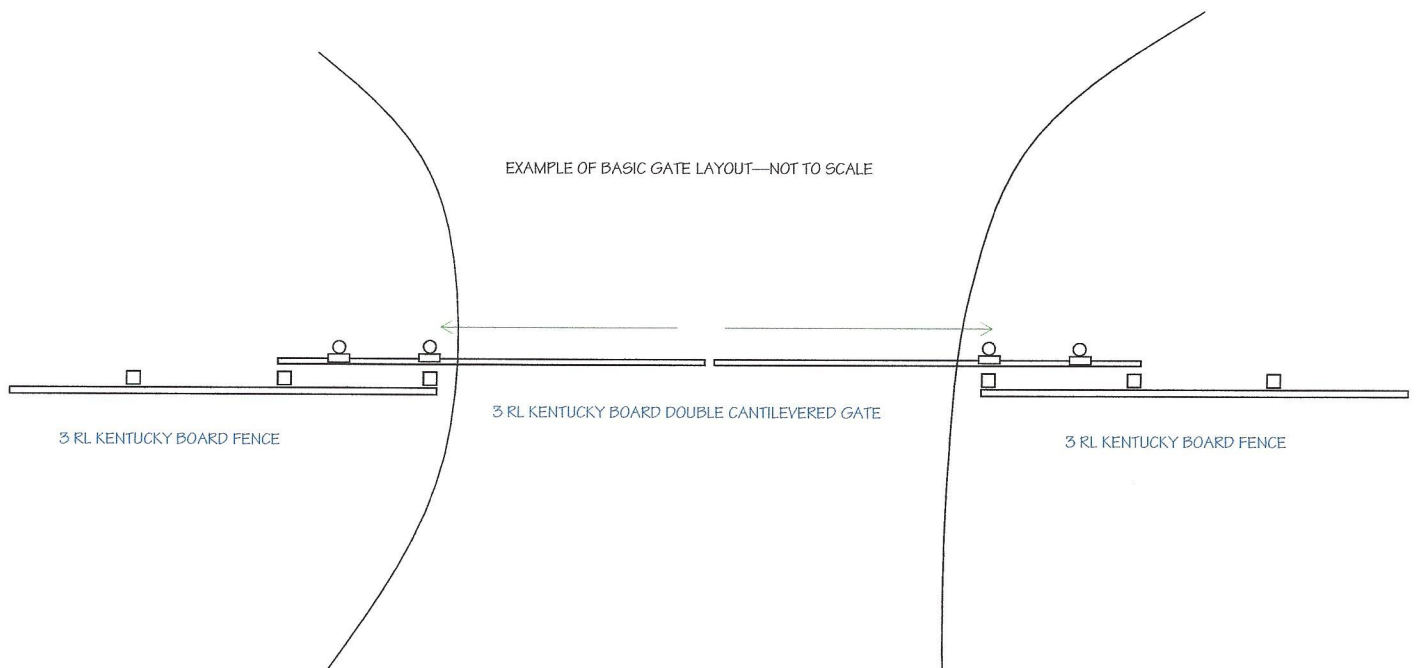
3 RL KY. BD. GATE



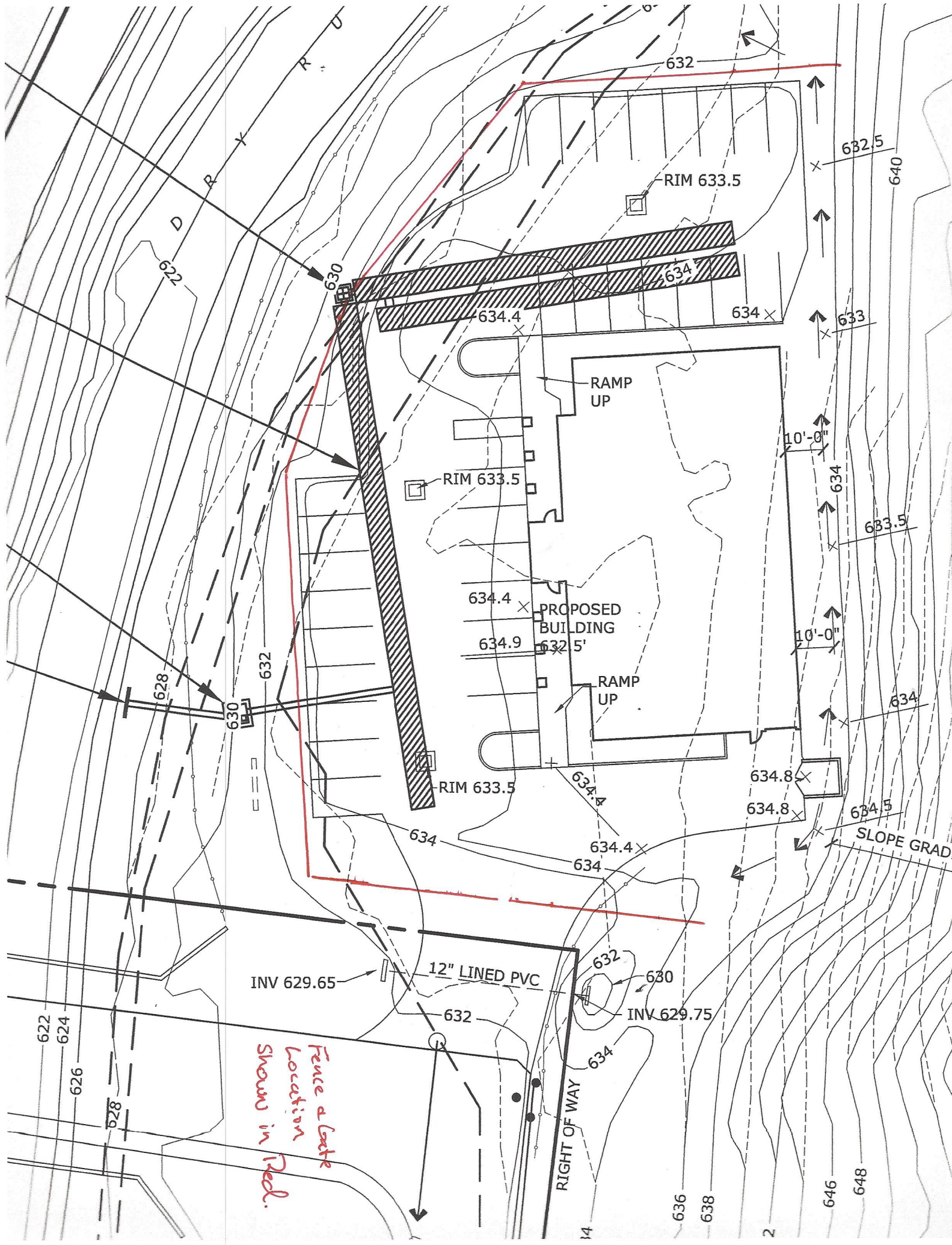
EXAMPLE OF BASIC GATE LAYOUT—NOT TO SCALE



COUNTRY ATTIC TREASURES
SCOTT READY, OWNER



PREPARED BY:
EADS FENCE CO.
MIKE HUNTER, COMMERCIAL PROJECTS
513-276-0163 mike@eadsfence.com



Fence & Gate
Location
Shown in Red.

632

632.5

640

RIM 633.5

630

634

634.4

634

RAMP
UP

RIM 633.5

634.4

634.9

PROPOSED
BUILDING

RAMP
UP

RIM 633.5

634.4

634.8

634.8

634.5

SLOPE GRADE

INV 629.65

12" LINED PVC

632

630

INV 629.75

632

634

RIGHT OF WAY

636

638

646

648

622

628

632

630

622

624

626

628

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 16-01P, Preliminary Plat - Rivers Crossing South

DATE: February 9, 2016

On the agenda for the February 11th meeting is Case #16-01P, is a preliminary plat for the Rivers Crossing South property (the “Property”) submitted by HPA Development (“developer”) on behalf of Lebanon Mason LLC (the “Owner”).

Background

The Property was previously a manufacturing facility for Cincinnati Milacron. In 1996, Cincinnati Milacron sold the property to Vickers. In 1999, Siemens Energy & Automation. In 2003, MM Milgrove Road LLC purchased the property. Up until this point, the property had been zoned I-1 Industrial. In 2003, the Village Council approved the rezoning of 47.972 acres of the property to R-3 PUD Residential, Single or Multi Family. The developer subsequently went “belly up”. In 2013, Lebanon Mason LLC purchased the entire 111.49 acres. On November 11, 2015, the Village Council, upon the recommendation of the Planning Commission, approved the rezoning of 76.810 acres of the property from R-3 PUD & I-1 to R-3 per Ordinance 2015-11.

The Applicant and their representatives have met with Village staff and the Village Engineer for a required pre-application meeting to review the development prior to submittal of a preliminary plat.

Code Analysis

Pursuant to Section 15.20.4 in the Village Zoning Regulations, after the pre-application stage, the developer shall submit a preliminary plat of the proposed subdivision.

Zoning Process

The Planning Commission on its own initiative or upon petition by a citizen or neighboring property owner may, prior to action on a preliminary plat of a subdivision, hold a public hearing thereon at such time and upon such notice as the Commission may designate. There has been no such request made by a citizen or adjacent property owner.

The Planning Commission shall forward copies of the preliminary plat to such officials and agencies as may be necessary for the purpose of study and recommendations. After receipt of reports from such officials and agencies, the Commission shall determine whether the preliminary plat shall be approved, approved with modifications or disapproved. The preliminary plat has been sent to the following officials and agencies for review and comments:

- Warren County Soil & Water Conservation District
- Warren County Tax Map Department

- Duke Energy
- Warren County Sheriff, South Lebanon Post
- Union Township Fire & Rescue
- Kings Local School District

We have received comments from Warren County Soil & Water Conservation and the Union Township Fire Department (see attached). It is not unusual for these officials and agencies to not comment on a preliminary plat. The preliminary plat is sent to them primarily out of courtesy to make them aware of new developments in the Village.

The Village Engineer has reviewed the preliminary plat and its comments are included in a checklist report attached hereto.

The developer has submitted a Traffic Impact Study (TIS) for the development which justifies the improvements at the intersection with Mason-Morrow-Millgrove Road.

The preliminary plat was submitted of January 26, 2016. Per the Village Zoning Regulation, the Planning Commission shall act on the preliminary plat within thirty (30) days after filing. The Planning Commission can either: 1) approved; 2) approve with modification; or 3) disapprove the preliminary plat.

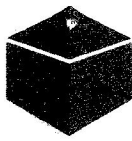
Recommendation

Staff recommends that the Planning Commission grant its approval of the preliminary plat for Rivers Crossing South subdivision with the following conditions:

1. Address the comments/concerns of the Union Township Fire Department with the exception of item #4 re: re: hydrant placement. This item is addressed in the Village Water Design Standards;
2. Ensure adequate sediment and erosion control measures are used during construction per the Warren County Soil & Water Conservation District email attached;
3. Submit a plan/timetable for demolition of the existing buildings on the property; and
4. Ensure compliance with any applicable Federal, State or local law or regulation

Attachments

Planning Commission Application
Agency comments



HPA
DEVELOPMENT GROUP

January 26, 2016

Mr. Jerry L. Haddix
Village of South Lebanon
99 High Street
P.O. Box 40
South Lebanon, OH 45065

Re: Rivers Crossing South Property – Preliminary Plat Submittal

Dear Jerry:

As agent for the owner of the Rivers Crossing South property (the former Siemens Property) we would like formally submit to the Village of South Lebanon the Preliminary Plat for the 54.12 acre portion of the site to be developed into 127 single family lots.

The plan conforms to the underlying zoning of R-3 and will be accessed from the existing drive from Mason Morrow Millgrove Road. That drive (Street A) will allow stub to the east allowing for the future development of the parcel where the former Siemens building is currently located.

Enclosed herein for your review are the following:

- 12 full size copies of the Preliminary Plat
- 1 (11x17) reduced copy of the Preliminary Plat
- Village of South Lebanon Planning Commission Application
- Application Fee in the amount of \$5,634.14

Please do not hesitate to call with any questions. I can be best reached on my cell phone at 513-702-9421.

Sincerely,

HPA Management Group, LLC
By: HPA Development Group, Inc.
Managing Member

Graham S. Parlin
Vice President

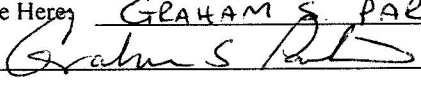
VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

	Draft Plan-Discussion Only		Preliminary PUD
	Site Plan		Final PUD
	Landscape Plan		Rezoning
	Construction Drawings. (Please complete Fee Schedule form on Page 2)		Lot Split
X	Preliminary Plat (Please complete Fee Schedule form on Page 2)		Conditional Use
	Final Plat or Replat		Special Meeting
	Right-of-Way Dedication Plat		Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name:			
Type of Business/Project Description: <u>RIVERS CROSSING SOUTH - RESIDENTIAL DEVELOPMENT</u>			
Location: <u>MASON MORROW MILLGROVE ROAD</u>		Size of Building:	
Current Zoning: <u>R-3</u>		Rezone to:	
Total Acreage: <u>54.12</u>		Acres to be Rezoned:	
Number of Employees:		Number of Fleet Vehicles:	
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: <u>LEBANON MASON, LLC SUITE 200</u>		Name: <u>Andy Storer, Bayer Becker</u>	
Address: <u>4020 KINROSS LAKES PARKWAY</u>		Address: <u>1404 Race Street, Suite 204</u>	
City: <u>RICHFIELD</u>	State: <u>OH</u> Zip: <u>44286</u>	City: <u>Cincinnati</u>	State: <u>OH</u> Zip: <u>45202</u>
Telephone:	Fax:	Telephone: <u>513-336-6600</u>	Fax:
Applicant(s): <u>HFA MANAGEMENT GROUP, LLC</u>			
Address: <u>7800 COOPER ROAD, SUITE 204</u>			
City: <u>CINCINNATI</u>	State: <u>OH</u>	Zip: <u>45242</u>	
Telephone: <u>(513) 793-2400</u>	Fax: <u>(513) 793-2488</u>		
Please Print Applicant's Name Here: <u>GRAHAM S. PARLIN</u>			
* Applicant's Signature: <u></u>			

* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____		Date of Planning Commission Meeting: _____	
Fee Paid: _____	Drawn: _____	Check # _____	Initial: _____
Legal Notices Advertised: _____		Mailed to Surrounding Property Owners: _____	

3. Rezoning and Preliminary PUD Plan Requests

Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

4. Signatures Required

By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.

Please **Print** Applicant's Name: GRAHAM S. PARLIN

Applicant's Signature: Graham S. Parlin Date: 1/26/16

Property Owner's Signature: OLLIE Date: 1/26/16

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ 2,193,655.60 (A)

1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ N/A (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + \$ (C)

Application Fee + \$ 150.00 (D)

Total Construction Drawing Fee (Line B + C + D) \$ (E)

2 – Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost* (Line A x 0.0025) \$ 5484.14 (F)

Application Fee + \$ 150.00 (G)

Total Preliminary Plat Fee (Line F + G) \$ 5634.14 (H)

Total Paid with Application/Submittals (Line E+H) \$ 5634.14

* Due upon submittal

** Due prior to construction



Preliminary
Estimate of Probable Costs
Overall

Date: <u>1/15/2016</u>	Revised: _____
Calculated By: <u>AMS</u>	Revised: _____
Checked By: <u>RLG</u>	Revised: _____
Project: <u>Siemens Property (Rivers Crossing)</u>	File No.: <u>13R050-000</u>
County: <u>Warren County</u>	Township: <u>Village of South Lebanon</u>

Item	Description	Quantity	Unit	@	Unit Cost	=	Total Cost
<u>Site</u>							
	Topsoil Stripping (Assumed 6")	24,539	C.Y.	@	\$ 2.00	= \$	49,078.00
	Excavation	70,000	C.Y.	@	\$ 3.00	= \$	210,000.00
	Embankment (Volume in place)	70,000	C.Y.	@	\$ 1.00	= \$	70,000.00
	Site Total					\$	329,078.00
<u>Sanitary Sewer</u>							
	8" Sanitary Main	5,800	L.F.	@	\$ 35.00	= \$	203,000.00
	6" Sanitary Lateral	6,350	L.F.	@	\$ 32.00	= \$	203,200.00
	8" x 6" Wye	127	EA.	@	\$ 115.00	= \$	14,605.00
	Sanitary Manhole	25	EA.	@	\$ 2,500.00	= \$	62,500.00
	Connect to Existing Sanitary Mahole	1	EA.	@	\$ 1,500.00	= \$	1,500.00
	Sanitary Sewer Total					\$	484,805.00
<u>Storm Sewer</u>							
	Sump Drain	2000	L.F.	@	\$ 12.00	= \$	24,000.00
	12" Storm Sewer, PVC	1400	L.F.	@	\$ 23.00	= \$	32,200.00
	18" Storm Sewer, PVC	600	L.F.	@	\$ 28.00	= \$	16,800.00
	24" Storm Sewer, PVC	400	L.F.	@	\$ 38.00	= \$	15,200.00
	30" Storm Sewer, PVC	200	L.F.	@	\$ 55.00	= \$	11,000.00
	36" Storm Sewer, PVC	200	L.F.	@	\$ 65.00	= \$	13,000.00
	Type 3A Catch Basin	19	EA.	@	\$ 2,000.00	= \$	38,000.00
	CB 2-2 Catch Basin	4	E.A.	@	\$ 2,200.00	= \$	8,800.00
	Type 3 Catch Basin	15	EA.	@	\$ 2,500.00	= \$	37,500.00
	Storm Manhole	6	EA.	@	\$ 2,000.00	= \$	12,000.00
	CB 2-4 Outlet Structure	2	EA.	@	\$ 3,200.00	= \$	6,400.00
	Headwall, Type 1.1 (18")	2	EA.	@	\$ 1,750.00	= \$	3,500.00
	Headwall, Type 1.1 (24")	2	EA.	@	\$ 2,000.00	= \$	4,000.00
	Headwall, Type 1.1 (30")	2	EA.	@	\$ 2,250.00	= \$	4,500.00
	Headwall, Type 1.1 (36")	3	EA.	@	\$ 2,500.00	= \$	7,500.00
	Rock Channel Protection, Type 'C' w/ Filter Fabric	12	C.Y	@	\$ 85.00	= \$	1,020.00
	Storm Sewer Total					\$	235,420.00

Water Main

8" Water Main, including bends, tees, etc.	6,455	L.F.	@ \$ 32.00 = \$	206,560.00
8" Valve	22	EA.	@ \$ 1,300.00 = \$	28,600.00
6" Fire Hydrant Assembly, Complete	19	EA.	@ \$ 3,000.00 = \$	57,000.00
Connect to Existing 12" Water Main with Tapping Sleeve & Valve, Complete	1	EA.	@ \$ 4,000.00 = \$	4,000.00
Water Services	127	EA.	@ \$ 750.00 = \$	95,250.00
Water Main Total				\$ 391,410.00

Roadway

Utility Crossovers (4-4")	750	L.F.	@ \$ 16.00 = \$	12,000.00
Warren County Curb & Gutter	9,278	L.F.	@ \$ 12.00 = \$	111,336.00
ODOT Type 6 Curb	880	L.F.	@ \$ 14.00 = \$	12,320.00
1-1/2" Item 448 Surface Course	12,370	S.Y.	@ \$ 5.00 = \$	61,850.00
1-1/2" Item 448 Leveling Course	12,370	S.Y.	@ \$ 5.00 = \$	61,850.00
5" Item 301 Bituminous Aggregate Base	12,370	S.Y.	@ \$ 19.00 = \$	235,030.00
4" Concrete Walk	43,483	S.F.	@ \$ 4.00 = \$	173,932.00
Curb Ramps	20	EA.	@ \$ 600.00 = \$	12,000.00
Roadway Total				\$ 680,318.00

Sediment Control

Dandy Bag	38	EA.	@ \$ 100.00 = \$	3,800.00
Silt Fence	6,820	L.F.	@ \$ 2.00 = \$	13,640.00
Seeding & Mulching	177,282	S.Y.	@ \$ 0.30 = \$	53,184.60
Rock Construction Entrance	1	EA.	@ \$ 2,000.00 = \$	2,000.00
Sediment Control Total				\$ 72,624.60

Exclusions:

Site Total = \$ 2,193,655.60



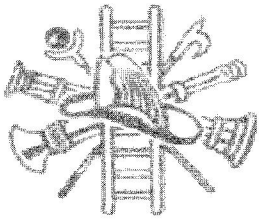
VILLAGE OF SOUTH LEBANON
Preliminary Plat Approval Checklist

Development Name: Rivers Crossing South
Steve Bowersox—Choice One
Reviewed By: Engineering

Date Received 01/28/16
Date Reviewed 02/03/16

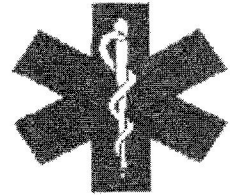
All items below are required for preliminary plat approval from the Village Engineer

		Approved	Comments
A. Required Information	Sec 15.20.4		
1. Preliminary Plat Form	Sec 15.20.4.6		
a. Scale		<input checked="" type="checkbox"/>	
b. Paper Size		<input checked="" type="checkbox"/>	
2. Preliminary Plat Contents	Sec 15.20.4.7		
a. Proposed Name of Subdivision		<input checked="" type="checkbox"/>	
b. Location of Subdivision		<input checked="" type="checkbox"/>	
c. Contact Information		<input checked="" type="checkbox"/>	
d. Date		<input checked="" type="checkbox"/>	
e. Scale and North Point		<input checked="" type="checkbox"/>	
f. Boundaries and Acreage		<input checked="" type="checkbox"/>	
g. Adjacent Properties		<input checked="" type="checkbox"/>	
h. Existing Features within 200'		<input checked="" type="checkbox"/>	
i. Zoning Classification		<input checked="" type="checkbox"/>	
j. Existing Contours		<input checked="" type="checkbox"/>	
k. Existing Utilities		<input checked="" type="checkbox"/>	
l. Proposed Streets and Easements		<input checked="" type="checkbox"/>	Covered by notes and typical section
m. Building Setbacks		<input checked="" type="checkbox"/>	Setback dimensions listed in note
n. Proposed Utilities		<input checked="" type="checkbox"/>	
o. Lot Information		<input checked="" type="checkbox"/>	
p. Reserved Land		<input checked="" type="checkbox"/>	
q. Vicinity Map		<input checked="" type="checkbox"/>	
3. Supplementary Information	Sec 15.20.4.8		
a. Proposed Lot Usage		<input checked="" type="checkbox"/>	Covered by note
b. Existing Buildings		<input checked="" type="checkbox"/>	Noted to be demolished
c. Accessible Information		<input checked="" type="checkbox"/>	N/A
d. Proposed Covenants and Restrictions		<input checked="" type="checkbox"/>	Note says T.B.D.
e. Sewage Disposal Method		<input checked="" type="checkbox"/>	Note says to be connected to existing system
General Comments			We approve the preliminary plat



Union Township Fire Rescue

285 East Pike Street • South Lebanon, Ohio 45065
Office: 494-2566 Fax: 494-9055



Chief, Robert D. Napier

February 1, 2016

Jerry Haddix, Village Administrator

Ref: Rivers Crossing South Preliminary Plat

Mr. Haddix,

Thank you for an opportunity to review and have our input on the single family housing project at 1151 w. Mason Morrow Road. After reviewing the plan we received on January 28, 2016, we do have some questions and they will be listed below.

1. The water supply for the fire suppression system, sprinklers, for the "Existing Manufacturing Facility", is supplied from the two existing ponds on site. The pumps for the sprinkler system are in a vault, 30' underground, near the proposed lots #124 & #107. There are two pumps in the "Pump Vault". The main fire pump is electric with a diesel back-up. Also the secondary water supply is atop the "Tower" in a 30,000 gallon tank. With the "Tower" to be demolished and the "Pump Vault" having housing built on its location, how is the water supply going to be maintained to the "Manufacturing Facility"? This facility appears to be currently occupied.
2. With the high density of housing proposed, the on street parking to be restricted from the hydrant side of the street and not at all in the cul-de-sacs.
3. All turns, intersections and cul-de-sacs to be able to handle a large ladder type truck to be able to turn.
4. Hydrant placement, is it possible to move the hydrants behind the sidewalks instead of between the curb and sidewalk? This will keep snow from being piled up on them.

Robert Napier
Fire Chief

Union Township Fire Department
285 E. Pike Street
South Lebanon, Ohio 45065
(P) 513-494-2566
(F) 513-494-9055
(C) 513-617-3966

Cc: Trustees, Fiscal Officer, File

Jerry Haddix

From: Conley, Molly M. <Molly.Conley@co.warren.oh.us>
Sent: Thursday, January 28, 2016 1:44 PM
To: Jerry Haddix
Subject: RE: Rivers Crossing South Preliminary Play

Jerry,
I only have a couple comments since this is only the preliminary plan.
Plans must make special considerations to protect the Little Miami River during construction. Such considerations might be double silt row fencing along the river, buffer space and sediment pools at outlet headwalls. I would also like to see the recommended streamside setbacks shown on the sediment and erosion control plan. This information can be found digitally by contacting the Warren Co Regional Planning.
Thank you,

Molly M. Conley
Natural Resource Engineer
PHONE - (513) 695-3085 | EMAIL Molly.Conley@co.warren.oh.us



Warren County Soil and Water Conservation District
320 E. Silver Street, Suite 300
Lebanon, Ohio 45036
PHONE (513) 695-1337
<http://www.warrenswcd.com/>



From: Jerry Haddix [mailto:jhaddix@southlebanonohio.org]
Sent: Thursday, January 28, 2016 12:46 PM
To: Conley, Molly M.
Subject: Rivers Crossing South Preliminary Play

Molly,

Attached is a preliminary plat we received for the Rivers Crossing South development (formerly Cincinnati Milacron). Please forward any comments to me by Friday, February 5.

Thanks,

Jerry Haddix
Village Administrator

RIVERS CROSSING SOUTH

PRELIMINARY PLAT

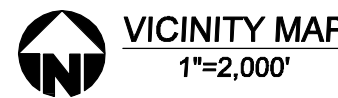
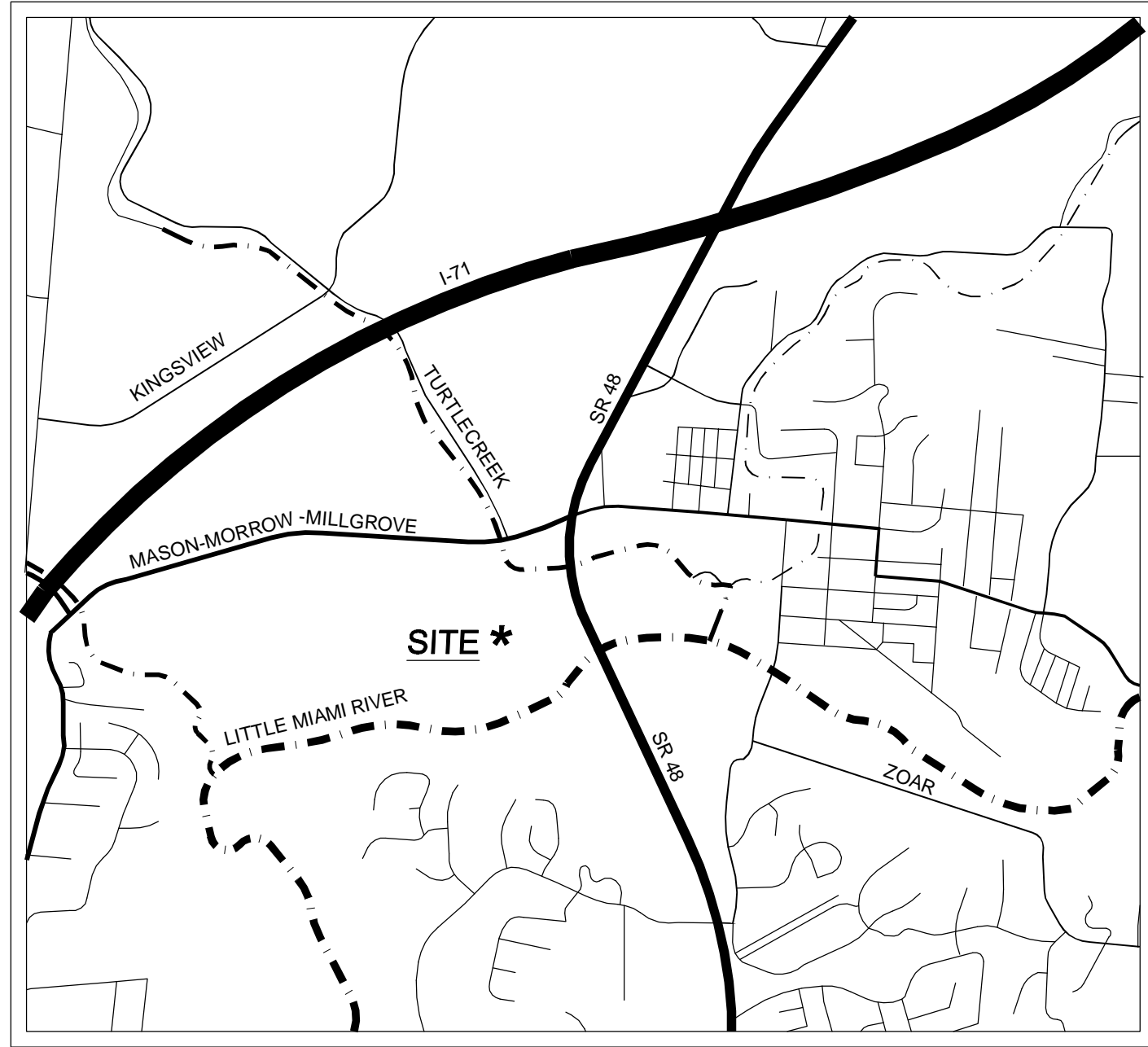
SECTIONS 1 & 7, TOWN 4, RANGE 3

UNION TOWNSHIP

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

JANUARY, 2016



INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
P1.0	TITLE SHEET	01/18/2016		
P2.0	PRELIMINARY PLAT	01/18/2016		

OWNER/DEVELOPER

LEBANON MASON, LLC
4020 KINROSS LAKES, SUITE 200
RICHFIELD, OH 44286
PH: (513) 404-6401

LAND PLANNER/ENGINEER/ SURVEYOR

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

GENERAL NOTES

- PROPOSED USE OF THE LOTS IS SINGLE FAMILY DETACHED RESIDENCES.
- A 15' UTILITY EASEMENT WILL BE PROVIDED ALONG ALL RIGHTS OF WAY.
- MAXIMUM BUILDING HEIGHT: 35'
- PROPOSED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE YET TO BE DETERMINED.
- ALL PUBLIC WATER MAINS TO BE 8" UNLESS OTHERWISE NOTED. WATER TO BE CONNECTED TO SOUTH LEBANON SYSTEM.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE NOTED. SANITARY SEWER TO BE CONNECTED TO SOUTH LEBANON SYSTEM.
- STORM SEWER MAIN TO BE MINIMUM OF 12" UNLESS OTHERWISE NOTED. CULVERT UNDER EXISTING "STREET A" TO BE MAINTAINED AND/OR REPLACED AS NECESSARY TO MEET PUBLIC STANDARDS.
- THE DEVELOPMENT SCHEDULE FOR THIS SUBDIVISION IS YET TO BE DETERMINED. THE PROJECT WILL BE DEVELOPED IN PHASES.
- ALL PUBLIC ROADWAYS WITHIN THE DEVELOPMENT SHALL BE LOCAL STREETS AS DEFINED IN THE THOROUGHFARE PLAN.
- ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE, CABLE TELEVISION, TELEPHONE AND GAS SHALL BE INSTALLED IN A JOINT TRENCH.

TYPICAL LOT - AS PER R-3 ZONING

FRONT SETBACK: 25'
REAR SETBACK: 30'
SIDE YARD SETBACK: 6' ONE SIDE / 16' TOTAL
MINIMUM LOT AREA: 6,000 SF
MAXIMUM LOT COVERAGE: 40%

PROJECT SUMMARY

EXISTING ZONING: R-3
PROJECT AREA: 54.12 ACRES
USE: SINGLE-FAMILY DETACHED RESIDENTIAL
TOTAL LOTS: 127

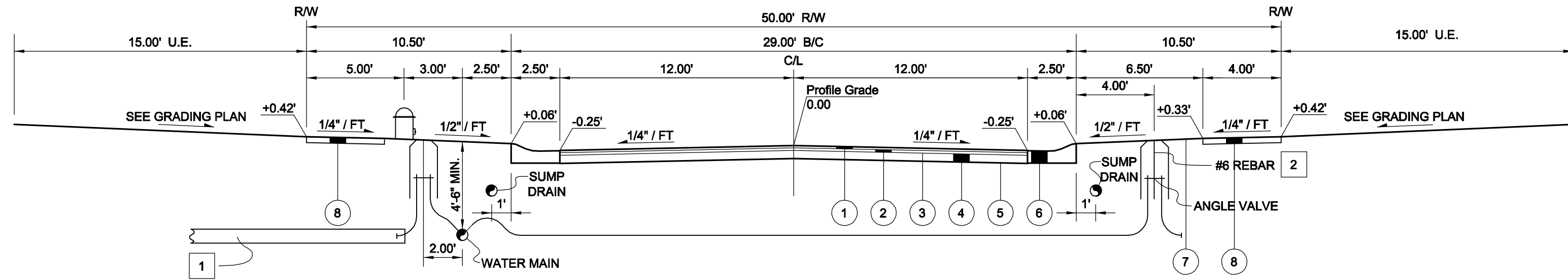
LINE TABLE

Line	Direction	Distance
L-1	N84°37'30"W	139.34'
L-2	N08°04'31"E	102.99'
L-3	N12°26'33"W	109.31'
L-4	N18°12'15"W	52.98'
L-5	N23°34'48"W	15.75'
L-6	N01°56'58"E	96.89'
L-7	N80°52'37"W	109.96'
L-8	N41°09'02"W	131.25'
L-9	N00°02'19"W	131.25'
L-10	N30°21'30"W	123.67'
L-11	N59°38'30"E	70.37'
L-12	N82°21'50"E	164.85'
L-13	S89°02'40"W	170.25'
L-14	N05°49'00"E	87.60'

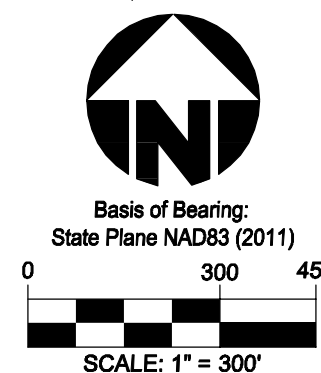
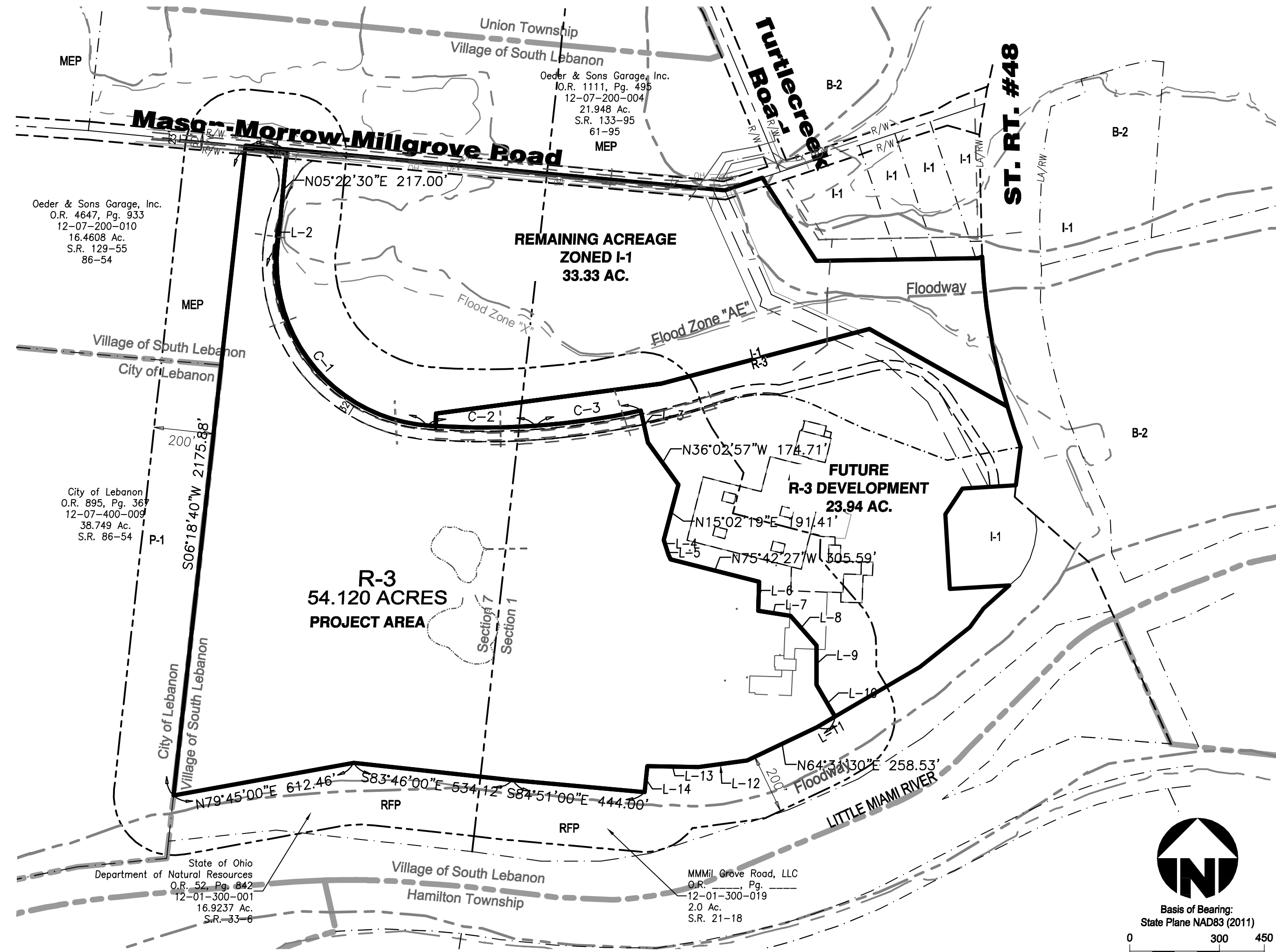
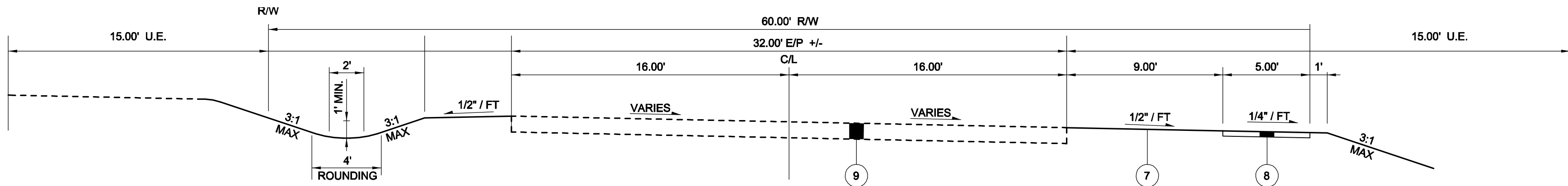
CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	90°28'04"	547.82'	864.99'	N40°18'57"W 777.89'
C-2	8°37'36"	2424.15'	364.98'	N89°49'15"W 364.64'
C-3	8°24'23"	2422.71'	355.45'	S81°45'39"W 355.14'

TYPICAL STREET SECTION



STREET 'A' TYPICAL SECTION



LEGEND

- ITEM 448-(1 1/2") ASPHALT CONCRETE SURFACE COURSE
- ITEM 448-(1 1/2") ASPHALT CONCRETE LEVELING COURSE
- ITEM 407-TACK COAT MS-2, RS-1, OR RC-250
- ITEM 301-2 (2 1/2") COURSES BITUMINOUS AGGREGATE BASE
- ITEM 203-SUB GRADE COMPACTION
- TYPE "C" CURB & GUTTER (WARREN COUNTY STANDARD)
- PROVIDE (4") MIN. TOPSOIL SEED & MULCH OR SOD.
- ITEM 608-(4") THICK CONCRETE SIDEWALK TO BE 3" HIGHER THAN SOD.
- EXISTING PAVEMENT.

NOTES

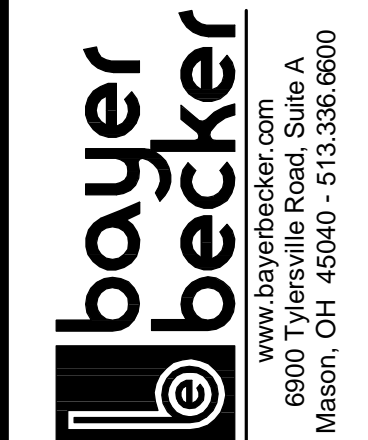
- ON THE SIDE OF THE ROAD WITH THE WATER MAIN PLASTIC TUBING SHALL BE 20' +/- LONG & EXTEND 23' BEHIND CURB TO CLEAR TELEPHONE & ELECTRIC EASEMENTS. CONTRACTOR SHALL PLACE 2"x4" OR LARGER POSTS, PAINTED BLUE AT BOTH ENDS OF PLASTIC CONDUIT.
- #6 REBAR - CONTRACTOR SHALL INSTALL 2 #6 REBAR 5' LONG VERTICALLY AT ANGLE VALVES.
- WATER SERVICES TO BE LOWERED WHEN CONFLICT WITH STORM SEWER OCCURS.



RIVERS CROSSING SOUTH

SECTIONS 1 & 7, TOWN 4, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

TITLE SHEET



Drawing: 13R050-000 PP
Drawn by: LAD
Checked by: RLK
Issue Date: 01-18-2016
Sheet:

P1.0

RS CROSSING SOUTH

SECTIONS 1 & 7, TOWN 4, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

PRELIMINARY PLAT

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

Drawing:	13R050-000 P
Drawn by:	LAR
Checked By:	RL
Issue Date:	01-18-201

P2.0

