

PLANNING COMMISSION AGENDA



Planning Commission Meeting
6:00 PM Wednesday, November 30, 2016

Village Administration Building
99 High Street
South Lebanon, Ohio 45065

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of September 12, 2016
6.	Public Hearing – None
7.	Old Business A. Case 15-04P – Fellowship Baptist Church – Site Plan Extension Request
8.	New Business A. Case 16-10P: Application for Final Plat Approval for Wynstead Section 3 B. Case 16-11P: Acceptance & Dedication of Public Improvements for Wynstead Section 2C
9.	Communications
10.	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
September 12, 2016

Members Present:

Tom Hunsche
Bill Madison
Jim Smith
Darrick Zucco

Staff:

Jerry Haddix, Administrator
Elbert Allen, Clerk

Members Absent:

Dennis Rees

1. Call to order at 6:30 PM
2. Pledge of Allegiance
3. Roll Call.
4. Open Forum

Tom Hunsche spoke about the poor road conditions in the Frederick's Stand subdivision and the possibility of the Village taking over the streets. There has been a lot of construction taking place in this area and a lot of mud and gravel from the truck traffic is being left on the pavement. It was suggested that the Frederick's Stand HOA submit a request to Village Council.

5. Review and Approval of Minutes of June 27, 2016. After the minutes were reviewed a motion to approve was made by Tom Hunsche and was seconded by Jim Smith. A vote was taken. All yeas.
6. Public Hearing: None
7. Old Business: None

8. New Business:

- A. Case 16-09P: Application for Lot Split of Lots 2 & 4 in Frederick's Stand. On April 27, 2005, the record plan for the Village of Fredericks Stand, Section One was recorded in the Warren County Recorder's Office. The plat consisted of 26 lots of which 20 were 2-family units and six (6) were single family units. To date, eleven (11) of the 2-family units have been constructed and lot division lines were created by survey plat. The duplexes on Lots 2 & 4 are partially to mostly constructed by Monarch Homes. Approval of these lot splits will simply create separate deeds for each unit. A motion to approve the application for Lot Split of Lots 2 & 4 in Frederick's Stand was made by Jim Smith and was seconded by Darrick Zucco. A vote was taken. All yeas.

9. Communications: None

10. Motion to adjourn. Jim Smith made the motion; Bill Madison seconded. A vote was taken. All yeas.

Darrick Zucco – Chairman

Elbert Allen - Clerk



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MEMORANDUM

To: Planning Commission
From: Jerry Haddix, Village Administrator
Date: November 29, 2016
Subject: Fellowship Tract League Site Plan

Upon meeting all of the conditions of the site plan approval for an addition to the facility at 3733 Snook Road, a zoning permit was issued on November 24, 2015. To date, construction has not begun.

On November 11, 2016, Charles Stanbery, director of the Fellowship Tract League, submitted a request for a one (1) year extension of the site plan while they continue to raise funds for the project.

I would recommend the extension for one year through November 23, 2017.

Let me know if you have any questions.



FELLOWSHIP TRACT LEAGUE

www.fellowshiptractleague.org | 513.494.1075 | mail@fellowshiptractleague.org | P.O. Box 164 | Lebanon, OH 45036

A MINISTRY OF FELLOWSHIP BAPTIST CHURCH

Friday, November 11, 2016

Village of South Lebanon
99 High St.
South Lebanon, 45065

To Whom it May Concern:

We are requesting 1 year extension for the zoning permit number 2015-80Z. The reason we are requesting the extension is that we are a faith-based ministry that operates on donations, and we are endeavoring to raise as many funds as possible before we secure a financial loan to start the project. We have every intention to begin work by next spring and have been told it will take 5-6 months once we begin.

Thank you for your consideration, and we look forward to working with South Lebanon to improve our property as part of the ongoing growth that has taken place in South Lebanon.

Charles C. Stanbery

Assistant Pastor/Director
Fellowship Baptist Church
Fellowship Tract League

CS/vls

NOV17 1:58PM

ZONING PERMIT

Issued to: Fellowship Baptist Church
P.O. Box 164
Lebanon, OH 45036
Ph: (513) 494-1075

Zoning Permit Number: 2015-80Z
Building Permit Number:

Fax:

Property Address: 3733 Snook Road

Description of Use: Construction of an addition to building
Zoning Classification: R-1 (Conditional Use granted-Case# 2015-02BZA)

Date: November 24, 2015



Zoning Administrator

Note: This permit must be posted on the premises. Applicant is responsible to obtain a building permit from Warren County as applicable. Zoning permit may be revoked if work has not begun within one (1) year or substantially completed within one and one-half (1½) years. This permit will expire 18 months from this date.



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VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 16-10P, Final Plat Approval, Wynstead Section 3 Subdivision

DATE: November 28, 2016

On the agenda for November 30th is Case #16-10P, an application for approval of the Final Record Plat for the Wynstead Section 3 Subdivision (the “Property”) submitted by Bayer Becker Engineers on behalf of Grand Communities, Ltd. (aka Fischer Homes) (the “Owner”).

Background

On May 31, 2016, the Village Planning Commission passed a motion that granted conditional approval of the Final Development Plan for the Property. The Property is comprised of 9.9441 acres between Zoar Road and Windsor Court in the Wynstead 2C Subdivision. Subsequently, all of the conditions were met. This plat will create 29 single family lots and four (4) open space lots. The present zoning designation is R-3 Planned Unit Development (“PUD”) which was part of the original Village’s at River’s Bend development.

The Final Record Plat has been sent to a number of officials and agencies for review. No comments have been received as of this date.

Code Analysis

Pursuant to Section 15.20.4 of the Village Zoning Code, a subdivision developer, after receiving approval of the preliminary plat of the proposed subdivision, shall submit a final plat for the subdivision and drawings and specifications of the improvements required therein. The final plat shall be filed with the Planning Commission not later than twelve months after the date of approval of the preliminary plat.

Zoning Process

The Planning Commission shall approve or disapprove the final plat within thirty days after it has been filed. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission, and a copy of said record shall be forwarded to the developer. The Commission shall not disapprove the final plat if the developer has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved preliminary plat. If disapproved, the developer shall make the necessary corrections and resubmit the final plat within thirty days to the Commission for its final approval.

When the final plat has been approved by the Commission, the original tracing (Mylar) shall be signed by the chairperson of the Commission and returned to the Owner for filing with the Court Recorder after all necessary certifications are received.

Recommendation

Staff recommends that the Planning Commission adopt a motion to approve the Final Record Plat and authorize Chairman Zucco to sign the Mylar with the following conditions:

1. Comply with all comments from the Village Engineer, Warren Co. Tax Map Dept. or any other reviewing agency
2. Provide the statements pursuant to Section 15.20.10 of Village Subdivision Regulations.
3. Per Village Subdivision regulations, Developer to enter into a Development Agreement with the Village prior to Village Council approval of Record Plat.

Attachments

Final Record Plat

Planning Commission Application

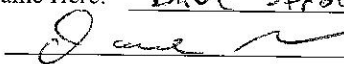
VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

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

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input checked="" type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

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

2. Development Information:

Development/Business Name: Wynstead Section 3			
Type of Business/Project Description: Residential Subdivision			
Location: End of Windsor Court		Size of Building: NA	
Current Zoning: R3-PUD		Rezone to: NA	
Total Acreage: 9.9441		Acres to be Rezoned: NA	
Number of Employees: NA		Number of Fleet Vehicles: NA	
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: Grand Communities, LTD		Name: Bayer Becker, Contact Greg Koch	
Address: 2670 Chancellor Drive, Suite 300		Address: 6900 Tylersville Road, Suite A	
City: Crestview Hills	State: KY	City: Mason	State: OH
Zip: 41017		Zip: 45040	
Telephone: 859-341-4709	Fax: 859-344-5900	Telephone: 513-336-6600	Fax: 513-336-9365
Applicant(s): Grand Communities, LTD			
Address: 2670 Chancellor Drive, Suite 300			
City: Crestview Hills	State: KY	Zip: 41017	
Telephone: 859-341-4709	Fax: 859-344-5900		
Please Print Applicant's Name Here: Dave Stroup Land Development - Construction manager			
* Applicant's Signature: 			

* 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 #: _____	Date: _____
Legal Notices Advertised: _____	Initial: _____
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: Dave Stroup Land Development - Construction Manager

Applicant's Signature: [Signature] Date: 11-7-16

Property Owner's Signature: [Signature] DANIEL DECARLO Date: 11-7-16

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 \$ _____ (A)

1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ _____ (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) \$ _____ (F)

Application Fee + \$ 150.00 (G)

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

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

* Due upon submittal

** Due prior to construction

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20	Preliminary Plats	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 14	Final PUDs		
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum Village Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The Village Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the Village Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the Village to check meeting dates in advance of the application deadlines.

WARREN COUNTY, OHIO.
SITUATED IN PART OF MILITARY SURVEY #1546, '88 ACRES OF SOUTH
LEBANON, WARREN COUNTY OHIO, BEING 8.2801 ACRES OUT OF A 25.609
ACRE TRACT AS CONVERTED TO GRAND COMMUNITIES, LTD. AS RECORDED
IN OFFICIAL RECORD 5307, PAGE 300 AS RECORDED IN THE DEED
RECORDS TO WARREN COUNTY, OHIO AND BEING ALL OF 1.8640 ACRES
CONVERTED TO GRAND COMMUNITIES, LTD. AS RECORDED IN INSTRUMENT
AS RECORDED IN THE DEED RECORDS OF

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WYNSTEDD WHICH IS RECORDED IN THE DEED OF RECORD 3802 PAGE 473, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY" EASEMENTS AS SHOWN ON THIS PLAN ARE FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL FACILITIES ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT IS FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PURPOSES OF CLOTHING, TRIMMING OR REMOVING ANY AND ALL TREES OR SHRUBS, OR ANY OTHER PLANT OR VEGETATION, AND ALL TREES OR SHRUBS REMOVED HEREIN SHALL BE REPLANTED HEREIN. THIS EASEMENT IS HEREBY GRANTED TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE EASEMENT OR ANY PART THEREOF. THE EASEMENT IS NOT TO BE ALTERED SO AS TO REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES. (2) IMPROVE THE LAND SUPPORT OF SAID FACILITIES. (3) IMPROVE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATES OR REPAIRS THE FACILITIES.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, SPRINT UNITED TELEPHONE, TIME WARNER CABLE, THE VILLAGE OF SOUTH LEBANON AND WARREN COUNTY.

ALL PERSONS INTERESTED IN THIS PLAY AS OWNERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

**OWNER: GRAND COMMUNITIES LTD
A KENTUCKY LIMITED PARTNERSHIP**

NAME: _____

PRINTED NAME: TODD E. HUSS PRESIDENT

STATE OF KENTUCKY
COUNTY OF BOONE

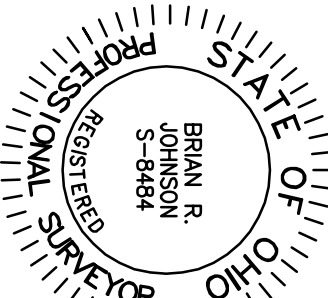
BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME GRAND COMMUNITIES LTD, AS REPRESENTED BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES LTD, I ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORECLOSING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST FORESAID.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

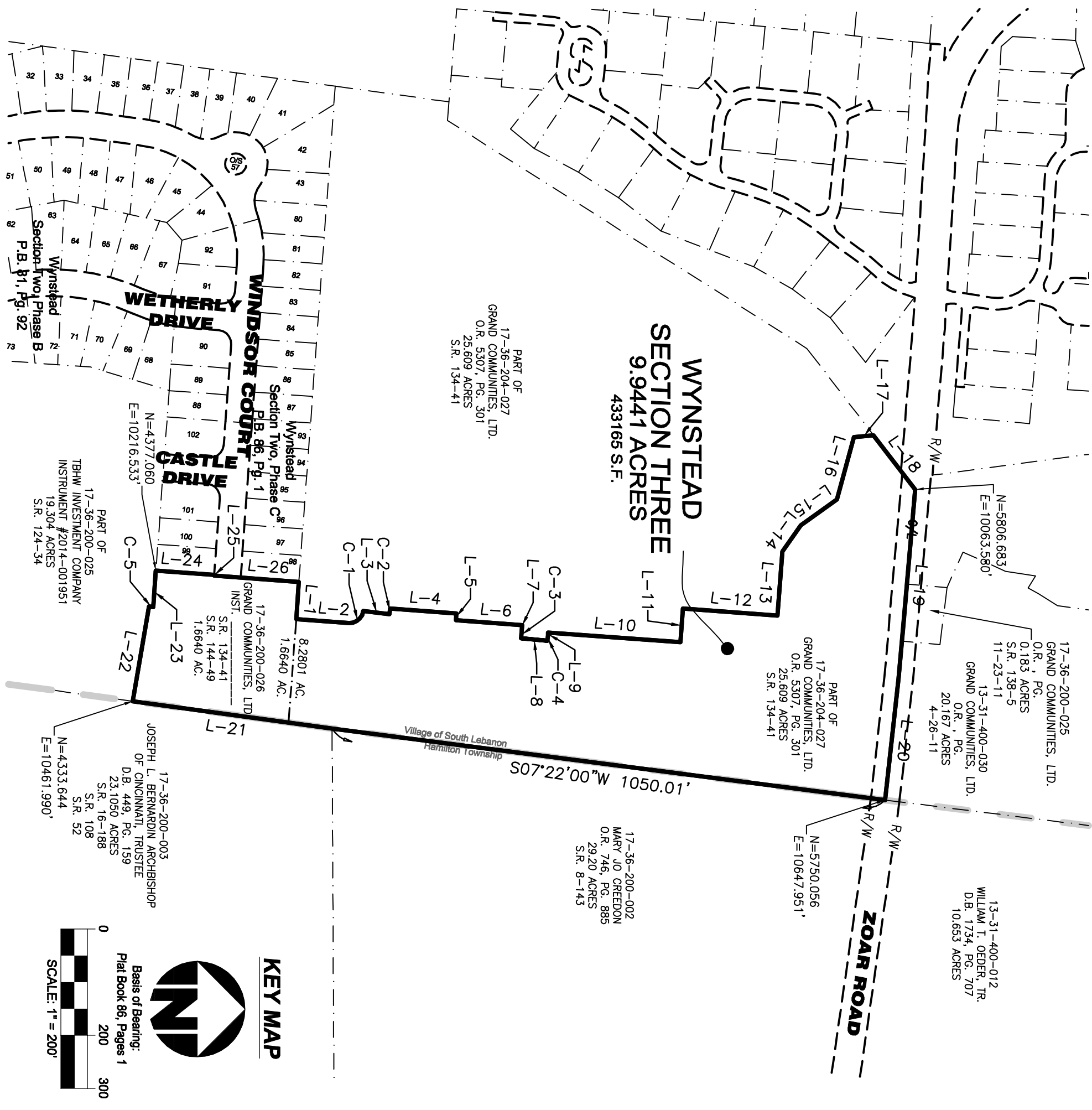
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER
MY DIRECTION.

BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO

DATE



BOUNDARY CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	87°36'25"	25.00'	38.33'	N39°36'17"W 34.61'
C-2	1°11'08"	525.00'	10.86'	N84°00'04"W 10.86'
C-3	1°08'24"	475.00'	9.45'	S85°13'53"E 9.45'
C-4	1°08'24"	525.00'	10.45'	N85°13'53"W 10.45'
C-5	0°35'04"	775.00'	7.91'	N09°26'05"E 7.91'



BOUNDARY LINE TABLE		
Line	Direction	Distance
L-1	S85°48.05'E	70.00'
L-2	N04°11.55'E	99.61'
L-3	N06°35.30'E	50.00'
L-4	N04°11.55'E	126.12'
L-5	S85°48.05'E	12.98'
L-6	N04°11.55'E	125.00'
L-7	S85°48.05'E	15.53'
L-8	N05°20.19'E	50.00'
L-9	N85°48.05'W	5.07'
L-10	N04°11.55'E	250.00'
L-11	N85°48.05'W	63.66'
L-12	N04°11.55'E	178.49'
L-13	N85°48.05'W	120.58'
L-14	N64°50.39'W	60.50'
L-15	N25°40.45'W	83.99'
L-16	N74°48.28'W	120.89'
L-17	N05°56.13'W	37.33'
L-18	N62°27.17'E	128.76'
L-19	S84°58.19'E	357.35'
L-20	S83°40.38'E	229.79'
L-21	S07°47.33'W	378.57'
L-22	N80°16.23'W	181.19'
L-23	N85°48.05'W	68.36'
L-24	N04°11.55'E	110.00'
L-25	S85°48.05'E	1.24'
L-26	N04°11.55'E	160.00'

[illegible][illegible]

UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER OR OTHER AGENTS RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE ELEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE PUBLICLY MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES OR ANY COMBINATION THEREOF. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ANY LOT DRAINAGE SYSTEMS, INCLUDING BUT NOT LIMITED TO THE ACCEPTANCE OF SWAMP LANDS AND CULVERTS FOR PRIVATE DRAINWAYS, WHERE, IN LIEU OF AN OPEN DRAINAGE SYSTEM, THE DEVELOPER OR LOT OWNER INSURES A STORM DRAIN ON PRIVATE PROPERTY. THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO MAINTAIN THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED, AND THE LOT OWNERS MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN SYSTEMS NOTED OTHERWISE ON THE LOT.

[illegible]

ALL HEREDY GRANT TO DUKE ENERGY CHOKWENTUCKY, INC., SPRINT UNITED TELEPHONE, THE WARNER CABLE, AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICES TO SERVICE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE FOR THE REPAIR WITH THE WRITTEN PERMISSION OF THE PARCE OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION, NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING EASEMENTS OR ADJOINING LOTS.

ACREAGE		SIDWALLS	
LOT #	ACRES	OLD #	
103	0.1753	103	—
104	0.1737	104	—
105	0.2372	105	—
106	0.1955	106	—
107	0.1971	107	—
108	0.1889	108	—
109	0.2034	109	—
110	0.1916	110	—
111	0.1902	111	—
112	0.1816	112	—
113	0.1899	113	—
114	0.1978	114	—
115	0.2057	115	—
116	0.1859	116	—
117	0.1815	117	—
118	0.1817	118	—
119	0.1821	119	—
120	0.1913	120	—
121	0.1483	121	—
122	0.1535	122	—
123	0.1603	123	—
124	0.1686	124	—
125	0.1704	125	—
126	0.1571	126	—
127	0.1986	127	—
128	0.1781	128	—
129	0.1729	129	—
130	0.1450	130	—
131	0.1460	131	—
132	0.1572	132	—
133*	1.3875	133*	—
134*	0.2530	134*	—
135*	0.2850	135*	—

* DENOTES OPEN SPACE LOT	
ROAD WAY DATA EMERALD DRIVE 142.88 L.F. WINDSOR COURT 100.00 L.F. NOBLE TERRACE 54.46 L.F. BERSHIRE LANE 57.00 L.F. DORRNEY COURT 142.88 L.F.	7.3119 ACRES 2.6522 ACRES 9.9441 ACRES
ACREAGE TABLE LOTS RIGHT OF WAY TOTAL SECTION TWO	

FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 5' MINIMUM

50' LOTS	6000 SQ. FT
62' LOTS	7440 SQ. FT
65' LOTS	7800 SQ. FT

EMERALD DRIVE
WINDSOR COURT
NOBLE TERRACE
BERKSHIRE LANE
HOBNEY COURT

LOTS	7.3119 ACRES
RIGHT OF WAY	2.6322 ACRES
TOTAL SECTION TWO	9.9441 ACRES

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAN WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 2016.

CHAIRMAN

I HEREBY APPROVE THIS PLAN ON THIS _____ DAY OF _____, 2016

MAYOR

I HEREBY APPROVE THIS PLAN ON THIS _____ DAY OF _____, 2016

FISCAL OFFICER

TRANSFERRED ON THIS ____ DAY OF _____, 2016, A _____ M

COUNTY AUDITOR

COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS ____ DAY OF _____, 2016, AT ____ M.
RECORDED ON THIS ____ DAY OF _____, 2016, AT ____ M.
RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____.
FEE: _____
COUNTY RECORDER _____ DEPUTY _____

1. PRIOR DEED REFERENCE: INSTRUMENT #2016-026560.
2. BASIS BEARING: PLAT BOOK 86, PAGE 1.

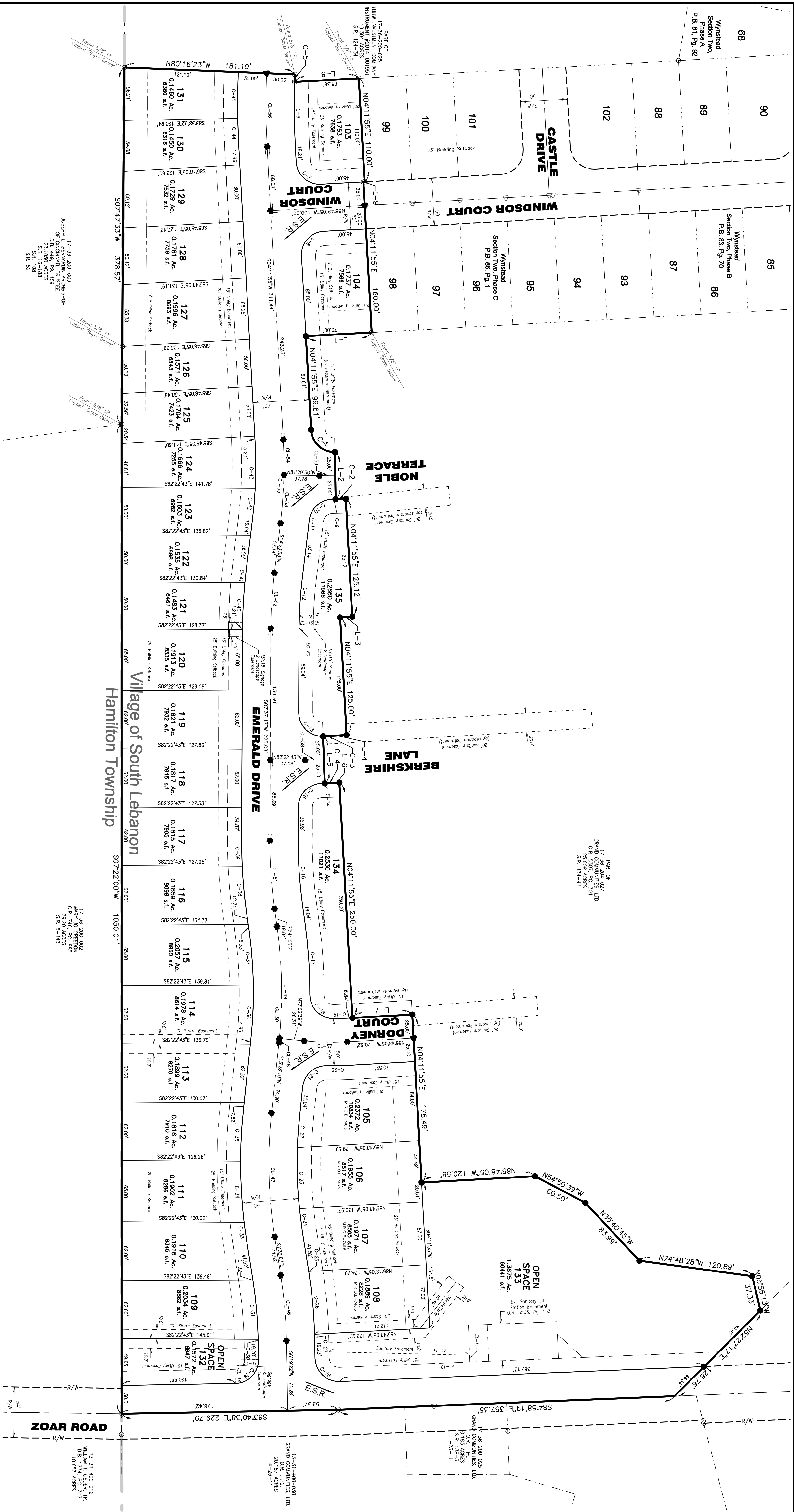
3. 36" IRON NAILS WILL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
4. OCCUPATION IN GENERAL, MATCHES SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
6. ALL OPEN SPACE IS TO BE MAINTAINED BY THE WYNSTEAD SUBDIVISION HOMEOWNERS ASSOCIATION.
7. MINIMUM PERMISSIBLE LOW FLOOR ELEVATION (INCLUDING BASEMENT), IF A FLOOD IS DESIRED BELOW THE M.O.E. ELEVATION SHOW, THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE TO BE DIRECTLY PROPOSED WATERCOURSE BELOW THE M.O.E. ELEVATION SHOW. SLUMP PUMP WELLS AND SLUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OR HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOW.

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Mason, OH 45040 - 513.336.6600

WYNSTEAD
SECTION THREE
MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

RECORD PLAT

1/2



BOUNDARY LINE TABLE		
Line	Direction	Distance
L-1	S85°48'05"E	70.00'
L-2	N06°35'30"E	50.00'
L-3	S85°48'05"E	12.98'
L-4	S85°48'05"E	15.53'
L-5	N05°20'19"E	50.00'
L-6	N85°48'05"W	5.07'
L-7	N85°48'05"W	63.68'
L-8	N85°48'05"W	68.36'
L-9	S85°48'05"E	1.24'

BOUNDARY CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	87°36.25"	25.00'	38.23'	N39°36.17'W 34.61'
C-2	111.1, 108°	525.00'	10.86'	N84.00°04'W 10.86'
C-3	108°24'	475.00'	9.45'	S85.1°35.5'E 9.45'
C-4	1108°24'	525.00'	10.45'	N85.1°35.5'W 10.45'
C-5	0°35'04"	775.00'	7.91'	N09°26.05'E 7.91'

Curve	Dia (in)	Radius	Length Chord
C-6	456.936"	775.00"	66.87"
C-7	900.000"	25.00"	39.27"
C-8	900.000"	25.00"	39.27"
C-9	671.01"	525.00"	3.21"
C-10	827.729"	25.00"	35.34"
C-11	64.431"	50.00"	6.91"
C-12	66.436"	25.00"	55.59"
C-13	927.6198"	40.00"	40.27"
C-14	672.435"	553.00"	3.80"
C-15	880.753"	25.00"	35.46"
C-16	871.821"	40.00"	66.13"
C-17	871.948"	530.00"	77.03"
C-18	904.338"	25.00"	35.59"
C-19	904.338"	25.00"	35.59"
C-20	497.22"	325.00"	23.30"
C-21	494.103"	25.00"	37.02"
C-22	470.354"	25.00"	33.57"
C-23	755.955"	470.00"	65.07"
C-24	305.358"	470.00"	25.42"
C-25	702.171"	530.00"	0.35"

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-26	7151.1*	5300.0	67.09	100250.467, 67.05
C-27	6474.00	5300.0	63.37	100250.467, 63.32
C-28	9174.1*	25.00	39.83	187819.235, 35.75
C-29	90000.00	25.00	39.27	1551129.227, 35.56
C-30	07511.1*	4700.0	2.07	505611.474, 2.07
C-31	7354.46	4700.0	62.32	505611.174, 62.27
C-32	00739.39	4700.0	1.02	505135.222, 1.02
C-33	21170.9*	4700.0	20.22	500313.313, 20.22
C-34	70242.2	5300.0	65.17	504033.237, 65.13
C-35	5533.35	4700.0	54.51	510731.313, 54.49
C-36	67800.3	4700.0	57.15	509399.174, 57.14
C-37	71721.1*	4700.0	58.87	505243.387, 58.83
C-38	5521.17	5300.0	48.60	5057070.044, 48.67
C-39	25665.6	5300.0	27.15	509309.147, 27.14
C-40	57165.3	5300.0	48.85	517153.473, 48.84
C-41	4759.44	5300.0	13.85	517231.007, 13.85
C-42	4759.44	5300.0	33.60	517231.007, 33.63
C-43	6761.32	4700.0	50.07	5057150.171, 50.04
C-44	2093.33	4700.0	31.47	5057150.171, 31.46
C-45	3521.07	8350.0	49.10	5056702.333, 49.10

CENTERLINE CURVE TABLE				
Curve	Delta	Radius	Length	Chord
CL-46	7°56'28"	500.00	66.93	502.035478
CL-47	15°07'25"	500.00	4.50	513.721300
CL-48	7°03'56"	500.00	4.50	513.721300
CL-49	13°28'26"	500.00	10.94	506.678908
CL-50	14°09'23"	500.00	12.54	506.673131
CL-51	8°18'21"	500.00	72.48	503.808106
CL-52	6°46'38"	500.00	59.14	510.305345
CL-53	5°53.43"	500.00	51.45	517.270701
CL-54	4°18'15"	500.00	37.56	506.710231
CL-55	5°01'36"	500.00	88.01	509.754136
CL-56	11°31'42"	805.00	77.67	509.675897
CL-57	8°45'28"	300.00	45.85	481.972523
CL-58	2°16'38"	500.00	19.87	483.511120
CL-59	7°54.40"	500.00	16.68	483.511120

Line	Direction	Distance
EL-10	N68°53'19"W	40.65'
EL-11	S05°0'41"W	7.24'
EL-12	S81°55'43"W	149.16'
EL-13	S53°00'38"E	25.00'
EL-14	N06°19'22"E	25.00'
EL-15	N81°12'46"W	15.00'
EL-16	N81°12'46"W	15.00'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
EC-60	0°15'05"	470.00'	2.06"	N07°44'49"E 2.06'
EC-61	1°35'20"	455.00'	15.00'	N08°47'14"E 15.00'

2/2


Sheet:

Drawing
Dwgn No.: CMM027-000-BB3

Drawn by:
BUR

Checked By:
BRJ

Issue Date
06-07-16



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WYNSTEAD
SECTION THREE

MILITARY SURVEY #1546

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

RECORD PLAT

Item	Revision Description	Date	Drwn:	Chk:

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 16-11P, Acceptance and Dedication of Public Improvements for Wynstead Section 2C Subdivision

DATE: November 28, 2016

One of the items on the agenda for the April 6th meeting is a request of the Planning Commission to find that the public improvements for Corwin Nixon Boulevard west of State Route 48 conform to South Lebanon's standards for construction of public improvements.

Background

On November 23, 2011, the Record Plat for Wynstead Section 2 Phase C was recorded in the Warren County's Recorder's Office. This plat included ten (10) single family lots in which all have been or in the process of houses constructed on them.

Code Analysis

Pursuant to Sec 15.20.7(6) Requirements for the Construction of Improvements, the Village, through formal action by the Village Council, shall accept public improvements made by a developer which meet the following conditions:

- a. Said public improvements have been made in accordance with the requirements of these Regulations; and
- b. The design standards of these Regulations have been adhered to; and
- c. Installation of said public improvements has been completed according to the requirements of the Village of South Lebanon; and
- d. All final inspections required by these Regulations have been carried out by the Village and said public improvements were found to be acceptable by the Village Administrator upon the advice (if needed and requested) by an engineer acting in the service of the Village; and
- e. Accurate "as built" construction plans have been submitted by the subdivider to the Village and release from the posted Performance Bond has been granted; and
- f. The Planning Commission has found the subdivider to be in conformance with these Regulations.

Zoning Process

Before Council may accept public improvements for a subdivision, the Planning Commission shall issue a finding that the developer is in conformance with the aforementioned regulations a – e.

Staff Review

Choice One Engineering, the Village Engineer, provided a final inspection for the installation of the public improvements by Fischer Homes (“Developer”). Upon completion of the public improvements, Choice One issued a letter dated October 7, 2016, a copy of which accompanies this memorandum, which confirmed the satisfactory completion of the public improvements by the Contractor.

Recommendation

Staff recommends that the Planning Commission issue a finding to Council that they have found the public improvements in Wynstead Section 2C Subdivision, as attached, be in conformance with the regulations listed in Sec 15.20.7(6) items a – e.

Attachments

Choice One Acceptance Letter & Exhibit



Date

October 7, 2016

Attention

Jerry Haddix
Village Administrator

Address

99 N. High Street
South Lebanon, OH 45065

Subject

Wynstead Section Two, Phase C Acceptance
Village of South Lebanon, OH

Dear Mr. Haddix:

After field walking the above-mentioned project on October 6, 2016, it has been determined that the punch list work has been completed by Towne Construction in a satisfactory manner.

- Towne Construction has satisfactorily completed all punch list items pursuant to Sec 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements may now begin. The streets that are included in this acceptance are a portion of Windsor Court and a portion of Castle Drive.
- The accepted streets have 50' R/W and have the following lengths: 121' of Castle Drive and 283' of Windsor Court.
- The western extent of the acceptance for Windsor Court is the pavement joint at the end of Section Two, Phase C and the eastern extent of the acceptance is at the eastern lot line of Lots 98 and 99. The northern extend of the acceptance of Castle Drive is the intersection with Windsor Court and the southern extend of the acceptance is the southern lot line of Lots 101 and 102.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas J. Selhorst". The signature is fluid and cursive.

Nicholas J. Selhorst, P.E.

West Central Ohio
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone





















S. Ohio/N. Kentucky
203 W. Loveland Ave.
Loveland, OH 45140
513.239.8554 Phone

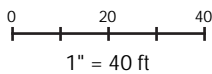
Eastern Indiana
607 N. Meridian St.
Portland, IN 47371
260.766.2500 Phone



Wynstead 2C Acceptance

Warren County Legend

-  Interstate
-  US Route
-  State Route
-  Local Road
-  County Boundary
-  Auditors Tract Line
-  Civil Township Line
-  Corporate Line
-  Overpass Line
-  Parcel Line
-  ROW Unknown Width
-  Road ROW
-  School Line
-  Section Line
-  Subdivision Limit
-  Subdivision Lot Line
-  Township & Range
-  Tract Line
-  VMS Line
-  Vacated Road Line



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