

PLANNING COMMISSION AGENDA



Planning Commission Meeting
6:00 PM Wednesday, August 1, 2018

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 July 17, 2018
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 18-08P: Application for Final Plat Approval for Woodknoll Section 3 Subdivision
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 St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656
www.southlebanonohio.org

Planning Commission Meeting
MEETING MINUTES
Tuesday, July 17th, 2018

Members Present:

Darrick Zucco
Tom Hunsche
Dennis Rees
Bill Madison
Jim Smith

Members Absent:

Staff:

Jerry Haddix,
Administrator
Brianna Koutny,
Clerk

1. Call to order at 6:30 p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum: None
5. Review and Approval of Minutes from June 13th, 2018. A motion to approve was made by Tom Hunsche and seconded by Jim Smith. A vote was taken. All YEAS.
6. Public Hearing: None
7. Old Business: None
8. New Business:
 - a) Case 18-06P: Application for Final Plat Approval for Wynstead Section 5, Phase A Subdivision –
 - Administrator Jerry Haddix stated this phase consisted of 32 Lots comprising 6.5817 acres. Haddix stated most of the infrastructure work has been completed. He explained this phase is in compliance with all comments and recommendations made by Village Engineers. He recommended approval as it is a continuation of an existing preliminary PUD. He stated that there is only one more phase needed to connect Corcoran Rd. to Zoar Rd. A motion was made to approve by Jim Smith and was seconded by Darrick Zucco. A vote was taken. All YEAS.

- b) Case 18-07P: Acceptance and Dedication of Public Improvements for Wynstead Section 3 Subdivision
- Haddix stated that improvements have been made. He explained the final coat of asphalt on this section is complete. He stated the engineer reviewed application. Haddix recommended approving acceptance based on condition of addressing all issues addressed by engineer, and once all concerns are met the issue will go to Village Council. A motion was made to approve by Jim Smith and seconded by Dennis Rees. A vote was taken. All YEAS.
9. Communications: Haddix stated there will be additional subdivision site plans to come in the near future. He also stated that he is waiting for an update on the demolition for the final Milacron Tower.
10. Adjournment: A motion was made to adjourn by Jim Smith and was seconded by Dennis Rees. A vote was taken. All YEAS.

Darrick Zucco – Chairman

Brianna Koutny – Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 18-08P, Final Plat Approval, Woodknoll Section 3 Subdivision

DATE: July 30th, 2018

On the agenda for August 1st is Case #18-08P, an application for approval of the Final Record Plat for the Woodknoll Section 8 Subdivision (the “Property”) submitted by McCarty Associates, LLC (the “Applicant”), on behalf of Shepherds Crossing Development, LLC. (the “Owner”).

Background

On June 27, 2017, the Village Planning Commission approved the preliminary plat for said Property. The Property is comprised of 3.1733 acres along Pike Street per attached final plat map. This plat will create 13 single family lots and one open space lot. The present zoning designation is R-3 Planned Unit Development (“PUD”) which was part of the original Woodknoll development.

The Final Record Plat has been sent to a number of officials and agencies for review. The Village has received comments and the Applicant has addressed all of the comments.

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. Provide the statements pursuant to Section 15.20.10 of Village Subdivision Regulations.
2. 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 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: <u>SHEPHERDS CROSSING DEVELOPMENT, LLC</u>			
Type of Business/Project Description: <u>SUBDIVISION DEVELOPMENT</u>			
Location: <u>WOODKNOLL SUBDIVISION SECTION 3</u>		Size of Building: <u>NA</u>	
Current Zoning:		Rezone to: <u>NA</u>	
Total Acreage: <u>4.0 +/-</u>		Acres to be Rezoned: <u>NA</u>	
Number of Employees: <u>NA</u>		Number of Fleet Vehicles: <u>NA</u>	
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: <u>SHEPHERDS CROSSING DEVELOPMENT, LLC</u>		Name:	
Address: <u>7861 E. KEMPER RD.</u>		Address:	
City: <u>CINCINNATI</u>	State: <u>OH</u>	Zip: <u>45249</u>	City:
Telephone: <u>513-702-9419</u>	Fax:	Telephone:	Fax:
Applicant(s): <u>SHEPHERDS CROSSING DEVELOPMENT, LLC</u>			
Address: <u>7861 E. KEMPER RD</u>			
City: <u>CINCINNATI</u>	State: <u>OH</u>	Zip: <u>45249</u>	
Telephone: <u>513-702-9419</u>	Fax:		
Please Print Applicant's Name Here: <u>ED FARRINGTON</u>			
* Applicant's Signature: <u>[Signature]</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 #: _____ Date: _____ 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: SHEPHERDS CROSSING DEVELOPMENT, LLC

Applicant's Signature: [Signature] Date: 6/13/2018

Property Owner's Signature: [Signature] Date: 6/13/2018

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 \$ 271,648.06 (A)

1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ 3,395.60 (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + \$ 4,074.72 (C)

Application Fee + \$ 150.00 (D)

Total Construction Drawing Fee (Line B + C + D) \$ 7,620.32 (E)

2 – Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost* (Line A x 0.0025) \$ 679.12 (F)

Application Fee + \$ 150.00 (G)

Total Preliminary Plat Fee (Line F + G) \$ 829.12 (H)

Total Paid with Application/Submittals (Line E+H) \$ 8,449.44

* Due upon submittal

** Due prior to construction

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
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.

LOT NUMBER	PARCEL NUMBER
OLD 26.0782 Ac. R	13-32-351-028
NEW LOT 57	
NEW LOT 58	
NEW LOT 59	
NEW LOT 60	
NEW LOT 61	
NEW LOT 62	
NEW LOT 63	
NEW LOT 64	
NEW LOT 65	
NEW LOT 66	
NEW LOT 67	
NEW LOT 68	
NEW LOT 69	
NEW GREEN SPACE LOT 62A	
NEW R/W 0.5105 Ac.	
REM 22.9049 Ac.	

NOTES

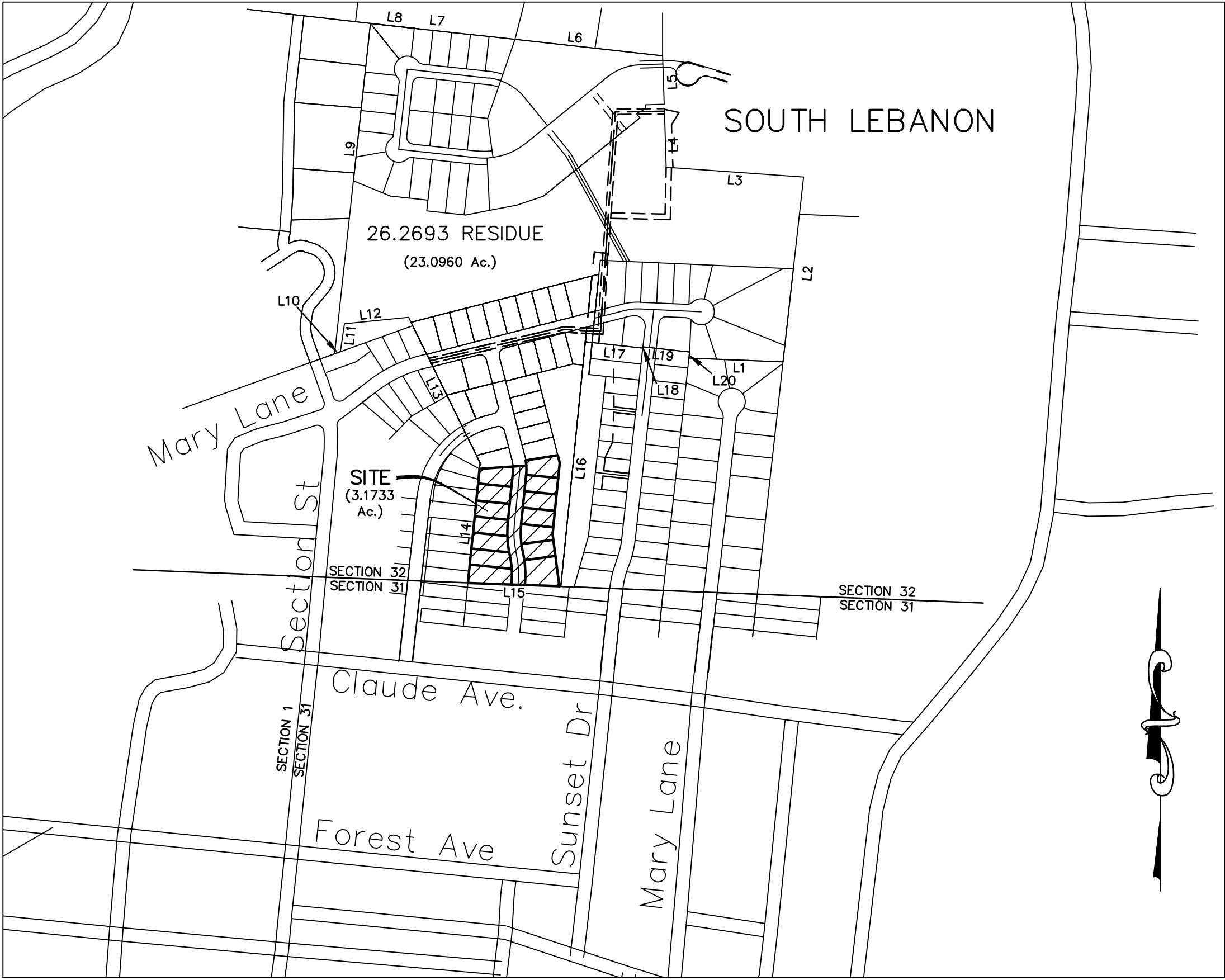
- EXISTING ZONE OF SITE. R3/PUD
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- PROPOSED WATER SUPPLY: VILLAGE OF SOUTH LEBANON.
- PROPOSED SEWAGE DISPOSAL: VILLAGE OF SOUTH LEBANON.
- ALL BUILDING SETBACKS SHALL BE 25 FT., SIDE YARD SETBACKS SHALL BE 6 FEET MINIMUM/12 FEET TOTAL CONSISTENT WITH THE UNDERLYING ZONING, A 5 FEET DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL SIDE LOT LINES, A 10 FOOT DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.
- THE ABOVE PLAT IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY McCARTY ASSOCIATES IN APRIL 1995.
- BASED UPON THE SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39165C0227E, DATED DECEMBER 17, 2010. ZONE "X" DENOTES AREAS BEING OUTSIDE 500 - YEAR FLOOD PLAIN.
- THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.
- THE DEED REFERENCES AND SURVEYORS RECORDS AS LISTED ON THE PLAT WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
- NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- AREA IN LOTS: 2.3778 Ac.
AREA IN GREEN SPACE LOT 62A 0.2850 Ac
AREA IN STREET: 0.5105 Ac.
TOTAL AREA: 3.1733 Ac.
- ALL LOTS AND COMMON AREAS SHALL BE SUBJECT TO ADMINISTRATION BY A HOMEOWNERS ASSOCIATION.
- COVENANTS AND RESTRICTIONS ARE RECORDED IN DOC. No. _____

OWNER/DEVELOPER

SHEPHERDS CROSSING DEVELOPMENT, LLC
7861 E. KEMPER ROAD
CINCINNATI, OHIO 45249

WOODKNOLL SUBDIVISION SECTION 3

SEC 32 - TOWN 5 - RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
MAY, 2018



OUTLINE SKETCH OF ORIGINAL TRACT
SCALE 1" = 400'



BEARINGS ARE BASED UPON THE GRID AZ (Az 133°32'44.2")
BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA"
AND McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT
"BISHOP (3001)" AND DERIVED FROM GPS OBSERVATIONS
TAKEN SEPTEMBER 19, 2012, UTILIZING THE TRIMBLE ODOT
CORS VRS (VIRTUAL REFERENCE SYSTEM)

DEED REFERENCE:

SITUATED IN SECTION 32, TOWN 5, RANGE 3, UNION TOWNSHIP, VILLAGE
OF SOUTH LEBANON, WARREN COUNTY, OHIO, CONTAINING 3.1733 ACRES
AND BEING PART OF THE ORIG. 38.0100 ACRES TRACT AS CONVEYED TO
SHEPHERDS CROSSING DEVELOPMENT, LLC AND DESCRIBED IN THE DEED
RECORDED IN DOCUMENT NUMBER 2016-029344. WARREN COUNTY, OHIO.

APPROVALS

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS
____ DAY OF _____, 2018

VILLAGE OF SOUTH LEBANON

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2018, THIS PLAT WAS
APPROVED AND ACCEPTED BY RESOLUTION No. _____ ADOPTED BY THE COUNCIL OF THE
VILLAGE OF SOUTH LEBANON, OHIO.

ATTEST:
JAMES D. SMITH, MAYOR NICOLE ARMSTRONG, FISCAL OFFICER

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2018

BY _____ DEPUTY WARREN COUNTY AUDITOR

COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____, 2018 AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 2018 AT _____ M.

RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE _____
BY _____ DEPUTY WARREN COUNTY RECORDER

OWNER'S CONSENT AND DEDICATION.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF 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 PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, AND FOR THE MAINTENANCE AND REPAIR OF SAID
UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION,
MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES,
STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT,
OR IMMEDIATELY ADJACENT THERETO, 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 SAID EASEMENTS, NOR MAY THE
EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF
SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, VILLAGE OF
SOUTH LEBANON WATER & SEWER, CENTURY LINK, AND TIME WARNER CABLE/SPECTRUM.

WE THE UNDERSIGNED _____ HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS
WOODKNOLL SUBDIVISION, SECTION 3, A SUBDIVISION OF LOTS 57 TO 69 AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR
PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING PLATTING,
HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE VILLAGE OF SOUTH
LEBANON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHERS SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.
THE UNDERSIGNED FURTHER STATES THAT TO THE BEST OF THEIR KNOWLEDGE ALL PERSONS AND CORPORATIONS INTERESTED IN THIS DEDICATION EITHER AS OWNERS
OR LEIN HOLDERS HAVE UNITED IN ITS EXECUTION.

GRANT OF EASEMENT - DUKE ENERGY

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED _____ DO HEREBY PERMANENTLY GRANT TO DUKE
ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH PARTIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY
OTHER PROVIDER OF UTILITY SERVICES _____ THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON
EXCLUSIVE EASEMENTS, AS SHOWN ON THE WRITTEN PLAT AND DESIGNATED AS "PUBLIC UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE,
REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE,
TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE
RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE PUBLIC UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO.
NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE PUBLIC UTILITY EASEMENTS AREA, NOR MAY THE PUBLIC UTILITY EASEMENTS BE PHYSICALLY ALTERED
TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY
TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY
THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND
MAINTAIN NATURAL GAS SERVICE TO SERVE 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 ONLY WITH THE WRITTEN
PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER
EXISTING BUILDINGS OR ADJOINING LOTS.

OWNER

OWNER _____ DATE _____
FOR SHEPHERDS CROSSING DEVELOPMENT, LLC

STATE OF OHIO, VILLAGE OF SOUTH LEBANON, SS
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ AND
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES _____



JASON C. McCONNAUGHEY, P.S. 8509 DATE _____

REVISIONS

5/31/18 REVISED PER
COUNTY TAX MAP OFFICE
6/8/18 REVISED PER
COUNTY TAX MAP OFFICE

McCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH: 937-393-9971 FAX: 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH: 513-722-0300 FAX: 513-722-0500
104 S. MAIN ST., WASHINGTON C.H., OHIO 45160 PH: 740-335-3816 FAX: 740-335-5828
www.mccartyassociates.com

WOODKNOLL SUBDIVISION SECTION 3

SEC 32, TOWN 5, RANGE 3

UNION TOWNSHIP

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

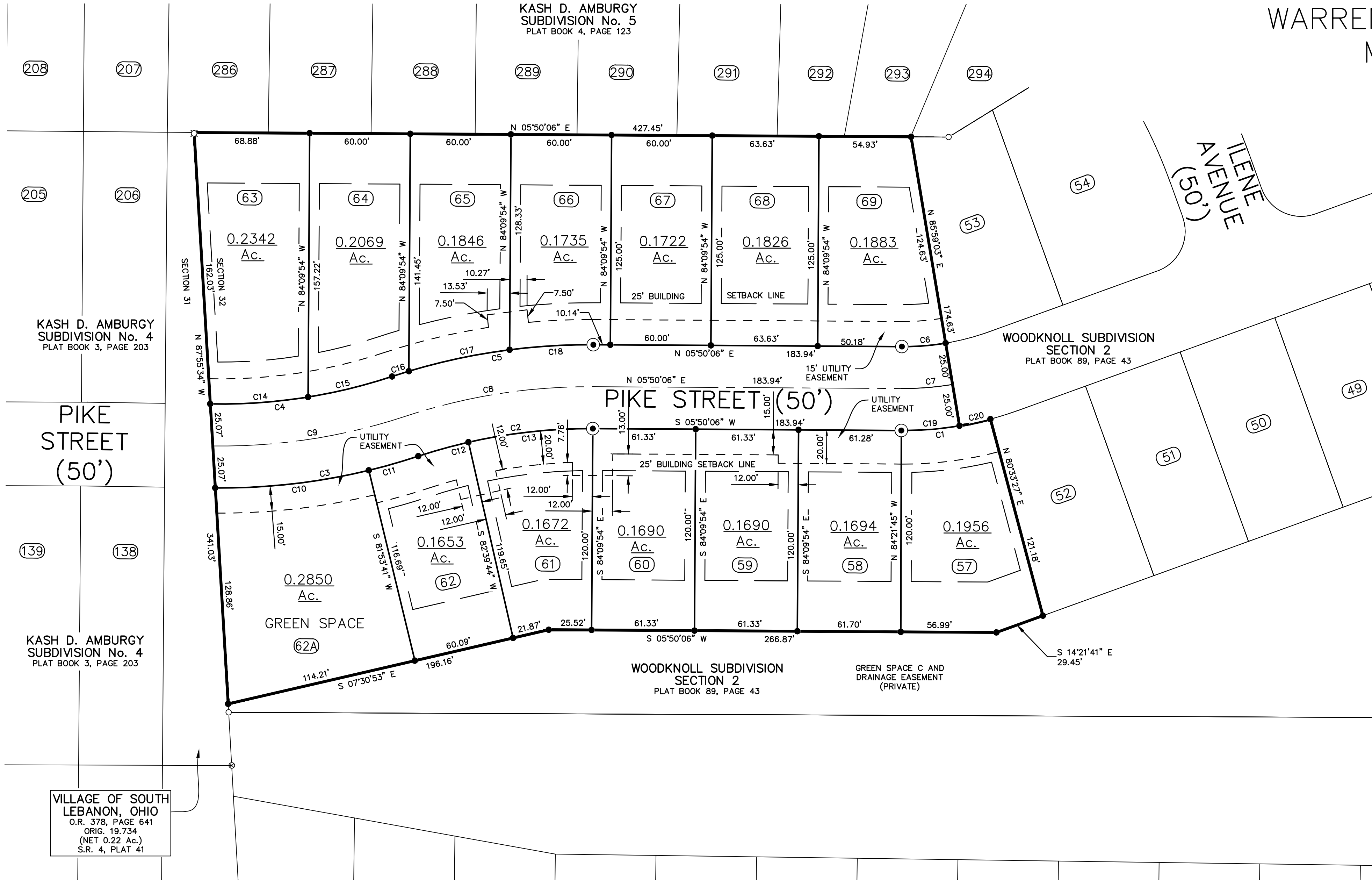
DRAWING NUMBER
E12-541B

SHEET
1/2

WOODKNOLL SUBDIVISION
SECTION 3

SEC 32 – TOWN 5 – RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
MAY, 2018

BEARINGS ARE BASED UPON THE GRID AZ (Az 133°32'44.2")
BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA"
AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT
"BISHOP (3001)" AND DERIVED FROM GPS OBSERVATIONS
TAKEN SEPTEMBER 19, 2012, UTILIZING THE TRIMBLE ODOT
CORRS VRS (VIRTUAL REFERENCE SYSTEM)



CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	53.74	200.00'	15°28'15"	53.58'	N 1°44'41" W
C2	105.72	325.00'	18°38'18"	105.26'	S 3°29'04" E
C3	123.11	375.00'	18°48'33"	122.55'	N 3°23'56" W
C4	110.13	325.00'	19°24'55"	109.60'	N 3°05'45" W
C5	121.99	375.00'	18°38'18"	121.45'	S 3°29'04" E
C6	26.21	150.00'	10°00'46"	26.18'	N 0°59'14" E
C7	30.50	175.00'	9°59'09"	30.46'	N 0°58'37" E
C8	113.85	350.00'	18°38'17"	113.35'	N 3°29'03" W
C9	116.62	350.00'	19°05'25"	116.08'	N 3°15'30" W
C10	92.36	375.00'	14°06'41"	92.12'	N 1°03'00" W
C11	30.75	375.00'	4°41'52"	30.74'	N 10°27'16" W
C12	31.00	325.00'	5°27'56"	30.99'	S 10°04'14" E
C13	74.72	325.00'	13°10'21"	74.55'	S 0°45'05" E
C14	58.50	325.00'	10°18'51"	58.43'	N 1°27'17" E
C15	51.62	325.00'	9°06'03"	51.57'	N 8°15'10" W
C16	10.49	375.00'	1°36'08"	10.49'	S 12°00'08" E
C17	61.49	375.00'	9°23'41"	61.42'	S 6°30'14" E
C18	50.01	375.00'	7°38'29"	49.98'	S 2°00'51" W
C19	34.79	200.00'	9°58'00"	34.75'	S 0°58'08" W
C20	18.95'	200.00'	5°25'36"	18.94'	N 6°43'45" W

NOTES:
SIDE YARD SETBACKS SHALL BE 6 FEET
MINIMUM/12 FEET TOTAL CONSISTENT WITH
THE UNDERLYING ZONING.
5' DRAINAGE EASEMENTS SHALL BE
PROVIDED ALONG ALL SIDE LOT LINES
10' DRAINAGE EASEMENTS SHALL BE
PROVIDED ALONG ALL REAR LOT LINES

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP
STAMPED "MCCARTY ASSOCIATES"
- 1" IRON PIN (SET)
- 5/8" IRON PIN (FOUND)
- ⊠ 3/4" IRON PIN (FOUND)
- ⊙ 1/2" IRON PIN (FOUND)



5/31/18 REVISED PER
COUNTY TAX MAP OFFICE
6/9/18 REVISED PER
COUNTY TAX MAP OFFICE

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DRAWN: DWS CHECKED: JMc

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WOODKNOLL SUBDIVISION SECTION 3
SEC 32, TOWN 5, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

DRAWING NUMBER SHEET
E12-541B 2/2

DATE SCALE
MAY, 2018 AS NOTED