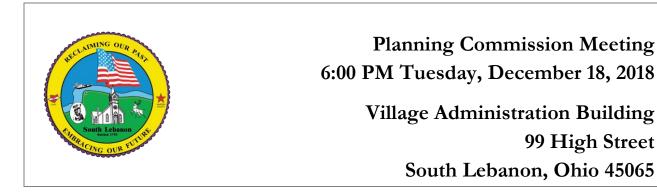
PLANNING COMMISSION AGENDA



	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of MinutesA.Minutes of October 2, 2018B.Minutes of October 10, 2018
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 18-15P: Application for Final Plat Approval for Riverside Subdivision Phase Three
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, October 2nd, 2018

Members Present:

Darrick Zucco Tom Hunsche Bill Madison Jim Smith Members Absent: Dennis Rees

<u>Staff:</u> Jerry Haddix, Administrator Brianna Koutny, Clerk

- 1. Call to order at 6:30p.m.
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Open Forum : None
- 5. Review and Approval of Minutes from August 29th, 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 18-13P : Zoning of River Corridor Annexation properties (per sec. 15.7.7 Recommendation by Planning Commission and Sec. 15.7.13 Zoning Upon Annexation)
 - Administrator Jerry Haddix states that he recommends zoning upon annexations for 17 parcels in the River Corridor Annexation; 16 of which have been recommended for zoning already, with the last parcel (Irwin Annexation of Grandin Rd) is scheduled for public hearing later in the month. Of the 16 parcels, there are 10 ODNR properties, 3 for Peters Cartridge Factory, 1 for Warren County, 1 for TEJ, and 1in the R1 district. Haddix states some of the bike trail properties have no zoning through the township, but the Village's RFP Zoning District most closely resembles the existing use. Haddix states the Township approved the Peter's Cartridge Factory stage 1 PUD, and recommends the conditions approved by the Township should be approved. Haddix

also recommends that the Planning Commission recommends to the Village Council that they accept the zoning classifications for the River Corridor Annexation with the exception of Parcel #16-05-100-001 which will be separately rezoned from this action.

- 9. Communications : Jim Smith states that the Planning Commission members will be included on the approval of the Powder Plant Dedication Plaque.
- 10. Adjournment : A motion was made to adjourn by Jim Smith and seconded by Bill Madison. A vote was taken. All YEAS.

Darrick Zucco – Chairman

Brianna Koutny – Clerk



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 Wednesday, October 10th, 2018

Members Present:

Darrick Zucco Tom Hunsche (Arrival – 6:15pm) Bill Madison Jim Smith Members Absent: Dennis Rees

Staff: Jerry Haddix, Administrator Brianna Koutny, Clerk

- 1. Call to order at 6:00p.m.
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Open Forum : None
- 5. Public Hearing : Zoning upon annexation for 727 Grandin Rd. from M-1 Light Industrial (unincorporated zoning, Hamilton Township) to R-3 Planned Unit Development (PUD)
 - Administrator, Jerry Haddix presents the public notice that was published in the Cincinnati Enquirer on September 21st, 2018.
 - Chairman Darrick Zucco opens the floor to the public hearing.
 - Richard Arnold of McGill Smith Punshon Design at 3700 Park 42 Dr. Cincinnati, Ohio 45241 states Steve Bosse of Robert C Rhein Interests at 1721 Old Farm Dr. is also in attendance and clarifies that Robert C. Rhein Interests, who is the application on the above-listed property. Arnold explains the property is proposed to consist of 177 single family homes, with sanitary sewer being located on Striker Rd. and water mains located on both Striker and Grandin Rd. He states that the project has already been submitted to Warren County Board of Commissioners for water and sanitary sewer service and has agreed to draft a legal agreement for said service. Arnold highlights comments regarding the project, and states he is aware of the requirement that water areas are not to exceed 50% of the required space, but stresses that the lake that is located on the property will be a spectacular amenity for the residents. Due to the size of the lake, it will provide ability to fish, build a walking path, etc. He stresses that the

size will act more as a benefit rather than a determent to the project. He requests that the Planning Commission make a recommendation to waive the 20% requirement, due to the benefit it poses. Arnold also requests that the open space requirement of less than 5 acres of open space be waived. Arnold states they are in agreement with recommendation items 1, 2, 4, and 6. Arnold expresses concern with item 5 regarding installation of a stub street being placed on the east side of the property into vacant land. His concern is due to the land being in Hamilton Township who is wanting the land to remain a manufacture type use. He expresses concern with heavy tractor and semi-trailer traffic, and inconveniencing future residents. Administrator Jerry Haddix suggests changing the wording in the legislation to reflect a more specific instruction. Arnold asks if it is possible to plat the streets as is and implement a paper street that could be executed in the event that the property to the east of the subdivision were to develop as a residential use. Steve Bosse approaches the podium, and states that he is in agreement with that change, and also states the street is subject to termination in the event that no changes are made to the east side property. Planning Consultant Kim Lapensee asks if there has been a traffic analysis. Arnold states there has not been analysis completed at this time. Lapensee expresses concern with only having one exit for 177 lots, and causing a heavy traffic increase, and stresses the benefit of having a second exit on the east side for that reason.

- Arnold recaps main points for Board Member, Tom Hunsche who arrived at 6:15pm.
- Chairman Darrick Zucco asks if there are any other comments for the public hearing. Hearing none, he closes the floor to public hearing.
- 6. Old Business : None
- 7. New Business :
 - a) Case 18-14P : Zoning upon annexation and PUD Rezoning 727 Grandin Rd. (per Section 15.7.13 Zoning Upon annexation and Article 14 Planned Unit Development District)
 - Administrator, Jerry Haddix states this project is part of the River Corridor Annexation that was finalized on February 22nd, 2018. Haddix explains that Robert C. Rhein Interests has applied for an R3 PUD consisting of 177 single family lots over a 7 phase period. Haddix states that the process will include the Planning Commission holding a public hearing with publication in a newspaper fifteen (15) days prior to the public hearing. The Planning Commission is then to provide a recommendation to the Village Council. He states that all property owners within 300 ft of the annexation were notified of the public hearing 20 days prior to said hearing. Haddix explains that the density of 2.74 units per acre and 11.6 acres of open space, despite some allowances for a narrower lot, 55 ft is 5 ft less than the required minimum 60ft lot width. Haddix states that Planning Consultant, Kim Lapensee has reviewed the preliminary Development plan and opens the floor to her comments.
 - Kim Lapensee, Village of South Lebanon Planning Consultant states that her recommendations are based on surrounding subdivisions and keeping them compatible with each other. She recommends that the PUD meet all subdivision requirements, storm water quality requirements, completion of a traffic analysis on Grandin Rd. In regard to a stub street, she recommends implementing a paper street, but including a condition in the construction drawing stating the street did not have to be built. She asks the applicants how long they are predicting build out. They respond with 5-6 year build out time. Based on that answer, she recommends a 5 year time on the condition of the stub street. Lapensee asks applicants about price points, and if it will be compatible with surrounding subdivisions. Applicants state the range will start from the upper \$200,000 to upper \$300,000 range. Chairman, Darrick Zucco asks for

comments on the minimum living area of each lot. Applicants state the living space will start at 1200 sq. ft. and will range to 2500 sq. ft. Lapensee states that the Village Zoning code requires side yard set backs to be 16 ft. and the applicants are proposing 12 ft. which will require a waiver of the requirement or a change in the proposal. Lapensee states the rear yards to the south and west will need to be 40 ft. along with frontage having a minimum requirement of 60 ft. when the applicants are only proposing 55ft. She again recommends a waiver of the requirement, or a change to the PUD. Chairman Darrick Zucco asks what Lapensee is seeing in surrounding areas. She states she is seeing larger lots consisting of 12,000 to 14,000 sq. ft. lots as opposed to 7,000 sq. ft. lots in the proposed application.

- Haddix states the property lots will consist of 30 ft setbacks, when the Village Zoning Code only calls for 25ft. which will increase the driveway length. Lapensee stresses future development be thought of during the development of the original zoning process regarding these lots. Darrick Zucco asks for comment on the open space requirement. Lapensee responds with recommending waiving the requirement due to the benefit of the current layout. Lapensee recommends that the legislation requires HOA maintains the open space and the storm water. Haddix states that will be added to the legislation. Bill Madison asks if the roadways will be public, Lapensee responds by saying the roadways will be public. Zucco asks for any additional comments. Bill Madison states that developing the surrounding areas as residential will complement the area further. Zucco asks for comments on the traffic concern on Striker Rd. and Grandin Rd. Lapensee responds by saying the traffic analysis will determine what needs to be implemented for smoother traffic flow. She recommends sidewalks on the front end of the subdivision per the Zoning Code. Jerry Haddix states he will revisit. Lapensee states it would be a good planning practice to consider sidewalks for future development. She states it will complement the existing bike path, and Peters Cartridge Project.
- Richard Arnold clarifies that the south lots on Willow Grove subdivision are only 55ft. wide and the plans are matching with existing lots. Lapensee states the code shows 60 ft. requirement. Haddix states there have been other PUD's in the Village of less than 60 ft. and the requirement has been waived, and approved in the past.
- Darrick Zucco clarifies that a motion is being made to approve with the following conditions:
 - 1. Village Administrator to develop language regarding paper stub street implementation
 - 2. Incorporate language that HOA will maintain open space and storm water facilities
 - 3. To waive the PUD requirement of 20% open space and allow the proposed 17.9% open space area with 9.2 acres being the lake
 - 4. Waive the 60 ft. minimum lot requirement, and allowing the 55 ft. lots
 - 5. Waive the requirement of 16 ft. total side yard setback to allow 6 ft. setback on either side totaling 12ft.
 - 6. Minimum living area of 1200 sq. ft.
 - 7. Compliance with Subdivision Regulations
 - 8. Compliance with storm water management regulations with approval of the Village Engineer

- 9. Conduct a traffic analysis to determine if any improvements are required on Grandin Rd.
- 10. Execution of an agreement between the Village and the Warren County Board of Commissioners for water and sanitary sewer service
- 11. Developer to provide documentation pf the projected price points of the homes and proposed amenities to be provided to residents.
- A motion was made to approve with the above-listed conditions by Darrick Zucco and seconded by Jim Smith. A vote was taken. All YEAS.
- Administrator, Jerry Haddix states the recommendation will go to council, and upon approval will come back to the Planning Commission for final development plan approval.
- 8. Communications: None
- 9. A motion was made to adjourn by Jim Smith and seconded by Bill Madison. 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 18-15P, Final Plat Approval, Riverside Subdivision Phase Three
DATE:	December 13, 2018

On the agenda for the December 18th meeting is Case #18-15P, an application for approval of the Final Record Plat for the Riverside Subdivision Phase Three (the "Property") submitted by Bayer Becker Engineers on behalf of Lebanon Mason, LLC (the "Owner").

Background

On February 11, 2016, the Village Planning Commission passed a motion that granted approval of the Preliminary Plat for the 127-lot, 54.120 acre Rivers Crossing South development (now known as "Riverside"). Riverside Phase One record plat was recorded on February 2, 2017 which consisted of 15.421 acres and 42 single family lots along with 2.95 acres of open space. Riverside Phase Two record plat was recorded on January ,9, 2018, which consisted of 10.7904 aces and 43 single family lots This final plat, Riverside Phase Three, consists of 18.2368 aces and will create 34 single family lots and 10.2496 acres of open space. The present zoning designation is R-3.

The Final Record Plat has been sent to a number of officials and agencies for review. The Owner has addressed the comments received from the Warren County Tax Map Dept, Choice One Engineering and Duke Energy.

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, approved by the Village Council, 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 of Riverside Phase 3 and authorize Chairman Zucco to sign the Mylar.

Attachments

Final Record Plat Planning Commission Application

DEED REFERENCE

SITUATED IN SECTION 1 & 7, TOWN 4, RANGE 3, UNION TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO AND BEING A SUBDIVISION CONTAINING 18.2368 ACRES, (OF WHICH 6.3640 ACRES ARE IN SECTION 7 AND 11.8728 ACRES ARE IN SECTION 1) AND BEING 17.2386 ACRES OF 47.972 (DEED) ACRES AS CONVEYED TO LEBANON MASON RESIDENTIAL LLC AS RECORDED IN DOCUMENT NO. 2016-033236, WARREN COUNTY, OHIO AND 0.9982 ACRES OF 22.971 (DEED - TRACT 2) ACRES AS CONVEYED TO LEBANON MASON, LLC AS RECORDED IN OFFICIAL RECORD 5856, PAGE 129, WARREN COUNTY, OHIO.

HOA REFERENCE

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR RIVERSIDE SUBDIVISION WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH DOCUMENT NUMBER 2018-006004, 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.

DEDICATION

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 PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND AND PUBLIC UTILITIES 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 O 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 PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, AT&T, CHARTER COMMUNICATIONS, THE VILLAGE OF SOUTH LEBANON AND WARREN COUNTY

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

OWNER: LEBANON MASON RESIDENTIAL LLC (47.972 ACRES)

NAME:

PRINTED NAME

STATE OF OHIO COUNTY OF

BE REMEMBERED THAT ON THIS DAY OF , 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON RESIDENTIAL LLC, AS REPRESENTED BY ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING 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 AS WRITTEN ABOVE.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

OWNER: LEBANON MASON LLC (22.971 ACRES)

NAME:

PRINTED NAME

STATE OF OHIO COUNTY OF

BE REMEMBERED THAT ON THIS ____ DAY OF , 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON LLC, AS REPRESENTED BY ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING 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 AS WRITTEN ABOVE.

NOTARY PUBLIC: _

MY COMMISSION EXPIRES:

LIEN HOLDER: WES BANCO BANK, INC

NAME:

PRINTED NAME

STATE OF OHIO COUNTY OF

BE REMEMBERED THAT ON THIS DAY OF , 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME WES BANCO BANK, INC., AS REPRESENTED BY , ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING 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 AS WRITTEN ABOVE.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

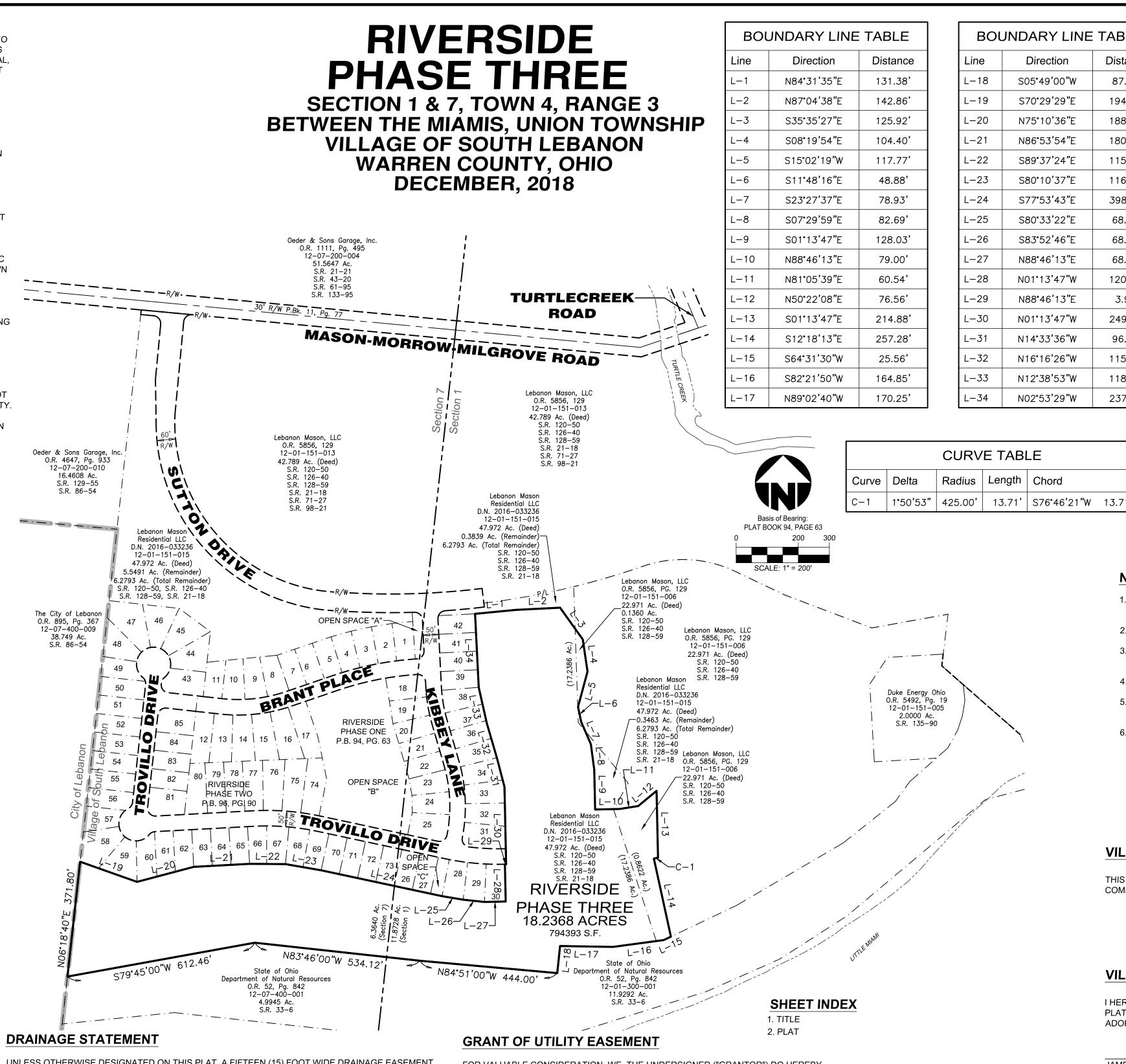
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

DATE

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

0F' BRIAN R JOHNSON S-8484



UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY SHALL EXIST ALONG ALL REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT EXIST ALONG ALL SIDE LOT LINES, WITH THE LINE BEING THE CENTERLINE OF SAID EASEMENT. ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY THROUGH THE WATERCOURSE. FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR THE VILLAGE OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, UNDERGROWTH, OR OVERHANGING ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF-WAY AREA HAS BEEN PREVIOUSLY BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE VILLAGE OF SOUTH LEBANON OR BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREAS AND, IN AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE ACCORDANCE WITH SECTION 5589.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY. 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. UNTIL THE EXPIRATION OF THE PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR WILL DEFEND THE SAME AGAINST ALL CLAIMS.

RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS 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 LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SUMP MAINS AND CULVERTS FOR PRIVATE DRIVEWAYS. WHERE, IN LIEU OF AN OPEN DITCH, A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY, THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED, AND THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

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 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 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.

BOUNDARY LINE TABLE				
Line	Direction	Distance		
L-18	S05°49'00"W	87.60'		
L-19	S70°29'29"E	194.06'		
L-20	N75°10'36"E	188.70'		
L-21	N86°53'54"E	180.00'		
L-22	S89°37'24"E	115.52'		
L-23	S80°10'37"E	116.32'		
L-24	S77°53'43"E	398.02'		
L-25	S80°33'22"E	68.75 '		
L-26	S83°52'46"E	68.84'		
L-27	N88°46'13"E	68.43'		
L-28	N01°13'47"W	120.00'		
L-29	N88°46'13"E	3.94'		
L-30	N01°13'47"W	249.00'		
L-31	N14°33'36"W	96.96'		
L-32	N16°16'26"W	115.56'		
L-33	N12°38'53"W	118.46'		
L-34	N02°53'29"W	237.04'		

TABLE Distance 87.60' 194.06' 188.70' 188.70' 188.70' 188.70' 188.70' 68.75' 68.84' 68.43'	MASON MORROW MILLGROVE RD 78 MASON MORROW MILLGROVE RD 78 NASON MORROW MORROW MORROW MORROW MORROW MORROW MORROW MORROW MORROW MORRO				
120.00' 3.94' 249.00'	VICINITY MAP n.t.s.				
96.96' 115.56' 118.46' 237.04'	SURVEYOR BAYER BECKER 6900 TYLERSVILLE ROAD MASON, OH, 45040 513-336-6600			12-05-18 PAH BKJ	
NOTES 1. PRIOR DI 2. BASIS OF 3. 5/8" IRON CONSTR 4. OCCUPA 5. ALL EXIS	OWNEROWNERLEBANON MASON LLCLEBANON MASON RESIDENTIAL, LLCKINROSS LAKES, SUITE 200LEBANON MASON RESIDENTIAL, LLCRICHFIELD, OH 442864020 KINROSS LAKES, SUITE 200S13-404-6401RICHFIELD, OH 44286513-404-6401513-404-6401	_	Kevision L		
SHOWN. 6. MINIMUM A FLOOR GRAVITY WINDOW SOURCE SYSTEM ELEVATION INSTALLE BELOW T VILLAGE (THIS PLAT WAS COMMISSION C VILLAGE (I HEREBY CERT PLAT WAS APP ADOPTED BY T	TING MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE A PERMISSIBLE LOW FLOOR ELEVATION (INCLUDING BASEMENT). IF IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, THEN NO FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER OR EXISTING OR PROPOSED WATERCOURSE BELOW THE M.O.E. DN SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE D FOR BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS THE M.O.E. ELEVATION SHOWN. DF SOUTH LEBANON PLANNING COMMISSION APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING DN THIS DAY OF, 2018. THY THAT ON THEDAY OF, 2018, THIS ROVED AND ACCEPTED BY RESOLUTION NO. HE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, OHIO. ATTEST:				

COUNTY AUDITOR

, 2018, AT _ TRANSFERRED ON THIS ____ DAY OF

COUNTY AUDITOR

PRINTED NAME

PRINTED NAME:

DEPUTY

COUNTY RECORDER

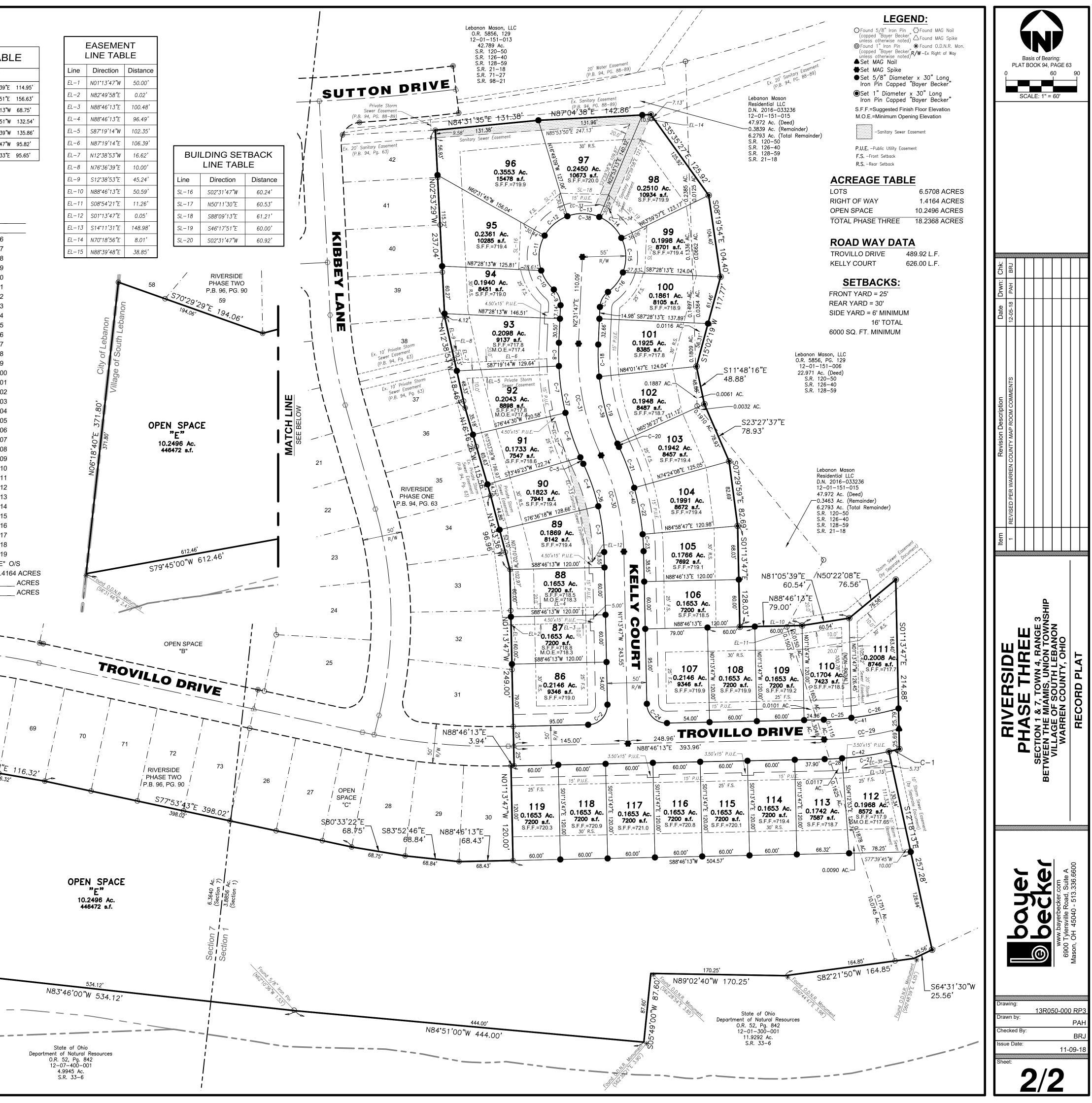
FILE NO	
RECEIVED ON THIS DAY OF	, 2018, ATM.
RECORDED ON THIS DAY OF	, 2018, ATM.
RECORDED IN PLAT BOOK NO.	PAGE NO
FEE:	
COUNTY RECORDER	DEPUTY

SECTION 1 & 7, TOWN 4, RANGE 3	BETWEEN THE MIAMIS, UNION TOWNSH	VILLAGE OF SOUTH LEBANON			BECORD PLAT
	してして	Warhackar com	adel Dechel . COLL	sville Road, Suite A	5040 - 513.336.6600

rawing:	
13R050-0	00 RP3 TITLE
rawn by:	
	PAH
hecked By:	
-	BRJ
sue Date:	
	11-09-18
heet:	
1/	2

Curve Delfa Radius Length Chord C-1 1'S0'53* 425:00* 13.71* N/8'46'21*E 13.71* LOT CURVE TABLE 6 0.214 0.468 7200 C-2 970'97 20.00* 30.27* 970'97* 30.27 970'97* 30.27 C-2 970'97* 20.00* 30.27* 970'97* 30.27 970'97* 30.27 C-4 17234* 20.00* 0.07* 970'97* 30.27 970'97* 30.27 C-4 17234* 20.00* 0.07* 970'97* 30.27 970'97* 920'97*	ength Ch 15.81' S13 58.19' S11 71.31' N87 33.85' N11 36.86' N13 16.09' S81 15.85' N82
LOT CURVE TABLE 86 0.2140 964 0.2400 964 27000 100 6-2 900000 0.600 30.27 8476479 30.00 88 0.1683 7200 6-2 910000 73.00 93.07 977447 960 0.1683 7011 6-4 972519 93.07 977447 960 0.1823 7941 6-6 9725219 93.00 0.2008 9137 90 0.2008 9137 6-6 972747 93.00 2.207 93.00 0.2008 9137 6-6 972747 93.00 2.207 93.00 0.2008 9137 9-6 972747 93.00 9.00 0.2036 14076 6-7 97701 92 0.2048 1000 0.1663 7010 6-7 97701 9.071 1020 1011 0.1623 960 0.2510 1001 6-7 97979 9.2450 10673 1000	15.81' S13 58.19' S11 71.31' N87 33.85' N11 36.86' N13 36.09' S81 5.85' N82
LOT CURVE TABLE 87 0.1653 7200 5.37 725.15 2.5.07 3.8.1 Curve Definis Rodus Long Markas Long Curve Definis Rodus Long Rodus Long Rodus Long Rodus Long Rodus	58.19' S11 71.31' N87 33.85' N11 36.86' N13 16.09' S81 15.85' N82
Lung Lung <thlung< th=""> Lung Lung <thl< td=""><td>33.85' N11 36.86' N13 36.09' S81 15.85' N82 </td></thl<></thlung<>	33.85' N11 36.86' N13 36.09' S81 15.85' N82
C-2 900000 25.00 9.27 45.96 (1) 39 (2) 9.26 (1) 600 0.1623 7941 C-3 1073247 25.00 57.00 900 0.1623 7941 C-5 105227 25.00 9.0724475 86.80 C-5 1053447 25.00 57.00 900 0.1623 7941 C-5 1053447 25.00 57.00 907 0.1733 7547 C-5 1073447 25.00 50.00 90738987 9.44 9.1414 9.66 0.3553 15478 C-6 1073447 25.00 28.00 900001 91.93 96 0.3553 15478 C-14 47.41007 6.007 4.829 90001 1.920 100344 96 0.3553 15478 C-14 47.41007 6.007 8.449 9.0 0.1988 8701 1000 0.1881 8105 C-14 47.41007 9.607 1.010 0.1928 6385 1000 1010 0.1928 6385 C-14 1707 7.507 4.507<	36.86' N13 6.09' S81 15.85' N82 15.85' LO' 100' LO' 100'
2.4.1 17.53 4 f 25.00 57.10 5172 30 f 57.00 90.00 2.5.5 13522 4 35.00 9.02 22.324 9 f 9.02 2.234 9 f 9.02 2.244 9 8868 2.6.7 10734 41 35.00 50.00 55.00 9 2.254 9 f 9.02 0.204 8 8868 2.6.7 10734 41 35.00 60.00 57580 85 0 502 5007 120 2 2.24 53.733 14 2 2.65 0.6.8 97272 4 55.00 4.585 5007 120 2 2.65 966 0.3853 15878 0.7.14 474507 5 500 4.585 597578 12 2.65 966 0.3853 15878 0.7.14 474507 5 500 4.585 597578 13 2.65 97878 387 98 0.2510 10934 0.7.14 474507 5 500 4.587 5 987 387 38.27 98.00 0.1988 8701 0.7.14 47467 7 5500 4 4.54 10.727 5 3.04 8871 31.79 7 8.307 88.04 100 0.1861 8706 0.7.15 5.500 5 4.54 9720 4 4.550 10.55 1056 0.1984 8487 0.7.14	5.85' N82
2-5 173/22 325.00 9.02 324/33/47 9.02 0.2043 8898 92 0.2043 8999 9.3 0.20263 8999 92 0.2043 8999 9.3 0.20263 8999 92 0.2043 8999 9.3 0.20264 8098 93 0.20264 8098 9.37 9.4 0.1940 8451 94 0.1940 8451 9.6 0.2361 10286 9.6 0.2034 8999 95 0.20264 8.607 38.44 393353547 28.84 9.6 0.3553 15478 96 0.3553 15478 9.6 0.3553 15478 9.6 0.2610 10064 97 0.2450 10673 9.6 0.1684 9.6 0.1684 9.6 0.1684 9.6 0.1684 9.6 0.1684 9.6 0.1684 9.6 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16 0.16	LO' LO' LO' LO' LO' LO' LO' LO' LO' LO'
C-10 0100.08 285.00 6.86.2 5187.007 28.34 C-1 0100.08 25.00 6.87.50 50.75.60 29.35 50.000.227 29.35 50.000.227 29.34 2.33.5 50.000.227 29.34 2.33.5 10.285 96 0.3553 10285 96 0.3553 15478 96 0.3553 15478 97 0.2460 10673 NEW	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-8 5/12/31 35.600 28.46 SOTON 29/2 (2.38) SOTON	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-10 3/27'24' 65.00' 28.24' S333'3'T 28.88' C-11 4748'07' 55.00' 45.89' 565/97' 1028' 96' 0.3563 15478 C-12 4748'07' 55.00' 41.43' 8874' 355'% 37.83' 97' 0.2460 10673 C-14 4108'44' 55.00' 41.43' 8874' 34'' 44.64'' C-16 3250'40' 55.00' 41.43'' 8874' 34'' 44.64'' C-16 3250'40' 35.00' 48.84'' NEW' - - C-17 15790'4' 25.00' 53.50'' 40.80'' NEW' - - C-17 15790'4'' 25.00'' 53.50'' N2278' 44'' 55.30''' NEW' - - C-21 1752'19'' 275.00''' 48.40''' N5703'W 88.40'''' 101'''''''''''''''''''''''''''''''''''	LO LO LO LO LO LO LO LO LO LO LO LO LO L
1 474807 55.00' 45.80' S0534'11'W 44.57' -11 4790737 55.00' 38.64' 98735'S' 37.85' 97 0.2450 10673 NEW	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-13 4.700*13 55.00* 41.43* M894*154*W 40.46* C-14 4.700*14* 55.00* 30.46* Hef332*25*W 38.62* C-15 4.700*01* 55.00* 31.12* M022*5*W 38.62* C-16 3.725*0*6* 31.51* M322*5*W 38.62* C-16 3.725*0*6* 31.12* M022*5*W 4.84* 100 0.1681 8105 C-17 5*1190*4* 2.5.00* 38.42* M15*10*5** C-20 0.575*7 275.00* 4.6.4* M6*** M104 0.1991 8672 C-22 1074*40* 325.00* 68.00* M10*18*32*W 59.91* 1005 0.1766 7692 102 0.1948 8457 MEW C-22 1074*40* 325.00* 68.00* M10*18*32*W 59.91* 1005 0.1766 7692 102 0.1948 8457 MEW C-24 905*00 25.00* 68.00* M114*0** 58.94* 1006 0.16	LO LO LO LO LO LO LO LO LO LO LO LO LO L
0 0	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-15 4700'08' 55.00' 45.12' NO228'59'' 43.86' 100 0.1861 8105 NEW	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-16 3/3/3/4 1/3/3/2/3/2 1/3/3/2/3/2 1/1/2/3/2 1/1	LO LO LO LO LO LO LO LO LO LO LO LO LO L
c-18 # 33'0'1* 275.00* 40.80* N01'43'13'W 40.76* C-19 1625'19* 275.00* 88.42* N15'10'53'W 88.64* C-20 057'57* 275.00* 4.83* N24'52'32'W 4.64* C-21 9'45'38* 325.00* 55.35* N20'28'1'W 55.30* C-22 10'34'40* 325.00* 60.00* N01'03'2'W 59.91* C-24 9'00'00* 25.00* 30.20* 1.05* 0.1766 7692 NEW - - - - - - - C-24 9'00'00* 25.00* 30.9* S8'05'2'W 35.86* 106 0.1653 7200 C-25 521'4'* 375.00* 61.00* S78'4'56'W 60.33* 108 0.1653 7200 C-26 9'19'11* 375.00* 61.00* S78'4'56'W 60.33* 109 0.1653 7200 C-27 80'52' 425.00* 22.14* N8'Y'51'Y'5'Y'5' 110 0.1764 7423 NEW - - -	LO LO LO LO LO LO LO LO LO LO LO LO LO L
19 16 25 19 273.00 86.42 N15 10 53 M 80.04 1020 057575 275.00' 4.63' N245232'W 4.64' 1021 945'38' 325.00' 55.30' 2520' 1026 0.1991 8672 1022 1074'40' 325.00' 55.30' 1015 0.1766 7692 1022 1074'40' 325.00' 39.27' Nef13'37'W 35.36' 106 0.1653 7200 1022 9700'00' 25.00' 39.27' Nef13'37'W 35.36' 107 0.2146 9346 1025 521'41'' 375.00' 60.00' N81'44'27'E 59.35' 106 0.1653 7200 1026 0.1653 7200 NEW - - - 1028 0.1653 7200 NEW - - - 1029 0.1653 7200 NEW - - - - 102 0.1968 8572 NEW - - - - - 111 0.2008 8746 NEW - - -	LO LO LO LO LO LO LO LO LO LO LO LO LO L
-2.1 945'38' 325.00' 55.36' N20'28'41'W 55.30' -2.2 10'3'4'40' 325.00' 60.00' N10'18'32'W 9.99'1' -2.2 10'3'4'40' 325.00' 21.50' N03'07'30'W 21.50' -2.2 3'47'25' 325.00' 21.50' N03'07'30'W 21.50' -2.2 90'00'00' 25.00' 39.27' N46'13'47'W 35.36' -2.25 5'21'41'' 375.00' 61.00' S78'4'56'W 60.93' -2.28 9'19'11'' 375.00' 60.00' N81'4'4'27'E 59.95' -2.2.4 8'05'20'' 425.00' 60.00' N81'4'4'27'E 59.95' -2.2.8 2'59'05'' 425.00' 22.14' N87'16'40'E 22.14' 1100 0.1764 7423 NEW - - NEW - - - - - 1110 0.1704 7423 NEW - - - 1111 0.2008 8746 NEW - - - 1112 0.1968 </td <td>LO LO LO LO LO LO LO LO LO LO LO LO LO L</td>	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-22 10734'40" 325.00' 60.00' N10718'32'W 59.91' C-23 347'25" 325.00' 21.50' N03'07'30'W 21.50' C-24 90'00'00" 25.00' 39.27' N46'13'47'W 35.36' C-25 5'21'41" 375.00' 51.00' S78'44'56'W 60.93' C-26 9'19'11" 375.00' 60.00' N81'44'27'E 59.95' C-27 8'05'20" 425.00' 60.00' N81'44'27'E 59.95' C-28 2'59'05' 425.00' 60.00' N81'44'27'E 59.95' C-28 2'59'05' 425.00' 22.14' N87'E4'D'E NEW - - 109 0.1653 7200 NEW - - - - 109 0.1653 7200 NEW - - - - - 110 0.1704 7423 NEW - - - - - - - - - - - - - - - - - -	LO LO LO LO LO LO LO LO LO LO LO LO LO L
106 0.1653 7200 NEW	LO LO LO LO LO LO LO LO LO LO LO LO LO L
C-25 5'21'41" 375.00' 35.03' S86'05'22'W 35.08' C-26 9'19'11" 375.00' 61.00' S78'44'56'W 60.93' C-27 8'05'20" 425.00' 60.00' N81'44'27'E 59.95' C-28 2'59'05" 425.00' 22.14' N87'16'40'E 22.14' NEW - - - - 110 0.1704 7423 NEW - - NEW - - - - - - 111 0.2008 8746 NEW - - - - 1111 0.2008 8746 NEW -	LO LO LO LO LO LO LO LO LO LO LO LO
2-26 9'19'11" 375.00' 61.00' \$78'44'56'W 60.93' 2-27 8'05'20" 425.00' 60.00' N81'44'27'E 59.95' 2-28 2'59'05" 425.00' 22.14' N87'16'40'E 22.14' NEW - - 110 0.1704 7423 NEW - - 111 0.2008 8746 NEW - - 1111 0.2008 8746 NEW - - 1111 0.2008 8746 NEW - - 1112 0.1968 8572 NEW - - - 1112 0.1968 8572 NEW - - - 1112 0.1653 7200 NEW - - - 1114 0.1653 7200 NEW - - - <	LO LO LO LO LO LO LO LO LO LO LO
-28 2'59'05" 425.00' 22.14' N8716'40"E 22.14' NEW - - NEW - - - NEW - - - NEW - - - - NEW -	LO LO LO LO LO LO LO LO LO LO
NEW -	LO LO LO LO LO LO LO LO
CENTERLINE CURVE TABLE rve Delta Radius Length Chord 29 13'44'41" 400.00' 95.96' N81'53'52"E 95.73' 30 24'07'43" 300.00' 126.34' N13'17'39"W 125.41' 31 27'53'18" 300.00' 146.02' N11'24'51"W 144.59' H18 0.1653 7200 NEW - - - NEW - - - 116 0.1653 7200 NEW - - NEW - - - - - 118 0.1653 7200 NEW - - - NEW - - - - - - 118 0.1653 7200 NEW - - - - NEW - </td <td>LO LO LO LO LO LO</td>	LO LO LO LO LO LO
rve Delta Radius Length Chord 29 13'44'41" 400.00' 95.96' N81'53'52"E 95.73' 30 24'07'43" 300.00' 126.34' N13'17'39"W 125.41' 31 27'53'18" 300.00' 146.02' N11'24'51"W 144.59' Intervention of the second s	LO LO LO
29 13*44'41" 400.00' 95.96' N81*53'52"E 95.73' 30 24*07'43" 300.00' 126.34' N13*17'39"W 125.41' 31 27*53'18" 300.00' 146.02' N11*24'51"W 144.59' H14 0.1653 7200 NEW - - - NEW - - - 116 0.1653 7200 NEW - - NEW - - - - - 118 0.1653 7200 NEW - - - NEW - - - - - - - 118 0.1653 7200 NEW -	LO [·]
-30 24'07'43" 300.00' 126.34' N13'17'39"W 125.41' -31 27'53'18" 300.00' 146.02' N11'24'51"W 144.59' Interview of the second se	
-31 27'53'18" 300.00' 146.02' N11'24'51'W 144.59' 117 0.1653 7200 NEW NEW EASEMENT CURVE TABLE 118 0.1653 7200 NEW	
EASEMENT CURVE TABLE 118 0.1653 7200 NEW	LO [`] LO [`]
	LO
Inverse Delta Radius Length Chord 32 5*57'17" 340.00' 35.34' \$17*29'58"E 35.32'	LO [:] R/V
33 8*25'07" 70.00' 10.29' N71*21'23"W 10.28' *OPEN SPACE REM - - -	
34 8°00'29" 70.00' 9.78' N63°08'35"W 9.78'	
-35 4*58'20" 440.00' 38.18' N80*10'58"E 38.17'	
	· — — –
	68
60	
N86°53'54"E 180.00' S89°37'24"E 115.52' S	0
N75,10'36"E 188,70	S80*10
60 62 63 64 65 65 60 60 60 60 60 60 60 60 60 60 60 60 60	

'lot time: Dec 13, 2018 — 1:57pm rawing name: J:\2013\13R050-000\SV\DWG\13R050-000 RP3.dwg — Layout Tab: P(



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
	Preliminary Plat (Please compete Fee Schedule form on Page 2)	Conditional Use
X	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: Riverside Phase 3					
Type of Business/Project Description: Subdivision					
Location: Section 1 & 7, Town 4, Range 3	Size of Building:				
Current Zoning: R-3	Rezone to:				
Total Acreage: 18,2368					
	Acres to be Rezoned:				
Number of Employees: Number of Fleet Vehicles:					
Current Owner of the Property Project Contact (Architect, Engineer, Planner)					
Name: Lebanon Mason LLC	Name: Bayer Becker				
Address: 4020 Kinross Lakes, Suite 200	Address: 6900 Tylersville Road, Suite A				
City: Richfield State: OH Zip: 44286	City: Mason State: OH Zip: 45040				
Telephone: 513-404-6401 Fax: Telephone: 513-336-6600 Fax:					
Applicant(s): LEBANON MASON RESIDENTIAL 11-C					
Address: 4020 KINEDSS LAKES PARKWAY, SVITE 200					
City: RICHFIELD State: OH Zip: 44286					
Telephone: (513) 793-2400 Fax:	1.00				
Please Print Applicant's Name Here: GRAHAMF, PAT	ZUN, AGENT				
* Applicant's Signature: With States					
* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)					

	TO BE COMPLET	FED BY THE VILLAC	GE OF SOUTH LEE	BANON	
Application Number:			ng Commission Meeting:		
Fee Paid:	Drawn:	Check #:	Date:	Initial:	
Legal Notices Advertis	sed:	Mailed to Su	urrounding Property Own	ers:	

Planning Commission Application

3. Rezoning and Preliminary PUD Plan Requests

<u>Surrounding Property Owners</u>: 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 FARLIN, ALE.	NT	
Applicant's Signature:	Date:	11/15/18
Property Owner's Signature:	Date:	11/15/18

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown Construction Drawings complete Item 1 and for Preliminary Plats complete	n cost for the project and attach Item 2.	it to this application. For
Total Infrastr	ucture 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	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 14	Final PUDs	infrastructure construction costs ⁽¹⁾	
Article 20	Construction Drawings	\$150 + 2.75% of estimated	4 Copies ⁽⁵⁾
		infrastructure construction costs ⁽¹⁾ (Include estimate with	2 Drainage Calculations
		application)	2 Detailed Spreadsheet of the Estimated Infrastructure Costs
		(1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	
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 ⁽³⁾ & Legal Descriptions
			1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
		\$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
	Zoning Text Change		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:	Flood Hazard Area Development	\$50	3 Copies of Permit Application w/
2008-14; Permit App.	Permit		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
	opeoiar meeting	soor represent to, it any	or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

 Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanifary 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.

- Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
- 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.
 The annlicant will be notified if bias have been dealed by the statement of the scheduled planning commission meeting agenda.
- 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.
 Applicants may request a special Planning Computer to the next state.
- 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).
- 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.

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION MEETING TUESDAY, DECEMBER 18, 2018, AT 6:00 P.M.

ADDITIONAL INFORMATION IS AVAILABLE AT WWW.SOUTHLEBANONOHIO.ORG