

PLANNING COMMISSION AGENDA



Planning Commission Meeting
6:00 PM Wednesday, December 2, 2020

South Lebanon Municipal Building
10 N. 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 24, 2020
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case -20-21P: Application for Final Development Plan – River Creel Lofts, LLC, 1771 Mason-Morrow-Millgrove Road B. Case 20-22P.- Application for Final Plat for Wynstead Section 7 Subdivision C. Case 20-23P.- Application for Replat for Evans Family Trust Property on Forrest Avenue
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
10 N. High St. South Lebanon,
Ph:(513)494-2296
www.southlebanonohio.org



Ohio 45065
Fax:(513)494-1656

**Planning Commission Meeting
MEETING MINUTES
Thursday September 24th, 2020**

Members Present:

Darrick Zucco
Jim Smith
Tom Hunsche
Bill Madison

Members Absent:

Staff:

Jerry Haddix,
Administrator
Shelly Sizemore,
Clerk

1. Call to order at 6:00p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum: None
5. Review and Approval of Minutes from July 30, 2020: A motion to approve was made by Bill Madison and seconded by Jim Smith. A vote was taken. All YEAS.
6. Review and Approval of Minutes from September 10, 2020: A motion to approve was made by Bill Madison and seconded by Jim Smith. A vote was taken all YEAS.
7. Public Hearing: None
8. Old Business: None
9. New Business:
 - A. Case -20-18P: Application for Final Development Plan – Wynstead Section 7: Administrator Jerry Haddix states that this is the final phase of the 40 Single Family homes comprising 10.310 acres. The FDP and construction drawings have been sent to various agencies and all of the comments have been forwarded to the Owners' Project Engineer, Bayer Becker.
 1. They are waiting on the approval for the stormwater pollution prevention program. Mr. Haddix recommends the approval with the Commission that the Owner enters into a development agreement with the Village of South Lebanon and fulfill bonding requirements as required by the Village Solicitor in accordance with the Village Zoning Regulations,
 2. Get approval from the FDP by the Village Engineer and Warren County Water and Sewer, which they have already.
 3. Get approval of the Declaration of Covenants and Restrictions.Motion to approve made by Bill Madison and seconded by Darrick Zucco. A vote was taken and all YEAS

- B. Case 20-19P: Application for Replat for 1771 Mason-Morrow-Millgrove Rd: Administrator Jerry Haddix states River Creeks Lofts, LLC has submitted an application to combine the two (2) parcels at 1771 Mason-Morrow-Millgrove Rd into one parcel totaling 30.874 acres. The Owner of the property has agreed to the consolidation. This is the proposed site for the River Creek Lofts apartment development. Motion to approve made by Bill Madison seconded by Jim Smith, a vote was taken, all YEAS.
- C. Case 20-20 P: Revision of Preliminary Development Plan (PDP) for River Creek Lofts, LLC 1771 Mason-Morrow-Millgrove Rd. Administrator Jerry Haddix states the River Creek Development preliminary development plan has been approved by the Planning Commission, as well as by the South Lebanon Village Council. Subsequently, River Creek Lofts, LLC has submitted revisions to the PDP. Due to recent Market study they have completed, they want to convert one of the three-bedroom apartments to two-bedroom apartments so as to add an additional apartment on each level of each building making it a total of 8 buildings and 32 additional units. They have also added a walkway down the center of the development that will be landscaped. They have relocated one of the stormwater retention basins from the center of the development to the South end out of the way. Mr. Haddix also stated they added a second entrance to the bike trail as well as some benches. Bill Madison asked about the emergency entrance access to Mason Morrow Millgrove Rd. Administrator Jerry Haddix stated that after any preliminary development plan is approved, any revisions that are to be made has to come back to the Planning Commission to determine if this is a major departure from the intent of, or a major departure from the substance of a preliminary plan. Jim Smith asked if the building stayed the same or if they just did reconfiguration on the outside. Mr. Haddix stated it was just the outside. Bill Madison asked about the adding of 12 parking spaces but instead of 12 it was 32 added. Guest Tim Grieve, Project Engineer, Thomas Graham & Associates, 803 Compton Road, Cincinnati, Oh 45231, came to the podium to give more detail on the changes. They increased the open space due to reconfiguration of the walks. They reconfigured the storm water retention because they wanted to get it out of the way a little bit and allow the drainage from the development to flow South. The basic footprint of the building is the same, only modified the architect (patios) to give the residents more privacy. He then showed an animated video of the property.
- Motion made to accept the modifications made by Bill Madison seconded by Jim Smith, vote was taken, all YEAS.
- Motion was made by Jim Smith for the Planning Commission to do a press release of the animation and to allow the animation to be publicized on the Village Website. Seconded by Bill Madison, a vote was taken all YEAS

10. Communications : None

11. Adjournment : A motion to adjourn was made by Darrick Zucco and seconded by Bill Madison. A vote was taken, all YEAS.

Darrick Zucco – Chairman

Shelly Sizemore - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-21P, Final Development Plan for River Creek Lofts, 1771 Mason- Morrow- Millgrove Road

DATE: November 30, 2020

On the agenda for the December 2nd meeting is the review of and the Final Development Plan (FDP) application for River Creek Lofts multi-family development. The application was submitted by Calfee, Halter & Griswold LLP on behalf of River Creek Lofts, LLC. The current property owners are Timothy Lewis and Roger Ruehl.

Background

In 2008, the Lewis Farm at 1771 Mason-Morrow-Millgrove Road, consisting of 30.54 acres was annexed to the Village of South Lebanon. Upon annexation, the property was zoned by the Village as B-2 (General Business District). Since the annexation, the property has continued to be a single-family residence.

Earlier this year, Calfee, Halter & Griswold, LLP, on behalf of River Creek Lofts, LLC (Applicant) submitted a zoning map amendment application and a Preliminary Development Plan (PDP) for the property at 1771 Mason-Morrow-Millgrove Road (Parcel# 12-07-326-002 & 12-07-100-008). The Applicant proposed to create 416 units consisting of one-, two, and three-bedroom apartments in eight (8) buildings on 30.54 acres at the property located along Mason-Morrow-Millgrove Road. This zoning map amendment and PDP were approved by the Planning Commission and Village Council. River Creek Lofts, LLC subsequently submitted a revision to the PDP which. Among other items, increased the total units to 448.

The FDP was sent to various agencies with only Choice One Engineering and our Planning Consultant responding.

Code Analysis

Pursuant to Article 14, Planned Unit Development (PUD) Districts, the requirements for the Final Development Plan are outlined in Sec. 15.14.18 and 15.14.19.

Zoning Process

The Planning Commission shall approve, approve with conditions or disapprove the Final Development Plan (FDP) within sixty (60) days after the submission of the application and plan.

Staff Review

The Applicant has submitted an application for a final development plan (FDP) for the property at 1771 Mason-Morrow-Millgrove Road and proposing 448 units on 30.54 acres with a density of 14.67 units per acre and 18.94 acres of open space. The open space percentage of 62.02% which is significantly greater than the required 20%.

Attached is a detailed staff report from the Village Planning Consultant, Kim Lapensee and Choice One Engineering.

Recommendation

Staff recommends that the approval of the final development plan with the following PUD conditions:

1. Address the comments of the Village Planning Consultant and Village Engineer to the satisfaction of the Village Administrator;
2. Completion of traffic study and incorporate results into approval;
3. Meet Village and FEMA floodplain permitting requirements;
4. Approval of a stormwater pollution prevention program (SWPPP) by the Warren County Soil & Water Conservation District;
5. Address the questions/comments of the Union Township Fire Department.

Attachments

Planning Commission Application

River Creek Lofts Preliminary Development Plan

Planning Consultant Staff Review

Choice One Review


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 checked="" 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: River Creek Lofts			
Type of Business/Project Description: Final PUD with Multi Family Residential Community			
Location: 1771 Mason Morrow Millgrove Rd, South Lebanon, Parcel ID'S: 12073260020 and 12071000080		Size of Building:	
Current Zoning: R3 - MULTIFAMILY		Rezone to:	
Total Acreage: 30.65 Acres		Acres to be Rezoned:	
Number of Employees:		Number of Fleet Vehicles:	
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: Timothy T. Lewis & Roger Ruehl		Name: Thomas Graham Associates, Attn: Tim Greive	
Address: 1771 Mason Morrow Millgrove Rd		Address: 803 Compton Road Suite A	
City: South Lebanon	State: OH	Zip: 45306	City: Cincinnati State: OH Zip: 45231
Telephone: 513-646-3556	Fax: None	Telephone: 513-521-4760	Fax: 513-521-2439
Applicant(s): River Creek Lofts, LLC			
Address: 1941 Alda Ct			
City: Dayton	State: Ohio	Zip: 45459	
Telephone: 937-546-5687	Fax: 937-813-1422		
Please Print Applicant's Name Here: Sreenivasa (Sam) Rao Echuri			
* 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: _____ 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: Sreenivasa (Sam) Rao

Applicant's Signature: [Signature] Date: 10-16-2020

Property Owner's Signature: [Signature] Date: 10-14-20

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 \$ 8,750.00 (A)

1 – Construction Drawing Fee Breakdown

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

0.0125) 1.50% of Total Infrastructure Cost** (Line A + \$ _____ (C)

x 0.015) 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) \$ 8,900.00

* Due upon submittal

** Due prior to construction

Fee Break down:

Final PUD Application Fee: \$150.00

Total Infrastructure Cost: \$8,750.00 (\$3,500,000.00 x 0.25%)

Total Fee : **\$ 8,900.00**

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

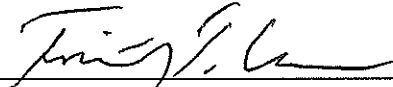
FOOTNOTES TO FEE SCHEDULE

- (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.

CONSENT OF OWNER
TO FINAL DEVELOPMENT PLAN AND REPLAT OF RIVER CREEK LOFTS LLC

The undersigned are all of the owners of the real estate which is the subject of the pending South Lebanon Planning Commission application for a 30.54 acre parcel of land filed by River Creek Lofts LLC. The undersigned consent to the requested replat and the proposed Final development plan reflected on the site plan and replat survey submitted to the South Lebanon Planning Commission by River Creek Lofts LLC.



Signature

Timothy T. Thomas

Printed Name

1771 Mason Milgrove Road

Mailing Address

Lebanon, Ohio 45036

City, State, Zip Code

513-646-3556

Telephone

Staff Report for the Final Development PUD Plan for River Creek Lofts

Project Description

Calfee, Halter and Griswold have submitted a Final PUD Plan for a property that is located on the south side of Mason Morrow Millgrove Road, South Lebanon, Ohio. There is one tract that is 30.54 acres in size. The PUD proposes 8 new buildings and will contain 448 (increase of 32 more units) new dwelling units (1, 2-bedroom loft apartments) that range in sizes from 954 sf in size to 1,350 sf size. There is 18.94 acres of open space (62.02%). The overall density of the project is 14.67 units per acre (increase of 1.05 units per acre).

Parcel Description

The parcel number is 12073260020 and 12071000080 and is located in the Kings School District. The property fronts on Mason Morrow Millgrove Road and currently contains a single-family dwelling and outbuildings. The parcel is located next to the Countryside Trail to the east, the Muddy Creek to the west and the Little Miami River to the south. The only access point to this subdivision is through one access drive on Mason Morrow Millgrove Road.

Zoning

The parcel is currently zoned R-3 PUD and is surrounded by I-1 Light Industrial District and an RFP Residential Flood Plain District to the west, an LMR Little Miami River Overlay District to the south, and a MEP Mineral Extraction and Processing District to the northeast.

Existing Requirements R-3 District

- Max height – 35'-0"; ***Proposed height of buildings is 54'-0" tall (highest point).***
- Front Yard – 25'-0"; ***Proposal exceeds front yard setback minimum.***
- Side Yard – 6'-0" and 10'-0"; ***Proposal exceeds side yard setback minimum.***
- Rear Yard – 30'-0"; ***Proposal exceeds rear yard setback minimum.***
- Min Lot Size – 2,000 sf per unit; ***Proposal exceeds minimum lot size requirements per unit.***
- Frontage – 60'-0". ***Proposal exceeds minimum frontage requirement – 430'-0".***
- Minimum Living Area – 700 sf.; ***Proposal exceeds minimum living area requirement. Sizes range from 851 to 1,592.***

- Max Lot Coverage – 40%. ***Proposed coverage is 38%.***

PUD Requirements

- Common open space shall comprise 20% of the project area. This project contains 62 % open space or 18.94 acres. Water courses shall not comprise more than 50% of the open space. Common open space can either be for recreational purposes or undeveloped.
- Common open space must be conveyed and maintained by an Association or public agency.
- All peripheral setbacks along the boundaries of the property shall be 40'-0" (adjacent to non-residential uses).

Screening Requirements

All parking lots with five (5) or more parking spaces that face any zone or any public or private street right-of-way or access road or service road shall provide landscape screen as follows:

- Buffer width shall be a minimum of 10'-0" wide.
- Continuous screen provided 30" high consisting of an earth mound, planting, hedge or decorative wall or any combination thereof.
- One deciduous tree shall be required for every 30 lineal feet of the required buffer zone – Screen areas where parking abuts the property lines. ***80 trees are required on the north side of the development.***
- The property is adjacent to an industrial zoning and will require a 30'-0" buffer that is 6'-0" tall and 1 tree per 20 lineal feet shall be planted of which 50% must be evergreens to buffer the difference in uses. ***There is 1,496 feet of the property to the south side that is adjacent and 75 trees would be required.***
- Screening shall be provided along Mason Morrow Millgrove Road a minimum of 40'-0" wide, 6'-0" tall and 1 tree for every 20 lineal feet. ***22 trees are required along the frontage of the property.***

Landscaping Requirements

- 2 trees shall be provided per dwelling unit for new residential developments. Trees shall be located surrounding building footprints and common spaces. There are 448 units – ***896 trees are required and there are only 726 that are shown on the plans.***
- Interior Parking lot landscaping – 1 deciduous shade tree shall be planted for every three hundred (300) sf of required interior parking lot landscaping area. Landscaping shall be dispersed throughout the

parking lot in order to break up large expanses of pavement. All landscaped islands shall be curbed.

Off-Street Parking Requirements

- 2 parking space per unit are required for residential units. There are 600 regular space, 23 ADA, 301 garage spaces shown on the plan for a total of 901 spaces – **896 spaces are required.**
- 1 space is required for each 10 members for the private lodge (club house) or 84 spaces ($416 \times 2 = 832 / 10 = 83.2$). 1 **There are 80 regular spaces shown for the club house and 4 ADA spaces.**
- All parking areas must be paved and marked.
- All parking spaces must be at least 162 sf in size. All parking spaces shown are 9 X 18 and meet the minimum standard.
- The access drive must be at least 18'-0" wide.
- All parking areas must be curbed.

Signage

- All signs must be setback at least 10'-0" from the right-of-way.
- No sign can obstruct any clear distances.
- A Freestanding sign may be permitted since the development has more than 100'-0" of frontage. The sign cannot exceed 32 sf in size – **One entry sign is proposed that is 84 sf in size.**
- The sign cannot exceed 8'-0" in height – **Sign will be 7'-8" in height.**
- One directional sign will also be built that is 7'-0" tall and approximately 17.25 sf in size.
- There will be multiple building signs on the existing house that are labeled "Leasing Center", "Banquet Hall" that are 26.25 sf in size each (10'-6" X 2'-6") and "Loft Club" that is 12 sf in size. **There is 430 feet of frontage for this development ($430 \times 1.5 = 645$ or 75 sf max). All signs total 38.25.**
- There will be two entry walls with gates on either side of the entrance that will be 51'-0" in length and will range in height from 5'-8" to 3'-8". There will be a logo that is 19.635 sf in size on either side of the entrance.

Dumpsters

- Dumpsters must be screened on all sides. There are only 5 dumpsters shown on this plan for 448 units.

Recreational Areas

- There is a lighting plan with that submittal that includes lighting for the recreational areas.
- It is recommended that more bike racks be installed throughout the site due to the close proximity to the bike trail.
- The existing house will be used as a club house with a pool behind it.
- Sec 15.11.7 - Private Swimming Pools. No private swimming pool, exclusive of portable swimming pools with a diameter of less than twelve (12) feet or with an area of less than one hundred (100) square feet, or of a farm pond, shall be allowed in any residential district or commercial district except as an accessory use, and shall comply with the following requirements: 1.The pool is intended to be used and is used solely for the enjoyment of the occupants of the property on which it is located and their guests. 2.The pool may be located anywhere on the premises except in required front yards, provided that it shall not be located closer than twelve (12) feet to any property line or easement. 3.The swimming pool, or the entire property upon which it is located, shall be walled or fenced in such a manner as to prevent uncontrolled access by children from the street and from adjacent properties. No such fence shall be less than six (6) feet in height, and it shall be maintained in good condition with a gate and lock. In the event that a retractable pool cover is to be installed, the required fence may be reduced to no less than four (4) feet in height.

Floodplain/Floodway

- Part of the site to the west is within a 100-year floodplain. All buildings and uses must meet the requirements set forward by the city pertaining to the location of the buildings and the First Floor Elevations. Will lower level garages be permitted in a flood plain? Buildings 6, 7 and 8 all have lower level garages. Floodplain boundaries need to be shown on the plan.
- Part of the site to the south is within a floodway. Floodway boundaries need to be shown on the plans.
- LMR Overlay District – boundaries need to be shown on the PUD plan. There is a 200'-0" boundary required from the river banks of the Little Miami River. Only natural trails are permitted in this buffer area and no clear cutting is permitted.



Date

November 6, 2020

Attention

Jerry Haddix
Village Administrator

Address

Village of South Lebanon
99 High Street
South Lebanon, OH 45065

Subject

Summary of Review #1
River Creek Lofts Final PUD Plan
South Lebanon, Ohio

Dear Mr. Haddix:

Enclosed is a summary of our preliminary review comments for the proposed 448 apartments on the River Creek Lofts project.

1. A revised Traffic Impact Study that accounts for Warren County Engineer's comments/questions from October 2, 2020 should be submitted to the Village. Also, we are awaiting comments on the TIS from the City of Lebanon as well.
2. A site distance analysis should be done for the drive to show that there is adequate intersection site distance for vehicles turning out of the development.
3. Extra R/W will need dedicated along the frontage of the property at MMM Road.
4. Show existing floodplain and floodway limits on one of the site plan sheets. A floodplain development permit through the Village will most be needed if the project moves forward.
5. It is assumed the developer will want to submit a CLOMR-F and LOMR-F to FEMA in order to revise the floodplain maps based on the development grading to get the buildings out of the floodplain.
6. Dimension distance from closest apartment units to Muddy Creek. Buildings 6 and 7 appears to be too close to the creek and could be compromised over time.
7. Some details did not show up on the plan. The link was broken on the images.
8. Regarding the lighting plan, lighting from the development should not spill across the adjoining property lines. Foot candles over 1 are observed across property line on southwest side.
9. Profiles over storm and sanitary sewer are needed.
10. Storm sewer seems to bypass detention pond on the northeast side as the storm connects to the outlet structure without being detained.

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



11. Submit storm sewer and detention calculations showing that the stormwater management meets Village/Warren County criteria.
12. A Stormwater Pollution Prevention Plan will be required on this site that follows Warren County Standards.
13. Sanitary sewer, since it is publicly-maintained, will need easements granted over it and the lift station.
14. A sanitary sewer PTI will need submitted to the Ohio EPA and approved before sanitary installation.
15. Is it acceptable to the Village that each apartment building be metered on the building rather than having a meter pit out front with one master meter on the domestic line and a fire line splitting off?
16. Where is the Fire Department Connection going to be?

Thank you for the opportunity to review the plans and suggest our comments.

Sincerely,

Nicholas J. Selhorst, P.E.

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-22P, Final Plat Approval, Wynstead Section 7 Subdivision

DATE: November 30, 2020

On the agenda for December 2nd meeting is Case #20-22P, an application for approval of the Final Record Plat for the Wynstead Section 7 Subdivision (the “Property”) submitted by Bayer Becker Engineers on behalf of Grand Communities, Ltd. (aka Fischer Homes) (the “Owner”).

Background

On September 24th, 2020, the Village Planning Commission passed a motion that granted conditional approval of the Final Development Plan for the Wynstead Section 7 consisting of a total of 40 single family lots comprising 10.310 acres. The final plat has been sent to the Village’s planning consultant and engineer on this development and to other agencies for review and comments. We are awaiting comments from the other utilities.

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, Village Planning Consultant, 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 Seven			
Type of Business/Project Description: Residential Subdivision			
Location: Dorney Court and Berkshire Lane		Size of Building: NA	
Current Zoning: R3-PUD		Rezone to: NA	
Total Acreage: 10.3097		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, LLC		Name: Bayer Becker, Contact Greg Koch	
Address: 3940 Olympic Blvd., Suite 400		Address: 6900 Tylersville Road, Suite A	
City: Erlanger State: KY Zip: 41018		City: Mason State: OH Zip: 45040	
Telephone: 859-344-3131 Fax:		Telephone: 513-336-6600 Fax:	
Applicant(s): Grand Communities, LLC			
Address: 3940 Olympic Blvd., Suite 400			
City: Erlanger		State: KY Zip: 41018	
Telephone: 859-344-3131		Fax:	
Please Print Applicant's Name Here: _____			
* 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: _____ 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: Dave Stoup

Applicant's Signature: [Signature] VP of Land Date: 11/16/2020

Property Owner's Signature: [Signature] VP of Land Date: 11/16/2020

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)

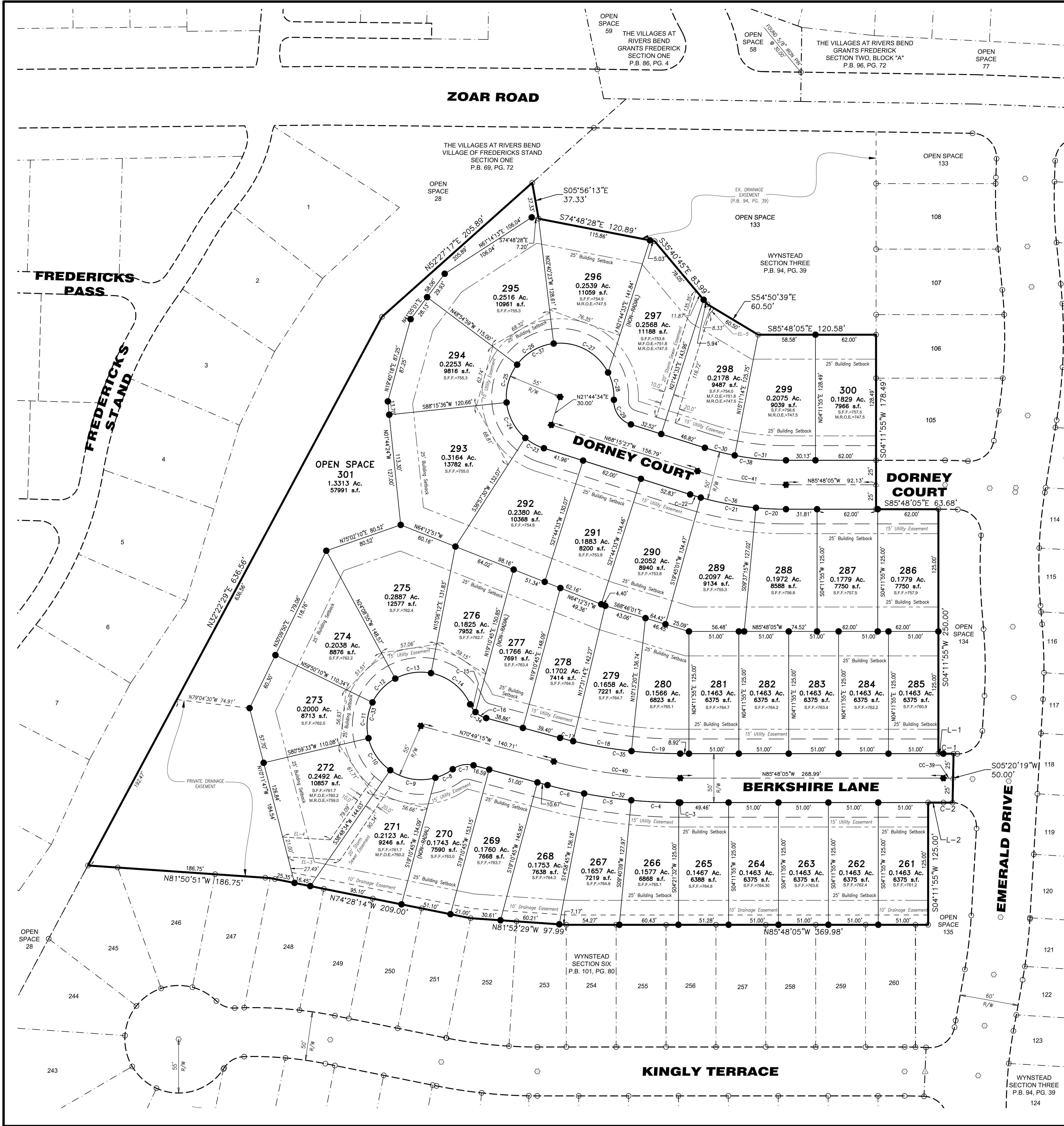
Application Fee + \$ 150.00 _____ (G)

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

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

* Due upon submittal

** Due prior to construction



BOUNDARY CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	1°08'24"	525.00'	10.45'	S85°13'53"E	10.45'
C-2	1°08'24"	475.00'	9.45'	N85°13'53"W	9.45'

BOUNDARY LINE TABLE		
Line	Direction	Distance
L-1	S85°48'05"E	5.07'
L-2	N85°48'05"W	15.53'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-3	0°09'37"	525.00'	1.47'	S85°43'17"E 1.47'
C-4	5°18'37"	525.00'	48.66'	S82°59'10"E 48.64'
C-5	5°18'37"	525.00'	48.66'	S77°40'33"E 48.64'
C-6	4°12'00"	525.00'	38.48'	S72°55'15"E 38.48'
C-7	5°19'04"	25.00'	22.39'	N83°31'13"E 21.65'
C-8	20°39'45"	55.00'	19.84'	N68°11'33"E 19.73'
C-9	50°17'08"	55.00'	48.27'	S76°20'00"E 46.74'
C-10	42°10'59"	55.00'	40.49'	S30°05'57"E 39.58'
C-11	39°10'17"	55.00'	37.60'	S10°34'41"W 36.87'
C-12	35°41'15"	55.00'	34.26'	S48°00'28"W 33.71'
C-13	39°15'07"	55.00'	37.68'	S85°28'39"W 36.95'
C-14	55°23'37"	55.00'	53.17'	N47°11'59"W 51.13'
C-15	22°16'31"	25.00'	9.72'	N30°38'26"W 9.66'
C-16	29°02'33"	25.00'	12.67'	N56°17'58"W 12.54'
C-17	1°39'32"	475.00'	13.75'	N71°39'01"W 13.75'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-18	7°17'54"	475.00'	60.50'	N76°07'43"W 60.46'
C-19	6°01'25"	475.00'	49.94'	N82°47'23"W 49.91'
C-20	5°25'20"	325.00'	30.76'	N83°05'25"W 30.75'
C-21	10°07'46"	325.00'	57.46'	N75°18'52"W 57.38'
C-22	1°59'31"	325.00'	11.30'	N69°15'13"W 11.30'
C-23	22°46'38"	55.00'	21.86'	N56°52'08"W 21.72'
C-24	43°44'26"	55.00'	41.99'	N23°36'37"W 40.98'
C-25	42°49'25"	55.00'	41.11'	N19°40'18"E 40.16'
C-26	46°14'36"	55.00'	44.39'	N64°12'19"E 43.20'
C-27	69°52'48"	55.00'	67.08'	S57°43'59"E 63.00'
C-28	30°03'29"	55.00'	28.85'	S07°45'51"E 28.52'
C-29	75°31'21"	25.00'	32.95'	S30°29'47"E 30.62'
C-30	6°33'18"	275.00'	31.46'	S71°32'06"E 31.45'
C-31	10°59'19"	275.00'	52.74'	S80°18'25"E 52.66'

TOTAL R/W CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-32	14°58'50"	525.00'	137.27'	S78°18'40"E 136.88'
C-33	282°38'08"	55.00'	271.31'	S19°10'45"W 68.75'
C-34	5°11'9"04"	25.00'	22.39'	N45°09'43"W 21.65'
C-35	14°58'50"	475.00'	124.19'	N78°18'40"W 123.84'
C-36	17°32'38"	325.00'	99.52'	N77°01'46"W 99.13'
C-37	255°31'21"	55.00'	245.28'	N59°30'13"E 86.96'
C-38	17°32'38"	275.00'	84.20'	S77°01'46"E 83.88'

EASEMENT LINE TABLE		
Line	Direction	Distance
EL-3	N82°28'37"W	53.66'
EL-4	N82°28'37"W	48.81'
EL-5	N45°20'37"E	7.75'

CENTERLINE CURVE TABLE				
Curve	Delta	Radius	Length	Chord
CC-39	1°08'24"	500.00'	9.95'	N85°13'53"W 9.95'
CC-40	14°58'50"	500.00'	130.73'	N78°18'40"W 130.36'
CC-41	17°32'38"	300.00'	91.86'	N77°01'46"W 91.50'

SIDWELLS

OLD # 17-36-204-035 10.3097 ACRES (SURVEYED)

NEW	LOT 261
NEW	LOT 262
NEW	LOT 263
NEW	LOT 264
NEW	LOT 265
NEW	LOT 266
NEW	LOT 267
NEW	LOT 268
NEW	LOT 269
NEW	LOT 270
NEW	LOT 271
NEW	LOT 272
NEW	LOT 273
NEW	LOT 274
NEW	LOT 275
NEW	LOT 276
NEW	LOT 277
NEW	LOT 278
NEW	LOT 279
NEW	LOT 280
NEW	LOT 281
NEW	LOT 282
NEW	LOT 283
NEW	LOT 284
NEW	LOT 285
NEW	LOT 286
NEW	LOT 287
NEW	LOT 288
NEW	LOT 289
NEW	LOT 290
NEW	LOT 291
NEW	LOT 292
NEW	LOT 293
NEW	LOT 294
NEW	LOT 295
NEW	LOT 296
NEW	LOT 297
NEW	LOT 298
NEW	LOT 299
NEW	LOT 300
NEW	LOT 301*
*OPEN SPACE	

NEW	0.7904 AC. R/W
NEW	0.5635 AC. R/W

NO REMAINDER

LOT TABLE		LOT TABLE	
LOT #	ACRES	LOT #	ACRES
261	0.1463	282	0.1463
262	0.1463	283	0.1463
263	0.1463	284	0.1463
264	0.1463	285	0.1463
265	0.1467	286	0.1779
266	0.1577	287	0.1779
267	0.1657	288	0.1972
268	0.1753	289	0.2097
269	0.1760	290	0.2052
270	0.1743	291	0.1883
271	0.2123	292	0.2380
272	0.2492	293	0.3164
273	0.2000	294	0.2253
274	0.2038	295	0.2516
275	0.2887	296	0.2539
276	0.1825	297	0.2568
277	0.1766	298	0.2178
278	0.1702	299	0.2075
279	0.1658	300	0.1829
280	0.1566	301*	1.3313
281	0.1463	*OPEN SPACE	

LEGEND

- Found MAG Spike
- Found MAG Nail
- Found 5/8" Iron Pin (unless otherwise noted)
- Set 5/8" Diameter x 30" Long Iron Pin Capped "Boyer Becker"
- R/W-Ex Right of Way
- S.F.F.-Suggested Finish Floor
- M.F.O.E.-Minimum Front Opening Elevation
- M.R.O.E.-Minimum Rear Opening Elevation

NOTES

- PRIOR DEED REFERENCE: OFFICIAL RECORD 5307, PAGE 301.
- BASIS OF BEARING: PLAT BOOK 101, PAGES 80-81.
- 5/8" X 30" LONG IRON PINS WILL BE SET UPON COMPLETION OF CONSTRUCTION ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
- ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
- ALL DOCUMENTS USED AS SHOWN.
- M.O.E. = MINIMUM PERMISSIBLE LOW FLOOR ELEVATION (INCLUDING), IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, , PATIO OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXISTING OR PROPOSED WATERCOURSE BELOW THE M.O.E. ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR S OF HOMES IF THE ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

Basis of Bearing:
Plat Book 101, Pages 80-81

0 50 75

SCALE: 1" = 50'

WYNSTEAD SECTION SEVEN

MILITARY SURVEY #1546

VILLAGE OF SOUTH LEBANON

HAMILTON TOWNSHIP

WARREN COUNTY, OHIO

RECORD PLAT

www.boyerbecker.com

6900 Tyersville Road, Suite A

Mason, OH 45040 - 513.336.6600

Drawing: 04M027-007 RPT

Drawn by: PAH

Checked By: BRJ

Issue Date: 10-29-2020

Sheet: 2/2



VILLAGE OF SOUTH LEBANON
Final Plat Approval Checklist

Development Name: Wynstead Section Seven
Reviewed By: C. Fluegeman –Choice One Engineering

Date Received 11/24/2020
Date Reviewed 11/25/2020

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

	Approved	Comments
A. Required Information Sec 15.20.4		
1. Final Plat Form Sec 15.20.4.16		
a. Scale	<input checked="" type="checkbox"/>	
b. Paper Size	<input checked="" type="checkbox"/>	
2. Final Plat Contents Sec 15.20.4.7		
a. Proposed Name of Subdivision and location	<input checked="" type="checkbox"/>	
b. Contact information	<input checked="" type="checkbox"/>	
c. Plat boundaries and closure	<input checked="" type="checkbox"/>	Boundaries are shown, just need copy of closure report for the boundary.
d. Bearings/distances to street lines	<input checked="" type="checkbox"/>	
e. Streets and setback lines and R/W	<input checked="" type="checkbox"/>	
f. Curve Data	<input checked="" type="checkbox"/>	
g. Easements and R/W	<input checked="" type="checkbox"/>	
h. Lot numbers and lines	<input checked="" type="checkbox"/>	
i. Common areas	<input checked="" type="checkbox"/>	
j. Covenants and restrictions	<input checked="" type="checkbox"/>	Referenced on page 1 of the plat.
k. Certification by P.S.	<input checked="" type="checkbox"/>	
l. Notarized certification by owners	<input checked="" type="checkbox"/>	
m. Typical sections, profile of streets	<input checked="" type="checkbox"/>	Provided on construction drawings
n. Monuments and pins	<input checked="" type="checkbox"/>	
o. Abutting property owners information	<input checked="" type="checkbox"/>	
p. Notation of evidence of occupation	<input checked="" type="checkbox"/>	
q. Pertinent documents citation	<input checked="" type="checkbox"/>	
r. Superimposition of the original tracts	<input checked="" type="checkbox"/>	
s. Statements and signature blocks	<input checked="" type="checkbox"/>	
3. Supplementary Information Sec 15.20.4.18		
a. Zoning Change approval from Zoning Official	<input type="checkbox"/>	
b. Certification of proper installation and bond.	<input type="checkbox"/>	
c.	<input type="checkbox"/>	
d. Proposed Covenants and Restrictions	<input type="checkbox"/>	
e. Sewage Disposal Method	<input type="checkbox"/>	
General Comments		



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

MEMORANDUM

To: Planning Commission Members

From: Jerry Haddix, Village Administrator

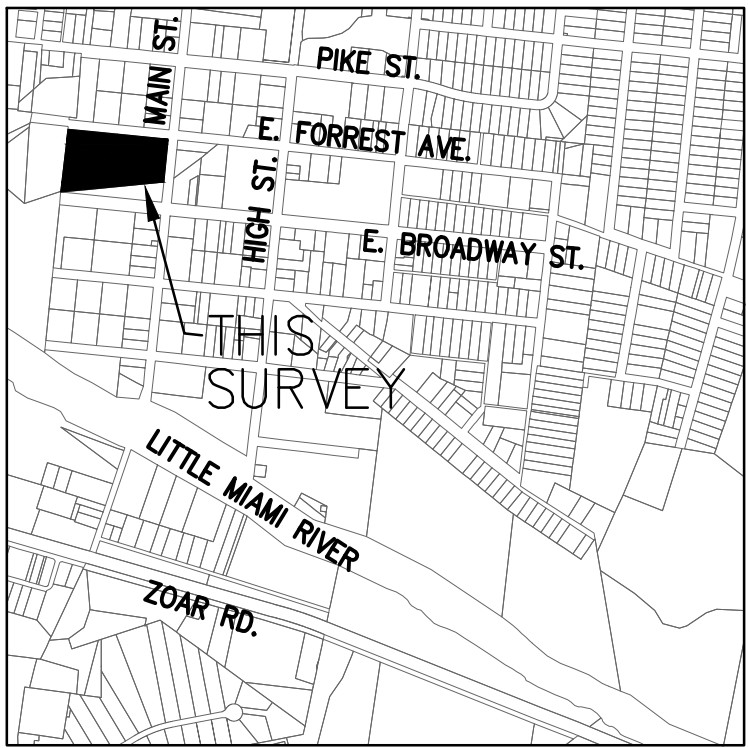
Date: November 30, 2020

Subject: Case# 20-23P - Plat for Evans Family Property

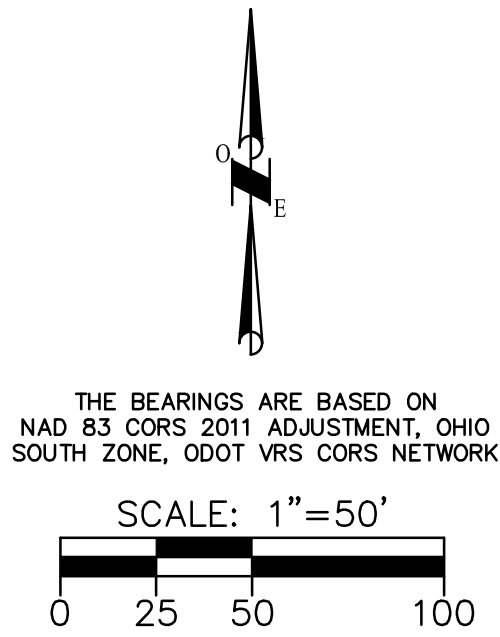
Deans Evans has agreed to donate property to the Village at the Old Stone House property at Main St & Forrest Avenue. Mr. Evans will be donating Lot #1 to the Village this year and the other parcels at a later date.

The Planning Commission needs to approve the replat to create the four (4) lots as shown on the attached plat.

Let me know if you have any questions or need additional information.



VICINITY MAP
SOUTH LEBANON, OHIO



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- △ POST FOUND

EVANS FAMILY REPLAT
3.485 ACRES TOTAL

BEING A REPLAT OF PART LOT 81, 82, 83 AND 84 AND ALL OF LOT 85, 86, 87 AND 88
(TOWN OF DEERFIELD), TRANSCRIBED RECORD VOLUME 1, PAGE 313
SITUATED IN SECTION 1, TOWN 4, RANGE 3, UNION TOWNSHIP, VILLAGE OF SOUTH
LEBANON, WARREN COUNTY, OHIO
NOVEMBER, 2020

WARREN COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____ 2015 AT _____ M.
RECORDED ON THIS _____ DAY OF _____ 2015 AT _____ M.
RECORDED IN PLAT BOOK NO. _____ PAGE _____
FEE _____

WARREN COUNTY RECORDER

DEPUTY

PRINTED NAME

PRINTED NAME

WARREN COUNTY AUDITOR

APPROVED AND TRANSFERRED _____, 20____.

WARREN COUNTY AUDITOR

BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

The Evans Family Trust, the owner of the land included within this plat have caused the area located in the Village of South Lebanon, Ohio, encompassed by this plat, to be surveyed, platted, and known as Evans Family Replat.

Evans Family Trust

Dean B. Evans

State of Ohio
County of _____

The forgoing instrument was acknowledged before me this day of _____, 20____, by Dean B. Evans on behalf of the Evans Family Trust.

Notary Public

My commission expires

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION
THIS _____ DAY OF _____, 20____.

CHAIRPERSON

PRINTED NAME

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____ 2015.

VILLAGE ENGINEER

PRINTED NAME

SURVEY REFERENCES

T.R. RECORD BOOK 1-313
SURVEY VOLUME 38-88
SURVEY VOLUME 42-52
SURVEY VOLUME 42-100
SURVEY VOLUME 80-58
SURVEY VOLUME 111-89

DEED REFERENCE :

SITUATED IN SECTION 1, TOWN 4, RANGE 3, UNION TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO, CONTAINING 3.485 ACRES AND BEING PART OF LOTS 81, 82, 83, AND 84 AND ALL OF LOTS 85, 86, 87 AND 88 (ORIGINAL TOWN OF DEERFIELD RECORDED IN T.R. BOOK 1, PAGE 313) AS CONVEYED TO THE EVANS FAMILY TRUST IN D.N. 2015-019675, ALL OF PARCEL 11 AND ALL 3.0 ACRES OF PARCEL 12.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN OCTOBER 8, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

ALLEN J. BERTKE, P.S. #8629

DATE

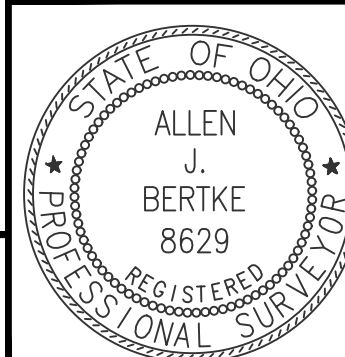
SUBDIVIDER

OWNER/DEVELOPER: EVANS FAMILY TRUST
637 N. SECTION ST.
SOUTH LEBANON, OH 45065

SURVEYOR: CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD RD.
LOVELAND, OH 45140

NOTES:

- OCCUPATION IN GENERAL FITS SURVEY EXCEPT WHERE SHOWN OTHERWISE.
- SOURCE DOCUMENTS AS NOTED.
- ALL MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
10-22-2020
DRAWN BY:
AJB
JOB NUMBER:
WARSLE2006
SHEET NUMBER
1 OF 1