

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:00 PM Monday, November 4, 2024**

**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.	Review and Approval of Minutes A. Minutes of September 30, 2024
5.	Public Hearing – none
6.	Old Business A. None
7.	New Business A. Case 24-07P: Review of Final Plat for The Arbors at Grandin Pond Phase 1 subdivision submitted by Grandin Road Development, LLC
8.	Communications
9.	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.



City of South Lebanon
10 N. High St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656

www.southlebanonohio.org

Planning Commission Meeting

MEETING MINUTES

Monday, September 30, 2024 @ 6:00pm

Members Present:

Darrick Zucco
Linda Allen
Mayor Burke
Susanne Mason

Members Absent:

Clyde Adkins

Staff:

Jerry Haddix
Administrator
Karen Woodward
Clerk

1. Call to Order by Mr. Zucco, at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Mayor Burke-Present, Mr. Zucco-Present, Mr. Adkins-Absent, Ms. Allen-Present, Ms. Mason-Present.
4. Review and Approval of Minutes for June 25, 2024. Motion to approve by Ms. Mason, Seconded by Ms. Allen Vote was taken, all yeas.
5. Public Hearing-None
6. Old Business-None
7. New Business
 - A. Case -24-05P: Review of Final Plat for the Highmeadow Section 3 subdivision submitted by Abercrombie & Associates on behalf of the Drees Company.

Jerry states this is the final plat for the Highmeadow Section 3 development. It consists of 42 lots on 12.4848 acres. The total development will have 110 single family lots on 39 acres. This has been sent out for comments to the Fire Department, our Engineer, and to the Tax Map Department. We're still waiting for comments to come back from those. The Fire Department wants to require a no parking on the fire hydrant side and in the cul-de-sac.

Jerry recommends adoption of the final record plat. They will be required to enter into the development agreement along with the record plat and comply with the subdivision regulations.

Motion to approve was made by Ms. Allen, seconded by Mayor Burke. Vote was taken, all yeas.

B. Case 24-06P: Review of Revised Site Plan for Starbucks Retail Store in Rivers Crossing.

Jerry states back in 2014, February this was lot 23 of Rivers Crossing I-C was approved. This was the Shell multi-tenant building. Starbucks was one of the original tenants in that building. They have requested a few changes on the outside of the building, most of it is on the interior.

Motion to approve was made by Mayor Burke, seconded by Ms. Mason. Vote was taken, all yeas.

C. Case 24-07P: Review of a Vacation of an Easement along Striker Rd.

This came up at the last minute. Arbor's at Grandin Pond are ready to submit their final plat for Phase 1. The Map Room at County discovered an old easement from the original Striker Road. They are requiring it to be vacated prior to the recording of the plat.

Mr. Haddix recommends approval to Council of the vacation of the right-of-way.

Motion to approve was made by Mayor Burke, seconded by Ms. Allen. Vote was taken, all yeas.

8. Communications-None

9. Adjournment-Motion presented by Mr. Zucco, seconded by Ms. Mason. Vote was taken, all yeas.

Darrick Zucco – Chairman

Karen Woodward - Clerk

**CITY OF SOUTH LEBANON
MEMORANDUM**

TO: Planning Commission

FROM: Jerry Haddix, City Administrator

RE: Case 24-04P, Review of Final Development Plan for 36.14 acres of the Irwin PUD, 727 Grandin Road (The Arbors at Grandin Pond)

DATE: October 31, 2024

On the agenda for the November 4th meeting is the review of the final development plan (FDP) for Irwin PUD at 727 Grandin Road. The application was submitted by Grandin Road Development LLC. The current property owner is the Irwin Family Living Trust who also signed the application.

Background

Previously, the Planning Commission and then-Village Council approved the rezoning and preliminary development plan (PDP) for the Irwin Farm at 727 Grandin, consisting of 64.57 acres and 173 single family lots on the property.

Last year, the Applicant (then named Beaver Creek Site Management LLC) submitted a revision to the approved Preliminary Development Plan (PDP) for the property at 727 Grandin Road (Parcel# 16-05-100-001-1 & 16-05-100-001-2). The Applicant proposed to 1) increase the total number of lots from 173 to 182 lots; 2) increase the open space area from 12.9 ac. To 13.4 ac.; and 3) create a street connection directly to Striker Road and thereby eliminating the connection from Willow Pond to Grandin Road. The City Planning Commission determined that these modifications were not a major departure from the original preliminary development plan.

The Applicant has now submitted an application for a final development plan for 36.14 acres of the 64.57 acres PUD, including 63 lots in Phase 1 and 55 lots in Phase 2, totaling 118 lots. Access for these phases will be on Striker Road.

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 a Final Development Plan for the Irwin PUDs development, being named "The Arbors at Grandin Pond" with the following comments:

1. All water and sanitary sewer services for this PUD will be provided by the Warren County Water & Sewer Department; and
2. An access permit for Striker Road will need to be obtained from the Warren County Engineer's Office; and
3. As part of an agreement with the Hamilton Township Trustees, the Applicant will be installing ballards on the Township side of Honeysuckle Lane, thereby eliminating this connection for the general public.

Recommendation

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

1. Address the comments of the City Engineer to the satisfaction of the City Administrator;
2. Approval of a stormwater pollution prevention program (SWPPP) by the Warren County Soil & Water Conservation District;
3. Address any questions/comments of the Hamilton Township Fire Department; and
4. Obtain access permit from the Warren County Engineer's Office and make any improvements to Striker Road as required.

Attachments

Planning Commission Application023

The Arbors at Grandin Pond Final Development Plan-Phases 1 & 2

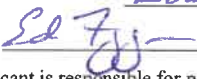
VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

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: GRANDIN ROAD DEVELOPMENT, LLC; ARBORS AT GRANDIN POND PHASE 1	
Type of Business/Project Description: SUBDIVISION → DETACHED SINGLE FAMILY	
Location: EAST SIDE OF STRIKER SOUTH OF HERITAGE BLVD.	Size of Building: N/A
Current Zoning: PUD	Rezone to: N/A
Total Acreage: 20.8256	Acres to be Rezoned: N/A
Number of Employees: N/A	Number of Fleet Vehicles: N/A
Current Owner of the Property	
Name: GRANDIN ROAD DEVELOPMENT, LLC	Project Contact (Architect, Engineer, Planner)
Address: 7861 E. KEMPER ROAD	Name: MCGILL SMITH PUNSHON
City: CINCINNATI State: OH Zip: 45249	Address: 3700 PARK 42 DRIVE SUITE 190B
Telephone: 513-702-9419 Fax:	City: CINCINNATI State: OH Zip: 45241
Telephone: 513-702-9419 Fax:	Telephone: 513-759-0004 Fax:
Applicant(s): GRANDIN ROAD DEVELOPMENT, LLC → EDWIN FARRUGHIA, AUTHORIZED AGENT	
Address: 7861 E. KEMPER ROAD	
City: CINCINNATI State: OH Zip: 45249	
Telephone: 513-702-9419 Fax:	
Please Print Applicant's Name Here: EDWIN FARRUGHIA	
* 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: EDWIN FARRUKHIA, AUTHORIZED AGENT

Applicant's Signature: Ed Farrukhia Date: 10/24/2024

Property Owner's Signature: Ed Farrukhia Date: 10/24/2024

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

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO PUBLIC USE FOREVER AND HEREBY DEDICATE EASEMENTS SHOWN ON THE PLAT FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, STORM DRAINAGE DITCHES, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES").

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 SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED.

BY: GRANDIN ROAD DEVELOPMENT, LLC

PRINTED NAME TITLE

STATE OF OHIO COUNTY OF BE IT REMEMBERED THAT ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WHO IS THE (NAME) (TITLE)

OF THE GRANDIN ROAD DEVELOPMENT, LLC WHO, ON BEHALF OF SAID COMPANY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

LIEN HOLDER:

BY: CLAYTON PROPERTIES GROUP, INC., dba ARBOR HOMES

PRINTED: TITLE:

COUNTY OF } SS:

STATE OF } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 20 BY THE OF

WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID COMPANY OR CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

THE CITY OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "PRIVATE DRAINAGE EASEMENT" OR "100 YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER.

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE ARBORS AT GRANDIN POND OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS, AS SET FORTH IN DOCUMENT NO. OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO)

RESTRICTIONS ON SEWER EASEMENTS:

NO IMPROVEMENTS OF ANY KIND, EXCEPT STREET TREES, AS REQUIRED BY THE CITY OF SOUTH LEBANON LANDSCAPE ORDINANCE SHALL BE MADE ON SAID RIGHT-OF-WAY OF EASEMENT WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY, OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE, AND THE CITY SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF THE PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENTS TO SOD, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS

THE CITY OF SOUTH LEBANON, OHIO DOES NOT ACCEPT ANY HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF SOUTH LEBANON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS ON THE ACCOMPANYING PLAT SHALL BE MAINTAINED CONTINUOUSLY BY THE ARBORS AT GRANDIN POND HOMEOWNERS ASSOCIATION. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE FLOW THROUGH THE WATER COURSE. EASEMENTS ARE ALSO TO PROVIDE INGRESS & EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT AND BMP FACILITIES CONSTRUCTED TO SERVE THIS SUBDIVISION ARE SUBJECT TO THE TERMS AND CONDITIONS OF A STORMWATER MANAGEMENT/BMP MAINTENANCE COVENANT AS SET FORTH IN DOCUMENT NO. OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO.

PRIVATE DRAINAGE EASEMENT BETWEEN LOTS:

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT CAUSING A 5' DRAINAGE EASEMENT ON EACH LOT. THE DECLARANT, FOR ITS AGENT AND BUILDERS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES, DRAINAGE PIPE, AND DRAINAGE TILE WITHIN SAID EASEMENT FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.

DEED REFERENCE:

SITUATED IN MILITARY SURVEY No. 1548, THE CITY SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 20.8256 ACRES, BEING CONTAINING 20.3466 ACRES, PART OF THE 39.1393 ACRE TRACT IN THE NAME OF THE GRANDIN ROAD DEVELOPMENT, LLC AS DESCRIBED IN DEED DOCUMENT NO. 2024-016576 OF WARREN COUNTY, OHIO RECORDERS OFFICE AND ALL OF LOT 1 OF STRIKER ROAD PLAT AS RECORDED IN PLAT BOOK 91, PAGES 43-44 OF WARREN COUNTY, OHIO RECORDER'S OFFICE AND CONVEYED TO GRANDIN ROAD DEVELOPMENT, LLC IN DEED DOCUMENT NO. 2024-024042 OF WARREN COUNTY, OHIO RECORDERS OFFICE.

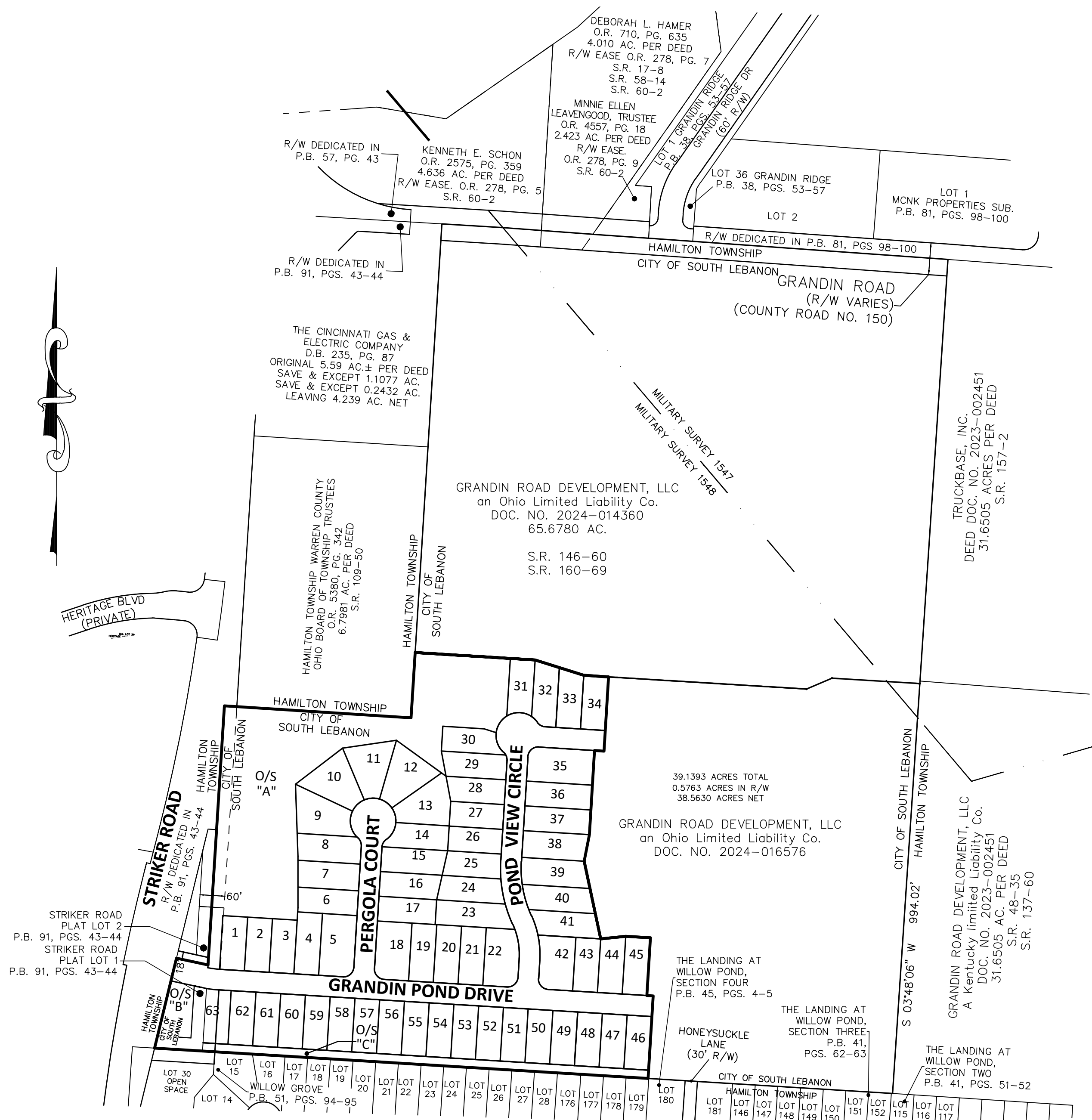
NOTES:

BEARINGS BASED ON U.S. STATE PLANE COORDINATES, OHIO SOUTH ZONE 3402.

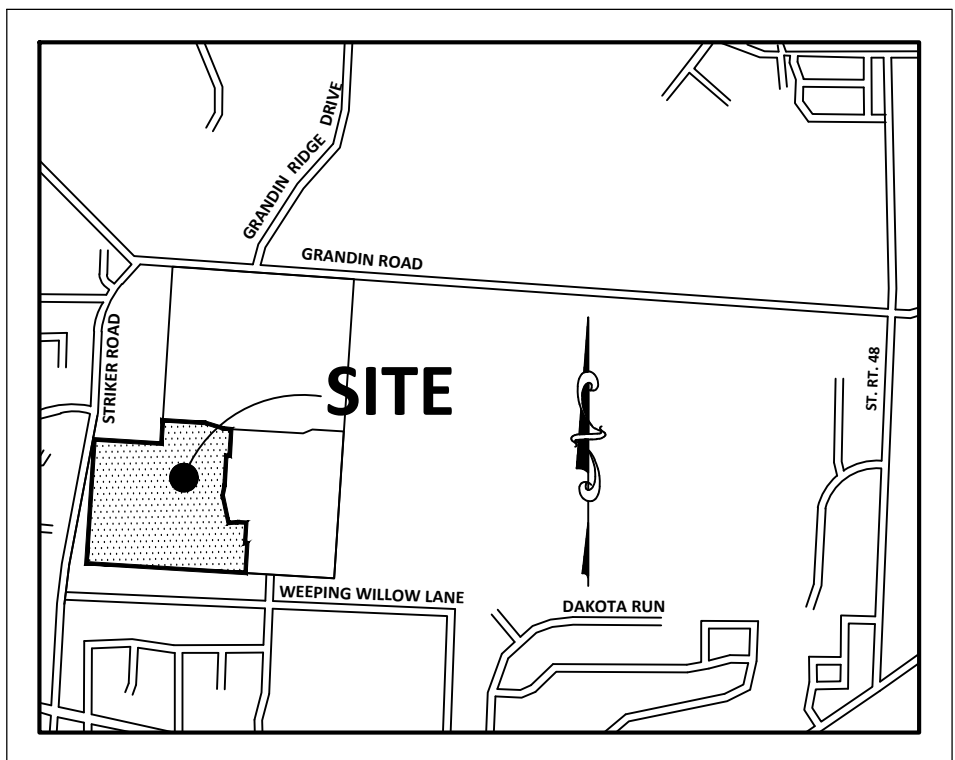
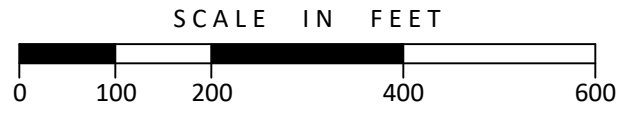
OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

MONUMENTATION WILL BE SET AFTER CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH SECTION 711.03 OF THE OHIO SURVEYING LAWS.



LANDS OF THE DEDICATORS

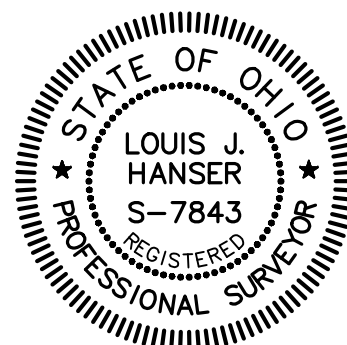


VICINITY MAP NOT TO SCALE

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JANUARY 4, 2023 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AFTER CONSTRUCTION IS COMPLETE AS SHOWN.

LOUIS J. HANSER, P.S. DATE OHIO REGISTRATION NO. 7843



RECEIVED 10/25/2024

STRIKER ROAD LOT 1:

AREA IN OPEN SPACE 0.3712 ACRES
AREA IN R/W 0.1078 ACRES
TOTAL AREA 0.4790 ACRES

GRANDIN ROAD DEVELOPMENT, LLC:

AREA IN LOTS 12.9727 ACRES
AREA IN OPEN SPACE 4.4853 ACRES
AREA IN R/W 2.8886 ACRES
TOTAL AREA 20.3466 ACRES

THE ARBORS AT GRANDIN POND PHASE 1:

AREA IN LOTS 12.9727 ACRES
AREA IN OPEN SPACE 4.8565 ACRES
AREA IN R/W 2.9964 ACRES
TOTAL AREA 20.8256 ACRES

THE ARBORS AT GRANDIN POND PHASE 1

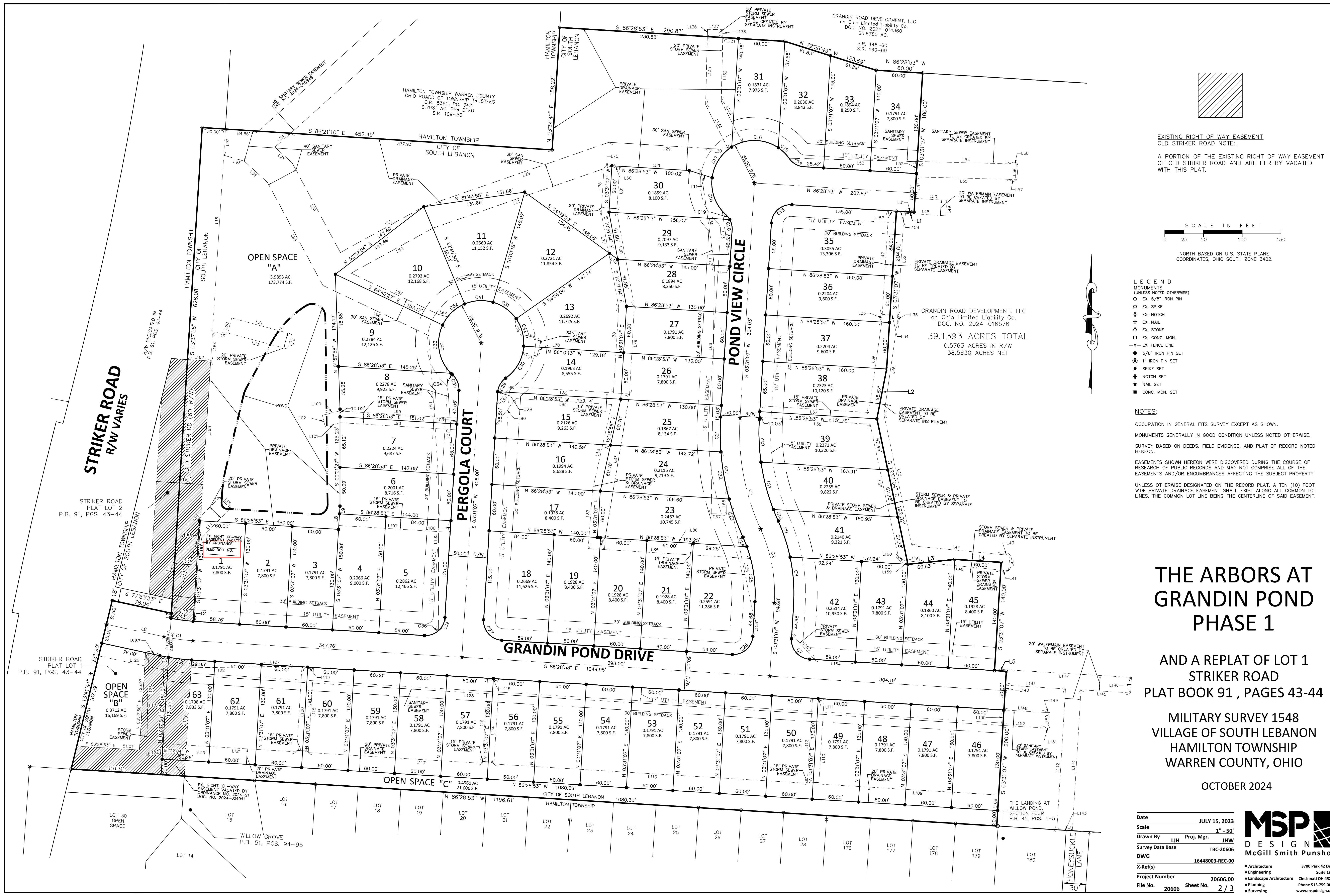
AND A REPLAT OF LOT 1 STRIKER ROAD PLAT BOOK 91, PAGES 43-44

MILITARY SURVEY 1548 VILLAGE OF SOUTH LEBANON HAMILTON TOWNSHIP WARREN COUNTY, OHIO

OCTOBER 2024

Table with project details: Date (JULY 27, 2024), Scale (1"=200'), Drawn By (LJH), Proj. Mgr. (RJA), Survey Data Base (TBC-16448), DWG (16448003-REC-00), X-Ref(s), Project Number (16448.00), File No. (16448), Sheet No. (1/3)

MSP DESIGN Punshon logo and contact information: Architecture, Engineering, Landscape Architecture, Planning, Surveying, 3700 Park 42 Drive, Suite 190B, Cincinnati OH 45241, Phone 513.759.0004, www.mspsdesign.com



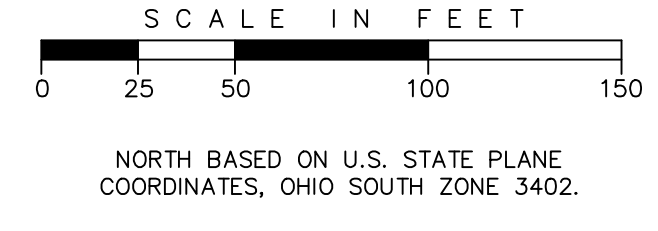
STRIKER ROAD
R/W VARIES

PERGOLA COURT

POND VIEW CIRCLE

GRANDIN POND DRIVE

EXISTING RIGHT OF WAY EASEMENT
OLD STRIKER ROAD NOTE:
A PORTION OF THE EXISTING RIGHT OF WAY EASEMENT
OF OLD STRIKER ROAD AND ARE HEREBY VACATED
WITH THIS PLAT.



- LEGEND**
(MONUMENTS UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
 - ⊕ EX. SPIKE
 - ⊕ EX. NOTCH
 - ★ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - X- EX. FENCE LINE
 - 5/8" IRON PIN SET
 - ⊙ 1" IRON PIN SET
 - ⊕ NOTCH SET
 - ★ NAIL SET
 - CONC. MON. SET

NOTES:
OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
MONUMENTS BASED IN GOOD CONDITION UNLESS NOTED OTHERWISE.
SURVEY BASED ON DEEDS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED HEREON.
EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF THE RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL BE CREATED BY SEPARATE INSTRUMENTS, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE ARBORS AT GRANDIN POND PHASE 1

AND A REPLAT OF LOT 1 STRIKER ROAD
PLAT BOOK 91, PAGES 43-44

MILITARY SURVEY 1548
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

OCTOBER 2024

Date	JULY 15, 2023	MSP DESIGN McGill Smith Punshon
Scale	1" = 50'	
Drawn By	LJH Proj. Mgr. JHW	<ul style="list-style-type: none"> ■ Architecture 3700 Park 42 Drive ■ Engineering Suite 1308 ■ Landscape Architecture Cincinnati OH 45241 ■ Planning Phone 513.759.0004 ■ Surveying www.mspsdesign.com
Survey Data Base	TBC-20606	
DWG	16448003-REC-00	
X-Ref(s)		
Project Number	20606.00	
File No.	20606	Sheet No. 2 / 3

LINE TABLE

LINE TABLE		
Line #	BEARING	LENGTH
L1	N86°28'53"W	22.87'
L2	S110°3'51"W	65.57'
L3	N84°03'22"E	60.83'
L4	S86°28'53"E	60.00'
L5	S86°28'53"E	15.19'
L6	S77°49'37"E	75.93'
L7	S03°37'56"W	6.72'
L8	S03°31'07"W	30.00'
L9	S03°31'07"W	10.00'
L10	N54°09'09"W	13.21'
L11	S72°24'16"E	31.02'
L12	N03°37'56"E	0.87'
L13	N18°49'20"E	101.66'
L14	N44°05'08"E	62.76'
L15	N45°54'52"W	20.00'
L16	S44°05'08"W	67.24'
L17	S18°49'20"W	84.55'
L18	N03°37'56"E	262.52'
L19	N86°22'04"W	19.62'
L20	N14°59'46"E	20.00'
L21	S75°00'14"E	80.00'
L22	S14°59'46"W	20.00'
L23	N75°00'14"W	80.00'
L24	N48°44'35"E	27.29'
L25	N47°33'09"W	30.29'
L26	N28°15'17"W	131.25'
L27	S61°10'24"W	122.34'
L28	S70°47'38"W	253.27'
LINE TABLE		
Line #	BEARING	LENGTH
L85	S86°28'53"E	210.12'
L86	N86°28'53"W	183.25'
L87	S04°20'39"W	75.80'
L88	S12°35'56"W	113.12'
L89	S86°28'53"E	123.78'
L90	N37°44'21"E	42.81'
L91	S37°44'21"W	28.69'
L92	S03°37'56"W	33.93'
L93	N74°01'32"W	27.58'
L94	N47°33'09"W	40.44'
L95	N28°15'17"W	151.23'
L96	N64°40'27"W	151.27'
L97	N03°52'57"W	179.14'
L98	S86°28'53"E	149.89'
L99	N86°28'53"W	152.16'
L100	S76°16'42"W	22.73'
L101	N76°16'42"E	20.46'
L102	S13°43'18"E	15.00'
L103	S03°31'07"W	7.50'
L104	S03°52'57"E	136.40'
L105	N00°07'31"W	201.92'
L106	S03°31'07"W	15.00'
L107	S86°28'53"E	144.00'
L108	N03°31'07"E	20.00'
L109	N86°30'53"W	232.50'
L110	S03°31'07"W	110.14'
L111	S86°28'53"E	15.00'
L112	N03°31'07"E	110.02'

LINE TABLE		
Line #	BEARING	LENGTH
L29	N86°28'53"W	128.34'
L30	S88°09'52"W	29.21'
L31	N86°28'53"W	12.87'
L32	S03°31'07"W	134.00'
L33	S03°31'07"W	10.42'
L34	N86°28'53"W	20.00'
L35	S03°31'07"W	9.58'
L36	S08°16'56"W	118.32'
L37	N86°28'53"W	140.17'
L38	N86°28'53"W	143.10'
L39	N12°01'04"W	179.33'
L40	N84°25'32"W	131.60'
L41	N86°28'53"W	10.19'
L42	S05°34'28"W	20.01'
L43	S86°28'53"E	10.54'
L44	S84°25'32"E	116.60'
L45	S12°01'04"E	173.10'
L46	S08°16'56"W	119.04'
L47	S03°31'07"W	134.00'
L48	S86°28'53"E	64.00'
L49	S03°31'07"W	20.00'
L50	S86°28'53"E	41.13'
L51	S03°31'07"W	32.00'
L52	S03°31'07"W	15.69'
L53	N88°32'26"W	165.34'
L54	N88°32'26"W	119.90'
L55	S88°32'26"E	120.26'
L56	N03°31'07"E	20.00'
LINE TABLE		
Line #	BEARING	LENGTH
L113	N86°28'44"W	405.00'
L114	N03°31'07"E	110.00'
L115	N86°28'53"W	15.00'
L116	S03°31'07"W	110.00'
L117	N86°28'44"W	225.00'
L118	N03°31'07"E	109.99'
L119	N86°28'53"W	15.00'
L120	S03°31'07"W	109.99'
L121	N86°28'44"W	172.72'
L122	N89°07'59"E	166.73'
L123	N00°54'23"E	113.32'
L124	S89°05'37"E	20.00'
L125	S00°54'23"W	122.86'
L126	S00°52'01"E	9.61'
L127	S86°28'53"E	40.82'
L128	N86°28'53"W	1030.00'
L130	S03°31'07"W	20.00'
L131	S86°28'53"E	20.17'
L132	S01°24'56"W	82.37'
L133	S27°09'17"E	59.37'
L134	S27°09'17"E	64.46'
L135	S01°24'56"W	88.20'
L136	S01°24'56"W	9.35'
L137	S88°35'04"E	20.00'
L138	S01°24'56"W	10.08'
L139	S03°37'56"W	150.00'
L140	S03°31'07"W	7.00'
L141	N86°28'53"W	77.67'

LINE TABLE		
Line #	BEARING	LENGTH
L57	S86°28'53"E	9.82'
L58	N86°28'53"W	10.18'
L59	N86°28'53"W	115.08'
L60	S86°28'53"E	9.76'
L61	S70°47'38"W	244.72'
L62	S61°10'24"W	120.45'
L63	S64°40'27"E	124.47'
L64	S75°25'40"E	12.57'
L65	N08°00'33"W	123.74'
L66	N00°44'35"E	319.60'
L67	N89°15'25"W	20.00'
L68	S00°44'35"W	29.99'
L69	S75°25'40"E	23.51'
L70	S14°34'20"W	20.00'
L71	N75°25'40"W	18.90'
L72	N08°00'33"W	123.74'
L73	N08°00'33"W	70.54'
L74	S00°44'35"W	1.01'
L75	S70°47'38"W	11.10'
L76	S03°31'07"W	56.94'
L77	S10°31'04"E	123.69'
L78	S03°31'07"W	111.27'
L79	N03°05'15"E	113.73'
L80	N10°31'04"W	123.69'
L81	N03°31'07"E	58.77'
L82	N86°28'53"W	153.90'
L83	N09°37'03"E	188.57'
L84	N03°31'07"E	15.00'
LINE TABLE		
Line #	BEARING	LENGTH
L142	N03°31'07"E	182.00'
L143	S86°28'53"E	20.00'
L144	N03°31'07"E	182.00'
L145	N86°28'53"W	64.04'
L146	N03°31'07"E	20.00'
L147	N86°28'53"W	176.91'
L148	S86°28'53"E	54.78'
L149	N89°04'59"E	4.61'
L150	N00°53'38"W	20.00'
L151	N89°04'59"E	5.39'
L152	S86°28'53"E	55.56'
L153	S41°28'53"E	44.04'
L154	S86°28'53"E	52.86'
L155	S03°31'07"W	23.88'
L156	S11°32'03"E	147.55'
L157	S86°28'53"E	10.00'
L158	S86°28'53"E	10.00'
L159	S12°01'04"E	4.51'
L160	S84°25'32"E	10.49'
L161	S84°25'32"E	22.46'
L162	S86°22'04"E	30.00'
L163	N03°37'56"E	636.73'
L164	S03°37'56"W	37.47'

CURVE TABLE

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	250.00'	37.76'	37.73'	S82°09'15"E	008°39'16"
C2	200.00'	97.99'	97.01'	S10°31'03"E	028°04'19"
C3	300.00'	146.98'	145.52'	S10°31'03"E	028°04'19"
C4	225.00'	1.24'	1.24'	S86°19'23"E	000°19'01"
C5	275.00'	11.43'	11.43'	S79°01'04"E	002°22'54"
C6	275.00'	30.11'	30.09'	S83°20'42"E	006°16'22"
C7	25.00'	39.27'	35.36'	S41°28'53"E	090°00'00"
C8	225.00'	61.06'	60.88'	N04°15'23"W	015°33'00"
C9	225.00'	49.17'	49.08'	N18°17'32"W	012°31'20"
C10	275.00'	16.12'	16.12'	S22°52'27"E	003°21'30"
C11	275.00'	63.27'	63.13'	S14°36'14"E	013°10'57"
C12	275.00'	55.35'	55.25'	S02°14'49"E	011°31'52"
C13	25.00'	39.27'	35.36'	S48°31'07"W	090°00'00"
C14	25.00'	22.39'	21.65'	S60°49'21"E	051°19'04"
C15	55.00'	20.04'	19.93'	N45°36'05"W	020°52'32"
C16	55.00'	63.54'	60.06'	N89°08'06"W	066°11'30"
C17	55.00'	48.62'	47.05'	S32°26'40"W	050°38'58"
C18	55.00'	52.72'	50.72'	S20°20'23"E	054°55'09"
C19	25.00'	8.19'	8.15'	N38°24'51"W	018°46'13"
C20	25.00'	14.20'	14.01'	N12°45'19"W	032°32'51"
C21	325.00'	45.12'	45.08'	S00°27'30"E	007°57'14"
C22	325.00'	61.77'	61.68'	S09°52'50"E	010°53'24"

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C23	325.00'	52.34'	52.29'	S19°56'22"E	009°13'40"
C24	175.00'	13.38'	13.38'	N22°21'47"W	004°22'50"
C25	175.00'	72.36'	71.85'	N08°19'38"W	023°41'30"
C26	25.00'	39.27'	35.36'	N48°31'07"E	090°00'00"
C27	25.00'	39.27'	35.36'	S41°28'53"E	090°00'00"
C28	25.00'	1.45'	1.45'	S05°10'52"W	003°19'30"
C29	25.00'	20.94'	20.33'	S30°50'24"W	047°59'34"
C30	55.00'	48.96'	47.36'	N29°19'59"E	051°00'24"
C31	55.00'	37.32'	36.61'	N54°30'18"W	038°52'48"
C32	55.00'	40.17'	39.29'	S46°15'02"W	041°50'56"
C33	55.00'	67.20'	63.10'	S09°40'37"E	070°00'20"
C34	55.00'	2.99'	2.99'	S46°14'22"E	003°07'11"
C35	25.00'	22.39'	21.65'	N22°08'25"W	051°19'04"
C36	25.00'	39.27'	35.36'	N48°31'07"E	090°00'00"
C37	325.00'	50.79'	50.74'	S08°54'46"E	008°57'16"
C38	55.00'	24.87'	24.68'	N22°06'30"W	025°54'47"
C39	25.00'	19.36'	18.88'	N25°41'54"E	044°21'34"
C40	55.00'	58.58'	55.85'	S05°11'13"E	061°01'32"
C41	55.00'	37.32'	36.61'	S86°36'54"W	038°52'48"
C42	55.00'	37.34'	36.62'	N15°37'04"W	038°53'40"
C43	225.00'	28.79'	28.77'	S82°29'56"E	007°19'54"

THE ARBORS AT GRANDIN POND PHASE 1

AND A REPLAT OF LOT 1 STRIKER ROAD PLAT BOOK 91 , PAGES 43-44

MILITARY SURVEY 1548 VILLAGE OF SOUTH LEBANON HAMILTON TOWNSHIP WARREN COUNTY, OHIO

OCTOBER 2024

Date JULY 15, 2024
 Scale N/A
 Drawn By LJH Proj. Mgr. RLA
 Survey Data Base TBC-16448
 DWG 16448003-REC-00
 X-Ref(s)
 Project Number 16448.00
 File No. 16488 Sheet No. 3 / 3

MSP
 DESIGN
 McGill Smith Punshon
 ■ Architecture 3700 Park 42 Drive
 ■ Engineering Suite 190B
 ■ Landscape Architecture Cincinnati OH 45241
 ■ Planning Phone 513.759.0004
 ■ Surveying www.mspdesign.com