

PLANNING COMMISSION AGENDA

**Planning Commission Meeting
6:00 PM Tuesday, April 29, 2025**

**South Lebanon Municipal Building
10 N. High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Roll Call
3.	Pledge of Allegiance
4.	Review and Approval of Minutes A. Minutes of March 11, 2025
5.	Public Hearing – none
6.	Old Business A. None
7.	New Business A. Case 25-04P.- Review of Final Plat for the Arbors at Grandin Pond Phase 2 Subdivision
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

Tuesday, March 11, 2025 @ 6:00pm

Members Present:

Darrick Zucco

Linda Burke

Susanne Mason

Members Absent:

Clyde Adkins

Linda Allen

Staff:

Jerry Haddix

Administrador

1. Call to Order by Mr. Zucco, at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Mr. Adkins-Absent, Ms. Allen-Absent, Ms. Burke-Present, Ms. Mason-Present, Mr. Zucco-Present.
4. Review and Approval of Minutes for February 13, 2025. Motion to approve by Ms. Mason, Seconded by Ms. Burke. Votes were taken, Ms. Burke-Yes, Ms. Mason-Yes, Mr. Zucco-Yes.
5. Public Hearing-None
6. Old Business-None
7. New Business

- A. Case # 25-02P.- Review of proposed Zoning Text Amendments to Sec. 15.9.9 & 15.9.10 prohibiting the retail sale of cannabis in B-1 & B-2 Zones

Mr. Haddix stated that a proposed amendment was initiated by the City Council for Resolution 2025-09, regarding a text amendment to **Section 15.9.9 B-1 Neighborhood Business District and Section 15.9.10 B-2 General Business District** of the City Zoning Code, prohibiting the retail sale of cannabis, either recreational or medicinal, in those zoning districts. He stated that previously on November 7, 2023, the State of Ohio passed Issue 2 (The Act to Control and Regulate Adult Use of Cannabis) which became effective on December 7, 2023, and allows municipalities to regulate cannabis by ordinance within City boundaries. He stated that On July 2, 2024, the City Council imposed a 365-day moratorium on all cannabis activity within the City expiring on August 2, 2025. On March 6, 2025, the City Council adopted Resolution No. 2025-09 to initiate the zoning text amendments. Mr. Haddix explained the zoning process that involves reviewing the zoning text amendment by the Planning Commission. Initially, the Planning Commission will provide a recommendation to the City Council. Thereafter, the City Council has 60 days to act on the recommendation, as well as hold a Public Hearing prior to any action.

He discussed Exhibit A regarding the proposed changes and bold caps to Section 15.9.9 (g) (B-1) and Section 15.9.10 (m) (B-2) of the City Zoning Code per City Council Resolution 2025-09.

Ms. Mason discussed that the bold caps applying to letter “(g) retail stores” (Exhibit A- Section B-1) contains the same language that is not repeated on any other lines. She asked if, for example, studio salons and/or health clubs could sell cannabis in their retail facility.

Mr. Haddix answered that presumably, studio salons and/or health clubs would apply under the retail stores’ establishment, although additional language on a separate line can be incorporated and recommended by members. Mr. Haddix stated that Andrew Meijer, Esq. reviewed the language in Exhibit A and is agreeable with the language.

Ms. Mason asked if Issue 2 allows municipalities to regulate cannabis and wanted reassurance that Andrew Meier, Esq. reviewed Exhibit A.

Mr. Haddix answered “correct” and reassured Ms. Mason that the amendment is referring precisely to the retail sale of cannabis.

Ms. Burke asked if the amendment includes dispensaries.

Mr. Haddix answered “Yes” dispensaries are considered a retail sale establishment.

After a brief discussion, a recommendation to prohibit the retail sale of cannabis in business one and business two zones was made by Ms. Burke seconded by Mr. Zucco. Vote was taken, all yeas.

B. Case # 25-03P – Review of Replat of Lots 10 & 11 of the Amburgy Subdivision

Mr. Haddix presented a map discussing the property located at 263 King Avenue between Mary Ellen Street and Hobart Avenue. The property consists of Lots 10 & 11 of the Amburgy Subdivision. He discussed that the house is gone now and was on two lots, the subdivision was technically one parcel. Mr. Haddix stated that during the initial rehabilitation of the existing house, too much was taken off, the shell blew over and destroyed greater than 50% of the structure. He further stated that Smileyland Properties LLC is requesting to re-build on the property, they are seeking to combine the two lots through a replat. The Plat meets all the requirements for a replat. Smileyland Properties LLC is the owner of both lots, and the house was built on a lot line.

A motion to replat Lots 10 & 11 was made by Ms. Mason, seconded by Ms. Burke. Vote was taken, all yeas.

8. Communications

Jerry Haddix City Administrator

- a. Mr. Haddix reported that River Creek Lofts is moving forward and developing buildings.
- b. He reported that most lots at Arbors at Grandin Pond have zoning permits and another phase is forthcoming.
- c. He reported that Morrow Road will be closed after Memorial Day for the Morrow Road Reconstruction Project, although the time is undetermined for reconstruction.

C. At 6:11 p.m. a motion to adjourn was made by Mr. Zucco, seconded by Ms. Burke. Vote was taken, all yeas.

Darrick Zucco – Chairman

Jennifer O’Brien – Clerk

Audio recording of this meeting is available upon request.

CITY OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, City Administrator

RE: Case 25-04P, Final Plat Approval, The Arbors at Grandin Pond Phase 2 Subdivision

DATE: April 25, 2025

On the agenda for April 29th meeting is Case #25-04P, an application for approval of the Final Record Plat for The Arbors at Grandin Pond Phase 2 (the “Property”) submitted by Grandin Road Development, LLC (the “Owner”).

Background

On June 25, 2024, the City Planning Commission passed a motion that granted approval of the Final Development Plan (FDP) for the 36.14 acres of the Irwin PUD located on Grandin Road and Striker Road consisting of two (2) phases totaling 118 single family lots. At the Planning Commission meeting on September 20, 2024, the Planning Commission approved a R-O-W easement vacation that the County Tax Map Department required prior to their review. Per the approved FDP, Phase 1 consisting of 63 lots was approved on November 4, 2024. **The final plat for Phase 2** consisting of **55 lots on 15.7928 acres** has been submitted by McGill Smith Punshon, Inc. on behalf of the Owner, Grandin Road Development, LLC.. The final plat for Phase 2 has been sent to the City’s engineer on this development and to various other agencies including the Warren County Tax Map Department for review and comments.

Code Analysis

Pursuant to Section 15.20.4 of the City 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 County Recorder after all necessary certifications are received.

Recommendation

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

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

Attachments

Planning Commission Application
Final Record Plat


CITY 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			
Type of Business/Project Description: Residential Development			
Location: Striker Road and Grandin Pond Drive		Size of Building:	
Current Zoning: PUD		Rezone to:	
Total Acreage: 15.7928		Acres to be Rezoned:	
Number of Employees:		Number of Fleet Vehicles:	
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: Grandin Road Development, LLC		Name: Louis J. Hanser P.S./ McGill Smith Punshon	
Address: 7861 E. Kemper Road		Address: 3700 Park 42 Drive Suite 190B	
City: Cincinnati	State: OH	Zip: 45249	City: Cincinnati
			State: OH
			Zip: 45241
Telephone: 513-702-9419		Telephone: 513-759-3200	
Fax:		Fax:	
Applicant(s): Louis J. Hanser P.S./ McGill Smith Punshon			
Address: 3700 Park 42 Drive Suite 190B			
City: Cincinnati	State: OH	Zip: 45241	
Telephone: 513-759-3200		Fax:	
Please Print Applicant's Name Here: Louis J. Hanser P.S.			
* Applicant's Signature: 			
<small>* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)</small>			

TO BE COMPLETED BY THE CITY 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: Ed FARRINGTON

Applicant's Signature: [Signature] Date: 4/4/2025

Property Owner's Signature: [Signature] Date: 4/4/2025

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"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO Laterally EXTEND, REPAIR, AND MAINTAIN NATURAL GAS 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. 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.

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 }
STATE OF } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 20 BY CRAIG BROCKMAN THE PRESIDENT CINCINNATI AND DAYTON DIVISIONS, OF CLAYTON PROPERTIES GROUP, INC., dba ARBOR HOMES, 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. WITHIN THE EASEMENT, NO STRUCTURE, PLANTING, FENCING, CULVERT, GRADING, TOPSOIL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

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. 2024-027675, 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 SOO, 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. 1547 and No. 1548, THE CITY SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 15.7928 ACRES, BEING ALL THAT REMAINS 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.

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

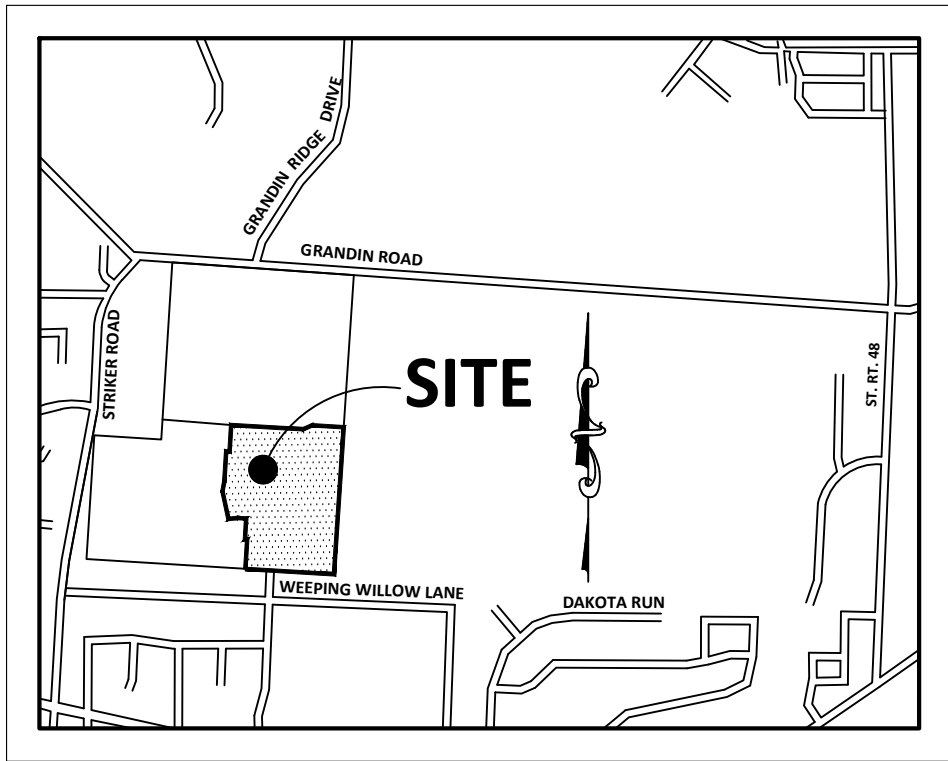


OWNER/DEVELOPER

GRANDIN ROAD DEVELOPMENT, LLC
7861 E. KEMPER ROAD
CINCINNATI, OHIO 45249
PHONE # (513) 702-9419

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 6 FEET
SIDE YARDS BOTH: 12 FEET
REAR YARD SETBACK: 30 FEET



VICINITY MAP
NOT TO SCALE

COUNTY RECORDER:

FILE NO. _____
RECEIVED THIS DAY OF , 20 , AT A.M./P.M.
RECORDED THIS DAY OF , 20 , AT A.M./P.M.
RECORDED IN PLAT BOOK NO. , PAGE
FEE: _____

BY: _____
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED THIS DAY OF , 20 .

BY: _____
DEPUTY WARREN COUNTY AUDITOR

CITY OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS DAY OF , 20 .

CHAIRMAN

CITY OF SOUTH LEBANON:

I HEREBY CERTIFY THAT ON THE DAY OF , 20 , THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

LINDA S. BURKE, MAYOR

JENNIFER O'BRIEN, CLERK OF COUNCIL

COUNTY SANITARY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS DAY OF , 20 .

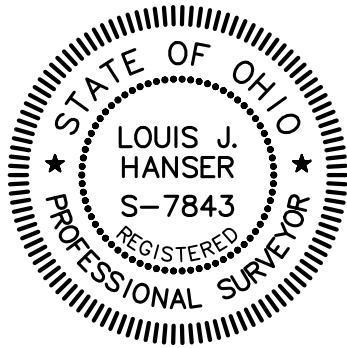
WARREN COUNTY SANITARY ENGINEER

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JANUARY 4, 2025 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AFTER CONSTRUCTION IS COMPLETE AS SHOWN.

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

DATE



THE ARBORS AT GRANDIN POND PHASE 2:

AREA IN LOTS 12.7622 ACRES

AREA IN OPEN SPACE 0.2713 ACRES

AREA IN R/W 2.7593 ACRES

TOTAL AREA 15.7928 ACRES

MILITARY SURVEY AREA BREAKDOWN PARCEL

AREA IN M.S. NO. 1547 0.0750 ACRES

AREA IN M.S. NO. 1548 15.7178 ACRES

TOTAL AREA 15.7928 ACRES

APRIL 2025

THE ARBORS AT
GRANDIN POND
PHASE 2
MILITARY SURVEYS 1547 & 1548
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

Date	MARCH 01, 2025
Scale	1"=200'
Drawn By	LJH
Proj. Mgr.	RLA
Survey Data Base	TBC-16448
DWG	16448003-REC-01
X-Ref(s)	
Project Number	16448.02
File No.	16448
Sheet No.	1 / 2

MSP
DESIGN
McGill Smith Punshon

■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying

3700 Park 42 Drive
Suite 1908
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com

N:\land projects\16000\16448\dwg\16448003-REC-01.dwg, SHEET 2, 4/15/2025 7:21:57 AM, holly



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



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

NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY 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 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 EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

LINE TABLE		
Line #	BEARING	LENGTH
L1	S86°28'53"E	22.87'
L2	S11°03'51"W	65.57'
L3	S84°03'22"W	60.83'
L4	N86°28'53"W	60.00'
L5	N86°28'53"W	15.19'
L9	S09°01'07"W	3.54'
L10	S56°32'37"E	18.62'
L11	S56°32'37"E	39.47'
L12	S86°28'53"E	10.00'
L13	S03°31'07"W	134.00'
L14	S08°16'56"W	119.04'
L15	S12°01'04"E	173.10'
L16	S84°25'32"E	116.60'
L17	N86°28'53"W	10.54'
L18	S05°34'28"W	20.01'
L19	N86°28'53"W	10.19'
L20	N86°28'53"W	163.28'
L21	N86°28'53"W	180.68'
L22	N60°28'10"W	22.80'
L23	N86°28'53"W	181.49'
L24	S17°25'18"W	166.11'
L25	N09°00'25"W	135.15'
L26	S09°00'25"E	130.70'
L27	S86°28'53"W	114.30'
L28	N86°28'53"W	117.05'
L29	N86°28'53"W	178.79'

LINE TABLE		
Line #	BEARING	LENGTH
L30	N60°28'10"W	23.50'
L31	N17°25'18"E	165.92'
L32	S80°59'35"W	20.00'
L33	N09°00'25"W	0.82'
L34	S09°01'07"W	20.09'
L35	N86°28'53"W	1.16'
L36	N02°35'03"E	186.65'
L37	S03°31'07"W	15.69'
L38	N88°32'26"W	119.90'
L39	N86°28'53"W	299.75'
L40	S86°28'53"E	64.00'
L41	S03°31'07"W	2.00'
L42	N86°28'53"W	71.00'
L43	S88°38'34"W	106.41'
L44	S88°37'23"W	167.09'
L45	S33°27'23"W	145.01'
L46	S33°27'23"W	8.63'
L47	N85°35'44"W	90.14'
L48	S03°48'06"W	6.00'
L49	S03°48'06"W	24.00'
L50	S85°35'44"E	72.80'
L51	N33°27'23"E	142.82'
L52	S03°48'06"W	135.32'
L53	N86°28'53"W	20.13'
L54	N03°51'32"E	131.05'
L55	N20°51'35"W	70.24'

LINE TABLE		
Line #	BEARING	LENGTH
L56	N20°51'35"W	70.34'
L57	N04°23'27"E	122.18'
L58	N04°23'27"E	133.01'
L59	N86°28'53"W	108.14'
L60	N86°28'53"W	110.87'
L61	S86°28'53"E	15.00'
L62	S86°28'53"E	2.50'
L63	S03°31'07"W	15.00'
L64	S04°23'27"W	113.38'
L65	S04°23'27"W	111.65'
L66	S15°49'50"W	50.34'
L67	S15°49'50"W	52.03'
L68	S03°48'06"W	187.09'
L69	S03°48'06"W	193.81'
L70	S33°19'47"E	131.79'
L71	S33°19'47"E	140.06'
L73	S86°28'53"E	69.62'
L74	N85°15'28"W	369.09'
L75	S04°44'32"W	20.22'
L76	S89°04'59"W	22.32'
L77	S86°28'53"E	55.56'
L78	N89°04'59"E	5.39'
L79	N00°53'38"W	19.18'
L80	N86°28'53"W	176.91'
L81	N03°31'07"E	134.80'
L82	S03°31'07"W	20.00'

LINE TABLE		
Line #	BEARING	LENGTH
L83	S03°31'07"W	130.00'
L84	N03°31'07"E	130.00'
L85	S86°28'53"E	52.50'
L86	S03°31'07"W	28.25'
L87	N86°28'53"W	15.00'
L88	N03°31'07"E	28.25'
L89	S86°28'53"E	15.00'
L90	N86°28'53"W	57.05'
L91	S03°31'07"W	20.00'
L92	S86°28'53"E	54.30'
L93	N03°31'07"E	20.00'
L94	S02°33'03"W	218.46'
L95	S86°28'53"E	7.50'
L96	N03°31'07"E	154.00'
L97	S86°28'53"E	15.00'
L98	S03°31'07"W	154.00'
L99	S09°01'07"W	48.92'
L100	S85°44'58"E	20.82'
L101	N04°15'02"E	248.44'
L102	N01°54'06"E	127.97'
L103	S03°31'07"W	10.42'
L104	N86°28'53"W	10.00'
L105	N86°28'53"W	79.67'
L106	S33°19'47"E	32.84'
L107	N56°40'13"E	20.00'
L108	S33°19'47"E	47.82'

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	800.00'	76.79'	76.77'	N06°16'07"E	005°30'00"
C2	25.00'	22.39'	21.65'	N67°51'35"E	051°19'04"
C3	55.00'	18.44'	18.36'	S51°48'26"W	019°12'47"
C4	55.00'	49.50'	47.85'	S87°11'50"W	051°34'00"
C5	55.00'	20.11'	20.00'	N56°32'37"W	020°57'05"
C6	55.00'	37.50'	36.78'	N26°32'06"W	039°03'58"
C7	55.00'	56.36'	53.92'	N22°21'12"E	058°42'36"
C8	35.00'	4.52'	4.51'	S48°00'38"W	007°23'43"
C9	35.00'	24.92'	24.40'	S23°54'57"W	040°47'40"
C10	825.00'	12.56'	12.56'	N03°57'17"E	000°52'21"
C11	825.00'	57.90'	57.89'	N06°24'06"E	004°01'17"
C12	825.00'	8.73'	8.73'	N08°42'56"E	000°36'22"
C13	25.00'	41.67'	37.01'	S38°43'53"E	095°30'00"
C14	25.00'	39.27'	35.36'	S48°31'07"W	090°00'00"
C15	25.00'	39.27'	35.36'	N41°28'53"W	090°00'00"
C16	25.00'	36.87'	33.62'	N51°16'07"E	084°30'00"

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C17	775.00'	56.59'	56.58'	N06°55'36"E	004°11'01"
C18	775.00'	17.80'	17.80'	S04°10'36"W	001°18'59"
C19	25.00'	39.27'	35.36'	N41°28'53"W	090°00'00"
C20	25.00'	39.27'	35.36'	S48°31'07"W	090°00'00"
C21	25.00'	22.39'	21.65'	S22°08'25"E	051°19'04"
C23	55.00'	59.54'	56.68'	N15°15'16"W	062°01'32"
C24	55.00'	37.32'	36.61'	N35°11'54"E	038°52'48"
C25	55.00'	37.32'	36.61'	N74°04'43"E	038°52'48"
C26	55.00'	37.32'	36.61'	S67°02'29"E	038°52'48"
C27	55.00'	37.32'	36.61'	S28°09'41"E	038°52'48"
C28	55.00'	59.54'	56.68'	S22°17'30"W	062°01'32"
C29	55.00'	1.47'	1.47'	S54°04'13"W	001°31'55"
C30	25.00'	22.39'	21.65'	N29°10'39"E	051°19'04"
C31	25.00'	39.27'	35.36'	N41°28'53"W	090°00'00"
C32	25.00'	21.57'	20.90'	N61°46'06"W	049°25'34"
C33	55.00'	1.47'	1.47'	N47°02'00"W	001°31'55"

GRANDIN ROAD DEVELOPMENT, LLC
A Kentucky limited Liability Co.
DOCUMENT NO. 2023-002451
31.6505 AC. PER DEED
S.R. 48-35
S.R. 137-60

THE ARBORS AT GRANDIN POND PHASE 2

MILITARY SURVEYS 1547 & 1548
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

Date	MARCH 1, 2025
Scale	1" = 50'
Drawn By	LJH
Proj. Mgr.	RLA
Survey Data Base	TBC-164848
DWG	16448003-REC-01
X-Ref(s)	
Project Number	16448.02
File No.	20606
Sheet No.	2 / 2

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