

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:00 PM Tuesday, May 19, 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 <ul style="list-style-type: none">A. Minutes of January 30, 2020B. Minutes of April 21, 2020 |
| 6. | Public Hearing – Preliminary Development Plan (PDP) for River Creek Lofts, 1771 Mason-Morrow-Millgrove Road submitted by River Creek Lofts, LLC |
| 7. | Old Business <ul style="list-style-type: none">A. None |
| 8. | New Business <ul style="list-style-type: none">A. Case -20-09P: Review of rezoning of 1771 Mason-Morrow-Millgrove Road from B-2 (General Business District) to R-3 PUD (Single & Multi-Family Residential District) submitted by River Creek Lofts, LLCB. Case 20-10P – Review of Preliminary Development Plan (PDP) for River Creek Lofts, 1771 Mason-Morrow-Millgrove Road submitted by River Creek Lofts, LLCC. Case 20-11P - Acceptance and Dedication of Public Improvements for Riverside Phase Two SubdivisionD. Case 20-12P - Application for Final Plat Approval for Wynstead Section 6 Subdivision |
| 9. | Communications |
| 10. | Adjournment |
| Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject. | |



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

www.southlebanonohio.org

Planning Commission Meeting

MEETING MINUTES

Thursday, January 30th, 2020

Members Present:

Darrick Zucco
Jim Smith
Tom Hunsche
Bill Madison

Members Absent:

Staff:

Jerry Haddix,
Administrator
Brianna Koutny,
Clerk

1. Call to order at 6:00p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum : None
5. Review and Approval of Minutes from January 9, 2020. A motion to approve was made by Jim Smith and seconded by Darrick Zucco. A vote was taken. All YEAS.
6. Public Hearing : Chairman, Darrick Zucco opens the floor for the Public Hearing, then introduces Administrator, Jerry Haddix. Haddix confirms this is the Public Hearing for the Preliminary Development Plan for 5315 Cochran Road submitted by Abercrombie & Associates, Inc. on behalf of M/I Homes of Cincinnati. Haddix states notice of the Public Hearing was published in the Cincinnati Enquirer on January 10th, 2020. He states this property is part of the Original Ritchey Farm, which was annexed by the Village of South Lebanon in 2002. Haddix states the property consists of 205 acres, and at the time of annexation was rezoned from an R4 PUD to an R3 PUD. Haddix explains that Abercrombie & Associates, Inc. on behalf of M/I Homes has submitted a Preliminary Development plan, which proposes 42 single family lots, and just over 19 acres. Haddix then introduces Village Planning Consultant, Kim Lapensee for further details.

Lapensee states the property is located in the Northwest border of Cochran Rd. She states there are two tracts that are currently 19.369 acres in size (15.198 acres and 4.171 acres). Lapensee explains again that the PUD proposes 42 new single family lots, that range from an average 7,200 to 11,00 square feet; along with 4 open spaces that total 5.957 acres, and the overall density consists of 2.53

lots per acre. Lapensee explains that under the parcel description (parcel number - 1736100025) this parcel is located in both Little Miami and Kings School District. She states there are four existing neighborhoods that surround this parcel. She explains that during the original development, there was no stub of any kind provided to this parcel. She states the only access is from Cochran Rd. which goes through Hamilton Township. She says the property is zoned R3 Single Family and Multiple Family Residential District with a PUD overlay which allows for the following principal permitted uses: single-family, two-family and multi-family dwellings. She goes on to explain that under the existing R-3 district require a maximum height of 35 ft., the front yard requirement is 25 ft., and the side yard requirement is 6ft and 10ft. According to the proposed plan, the developer is requesting a 5-foot set back, meaning the two side yards would consist of 5ft each (10ft), as opposed to 6ft. and 10ft. (16ft.). The rear yard requirement is 30ft., the minimum lot size is 6,000 square feet. The frontage requirement is 60 feet. The minimum living area is 700 square feet, and the maximum coverage requirement is 40 feet. Lapensee explains that the developer is also asking for the maximum lot coverage be increased to 50% to accommodate larger homes. Lapensee states that under the PUD requirements, the Developer has to meet Article 20, which outlines all requirements, (all lots shall have sidewalks, common open space shall comprise 20% of project area). Lapensee explains that the project area in the proposed plan consists of a little over 30% of open space (5.9 acres). Lapensee also explains that according to Article 20, water courses shall not comprise over 50% of open space, which the proposed plan shows a small detention area in the middle of the plan. Lapensee states that Common open space must be conveyed and maintained by an Association or public agency. Lapensee states that the PUD requires all peripheral setbacks along the boundary of the property shall be 40 ft. In the proposed plan, the developers are proposing a reduced setback to 30ft. Lapensee states there are no connection to adjacent properties, and the only access is from Cochran Rd. She confirms the Village of South Lebanon will provide all sanitary sewer and water services, and the Hamilton Township Fire Department, and Hamilton Township Police Department (correction: police protection will be provided by the Warren County Sheriff's Office) will provide any emergency services that may be needed.

Chairman, Darrick Zucco then asks the Applicant if there were any remarks or wish for a presentation.

Applicant, Brad Austing from M/I Homes, located at 9349 Waterstone Blvd. Cincinnati, OH 45249 approaches the stand. Mr. Austing presents Auburn Grove as the project and subdivision name. Mr. Austing explains that M/I Homes is ranked one of the top 15 builders in the country. He explains that the company offers one of the best warranty systems in the business which consists of 1-year customer care, 10-year construction defect and a 15-year transferable structural warranty. He explains the company has 24 active communities in the Cincinnati division. Mr. Austing clarifies that this property is not going through a zone change, and that it will remain in the R-3 district. He goes on to explain that the proposal consists of 42 single family lots, which is far less than the 92 allowable lots under the R-3 PUD requirements. The proposed minimum lot size is 7,200 square feet, which is larger than the required minimum of 6,000 square feet. He states the average lot size is 11,112 square feet. He states the proposed lots are 60ft. which are in line with the R3 PUD, and the proposed open space consists of 30% which exceeds the minimum 20% per the R3 PUD. Mr. Austing also points out that all surrounding developments are also under an R3 zone. Mr. Austing states they have made plans to preserve the existing pond, and a considerable amount of vegetation, and tree buffers to the area. Chairman Darrick Zucco asks for percentage of open space the pond consists of. The answer of less than 2 acres was given. Mr. Austing states that the plan shows an attempt to work with what the land gives them and preserve as much as possible. Mr. Austing states that the PUD calls for a 40 yard setback, but explains that the code states the Planning Commission may allow for the reduction in the setback. Mr. Austing explains that some of the larger home plans will need the additional requested 10 ft. Mr. Austing then shows 12 different home designs. Mr.

Austing explains that in comparison to the surrounding developments, the price point is complimentary and consistent. Planning Commission Member, Tom Hunsche asks how many children are planned to live in this development. Mr. Austing responds that it is not something they are able to predict, but he has found that it is pretty standard across the board. Mr. Austing explains that the taxes that would generate from this establishment. would be helping the school district immensely. Mr. Austing then states that storm water is a common concern, however storm water is a regulated activity and not a zoning activity, therefore it is not a zoning matter. He states that Abercrombie will have civil engineers that will design the storm water retention for the site. He ensures that even though there is common concern around the storm water issue, there are many checks and balances in place to make sure storm water is handled correctly. Mr. Austing closes by stating they are excited to start the project, and thanks the Board for their support.

Chairman Darrick Zucco addresses the public and asks that anyone that would like to make a comment, first state their name and address.

- Werner Jessen - 5568 Windsor Ct. asks if the Original Farmhouse on Ritchey Homestead is going to be removed. Mr. Austing responds that it will be torn down. Mr. Jessen asks if the farmhouse is on the historical register. Administrator Haddix responds that he is not aware of it being on the historical register.
- Jeff Williams – 5221 Homestead states he is a part of the buffer that was mentioned earlier and asks if it is possible to create a mound with trees, as opposed to just trees to allow for more privacy. Mr. Austing states they would be willing to work with him on that request. Mr. Williams asks if the guardrail will be removed, as he feels it will not be necessary. Mr. Austing responds that the guardrail does not plan to remove it, but is willing to look at it before the final design is approved.
- David Chung – 434 Old Willow Ct. thanks the Board for having them. He states he has lived in the area with his wife for around 10 years, and they recently moved to Old Willow Ct. within the last year. He states that one of the main attractions to the property was the green space in the backyard, and they took steps to make sure the green space would remain there. Mr. Chung stated that they were told the farmland is a conservation easement from an article from 2008. Mr. Chung states that they then decided to move forward with purchasing the property. Mr. Chung states that he is concerned about how removal of the greenspace will affect the flow of the existing feel of the property. He also states he is concerned about how this will affect the storm water from poorly effecting their home. Mr. Chung states that this has been farmland for years and is concerned about how this development will affect the wildlife that has lived there. He also expresses concern of this development poorly affecting traffic.
- Mr. Darrick Zucco states that there was a resolution 2008-04 that there was supposed to be a conservation easement, but it was never recorded. Administrator, Jerry Haddix states the Village passed a resolution for the intention of accepting it as a conservation easement, but it was never executed or recorded. Jim Smith states that the farm in question is also where the present public lives. He states that their homes are all developed on the original farm. He states the contractor came in to develop the property and went bankrupt. The Developer then, with good intentions, donated land on their behalf.
- Richard Bertagna – Vista Ridge Dr. states that he agrees with the idea of a berm, but would caution taking it down too soon for construction reasons.
- A member of the public asks what the timeline looks like for start and completion. Mr. Austing responds that their goal is to break ground this Summer and would hope to finish at the rate of 24 homes a year.
- Craig Sucher 5248 Ritchey Ln. states that he lives in a cul-de-sac, which would be most effected by this development. He states the only reason they bought this lot from Ryan Homes was because of the view they had from their backyard. He states that the impact to Kings Schools will be heavy. He states the schools are already overcrowded, and this development

will introduce an addition 60-70 more students. He states that without the levy passing, this development is irresponsible. He states that the nature area is wonderful to have. He states that he understands the Ritchey's were "hosed" by a bad developer, but he feels they were lied to by Ryan Homes. He states that this Developer is in the business of making money, but to put 42 lots here is ridiculous regardless of what the easements are or what the PUD says. He states this will be a cookie-cutter neighborhood. He asks how Kings School buses will access if they can't travel outside the district. He asks how snow removal will work since they have to travel outside the Village.

- Debbie Osburn – 5395 Cochran Rd. states she is the youngest of the Ritchey children. She states her family has been in Warren County since 1814, and owned this land since 1820. She states as heirs to the property, they all agreed to sell the land. She states the decision was made to develop the farm.
- Warren Jessen – 5568 Windsor Ct. states that he is also concerned about traffic. He states that the homeowners of Wynstead decided to tie a road through the neighborhood called Emerald Dr. He states there are at least 2 more cul-de-sacs going in the neighborhood. He asks if it would be feasible to dead-end Emerald Rd. and Cochran Rd.
- Cathy Steele – 492 Zoar Rd. states that when all the land was originally being developed, she remembers not being happy with the proposal to gate off the Homestead Dr. because it cut her off from family, and she could not get around at that point. She states that Cochran Rd. was designated as a thoroughfare, and that this road could not be closed off to the public until there was another road provided as a substitute to said thoroughfare. She states that this is why Emerald Dr. became an idea. She states that for this reason, she does not think Emerald Dr. can be closed off as it is a replacement road for Cochran Rd.
- Adam McGee – 5214 Homestead Dr. states that he is satisfied of the size of the homes in the development. He states he is concerned about rentals in that community, due to rentals not being invested in the property because they are only temporarily there. Mr. McGee states that anything that can be done to keep the family-community feel, he would be for. Mr. McGee states that he does not know what the road sizes are going to be. He states he knows the Mayor likes the wider roads, and the communities that are close by have good-size roads and is also concerned that putting 42 lots in the development will make it a cookie-cutter neighborhood. Mr. McGee asks that number be reduced. He also expresses hope for a traffic plan, specifically a plan for the intersection at State Route 22 & 3 and Zoar Rd. as he feels a turn lane will be needed at said light. He states there has been significant growth already that would call for modification at said light.
- Mary Ann Acton (Representation for Sharon Rickets, property owner). states that all current homeowners were taken into consideration during the time of looking for a buyer. She states that Sharon did not want small cookie cutter homes either. She states that Sharon held out on buyers that would have given her more money, because she was not sure how certain details would play out. She states that the decision was made based on what MI Homes proposed, which was that the development would be great for the community and would increase financially to the Village of South Lebanon. She states the number of homes that could be put on that property versus what MI homes is putting on the property is substantially different, and this is the best of all cases. Sharon was very concerned about how everyone would be affected, including her sister who lives next door to the property.

Darrick Zucco asks for a motion to close the floor to the public. A motion is made by Jim Smith and seconded by Bill Madison. A vote was taken, all YEAS.

7. Old Business : None

8. New Business :

a) Case -20-05P: Review of Preliminary Development Plan (PDP) for 5315 Cochran Road :

Administrator Jerry Haddix states the following recommendations:

- 1) Allow 5' sideyard setbacks;
- 2) Reduce peripheral setbacks to 30' with approved landscape buffering;
- 3) Implement a mound landscape to the approved landscape buffering;
- 4) Comply with Village Subdivision Regulations
- 5) The Developer to provide documentation re: the projected price points of the homes in this proposed subdivision

Bill Madison addresses the public and states that while looking at this from very high level. He states that zoning has to be consistent within a community. He states this development is showing to be consistent with the existing developments. He states that there are some concerns that will be addressed in the process (i.e. Storm water, lighting, sidewalks, etc.). He states all these issues will be taken care of and addressed. He states that traffic is an understandable concern. He states that the Village has to work with its neighboring communities to improve that. He states he is happy to say that State Route 48 is in the planning process of being widened to a 4 to 5 lane expansion in the next few years. He states the bridge has been approved for updates. He states that schools are a great issue, and there were comments made tonight that he agrees to. He states that unfortunately, when a municipality looks at zoning by a planning board, schools is not something that can be addressed as it does not hold water. He states that we are a municipality, and there is not much as a municipality that can be done to stop it. He states a municipality can manage it, but it can not be stopped. He states he understands that it is a disappointment to the current residents that live around that area, but he states he also felt that disappointment when he was watching their properties and homes be built. He states we are in the path of development, and growth will continue to come in this direction. He states that the Village will do its best to manage. He states that he feels all thoughts and concerns expressed and even shares a few. He thanks everyone for coming out and expressing their thoughts. Tom Hunsche asks what the difference would be if the developer went with the 40-foot setback in the backyard. Mr. Austing states that the number of homes would not change, the extra 10 feet would allow better customization of the homes themselves. Darrick Zucco asks if that is the same reason for the sideyard setback. Mr. Austing replies that is correct for the purpose of larger garages. Darrick Zucco states that a primary concern was detail around the landscaping and its buffer zone. Mr. Haddix states that issue can be further addressed when they come back to the Final Development Plan which will include a detailed landscape plan. Mr. Austing states he will make sure the plans will be fully detailed and the mounding will be addressed. Jim Smith states that snow removal will be provided by the Municipality, and they go out of corporation on a regular basis as there are so many different areas. He states that having an R3 PUD gives the Municipality more say with planning.

- Craig Sucher - 5248 Ritchie Ln. states that his property sits lower than the current lots. He states when Ryan Homes built the property, his land was completely flat. He states when it rains very hard, it floods his backyard. Putting more houses in the back of his yard, will cause more flooding, and there is nowhere for the water to go as there is only a 3-foot pipe. A lot of the water will flood up into his yard. Darrick Zucco states that they will come back with a final plan and this will be addressed. Mr. Austing states his engineer will note the concern, and will address the best they can. Mr. Austing reminds him that they are not allowed to negatively effect the storm water.
- Scott Roads 430 Old Willow Ct. states that his house sits higher than his neighbors, and it gets very swampy in his backyard. He states that he has lived in this property for 12 years, and it has always been this way. He states he has seen farm equipment get stuck from how swampy it gets. He states he is sad to see the day. He states there have been many wildlife born and lived in the property and he is sad to see it go.

- Jessica Chung 434 Old Willow Ct. asks what the backs of the homes are going to look like. She asks if they will be brick all the way around, or if they will be vinyl.

Chairman, Darrick Zucco asks for a motion to recommend to the Village Council the approval of the PUD with the following conditions:

- 1) Allow 5' sideyard setbacks;
- 2) Reduce peripheral setbacks to 30' with approved final landscape buffering;
- 3) Implement a mound landscape to the approved landscape buffering;
- 4) Comply with Village Subdivision Regulations
- 5) The Developer to provide documentation re: the projected price points of the homes in this proposed subdivision;
- 6) Address concerns of the residents with storm water issues

Jim Smith make a motion to approve with the listed conditions. The motion is seconded by Darrick Zucco. A vote is taken, Tom Hunsche voted NO, all others - YEA

- Case 20-06P – Review of rezoning of 5484 State Route 48 from R-1 (Single-Family Residential District) to B-2 (General Business District) submitted by Thomas A. Megie : Jerry Haddix states this a rezoning request. He states the property is on State Route 48 to the South of Extreme Car Wash and consists of 4.2255 acres. Haddix states the current zoning is R-1 Single Family Residential District. He states the property was annexed to the Village in 2011. He states at that time it was rezoned to R-1 and was similar to the existing zoning by the Township. Haddix states the Applicant is proposing a funeral home at the site, and since a funeral home is not permitted in an R-1 district, he is requesting it be rezoned to B-2. He states this would require a conditional use permit from the Board of Zoning Appeals (BZA). He states that Warren County Water is already providing water to the site. Village Consultant, Kim Lapansee states that is the current R-1 district the Max height – 35'-0"; Front Yard – 35'-0"; Side Yard – 10'-0"; Rear Yard – 40'-0"; Minimum Lot Size – 21,780 sf; Frontage – 80'-0"; Max Coverage – 20%; and minimum Living Area – 1100 sf per dwelling unit for SF housing. Lapensee states, the zoning surrounding the property is R-1 to the south, R-1 and B-2 to the north, R-3 PUD to the east, and R-3 PUD and B-1 PUD to the west. There is a single-family subdivision (Stonebrook Subdivision) located to the east that is fairly large in size. Lapensee states the property is surrounded by a mix of uses from single family residential to business uses. She states the owner of the property is requesting B-2 General Business District zoning which allows for general business uses. She states that he will have to comply with specific conditions:

- The buildings shall be designed so as to conform with the architectural character of the residential neighborhoods that are nearby.
- The applicant shall be required to submit a parking and traffic circulation plan to the BZA for approval. The design, location and surface of the parking areas and vehicular approaches shall be subject to approval by the BZA so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall provide a safe drop point for visitors that will not impede other traffic.

Lapensee states that this type of business will be busier at night, but there are things the applicant can do to mitigate the traffic. Lapensee states the applicant will also have to comply with the following requirements:

- a) Comply with Article 12 Off-Street Parking and Loading Requirements.
- b) Comply with Article 16 Signs.
- c) Comply with Article 17 Landscaping and Screening Requirements.

Jim Smith asks the Applicant if he owns another funeral home somewhere else. The Applicant responds that he has a funeral home in Mt. Orab, Ohio that was purchased in 2006 and has been in the business for 30 years. The Applicant states that the building will consist of 4,600 sq. ft. He states there will be a chapel area, lounge, office area and conference areas. He states that he will be

setting up to do traditional funerals along with cremation type funerals. He states that there will be some greenspace in the back that will act as meditation areas, so as much green space will be preserved as possible.

- Richard Bertagna – Vista Ridge Dr. states that he thinks this is the type of business we need in the Village right now. Mr. Bertagna asks if State Route 48 is planned to be widened before this is developed or after. Mr. Madison states the road is expected to be widened in 2021. Mr. Bertagna states that would help with cars trying to come in and out of the property. He asks if there will be a crematorium. The applicant responds that there will not be one at this time, but it is possible that it will be considered in the future. A motion to approve was made by Tom Hunsche and seconded by Bill Madison. A vote was taken, all yeas.

9. Communications: None

10. Adjournment : A motion to adjourn was made by Jim Smith and seconded by Bill Madison. A vote was taken, all YEAS.

Darrick Zucco – Chairman

Brianna Koutny - Clerk



Village 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 (vis conference call)

MEETING MINUTES

Tuesday, April 21st, 2020 @ 6:00pm

Members Present:

Darrick Zucco
Jim Smith
Bill Madison

Members Absent:

Tom Hunsche

Staff:

Jerry Haddix,
Administrator
Brianna Koutny,
Clerk

1. Call to order at 6:00p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum : None
5. Review and Approval of Minutes : None
6. Public Hearing : None
7. Old Business : None
8. New Business :
 - A. Case 20-07P: Acceptance and Dedication of Public Improvements for Riverside Phase Three Subdivision – Administrator, Jerry Haddix states all public improvements have been completed to the satisfaction of the Village Engineer. Haddix states this plat includes 34 single family lots, and if approved by the Board, will then go to Council for final acceptance. Haddix recommends approval of the acceptance. Bill Madison makes a motion to approve the acceptance. The motion is seconded by Jim Smith. A vote was taken, all YEAS.
 - B. Case 20-08P: Application for Site Plan-for McDonalds at Rivers Crossing West Section 2 – Jerry Haddix states that McDonald's has submitted a site plan for review to be located at Corwin Nixon Blvd. on lot 5 of the Rivers Crossing West Section 2 Subdivision. Haddix states the application was submitted by Applicant, Permit Solutions on behalf of McDonald's. Haddix states that Lot 5 consists of 1.4581 acres along the west side of State Route 48. He explains the property is currently owned by River's Crossing Power LLC. Haddix states that McDonald's is proposing a 4,073 sq. ft. restaurant with a drive-thru, with access provided by the private access easement from Corwin Nixon Blvd. Haddix states this site plan has been reviewed by

the Village Planning Consultant, Kim Lapensee, along with Village Engineer, Choice One Engineering. Haddix explains that the Storm Water Solution and Prevention approval is still in progress with the Warren County Soil and Water Conservation District. Haddix states there are two items to look at:

- 1) The Village Zoning Code requires a 10 foot buffer for this site. Given the adjoining commercial uses, a 6-foot buffer as shown on the plans would be adequate.
- 2) Also per the Village Zoning Code, a designated loading space is required to be shown on the site plans. Operationally, McDonald's does not require a loading space as part of their business. Therefore, waiving this requirement would not be detrimental to the development.

Haddix recommends approval of the site plan based on addressing additional comments regarding construction from the Village Engineer and provide Storm Water Prevention plan. A motion to approve was made by Jim Smith and seconded by Darrick Zucco. A vote was taken, all YEAS. Haddix asks if anyone from McDonald's has anything to say regarding timelines. Real Estate Manager, John Bernard states they were originally looking at a groundbreaking in July, but given the circumstances surrounding the national pandemic, there is a possibility it gets pushed back. Jim Smith thanks McDonalds for building the location. Mr. Smith states that it is a great location just off of the interstate. Mr. Smith states that even during the Corona Virus, there are a number of stores in the area that are having record-breaking sales. Mr. Smith states this location will do well. Larry Drake asks if there will be any delays in permitting process due to the Corona Virus. Jim Smith states they are in good shape. He states the process can be expedited because the utility service is in-house. Jerry Haddix states that from a Village standpoint, the process will move right along, but he will have to check with the building department to ensure they have what they need in place to move the process along.

9. Communications : None

10. Adjournment : A motion to adjourn was made by Jim Smith and seconded by Bill Madison. A vote was taken, all YEAS.

Darrick Zucco – Chairman

Brianna Koutny - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-09P, Rezoning of 1771 Mason-Morrow-Millgrove Road; and
Case 20-10P, Preliminary Development Plan for River Creek Lofts, 1771 Mason-Morrow-Millgrove Road

DATE: May 14, 2020

On the agenda for the May 19th meeting is the review of zoning map amendment application and the Preliminary Development Plan (PDP) 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.

Calfee, Halter & Griswold, LLP, on behalf of River Creek Lofts, LLC (Applicant) has 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 is proposing 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.

The PDP was sent to various agencies with only Choice One Engineering, our Planning Consultant and the Union Township Fire Department responding.

In response to the COVID-19 restrictions, the originally scheduled public hearing was delayed at the request of the Applicant.

Code Analysis

Pursuant to Article 14, Planned Unit Development (PUD) Districts, the Planning Commission shall schedule a public hearing and publish notice of said hearing in the newspaper at least fifteen (15) days in advance with written notice mailed to property owners within 300 feet of said property at least twenty (20) days prior to said hearing.

Pursuant to Article 7, Amendment Procedures, within sixty (60) days from the receipt of the proposed amendment, the Planning Commission shall transmit its recommendation to the Village Council.

Zoning Process

The Planning Commission shall approve, approve with conditions or disapprove the PUD Preliminary Plan within sixty (60) days after the public hearing which is then transmitted to the Village Council.

Pursuant to Article 7, Amendment Procedures, within sixty (60) days from the receipt of the proposed amendment, the Planning Commission shall transmit its recommendation to the Village Council.

Staff Review

The Applicant has submitted a zoning map amendment application and preliminary development plan for a R-3 PUD and proposing 416 units on 30.54 acres with a density of 13.62 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%. The Applicant is requesting to increase the maximum height of buildings in this development to 64 feet, above the height of 35 feet in the zoning code for the R-3 District.

PUD regulations require a minimum 40' buffer between neighboring properties. Buildings 1, 2, 3 & club house do not meet this requirement. This adjoining property is the Lebanon Countryside YMCA Bike Trail on the east side and a single family residence on the west side.

The Executive Director of the Little Miami Conservancy has indicated that they would recommend a 200' "no-mow" zone or a reforestation effort along the Little Miami River within the Little Miami River Overlay District (LMR) to protect the river from erosion. We are awaiting a letter documenting this request.

Attached is a detailed staff report from the Village Planning Consultant, Kim Lapensee.

Recommendation

Staff recommends that the Planning Commission recommend to the Village Council the approval of the zoning map amendment and preliminary development plan with the following PUD conditions:

1. Allow height requirement raised to 64'-0" for this development;
2. Completion of traffic study and incorporate results into approval;
3. Meet Village and FEMA floodplain permitting requirements;
4. Designate the LMR portion of the property which is 200' from the Little Miami River as a "no-mow" zone; and
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
Union Township Fire Dept Letter



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February 13, 2020

Planning Commission of the Village of South Lebanon
South Lebanon Administration Building
10 N. High Street
South Lebanon OH 45065

Hon'ble Planning Commissioners:

As per the requirements for an application for a preliminary PUD, please find the following information enclosed within this document:

1. Planning Commission Application with Fee
2. Consent of Owner to Development Plan of River Creek Lofts
3. Property Owner's Affidavit by Mr. Timothy T. Lewis
4. Property Owner's Affidavit by Mr. Roger Ruehl
5. Statement of Reasons for the Proposed Multifamily Development
6. Preliminary Site Layout Plan (Exhibit A)
7. Statement of Conformance to Comprehensive Plan (Exhibit B)
8. Letters of Support (Exhibit C)
9. Property Legal Description
10. Civil Drawing includes Cover Sheet, Site Plan layout, Grading Plan, Utility Plan.
11. Architectural drawing includes Building Elevations, Floor Plans, Garage plan, Clubhouse elevations, Clubhouse Floor plan and Development logo and Sign designs.
12. List of Adjacent Property Owner's within 300 feet.
13. Mailing Labels.
14. Concept of Color Renderings.

We appreciate your consideration of this request and look forward to an opportunity to present this proposal to the Commission at its earliest opportunity.

Thank you,

Sean S. Suder

c: Sam Echuri
Jocelyn Gibson

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 checked="" type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Final PUD |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Construction Drawings. (Please complete Fee Schedule form on Page 2) | <input type="checkbox"/> Lot Split |
| <input type="checkbox"/> Preliminary Plat (Please complete Fee Schedule form on Page 2) | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Final Plat or Replat | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Right-of-Way Dedication Plat | <input type="checkbox"/> Other: |

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

| | |
|--|--|
| Development/Business Name: River Creek Lofts | |
| Type of Business/Project Description: Multi Family Residential Community | |
| Location: 1771 Mason Morrow Millgrove Rd, South Lebanon, Parcel ID'S: 12073260020 and 12071000080 | Size of Building: We are proposing to build 416 Multi Family Units (Total 8 buildings with Clubhouse) |
| Current Zoning: B2 | Rezone to: R3 Multifamily Residential |
| Total Acreage: 30.54 Acres | Acres to be Rezoned: 30.54 Acres |
| 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 Echuri

Applicant's Signature: _____ Date: _____

Property Owner's Signature:  Date: 02-17-20

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 | \$ _____ (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 | | + \$ <u>150.00</u> (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 | | + \$ <u>150.00</u> (G) |
| Total Preliminary Plat Fee (Line F + G) | | \$ _____ (H) |
| Total Paid with Application/Submittals (Line E+H) | | \$ <u>3,110.80</u> |

* Due upon submittal

** Due prior to construction

6. Fee Schedule and Submittal Requirements

| Article/Ord. Reference | Item | Fees ⁽³⁾⁽⁴⁾ | Submittal Requirements |
|-------------------------------|--|---|---|
| Article 20 Article 14 | Preliminary Plats Final PUDs | \$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾ | 12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) |
| Article 20 | Construction Drawings | \$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾ | 4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs |
| Article 20 | Final / Dedication Plats | \$350 | 10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) |
| Article 20 | Lot Split / Minor Subdivision / Replats | \$75 per lot | 3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed |
| Article 18 | Site Plans | \$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional | 12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) |
| Article 17 | Landscape Plans | \$150 + \$10 per acre | 12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) |
| Article 7 | Zoning District Map Change Zoning Text Change | \$400 + \$10 per acre | 20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels |
| Article 5 | Variances / Appeals | \$400 | 8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels |
| Article 14 | Preliminary PUD Plans | \$2,500 + \$20 per acre $\$20.00 \times 30.54 = 610.80 +$ $= 2,500.00$ Total = 3,110.80 | 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 DEVELOPMENT PLAN 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 zoning change and the proposed development plan reflected on the site plan submitted to the South Lebanon Planning Commission by River Creek Lofts LLC.



Signature

Timothy T. Lewis

Printed Name

1771 Mason Milgrove Road

Mailing Address

Lebanon, Ohio 45036

City, State, Zip Code

513-646-3556

Telephone



Signature

Roger Ruehl

Printed Name

3510 Forest Oak Court

Mailing Address

Cincinnati, Ohio 45208

City, State, Zip Code

513-300-8262

Telephone

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO

COUNTY OF Warren

We, Timothy T. Lewis and Roger Ruehl, hereby certify that we are all of the owners of the real estate which is the subject of the pending South Lebanon Planning Commission application; that we hereby consent to the South Lebanon Planning Commission acting on our request to re-zone the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the South Lebanon Zoning Ordinance; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the South Lebanon Planning Commission. The statements and exhibits attached to the application are in all respects true and correct to the best of our knowledge and belief.

Timothy T. Lewis

Signature

Timothy T. Lewis

Printed Name

1771 Mason Morrow Milgrove Road

Mailing Address

Lebanon, Ohio 45036

City, State, Zip Code

513-646-3556

Telephone

Sworn to or affirmed and subscribed before me by Timothy T. Lewis this 29 of January, 2020.

Debra J. Leach
Notary Public

Signature

Roger Ruehl

Printed Name

3510 Forest Oak Court

Mailing Address

Cincinnati, Ohio 45208

City, State, Zip Code

Telephone

Sworn to or affirmed and subscribed before me by Roger Ruehl this _____ of January, 2020.



DEBRA J. LEACH
Notary Public, State of Ohio
My Commission Expires
August 16, 2022

August 16, 2022

Notary Public

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO

COUNTY OF HAMILTON

We, Timothy T. Lewis and Roger Ruehl, hereby certify that we are all of the owners of the real estate which is the subject of the pending South Lebanon Planning Commission application; that we hereby consent to the South Lebanon Planning Commission acting on our request to re-zone the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the South Lebanon Zoning Ordinance; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the South Lebanon Planning Commission. The statements and exhibits attached to the application are in all respects true and correct to the best of our knowledge and belief.

Signature

Timothy T. Lewis

Printed Name

1771 Mason Morrow Milgrove Road

Mailing Address

Lebanon, Ohio 45036

City, State, Zip Code

513-646-3556

Telephone

Sworn to or affirmed and subscribed before me by Timothy T. Lewis this _____ of January, 2020.

Roger Ruehl

Signature

Roger Ruehl

Printed Name

3510 Forest Oak Court

Mailing Address

Cincinnati, Ohio 45208

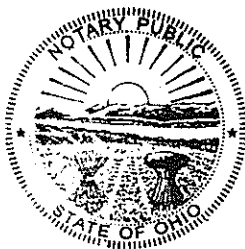
City, State, Zip Code

Telephone

Sworn to or affirmed and subscribed before me by Roger Ruehl this 9th of January, 2020.

Notary Public

Austin C Hoiles
Notary Public



AUSTIN C HOILES
Notary Public, State of Ohio
My Comm. Expires Dec 18, 2022
Recorded in Wood County



Sean S. Suder, Esq.
Partner
ssuder@calfee.com

Calfee, Halter & Griswold LLP
Attorneys at Law

2800 First Financial Center
255 East Fifth Street
Cincinnati, Ohio 45202-4728
513.693.4880 Phone
513.842.7028 Fax
www.calfee.com

February 13, 2020

Planning Commission of the Village of South Lebanon
South Lebanon Administration Building
10 N. High Street
South Lebanon OH 45065

Re: River Creek Lofts, LLC - Statement of Reasons for the Proposed Multifamily Development

Hon'ble Planning Commissioners:

This letter accompanies the application of River Creek Lofts LLC, an Ohio limited liability company (the "Applicant"), to amend the Village of South Lebanon (the "Village") zoning map relative to that certain 30.54-acre tract of land located at 1771 Mason Morrow Millgrove Road (the "Property"). The Applicant is applying to rezone the Property from its existing B-2 "General Business District" zoning classification to an R-3 "Single Family and Multiple Family Residential District" with a PUD Overlay District. The proposed rezoning is necessary to accommodate Applicant's planned development of 416 units - one-, two-, and three-bedroom luxury loft apartments across eight buildings on the Property to be known as River Creek Lofts as depicted on the preliminary site layout plan attached hereto as **Exhibit A**.

The following provides details on the planned development and the justification for the desired rezoning, including a detailed analysis of how the proposed conforms to the Village's vision in the Comprehensive Plan.

A. Existing Conditions

The Property fronts Mason Morrow Millgrove Road and currently contains a single-family dwelling and several accessory agricultural buildings. It is situated adjacent to the Countryside Trail to the east, largely undeveloped green space and the Muddy Creek to the west, and the Little Miami River to the south. The property to the north across Mason Morrow Millgrove Road contains a business use.

The Property is currently zoned B-2 "General Business District" and is surrounded by an 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 an MEP "Mineral Extraction and Processing

District” to the northeast. The property directly to the north and the east of the Property is located outside of the Village along the Interstate 71 right-of-way, which is approximately 1,000 feet from the Property’s frontage on Mason Morrow Millgrove Road.

The B-2 district is intended to promote a wide variety of traditional business uses. The existing zoning does not permit any residential uses as of right.

B. Proposed Development

The Applicant is planning to develop the Property for 416 spacious units comprised of one-, two-, and three-bedroom luxury loft apartments within eight new buildings on the Property as depicted on **Exhibit A** hereto. The development would also include a community center serving as an amenity to the Property’s residents. Buildings will be in excess of 35 feet in height, and in some instances approximately 64 feet in height. Residents will have direct access to the Countryside Trail, which will allow residents to connect to the Village’s downtown via the Downtown Connector.

The proposed development will have high-quality architecture and amenities consistent with the “High-Quality Development” with “High End Living” outlined in the Comprehensive Plan. More than 60% of the site plan area will be developed into open spaces and natural resources, which is also consistent with goals for open space and trail integration within the Comprehensive Plan.

Proposed Key Amenities;

The following is a list of proposed amenities at River Creek Lofts:

- Gated access
- Tennis and Basketball courts
- Underground Parking
- Banquet Hall
- Key Fob Door Entry system
- Environmentally Friendly Swimming pool
- Fire Pits & Grilling Stations
- 7,000 Sq. ft Clubhouse Lounge with Business station
- Outdoor courtyard with Fireplace
- Adjacent Lebanon Bike Trail
- Cyber Cafe
- Pet Friendly
- Lighted Tennis and Basketball
- Friendly Vacuumed and Air Check
- Little Miami River Scenic views

Individual units will include high quality finishes and amenities as follows:

- 9’ ft Ceiling with Crown Molding
- Half Bath & Den/Study room in all units
- Private Patio/Balconies with River Views
- Full- Size Washer & Dryer included
- Walk-In Shower in master bathroom
- Ample Walk-in Closets, Handy Coat and Linen Closets.
- Modern Lighting fixtures
- Wood Kitchen Cabinets
- Stainless Steel Appliances.
- Two-Tone Custom Paint throughout unit
- Wood Grain Flooring

- Tiles in Kitchen and Bathrooms
- Chef ready Kitchens with Tile Backsplash
- Granite Counter Tops with backsplash
- Work/planning desk with fast charging USB ports in Kitchen area
- Pre -Wired for High Speed Internet
- Built-in LED Canned lights in all areas
- Built-in Microwaves with Vent out

It should also be noted that residents will be within a 15-minute drive from the new public Warren County Sports Park. Residents will surely be drawn to this state-of-the-art sporting facility.

C. New Zoning

Rezoning the Property to an R-3 district allows only single, two, and multiple family residential uses as of right. While the proposed development will comply a majority of the development standards applicable to the R-3 base zoning district, a PUD Overlay District is necessary to allow for building heights in excess of the 35-foot maximum height in the R3 district and flexibility in the development's internal circulation. Approximately 60% of the Property will be devoted to open space, which exceeds the R-3 minimum open space requirements by approximately 40%.

D. Compatibility with Surrounding Development

Approximately one mile from the Property, a similar multi-family residential development at the old Peters Cartridge factory was also recently annexed and approved for a zone change to the R-3 and PUD Overlay districts. It is also located next to the Little Miami River.

The Property has direct access to roads and highways, trails, and rich natural amenities. The surrounding green space, open space, and natural features provide a large natural buffer to surrounding commercial and residential developments and provide a tranquil and scenic setting for these new residences. The Property will have a large buffer, due to distance and natural features, from the River Cove, River Walk subdivision to the west.

E. Compatibility with Village Comprehensive Plan

Given the growth of South Lebanon and the general increase in empty nesters, young professionals, and single-person households, the proposed development will add to the diversity of high-quality housing options in the Village in furtherance of the Village's vision in the Comprehensive Plan. The proposed development is in keeping with and in furtherance of the Village's growth goals as is more fully set forth on **Exhibit B** attached hereto.

F. Conclusion

The goals of the Comprehensive Plan support the addition of residents and businesses along the Little Miami River and bike trail. The development of the apartments at Peter's Cartridge Factory one mile south of the Property is further evidence that there is a desire for this type of development within the Village. The Comprehensive Plan is a manifestation of the community vision, and it is clear that the proposed development is in alignment with that vision.

Granting preliminary PUD approval and the change of zoning from B-2 to R-3 will not adversely affect the health, safety and general welfare of the community, and will provide greater compatibility with the trail and nearby residential uses in the immediate vicinity of the Property.

Preliminary Site Plan Layout
Exhibit A

RIVER CREEK LOFTS MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

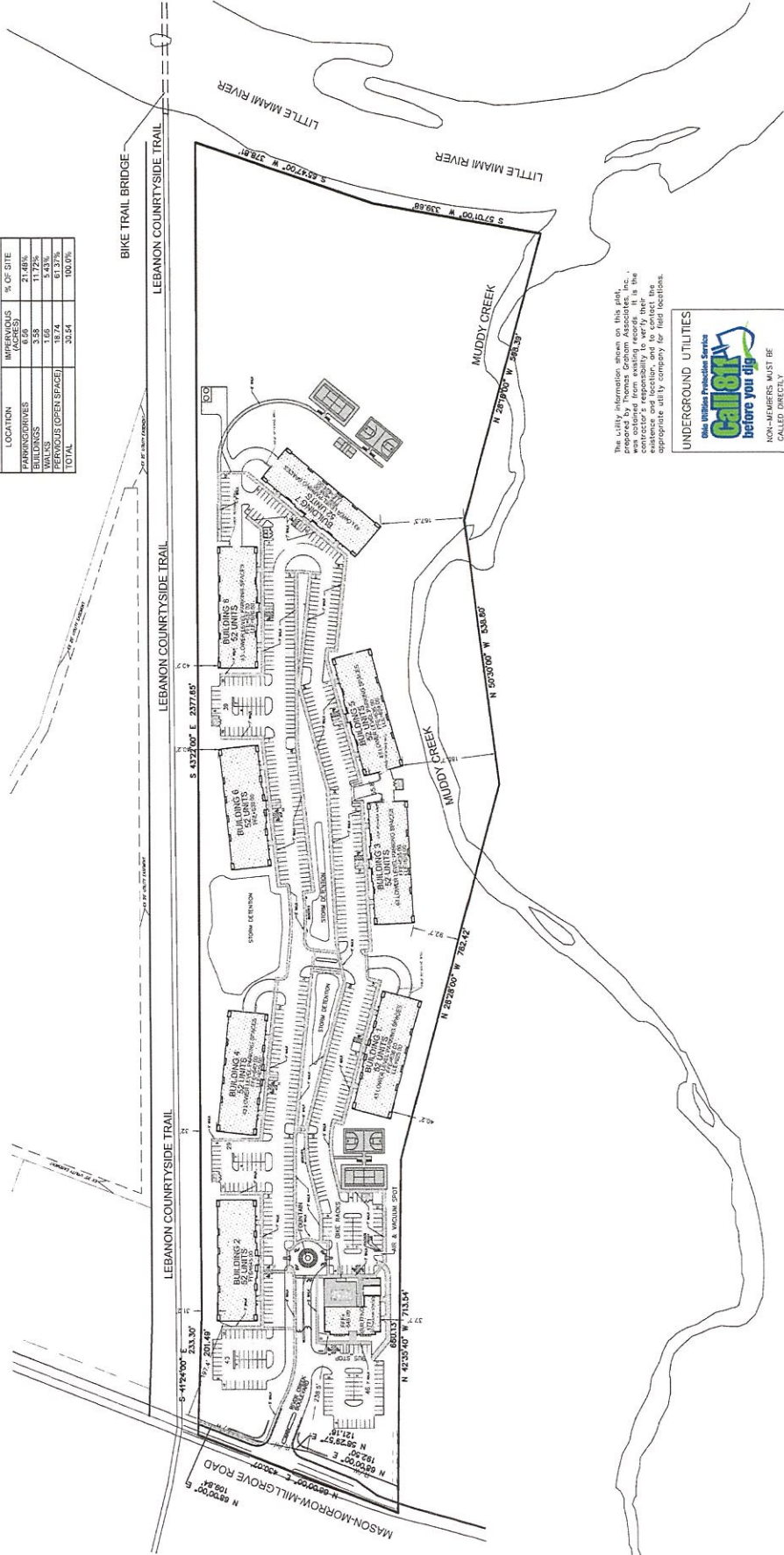


PARKING SUMMARY

416 UNITS PROPOSED DENSITY: 13.62 UNITS/ACRE

PARKING STALL SIZE: 9' X 18' 602 SURFACE +
256 GARAGES + 60 SPACES FOR BLDG 1771
UNITS AND GARAGE 24 MIN
1840 SPACES/416 UNITS =
2.02 SPACES PER UNIT

| LOCATION | IMPERVIOUS (ACRES) | % OF SITE |
|----------------|-----------------------|-----------|
| PARKING/DRIVES | 46.65 | 21.48% |
| BUILDINGS | 3.58 | 11.72% |
| WALKS | 1.66 | 5.43% |
| LANDSCAPING | 1.14 | 3.74% |
| ROADS | 38.54 | 18.07% |
| TOTAL | | 100.0% |



The utility information shown on this plan, prepared by Thomas Graham Associates, Inc., is based on records and field investigation. It is the contractor's responsibility to verify the existence and location, and to correct the information, before construction begins. An appropriate utility company for field locations.



PRELIMINARY P.U.D. PLAN
SITE LAYOUT PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

EXHIBIT B

STATEMENT OF CONFORMANCE TO COMPREHENSIVE PLAN

The proposed River Creek Lofts development is consistent with the South Lebanon Comprehensive Plan (the “Plan”) and does not conflict with the goals and objectives stated within the Plan. The following section will provide relevant excerpts of the Plan, and highlight how this development adheres to the stated community vision:

Comprehensive Plan Page 9:

“Create an ideal investment environment by creating quality, market appropriate development plans that build on each area’s assets.”

The proposed development will provide a large base of users for the bike trail, capitalizing on this unique local asset. Furthermore, given the trail’s connections to downtown, the boost in trail users will certainly have a positive effect on businesses downtown and next to the trail. Increasing the number of trail-side businesses is one of the goals stated within the Comprehensive Plan.

Comprehensive Plan Page 9:

“Ensure that future development and parks are tailored to transportation arteries including major roads and trails.”

Not only is this development close to I-71, providing interstate highway access for residents to reach jobs and businesses, but the development is directly next to a local trail that will promote non-motorized transportation within the region.

Comprehensive Plan Page 9:

“Capitalize on outdoor recreation and the bike trail as economic development tools.”

As stated above, the addition of residents adjacent to the trail will create more users for this recreation asset, which also provides a connection to businesses in the historic core. This will provide additional tax base for the Village as people utilize the trail to reach downtown and trail-side businesses. The use of the trail by residents will undoubtedly contribute to the vibrancy of the Village.

Comprehensive Plan Page 10:

“Ensure South Lebanon remains a community that is welcome to families of all sizes and backgrounds by allowing housing options accessible to a wide spectrum of residents.”

Given that most of the housing stock within the Village is largely in the form of detached single-family homes, the proposed development will provide needed variety to the housing stock within the Village. We know that empty nesters and young professionals frequently seek alternatives to single-family homes. The proposed development will ensure that residents of all ages can find housing that meets their needs.

Comprehensive Plan Pages 9 and 20:

“Ensure future residential areas are high quality.”

“Diverse resident opinions on other issues (like lot size) can be resolved by accommodating a mix of different housing types and lot sizes so long as neighborhood and architectural design is held to a high standard.”

The proposed development provides high-quality interior finishes, a modern and attractive exterior, landscaping and greenspace beyond what is required in the zoning code, and multiple amenities such as tennis/basketball courts, pickleball, a clubhouse, swimming pool, and a fitness center/yoga room. The high quality of this development ensures adherence to this section of the Comprehensive Plan, while providing housing diversity within the Village.

Comprehensive Plan Page 49:

“Small, quality open space integrated with development in the Historic Core or new development areas.”

The required open space for the proposed development is 20%, although 60% will be provided. The open space next to the Muddy Creek and the Little Miami River will be enjoyed by residents, thereby integrating these quality open spaces with new development.

Comprehensive Plan Page 57:

“Riverfront access near neighborhoods and businesses is an invaluable opportunity that cannot be created. Luckily, South Lebanon was endowed with just such a gift. Today the river is an underutilized amenity, but in time several strategies can allow residents to rediscover this natural resource.”

The Little Miami River borders this property to the south, and the proposed development will increase the number of residents that have direct access to this “underutilized amenity”. There will be river-views from the apartments, further leveraging the beauty of the river for residents.

Comprehensive Plan Page 63:

“New Urbanism is development style that has received national and international attention in the last two decades. New Urbanist development focuses on the creation of walkable, mixed-use neighborhoods with a strong sense of place and identity.”

Parking lots are heavily screened and usually located behind buildings. The new urbanist model can be applied at varying intensities, ranging from rural to urban, depending on the neighborhood context.”

The location of the proposed development, next to the river and the trail, will provide a strong sense of place and identity for residents, and the proximity to the historic center of the Village will further bolster the sense of place. The trail will provide unique opportunities to walk and bike that are uncommon in the region.

LETTERS OF SUPPORT

EXHIBIT C



BC REALTY
ROCK SOLID REAL ESTATE



February 2, 2020

Dear Commission:

My name is Bill Cottell and I have been a realtor for 35 years and have been involved in numerous land sales and acquisitions during this time. More importantly, I have marketed the property at 1771 Mason Morrow Millgrove Road for over 10 years.

The property was annexed to South Lebanon a number of years ago. The owners of the property felt that the added services of police and fire protection, along with a progressive Mayor and Village Administrator would be helpful in our marketing efforts. Over the years we have had some offers to purchase resulting in many meetings with the Village. The challenges we have encountered in a potential sale of the property are partly due to the topography and the flood plain. And an additional challenge was the requirement by the former administration for the developer of this property to complete significant road improvements, the economics of which killed the potential deals.

This land is unique because it is the last property located on The Little Miami River for sale and is also on the Little Miami Bike Trail. The property is under contract for multi-family because this developer sees access to the highway, the proximity to the river and the bike trail as terrific amenities for potential residents in his development.

Over the years I realized what green space and quality housing can do for an area. In partnership with Deerfield Township, my family developed Cottell Park which is the busiest park in Warren County to date. I feel the highest and best use for property is a high-quality multi-family community. This use will bring increased tax base and quality families to our area benefiting the local economy.

The developer's projects, some of which are in West Chester, Kings Mills and Maineville, exude quality and hands-on meticulous care of details. I would not expect anything less in this development.

We appreciate your consideration in moving this project forward.
Thank you.

Respectfully,


Bill Cottell, Broker--BC Realty

Full service at a fair price

O: (513) 553-3335

F: (800) 650-9728

W: www.bcmls.us



Commercial Real Estate Services, Worldwide.

Tel 513 769 1700
Fax 513 769 1710
info@bergman-group.com
www.naibergman.com

4695 Lake Forest Drive
Suite 100
Cincinnati OH 45242-2846

Brokerage Services
Property Management
Development Services
Construction Management
Corporate Services

DATE: February 10, 2020
TO: So Lebanon Zoning Board of Appeals
RE: 1771 Mason Morrow Millgrove Road

To the Board:

My name is Cindy Metz. I am a Senior Vice President with NAI Bergman and have been in commercial real estate for over 15 years in the Greater Cincinnati market. I began working with Sam Echuri in 2014 to market his center being built in Maineville across from Kroger—the Rivers Bend Plaza. Since that time I have worked with Sam on several other projects.

My team and I have represented numerous developers over the years, but Sam may without a doubt pay the most attention to detail--both with administrative requirements and with the quality of the project itself. I believe the municipalities he has worked with would attest to his commitment to following parameters, guidelines, and deadlines without fail.

As a real estate professional, I am proud to represent and market Sam's projects, as they are always top quality. Sam also is hands-on in maintaining his projects and keeping all aspects in top working condition. He has established strong working relationships with his tenants as well as with the Administrators in the communities where he has built.

I am confident Sam Echuri will provide South Lebanon with a multi-family project they will be proud of for many years to come.

Sincerely,

A handwritten signature in black ink that reads "Cindy Metz". The signature is written in a cursive, flowing style.

Cindy Metz
Sr. Vice President
NAI Bergman

February 3, 2020

Legal Description: 30.54 Acres (PUD Area)

Situated in Section 7, Town 4, Range 3, Warren of Hamilton, State of Ohio, and being more particularly described as follows:

Commencing at a point in the center of Mason-Morrow-Millgrove Road (County Road No. 38) said commencing point bears **South 68° 00' 00" West, 2016.36 feet** from the Northeast corner of lands of Edna C. Pierstorff as per Deed Book 261, Page 493, said commencing point also being at the intersection of the West right-of-way line of the Pennsylvania Railroad with the centerline of Mason-Morrow-Millgrove Road; thence departing the said commencing point with the said West right-of-way line of the Pennsylvania Railroad, **South 41° 24' 00" East, 31.83 feet** to the existing East right-of-way line of Mason-Morrow-Millgrove Road (County Road No. 38) and the point of beginning of the herein described tract of land; thence continuing with the said West right-of-way of Pennsylvania Railroad, **South 41° 24' 00" West, 169.66 feet**; thence **South 43° 22' 00" East, 2,377.65 feet** to the North bank of the Little Miami River, thence with the meanders of the Little Miami River, **South 65° 47' 00" West, 378.81 feet** to a point; thence **South 57° 01' 00" West, 339.68 feet** to the junction line of Muddy Creek and the Little Miami River; thence **North 28° 18' 00" West, 598.39 feet** to a point on the East bank of Muddy Creek; thence crossing the Muddy Creek, **North 50° 30' 00" West, 538.80 feet** to a point on the West bank of Muddy Creek; thence crossing said Muddy Creek, **North 28° 28' 00" West, 782.42 feet** to a point; thence **North 42° 35' 40" West, 660.13 feet** to the existing East right-of-way line of Mason-Morrow-Millgrove Road (County Road No. 38); thence with the said existing East right-of-way line the following three (3) courses and distances,

- 1) **North 68° 00' 00" East, 192.50 feet**;
- 2) **North 58° 29' 57" East, 121.16 feet**;
- 3) **North 68° 00' 00" East, 109.84 feet** to the point of beginning.

The above described tract contains 30.54 Acres (1,330,336.4 Square Feet) of land and is subject to all easements and restrictions of record.

This description is based on the deed of record and is for zoning purposes only and is not the result of actual field survey.

Staff Report for the Preliminary PUD Plan for River Creek Lofts

Project Description

Calfee, Halter and Griswold have submitted a Preliminary 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 416 new dwelling units (1, 2- and 3-bedroom loft apartments) that range in sizes from 851 sf in size to 1,592 sf size. There is 18.94 acres of open space (62.02%). The overall density of the project is 13.62 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 B-2 General Business District 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.

The owner is seeking to rezone the property to R-3 Single and Multiple Family Residential District with a PUD Overlay which allows for the following principal permitted uses:

- Single-Family Dwellings;
- Two-Family Dwellings;
- Multi-Family Dwellings.

Existing Requirements R-3 District

- Max height – 35'-0"; ***Proposed height of buildings is 64'-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). **Buildings 1, 2 and 3 do not meet the 40'-0" requirement.**

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.
- 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.
- 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.

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 416 units therefore 832 trees would be required to be planted for this development.

- 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 576 regular space, 16 ADA, 301 garage spaces shown on the plan for a total of 893 spaces.
- 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 76 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.
- The sign cannot exceed 8'-0" in height.
- There is no signage shown on this plan and should be approved with the PUD plan.

Dumpsters

- Dumpsters must be screened on all sides. There are only 5 dumpsters shown on this plan for 416 units.

Recreational Areas

- Basketball, tennis courts and a dog park have been added to the plan since the last submittal. I would recommend lighting be placed around the courts to cut down on vandalism and throughout the development. I

do not recommend placement of the rear courts behind building 5. There is a high propensity for criminal activity and damages. What will the dog park be made from (fencing and ground material) and will there be water available?

- Access point to the Lebanon Countryside Trail other than on Mason Morrow Millgrove Road?
- 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.
- Is there a sidewalk or walkway planned for Mason Morrow Millgrove Road to connect to business district on SR48?

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

March 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 Preliminary PUD Plan
South Lebanon, Ohio

Dear Mr. Haddix:

Enclosed is a summary of our preliminary review comments for the proposed 416 apartments on the River Creek Lofts project.

1. A Traffic Impact Study will be required to be submitted and approved per the MOU the applicant has with the Village of South Lebanon, City of Lebanon, and Warren County Engineer's Office.
2. R/W will need dedicated along the frontage of the property at MMM Road eventually.
3. Show existing floodplain and floodway limits on one of the site plan sheets. A floodplain development permit through the Village will most likely be needed if the project moves forward.
4. Dimension distance from closest apartment units to Muddy Creek.
5. Label number of ADA-compliant stalls required based on parking number count and the number provided.
6. Fix spelling of Countryside Trail.
7. Profiles over storm and sanitary sewer will eventually be needed.
8. Sanitary sewer, if publicly-maintained, would need easements granted over it and the lift station.
9. Detention/retention areas must meet updated standards (the Village follows Warren County Stormwater Management Regulations).

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

Sincerely,

Nicholas J. Selhorst, P.E.

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





Union Township Fire Rescue

285 East Pike Street • South Lebanon, Ohio 45065
Office: 494-2566 Fax: 494-9055



Chief, Robert D. Napier

May 15, 2020

Jerry Haddix, Village of South Lebanon Administrator

Ref: River Creek Lofts Proposal

Questions/Concerns

- Traffic studies for the additional traffic onto W. Mason Morrow Millgrove Road
- Gate access, Knox Box switch
- Gate width must be a minimum of 12 feet wide
- Roundabout radius, parking lot areas must be able to handle large fire apparatus
- Any locked gated areas, i.e. pool, must have Knox Box.
- All structures must have Knox Box with one master key for each floor
- What is the building construction type classification
- All structures to be fully suppressed to the Ohio Building and Fire codes
- No access to rear of buildings with Balconies on the upper stories that our extension ladders will reach.
- Access to the front side of buildings with upper story balconies.

This proposed project, four story multi-family residential units, will definitely add additional financial strain to the Union Township Fire Department. We will need to add additional staffing and apparatus to effectively service this project. With the Rivers Crossing TIF area has already put the department at its financial limits; we would have to have some type of financial assistance to purchase an aerial apparatus and manpower. If you have any questions, please feel free to contact me.

Robert Napier
Fire Chief/ Township Administrator

Union Township Fire Department
285 E. Pike Street
South Lebanon, Ohio 45065
(P) 513-494-2566
(F) 513-494-9055
(C) 513-617-3966

RIVER CREEK LOFTS

MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO



VICINITY MAP

NOT TO SCALE

DEVELOPMENT NAME:





River Creek
LOFTS

South Lebanon

Sam Echuri
Managing Member

(937) 546-5687
sechuri9@rivercreeklofts.com
1771 Mason Morrow Millgrove Road, South Lebanon OH 45036
www.rivercreeklofts.com



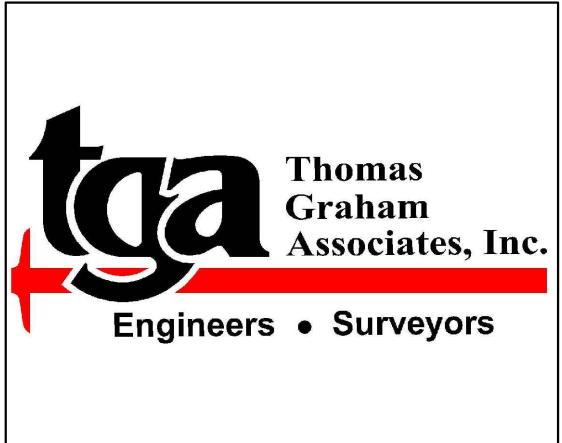
Sam Echuri
Managing Director
sechuri9@gmail.com

Dream it... Plan it... Build it...

1941 Alda Ct.
Dayton, OH 45459

Cell: 937-546-5687
Off: 937-938-6421


ENGINEER/SURVEYOR



THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: TIMOTHY G. GREIVE P.E.
(513) 521-4760
FAX (513) 521-2439

The utility information shown on this plat,
prepared by Thomas Graham Associates, Inc. ,
was obtained from existing records. It is the
contractor's responsibility to verify their
existence and location, and to contact the
appropriate utility company for field locations.





THOMAS
GRAHAM
ASSOCIATES, INC.

• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: APRIL 17, 2020
Scale: AS SHOWN
Job No: 8201

| Revisions | |
|-----------|------|
| No. | Date |

COVER SHEET
PRELIMINARY P.U.D. PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

Drawn By: J.KAFFENBERGER

SHEET 1 OF 4

Job No: 8201

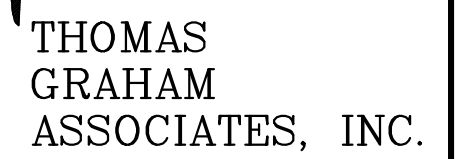
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DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

PARCEL ID: 12073260020 & 12071000080

ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036

WARREN COUNTY
STATE OF OHIO



- Engineers
- Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: APRIL 17, 2020

Scale: 1" = 100'

Job No: 8201

Revisions

| No. | Date |
|-----|------|
|-----|------|

PARKING SUMMARY

416 UNITS PROPOSED, DENSITY: 13.62 UNITS/ACRE

PARKING STALL SIZE: 9' X 18'
ADA STALLS: 9' X 18' W/8' ISLE
DRIVES AND ISLES ARE 24' MIN.

RESIDENTIAL PARKING
576 REGULAR SPACES
16 ADA SPACES
301 GARAGE SPACES

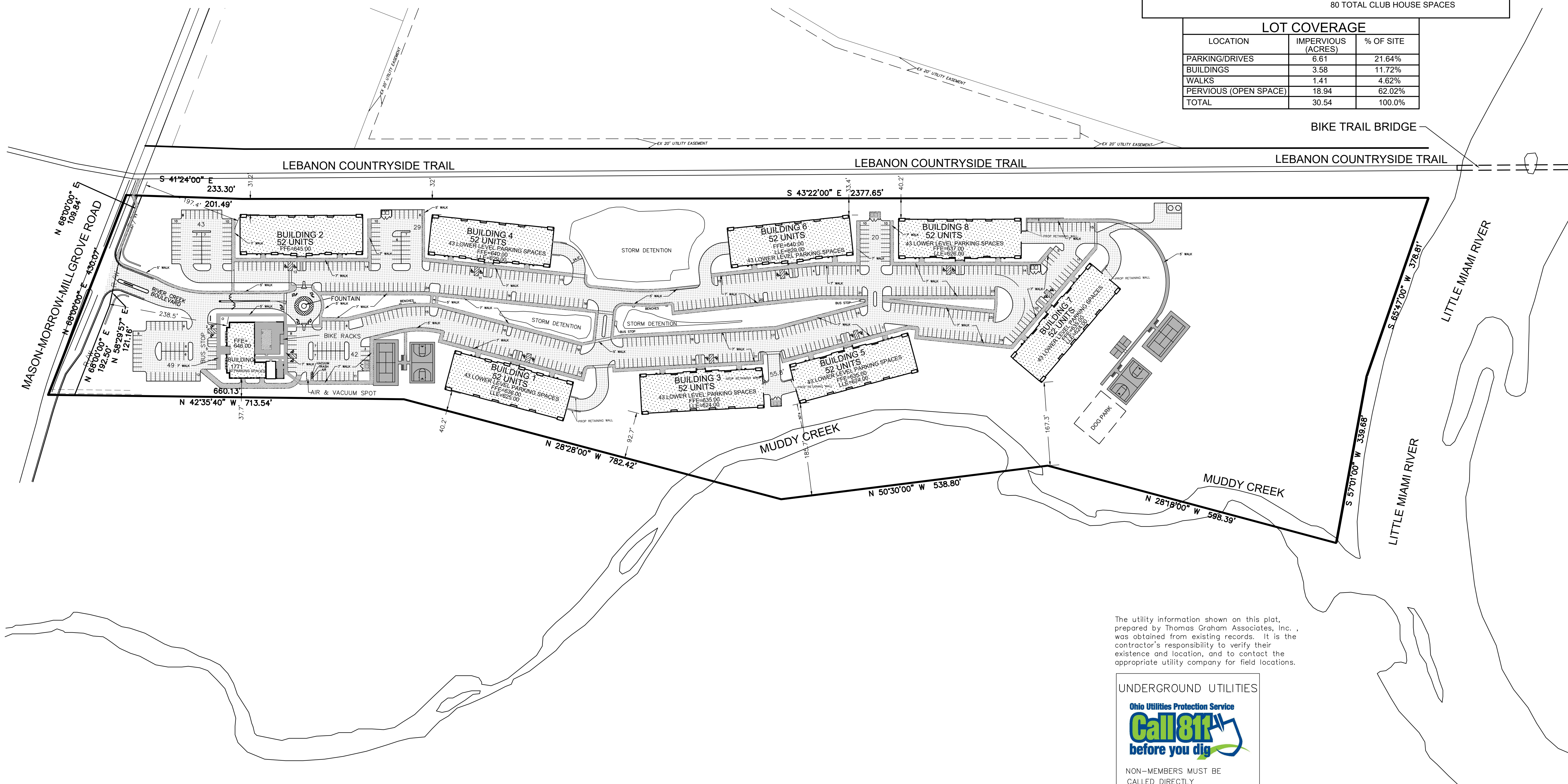
893 TOTAL RESIDENTIAL SPACES
2.15 SPACES PER UNIT

CLUB HOUSE PARKING
76 REGULAR SPACES
4 ADA SPACES

80 TOTAL CLUB HOUSE SPACES

LOT COVERAGE

| LOCATION | IMPERVIOUS (ACRES) | % OF SITE |
|-----------------------|--------------------|-----------|
| PARKING/DRIVES | 6.61 | 21.64% |
| BUILDINGS | 3.58 | 11.72% |
| WALKS | 1.41 | 4.62% |
| PERVIOUS (OPEN SPACE) | 18.94 | 62.02% |
| TOTAL | 30.54 | 100.0% |



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UNDERGROUND UTILITIES



NON-MEMBERS MUST BE
CALLED DIRECTLY

**PRELIMINARY P.U.D. PLAN
SITE LAYOUT PLAN
RIVER CREEK LOFTS**

ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

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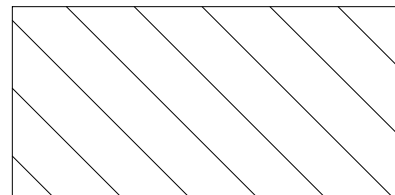
Drawn By: J.KAFFENBERGER

SHEET 2 OF 4

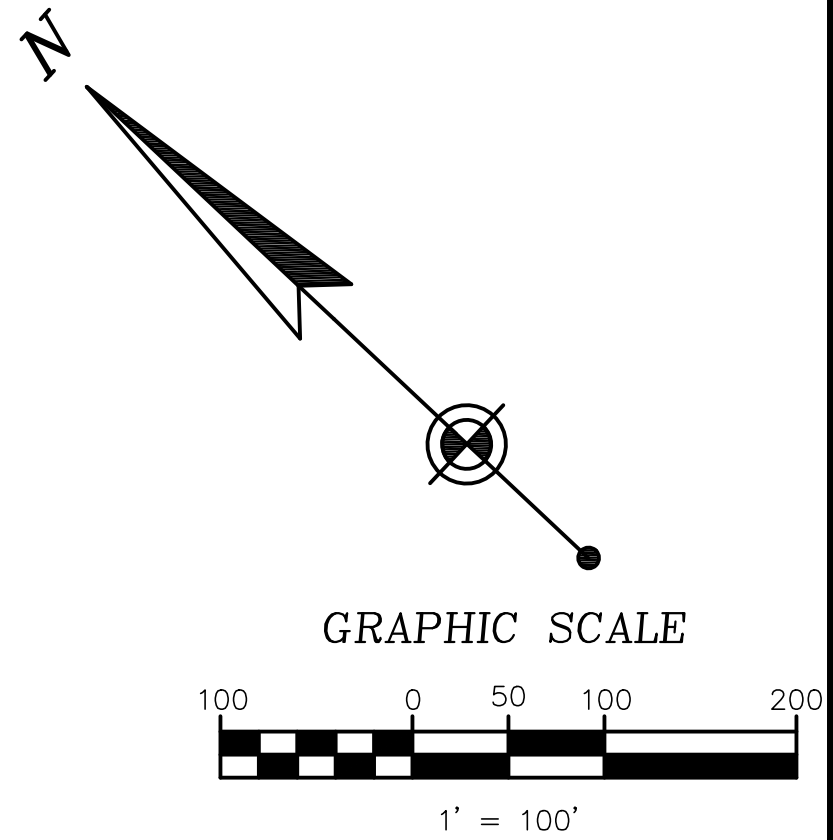
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RIVER CREEK LOFTS MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO



INDICATES APPROXIMATE LIMITS OF FLOOD ZONE AE



tga
THOMAS
GRAHAM
ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

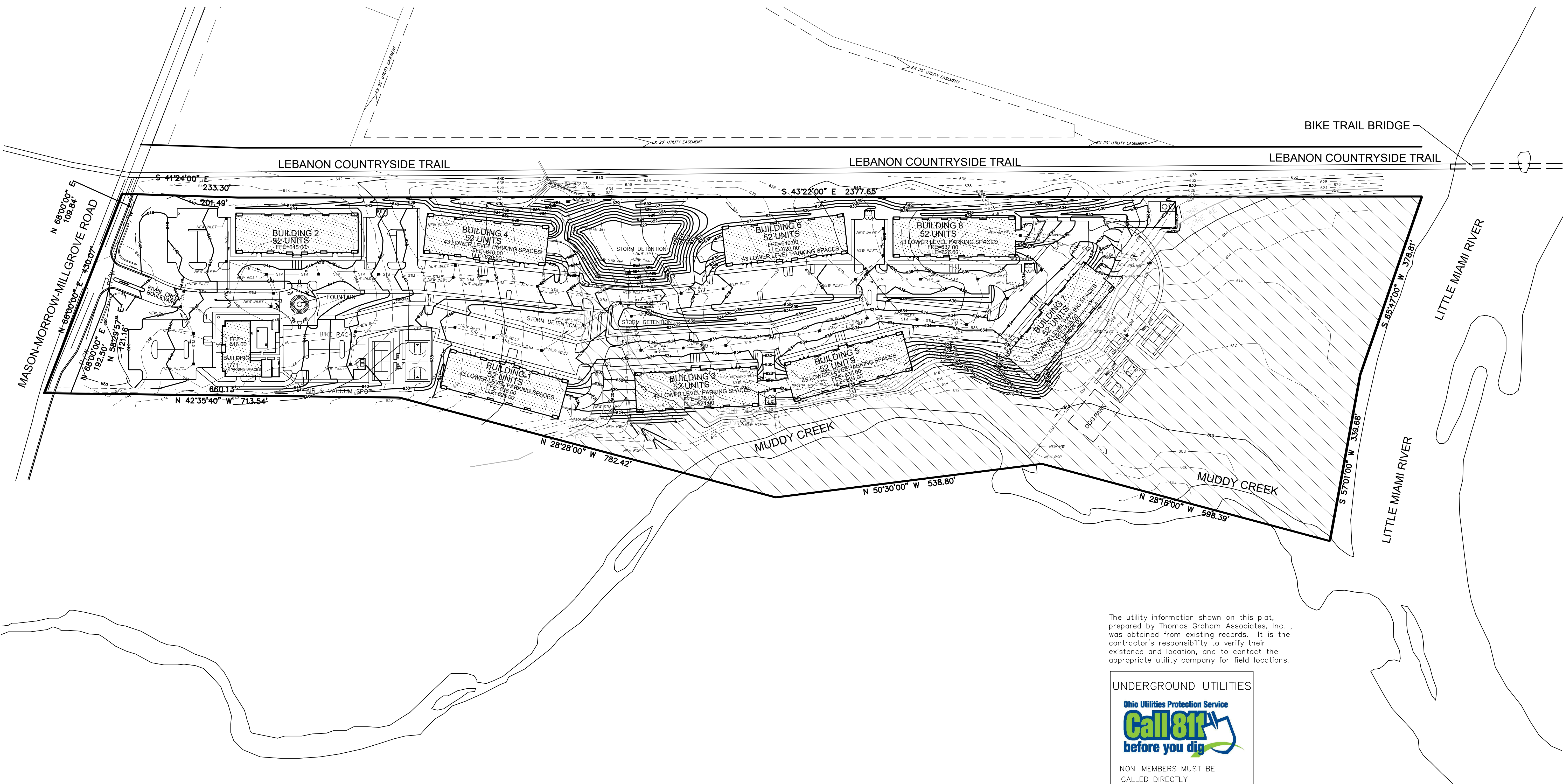
Date: APRIL 17, 2020

Scale: 1" = 100'

Job No: 8201

Revisions

| No. | Date |
|-----|------|
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UNDERGROUND UTILITIES

Ohio Utilities Protection Service
Call 811
before you dig

NON-MEMBERS MUST BE
CALLED DIRECTLY

PRELIMINARY P.U.D. PLAN
SITE GRADING PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

Drawn By: J.KAFFENBERGER

SHEET 3 OF 4

Job No: 8201

ACAD FILENAME: 8201_Trms_1_10_2020.dwg

RIVER CREEK LOFTS MULTI FAMILY DEVELOPMENT

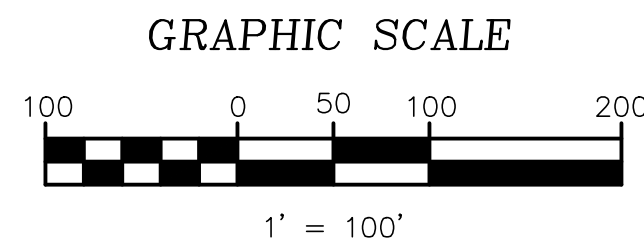
DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO



THOMAS
GRAHAM
ASSOCIATES, INC.

- Engineers
- Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439



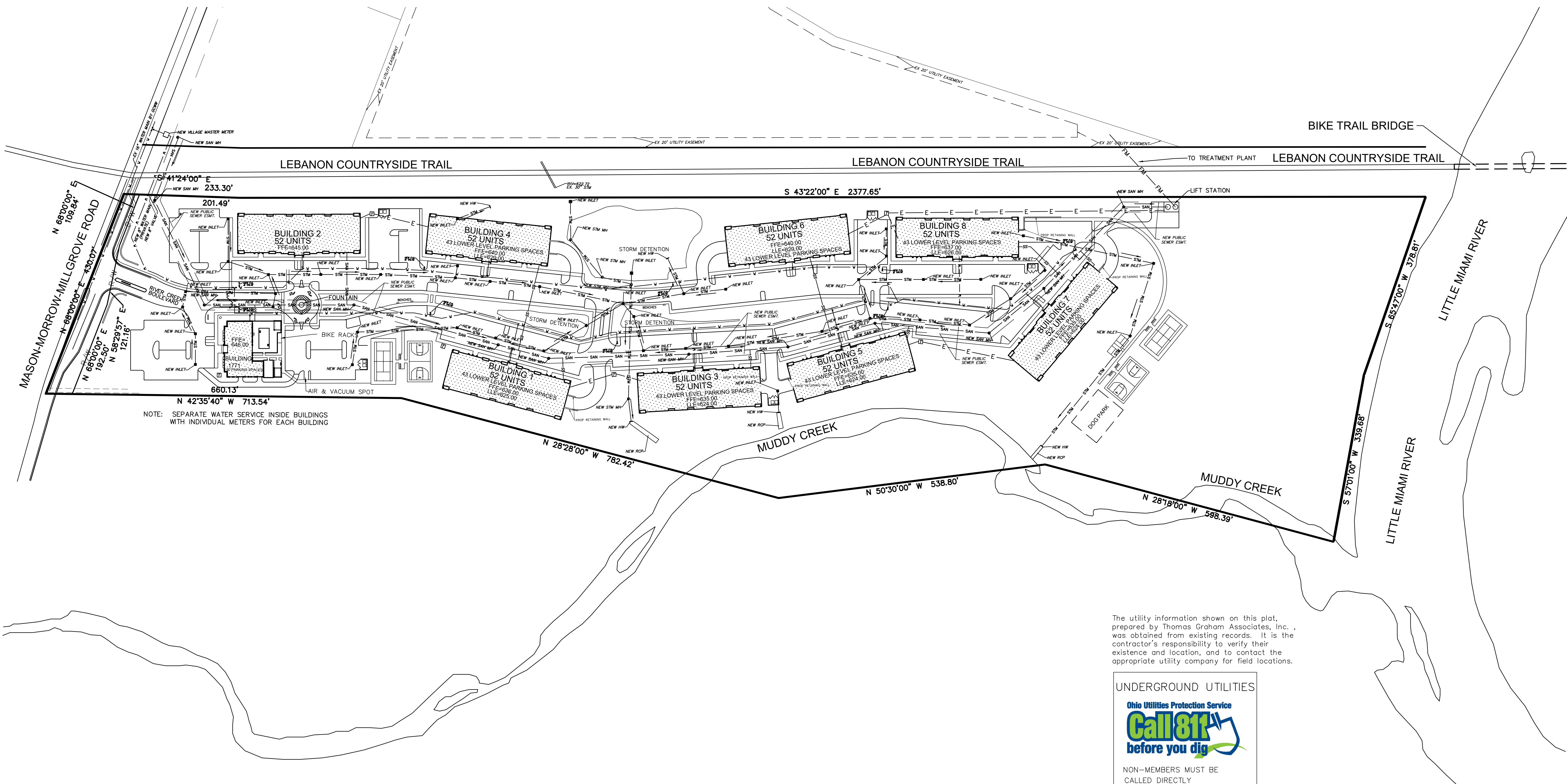
Date: APRIL 17, 2020

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Job No: 8201

Revisions

| No. | Date |
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PRELIMINARY P.U.D. PLAN
SITE UTILITY PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: 8201_Trms_1_10_2020.dwg

Drawn By: J.KAFFENBERGER

SHEET 4 OF 4

Job No: 8201

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UNDERGROUND UTILITIES

Ohio Utilities Protection Service

Call 811
before you dig

NON-MEMBERS MUST BE CALLED DIRECTLY

River Creek LOFTS



SITE PLAN

River Creek LOFTS



FRONT ELEVATION



River Creek LOFTS



BUILDING 6 - EXTERIOR PERSPECTIVE



River Creek LOFTS



BUILDING 7 - REAR ELEVATION



River Creek LOFTS



CLUBHOUSE FRONT ELEVATION



River Creek LOFTS



CLUBHOUSE REAR ELEVATION



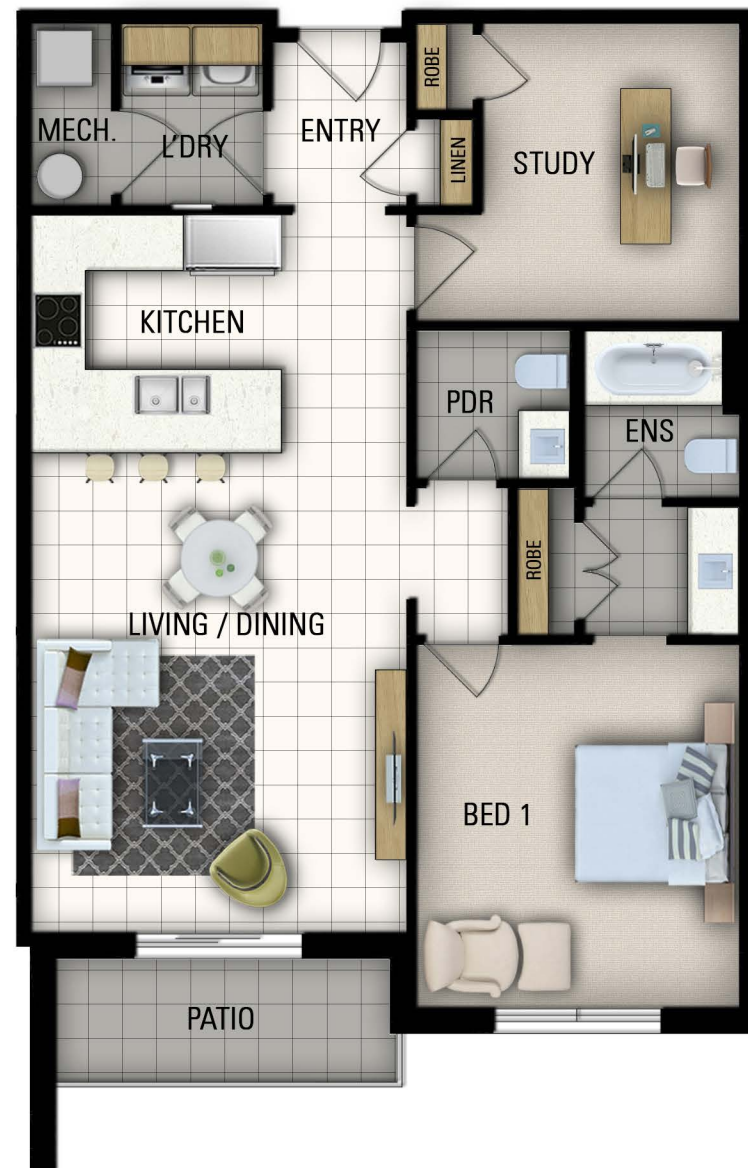
River Creek LOFTS



REAR VIEW OF CLUBHOUSE

River Creek

LOFTS



UNIT 4A 851 sq.ft
1 BEDROOM 1 STUDY 1.5 BATHS



River Creek

LOFTS



UNIT 4B - 1,054 sq.ft
1 BEDROOM, 1 STUDY, 1.5 BATHS



River Creek

LOFTS



UNIT 8 - 1,274 sq.ft
2 BEDROOM, 2.5 BATHS



River Creek

LOFTS



UNIT 6 - 1,402 sq.ft
2 BEDROOM, 1 STUDY, 2.5 BATHS



River Creek LOFTS



UNIT 7 - 1,592 sq.ft
2 BEDROOM, 1 STUDY, 2.5 BATHS



River Creek

LOFTS

South Lebanon, Ohio 45036



| MULTI FAMILY BUILDING DESCRIPTION | | | | | | | | | | | | | | | | | |
|-----------------------------------|-------------------|--|---|--|--|---|---|---|---|--|---|---|--|--|---|--|----------------|
| 52 UNITS PER BUILDING | | | | | | | | | | | | | | | | | |
| FLOOR | GROSS | UNIT 1 1 BDRM. / 1.5 BATHS / 1 STUDY 1007 SF | UNIT 2 2 BDRMS. / 2.5 BATHS 1211 SF | UNIT 3A 1 BDRM. / 1.5 BATHS / 1 STUDY 851 SF | UNIT 4A 1 BDRM. / 1.5 BATHS / 1 STUDY 851 SF | UNIT 3B 1 BDRM. / 1.5 BATHS / 1 STUDY 1044 SF | UNIT 4B 1 BDRM. / 1.5 BATHS / 1 STUDY 1054 SF | UNIT 5 2 BDRMS. / 2.5 BATHS 1211 SF | UNIT 6 2 BDRMS. / 2.5 BATHS / 1 STUDY 1402 SF | UNIT 7 2 BDRM. / 2.5 BATHS / 1 STUDY 1542 SF | UNIT 8 2 BDRMS. / 2.5 BATHS 1214 SF | UNIT 9 2 BDRMS. / 2.5 BATHS 1266 SF | UNIT 10 2 BDRMS. / 2.5 BATHS 1266 SF | UNIT 11 2 BDRMS. / 2.5 BATHS 1274 SF | UNIT 12 1 BDRM. / 1.5 BATHS / 1 STUDY 1146 SF | UNIT 13 1 BDRM. / 1.5 BATHS / 1 STUDY 931 SF | |
| 1st FLOOR | 18,607 SF | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | | | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | |
| 2nd FLOOR | 18,607 SF | 1 UNIT | 1 UNIT | | | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | |
| 3rd FLOOR | 18,607 SF | 1 UNIT | 1 UNIT | | | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | |
| 4th FLOOR | 18,607 SF | 1 UNIT | 1 UNIT | | | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | 1 UNIT | |
| TOTAL | 4 FLOORS | 74,428 SF | 4 UNITS | 4 UNITS | 1 UNIT | 1 UNIT | 3 UNITS | 3 UNITS | 4 UNITS | 4 UNITS | 4 UNITS | 4 UNITS | 4 UNITS | 4 UNITS | 4 UNITS | 4 UNITS | 52 UNITS TOTAL |
| TOTAL | 4 FLOORS & GARAGE | 93,035 SF | | | | | | | | | | | | | | | |

| CIVIL ENGINEERING: | ARCHITECT: | DEVELOPER / BUILDER: | OWNER: |
|----------------------------|----------------------------|------------------------------|--------------------------------|
| Thomas Graham Assoc., Inc. | JLS Architecture, Inc. | VCARVE Constructions, LLC | River Creek Lofts, LLC |
| Tim Greive, PE | Jim Sheanshang | Sam Echuri | 1771 Mason Morrow Millgrove Rd |
| 803 Compton Road | 11094 Main Street | 1941 Alda Court | South Lebanon, Ohio 45036 |
| Cincinnati, Ohio 45231 | Sharonville, Ohio 45241 | Dayton, Ohio 45459 | 937.546.5687 |
| 513.521.4760 | 513.936.9222 | 937.546.5687 | rivercreeklofts.com |
| | jlsarchitectureinc.com | vcarveconstructions.com | Sechuri9@rivercreeklofts.com |
| timgreive@tgraham.com | jim@jlsarchitectureinc.com | Sechuri9@gmail.com | |

| SIGN CONTRACTOR: | STRUCTURAL CONSULTANT: | DESIGN CONSULTANT: | LANDSCAPE ARCHITECT: | STRUCTURAL ENGINEER: |
|------------------------------|------------------------|-----------------------|---|----------------------------|
| Sign Graphics & Design, LLC | Kevin McCoy | STRUCTURE | Gayle A. Frazer Registered Landscape Architect | Consulting Engineers, Corp |
| K. Scot Conover | | Kip Deaton | | Tracy Mitchell, PE |
| 420 Main Street | 4300 Fernbrook Street | 977 W. Main Street | 7377 Bridgepoint Pass | 225 S. Main Street |
| Milford, Ohio 45150 | Kettering, Ohio 45440 | Tipp City, Ohio 45371 | Cincinnati, Ohio 45248 | Monroe, Ohio 45050 |
| 513.576.1639 | 937.689.4222 | 937.694.4605 | 513.607.8096 | 513.616.9720 |
| | | | gaylefrazer.com | |
| Scot@SignGraphics-Design.com | | kip@structureinc.net | | tmitchell@engineer-cec.com |

| SHEET INDEX | |
|-------------|---|
| CS | COVER SHEET |
| PD1 | SITE DETAILS (SIGNS, GATES, DUMPSTER, ETC.) |
| PD2 | 1st FLOOR PLAN |
| PD3 | 2nd, 3rd, 4th FLOOR PLAN |
| PD4 | EXTERIOR ELEVATIONS |
| PD5 | GARAGE PLAN |
| PD6 | EXTERIOR ELEVATIONS W/ GARAGE |
| PD7 | REAR ELEVATION W/ GARAGE |
| PD8 | CLUBHOUSE PLAN & EXTERIOR ELEVATIONS |

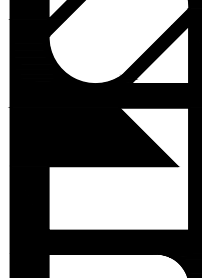
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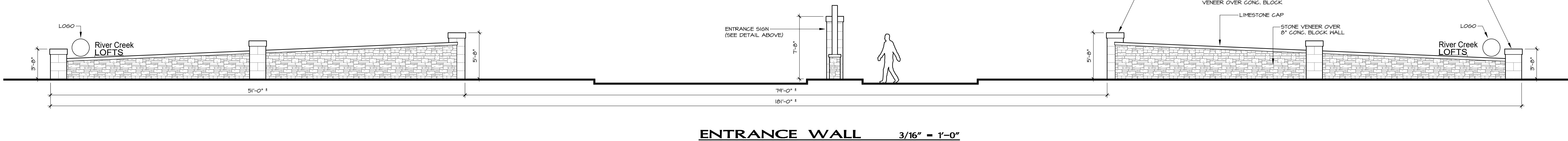
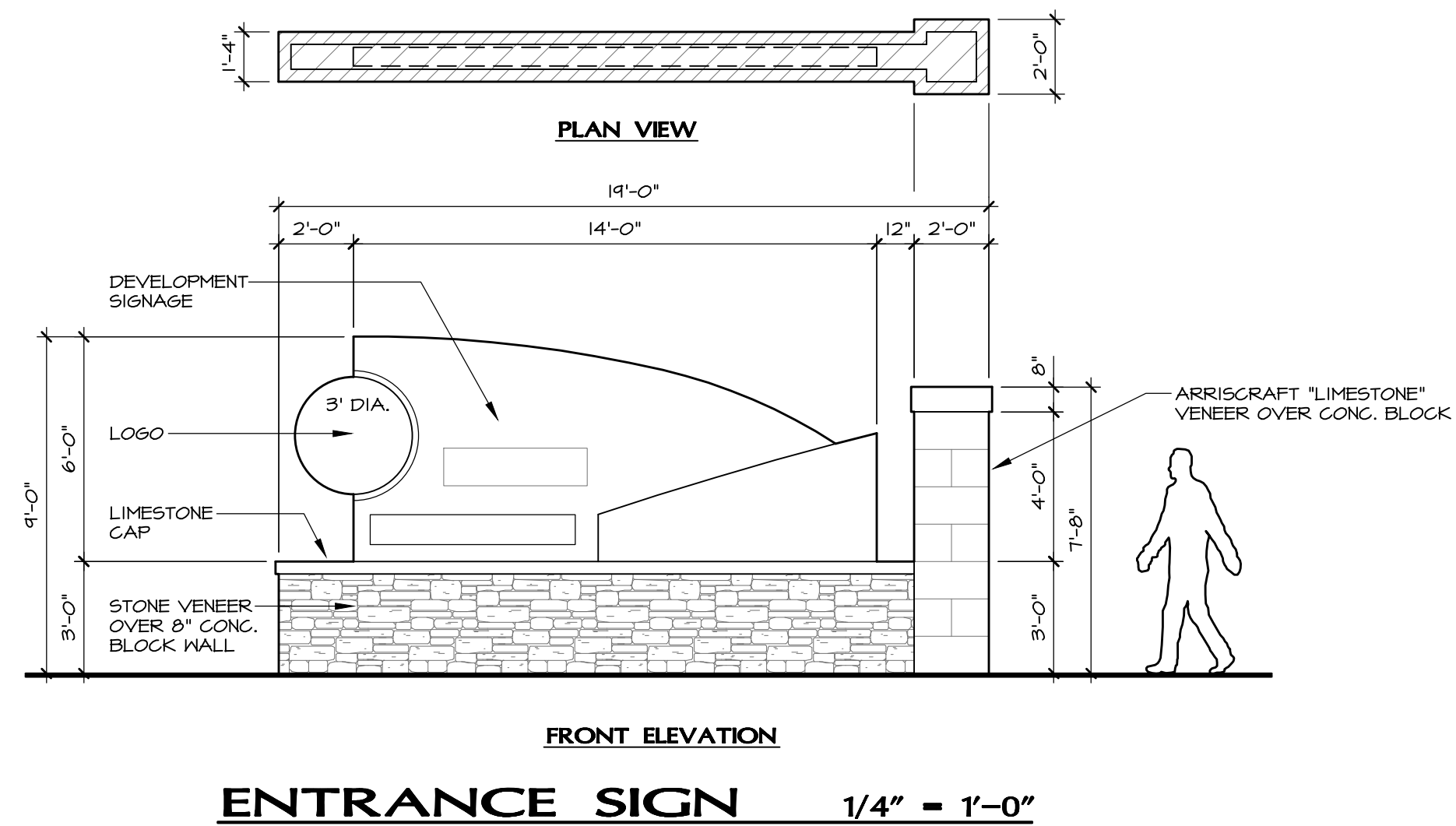
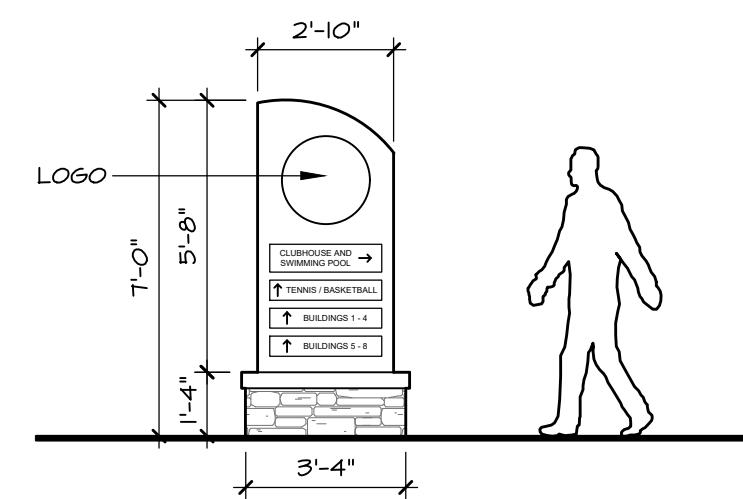
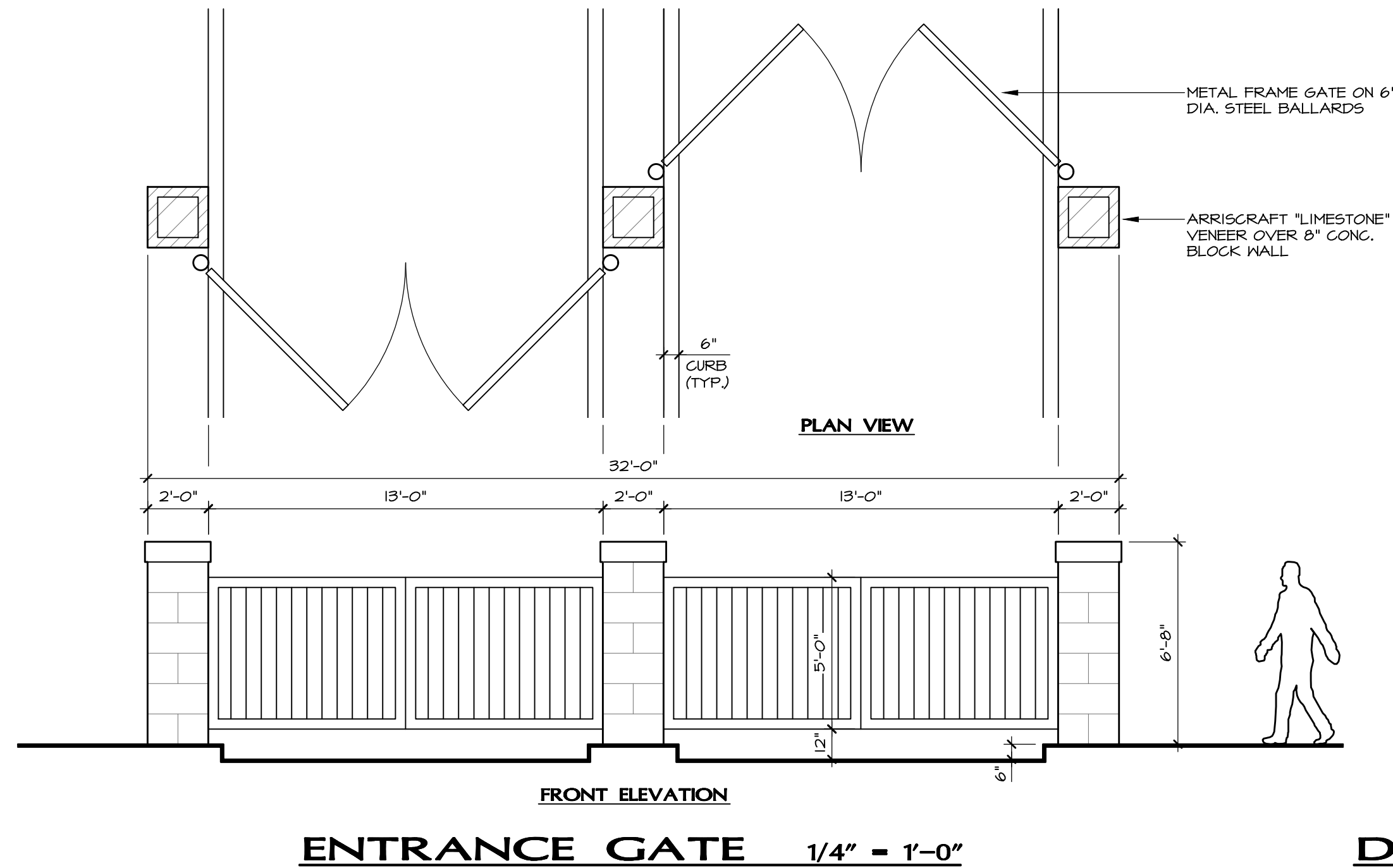
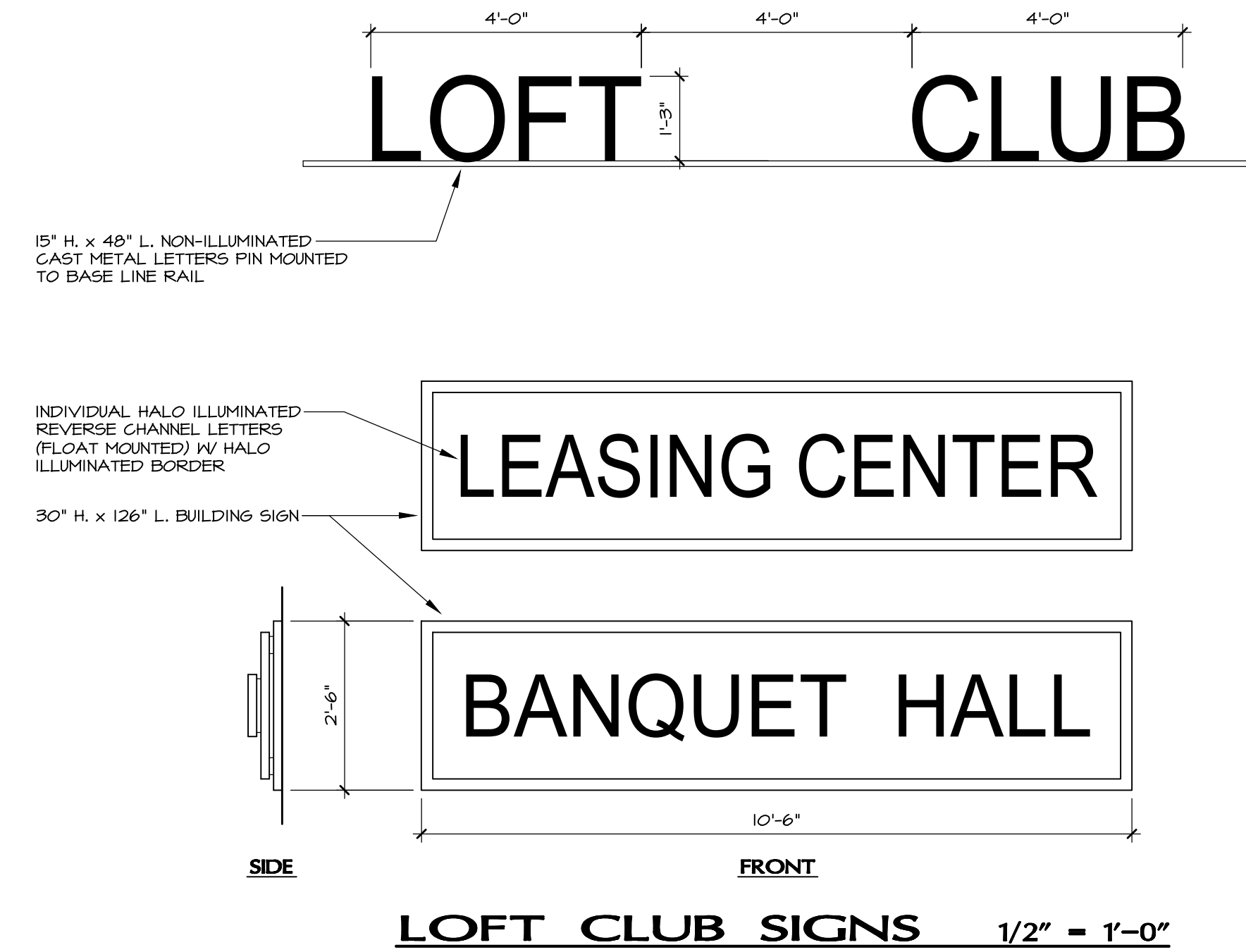
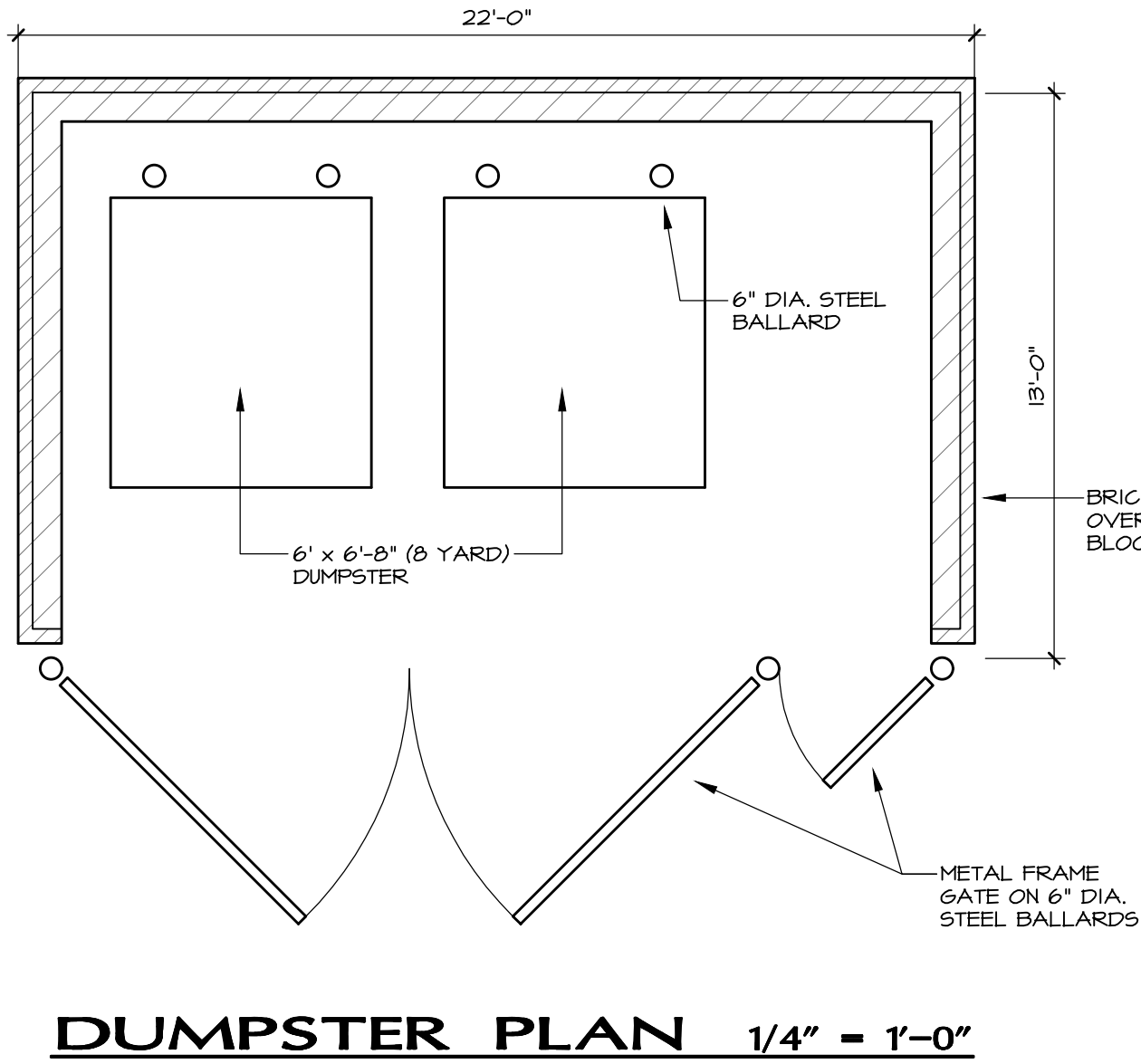
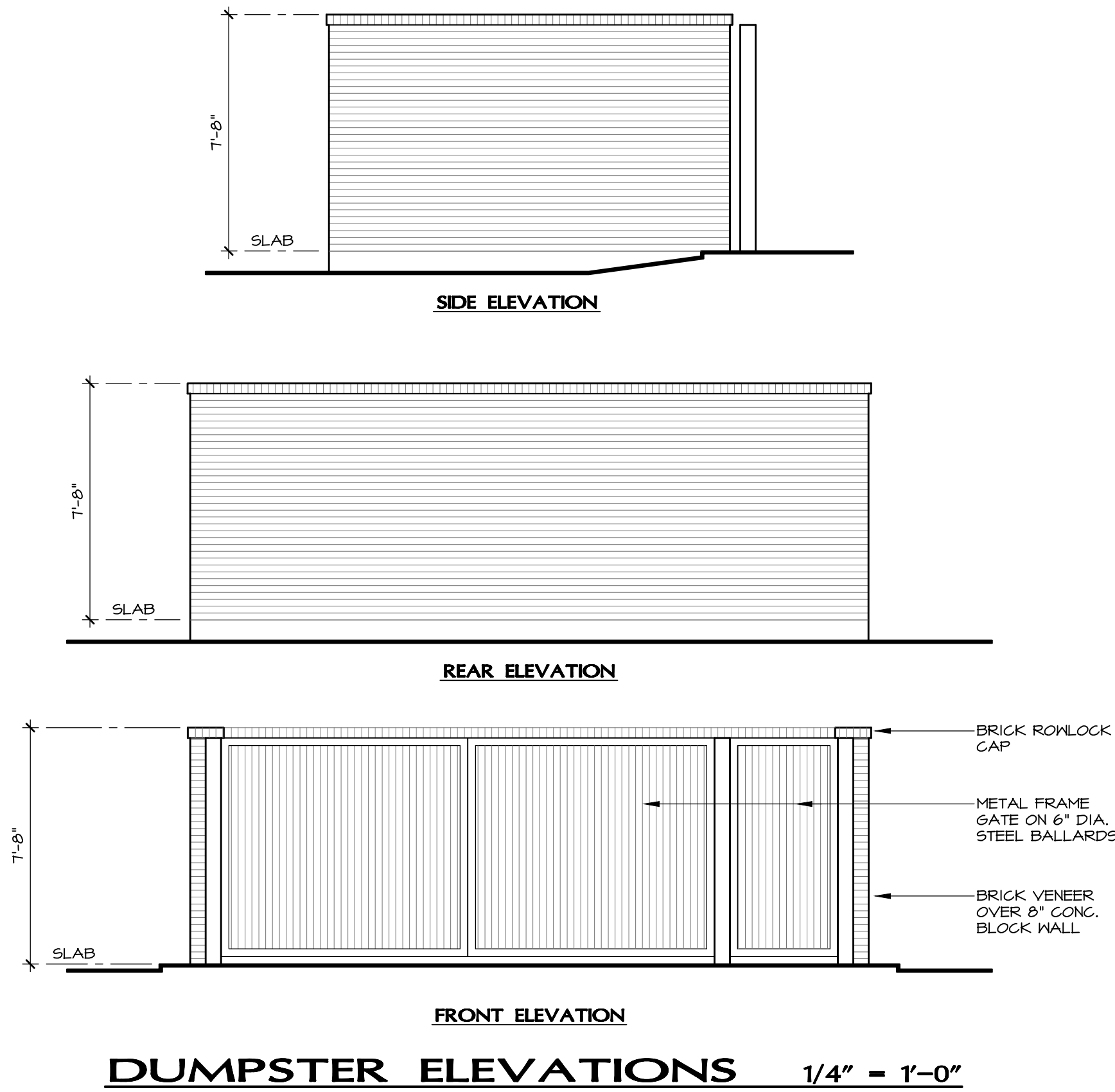
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LOTS
MULTIFAMILY DEVELOPMENT
17771 Mason Morrow Millgrove Rd.
South Lebanon, Ohio 45036

ARCHITECT :  JLS
11094 MAIN STREET
SUITE B
SHARONVILLE, OHIO
45241
(513) 936-9222
jim@jlsarchitectnrc.com

CS



DATE : 2-5-20

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JLS
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INCORPORATED

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PROJECT NO. :
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SHEET :

PDI



FIRST FLOOR PLAN 1/8" = 1'-0"

DATE : 2-5-20

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PD2

DATE : 2-5-20

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South Lebanon, Ohio 45036

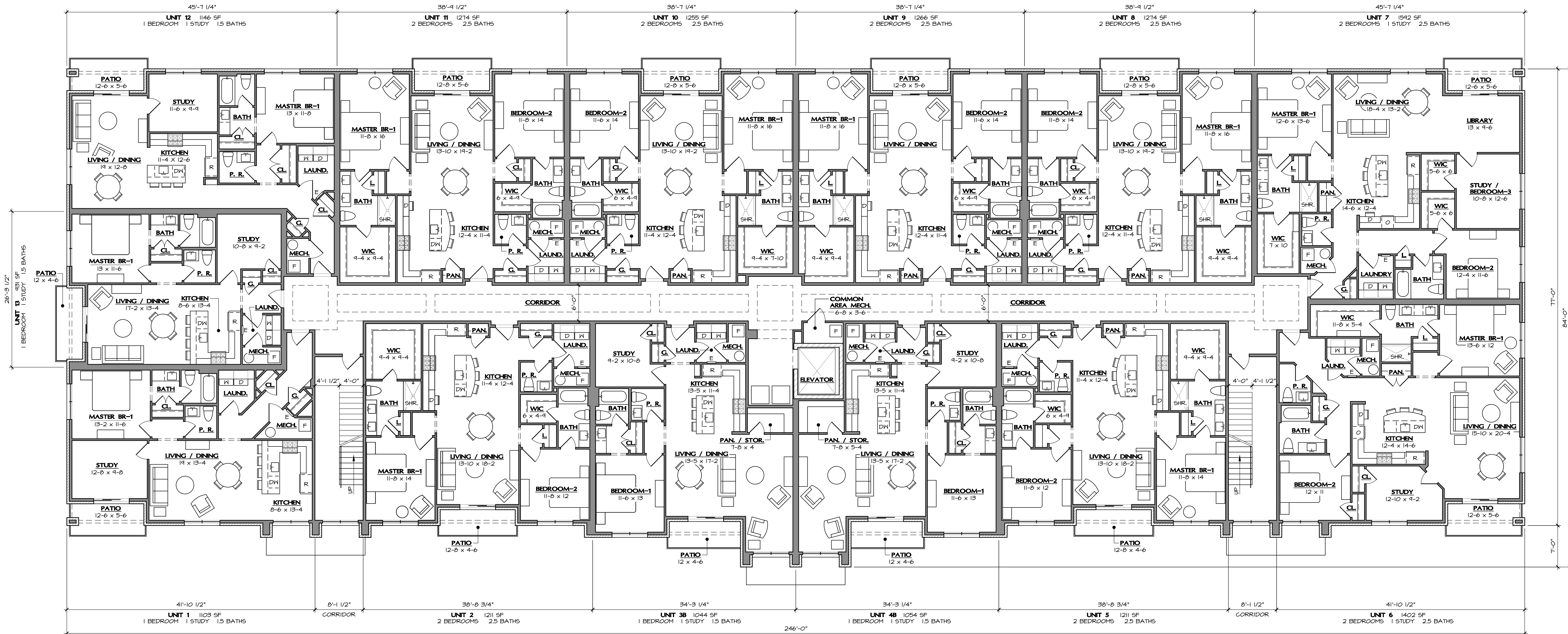
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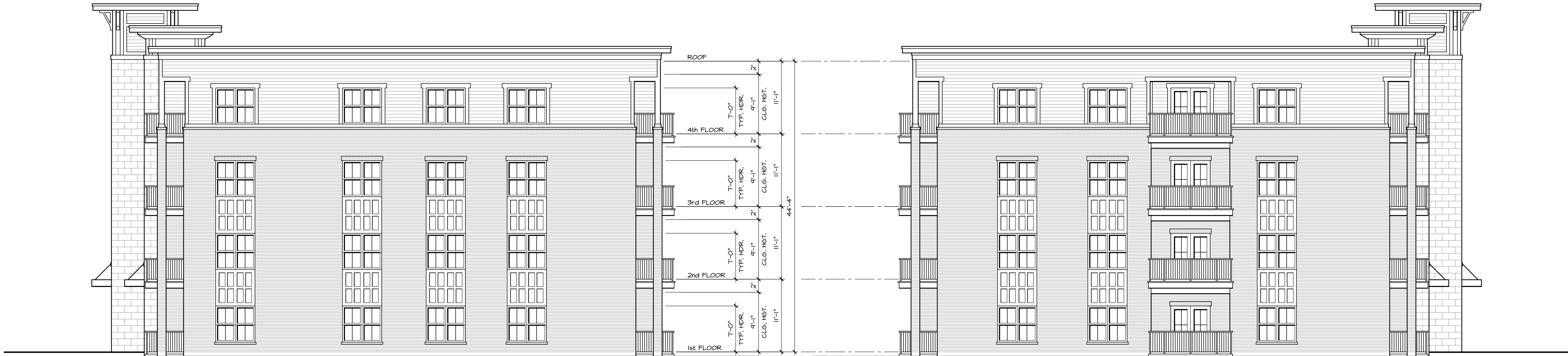
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PROJECT NO. :
20-002

SHEET :

PD3





RIGHT ELEVATION 1/8" = 1'-0"

LEFT ELEVATION 1/8" = 1'-0"



FRONT ELEVATION 1/8" = 1'-0"

DATE : 2-5-20

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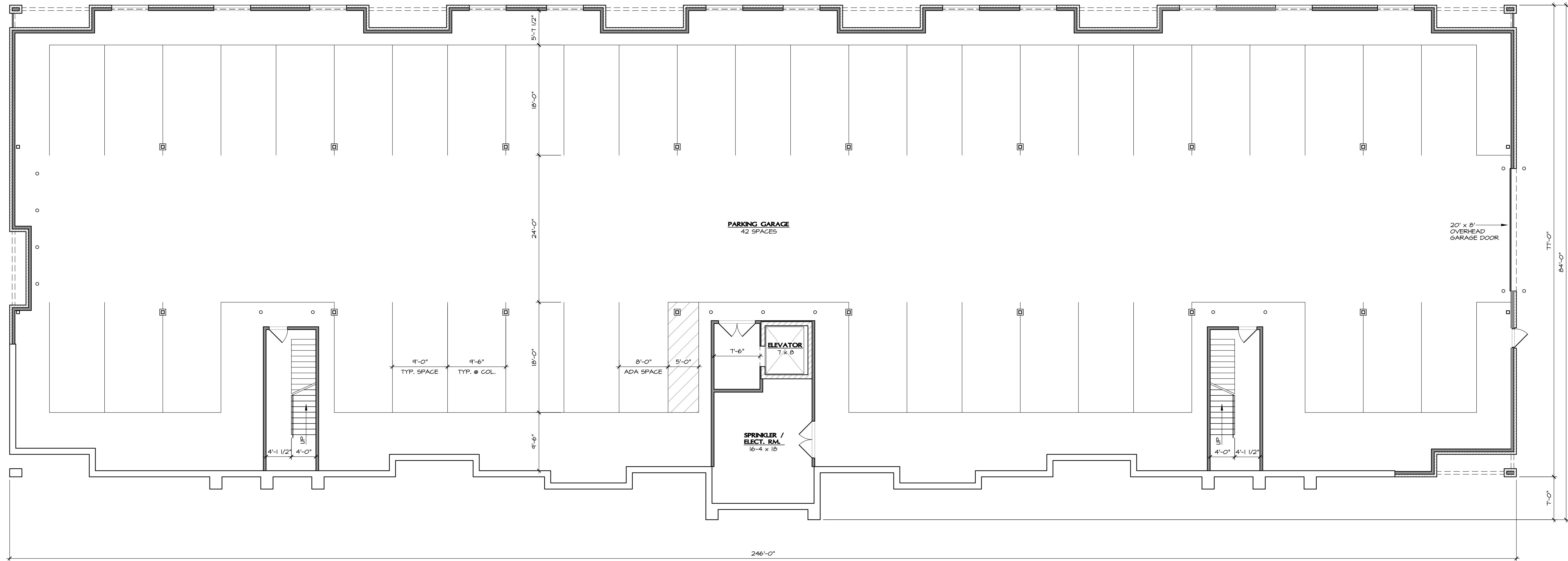
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PD4



PD5



LOWER LEVEL
GARAGE FLOOR PLAN 1/8" = 1'-0"

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PROJECT NO. :
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SHEET :

PD6

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PD7



REAR ELEVATION 1/8" = 1'-0"
w/ LOWER LEVEL GARAGE

DATE : 2-5-20

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PROJECT NAME :

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INCORPORATED
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jim@jlsarchitectureinc.com

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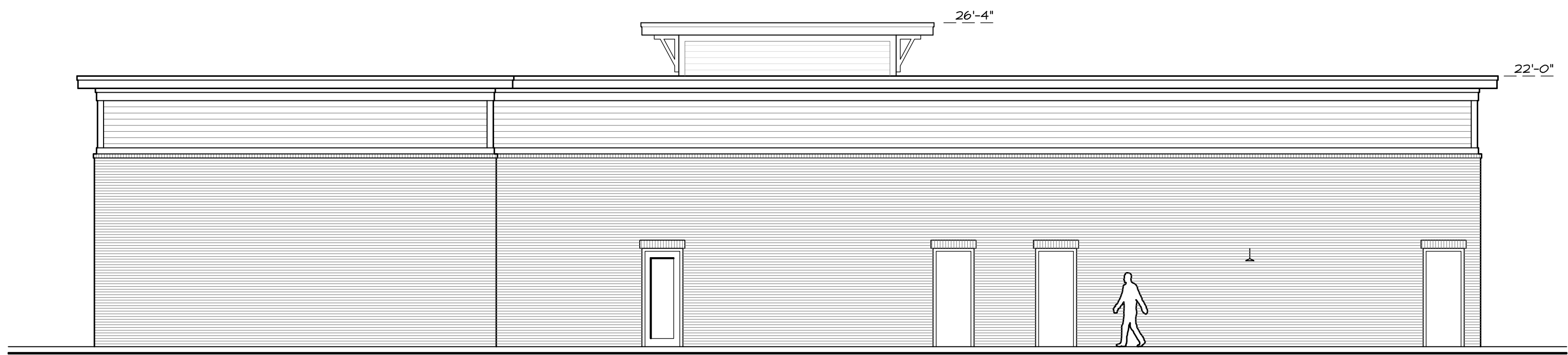
PROJECT NO. :
20-002

SHEET :

PD8



LEFT ELEVATION 1/8" = 1'-0"



BACK ELEVATION 1/8" = 1'-0"

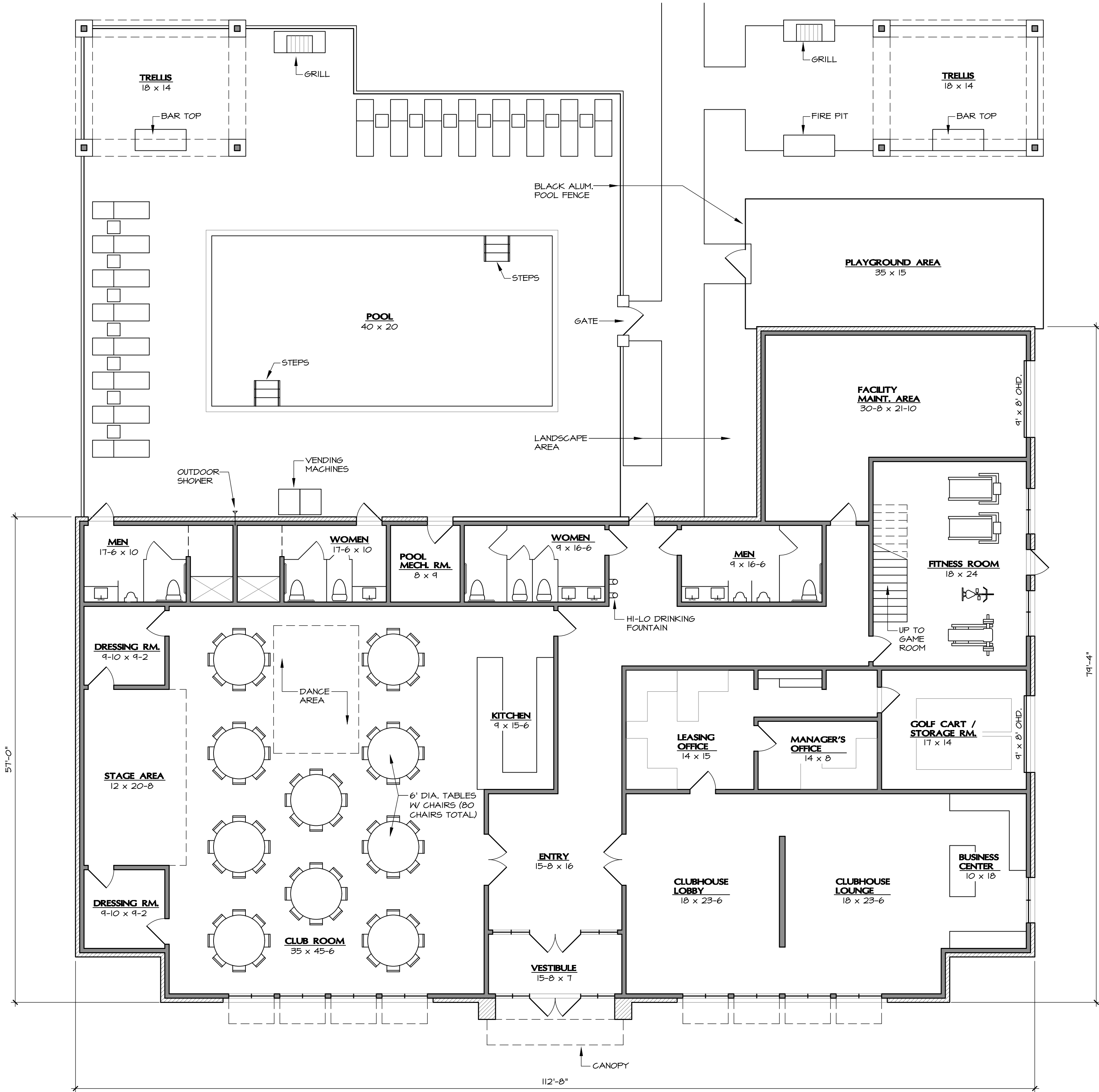


RIGHT ELEVATION 1/8" = 1'-0"



FRONT ELEVATION 1/8" = 1'-0"

ARRISCRAFT "LIMESTONE" VENEER
METAL AWNING
ANODIZED ALUM. STOREFRONT WINDOWS & ENTRY DOOR
BRICK VENEER
BRICK SILL
METAL LOUVER AWNING
BLACK ALUM. TRELLIS (TYPICAL)



PROPOSED CLUBHOUSE PLAN 1/8" = 1'-0"

6146 SF

DATE : 2-5-20

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PROJECT NO. :
20-002

SHEET :

PD9

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-11P, Acceptance and Dedication of Public Improvements for Riverside Phase Two Subdivision

DATE: May 14, 2020

One of the items on the agenda for the May 19th meeting is a request of the Planning Commission to find that the public improvements for the Riverside Phase Two subdivision conform to South Lebanon's standards for construction of public improvements.

Background

On January 9th, 2018, the Record Plat for Riverside Phase Two subdivision was recorded in the Warren County's Recorder's Office. This plat included forty -three (43) single family lots in which all have houses constructed on them.

Code Analysis

Pursuant to Sec 15.20.7(6) Requirements for the Construction of Improvements, the Village, through formal action by the Village Council, shall accept public improvements made by a developer which meet the following conditions:

- a. Said public improvements have been made in accordance with the requirements of these Regulations; and
- b. The design standards of these Regulations have been adhered to; and
- c. Installation of said public improvements has been completed according to the requirements of the Village of South Lebanon; and
- d. All final inspections required by these Regulations have been carried out by the Village and said public improvements were found to be acceptable by the Village Administrator upon the advice (if needed and requested) by an engineer acting in the service of the Village; and
- e. Accurate "as built" construction plans have been submitted by the subdivider to the Village and release from the posted Performance Bond has been granted; and
- f. The Planning Commission has found the subdivider to be in conformance with these Regulations.

Zoning Process

Before Council may accept public improvements for a subdivision, the Planning Commission shall issue a finding that the developer is in conformance with the aforementioned regulations a – e.

Staff Review

Choice One Engineering, the Project Engineer, has inspected the public improvements by Lebanon Mason LLC (“Developer”). The Developer has completed all of the public improvements satisfactorily per the attached letter from Choice One Engineering.

Recommendation

Staff recommends that the Planning Commission issue a finding to Council that they have found the public improvements in Riverside Phase Two Subdivision, as attached, be in conformance with the regulations listed in Sec 15.20.7(6) items a – e.

Attachments

Choice One Inspection Letter

Copy of Riverside Phase Two recorded plat



Date

April 28, 2020

Attention

Jerry Haddix
Village Administrator

Address

99 N. High Street
South Lebanon, OH 45065

Subject

Riverside Subdivision Phase 2
Acceptance Letter
Village of South Lebanon, OH

Dear Mr. Haddix:

After a final punch list walkthrough on June 7, 2019, the public infrastructure and rights-of-way for the Riverside Phase 2 Subdivision have been deemed acceptable for dedication.

- The contractor has satisfactorily completed all punch list items pursuant to Sect. 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements created by this subdivision include the following streets. See attached plan for exact locations:
 - o A portion of Brant Place and a portion of Trovillo Drive.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas J. Selhorst".

Nicholas J. Selhorst, P.E.
Choice One Engineering

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

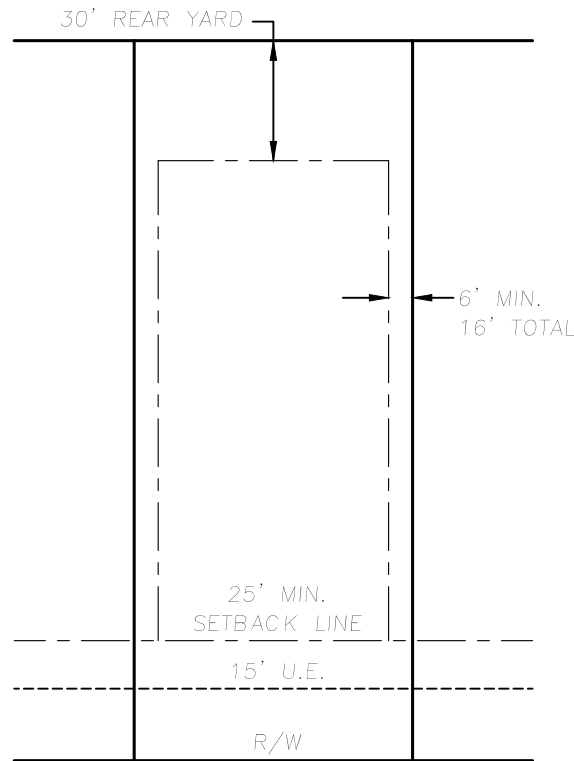
Eastern Indiana
607 N. Meridian St.
Portland, IN 47371
260.766.2500 Phone



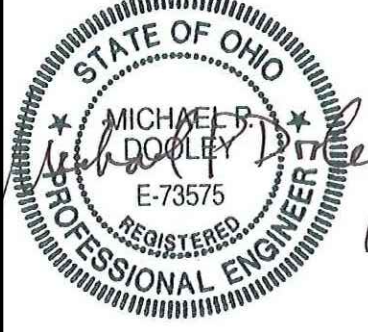
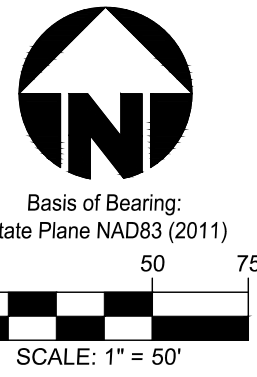
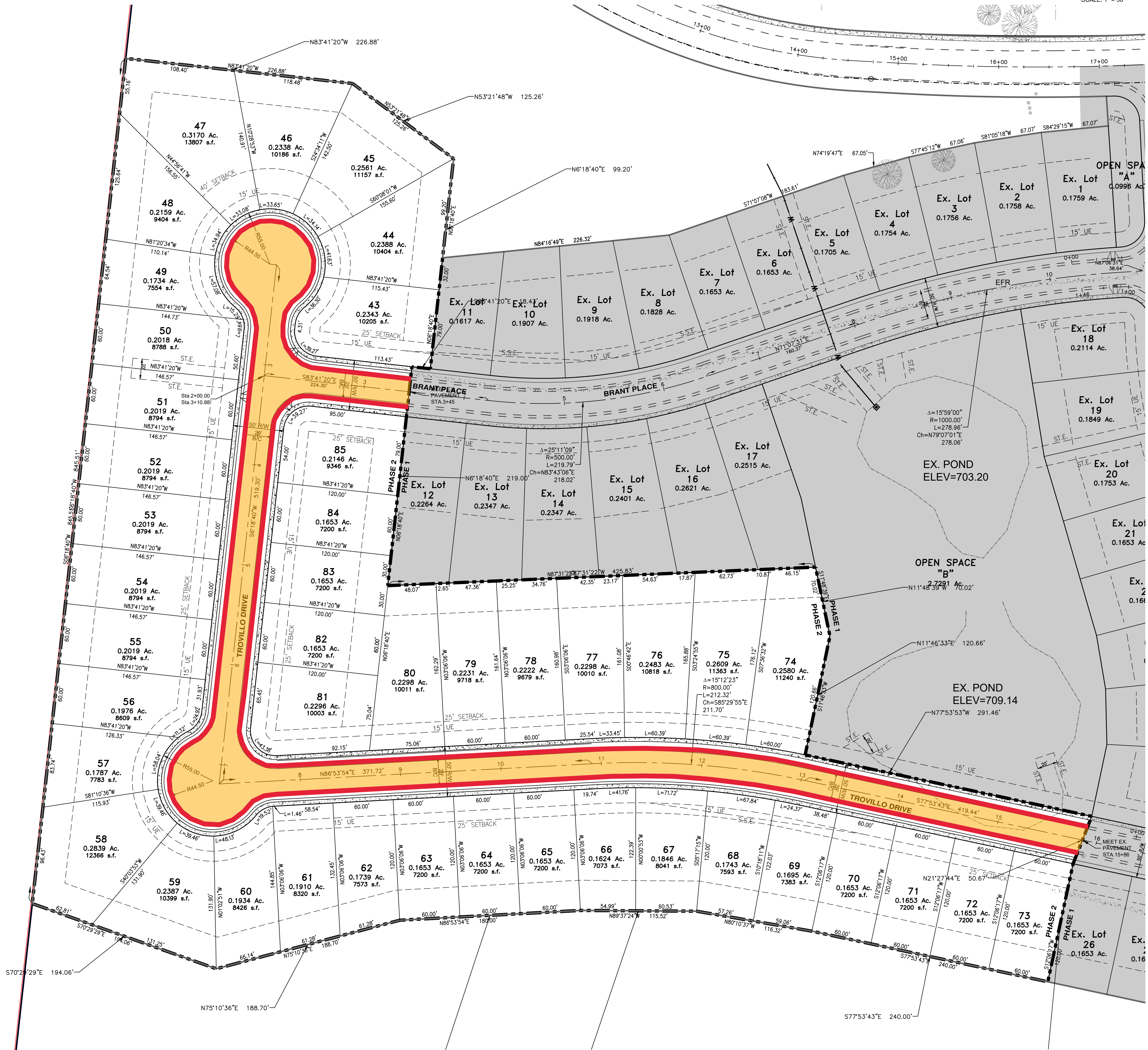
LEGEND

- U.E. UTILITY EASEMENT
D.R.E. DRAINAGE EASEMENT
S.T.E. STORM SEWER EASEMENT
S.S.E.A. SANITARY SEWER EASEMENT
W.M.E. WATER MAIN EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION
M.R.O.E. MINIMUM REAR OPENING ELEVATION
M.F.O.E. MINIMUM FRONT OPENING ELEVATION

- 4" CONCRETE WALK
PREVIOUS PHASE

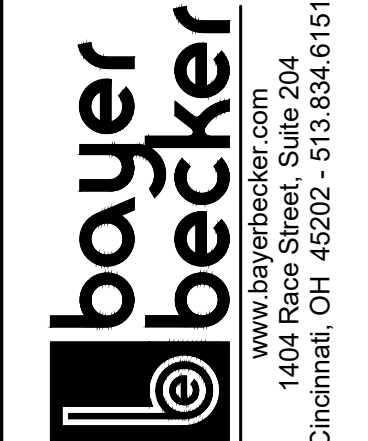


PUBLIC STREET
TYPICAL LOT
6000 S.F. MIN.



| Date | Drawn | Chk | Item | Revision Description |
|----------|-------|-----|------|----------------------|
| 09/09/17 | BJS | MPD | 1 | RE-BID |

RIVERSIDE
PHASE 2
SECTIONS 1 & 7, TOWN 4, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
LAYOUT & STAKING PLAN



| | |
|------------|-----------------------|
| Drawing | 13R050-000 CD PHASE 2 |
| Drawn by | BJS |
| Checked by | MPD |
| Issue Date | 06/06/17 |

Sheet:
C4.0

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-12P, Final Plat Approval, Wynstead Section 6 Subdivision

DATE: May 14, 2020

On the agenda for May 19th meeting is Case #20-12P, an application for approval of the Final Record Plat for the Wynstead Section 6 Subdivision (the “Property”) submitted by Bayer Becker Engineers on behalf of Grand Communities, Ltd. (aka Fischer Homes) (the “Owner”).

Background

On August 29, 2018, the Village Planning Commission passed a motion that granted conditional approval of the Final Development Plan for the Wynstead Section 6 A&B consisting of a total of 34 single family lots comprising 7.064 acres. The Applicant has combined both sections to only have “Section 6” on this plat. 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. Bayer Becker, the Developer’s engineer, has made the corrections from Choice One Engineering and the Warren County Map Room. We are awaiting comments from the other utilities.

Due to an oversight, there were two (2) street names that included “Noble” in the Wynstead development. To correct this error, the Village Council recently passed Ordinance No. 2020-06 which changed the name of Noble Terrace to Kingly Terrace. This Ordinance will be recorded concurrently with this record plat.

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

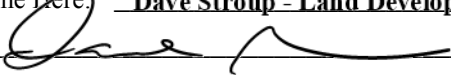
VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

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 Six | | | |
| Type of Business/Project Description: Residential Subdivision | | | |
| Location: Noble Terrace | | Size of Building: NA | |
| Current Zoning: R3-PUD | | Rezone to: NA | |
| Total Acreage: 7.0172 | | 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: <u>Dave Stroup - Land Development Construction Manager</u> | | | |
| * 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: _____

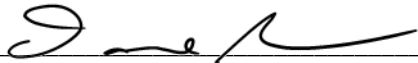
3. Rezoning and Preliminary PUD Plan Requests

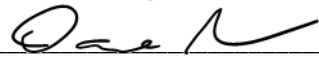
Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

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 Stroup - Land Development Construction Manager

Applicant's Signature:  Date: 9/15/2020

Property Owner's Signature:  Date: 9/15/2020

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

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.

Plot time: Apr 13, 2020 - 10:14am
Drawing name: J:\2004\04\027-005\DWG\04M027-005 RP6 TITLE.dwg - Layout Tab: TITLE

DEED REFERENCE

SITUATED IN PART OF MILITARY SURVEY #1546, VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, BEING 7.0172 ACRES OUT OF AN ORIGINAL 25.609 ACRE TRACT AS CONVEYED TO GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) AS RECORDED IN OFFICIAL RECORD 5307, PAGE 301 OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WYNSTEAD WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD 3902, PAGE 473, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, AND TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, SPRINT UNITED TELEPHONE, CHARTER COMMUNICATIONS, THE VILLAGE OF SOUTH LEBANON AND WARREN COUNTY.

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

OWNER: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

NAME: _____

PRINTED NAME: TODD E. HUSS, PRESIDENT

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF KENTUCKY
COUNTY OF BOONE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

DRAINAGE STATEMENT

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S), WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE VILLAGE OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF-WAY AREA HAS BEEN PREVIOUSLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE DRAINAGE AREAS AND, IN ACCORDANCE WITH SECTION 5589.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

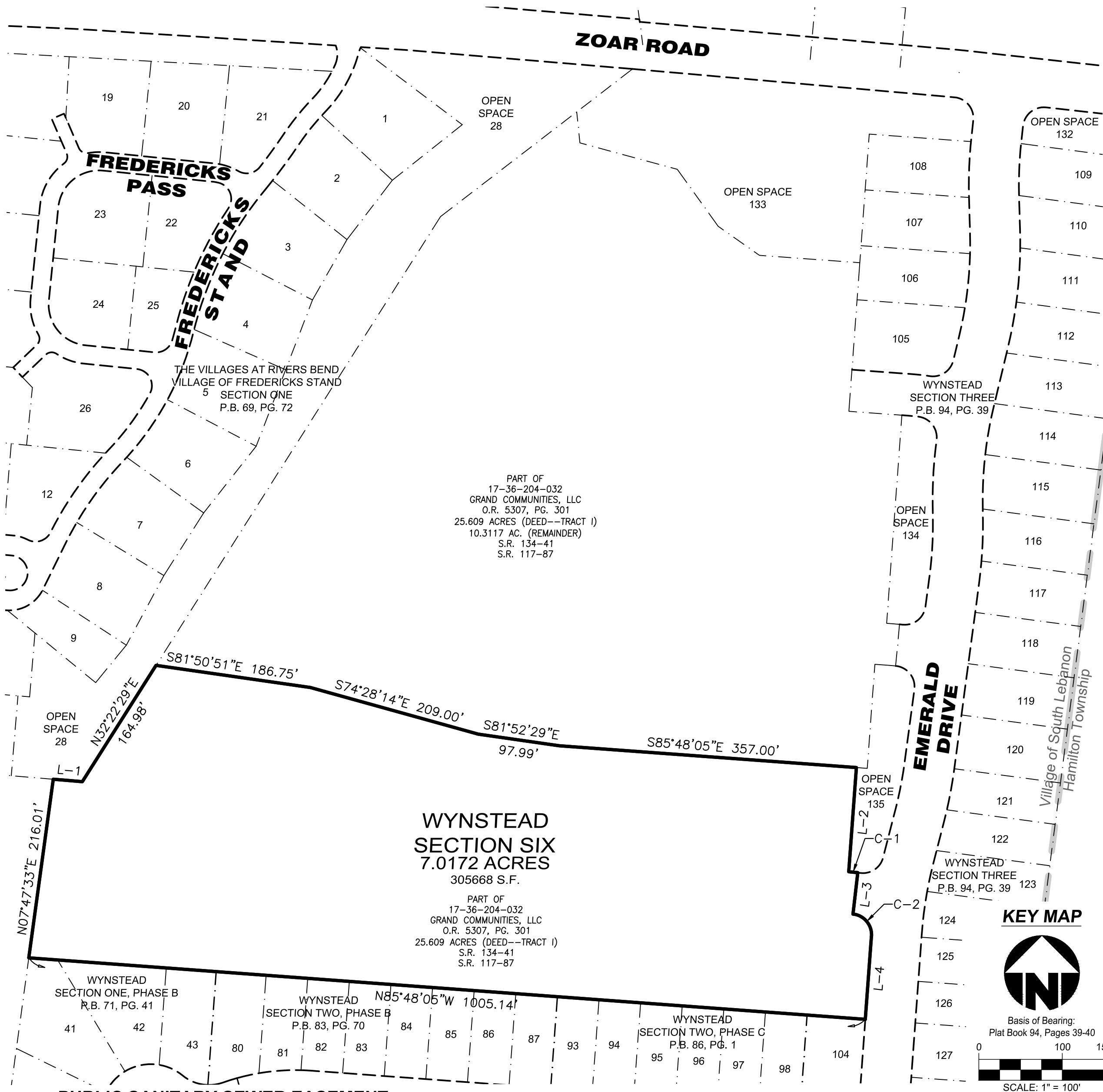
THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SUMP MAINS AND CULVERTS FOR PRIVATE DRIVEWAYS. WHERE,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

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

GRANT OF UTILITY 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 SERVICES TO SERVICE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.



PUBLIC SANITARY SEWER EASEMENT

ANY "PUBLIC SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAT IS GRANTED IN FAVOR OF THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON. THE EASEMENT GRANTS THE VILLAGE OF SOUTH LEBANON, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SANITARY SEWERS, FORCE MAINS, PUMP STATIONS, AND ALL NECESSARY RELATED ABOVE AND BELOW GROUND APPURTENANCES AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS AND TO THE PROPERTY FOR SAID PURPOSES AND ARE TO MAINTAINED FOR PUBLIC USE FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OR EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) MODIFY THE AMOUNT OF COVER OVER THE UTILITY LINE; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

ROAD WAY DATA

NOBLE TERRACE 766.95 L.F.

ACREAGE TABLE

| | |
|-------------------|--------------|
| LOTS | 5.9779 ACRES |
| RIGHT OF WAY | 1.0393 ACRES |
| TOTAL SECTION SIX | 7.0172 ACRES |

SETBACKS:

FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 5' MINIMUM

MINIMUM LOT AREAS:

50' LOTS5000 SQ. FT.

WYNSTEAD
SECTION SIX

MILITARY SURVEY NO. 1546
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
APRIL, 2020

OWNER

GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KY 41018
(859) 341-4709
THUSS@FISCHERHOMES.COM

SURVEYOR

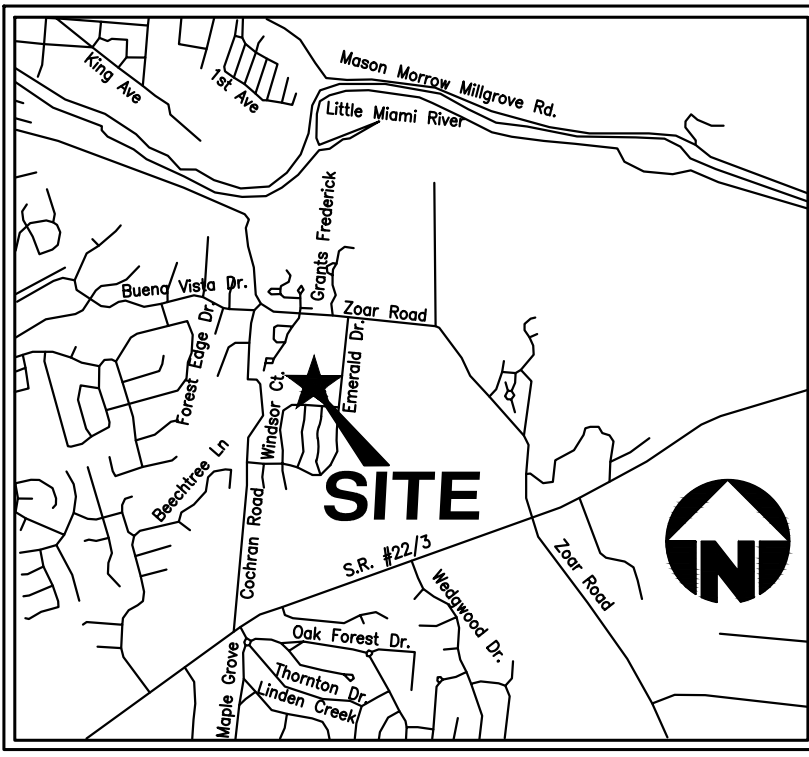
BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OH, 45040
(513) 336-6600

SHEET INDEX

1: TITLE
2: PLAT

SIDWELLS

| | | |
|-------|----------------|--|
| OLD # | 17-36-204-032 | 17.3289 ACRES (PER P.B. 94, PG. 39) |
| NEW | LOT 227 | |
| NEW | LOT 228 | |
| NEW | LOT 229 | |
| NEW | LOT 230 | |
| NEW | LOT 231 | |
| NEW | LOT 232 | |
| NEW | LOT 233 | |
| NEW | LOT 234 | |
| NEW | LOT 235 | |
| NEW | LOT 236 | |
| NEW | LOT 237 | |
| NEW | LOT 238 | |
| NEW | LOT 239 | |
| NEW | LOT 240 | |
| NEW | LOT 241 | |
| NEW | LOT 242 | |
| NEW | LOT 243 | |
| NEW | LOT 244 | |
| NEW | LOT 245 | |
| NEW | LOT 246 | |
| NEW | LOT 247 | |
| NEW | LOT 248 | |
| NEW | LOT 249 | |
| NEW | LOT 250 | |
| NEW | LOT 251 | |
| NEW | LOT 252 | |
| NEW | LOT 253 | |
| NEW | LOT 254 | |
| NEW | LOT 255 | |
| NEW | LOT 256 | |
| NEW | LOT 257 | |
| NEW | LOT 258 | |
| NEW | LOT 259 | |
| NEW | LOT 260 | |
| NEW | 1.0393 AC. R/W | |
| REM. | 10.3117 ACRES | |



VICINITY MAP
Not to Scale

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANING COMMISSION ON THIS _____ DAY OF _____, 2020.

CHAIRMAN _____

VILLAGE OF SOUTH LEBANON

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2020, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ ADOPTED BY THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, OHIO.

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

WARREN COUNTY WATER

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2020.

CHRIS BRAUSCH

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF _____, 2020, AT ____ M.

COUNTY AUDITOR _____

DEPUTY _____

PRINTED NAME: _____

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS ____ DAY OF _____, 2020, AT ____ M.

RECORDED ON THIS ____ DAY OF _____, 2020, AT ____ M.

RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____.

FEE: _____

COUNTY RECORDER _____

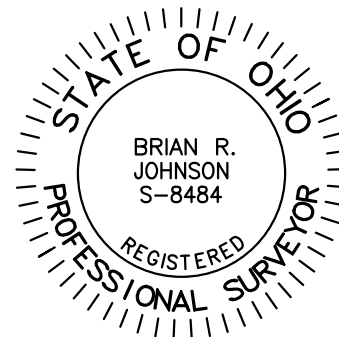
DEPUTY _____

PRINTED NAME: _____

SURVEYORS CERTIFICATION

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

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



WYNSTEAD
SECTION SIX
MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

RECORD PLAT



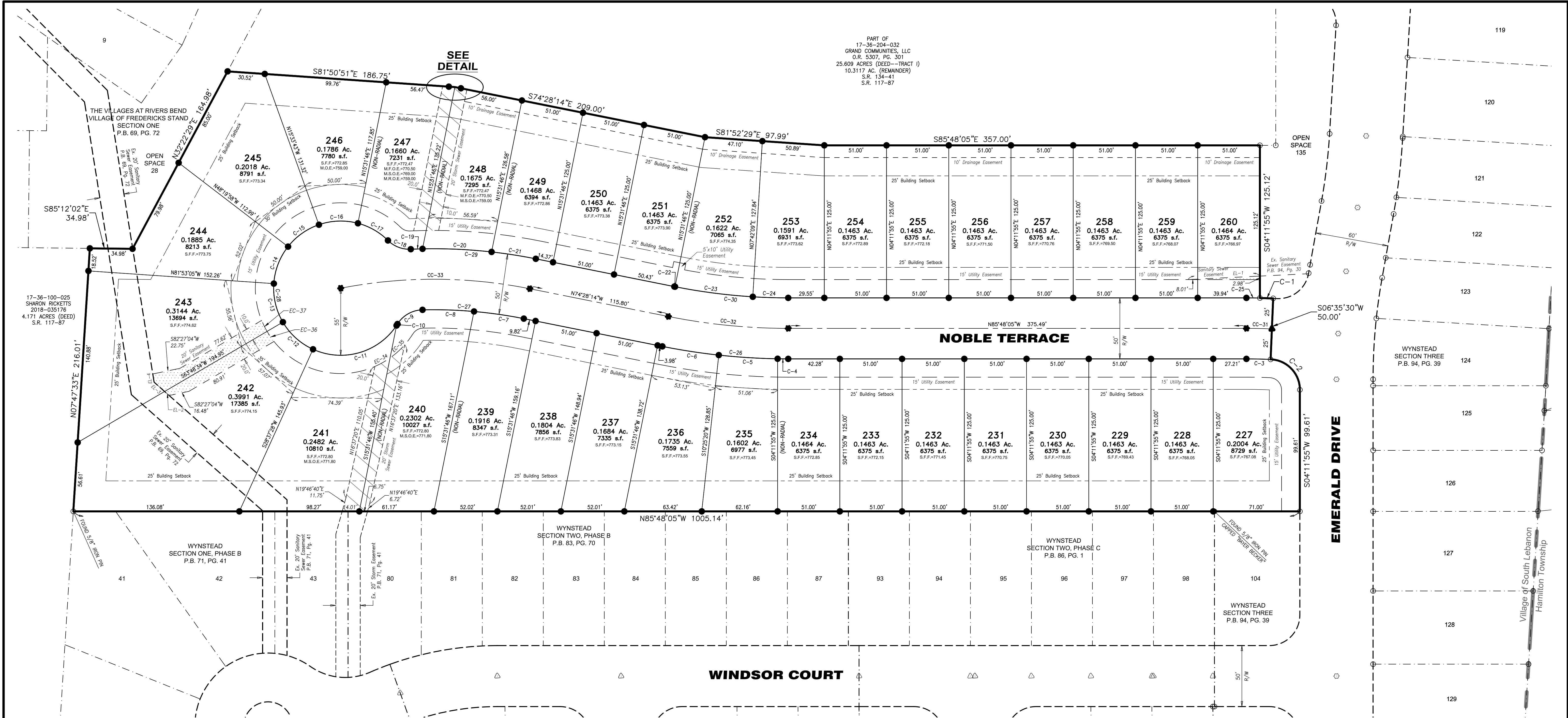
Drawing: 04M027-005 RP6 TITLE

Drawn by: PAH

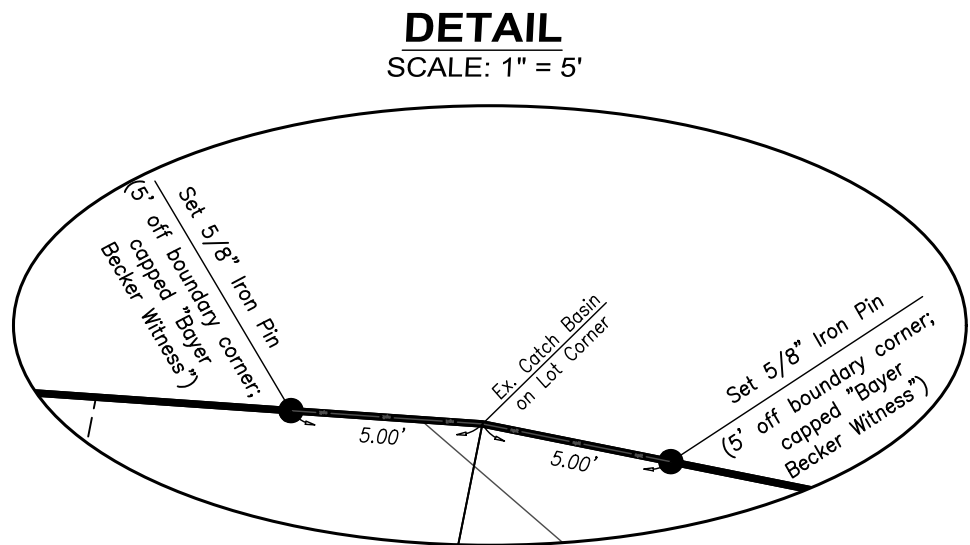
Checked By: BRJ

Issue Date: 02-12-2020

Sheet:
1/2



| BOUNDARY CURVE TABLE | | | | | |
|----------------------|-----------|---------|--------|--------------------|--|
| Curve | Delta | Radius | Length | Chord | |
| C-1 | 1°11'08" | 525.00' | 10.86' | S84°00'04"E 10.86' | |
| C-2 | 87°36'25" | 25.00' | 38.23' | S39°36'17"E 34.61' | |



| LOT CURVE TABLE | | | | |
|-----------------|-----------|---------|--------|--------------------|
| Curve | Delta | Radius | Length | Chord |
| C-3 | 2°23'35" | 475.00' | 19.84' | N84°36'17"W 19.84' |
| C-4 | 0°57'08" | 525.00' | 8.72' | N85°19'31"W 8.72' |
| C-5 | 5°16'17" | 525.00' | 48.30' | N82°12'49"W 48.29' |
| C-6 | 5°06'26" | 525.00' | 46.80' | N77°01'27"W 46.78' |
| C-7 | 6°18'14" | 375.00' | 41.26' | N77°37'21"W 41.24' |
| C-8 | 6°27'13" | 375.00' | 42.24' | N84°00'05"W 42.22' |
| C-9 | 56°15'53" | 25.00' | 24.55' | S64°38'22"W 23.58' |
| C-10 | 1°28'02" | 55.00' | 1.41' | S37°14'27"W 1.41' |
| C-11 | 80°39'01" | 55.00' | 77.42' | S78°17'58"W 71.18' |
| C-12 | 35°11'06" | 55.00' | 33.77' | N43°46'59"W 33.25' |
| C-13 | 34°18'21" | 55.00' | 32.93' | N09°02'16"W 32.44' |
| C-14 | 34°19'30" | 55.00' | 32.95' | N25°16'40"E 32.46' |

| LOT CURVE TABLE | | | | |
|-----------------|-----------|---------|--------|--------------------|
| Curve | Delta | Radius | Length | Chord |
| C-15 | 32°46'45" | 55.00' | 31.47' | N58°49'47"E 31.04' |
| C-16 | 33°48'37" | 55.00' | 32.45' | S87°52'32"E 31.99' |
| C-17 | 29°49'52" | 55.00' | 28.64' | S56°03'18"E 28.31' |
| C-18 | 47°13'17" | 25.00' | 20.60' | S64°45'01"E 20.03' |
| C-19 | 1°18'06" | 425.00' | 9.66' | S87°42'36"E 9.65' |
| C-20 | 7°38'40" | 425.00' | 56.70' | S83°14'13"E 56.66' |
| C-21 | 4°56'39" | 425.00' | 36.67' | S76°56'34"E 36.66' |
| C-22 | 0°04'07" | 475.00' | 0.57' | S74°30'17"E 0.57' |
| C-23 | 7°45'31" | 475.00' | 64.32' | S78°25'06"E 64.27' |
| C-24 | 3°30'14" | 475.00' | 29.05' | S84°02'58"E 29.04' |
| C-25 | 1°12'27" | 525.00' | 11.06' | S85°11'52"E 11.06' |

| TOTAL R/W CURVE TABLE | | | | |
|-----------------------|-----------|---------|---------|---------------------|
| Curve | Delta | Radius | Length | Chord |
| C-26 | 1°11'51" | 525.00' | 103.82' | N80°08'10"W 103.65' |
| C-27 | 12°45'27" | 375.00' | 83.50' | N80°50'58"W 83.33' |
| C-28 | 28°21'12" | 55.00' | 271.04' | N02°18'58"W 68.96' |
| C-29 | 1°53'25" | 425.00' | 103.03' | S81°24'57"E 102.78' |
| C-30 | 1°11'51" | 475.00' | 93.94' | S80°08'10"E 93.78' |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| Line | Direction | Distance |
| EL-1 | S88°34'41"E | 59.08' |
| EL-2 | N44°17'56"W | 4.98' |
| EL-3 | N44°17'56"W | 11.51' |
| EL-4 | N04°53'43"W | 6.80' |

| EASEMENT CURVE TABLE | | | | |
|----------------------|-----------|--------|--------|--------------------|
| Curve | Delta | Radius | Length | Chord |
| EC-34 | 11°39'24" | 70.00' | 14.24' | N64°42'22"E 14.22' |
| EC-35 | 13°12'52" | 70.00' | 16.14' | N52°21'14"E 16.11' |
| EC-36 | 8°12'48" | 70.00' | 10.03' | S30°17'50"E 10.03' |
| EC-37 | 8°12'48" | 70.00' | 10.03' | S22°05'03"E 10.03' |

| CENTERLINE CURVE TABLE | | | | |
|------------------------|-----------|---------|---------|---------------------|
| Curve | Delta | Radius | Length | Chord |
| CC-31 | 2°23'35" | 500.00' | 20.88' | N84°36'17"W 20.88' |
| CC-32 | 1°11'51" | 500.00' | 98.88' | N80°08'10"W 98.72' |
| CC-33 | 22°19'54" | 400.00' | 155.90' | N85°38'11"W 154.92' |

| LOT TABLE | |
|-----------|--------|
| LOT # | ACRES |
| 227 | 0.2004 |
| 228 | 0.1463 |
| 229 | 0.1463 |
| 230 | 0.1463 |
| 231 | 0.1463 |
| 232 | 0.1463 |
| 233 | 0.1463 |
| 234 | 0.1464 |
| 235 | 0.1602 |
| 236 | 0.1735 |
| 237 | 0.1684 |
| 238 | 0.1804 |
| 239 | 0.1916 |
| 240 | 0.2302 |
| 241 | 0.2482 |
| 242 | 0.3991 |
| 243 | 0.3144 |

| LOT TABLE | |
|-----------|--------|
| LOT # | ACRES |
| 244 | 0.1885 |
| 245 | 0.2018 |
| 246 | 0.1786 |
| 247 | 0.1660 |
| 248 | 0.1675 |
| 249 | 0.1468 |
| 250 | 0.1463 |
| 251 | 0.1463 |
| 252 | 0.1622 |
| 253 | 0.1591 |
| 254 | 0.1463 |
| 255 | 0.1463 |
| 256 | 0.1463 |
| 257 | 0.1463 |
| 258 | 0.1463 |
| 259 | 0.1463 |
| 260 | 0.1464 |

LEGEND

△ Found MAG Nail ● Set MAG Nail
○ Found MAG Spike ● Set MAG Spike
○ Found 5/8" Iron Pin (unless otherwise noted)
● Set 5/8" Diameter x 30" Long Iron Pin Capped "Boyer Becker"

R/W - Right of Way
S.F.F. - Suggested Finish Floor Elevation
M.O.E. - Minimum Opening Elevation
M.R.O.E. - Minimum Rear Opening Elevation
M.S.O.E. - Minimum Side Opening Elevation

Sanitary Sewer Easement
Storm Sewer Easement

- NOTES**
- PRIOR DEED REFERENCE: OFFICIAL RECORD 5307, PAGE 301.
 - BASIS OF BEARING: PLAT BOOK 94, PAGES 39-40.
 - 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 BASEMENT). 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, BASEMENT, 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 BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

WYNSTEAD SECTION SIX
MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

RECORD PLAT

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Drawn by: PAH
Checked by: BRJ
Issue Date: 02-12-2020
Sheet: 2/2