

Special Meeting of the Board of Trustees - September

September 25, 2018

- 1. Opening of Meeting**
- 2. Executive Session 6:00 PM**
- 3. Pledge of Allegiance 7:00 PM**
- 4. Meditation (Moment of Silence)**
- 5. Fiscal Office – Approval of Minutes from September 11, 2018**
- 6. Citizens Address: Questions Concerning Today’s Agenda**
- 7. New Business**
 - Public Services**
 - a. Resolution Accepting Forest Valley Drive and Valley Crossing Drive as Township Roads
 - Planning & Zoning**
 - a. Resolution Declaring Nuisance and Ordering Abatement
- 8. Trustees' Report**
- 9. Citizens Address**
- 10. Adjournment**



PUBLIC SERVICES

Department: Public Services

Department Head: Kevin Schwartzhoff, Public Services Director

Resolution Accepting Forest Valley Drive and Valley Crossing Drive as Township Roads

Approval of resolution to accept Forest Valley Drive and Valley Crossing Drive.

Rationale:

The Hamilton County Engineer has inspected both Forest Valley Drive and Valley Crossing Drive and has determined that these streets have been constructed to meet their standards. Therefore, the Engineer recommends that the Township accepts the proposed streets.

The Board of Trustees of Colerain Township, County of Hamilton, Ohio, State of Ohio, met in regular session at ____ p.m., on the _____ day of September, 2018, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Greg Insko, Raj Rajagopal, Dan Unger

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-18

RESOLUTION ACCEPTING FOREST VALLEY DRIVE AND VALLEY CROSSING DRIVE AS COLERAIN TOWNSHIP ROADS

WHEREAS, the Hamilton County Engineer and the property developer of the Stone Ridge Estates Subdivision have requested that Forest Valley Drive, a 348.36 L.F. roadway, and Valley Crossing Drive, a 492.60 L.F. roadway, located in the Stone Ridge Estates Subdivision, Section Five, Colerain Township, Hamilton County, Ohio be established as Townships roads; and

WHEREAS, this plat was approved by the Hamilton County Regional Planning Commission, and;

WHEREAS, the Hamilton County Engineer's Office has received a Maintenance Surety (Bond) and Maintenance Contract for the roads from the developer, to the satisfaction of and in favor of, the Board of County Commissioners of Hamilton County, and;

WHEREAS, the Ohio Revised Codes Section 505.10 authorizes a Board of Township Trustees to accept, on behalf of a township, the donation of any real or personal property for township use, and;

WHEREAS, the Board has evaluated the utility of accepting Forest Valley Drive and Valley Crossing Drive as Township roads and concluded that acceptance of the roads would be in the best interest of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. The Colerain Township Board of Trustees authorizes the Township Administrator to execute any documents and agreements necessary in order to establish Forest Valley Drive and Valley Crossing Drive as Township roads.
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Greg Insko _____, Raj Rajagopal _____, Dan Unger _____

ADOPTED this _____ day of September, 2018.

BOARD OF TRUSTEES

Greg Insko, Trustee

Raj Rajagopal, Trustee

Dan Unger, Trustee

ATTEST:

Heather E. Harlow,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of September, 2018.

Heather E. Harlow,
Colerain Township Fiscal Officer

County of Hamilton

THEODORE B. HUBBARD, P.E., P.S., COUNTY ENGINEER

June 18, 2018

To: COLERAIN TOWNSHIP TRUSTEES

Re: STONE RIDGE ESTATES SUBDIVISION, SECTION FIVE

Honorable Board:

Please find the attached plat showing **FOREST VALLEY DRIVE AND VALLEY CROSSING DRIVE** in the above referenced subdivision. The developer has requested that said roads be established as Township roads. The physical improvements as shown on the approved improvement plans are complete and were constructed under the inspection of this office. This plat was approved by the Hamilton County Regional Planning Commission.

The Hamilton County Engineer's Office has received a Maintenance Surety (Bond) and Maintenance Contract from the developer, to the satisfaction of and in favor of, the Board of County Commissioners of Hamilton County. The Maintenance Contract is for a one (1) year duration period. This duration period begins the same day the streets are actually accepted. Said Maintenance Surety will assure the correction of any defect or structural failure appearing in any public improvement, as shown on the approved subdivision improvement plans or constructed as part of this development.

We request that you inform this office in writing as to your assent to subject roads being accepted as Township roads. Upon receipt of your reply, this matter will be further expedited.

Forest Valley Drive: 348.36 L.F.
Valley Crossing Drive: 492.60 L.F.

Total Pavement Length: 840.96 L.F.



Office of
THEODORE B. HUBBARD, P.E.-P.S.
County Engineer
Hamilton County, Ohio
www.hamiltoncountyohio.gov/engineer



DEBI CALHOUN
Subdivision Technician

Western Maintenance Division
6950 Ripple Road
Cleveland, OH 45002

Phone: (513) 946-4962
Fax: (513) 353-1779
Mobile: (513) 470-3424

debi.calhoun@hamilton-co.org

TBH/DSC
HCED160005
Attachments
C: Subdivision File

Very truly yours,

THEODORE B. HUBBARD, P.E.-P.S.
HAMILTON COUNTY ENGINEER


Debi S. Calhoun
Subdivision Department

RECEIVED

JUN 22 2018

COLERAIN ZONING

DEED REFERENCE:

SITUATED IN SECTIONS 26 & 32, TOWN 2, RANGE 1, COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO CONTAINING 13.7264 ACRES AS CONVEYED TO STONE RIDGE PROPERTY DEVELOPMENT, LLC AS RECORDED IN OFFICIAL RECORD 11605, PAGE 1681, OFFICIAL RECORD 12056, PAGE 1322, OFFICIAL RECORD 12056, PAGE 1326 AND OFFICIAL RECORD 12469, PAGE 1345 HAMILTON COUNTY, OHIO

HOA REFERENCE:

ALL LOTS CONTAINED WITHIN THIS PLAT OF SUBDIVISION ARE SUBJECT TO TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF THE STONE RIDGE ESTATES HOMEOWNERS ASSOCIATION, SAID DOCUMENTS INCLUDE MAINTENANCE OF ALL STRUCTURED, APPURTENANCES AND EASEMENT AREAS OF STORM WATER DETENTION AND RETENTION BASINS. SAID DOCUMENTS ARE RECORDED IN O.R. 11068, PAGE 1989 OF THE HAMILTON COUNTY RECORDER'S OFFICE AND ANY ADDITIONAL AMENDMENTS HERE AND AFTER RECORDED.

DEDICATION & ACKNOWLEDGMENT:

WE THE UNDERSIGNED, DO HEREBY ADOPT, GRANT UNTO THE COUNTY OF HAMILTON, OHIO, FOR THE USE AND BENEFIT OF THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE RIGHT OF WAY OF VALLEY CROSSING DRIVE AND FOREST VALLEY DRIVE TO PUBLIC USE FOREVER AS SHOWN HEREON. WE ALSO GRANT UNTO THE COUNTY OF HAMILTON, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, PERMANENT SANITARY SEWER EASEMENTS AS SHOWN HEREON, TOGETHER WITH THE RIGHT OF ENTRY AND RE-ENTRY FOR THE PERPETUAL MAINTENANCE, INSTALLATION, RECONSTRUCTION, REPAIR AND OPERATIONS OF THE SEWERS AS CONSTRUCTED IN AND UPON THE LANDS SHOWN HEREON AND SUBJECT TO THE RESTRICTIONS ON SEWERS EASEMENTS FOR SEWERS DESCRIBED HEREON. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

SANITARY SEWER AND UTILITY EASEMENTS ARE ALSO FOR THE USE AND BENEFIT OF ADJACENT LOTS AND/OR FUTURE DEVELOPMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, EXTENDING, OR REPLACING SANITARY SEWER HOUSE SERVICE CONNECTIONS AND/OR MAINLINE EXTENSIONS.

WE THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PRIVATE DRAINAGE LIMITS AS SHOWN THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE BY HAMILTON COUNTY, OHIO. WE ALSO GRANT THE COUNTY OF HAMILTON, ITS SUCCESSORS AND ASSIGNS FOREVER, EASEMENTS FOR SEWERS AND UTILITY EASEMENTS AS CONSTRUCTED WITHIN THE SUBDIVISION AS SHOWN HEREON, AND SUBJECT TO THE RESTRICTIONS ON EASEMENTS AS DESCRIBED HEREON.

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

WITNESS: OWNER: STONE RIDGE PROPERTY DEVELOPMENT, LLC

Notary Public, State of Ohio
My Commission Expires 09-13-2017

STATE OF: Ohio
COUNTY OF: Hamilton

BE REMEMBERED THAT ON THE 31st DAY OF May, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME (NAME AND TITLE) David Welsh, Vice President OF THE STONE RIDGE PROPERTY DEVELOPMENT, LLC, WHO ON BEHALF OF SAID CORPORATION AND FOR THEMSELVES AS SUCH OFFICER DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST FORESAID.

NOTARY PUBLIC: David Welsh
MY COMMISSION EXPIRES: 9-13-17

WE THE UNDERSIGNED, AS MORTGAGOR DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION FOR THE PURPOSE OF DEDICATION AS SHOWN HEREON.

WITNESS: LIEN HOLDER: NORTHSIDE BANK & TRUST COMPANY

Notary Public, State of Ohio
My Commission Expires 09-27-2020

STATE OF: Ohio
COUNTY OF: Hamilton

BE REMEMBERED THAT ON THE 1st DAY OF June, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME (NAME AND TITLE) Carol Sue Heitzler, Director OF THE NORTHSIDE BANK & TRUST COMPANY, WHO ON BEHALF OF SAID CORPORATION AND FOR THEMSELVES AS SUCH OFFICER DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST FORESAID.

NOTARY PUBLIC: Carol Sue Heitzler
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. THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT. WHERE A LOT LINE IS RELOCATED, THE EXISTING EASEMENT WILL BE VACATED AND CREATED ALONG THE NEW LOT LINE. UNTIL THE EXPIRATION OF THE PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, AS APPLICABLE, THE DEVELOPER (OR THEIR AGENT) 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.

PRIVATE DRAINAGE EASEMENT FOR STORM WATER DETENTION FACILITY:

PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN, REPAIR OR REPLACE ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS AND ALL IMPROVEMENTS WITHIN SAID EASEMENTS ARE TO BE MAINTAINED CONTINUOUSLY BY THE HOMEOWNER'S ASSOCIATION.

NO STRUCTURES, STRUCTURE ALTERATIONS, PLANTING OR OTHER MATERIALS AND MODIFICATIONS MAY BE PLACED AND/OR MADE, OR PERMITTED TO REMAIN, WHICH MAY OBSTRUCT, RETARD, ALTER OR OTHERWISE AFFECT THE INTEGRITY OF THE DETENTION/RETENTION FACILITY IN REGARD TO THE DIRECTION OF THE FLOW OF WATER THROUGH THE DRAINAGE CHANNEL, THE QUANTITY OF STORM WATER DETAINED, OR THE RATE OF DISCHARGE FROM THE CONTROLLED OUTLET STRUCTURE AS APPROVED BY THE HAMILTON COUNTY PUBLIC WORKS DEPARTMENT.

PRIOR TO ANY CHANGES BEING MADE TO THE STORM WATER DETENTION/RETENTION FACILITY, A WRITTEN REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF THE HAMILTON COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL.

THE DEVELOPER OF THIS SUBDIVISION WILL ACCEPT RESPONSIBILITY FOR THE FUNCTIONALITY AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY FACILITIES UNTIL THIS SUBDIVISION IS ACCEPTED BY HAMILTON COUNTY.

ONCE THE SUBDIVISION IS ACCEPTED BY THE COUNTY THE HOMEOWNERS ASSOCIATION (HOA) IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DETENTION BASINS WITHIN THE SUBDIVISION. THE MAINTENANCE RESPONSIBILITIES WILL BE TRANSFERRED TO THE PROPORTIONAL DISTRIBUTION OF THE PROPERTY OWNERS WITHIN THE DEVELOPMENT IF THE HOA IS DISSOLVED.

IF THE HOME OWNERS ASSOCIATION (HOA) IS NOT FORMED THE MAINTENANCE RESPONSIBILITIES AND OR REPAIR OF ALL STORM WATER DETENTION AND WATER QUALITY FACILITIES WILL BE THE PROPORTIONAL DISTRIBUTION OF THE PROPERTY OWNERS WITHIN THE DEVELOPMENT ONCE THE SUBDIVISION IS ACCEPTED BY THE COUNTY.

RESTRICTIONS ON SEWER EASEMENTS:

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SANITARY SEWER SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL OR ARTIFICIAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SAID PERMANENT EASEMENT SHALL BE PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER, AND THE GRANTEE OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY, NOR TO THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO, OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY ITEMS PLACED UPON THE EASEMENT RESULTING FROM THE EXISTENCE OR USE OF SAID PERMANENT EASEMENTS BY THE GRANTEE OR ASSIGNS.

ANY STRUCTURE CONSTRUCTED ON SAID PROPERTY IN WHICH SAID SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS.

THE OWNERS OF ALL PROPERTIES SHOWN ON THIS RECORD PLAT SHALL BE SUBJECT TO ALL APPLICABLE SANITARY SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY.

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, DOES NOT ACCEPT ANY PRIVATE SEWER EASEMENTS SHOWN ON THIS PLAT AND THE COUNTY OF HAMILTON, OHIO IS NOT OBLIGATED TO MAINTAIN, REPAIR, OR OPERATE ANY PRIVATE SEWER LINE IN THE SUBDIVISION. OPERATION AND MAINTENANCE OF ALL PRIVATE SEWER LINES WITHIN THE SUBDIVISION IS THE OBLIGATION OF THE OWNERS OF THE LOTS USING THE PRIVATE SEWER LINES.

ZONING REQUIREMENTS:

THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE COLERAIN TOWNSHIP ZONING RESOLUTION, INCLUDING ALL CONDITIONS AND SETBACK REQUIREMENTS APPROVED BY THE COLERAIN TOWNSHIP ZONING COMMISSION PER CASE FORFEIT RUN OPEN SPACE DEVELOPMENTS.

GRANT OF EASEMENT:

FOR VALUABLE CONSIDERATION, WE THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED "UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE OR 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 SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. 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 HAZARDOUS TO HAVE AND TO HOLD THE SAID EASEMENTS FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

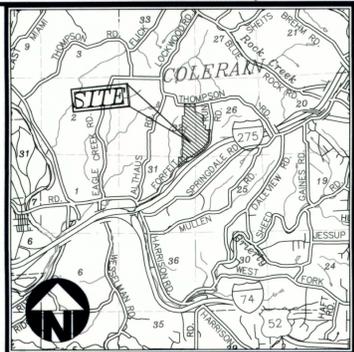
NOTES:

- 1. BASIS OF BEARING: PLAT BOOK 450, PAGE 28 & 29.
2. MONUMENTATION WILL BE SET ON LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED.
5. PRIOR DEED REFERENCE O.R. 11605, PG. 1681, O.R. 12056, PG. 1322, O.R. 12056, PG. 1326 AND O.R. 12469, PG. 1345.
6. ALL DOCUMENTS USED AS SHOWN.
7. NO PART OF ANY DRIVEWAY APRON WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED WITHIN FIVE (5) FEET OF ANY INLET, FIRE HYDRANT, UTILITY POLE OF GUY WIRE ANCHOR.

CURVE TABLE with columns: Curve, Delta, Radius, Length, Chord. Row 1: C-1, 0'46'08", 525.00', 7.05', N39°13'10"W 7.05'

LINE TABLE

Table with columns: Line, Direction, Distance. Rows 1-31 listing various line segments and bearings.



APPROVALS:

PLANNING COMMISSION APPROVAL

PLAT APPROVED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON THE 15th DAY OF June, 2016.

THE PRELIMINARY PLAT WAS APPROVED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON SEPTEMBER 6, 2007.

THE IMPROVEMENT PLAN WAS APPROVED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON JULY 18, 2008.

STREET ACCEPTANCE:

FOREST VALLEY DRIVE & VALLEY CROSSING DRIVE AS SHOWN HEREIN, ACCEPTED ON THIS 16th DAY OF November, 2016, BY FOR, ON BEHALF OF AND IN THE NAME OF THE COUNTY OF HAMILTON AND UNDER THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS BY THE VIRTUE OF R.C. SECTION 305.30 AND THE RESOLUTION ADOPTED THIS 16th DAY OF November, 2016, AND ENTERED IN THE JOURNAL OF SAID BOARD.

STORM WATER DETENTION/RETENTION FACILITY TABLE:

Table with columns: DETENTION BASIN, HIGH WATER ELEVATION (FT ABOVE MSL), PRE-DEV q1 (cfs), PRE-DEV q1 (cfs), POST-DEV q50 (cfs), REQUIRED STORAGE VOLUME (c.f.).

*NO GRAVITY FLOW STORM DRAINS FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE WILL BE PERMITTED TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM AND/OR EXISTING OR PROPOSED WATERCOURSE BELOW THE HIGH-WATER ELEVATIONS SHOWN IN THE ABOVE TABLE. IF THE BASEMENT FLOOR IS BELOW THE ABOVE STATED ELEVATION, THE BASEMENT SHALL BE PROVIDED WITH A SUMP PUMP WELL AND SUMP PUMP. THE PUMP SHALL BE DISCHARGED ON THE LOT AT OR ABOVE THE ELEVATION STATED ABOVE. A GRAVITY FLOW STORM SYSTEM MAY BE DISCHARGED ON THE LOT AT A POINT WHERE THE OUTLET IS NOT AFFECTED BY FLOODING FROM THE PROPOSED STORM SEWER SYSTEM AND/OR EXISTING OR PROPOSED WATERCOURSE.

ACREAGE SUMMARY:

Table with columns: LOTS, OPEN SPACE, RIGHT OF WAY, TOTAL. Values: 5.4122 ACRES, 7.2639 ACRES, 1.0503 ACRES, 13.7264 ACRES.

SECTION BREAKDOWN:

Table with columns: SECTION 26, SECTION 32, TOTAL. Values: 6.6678 ACRES, 7.0586 ACRES, 13.7264 ACRES.

SEWER EASEMENTS AND THE RIGHT-OF-WAY FOR VALLEY CROSSINGS DRIVE AND FOREST VALLEY DRIVE FOR SEWER EASEMENT PURPOSES ONLY AS SHOWN HEREON, ACCEPTED ON THIS 16th DAY OF June, 2016, A.D., BY FOR, ON BEHALF OF AND IN THE NAME OF THE COUNTY OF HAMILTON AND UNDER THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS BY VIRTUE OF R.C. SECTION 305.30 AND THE RESOLUTION ADOPTED MAY 11, 2011 AND ENTERED IN THE JOURNAL OF SAID BOARD.

APPROVED: Jeffrey W. Alworth, Jr. HAMILTON COUNTY ADMINISTRATOR
APPROVED: Brian R. Johnson, P.E. PROFESSIONAL SURVEYOR #8484 IN THE STATE OF OHIO
APPROVED: Todd Kinskey DIRECTOR PLANNING AND DEVELOPMENT

RETURN ORIGINAL RECORDED RECORD PLAT MYLARS TO THE HAMILTON COUNTY ENGINEER'S SUBDIVISION DEPARTMENT

SURVEYS CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

Signature of Brian R. Johnson, P.E.
BRIAN R. JOHNSON, P.E.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO
5-25-2016



SANITARY SEWER #5944-D

OWNER/DEVELOPER: STONE RIDGE PROPERTY DEVELOPMENT, LLC
ENGINEERS/SURVEYORS: BAYER BECKER
6900 TYLERSVILLE ROAD SUITE A MASON, OHIO 45040
PH: 513-336-6000 FAX: 513-336-9365

STORM WATER DETENTION FACILITY:

THE DEVELOPER OF THIS SUBDIVISION WILL ACCEPT RESPONSIBILITY FOR THE FUNCTIONALITY AND MAINTENANCE OF ALL THE STORM WATER DETENTION AND WATER QUALITY FACILITIES UNTIL THIS SUBDIVISION IS ACCEPTED BY HAMILTON COUNTY.

ONCE THE SUBDIVISION IS ACCEPTED BY THE COUNTY THE HOMEOWNERS ASSOCIATION (HOA) IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DETENTION BASINS WITHIN THE SUBDIVISION. THE MAINTENANCE RESPONSIBILITIES WILL BE TRANSFERRED TO THE PROPORTIONAL DISTRIBUTION OF THE PROPERTY OWNERS WITHIN THE DEVELOPMENT IF THE HOA IS DISSOLVED.

IF THE HOME OWNERS ASSOCIATION (HOA) IS NOT FORMED THE MAINTENANCE RESPONSIBILITIES AND OR REPAIR OF ALL STORM WATER DETENTION AND WATER QUALITY FACILITIES WILL BE THE PROPORTIONAL DISTRIBUTION OF THE PROPERTY OWNERS WITHIN THE DEVELOPMENT ONCE THE SUBDIVISION IS ACCEPTED BY THE COUNTY.

PB 453 PG 24

Vertical sidebar containing: RETURN ORIGINAL RECORDED RECORD PLAT MYLARS TO THE HAMILTON COUNTY ENGINEER'S SUBDIVISION DEPARTMENT; Stone Ridge Estates Section Five Colerain Township Hamilton County, Ohio Record Plat; Bayer Becker logo and contact info; Drawing: 06F160-005 RP5 TITLE; Drawn by: BJR; Checked by: BJR; Issue Date: 02-09-16; Sheet: 1/3.

***** Copy Permitted *****
 Hamilton County Recorder's Office
 Doc # 16-059442 Index P. 1
 011-086-1-0272736 03-33-17 AH \$86,400
 011-086-1-0272736 06-06-17 P. 12

TRANSFERRED
 2016 JUN 21 AM 11:00
 DUSTY RIDGES
 HAMILTON COUNTY AUDITOR

THIS DOCUMENT HAS BEEN
 RECEIVED JUN 21 2016
 HAMILTON COUNTY AUDITOR
 RECORDED IN PLAT BOOK PAGE

CLOSURE:
 North: 455,516.0821' East: 1,356,388.9534'
 Segment# 1: Line
 Course: N27°55'37"E Length: 118.58'
 North: 455,620.8529' East: 1,356,444.4898'
 Segment# 2: Line
 Course: S84°22'29"E Length: 342.02'
 North: 455,587.3274' East: 1,356,784.8627'
 Segment# 3: Line
 Course: S55°38'54"W Length: 460.17'
 North: 455,129.4049' East: 1,356,739.4385'
 Segment# 4: Line
 Course: S60°00'09"W Length: 64.31'
 North: 455,097.2523' East: 1,356,683.7430'
 Segment# 5: Line
 Course: S51°09'54"W Length: 115.32'
 North: 455,024.9375' East: 1,356,593.9139'
 Segment# 6: Curve
 Length: 7.05' Radius: 525.00'
 Delta: 0°46'08" Tangent: 3.52'
 Chord: 7.05' Course: N39°13'10"W
 Course In: S51°09'54"W Course Out: N50°23'45"E
 RP North: 454,695.7206' East: 1,356,184.9625'
 End North: 455,030.3976' East: 1,356,589.4576'
 Segment# 7: Line
 Course: S50°23'45"W Length: 164.66'
 North: 454,925.4301' East: 1,356,462.5925'
 Segment# 8: Line
 Course: N45°55'06"W Length: 152.60'
 North: 455,031.5913' East: 1,356,352.9725'
 Segment# 9: Line
 Course: N66°30'49"W Length: 273.02'
 North: 455,140.3983' East: 1,356,102.5709'
 Segment# 10: Line
 Course: N23°29'11"E Length: 82.41'
 North: 455,215.9811' East: 1,356,135.4138'
 Segment# 11: Line
 Course: N17°03'53"E Length: 140.34'
 North: 455,350.0944' East: 1,356,176.7529'
 Segment# 12: Line
 Course: N29°28'02"E Length: 54.40'
 North: 455,397.4723' East: 1,356,203.4868'
 Segment# 13: Line
 Course: N47°34'35"E Length: 59.47'
 North: 455,437.5911' East: 1,356,247.3862'
 Segment# 14: Line
 Course: N63°36'34"E Length: 120.55'
 North: 455,491.1741' East: 1,356,355.3731'
 Segment# 15: Line
 Course: N53°26'37"E Length: 41.81'
 North: 455,516.0767' East: 1,356,388.9579'
 Perimeter: 2,196.70' Area: 305,543Sq.Ft.
 Error Closure: 0.0070 Course: S39°43'25"E
 Error North: -0.00536 East: 0.00446
 Precision: 1: 313,815.71



RETURN ORIGINAL RECORDED
 RECORD PLAT MYLARS TO THE
 HAMILTON COUNTY ENGINEER'S
 SUBDIVISION DEPARTMENT

LEGEND

- Found 5/8" Iron Pin
- △ Found MAG Nail
- Found Stone
- Set 1" Iron Pin (capped Bayer Becker)
- ◆ Set MAG Spike
- R/W - Ex Right of Way
- P/L - Ex Property Line
- Sanitary Sewer Easement
- Existing Sanitary Sewer Easement
- Public Storm & Private Drainage Easement
- Private Drainage Easement

LOT LINE TABLE

Line	Direction	Dist.
L-1	N27°29'36"W	1.64'
L-2	N27°29'36"W	6.84'
L-3	N03°34'21"W	20.83'
L-4	N03°34'21"W	43.10'

CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	0°46'08"	525.00'	7.05'	N39°13'10"W 7.05'

LOT CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-2	8°36'24"	475.00'	71.35'	S43°54'26"E 71.28'
C-3	1°06'07"	425.00'	8.17'	S47°39'35"E 8.17'
C-4	8°53'41"	425.00'	65.98'	S42°39'41"E 65.91'
C-5	8°53'41"	425.00'	65.98'	S33°46'00"E 65.91'
C-6	8°40'30"	425.00'	64.35'	S24°58'54"E 64.29'
C-7	5°40'31"	40.00'	37.74'	S00°27'51"E 36.36'
C-8	5°30'48"	40.00'	37.09'	S53°07'48"W 35.78'
C-9	5°30'48"	40.00'	37.09'	N73°44'23"W 35.78'
C-10	4°36'08"	40.00'	30.44'	N25°22'25"W 29.71'
C-11	6°22'10"	375.00'	41.69'	N22°39'00"W 41.67'
C-12	1°14'42"	375.00'	86.69'	N32°27'27"W 86.50'
C-13	9°07'50"	375.00'	59.76'	N43°38'43"W 59.70'
C-14	2°04'42"	525.00'	19.04'	N47°10'17"W 19.04'
C-15	6°31'41"	525.00'	59.82'	N42°52'05"W 59.79'

CENTERLINE CURVE TABLE

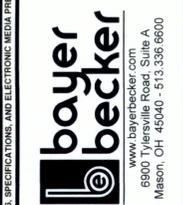
Curve	Delta	Radius	Length	Chord
CL-23	8°36'24"	500.00'	75.11'	N43°54'26"W 75.04'
CL-24	32°40'39"	400.00'	228.13'	S31°52'18"E 225.05'

30-Lots
 510-344-120
 510-370-209
 510-370-18
 510-370-210
 510-370-114

DESCRIPTION ACCEPTABLE
 HAMILTON COUNTY ENGINEER
 Tax Map - 6/21/16
 CAGIS - 6/27/2016

Item	Revision	Description	Date	Chk
1				
2				
3				
4				
5				
6				
7				
8				
9				

STONE RIDGE ESTATES
 SECTION FIVE
 SECTION 26 & 32, TOWN 2, RANGE 1
 COLERAIN TOWNSHIP
 HAMILTON COUNTY, OHIO
 RECORD PLAT



Drawing: 06F160-005 RPS
 Drawn by: BJR
 Checked by: BRJ
 Issue Date: 2-09-16
 Sheet:

Plot time: May 26, 2016 - 7:55am
 Drawing name: J:\2016\06F160-005\VDWG\06F160-005 RPS.dwg - Layout Tab: PG2

PLANNING & ZONING

Department: Planning & Zoning

Department Head: Jenna LeCount, Planning Director

Resolution Declaring Nuisance and Ordering Abatement

Approval of resolution declaring nuisance and ordering abatement

Rationale:

Recommend adoption of a Resolution to remove uncontrolled vegetation and/or refuse at the listed properties. This Resolution is recommended to allow the Trustees to abate and assess properties with the Ohio Revised Code nuisance violations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the 25th day of September, 2018, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Greg Insko, Raj Rajagopal, Dan Unger

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
8758 Venus	510-0062-0013-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills; therefore

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;
2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be

removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Insko _____, Mr. Rajagopal _____, Mr. Unger _____

ADOPTED this 25th day of September, 2018.

BOARD OF TRUSTEES:

Greg Insko, Trustee

Raj Rajagopal, Trustee

Dan Unger, Trustee

ATTEST:

Heather E. Harlow,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 25th day of September, 2018.

Heather E. Harlow
Colerain Township Fiscal Officer