



BEAVERCREEK PLANNING COMMISSION
Regular Meeting – September 2, 2020, 6:00 p.m.

This meeting will be held in the Council Chamber. Social distancing will be observed and it is asked that anyone wishing to attend the meeting in person to please wear a face mask.

Public Comments:

All persons present shall be given an opportunity to be heard on proposed legislation during a public hearing. For those not wishing to appear in person but wish to make a public comment, please feel free to send an email to the Deputy Clerk at: gillaugh@beavercreekohio.gov. Comments must be received by 4:00 p.m., Wednesday, September 2, 2020 to be considered for the meeting. Please be very specific on which legislation you are addressing. Thank you.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. August 5, 2020
- V. PUBLIC HEARINGS
 - A. PC 20-10, Land Use Plan Amendment- BCGolf Limited Partnership
 - B. PUD 88-3 CU 8/20, K9 Centered- Fairfield Plaza
 - C. PC 20-9 ASRA, Resonant Sciences Addition
- VI. SUBDIVISIONS
 - A. S-20-8, The Woods, Sec. 7
- VII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, August 5, 2020

PRESENT: Mr. Hight, Mr. Loftis, Mr. Meyer, Mr. Self

ABSENT: None

Chairman Self called the meeting to order followed by roll call.

Mr. Loftis MOVED approval of the agenda with the addition of VII. Discussion Item B. Bent Creek Woods Architectural Approval. Bent Creek Woods Architectural Approval. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

Mr. Hight MOVED approval of the June 3, 2020 minutes. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

PUBLIC HEARINGS

PC 20-7 ASRA, Swift Coffee Drive-Thru (Withdrawn by applicant.)

PC 20-8, Zoning Code-Chicken Text Amendment

Clerk Gillaugh read the notice of public hearing on an application filed by Rachel O'Leary, 1263 Lomeda Lane, Beavercreek, OH 45434. The applicant requests a Zoning Code Text Amendment to allow chickens in residential districts.

Rachel O'Leary reviewed the language she was proposing, and explained why backyard chickens are more humane and healthy. She showed a list of cities close by and throughout the country that allow backyard chickens. Mrs. O'Leary discussed some common questions and misconceptions about chickens. She reviewed some benefits of having chickens and discussed several facts about chickens.

Mr. Burkett gave some history on the previous discussions that were heard at City Council before regarding keeping chickens in residential districts. He discussed the proposed language, which covered the maximum number of chickens allowed, the lot size requirements, the requirements for coops, and the required authorization. Mr. Burkett provided the Commission with a resolution of approval and denial.

In public input, Michael Berry, 1150 Firewood, said he supported everything the applicant had stated and supported the initiation.

Tammy Heyne Barnes, 3418 Greer Drive, agreed with the applicant. She explained her grandchildren are excited because they want to come over and help when they are able to have chickens.

Lynda Kennedy, 1334 Lomeda Lane, said she fully supported the chicken initiation for the City of Beavercreek.

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Lisa Brock, 1835 Hanes Road, fully supported what the applicant had proposed tonight.

Penelope Smith, 1757 Turnbull Road, fully agreed and supported the backyard chicken proposal. She said her grandson is very excited about getting some chickens.

Todd Brock, 1835 Hanes Road, 100% stands behind what was brought forth and believed it was an awesome presentation. He said this is a way to be self-sufficient. He thought it was a great idea.

Milan Kennedy, 1334 Lomeda Lane, was in full support. He discussed a situation in Europe and how chickens were very useful and helpful. Mr. Kennedy stated he was a farmer for 35 years, and has been around chickens all his life. He said a lot people have misconceptions about chickens, and said having chickens is quite an investment.

Bryan O'Leary, 1263 Lomeda Lane, supported the proposal because it will allow them to be more self-sufficient and it will be better for the environment.

In written input, staff received 18 letter total all in support of the application. Those that sent letters in were Kristin Neal, 1057 Geneva Road; Nanami Nagumo Brewer, 3034 Village Green Drive; Loren Hensley, 4180 Grouse Court; Milan Kennedy, 1334 Lomeda Lane; Lynda Kennedy, 1334 Lomeda Lane; Penelope Smith, 1757 Turnbull Road; Rachel O'Leary, 1263 Lomeda Lane; Bryan O'Leary, 1263 Lomeda Lane; Lori D'Amico, 4199 Ridgecliff Drive; Mary Scott, 395 Tanglewood Drive; Jeffrey Scott, 395 Tanglewood Drive; Sarah Fast, 3737 Wild Bird Circle; Mary Beth Henderson, 3717 Wild Bird Circle; Seth & Lorraine Wagerman, 2782 Big Woods Trail; Pavel Tzonkov, 372 Merrick Drive; Lauren Tzonkov, 372 Merrick Drive; Tammy Heyne Barnes, 3418 Greer Drive; Steve Barnes, 3418 Greer Drive.

There being no further public input, the public hearing was closed.

Mr. Meyer asked where the 15,000 square foot lot requirement came from. Mr. Burkett explained staff looked at the average lot sizes in the City, and based it upon those calculations. He said this was reviewed and added in the 2012 review.

Mr. Loftis liked the idea, but was concerned with this proposal not having the sunset clause. He thought by striking the clause was probably not the best tactic to get it approved by City Council. Mrs. O'Leary explained the main reason she wanted it removed is because it is an investment and they are pets. She believed is as the same as removing a dog from a house, and thought it was somewhat cruel if it terminates in a year.

Mr. Hight said he had the same stance, and thought it should be revisited in three years or the square footage of the lot size should be increased so less lots would be able to have chickens.

Mr. Self said he thought he remembered in one of the previous version there was a requirement that the coop had to be moveable. Mr. Burkett stated in the 2012 proposal, the language specifically prevented it from being moveable. It was removed in the 2016 proposal, and said they are permitted to be moveable as long as the coop meets the setback requirement. Mr. Self thought the issue should come under review in a year or two to see if it is working as well as our applicant is proposing it will be. Mr. Self thought the 15,000 square foot requirement was the lot size requirement for an R-1B lot.

Mr. Hight asked if the review would come through Planning Commission or City Council. Counsel McHugh said it would start with the Commission but would ultimately be approved by City Council.

Mr. Loftis moved to approve PC 20-8 as written. Motion died due to a lack of a second.

Mr. Hight proposed to amend PC 20-8 to add language “(C) *Future Review*. These regulations shall be reviewed in two years by the Planning Commission with recommendation to City Council for modification as deemed appropriate.” Motion was seconded by Mr. Loftis, and PASSED by a roll call vote of 4-0.

Mr. Loftis MOVED to approve PC 20-8 with the amended language. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 3-1. (Meyer)

PC 20-6 ASRA, Dayton-Xenia Marathon Food Mart

Clerk Gillaugh read the notice of public hearing on an application filed by N & G Takhar, 4365 Lisa Drive, Tipp City, OH 45371. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.53 acres of land to construct a 6,868 square foot gas station. The property is located at 3810 Dayton-Xenia Road further described as Book 2, Page11, Parcel 13 on the Greene County Property Tax Atlas.

Mr. Meyer recused himself from this case due to a conflict of interest.

Matt Geddis, 10367 Yellow Locus Lane, Centerville, OH, representing N & G Takhar Oil, stated they are proposing to construct a Marathon gas station with a potential rental on the side of it. He said they have successfully build stores throughout the Dayton area, and all their stores are good clean operations.

Ms. Pereira summarized the staff report dated July 29, 2020, which stated the applicant is requesting to build a 6,900 square foot gas station. She discussed the location of the property, what currently exists on the property, the permitted uses, the ASRA overlay designation, the building elevations and building materials, the building would be a two-tenant building, the access points, the parking requirements, the detention pond area, the landscaping plan, and the signage requirements. Ms. Pereira reviewed several conditions in the resolution, and recommended approval of the case with 21 conditions, requesting the addition of Condition #21 regarding making the piers on the canopy be brick.

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In public input, Shawn McMullen, 1502 S. Central, was concerned with light spill over. He stated he was against it.

Heather McMullen, 1502 S. Central, stated she has lived in Beavercreek all her life and has seen several gas stations come and go. Ms. McMullen said she was against this proposal.

In written input, Diane & Dennis Morris, who live on Shady Lane Drive, stated they were strongly opposed to this request. Miriam & Garry Joseph, who live on North Central Drive, said they strongly disagree with the request.

There being no further public input, the public hearing was closed.

Mr. Loftis asked if there was going to be a left turn out onto Dayton-Xenia Road. Ms. Pereira said yes, and the City Engineer had no concern with it. Mr. Loftis questioned if there was a drive-thru. Ms. Pereira showed where it would be located. Mr. Loftis asked if the City was ok with the type of brick there were proposing for the building. Ms. Pereira said staff did not have an issue with it and they try to keep an open mind as far as the diversity in the brick colors. Mr. Loftis and Ms. Pereira discussed the landscaping requirements and maintenance. Mr. Loftis asked what the hours of operation were. Ms. Pereira explained they will be closing at midnight and opening at 5:00 AM.

Ms. Pereira discussed the condition that was added regarding temporary signage and window signs. Mr. Loftis asked if staff was satisfied with the proposed inlays in the back of the building. Ms. Pereira said they would continue to work with the applicant, but felt the inlays were the best option. Mr. Loftis questioned if staff was comfortable moving forward since the applicant was missing the photometric plan. Ms. Pereira did not feel the photometric plan was a concern because the applicant is fully aware of what is required, and a zoning permit would not be released until that plan has been approved. She explained the back lot is not going to have any lights on it, and the closest house is 270 feet away so she did not anticipate any issues. Mr. Loftis questioned where the digital sign on the canopy would be located. Ms. Pereira explained it would be on the east and west sides only.

Mr. Geddis discussed a photo of one of their gas stations. Mr. Loftis asked if they would have advisements on the pumps. Mr. Geddis explained it is determined by the brand and is dictated by Marathon. He said there is a volume control on them. Mr. Loftis asked for some clarity on the condition. Ms. Pereira explained they would not be able to do the audio advertisement, but could have the screens.

Mr. Hight asked if staff had any concerns with congestion in the neighborhood or going in and out of the gas station. Ms. Pereira believed the people that would go through the neighborhood are those that live in the neighborhood that are visiting the gas station.

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Mr. Hight asked about security concerns. Ms. Pereira said they have not had any issues with gas stations within the City of Beavercreek.

Mr. Self asked if the ground sign was located far enough back that it would not be a line-of-sight issue. Ms. Pereira stated if there were concern, the Engineering Department would review the location to confirm there is not a line-of-sight issue. Mr. Self asked about the list of permitted uses for the building that would be rented out. Ms. Pereira said she did not limit any of the uses because the property is zoned B-2. Mr. Self asked what the drive-thru would be used for. Mr. Geddis explained it is typically referred to as a drive-up and normally what goes out is small items. He said it normally benefits the elderly people and families with children because they do not have to get out of their vehicles. Mr. Self thought it would help to have a row of bushes on the southern end of the pond that is similar to what is on the north side of the pond.

Mr. Loftis asked if the applicant was ok with additional landscaping. Mr. Geddis stated that was fine.

Mr. Loftis MOVED to amend #4 by adding a sentence stating, "An additional row of bushes, that are the same type and caliber as the ones to the north of the detention pond, shall be added along the southern edge of detention pond and shall be shown on the final landscaping plan." and to add Condition #21 stating "The piers that support the canopy must be comprised of brick that matches the building from the base to the top.". Motion was seconded by Mr. Hight, and PASSED by a roll call vote of 3-0.

Mr. Loftis MOVED to approve PC 20-6 ASRA with 21 conditions as amended:

1. The approved plans for this development shall be the plans stamped "Received July 30, 2020", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received July 1, 2020" except where modified herein.
3. The approved building colors shall be similar to those depicted in the photographs stamped "Received July 30, 2020".
 - The rear (north) elevation of the building shall incorporate lighter brick inlays to mimic windows. Final approval of the north elevation shall be given by Planning Department staff prior to the release of a zoning permit.
 - The material within the dormers shall consist of either EIFS, HardiePlank, or similar materials.
4. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit. An additional row of bushes, that are the same type and caliber as the ones to the north of the detention pond, shall be added along the southern edge of detention pond and shall be shown on the final landscaping plan.

5. Prior to the issuance of a zoning permit, all structures including accessory buildings, paved areas and the like shall be completely demolished and removed from the site. A demolition permit shall be required from the City and County prior to any demo work being performed.
6. All existing curb cuts and driveway aprons on Dayton-Xenia Road and N. Central Drive shall be removed and replaced with new curb and gutter. This shall be shown on the final construction drawing, to be reviewed and approved by the Engineering Department prior to the release of the zoning permit.
7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
8. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
9. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
10. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
11. Gutters and downspouts shall be the same color as the abutting surface.
12. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
13. All Signage shall comply with the Zoning Code for B-2 district with the exception of the ground sign. The final location and size of all signs shall be reviewed and approved by the Planning Department prior to the issuance of any sign permits.
 - Raceways shall be prohibited.
 - No temporary signage shall be permitted.
 - The ground sign shall be no larger than 36 square feet per side and no taller than 6.1 feet and shall be constructed with a masonry base to match the materials used to construct the building.
 - Canopy signage as shown in the rendering stamped received "July 30, 2020"

shall only be permitted on the east and west elevations of the canopy.

14. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department.
 - No pole shall be located in the paved area of the parking field.
 - All lights shall be full cut off fixtures.
 - Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
15. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
16. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.
17. No outdoor speakers shall be permitted with the exception of speaker communication between gas pumps and the cashier.
18. The outdoor display of goods or merchandise shall be prohibited with the exception of an ice cooler and propane cage.
19. A certificate of use compliance shall be required prior to the occupancy of the second tenant space. The issuance of the certificate shall be contingent on their being adequate parking for the proposed use, as outlined in the City of Beaver Creek Zoning Code Off Street Parking.
20. A replat shall be required, combining the two properties and specifying a detention easement over the detention pond area, prior to the release of a zoning permit.

The piers that support the canopy must be comprised of brick that matches the building from the base to the top.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 3-0.

SUBDIVISIONS

S-20-5, Violette Plat

Ms. Pereira summarized the staff report dated July 28, 2020, on a request by Kyle Bentley Bioletter, 1653 Stedman Lane, Beaver Creek, OH 45432. The applicant is requesting approval of a final subdivision for 2.2954 acres of land north of the

intersection of Stedman Lane and Dayton-Xenia Road. Staff recommended approval of the case with four conditions.

Mr. Self said the county is wrong on the plan. Mr. Pereira said it is a correction that needs to be made.

Mr. Hight MOVED to approve S-20-5 with 4 conditions:

1. The approved record plan shall be the plan stamped "Received July1, 2020".
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.
4. Park Fees shall be required to be paid prior to the release of the record plan for recording.

Motion was seconded by Mr. Meyer. Motion PASSED by a roll call vote of 4-0.

S-20-6, Alpha School House Plat

Ms. Pereira summarized the staff report dated July 28, 2020, on a request by Mary Lou Hopun, 889 Alpha Road, Beavercreek, OH 45434. The applicant is requesting approval of a final subdivision for approximately 2.8 acres of land at the intersections of Dayton-Xenia Road, Alpha Road, and Whitey Marshall Drive. Staff recommended approval of the case with four lots.

Mr. Loftis asked why they wanted to split this. Ms. Pereira said the applicant bought the property as an investment and she wants to sell the property now. She explained staff worked with her quite a bit of time to figure out a configuration that would work. Mr. Loftis questioned why someone would want to buy something that is not buildable. Ms. Pereira stated it is buildable.

Mr. Self asked if it was still zoned residential. Ms. Pereira said it was and the lots meet the requirements.

Ms. Pereira believed the applicant does know it is not the most attractive lot for a buyer, but she wanted to move forward and it meets all the requirements so there is no reason for staff to recommend denial.

Mr. Loftis MOVED to approve S-20-6 with four conditions:

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1. The approved record plan shall be the plan stamped "Received July 14, 2020".
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.
4. Park fees shall be required to be paid prior to the release of the record plan.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

S-20-7, WesBanco Subdivision

Ms. Pereira summarized the staff report dated July 28, 2020, on a request by Tom Frost, Wesney Construction, 791 Science Blvd., Gahanna, OH 43230. The applicant is requesting approval of a final subdivision for 1.298 acres of land at 1242 North Fairfield Road, currently under construction for the recently approved WesBanco Bank. Staff recommended approval of the case with three conditions.

Mr. Self asked if that easement goes from the northern property line to the southern property line. Ms. Pereria said that was correct.

Mr. Hight MOVED to approve S-20-7 with three conditions:

1. The approved record plan shall be the plan stamped "Received July 2, 2020".
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.

Motion was seconded by Mr. Meyer. Motion PASSED by a roll call vote of 4-0.

DISCUSSION ITEMS

Land Use Plan Amendment- BCGolf Limited Partnership

Mr. McHugh recused himself from this discussion.

Mr. Burkett said this is a proposal to amendment to the Land Use Plan. He stated the Commission recently heard a case for the Land Use Plan update, and staff is anticipating Council will approve the second reading of it at their next regular meeting.

Mr. Burkett discussed the location of the property, and explained what the property is currently designated as on the Land Use Plan. He discussed how a Land Use Plan Amendment is handled and the process. Mr. Burkett stated staff would recommend moving forward with the Land Use Plan amendment request.

Mr. Cosler said what is driving the interest in getting the overall density changed is they would like to move more units to the northern area and then leave more of the woods and buffer area to the south. He stated they are trying to keep things away from the single-family housing. Mr. Cosler explained there has been more of a desire for rental units, and a market study was done that showed there was a demand for these type of units in the area.

Mr. Loftis asked if these would be condos or apartments. Mr. Cosler said it would be apartments, but the market did show there is a desire for a rent to own type situation also. Mr. Loftis questioned if they would ever consider dividing this into two separate areas so the single-family would be protected. Mr. Cosler explained there is 100-foot electric easement to the east, but there were going to try to keep the units as close to the east as possible in the lower section. Mr. Burkett explained this is just to see if there is an interest in potential in doing a Land Use Plan amendment. He stated if this was reviewed and approved, they would have to rezone the property and that is the stage where the buffers and setbacks would be established.

Mr. Self stated the street in the southern portion of the abutting parcel is stubbed currently. He said if this would move forward that street would need to be closed off so it did not go from single-family to multi-family.

Planning Commission agreed to move forward with the Land Use Plan Amendment.

Bent Creek Woods Architectural Approval

Ms. Pereira referred to an aerial map that showed the area of Bent Creek Woods, and said 60 single-family lots were approved there. She explained when the project was approved in April 2005, there was a condition placed on that approval that required that any builder other than J&E, which was the original builder who came in to develop the entire property, would need to get their elevations approved by Planning Commission. Ms. Pereira said J&E is no longer building homes within the development, so JMD who owns the property is selling the lots individually. She stated because of this the Commission most likely is going to have to approve each builder for the remaining 55 lots. Ms. Pereira explained a permit was submitted to the office a couple days ago for Lot #73. R.M. Clemens was the applicant, and they will be building the home. She showed the Commission the types of homes and materials that were approved originally and then the elevations that were included with the permit and a couple of examples of the type of work Mr. Clemens does. Ms. Pereira explained this builder has done a few developments in the City, and staff does feel like what they are proposing is similar to what was intended for this site.

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Mr. Loftis asked if they could repeal the condition so they don't have to continue to keep doing this. Mr. McHugh wanted to look into it to see if it could be modified.

The Commissioners agreed staff could move forward and approve the permit, so the builder could construct the home.

ADJOURNMENT

Mr. Loftis MOVED adjournment at 7:43 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

| | |
|-------------------------------|--|
| Meeting Date: 9-2-2020 | Reference Topic: PC 20-10 Land Use Plan Amendment, BCGolf Limited Partnership |
| Agenda Reference No.: | |

| ACTION REQUESTED | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Disapproval | <input type="checkbox"/> Table |
| <input type="checkbox"/> Review and Comment | <input type="checkbox"/> No Action Requested | <input type="checkbox"/> Other _____ |

Request:

Change the northeastern portion of Vacant Planning Area (VPA) 17 to Medium-Density Residential from its current Low-Density Single-Family Residential classification.

STAFF RECOMMENDATION:

Staff is recommending approval of this requested Land Use Plan Amendment as highlighted in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, approval with conditions, disapproval, or tabling of this application.

Burkett

CITY OF BEAVERCREEK STAFF REPORT

August 27, 2020

PROJECT: Land Use Plan Amendment

CASE NUMBER: PC 20-10 Land Use Plan Amendment-Canterbury Trails

Request:

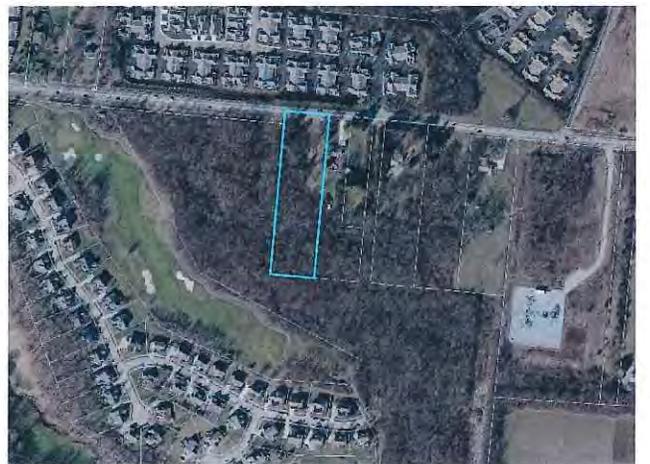
The City received a request to Change the northeastern portion of Vacant Planning Area (VPA) 17 to Medium-Density Residential from its current Low-Density Single-Family Residential classification.

Discussion

The property is located on the south side of New Germany – Trebein Road, east of the golf course, and is currently designated as Low-Density Residential (less than 3.01 dwelling units per acre). However, the current zoning of the property allows for a mixture of medium density residential on the northern 5.861 acres and low density residential on the southern 20.8 acres (“G and G1” on the original concept plan). Overall, this yields a density of 3.63 dwelling units per acre (du/ac) for the 26.7 acre area or a total of 97 units. The proposed Land Use Plan classification change would allow for up to 6 du/ac, or 160 units. In addition, the applicant owns 3 acres just east of the city limits, and is planning to annex this area into the City and propose it to be medium density as well. If included in the PUD, the 30 acre area, at medium density residential, would allow up to 180 units.

The land area in question is currently located within Vacant Planning Area (VPA) 17. The Land Use Plan document states the following for that VPA:

“VPA 17, which is approximately 105 acres, is located along the eastern border of the City, south



3 acres currently in the township

of New Germany-Trebein Road in northeast Beavercreek. The northern and eastern portions contain the Beavercreek Golf Club and adjacent new Medium and Low Density residential development.

VPA 17 is designated for Low Density Residential development. Development in this VPA should be in similar scale and design as the newer homes that have been constructed in the areas immediately adjacent to the golf course.”

If this amendment were to be approved, before any construction could occur (other than what the current zoning allows), any potential applicant would need to rezone the property (which requires one Planning Commission and two City Council meetings) AND get a specific site plan approval (which requires one Planning Commission and one City Council meeting). Based on the language in the VPA (stating development should occur in similar scale and design to adjacent development), staff would only recommend approval of a PUD zoning amendment that concentrated higher density on the northern portion of the 30 acres which abuts New Germany Trebein Road and the multi-family across New Germany Trebein, and lower density on the southern portion (which is in closer proximity to the existing single family), so long as the overall density is not over 6 du/ac. Similarly, staff would only recommend approval of a specific site plan if adequate screening/buffering were able to be provided between the proposed development and the golf course/single family residential neighborhood. The concept plan that was provided by the requestor and sent to Planning Commission for consideration at the August 5th meeting does not meet these conditions, as it shows the units spread out uniformly rather than concentrated.

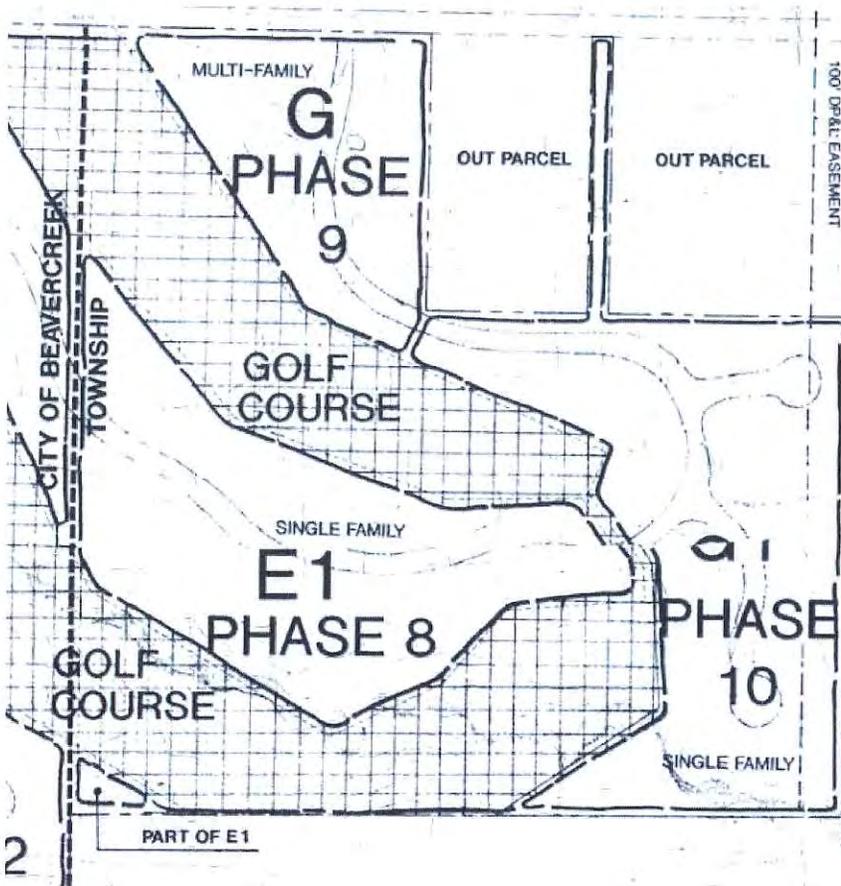
The impacts on traffic and the schools were also a consideration in evaluating this proposed use change, but were not determining factors on staff’s recommendation. The Thoroughfare Plan for the City specifies the impact on schools cannot be a sole reason for approval or disapproval of a project. Historically we have seen that higher density multi-family development typically has far less impact on the school system than a single-family residential development. Similarly, the Institute of Transportation Engineers has determined, within their Trip Generation Model, 8th edition, that the average vehicular trips per day for a single-family residence is 9.57 trips per day as opposed to 5.81 trips per day for multi-family developments.

As Planning Commission may be aware, a recent amendment to the overall Land Use Plan, which began in mid-2019, was approved by City Council on August 10th 2020 (goes into effect September 10). By the time the applicant brought the proposed development to staff for initial discussions, the Land Use Plan 2020 Amendment had already gone through a significant portion of the process. Including any changes to the 2020 plan in the 11th hour would not be in the best interest of the City, and therefore this Land Use Plan Amendment application remained separate, even though there was a very recent overall amendment

RECOMMENDATION

Based on this analysis, coupled with the fact that any development (other than what is permitted by the current zoning of the property) would require a zoning amendment, which will allow the appropriate distribution of density, staff recommends approval of this request.

Concept Plan Approved in 1995



SITE TABULATION DATA

| | ACREAGE | | DENSITY | | |
|---|--------------|------------------------|---------------|------------------------|----|
| | 12/93 | 7/95 | 12/93 | 7/95 | |
| Parcel "A" | 27 | 31.09 | 3.0/ac | 2.0/ac | S |
| Parcel "B" | 24.5 | 19.994 | 6.0/ac | 4.0/ac | S |
| Parcel "B1" | NA | (5.738 is Gorby Tract) | NA | 12.0/ac | M |
| Parcel "C" | 29.5 | 16.704 | 4.0/ac | 2.0/ac | M |
| Parcel "D" | 32 | 27.116 | 10.0/ac | 2.0/ac | M |
| Parcel "D1" | NA | 11.98 | NA | 6.0/ac | SF |
| Parcel "E" | 25 | 10.698 | 3.0/ac | 3.0/ac | SF |
| | NA | 13 | NA | 2.0/ac | M |
| | 15 | NA | township | NA | SF |
| Parcel "E1" | NA | 15 | township | NA | SF |
| Parcel "F" | 25.5 | 34.193 | 3.0/ac | 3.0/ac | SF |
| Parcel "F1" | NA | 10 | NA | 2.0/ac | SF |
| Parcel "G" | 27 | 5.851 | township | 4.0/ac | M |
| Parcel "G1" | NA | 20.8 | township | NA | SF |
| | | 400.0 | | 3.0/ac | SF |
| | | 229.879 | | (5.738 is Gorby Tract) | |
| Golf Course (CITY) | 182 | 188.451 | | | |
| TOTAL ACREAGE | 410.5 | 418.33 | 2.5/ac | 2.5/ac | |
| VARNER TRACT #1 | | 5.0 AC | | 4.0 DU / AC | |
| VARNER TRACT #2 | | 5.3 AC | | 7.5 DU / AC | |
| TOTAL ACREAGE (VARNER) | | 10.3 AC | | | |
| TOTAL ACREAGE TO BE RE-ZONED = 428.6 | | | | | |

SINGLE FAMILY MULTI-FAMILY TC

| JMD DEVELOPMENT TOTALS | 12/93 | 7/95 | 12/93 | 7/95 |
|------------------------|-------|------|-------|------|
| | 424 | 435 | 546 | 600 |

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
September 2, 2020

RE: PC 20-10 Land Use
Plan Amendment

WHEREAS, the City of Beavercreek Planning Commission has determined it necessary to amend the Land Use Plan in accordance with §158.171(D)(1) of the City of Beavercreek Zoning Code and in accordance with Ordinance No. 20-15; and

WHEREAS, public hearing was held on September 2, 2020 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beavercreek City Council:

SECTION I

The City of Beavercreek Planning Commission recommends to City Council adoption of the amendment to the Land Use Plan as depicted Exhibit A.

SECTION II

1. The area highlighted in Exhibit A shall be reclassified to Medium Density Residential (up to 6.01 dwelling units per acre)

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED:

VOTING FOR ADOPTION:

ABSENT:

Chairman

Attest:

PC 20-10 Land Use Plan Amendment

Exhibit A

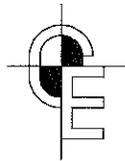
2020 Land Use Plan



Change from Low Density Residential to Medium Density Residential



Proposed Change



Cosler Engineering, LLC
Civil Engineering • Land Surveying

545 Hilltop Road
Beavercreek Twp. OH 45385
Tele (937) 426-9913
mcosler@sbcglobal.net

July 30, 2020

Mr. Randall F. Burkett
Planning and Development Director
City of Beavercreek
1368 Research Park Drive
Beavercreek OH 45432

SUBJECT: Request for Land Use Plan Amendment (LUP)
East 30 acres of LUP Vacant Planning Area 17

Dear Mr. Burkett:

Our client is BCGolf Limited Partnership, owner of said 30 acres. BCGolf respectfully requests the City of Beavercreek Planning Commission consider a Land Use Plan Amendment, for the above reference property. The amendment would for an overall medium density (up to 6.01 du/ac). The overall density of the 30 acres would be limited to a total of 181 residential units.

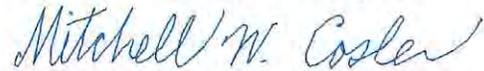
A market analysis of the housing potential for this property was performed for BCGolf. This analysis concluded that with "the appealing site location, positive demographic trends and current market conditions" a market exists for a mixed-use housing development for this number of residential units. Several considerations supporting the change in density are listed below.

1. Rent affordability is a major factor in development. To balance affordability with the increases in construction and development costs developers have increased density slightly. A historical density of 8–8.5 has moved toward a density of 10. For example, the Waterford complex in Centerville, which opened in 2017, has a density of 9.92 units per acre.
2. There has been a significant change in the nature of/attitude towards housing vs. renting in the area since the land use plan for the area was originally put together in 1994/95.
3. The size, location, and geographic conditions present on the land present a unique opportunity to build an upscale apartment complex that will accommodate the growing population of Beavercreek.
4. With the expansions of WPAFB and the Indu and Raj Soin Medical Center, young professionals whose positions may be more transient in nature will be looking for upscale apartment lifestyles without the complications of ownership.
5. We have a market study that shows there is currently a high occupancy rate for upscale apartments.
6. People are working from home and need a home office more now.

7. The geographic footprint for a one story is the same as a two/three story.
8. We do not believe the project will create over saturation in the area based on our recent market analysis report.

Please let us know if you have any questions or need any additional.

Sincerely yours,
COSLER ENGINEERING, LLC



Mitchell W. Cosler, P.E., P.S.

Copy to: BCGolf Limited Partnership
Cosler project #5073

File: MITCH-PC3-d:\Civil 3D Projects\5073\Correspondence\Beavercreek Planning request for Land Use Plan Amendment.docx

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

| | |
|--|--|
| Meeting Date: September 2, 2020 | Reference Topic: PUD 88-3 CU 8/20 |
| Agenda Reference No.: | K9 Centered- Fairfield Plaza |

| ACTION REQUESTED | | |
|---|--|---|
| <input type="checkbox"/> Approval | <input type="checkbox"/> Disapproval | <input checked="" type="checkbox"/> Table |
| <input type="checkbox"/> Review and Comment | <input type="checkbox"/> No Action Requested | <input type="checkbox"/> Other _____ |

STAFF RECOMMENDATION:

Staff requests that this case be tabled indefinitely.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, approval with conditions, disapproval, or tabling of this application.

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

| | |
|--|--------------------------------------|
| Meeting Date: September 2, 2020 | Reference Topic: PC 20-9 ASRA |
| Agenda Reference No.: | Resonant Sciences Addition |

| ACTION REQUESTED | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Disapproval | <input type="checkbox"/> Table |
| <input type="checkbox"/> Review and Comment | <input type="checkbox"/> No Action Requested | <input type="checkbox"/> Other _____ |

REQUEST BY APPLICANT:

The applicant is requesting Administrative Site Plan Review Approval (ASRA) to allow for the construction of an approximately 12,000 square foot addition to the existing office and laboratory at 4085 Executive Drive.

STAFF RECOMMENDATION:

Staff is recommending approval of this ASRA as outlined in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, approval with conditions, disapproval, or tabling of this application.

Pereira

CITY OF BEAVERCREEK STAFF REPORT

August 25, 2020

PROJECT: Resonant Sciences Addition

CASE NO.: PC 20-9 ASRA

APPLICANT: James Connell
3650 Somerset Drive
Beavercreek OH 45431



REQUEST

The applicant is requesting Administrative Site Plan Review Approval (ASRA) to allow for the construction of an approximately 12,000 square foot addition to the existing office and laboratory at 4085 Executive Drive.

ANALYSIS

This property was included within a PDA (Planned Development Area) overlay district with a recent update of the City's Land Use Plan. The original building was constructed prior to the update, and did not require ASRA approval. Because the area is now a PDA, this addition is subject to the ASRA process. This involves two public hearings, with Planning Commission making a recommendation to City Council, and City Council making a decision for or against approval.

Existing Conditions

The property at 4085 Executive Drive is an approximately 2 acre lot on the south side of Executive Drive within the Apple Valley Business Park. It currently contains a 12,000 square foot office and research lab as well as an adequately sized parking lot that was constructed in 2007.



Zoning and Surrounding Uses

The property is currently zoned RP-1, Research Park, and will remain as such. An office and laboratory are permitted uses within the RP-1 zoning district. The surrounding uses are as follows:

| Direction | Surrounding Zoning | Surrounding Use |
|-----------|--------------------|-----------------|
| North | ORP-1 | Office building |
| South | I-1 | Vacant |
| East | RP-1 | Office/Research |
| West | ORP-1 | Office |

Building Setbacks and Buffers

In RP-1 zoning districts, the minimum yard requirements are as follows:

| Yard Requirements | |
|-------------------|----------------------------------|
| Front Yard | 50 feet from property line |
| Rear Yard | 40 feet from rear property line. |
| Side Yard | 20 feet on each side. |

As shown in the attached plans, the proposed addition extends directly off the back of the existing building, maintaining all required setbacks.

Building Design

As shown in the attached color elevations, the addition will double the size of the existing building and is proposed to be constructed entirely of a brick that matches the existing red brick on the building. The addition will be approximately 20 feet tall, about 1.3 feet taller than the existing building at its highest point.

Transportation Improvements and Parking

As noted on the proposed site plan, the applicant is proposing to expand the existing parking lot in order to accommodate an additional 25 parking spaces. The zoning code does not specify a parking requirement for research labs with offices but the building will have 16 offices and a 25 employees total once the addition is completed. The provided 44 parking spaces are more than sufficient to accommodate this building expansion.

Screening, Landscaping and Open Space

The applicant plans to install trees in the proposed landscape islands as well as trees along the rear of the new addition. Shrubs shall be located around the base of the building and a condition of approval will require that any mechanical equipment be screened with additional landscaping.

Stormwater Management

The City Engineer has no concerns with the application at this time. All stormwater detention calculations and detention plans shall be reviewed and approved by the Engineering Department prior to the release of a zoning permit for this site.

Lighting

The applicant plans to continue the use of LED wall-pack lighting for the proposed addition. A condition of approval will require that the lights be full cut off fixtures to avoid light spill over into adjacent properties.

Recommendation

Based on the analysis, staff is recommending approval of this request as outlined in the attached resolution.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
September 2, 2020

RE: PC 20-9 Resonant Sciences
Addition ASRA

WHEREAS, James Connell, Agent for the Owner, 3650 Somerset Drive, Beavercreek, Ohio, 45431, has filed an application requesting approval of an ASRA Detailed Site Plan for the Resonant Sciences Addition to be located at 4085 Executive Drive; and

WHEREAS, public hearing was held on September 2, 2020 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this ASRA Detailed Site Plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this ASRA Detailed Site Plan.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beavercreek City Council:

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this ASRA Detailed Site Plan for the Resonant Sciences addition with the following conditions and requirements.

SECTION II

1. The approved plans for this development shall be the plans stamped "Received August 26, 2020", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received August 5, 2020" except where modified herein.

3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
6. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
7. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
8. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
9. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. All light fixtures shall be full cut off fixtures.
10. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
11. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED:

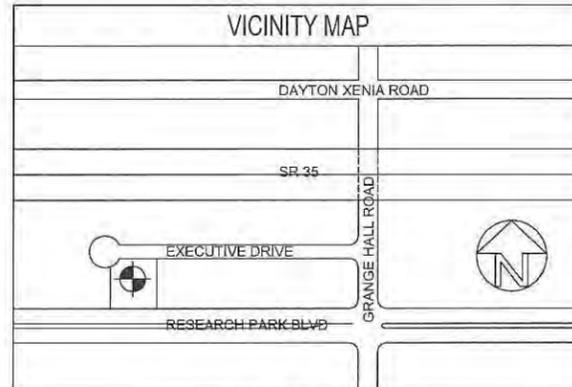
VOTING FOR ADOPTION:

RECUSED:

ABSENT:

Chairman

Attest:



GENERAL NOTES

1. WORK SHALL CONFORM TO THE GOVERNING RULES, REGULATIONS AND CODE REQUIREMENTS SET FORTH BY GREENE COUNTY AND THE STATE OF OHIO.
2. ALL DIMENSIONS ARE FROM EDGE OF STUD TO EDGE OF STUD UNLESS NOTED OTHERWISE. NOTED.
3. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM ALL WORK SHOWN AS VISIBLE. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
4. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED WITHIN DOCUMENTS, WHETHER IN CONTRACT OR NOT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
5. THE CONTRACTOR SHALL MAINTAIN FOR THE DURATION OF THE PROJECT ALL EXITS, EXIT LIGHTS AND FIRE PROTECTION IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.
6. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY FIRE MARSHALL AND/OR LOCAL AUTHORITIES.
7. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN ALL DRAWINGS. IN CASE OF CONFLICT NOTIFY THE ARCHITECT IMMEDIATELY.
8. CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL DIMENSIONS.
9. DESIGN, FIXTURES, & MOUNTING HEIGHTS COMPLY WITH ACCESSIBILITY STANDARDS ESTABLISHED IN OBC CHAPTER 11

CODE NOTES

PROJECT DESCRIPTION: ADDITION OF LABORATORY TO EXISTING OFFICE AND LABORATORY BUILDING. COMPANY DESIGNS AND TESTS ANTENNAS, RADOMES, AND COMPOSITE STRUCTURES FOR THE AERONAUTICS INDUSTRY. NO HAZARDOUS CHEMICALS USED IN NEW LABORATORY. ADDITION TO INCLUDE NEW MEN AND WOMEN'S TOILET INSIDE FUTURE OFFICE AREA. EXISTING BUILDING AND NEW BUILDING ARE NOT SPRINKLERED.

CONSTRUCTION TYPE: IB, NON-SPRINKLERED
 NEW CONSTRUCTION TYPE: IB, NON-SPRINKLERED
 USE GROUP: B, NO CHANGE

EXISTING BUILDING AREA: 12,000 SF
 PROPOSED ADDITION: 12,083 SF + 2,500 SF MEZZANINE = 14,583 SF
 TOTAL BUILDING AREA: 26,583 SF

ALLOWABLE AREA WITH INCREASE FOR FRONTAGE: $A = A_1 + (NS \times I)$
 $A = 23,000 + (23,000 \times 0.75) = 41,250$
 $A = 23,000 + (23,000 \times 0.441) = 34,143$
 $A = 23,000 + (23,000 \times 0.39) = 32,070$
 ALLOWABLE AREA: 31,870 SF

OPENINGS ON EAST EXTERIOR WALL ELEVATION WITH 16.5' CLEARANCE TO PROPERTY LINE:
 TOTAL ELEVATIONS AREA: 4,284 SF
 TOTAL SF OF OPENINGS: 129 SF
 $129 / 4,284 = 3\%$ OF WALL ELEVATION AREA
 ALLOWABLE OPENINGS FOR EAST WALL ELEVATION 25% X 4,284 SF = 1,069 SF

ADDITION OCCUPANTS CODE CALCULATION:
 OFFICES 2,500 / 100 = 25 OCCUPANTS
 LABORATORY 9100 / 500 = 18 OCCUPANTS

ADDITION OCCUPANTS TOTAL: 47 OCCUPANTS

PROPOSED OCCUPANTS ACTUAL TOTAL FOR ADDITION:
 [OFFICES ARE DESIGNED FOR 19 OCCUPANTS; LABORATORY WILL HAVE 2 OCCUPANTS IN ADDITION TO PERSONS FROM THE OFFICES WORKING IN THE LABORATORY; MEZZANINE WILL HAVE NO ADDITIONAL OCCUPANTS; IN ADDITION TO PERSONS FROM THE OFFICES OR LABORATORY BELOW, FOR A TOTAL OF 21 OCCUPANTS.]

REQUIRED TOILETS: 47 / 2 = 24.50 MALE AND 24.50 FEMALE = 1 MALE AND 1 FEMALE TOILET
 REQUIRED LAVATORIES: 24 / 80 = 1 MALE AND 1 FEMALE LAVATORY

PROPOSED TOILETS: 2 MALE (1 URINAL, 1 TOILET) AND 2 FEMALE TOILETS
 PROPOSED LAVATORIES: 1 NEW MALE AND ONE NEW FEMALE LAVATORY

DRINKING FOUNTAIN: 1 H-L.O IS PROVIDED
 REQUIRED MOP SINK: 1; 1 NEW MOP SINK IS PROPOSED

REQUIRED EXITS: 2; 5 EXITS PROVIDED IN NEW ADDITION

MAXIMUM TRAVEL DISTANCE: 181 LESS THAN 250'

SHEET INDEX

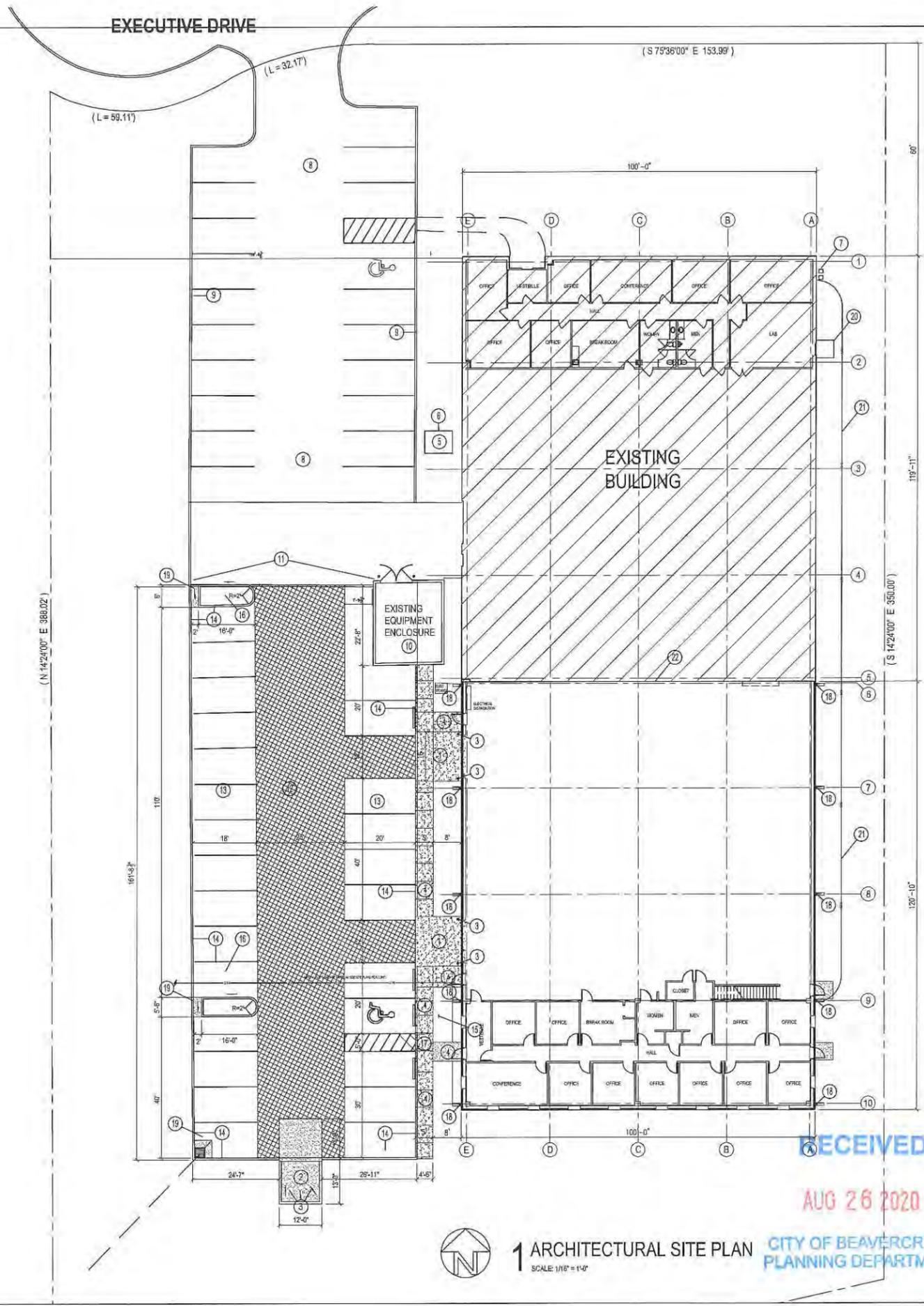
| | | | |
|------|--|------|---|
| T100 | TITLE SHEET, SITE PLAN, CODE NOTES, VICINITY MAP | A303 | WALL SECTIONS |
| C1 | COVER SHEET-CIVIL | A304 | WALL SECTIONS |
| C2 | SITE AND GRADING PLAN | A305 | WALL SECTIONS |
| C3 | EROSION CONTROL PLAN | P1 | SCHEMATIC PLUMBING PLAN |
| A100 | FOUNDATION PLAN, DETAILS, AND NOTES | P2 | GAS PIPING ISOMETRIC |
| A101 | FIRST FLOOR PLAN, SCHEDULES, AND NOTES | M1 | SCHEMATIC MECHANICAL PLAN |
| A102 | MEZZANINE FLOOR PLAN WITH LIGHTING, AND NOTES | E1 | 1ST FLOOR LIGHTING AND POWER PLANS |
| A103 | REFLECTED CEILING PLAN AND NOTES | E2 | MEZZANINE LIGHTING AND POWER PLANS |
| A104 | ROOF PLAN AND NOTES | E3 | ELECTRICAL DISTRIBUTION DIAGRAM, SCHEDULES, PANEL SCHEDULES |
| A200 | EXTERIOR ELEVATIONS | | |
| A300 | BUILDING CROSS SECTION | | |
| A301 | BUILDING CROSS SECTION | | |
| A302 | WALL SECTIONS | | |

DRAWING NOTES:

1. NEW 6" 4000 PSI CONCRETE APRON
2. NEW 6" 4000 PSI CONCRETE DUMPSTER PAD
3. NEW 6" DIA. CONCRETE FILLED STEEL BOLLARD; 3' BURY, 4' EXPOSED; YELLOW PLASTIC COVER
4. NEW 4" 4000 PSI CONCRETE WALK
5. EXISTING TRANSFORMER TO REMAIN
6. EXISTING TRANSFORMER ENCLOSURE TO REMAIN
7. EXISTING GAS SERVICE AND METER TO REMAIN
8. EXISTING ASPHALT DRIVEWAY TO REMAIN
9. EXISTING CONCRETE CURB TO REMAIN
10. EXISTING EQUIPMENT ENCLOSURE TO REMAIN
11. REMOVE EXISTING CURB; JOIN NEW PAVING TO EXISTING PAVING
12. HEAVY DUTY PAVING: 2" ASPHALT TOPPING, 2" ASPHALT BASE, 10" COMPACTED 304 STONE BASE; GEOTECH FABRIC BELOW GRAVEL ON COMPACTED DIRT SUB-BASE
13. STANDARD DUTY PAVING: 1 1/2" ASPHALT TOPPING, 1 1/2" ASPHALT BASE, 8" COMPACTED 304 STONE BASE; GEOTECH FABRIC BELOW GRAVEL ON COMPACTED DIRT SUB-BASE
14. NEW 6" X 18" CONCRETE BARRIER CURB
15. HANDICAP PARKING SIGN
16. BRADFORD PEAR TREE TO MATCH EXISTING PLANTINGS
17. HANDICAP SIDEWALK ACCESS
18. 6" DOWNSPOUT DISCHARGE TO SPLASH-BLOCK AT GRADE
19. 4" 4000 PSI CONCRETE DRAINWAY
20. EXISTING 5' X 5' X 4" CONCRETE PAD AT DOOR TO REMAIN
21. NEW UNDERGROUND GAS LINE TO ADDITION
22. EXISTING 2 HR RATED CMU WALL TO REMAIN

DESIGN STRUCTURAL LOADS

FLOOR LIVE LOAD FOR MEZZANINE OFFICES: 100 PSF
 FLOOR LIVE LOAD FOR BUILDING SLAB: 250 PSF
 ROOF LIVE LOAD: 25 PSF
 GROUND SNOW LOAD: 20 PSF
 WIND SPEED DESIGN: 115 MPH, WIND EXPOSURE 'B', CATEGORY II
 SEISMIC DESIGN CATEGORY: II
 SEISMIC DESIGN SITE CLASSIFICATION: B
 SOIL BEARING VALUE: 3000 PSF SOILS
 FLOOD DESIGN DATA: NOT APPLICABLE
 SPECIAL LOADING: NOT APPLICABLE



RECEIVED
 AUG 26 2020
 CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

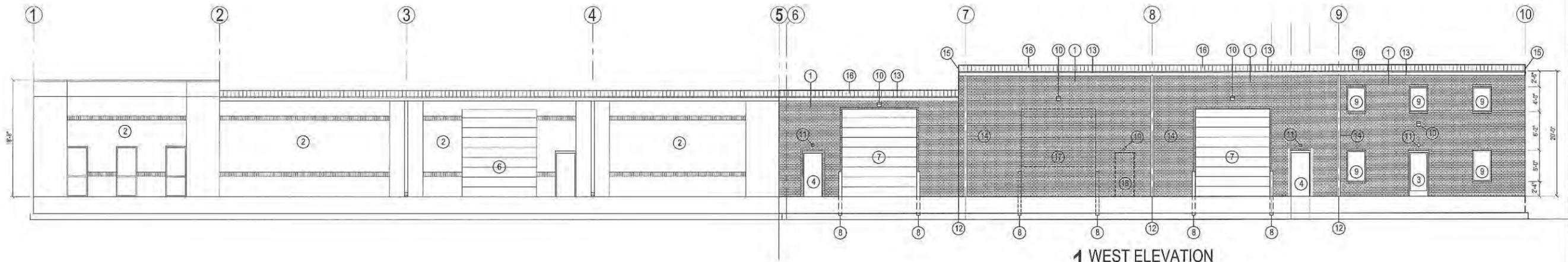
3650 Somerset Drive
 Dayton, Ohio 45431
 937-673-6554
J.D. CONNELL
 General Contractor
 8-19-20 REVISED TITLEBLOCK
 8-26-20 ADDED OFFICE LAYOUTS

- LABORATORY AND OFFICES ADDITION TO -
RESONANT SCIENCES LLC
 4085 EXECUTIVE DRIVE
 BEAVERCREEK, GREENE COUNTY, OHIO 45430

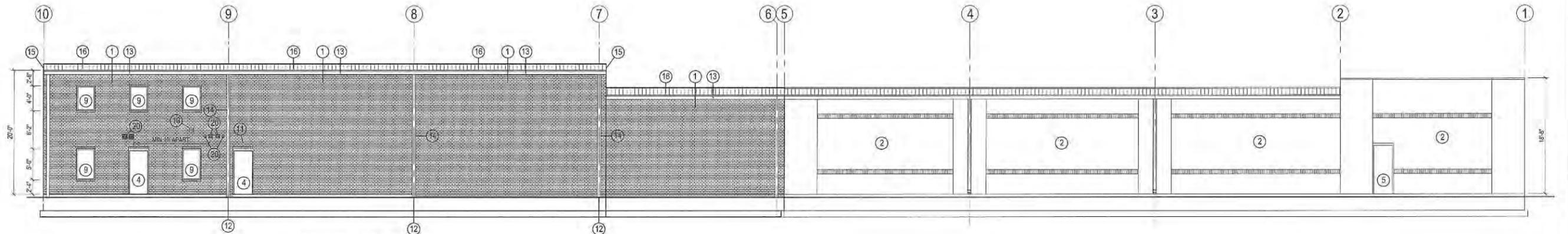
3959 Rexford Road
 Dayton, Ohio 45430
 937-558-2850
 WWW.SNIDERARCHITECTURE.COM

SNIDER
 ARCHITECTURE

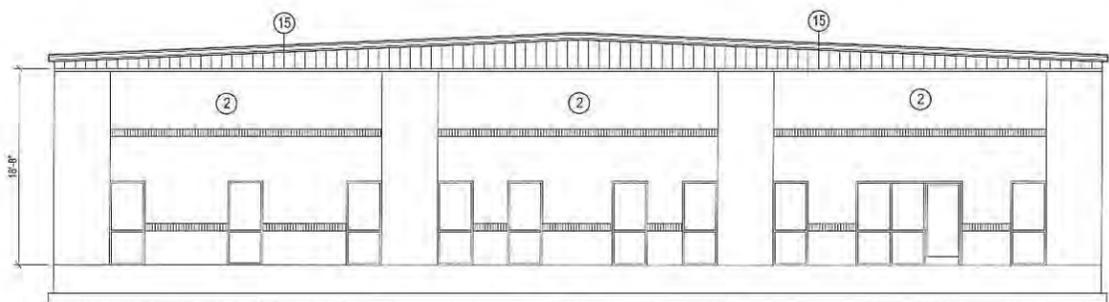
7-21-20
T100



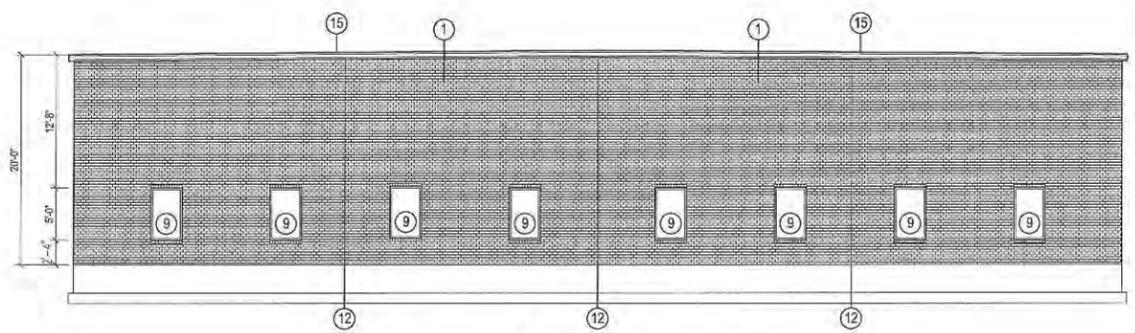
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING NOTES:

- | | | |
|--|--|--|
| 1 NEW BRICK VENEER | 7 NEW 12' X 14' INSULATED STEEL OVERHEAD DOOR TO REMAIN | 14 NEW STEEL DOWNSPOUT BY KIRBY BUILDINGS |
| 2 EXISTING BRICK VENEER TO REMAIN | 8 NEW 6" DIA. PIPE BOLLARD W/ PLASTIC COVER | 15 NEW STEEL RAKE AND FLASHING BY KIRBY BUILDINGS |
| 3 NEW MEDIUM STYLE STOREFRONT ENTRY DOOR | 9 NEW FIXED STOREFRONT WINDOW WITH LOW-E INSULATED GLASS | 16 NEW STANDING SEAM ROOF BY KIRBY BUILDINGS INSTALLED PER MANUFACTURER'S RECOMMENDATION |
| 4 NEW STEEL ENTRY DOOR | 10 LED WALL-PACK EXTERIOR LIGHT FIXTURE | 17 FUTURE OVERHEAD DOOR, PROVIDE FRAMED OPENING TO BE CONCEALED IN WALL; FURNISH AND INSTALL BRICK LINTEL DURING CONSTRUCTION NOW |
| 5 EXISTING STEEL ENTRY DOOR | 11 REMOTE EXIT LIGHT FIXTURE HEAD | 18 FUTURE PERSONNEL DOOR; PROVIDE FRAMED OPENING TO BE CONCEALED IN WALL; FURNISH AND INSTALL BRICK LINTEL DURING CONSTRUCTION NOW |
| 6 EXISTING 12' X 14' INSULATED STEEL OVERHEAD DOOR TO REMAIN | 12 1/2" FULL HEIGHT MASONRY CONTROL JOINT AT COLUMN LINE | 19 FUTURE REMOTE EXIT LIGHT TO BE INSTALLED WITH DOOR AND EXIT SIGN IN THE FUTURE |
| | 13 NEW STEEL GUTTER BY KIRBY BUILDINGS | |

- | |
|----------------------------|
| 20 FRESH AIR INTAKE LOUVER |
| 21 EXHAUST LOUVER |
| 22 FURNACE VENT/INTAKE |

RECEIVED

AUG 05 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

J.D. CONNELL
General Contractor
3650 Sawmill Pike
Dayton, OH 45424
937-672-6554

SHELL ADDITION TO-
RESONANT SCIENCES LLC
4085 EXECUTIVE DRIVE
BEAVERCREEK, GREENE COUNTY, OHIO 45430

MARIKA SNIDER AIA
AIA #12652
DECEMBER 31, 2020

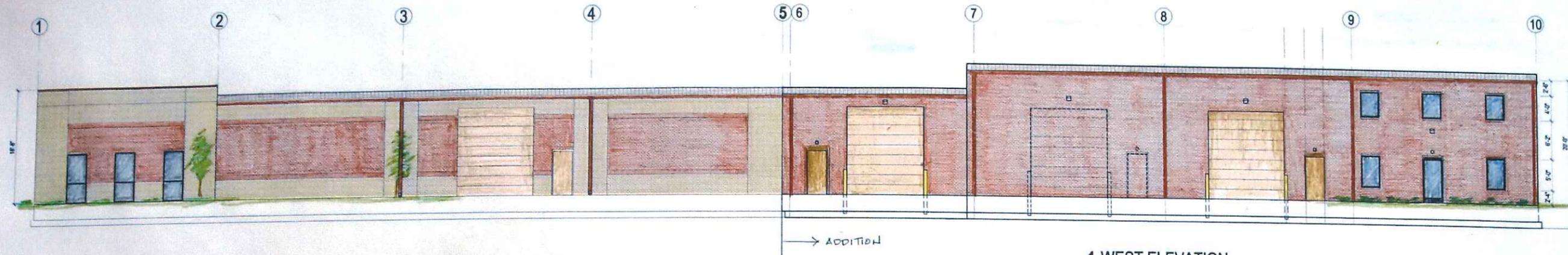


3959 Rexford Road
Dayton, Ohio 45430
937-558-2850
WWW.SNIDERARCHITECTURE.COM

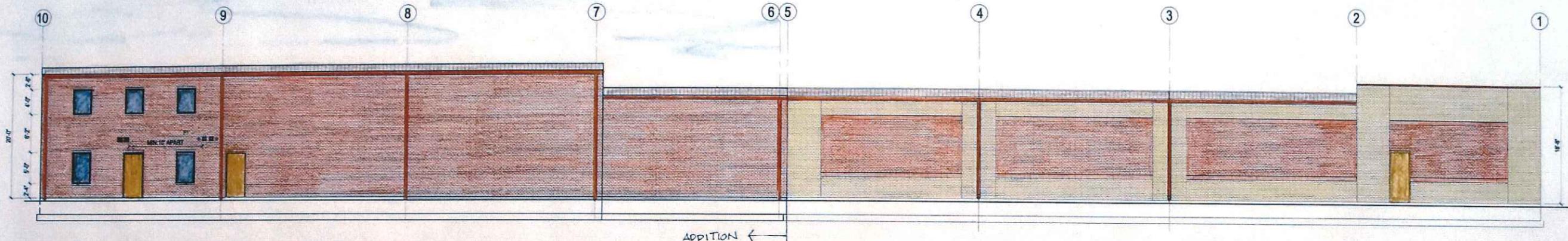
SNIDER
ARCHITECTURE

7-21-20

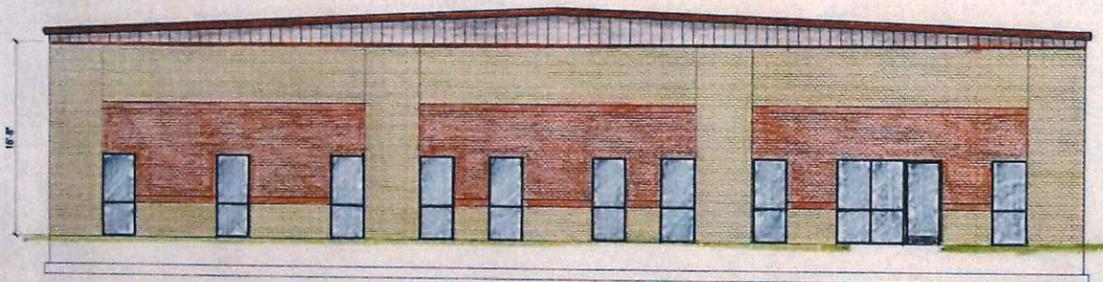
A200



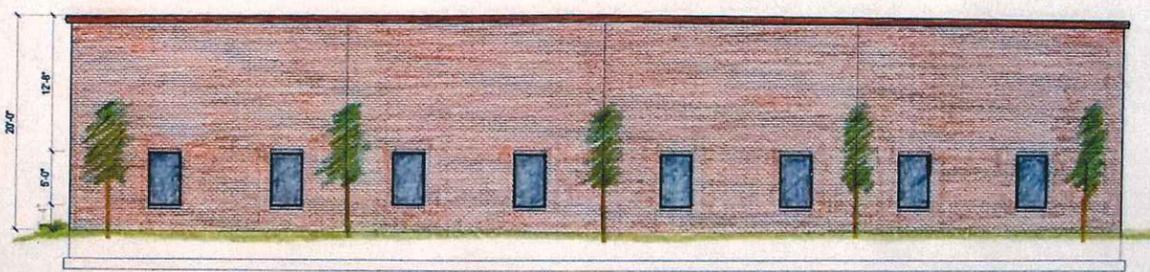
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

J.D. CONNELL
General Contractor
3650 Sunnset Drive
Dayton, Ohio 45438
937-479-6354

SHELL ADDITION TO
RESONANT SCIENCES LLC
4085 EXECUTIVE DRIVE
BEAVERCREEK, GREENE COUNTY, OHIO 45430

MARIKA SNIDER AIA
A.I.A. #12652
DECEMBER 21, 2020



3959 Rexford Road
Dayton, Ohio 45430
937-558-2850
WWW.SNIDERARCHITECTURE.COM

SNIDER
ARCHITECTURE

RECEIVED

AUG 05 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

7-21-20

A200

August 26, 2020

**STAFF REPORT
FINAL SUBDIVISION
THE WOODS, SECTION 7
CASE NO. S 20-8**

APPLICANT: Michael Anderson
Van Atta Engineering
570 Congress Park Drive
Dayton OH 45459

NATURE OF REQUEST

The applicant is requesting approval of a final subdivision to divide 4.8235 acres in to 18 lots that will comprise Section 7 of The Woods.

I. DISCUSSION

The site plan for Section 6 of The Woods was originally approved in 1999, and at that time, contained 40 buildable lots. That original plan was incidentally modified in September of 2018 and reduced to 35 buildable lots. The applicant made the decision to split the original Section 6 into two separate sections. The revised Section 6 was approved by the Planning Commission in September of 2018. This subdivision request is for the remaining 18 lots.



Section 7 will contain 16 buildable lots ranging in size from approximately 0.19 acres to 0.31 acres. The majority of the lots will be slightly larger than the original 1999 approval. The remaining lots, 174 and 175, will be a non-buildable common that will contain the detention pond, and the road. All streets within the Woods development are private.

All lots within the Woods are required to pay a per lot impact fee that will be collected prior to the release of the record plan. Park fees may also be required.

Comments were received from the various area agencies, utilities, and city departments commonly included in reviewing proposed plans during the record plan review process. The applicant has received approval or conditional approval from all entities that submitted comments. Those comments will need to be addressed prior to the release of the record plan.

II. RECOMMENDATION

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan:

1. The approved record plan shall be the plan stamped "Received August 24, 2020," except as modified below.
2. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineering Department, Greene County Auditor, public utility providers, and the Beavercreek Township Fire Department shall be addressed and satisfied prior to release of the record plan for recording.
3. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
4. Impact fees must be paid prior to the release of the record plan for recording.
5. Park fees may be required prior to the release of the record plan for recording.

C:\Users\pamg\Documents\WORKFROMHOME\Woods Beaver Creek Sec 7\THE WOODS SECTION 7 RP.DWG, AUG 21, 2020 - 10:47:39

DEDICATION AND EASEMENTS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

THE TEMPORARY TURNAROUND EASEMENTS SET FORTH ON THE WITHIN PLAT WILL BE SUPERSEDED UPON THE RECORDING OF A PLAT OF DEDICATION OF ROADWAYS AT WHICH TIME SUCH EXISTING TURNAROUND EASEMENTS SHALL BE EXTINGUISHED.

OWNER: DESARROLLO, INC.
A TENNESSEE CORPORATION

BY: _____

STATE OF _____, COUNTY OF _____, S.S.
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2020,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY CAME DESARROLLO, INC., A TENNESSEE
CORPORATION BY _____ ITS _____, TO ME KNOWN
AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN
PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES
ON DATE ABOVE

OWNERS STATEMENT:

_____, BEING DULY SWORN, SAYS THAT ALL
PERSONS OR CORPORATIONS OR PARTNERSHIPS TO THE BEST OF
HIS/HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS
OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

BY: _____

STATE OF _____, COUNTY OF _____, S.S.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES
ON DATE ABOVE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN
ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37
STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED
CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER
MY DIRECT SUPERVISION, BASED ON FIELDWORK IN JUNE 12, 2018.
ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET
AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON
PINS TO BE SET AT ALL LOT CORNERS.

VAN ATTA ENGINEERING, INC.

JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR NO. 7354

DATE



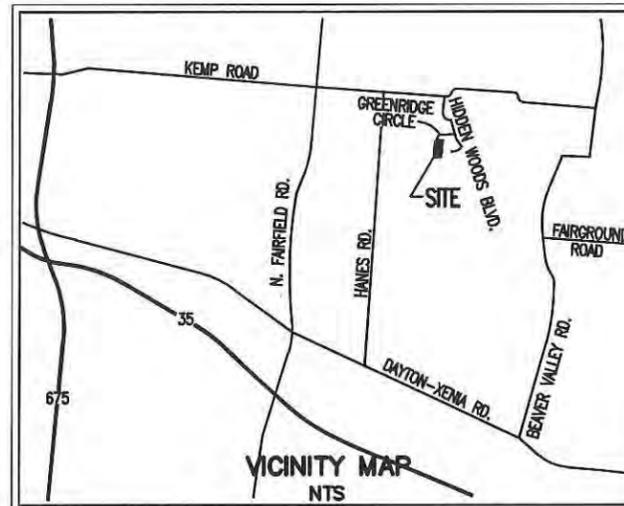
RECORD PLAN THE WOODS SECTION SEVEN

LOCATED IN
SECTION 28, TOWN 3, RANGE 7 M.Rs.
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO
CONTAINING: 4.8235 ACRES
AUGUST, 2020

PREPARED BY:



VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



| | |
|--------------------------------|----------------|
| 22 LOTS - LOTS 158 THROUGH 175 | |
| 16 LOTS | = 3.3202 ACRES |
| 1 COMMON OPEN SPACE LOTS | = 1.1595 ACRES |
| 1 PRIVATE R/W LOT | = 0.3438 ACRES |
| TOTAL | = 4.8235 ACRES |

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 4.8235 ACRES,
BEING PART OF A 8.3446 ACRE TRACT AS CONVEYED TO
DESARROLLO, INC. BY I.R. 2018019368, OF THE OFFICIAL
RECORDS OF GREENE COUNTY, OHIO.

ACCEPTANCE AND APPROVAL:

DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR STREET
PURPOSES, THE DEDICATION OF SANITARY SEWER, STORM
SEWERS AND WATER MAINS AND APPURTENANCES AND THE
RESERVATION OF THE EASEMENTS ON WHICH THE SANITARY
SEWERS, STORM SEWERS AND WATER MAINS ARE INSTALLED IS
HEREBY ACCEPTED ON THIS ____ DAY OF _____,
2019 BY THE BOARD OF COUNTY COMMISSIONERS OF GREENE
COUNTY, OHIO.

COMMISSIONER _____ DATE _____

COMMISSIONER _____ DATE _____

COMMISSIONER _____ DATE _____

THIS PLAT APPROVED BY THE GREENE COUNTY, OHIO,
SANITARY ENGINEER

THIS _____, DAY OF _____, 2020

SANITARY ENGINEER _____

APPROVALS:

THIS PLAT APPROVED BY THE CITY OF BEAVERCREEK, OHIO
THIS _____, DAY OF _____, 2020

JEFF McGRATH
PLANNING DIRECTOR

BY: _____
PLANNING COMMISSION CHAIRMAN

TRANSFERRED ON THIS _____ DAY OF _____ 2020

GREENE COUNTY AUDITOR

FILE NO: _____

FEE: _____ PLAT CABINET VOLUME. _____ PG _____

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2020.

AT _____ RECORDED THIS _____ DAY OF _____ 2020

GREENE COUNTY RECORDER _____ DATE _____

RECEIVED

AUG 24 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

RECORD PLAN THE WOODS SECTION SEVEN

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CITY OF BEAVERCREEK, GREENE COUNTY, OHIO
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SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

OCCUPATION STATEMENT

LINE OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SURVEY REFERENCES:

P.C. 39, PG. 16B-18A
P.C. 30, PG. 731B-733B
P.C. 36, PG. 85B-87B
P.C. 31, PG. 386B
P.C. 33, PG. 441B-442B
TAXMAP

SURVEY SYMBOLS LEGEND:

- EX 5/8" IRON PIN FOUND
- ⊙ EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- △ EX RAILROAD SPIKE FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- ⊙ MONUMENT TO BE SET
- × PK NAIL TO BE SET
- ▲ RR SPIKE TO BE SET

ALL MONUMENTS TO BE SET AT COMPLETION OF CONSTRUCTION

BASIS OF BEARING
BEARINGS ARE BASED ON THE NAD 83
OHIO STATE PLANE COORDINATE SYSTEM,
GRID SOUTH ZONE 3402, GEIOD 2012A



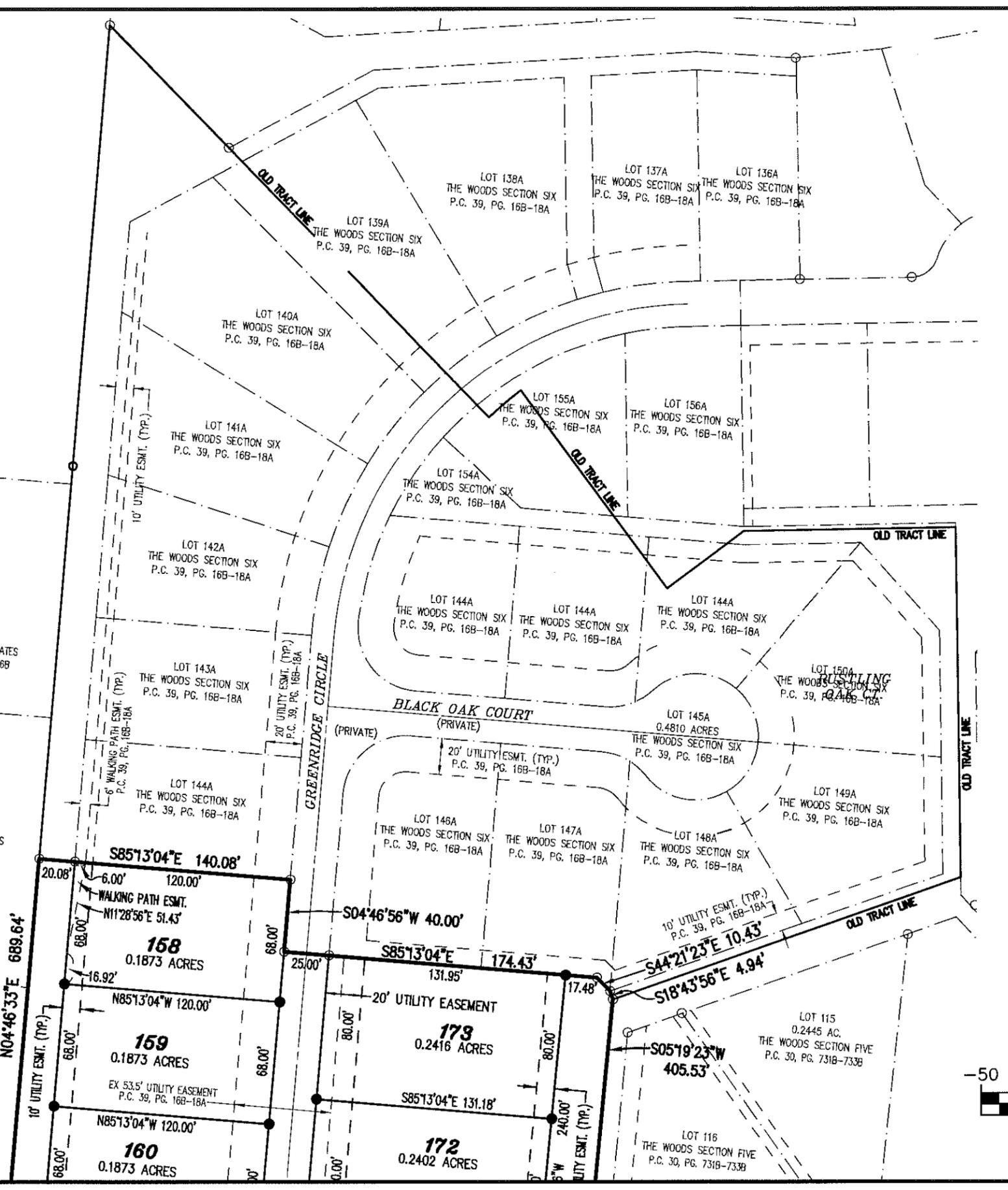
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

JOB No. 6245 SHEET No. 2 OF 3

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LOT 19
SUNNY DALE ESTATES
P.C. 31, PG. 386B

LOT 20
SUNNY DALE ESTATES
P.C. 31, PG. 386B

LOT 21
SUNNY DALE ESTATES
P.C. 31, PG. 386B

N04°46'33"E 689.64'

S85°13'04"E 140.08'

6.00' 120.00'

WALKING PATH ESMT.
N11°28'56"E 51.43'

158
0.1873 ACRES

16.92'

N85°13'04"W 120.00'

159
0.1873 ACRES

EX 53.5' UTILITY EASEMENT
P.C. 39, PG. 16B-18A

N85°13'04"W 120.00'

160
0.1873 ACRES

S04°46'56"W 40.00'

S85°13'04"E 174.43'

131.95'

20' UTILITY EASEMENT

173
0.2416 ACRES

80.00'

S85°13'04"E 131.18'

172
0.2402 ACRES

240.00'

17.48'

S05°19'23"W 405.53'

S18°43'56"E 4.94'

10' UTILITY ESMT. (TYP.)
P.C. 39, PG. 16B-18A

LOT 115
0.2445 AC.
THE WOODS SECTION FIVE
P.C. 30, PG. 731B-733B

LOT 116
THE WOODS SECTION FIVE
P.C. 30, PG. 731B-733B

LOT 117
THE WOODS SECTION FIVE
P.C. 30, PG. 731B-733B

LOT 118
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LOT 119
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LOT 120
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LOT 121
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LOT 122
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LOT 123
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LOT 124
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LOT 125
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LOT 126
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LOT 127
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LOT 128
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LOT 129
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LOT 130
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LOT 131
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LOT 132
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LOT 133
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LOT 134
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LOT 144
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LOT 151
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LOT 153
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LOT 199
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P.C. 30, PG. 731B-733B

LOT 200
THE WOODS SECTION FIVE
P.C. 30, PG. 731B-733B

RECORD PLAN THE WOODS SECTION SEVEN

LOCATED IN
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CITY OF BEAVERCREEK, GREENE COUNTY, OHIO
CONTAINING: 4.8235 ACRES

AUGUST, 2020

PREPARED BY:



VANATTAENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

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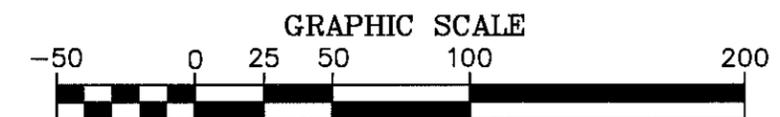
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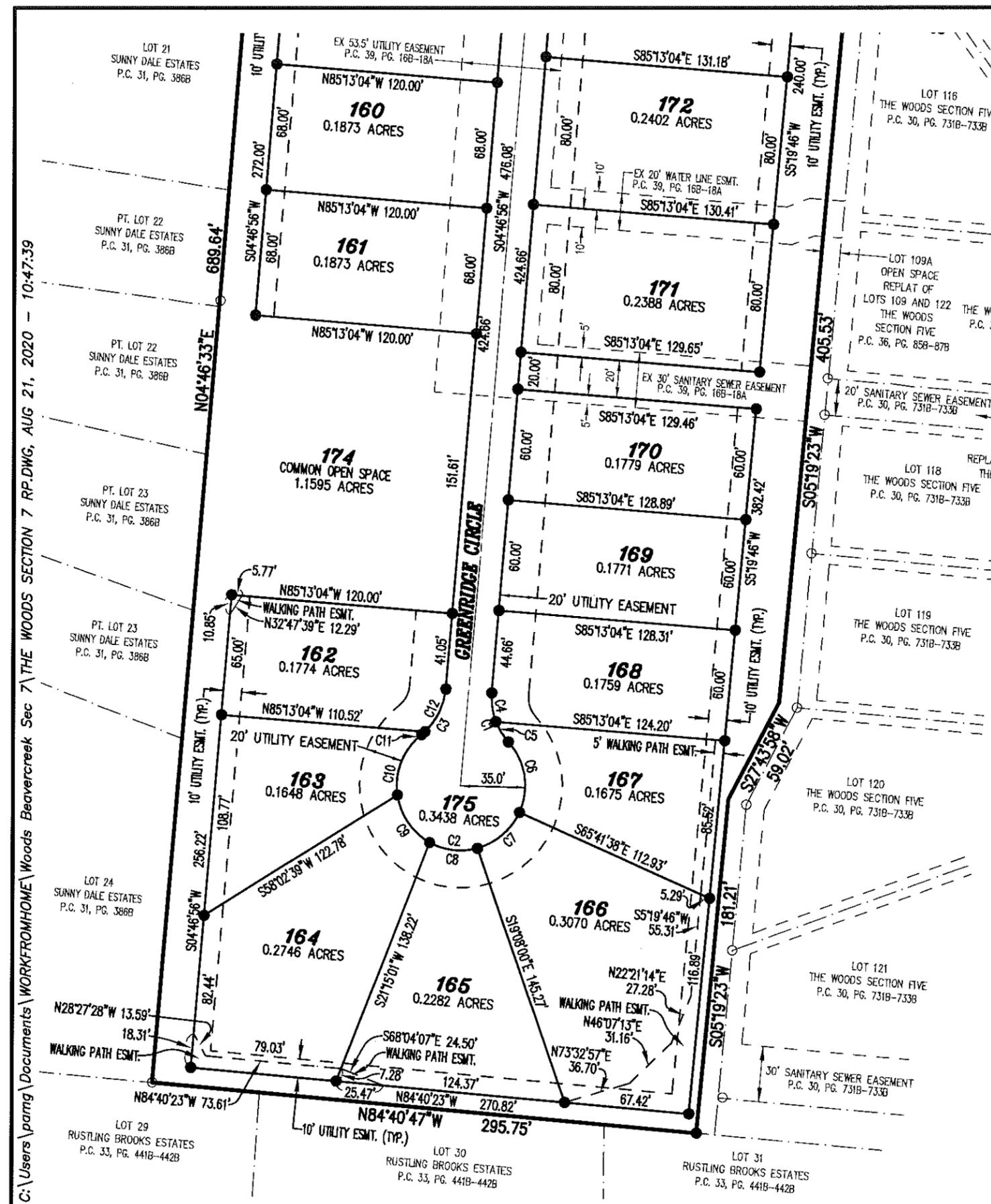
| Curve Table | | | | | |
|-------------|--------|------------|---------|---------------|------------|
| Curve | Radius | Delta | Length | Chd Direction | Chd Length |
| C1 | 35.00' | 47°16'04" | 28.87' | S18°51'06"E | 28.06' |
| C2 | 35.00' | 274°32'09" | 167.70' | N85°13'04"W | 47.50' |
| C3 | 35.00' | 47°16'04" | 28.87' | N28°24'59"E | 28.06' |
| C4 | 35.00' | 25°59'19" | 15.88' | N08°12'43"W | 15.74' |
| C5 | 35.00' | 21°16'46" | 13.00' | N31°50'45"W | 12.92' |
| C6 | 35.00' | 66°47'30" | 40.80' | N09°05'23"W | 38.53' |
| C7 | 35.00' | 50°25'58" | 30.81' | N49°31'22"E | 29.82' |
| C8 | 35.00' | 44°09'11" | 26.97' | S83°11'04"E | 26.31' |
| C9 | 35.00' | 52°54'31" | 32.32' | S34°39'13"E | 31.18' |
| C10 | 35.00' | 60°14'59" | 36.80' | N21°55'31"E | 35.13' |
| C11 | 35.00' | 4°05'29" | 2.50' | N50°00'16"E | 2.50' |
| C12 | 35.00' | 43°10'35" | 26.37' | N26°22'14"E | 25.76' |



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

JOB No. 6245 SHEET No. 3 OF 3



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