

BELLBROOK CITY COUNCIL AGENDA
February 13, 2017



City of Bellbrook
15 E. Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666
F (937) 848-5190

www.cityofbellbrook.org

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Work Session and Regular Meeting Minutes of **January 23, 2017.**
5. Mayor's Announcements/Special Guest
 - Susan Lopez and Nancy Pestian-Bellbrook Family Resource Center
 - Police Chief Doug Doherty-Police Department 2016 Annual Report
6. Public Hearing of Ordinances
7. Introduction of Ordinances
8. Resolutions

Resolution 2017-I A Resolution Authorizing the City Manager to Enter into a Contract for Planning Services with the Regional Planning and Coordinating Commission of Greene County. **(Seger-Lawson)**

Resolution 2017-J A Resolution Approving the Replat of Lots #22-27 into Lots #22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision Section II. **(Greenwood)**

Resolution 2017-K A Resolution Approving the Recording of the Highview Terrace Subdivision, Section Three, Phase One. **(McGill)**

9. City Manager's Report
10. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
 - D. Community Affairs
11. Old Business
12. New Business
 - 2017 Water Rates Review
13. Open Discussion
14. Adjourn

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
Work Session
January 23, 2017

PRESENT: Mr. Nick Edwards
Mr. Forrest Greenwood
Mr. Darryl McGill
Mrs. Elaine Middlestetter
Mr. Mike Schweller
Mayor Bob Baird

ABSENT: Mrs. Seger-Lawson

This is a summary of the City Council work session held on January 23, 2017 at 5:30 pm.

Council and Mr. Schlagheck toured the Bellbrook Historical Museum at 42 N. Main St. Members of the Museum Board of Trustees spoke to everyone on the updates and needs of the museum.

Being no further business the work session ended at 6:36 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
January 23, 2017

PRESENT: Mr. Nick Edwards
Mr. Forrest Greenwood
Mr. Darryl McGill
Mrs. Elaine Middlestetter
Deputy Mayor Mike Schweller
Mayor Bob Baird

ABSENT: Mrs. Seger-Lawson

Mrs. Seger-Lawson was absent. **Mrs. Middlestetter moved to excuse Mrs. Seger-Lawson.** Mr. McGill seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

This is a summary of the City Council meeting held on Monday, January 23, 2017. Mayor Baird called the meeting to order at 7:00 pm and the Clerk called the roll.

After polling members of City Council, as there were no corrections or additions to the **regular meeting minutes of January 9, 2017** Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

Mayor Baird swore in Meredith Glick Brinegar to serve on the Board of Zoning Appeals and Property Review Commission, term 2-1-17 to 1-31-2022. The Mayor thanked Mrs. Brinegar for serving on this board.

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

RESOLUTIONS

Mr. Schweller read Resolution 2017-D. A resolution authorizing Robert L. Baird, Mayor of the City of Bellbrook, to enter into an amended employment agreement with Mark A. Schlagheck, City Manager/Finance Director. Mr. Schweller said that this is a revision of the City Manager's employment agreement. Mr. Schweller also said the City is fortunate to have Mr. Schlagheck as he is both the City Manager and Finance Director. Mr. Schweller along with the Mayor and the other Council members thanked Mr. Schlagheck for the good job he does.

Mr. Schweller made a motion to adopt Resolution 2017-D. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mayor Baird, yes. The motion carried 6-0.

Mr. Edwards read Resolution 2017-E. A resolution to proceed to levy a tax in excess of the Ten Mill Limitation. This is the second step in the process to place the renewal levy on the May 2, 2017 ballot. The first step was completed at the last Council meeting. The County Auditor has certified the

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

January 23, 2017

estimated property tax value for this renewal levy at \$210,000 per year. This is a five year renewal levy with no additional taxes.

Mr. Edwards made a motion to adopt Resolution 2017-E. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

Mr. McGill read Resolution 2017-F. A resolution authorizing the City Manager to participate in a contract with the Department of Administrative Services, Office of State Purchasing, for the purchase of a mowing tractor for the City of Bellbrook. This purchase was included in the 2017 budget. The budget amount was \$76,000. The state bid purchase amount is \$80,396, which does include the trade-in of the old 1981 mowing tractor. Mr. Greenwood said that this is a good purchase because the newer equipment is much safer.

Mr. McGill made a motion to adopt Resolution 2017-F. Mr. Schweller seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 6-0.

Mr. Greenwood read Resolution 2017-G. A resolution declaring specific equipment no longer needed by the City of Bellbrook as surplus property and authorizing the City Manager to dispose of said surplus property. The new bucket truck was received the last week of December. Therefore, the old bucket truck is no longer needed. Also, with the purchase of the new mower, the vendor has offered \$4,500 for the old mower and equipment, so that will be declared as surplus property.

Mr. Greenwood made a motion to adopt Resolution 2017-G. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

Mrs. Middlestetter read Resolution 2017-H. A resolution authorizing the City Manager to sign a Community Development Block Grant Program Grant Agreement with the Greene county Board of Commissioners. In 2016 the City applied for a grant to add handicap ramps particularly in the downtown area and the southeast plat areas. The grant amount was just over \$31,000. The City's share is around \$9,000. Mr. Schlagheck said the ramps should be in place sometime this spring or summer.

Mrs. Middlestetter made a motion to adopt Resolution 2017-H. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

CITY MANAGER REPORT

Mr. Schlagheck said this is the time of year where we begin to have summaries of the previous year. Tonight he presented the waste and recycling statistics. The total amount of waste collected from the residents was 2,361 tons and 623 tons of recycle. These amounts are almost identical to last

RECORD OF PROCEEDINGS

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year. The amount of trash generated per household was 1.17 tons. Again, this is consistent with previous years. Mr. Schlagheck said our service fee is \$13.00, which is lower than surrounding areas.

Next, Mr. Schlagheck said residents will be receiving their 2017 property tax bill. The City's overall property values increased by 1.4%. This is mostly due to the increase in residential values because of new homes in the Vineyards and High View Terrace and other new homes. Unless your property value went up, residents should see a slight decrease in their taxes as there were no new levies that passed in Bellbrook for the schools or the county.

Mr. Schlagheck then spoke about the comprehensive plan update. A quote was attached for Council to review from the Regional Planning and Coordinating Commission of Greene County (RPCC). This was included in the 2017 budget. The estimated cost for this project is \$21,800. The City last updated the comprehensive plan in 1974. Areas of focus include: the historic old village area, SR 725/Franklin Street corridor, existing neighborhoods, fringe and vacant areas, water district and walkability & connectivity. The project is estimated to take 18 months to complete. Mr. Schweller asked Mr. Schlagheck if he thinks the City will receive a good product. Mr. Schlagheck said yes. Mr. Schlagheck said he priced this with other planning firms and the price was considerably higher. Mr. Edwards asked what the benefits will be and how will the City utilize the information. Mr. Schlagheck said he thinks the biggest areas of focus are the old village and the SR 725 corridor. The updated plan will help put together a vision for both areas. Also at that time regulations for the old village can be reviewed. Mr. Greenwood asked if the aquifer will be part of this update. Mr. Schlagheck said no, it is not part of the comprehensive plan but the aquifer document can be looked at to see if it needs updated. Mr. Greenwood also asked with all the development around Bellbrook, would the plan update address any traffic issues. Mr. Schlagheck said he thinks it will but he is not sure there will be any recommendations. Mr. Schlagheck said there will be a walkable community workshop tentatively scheduled for April 12. It will focus on the downtown area. The public and interested parties will be invited to attend the workshop. More information will follow.

COMMITTEE REPORTS

Service: No Report.

Safety: Mr. Greenwood said next month, the Police and Fire Departments will be presenting their yearly reports.

Finance/Audit: Mr. Schweller spoke about the financial update that was included in their packet. He said it was like a break-even year for the City with both revenue and expense being down in 2016.

Community Affairs: Mrs. Middlestetter said there is one opening on the Village Review Board.

OLD BUSINESS-

NEW BUSINESS-

RECORD OF PROCEEDINGS

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OPEN DISCUSSION-

Mrs. Middlestetter mentioned the large piles of mulch located at Tom's mulch on Ferry Rd. The mulch piles are located in the flood plain. Mrs. Middlestetter said that if there is a flood, the mulch could wash into the Little Sugarcreek and could smother and kill everything in the creek and damage everything down stream. This business is located in the Township. Mrs. Middlestetter said she knows the County is working with the owner of Tom's mulch on this matter. She wanted the community to be aware of this.

Joey Derrico-1822 Sugar Run Trail- He came to Council tonight because he is interested in the workings of government and the political field in general. He is involved in two service clubs at school. He is also a volunteer for the Democratic Party in Greene County. He is interested in learning more about local government.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:43 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2017-I

February 13, 2017

City of Bellbrook

Resolution No. 2017-I

A Resolution Authorizing the City Manager to Enter into a Contract for Planning Services with the Regional Planning and Coordinating Commission of Greene County.

WHEREAS, the City of Bellbrook's Comprehensive Plan was last updated in 1974; and

WHEREAS, the Regional Planning and Coordinating Commission of Greene County is able provide planning services to update the City's Comprehensive Plan; and

WHEREAS, the City desires to enter into a Contract with the Regional Planning and Coordinating Commission of Greene County to update the City's Comprehensive Plan.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the City Manager is hereby authorized to sign the attached with the Regional Planning and Coordinating Commission of Greene County contract in an amount not to exceed \$21,800.

Section 2. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

CONTRACT FOR PLANNING SERVICES
PROVIDED TO
CITY OF BELLBROOK, OHIO

THIS CONTRACT, made effective as of this _____ day of _____, 2017, by and between the City of Bellbrook, Ohio, (hereinafter called the "City"), and the Regional Planning and Coordinating Commission of Greene County, Ohio, (hereinafter called the "RPCC").

WITNESSETH:

WHEREAS, the City desires to undertake the necessary activities for the preparation of an update to the Bellbrook Comprehensive Plan (hereinafter referred to as "Plan"); and

WHEREAS, the City desires to engage the RPCC to research other communities Plans, review/update the Plan based on research, public input, and discussions with City staff and boards, render technical advice and assistance, and to provide professional services in connection with such preparation of the Plan; and

WHEREAS, the RPCC, by virtue of Articles 6.03, 10.02 and 10.04 of the Resolution and By-Laws of the Regional Planning and Coordinating Commission of Greene County, Ohio and Ohio Revised Code 713.21, 713.22, is empowered to contract and receive funds for services rendered to member jurisdictions; and

WHEREAS, the Bellbrook City Charter authorizes the City Manager to contract with planning consultants as necessary within the limits of money appropriated by the City Council for such purpose; and

WHEREAS, the City has appropriated \$21,800 for a plan update,

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereby agree as follows:

TERMS:

Section 1. Warranties and Responsibilities of RPCC

The RPCC warrants and represents that:

- a) RPCC is professionally competent and qualified to perform the services.
- b) RPCC has all necessary powers and authority to enter into and perform the covenants and agreements on its part to be performed in the Contract and by proper action duly authorized in the execution and delivery of this contract.

- c) This Contract constitutes a legal, valid and binding obligation of RPCC enforceable in accordance with its terms.

Section 2. Scope of Work

- a) The work tasks to be completed by the RPCC in preparation of the Plan are described in the Scope of Services. (See Attachment #1 Scope of Services)
- b) The RPCC shall perform the work described in the Scope of Services and provide all of the necessary technical and professional services to the City in an expedient and professional manner in order to ensure successful preparation of the Plan.
- c) The RPCC will coordinate its work with City staff in preparation of the Plan.

Section 3. Responsibilities of the City

The City shall provide coordination, cooperation, and access to all available reports, information, and documentation reasonably necessary for the RPCC to complete the Scope of Services as described in Section 2. In particular, the City shall provide and make available maps, copies of reports and other data as necessary and available to the RPCC at no cost.

The City shall publish any required legal notices, shall provide cooperation and appropriate meeting space for any required public meetings or hearings, logistical coordination, and provide any necessary publicity with respect to such meetings at no cost to the RPCC. The City will also assist with copying and distributing of documents, reports, memos, or other work products generated by RPCC to participants in the planning process, as determined to be necessary by the City and RPCC. RPCC will work with the City to provide digital copies of documents in order that they might be distributed via e-mail, where feasible.

Section 4. Time Schedule (see Attachment #2 Proposed Schedule)

The services of the RPCC, as described herein, shall begin upon the effective date of this Contract.

- a) Services shall be performed in such a sequence to assure expeditious completion of all services consistent with the objectives of the City and good and efficient professional practices.
- b) Within one month, the RPCC will provide the City with a complete schedule that depicts the entire process for updating the Plan and anticipated hours spent by month to complete the Plan. It is anticipated that the project will take no longer than eighteen (18) months to complete. During the course of the project, events may impact any project schedule and these need to be

brought to the City's attention at a regular monthly meeting.

Section 5. Compensation and Method of Payment

- a) The City will pay the RPCC an amount not to exceed Twenty-One Thousand Eight Hundred dollars (\$21,800).
- b) The RPCC shall submit a detailed statement on a monthly basis to the City setting forth for the identity of each staff person who performed work on this Contract during the preceding month, the amount of time expended by each such person in performing said work, the dates on which said work was performed and a brief description of the work performed by each person within each billing interval.
- c) All charges for services shall be based upon actual time in one-half (0.5) hour increments. The charges for said work will be based upon the personnel classifications for the RPCC's staff performing the services. The amount charged for each staff person shall be based upon the hourly wage associated with the personnel classification for the person performing the work as set forth in Attachment #3 which includes the cost of all benefit afforded to any person in each designated classification.
- d) Charges for reimbursable expenditures shall be at their actual cost. Reimbursement requests for payments to outside vendors shall be supported by appropriate documentation. (See Attachment #3 RPCC Office Staff Hourly Rates).

Section 6. Personnel

The RPCC shall provide all of the necessary personnel to assure complete compliance with the terms of this Contract. The Executive Director of Regional Planning and Coordinating Commission of Greene County, Ohio will serve as Project Manager. Various staff members of the RPCC will be assigned specific work tasks as appropriate, depending upon required experience, knowledge and discipline.

Section 7. Changes

The City may, from time to time request changes in the Scope of Service to be performed by RPCC hereunder. Such changes, including and any increase or decrease in the amount of the RPCC's compensation, which are mutually agreed upon by and between the City and RPCC, shall be incorporated in written amendments to this Contract.

The RPCC shall notify the City of the need for any change in the Contract or the need for change as a result of modifications in the Scope of Services, or changes in conditions.

The RPCC shall not proceed with any change or extra work unless approved in writing by the City.

Section 8. Miscellaneous

- a) This contract shall be governed by and construed in accordance with the laws of the State of Ohio, without regards to conflict of law principles.
- b) ALL instruments and products of professional services prepared by RPCC under this contract are the property of City, although the RPCC may use the final product for example purposes.
- c) This Contract contains the entire agreement between City and RPCC with respect to the subject matter hereof and may not be modified or amended except by written instrument signed by both the City and RPCC.
- d) This Contract is binding on the parties' successors, if any. Neither party may assign the contract.
- e) This Contract and all rights and actions related thereto are strictly reserved to City and RPCC and nothing contained herein shall give or allow any claim or right of action to or by any third party.
- f) City shall designate one person responsible for all communications from RPCC and who shall jointly have limited administrative authority on behalf of City to receive and transmit information and make decisions with respect to the Plan and activities for which RPCC is to provide services.
- g) The relationship between the City and RPCC is purely contractual. RPCC shall perform its duties hereunder as an independent contractor and shall have no authority, expressed to implied, to bind City to any agreement, liability or understanding. Neither RPCC nor any agent or employee of RPCC shall be, or be deemed to be, an agent or employee of City.
- h) RPCC reserves the right to include representations of the project contemplated herein in its professional material.

Section 9. Notice

Any notice required under this contract shall be deemed given either on the day actually received or twenty-four (24) hours after having been deposited in the United States mail, postage prepaid, registered or certified, and addressed to the parties as set forth below, whichever is earliest. The parties may change their addresses from time to time by written notice given in accordance herein.

IN WITNESS WHEREOF, the City and the RPCC have executed the Contract to be effective as of the date first above Written.

WITNESS:

CITY OF BELLBROOK
CITY MANAGER

WITNESS:

REGIONAL PLANNING AND
COORDINATING COMMISSION OF
GREENE COUNTY

President

Executive Director

Resolution # _____

ATTACHMENT #1
BELLBROOK COMPREHENSIVE PLAN UPDATE
SCOPE OF SERVICES

The Regional Planning and Coordinating Commission of Greene County (RPCC) will produce a Comprehensive Plan Update for the City of Bellbrook. This updated Comprehensive Plan will serve as Bellbrook’s general decision-making guide for land use, development, preservation and capital improvement programming over the next ten to fifteen years, through 2030. The updated plan will be formulated in close communication with City staff, City boards and with public input from the citizens and business owners of the community.

Bellbrook’s first adopted plans were the Comprehensive Plan for Bellbrook & Sugarcreek Township and the Old Village District Plan, both prepared by Miami Valley Regional Planning Commission and adopted in 1974. Those plans were prepared knowing an interstate highway and public sanitary sewer system were in the works and the formation of the Bellbrook-Sugarcreek Park District. The RPCC of Greene County adopted the Perspectives 2000 Future Land Use Plan in 1978 and the Perspectives 2020 Future Land Use Plan in 2001, both of which included the City of Bellbrook. Sugarcreek Township adopted its Sugarcreek Township Comprehensive Development Plan in 2001 and updated it in both 2007 and 2013.

AREAS OF FOCUS

The Comprehensive Plan Update will look at the community in a comprehensive manner, but the following six areas of focus will be emphasized:

- Historic Old Village Area – The plan will look at the physical, social and economic dynamics of the downtown area and provide recommendations to bolster its attractiveness as a place to live, work, shop and gather.
- SR 725/Franklin Street Corridor – The plan will look at the main transportation route through the community and make recommendations regarding its transportation role as well as its role in the community’s image.
- Existing Neighborhoods – The plan will look at the variety of existing neighborhoods in the community and make recommendations regarding future actions to keep them attractive places to live and play.
- Fringe and Vacant Areas – The plan will look at vacant areas both inside and surrounding the city.
- Water Service District – The plan will look at land use and development trends as they relate to Bellbrook’s water service district.

- Walkability & Connectivity – The plan will look at ways to increase walkability and connectivity within the community, especially relating to the downtown area, schools and recreation areas.

REVIEW COMMITTEE

Bellbrook Planning Board will serve as the review committee, with additional persons added for each meeting based upon the subject matter.

COMPREHENSIVE PLAN CHAPTERS

The comprehensive plan update will be organized into two major sections – the input chapters and the recommendation chapters as follows:

- Input Chapters
 - History
 - Population Trends
 - Economic Trends
 - Housing Trends
 - Land Use Trends
 - Community Services and Facilities
 - Transportation Infrastructure
 - Utility & Drainage Infrastructure
 - Natural Features
 - Neighborhoods and Planning Areas
 - Downtown/Old Village District
 - Water Service Area
- Recommendation Chapters
 - Goals, Objectives & Policies
 - Plan Recommendations
 - Plan Implementation
- Appendix – Public Input Process

The input chapters will be provided in a draft form for each meeting at which the subject matter and relevant maps will be reviewed and discussed. After each meeting, the relevant input chapters will be finalized based upon input received at each meeting. The Downtown/Old Village Chapter will discuss input from a walkable community workshop to be conducted jointly by RPCC of Greene County and Miami Valley Regional Planning Commission. The downtown workshop is independent of this scope.

COMPREHENSIVE PLAN MAPS

RPCC will develop a set of maps for the Comprehensive Plan Update. The maps will include the following subject areas:

- Existing Land Use
- Groundwater Resources & Well Field Protection Areas
- Groundwater Pollution Potential
- Natural Features
- Drainage, Flood Plains & Wetlands
- Generalized Water System
- Generalized Sanitary Sewer System
- Generalized Other Utility Systems
- Community Facilities
- Thoroughfare Classification & Average Daily Traffic
- Pedestrian & Bike Facilities
- Planning Areas
- Comprehensive Plan
- Downtown Plan
- Transportation Plan

MEETINGS

RPCC staff will conduct up to ten (10) meetings with the Bellbrook Planning Board and/or a Bellbrook Comprehensive Plan Update Committee as follows:

1. Kick-Off, Process & History
2. Initial Issues Scan
3. Population & Economic Trends
4. Natural Features, Community Facilities Utility Infrastructure & Drainage
5. Land Use/Housing Trends & Neighborhoods
6. Transportation & Corridors
7. Downtown Bellbrook (including input from separately-held Walkable Community Workshop in conjunction with MVRPC)
8. Plan & Policy Recommendations
9. Public Input Meeting
10. Plan Finalization

Each meeting will focus on the subject areas as listed above. After presentation of existing conditions and trends in subject areas at each meeting, recommendations and policies will be discussed for insertion into the plan. They will then be assembled together for Meeting #8 for a first draft, presented to the public for comment at Meeting #9, and finalized at Meeting #10. RPCC staff will also attend the meetings of Planning Board and City Council for adoption, as needed.

WEB SITE

RPCC will work with Bellbrook to provide materials for its web site for the plan update.

DELIVERABLES

Upon completion and adoption of the plan, RPCC will provide twenty (20) printed copies and one (1) digital copy in PDF format of the plan document and accompanying maps. RPCC will also provide one (1) printed 36-inch by 42-inch display map of the Comprehensive Plan.

ATTACHMENT #2

BELLBROOK COMPREHENSIVE PLAN UPDATE

PROPOSED SCHEDULE

= MEETING

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Kick-Off																		
Issues Scan																		
Population Trends																		
Economic Trends																		
Natural Features																		
Community Facilities																		
Utilities																		
Drainage																		
Land Use																		
Housing Trends																		
Neighborhoods																		
Transportation																		
Corridors																		
Downtown Bellbrook																		
Plan & Policy Recommendations																		
Public Input Meeting																		
Plan Finalization																		

Assumes Contract signed in February, 2017

ATTACHMENT #3
BELLBROOK COMPREHENSIVE PLAN UPDATE
RPCC STAFF PRODUCTIVE HOURLY RATES

Executive Director	\$57.29/hour
Current Planner	\$32.56/hour
Administrative Support Specialist	\$19.70/hour
GIS Technician	\$18.38/hour
Planning Intern	\$13.36/hour

RECORD OF RESOLUTIONS

Resolution No. 2017-J

February 13, 2017

City of Bellbrook

Resolution No. 2017-J

A Resolution Approving the Replat of Lots #22-27 into Lots #22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision Section II.

WHEREAS, the Ohio Revised Code requires a re-plat for changes of lot lines or easements in a platted subdivision, and

WHEREAS, the City of Bellbrook's consulting engineer and the Bellbrook Planning Board have recommended approval of a replat of Lots #22-27 into Lots #22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision, Section II; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that changes to a recorded plat shall be approved by action of the Bellbrook City Council

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the replat of Lots #22-27 into Lots ##22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision, Section II is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the revised record plan.

Section 3. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OWNER PT. OF LOT 22 R M CLEMENS CO.

WITNESS BY: RICHARD M. CLEMENS PRESIDENT, R M CLEMENS CO.

WITNESS

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER: MINSTER BANK (WESTERN OHIO)

WITNESS

WITNESS BY: (PRINTED NAME)

WITNESS BY: (PRINTED TITLE)

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MINSTER BANK

BY AS LIENHOLDER. IT'S

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OWNER LOT 23: MARC A. RASLICH AND TOBY A. RASLICH

WITNESS BY: MARC A. RASLICH

WITNESS BY: TOBY A. RASLICH

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MARC A. RASLICH AND TOBY A. RASLICH, AS OWNERS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER:

WITNESS

WITNESS BY: (PRINTED NAME)

WITNESS BY: (PRINTED TITLE)

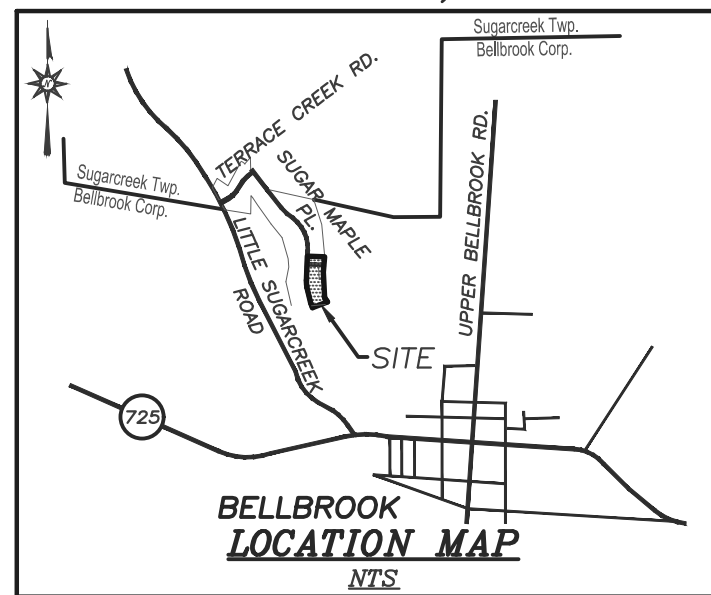
STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY

BY AS LIENHOLDER. IT'S

NOTARY PUBLIC

HIGHVIEW TERRACE, SECTION TWO RE-PLAT OF LOTS 23 THROUGH 26, PART OF LOT 22, PART OF LOT 27, PART OF RIVER BIRCH COURT RIGHT-OF-WAY & PART OF 60.069 ACRE TRACT INTO LOTS 22A, 23A, 24A, 25A, 26A, 26B & 27A

FOR CLEMENS DEVELOPMENT COMPANY LOCATED IN CITY OF BELLBROOK, SECTION 2, TOWN 2, RANGE 6 M.R.'s., GREENE COUNTY, OHIO 3.516 ACRES SEPTEMBER 1, 2016



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OWNER LOTS 24 - 26, PT LOT 27, & 0.396 ACRES OUT OF REMAINING 60.069 ACRE TRACT CLEMENS DEVELOPMENT CO.

WITNESS BY: RICHARD M. CLEMENS PRESIDENT, CLEMENS DEVELOPMENT CO.

WITNESS

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER: MINSTER BANK (WESTERN OHIO)

WITNESS

WITNESS BY: (PRINTED NAME)

WITNESS BY: (PRINTED TITLE)

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MINSTER BANK

BY AS LIENHOLDER. IT'S

NOTARY PUBLIC

BELLBROOK PLANNING BOARD:

CHAIRMAN SECRETARY

BELLBROOK COUNCIL:

MAYOR CLERK OF COUNCIL

GREENE COUNTY AUDITOR:

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.

SIGNED THIS DAY OF 20

TRANSFERRED THIS DAY OF 20

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. PLAT CABINET VOL. PAGES

FEE: RECEIVED FOR RECORD THIS DAY OF

20 AT M.

RECORDED THIS DAY OF 20

GREENE COUNTY RECORDER

DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 3.516 ACRES AND BEING ALL OF LOTS 24, 25, 26, AND PART OF LOT 27 AND PART OF 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO, AND BEING PART OF RIVER BIRCH COURT RIGHT-OF-WAY AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOL. 37, PG'S 27B-29B, AND BEING PART OF LOT 22 AS ACQUIRED BY R M CLEMENS COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 3700, PG. 877 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO, AND BEING ALL OF LOT 23 AS ACQUIRED BY MARC A. RASLICH & TOBY A. RASLICH THROUGH INSTRUMENTS RECORDED IN O.R. 3523, PG. 267 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS DAY OF 20

NOTARY PUBLIC

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE LOTS OF THE WITHIN RE-PLAT ARE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION", ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. VOL. 2782, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION TWO AND INCLUDING THIS REPLAT.

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF PHILIP C. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

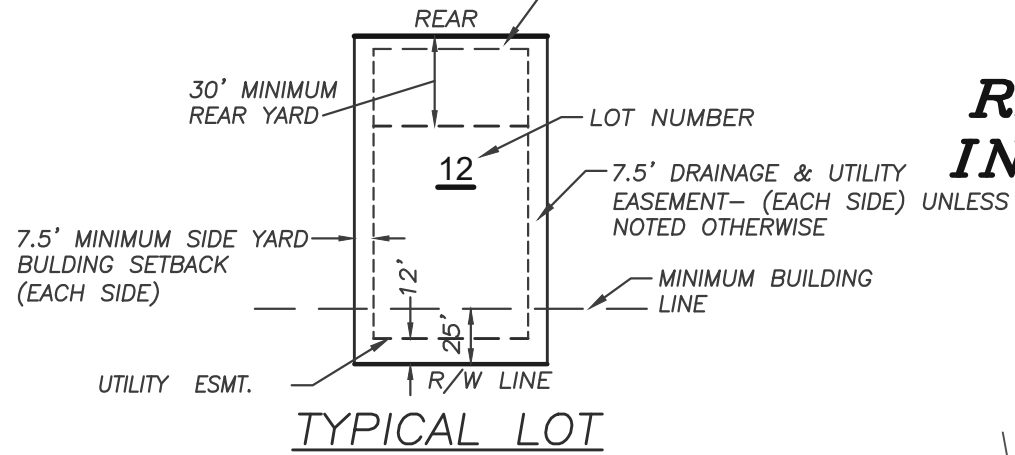
PHILIP C. BRUMBAUGH, P.S. DATE OHIO LICENSE NO. 5057

DEVELOPER

CLEMENS DEVELOPMENT CO. 6730 LITTLE SUGARCREEK RD. DAYTON, OHIO 45440 PHONE: (937) 545-3232

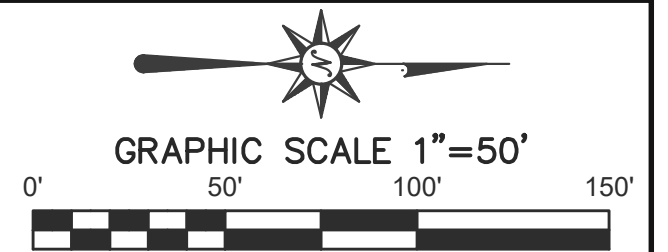
BRUMBAUGH ENGINEERING & SURVEYING, LLC 1105 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 BES JOB#287.16 SHEET 1 OF 2

"D.E." INDICATES "DRAINAGE EASEMENT" DRAINAGE EASEMENT SHALL BE SUBJECT TO PERIODIC STORM WATER FLOWS ON THE SURFACE AND WITHIN UNDERGROUND PIPING IN SOME LOCATIONS.



HIGHVIEW TERRACE, SECTION TWO RE-PLAT OF LOTS 23 THROUGH 26, PART OF LOTS 22, PART OF 27, PART OF RIVER BIRCH COURT RIGHT-OF-WAY & PART OF 60.069 ACRE TRACT INTO LOTS 22A, 23A, 24A, 25A, 26A, 26B & 27A

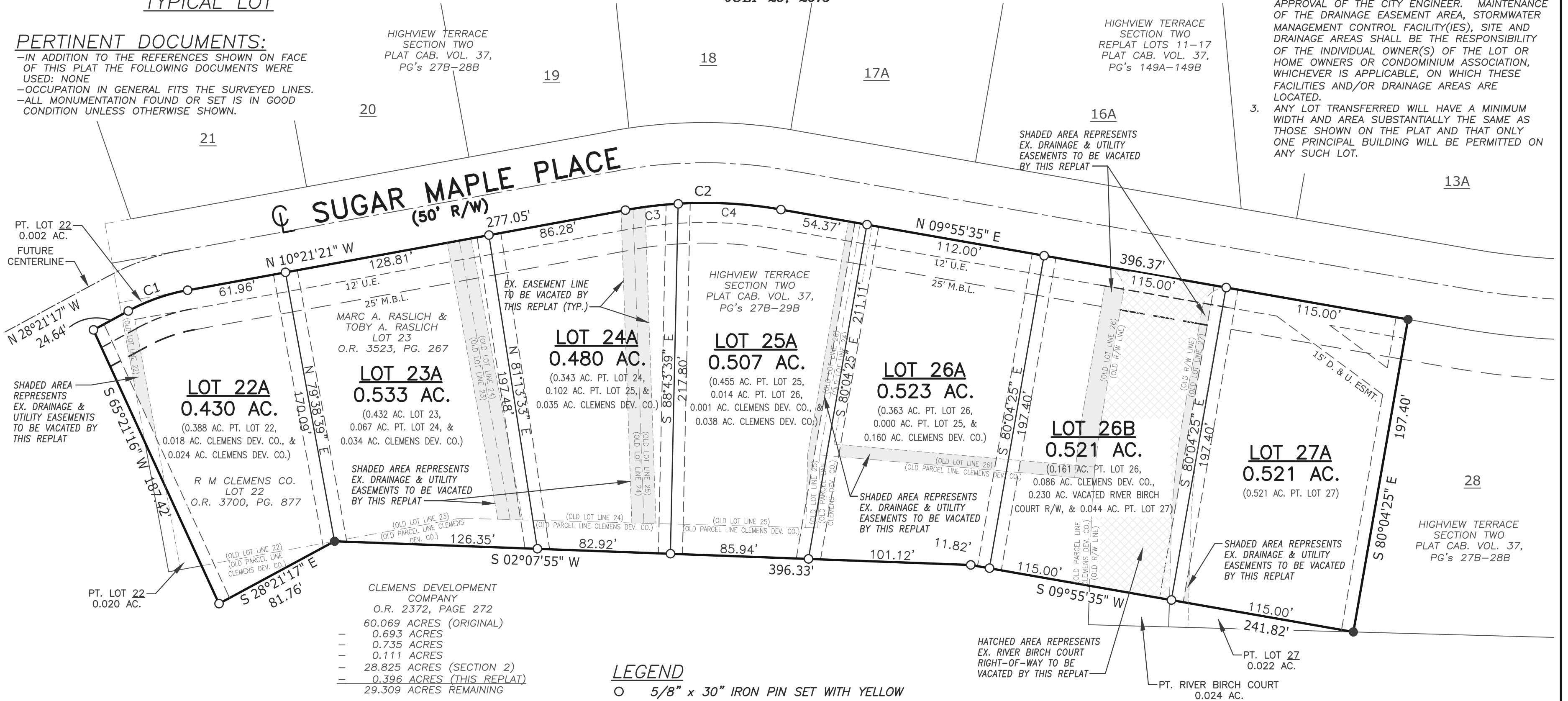
FOR
CLEMENS DEVELOPMENT COMPANY
LOCATED IN
CITY OF BELLBROOK, SECTION 2, TOWN 2, RANGE 6 M.R.'s., GREENE COUNTY, OHIO
3.516 ACRES
JULY 29, 2016



- NOTES:**
- NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENT".
 - ANY LOT AREA RESERVED FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT AREA WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), SITE AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR HOME OWNERS OR CONDOMINIUM ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.
 - ANY LOT TRANSFERRED WILL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS THOSE SHOWN ON THE PLAT AND THAT ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

PERTINENT DOCUMENTS:

- IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE
- OCCUPATION IN GENERAL FITS THE SURVEYED LINES.
- ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.



HIGHVIEW TERRACE SECTION TWO PLAT CAB. VOL. 37, PG's 27B-28B

HIGHVIEW TERRACE SECTION TWO REPLAT LOTS 11-17 PLAT CAB. VOL. 37, PG's 149A-149B

SUGAR MAPLE PLACE
(50' R/W)

LOT 22A
0.430 AC.
(0.388 AC. PT. LOT 22, 0.018 AC. CLEMENS DEV. CO., & 0.024 AC. CLEMENS DEV. CO.)
R M CLEMENS CO. LOT 22 O.R. 3700, PG. 877

LOT 23A
0.533 AC.
(0.432 AC. LOT 23, 0.067 AC. PT. LOT 24, & 0.034 AC. CLEMENS DEV. CO.)

LOT 24A
0.480 AC.
(0.343 AC. PT. LOT 24, 0.102 AC. PT. LOT 25, & 0.035 AC. CLEMENS DEV. CO.)

LOT 25A
0.507 AC.
(0.455 AC. PT. LOT 25, 0.014 AC. PT. LOT 26, 0.001 AC. CLEMENS DEV. CO., & 0.038 AC. CLEMENS DEV. CO.)

LOT 26A
0.523 AC.
(0.363 AC. PT. LOT 26, 0.000 AC. PT. LOT 25, & 0.160 AC. CLEMENS DEV. CO.)

LOT 26B
0.521 AC.
(0.161 AC. PT. LOT 26, 0.086 AC. CLEMENS DEV. CO., 0.230 AC. VACATED RIVER BIRCH COURT R/W, & 0.044 AC. PT. LOT 27)

LOT 27A
0.521 AC.
(0.521 AC. PT. LOT 27)

CLEMENS DEVELOPMENT COMPANY
O.R. 2372, PAGE 272
60.069 ACRES (ORIGINAL)
- 0.693 ACRES
- 0.735 ACRES
- 0.111 ACRES
- 28.825 ACRES (SECTION 2)
- 0.396 ACRES (THIS REPLAT)
29.309 ACRES REMAINING

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	125.00'	17°59'56"	S 19°21'19" E	39.11'
C2	97.35'	275.00'	20°16'55"	N 00°12'53" W	96.84'
C3	33.21'	275.00'	6°55'09"	S 06°53'46" E	33.19'
C4	64.14'	275.00'	13°21'46"	N 03°14'41" E	63.99'

- LEGEND**
- 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - ⊕ MAG NAIL SET
 - 5/8" IRON PIN FOUND
 - ⊙ MAG NAIL FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

BRUMBAUGH ENGINEERING & SURVEYING, LLC

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
BES JOB#287.16 SHEET 2 OF 2

RECORD OF RESOLUTIONS

Resolution No. 2017-K

February 13, 2017

City of Bellbrook Resolution No. 2017-K

A Resolution Approving the Recording of the Highview Terrace Subdivision, Section Three, Phase One.

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on February 8, 2017 for the final construction plans and the record plan for Section Three, Phase One of the Highview Terrace Subdivision; and

WHEREAS, the City reviewed the record plan, bonds, letters of credit and subdivider's agreement for the project; and

WHEREAS, said bonds or letters of credit shall be held by the City until all public improvements are installed by the developer and accepted by the City; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that the signing of the record plan must be approved by City Council.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That Section Three, Phase One of the Highview Terrace Subdivision as shown on the final record plan is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the record plans.

Section 3. That the City Manager/Finance Director is hereby authorized to accept the bonds or letters of credit and inspection fees and to sign the City subdivider's agreement with the developer.

Section 4. That the developer shall file a copy of the record plan for recording in the office of the County Recorder following the date of final approval by the Planning Board and furnish the City with one print of the final recorded plat.

Section 5. That the approval of said plat for recording purposes does not constitute the final acceptance of the proposed streets shown thereon as public streets or the acceptance of the dedication of any other public lands.

Section 6. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

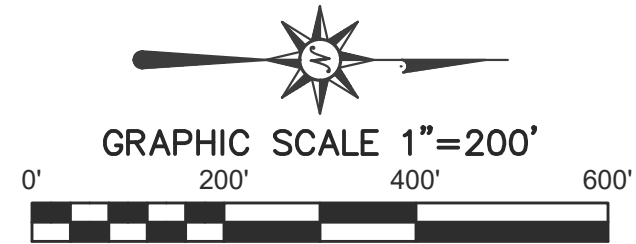
OWNER / DEVELOPER
 CLEMENS DEVELOPMENT CO.
 6730 LITTLE SUGARCREEK RD.
 DAYTON, OHIO 45440
 PHONE: 937-545-3232
 ACQUIRED IN
 O.R. VOLUME 2372, PAGE 672

AREA SUMMARY

SITE ACREAGE: 19.683 ACRES
 LOTS: 13.929 ACRES
 STREETS & RIGHT OF WAY: 2.310 ACRES
 RESERVE AREA "D": 3.444 ACRES

**RECORD PLAN
 HIGHVIEW TERRACE
 SECTION THREE
 PHASE ONE**

CONTAINING 19.683 ACRES
 LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
 CITY OF BELLBROOK, GREENE COUNTY, OHIO
 SEPTEMBER 30, 2016



LINE DATA
 L1- S 33°57'54" E 49.05'
 L2- N 77°30'26" W 29.96'
 L3- S 85°28'58" W 86.66'
 L4- N 45°38'42" W 62.59'
 L5- S 61°33'46" W 20.00'

STATE OF OHIO
 VOL. 501, PG. 157
 0.209 ACRES

STATE OF OHIO
 VOL. 506, PG. 850
 0.176 ACRES

SHIRLEY MAE &
 HAROLD W. ROGERS
 VOL. 2821, PG. 63
 REMAINING 59.10 ACRES

BERNHARD ENTERPRISES, INC.
 VOL. 486, PG. 929
 1.933 ACRES

STATE OF OHIO
 VOL. 689, PG. 110
 0.051 ACRES

PATRICK J. & KAREN ANN
 HILGEFORD
 VOL. 2983, PG. 564
 0.869 ACRES

THOMAS M. CRAYCRAFT &
 VICKI M. CRAYCRAFT
 VOL. 108, PG. 469
 REMAINING 1.37 ACRES

VINEYARDS OF
 BELLBROOK
 SECTION TWO
 P.C. 38, PG. 17A-18A

VINEYARDS OF
 BELLBROOK
 SECTION ONE
 P.C. 36, PG. 305A-306B

BOARD OF TRUSTEES OF THE
 BELLBROOK-SUGARCREEK
 PARK DISTRICT
 VOL. 375, PG. 636
 REMAINING 5.116 ACRES

EDNA M. KEITER
 VOL. 1361, PG. 480
 REMAINING 2.96 ACRES

HIGHVIEW TERRACE
 SECTION TWO
 (28.825 ACRES)
 PLAT CAB. 37, PAGES 27B-28B

HIGHVIEW TERRACE
 SECTION TWO
 PLAT CAB. 37,
 PAGES 27B-28B

HIGHVIEW TERRACE
 SECTION TWO
 REPLAT LOT 3B
 PLAT CAB. VOL. 37,
 PAGES 290B-291A

HIGHVIEW TERRACE
 SECTION TWO
 REPLAT LOTS 18-21
 PLAT CAB. ____,
 PAGES ____

HIGHVIEW TERRACE
 SECTION TWO
 REPLAT LOTS 11-17
 PLAT CAB. VOL. 37,
 PAGES 149A-149B

HIGHVIEW TERRACE
 SECTION TWO
 REPLAT LOTS 33-36
 PLAT CAB. VOL. 37,
 PAGES 269A-269B

HIGHVIEW TERRACE
 SECTION TWO
 REPLAT LOTS 22-27
 PLAT CAB. ____,
 PAGES ____

HIGHVIEW TERRACE
 SECTION TWO
 REPLAT LOTS 30-31
 PLAT CAB. VOL. 37,
 PAGES 228A-228B

INVERNESS GROUP, INC.
 VOL. 3596, PG. 931
 REMAINING 147.09 ACRES

CLEMENS DEVELOPMENT COMPANY
 OFFICIAL RECORD 2372, PAGE 672
 60.069 ACRES (ORIG.)
 - 28.825 ACRES (SECTION TWO)
 - 19.683 ACRES (SECTION THREE, PH. ONE)
 11.561 ACRES REMAIN

SECTION THREE
 PHASE TWO
 (FUTURE)

BASIS OF BEARING

THE NORTH LINE OF CLEMENS
 DEVELOPMENT COMPANY, INC.
 60.069 ACRE TRACT AS
 RECORDED IN O.R. 2372 PAGE
 672 BEING N 71°00'45" W

PHILIP C. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE ONE RECORD PLAN
 LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH
 ENGINEERING &
 SURVEYING, LLC**

1105 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45383
 PHONE: (937) 698-3000
 FAX: (937) 698-3928

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SUPERIMPOSITION MAP
 SCALE: 1"= 200'

CLEMENS DEVELOPMENT Co., Inc.
 O.R. 2601, PG. 416
 19.165 ACRES

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, PUBLICLY OR PRIVATELY OWNED, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. STREETS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. LOT 55 (RESERVE "D") SHALL BE DEDICATED TO THE CITY OF BELLBROOK AS OPEN SPACE.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: CLEMENS DEVELOPMENT CO. & R M CLEMENS, CO.

WITNESS

BY: RICHARD M. CLEMENS PRESIDENT, CLEMENS DEVELOPMENT CO. & OWNER, R M CLEMENS, CO.

WITNESS

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, & AS OWNER BY R. M. CLEMENS, CO., BY RICHARD M. CLEMENS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIENHOLDER: MINSTER BANK

WITNESS

SIGNATURE

WITNESS

(PRINTED NAME)

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MINSTER BANK

BY _____, IT'S _____ AS LIENHOLDER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER 0.735 ACRE TRACT: LINDSAY HOFACKER

WITNESS

BY: LINDSAY HOFACKER

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY LINDSAY HOFACKER, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIENHOLDER:

WITNESS

BY: _____ (PRINTED NAME)

BY: _____ (PRINTED TITLE)

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY

BY _____, IT'S _____ AS LIENHOLDER.

NOTARY PUBLIC

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE ONE**

CONTAINING 19.683 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
SEPTEMBER 30, 2016

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 19.683 ACRES AND BEING PART OF CLEMENS DEVELOPMENT COMPANY LAND AS ACQUIRED THROUGH INSTRUMENT RECORDED IN O.R. 2372, PG. 672, ALSO BEING PART OF LOT 22, AS ACQUIRED BY R M CLEMENS, COMPANY IN OFFICIAL RECORD VOLUME 3700, PAGE 877, ALSO BEING ALL OF A 0.735 ACRE TRACT, AS ACQUIRED BY LINDSAY HOFACKER IN OFFICIAL RECORD VOLUME 3431, PAGE 89, ALSO BEING ALL OF A 0.693 ACRE TRACT, AS ACQUIRED BY CLEMENS DEVELOPMENT, COMPANY IN OFFICIAL RECORD VOLUME 3031, PAGE 541, ALSO BEING PART OF LOT 10, BELLBROOK SHOPPING PLAZA VACATED PLAT CABINET VOLUME 31, PAGE 183B, AND THE PART OF THE RIGHT-OF-WAY OF SUGAR MAPLE PLACE VACATED BY THIS PLAT AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOLUME 37, PAGES 27B-28B OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

FLOOD PLAIN NOTE

PARTS OF LOTS #50, #51, #53, AND #54 LIE WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA MAP PANEL 39057C00114D. DEVELOPMENT OR MODIFICATION OF ANY LOT WITHIN THE 100 YEAR FLOODPLAIN SHALL REQUIRE COMPLIANCE WITH THE FLOOD DAMAGE PROTECTION ORDINANCE. ANY AREA DESIGNATED FOR THE NATURAL FLOW OF SURFACE WATER SHALL BE AT ALL TIMES BE KEPT FREE AND CLEAR FROM ANY OBSTRUCTION TO SUCH NATURAL FLOW. IN NO CASE SHALL ANY IMPROVEMENT, ALTERATION OR CONSTRUCTION UPON SUCH DESIGNATED AREA BE MADE WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK.

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE WITHIN PLAT IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION", ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. VOL. 2782, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION THREE, PHASE ONE.

NOTES:

- 1. ALL LOTS IN THIS SUBDIVISION EXCEPT LOT 55 SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- 2. MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, WALKING PATH EASEMENTS, AND LANDSCAPE EASMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
- 3. ANY LOT AREA RESERVED FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT ARE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK'S ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR LAND/HOMEOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

BOARD OF GREENE COUNTY COMMISSIONERS:
(ACCEPTANCE FOR SANITARY SEWERS ONLY)

COMMISSIONER

COMMISSIONER

COMMISSIONER

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED

THIS _____ DAY OF _____, 20____

BELLBROOK PLANNING BOARD:

CHAIRMAN

SECRETARY

BELLBROOK COUNCIL:

MAYOR

CLERK OF COUNCIL

GREENE COUNTY AUDITOR:

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

TRANSFERRED THIS _____ DAY OF _____, 20____

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. _____ PLAT CABINET VOL. _____, PAGES _____

FEES: _____ RECEIVED FOR RECORD THIS _____ DAY OF

_____, 20____ AT _____ M.

RECORDED THIS _____ DAY OF _____, 20____.

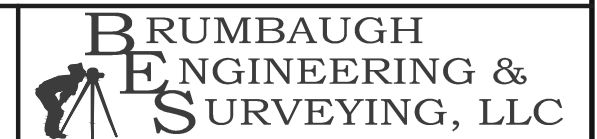
GREENE COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF PHILIP C. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

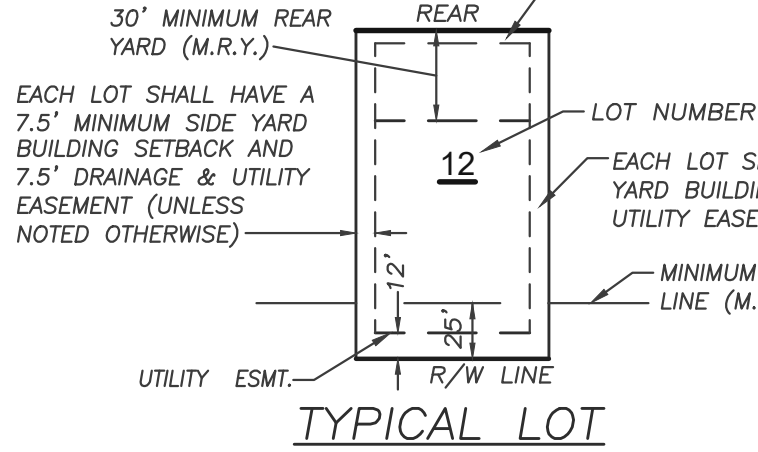
PHILIP C. BRUMBAUGH, P.S. _____ DATE _____
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE ONE RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

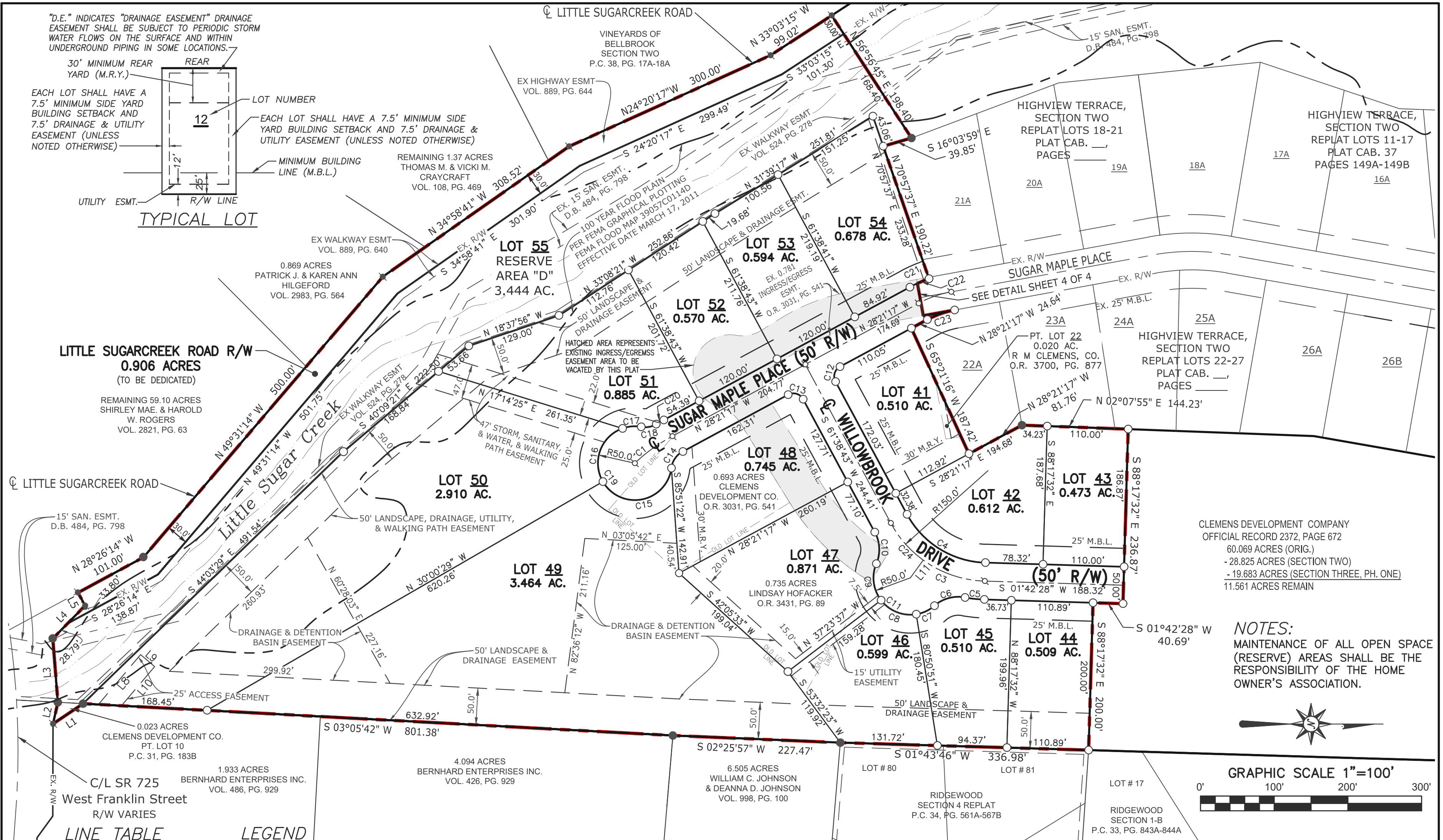


1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

"D.E." INDICATES "DRAINAGE EASEMENT" DRAINAGE EASEMENT SHALL BE SUBJECT TO PERIODIC STORM WATER FLOWS ON THE SURFACE AND WITHIN UNDERGROUND PIPING IN SOME LOCATIONS.



TYPICAL LOT



CLEMENS DEVELOPMENT COMPANY
OFFICIAL RECORD 2372, PAGE 672
60.069 ACRES (ORIG.)
- 28.825 ACRES (SECTION TWO)
- 19.883 ACRES (SECTION THREE, PH. ONE)
11.561 ACRES REMAIN

NOTES:
MAINTENANCE OF ALL OPEN SPACE (RESERVE) AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 33°57'54" E	49.05'
L2	N 77°30'26" W	29.96'
L3	S 85°28'58" W	86.66'
L4	N 45°38'42" W	62.59'
L5	S 61°33'46" W	20.00'
L8	S 49°42'18" E	88.60'
L9	N 40°17'42" E	25.00'
L10	N 49°42'18" W	69.62'
L11	N 54°04'28" W	29.71'

- LEGEND**
- 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - ⊗ MAG NAIL SET
 - 5/8" IRON PIN FOUND
 - ⊗ MAG NAIL FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

PERTINENT DOCUMENTS:

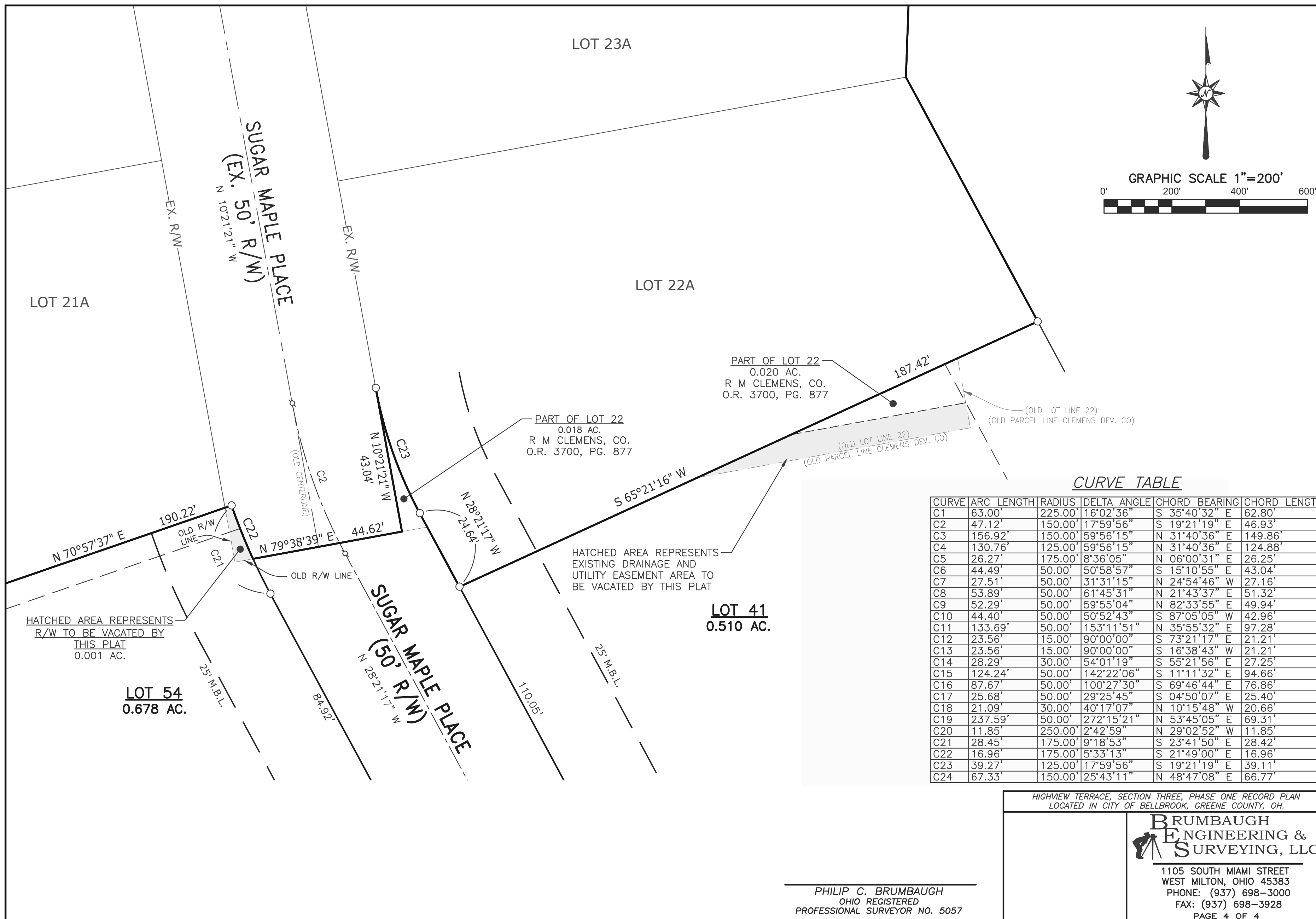
- IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE
- OCCUPATION IN GENERAL FITS THE SURVEYED LINES.
- ALL MONUMENTATION FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE ONE RECORD PLAN LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

BRUMBAUGH & ENGINEERING & SURVEYING, LLC

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.00'	225.00'	16°02'36"	S 35°40'32" E	62.80'
C2	47.12'	150.00'	17°59'56"	S 19°21'19" E	46.93'
C3	156.92'	150.00'	59°56'15"	N 31°40'36" E	149.86'
C4	130.76'	125.00'	59°56'15"	N 31°40'36" E	124.88'
C5	26.27'	175.00'	8°36'05"	N 06°00'31" E	26.25'
C6	44.49'	50.00'	50°58'57"	S 15°10'55" E	43.04'
C7	27.51'	50.00'	31°31'15"	N 24°54'46" W	27.16'
C8	53.89'	50.00'	61°45'31"	N 21°43'37" E	51.32'
C9	52.29'	50.00'	59°55'04"	N 82°33'55" E	49.94'
C10	44.40'	50.00'	50°52'43"	S 87°05'05" W	42.96'
C11	133.69'	50.00'	153°11'51"	N 35°55'32" E	97.28'
C12	23.56'	15.00'	90°00'00"	S 73°21'17" E	21.21'
C13	23.56'	15.00'	90°00'00"	S 16°38'43" W	21.21'
C14	28.29'	30.00'	54°01'19"	S 55°21'56" E	27.25'
C15	124.24'	50.00'	142°22'06"	S 11°11'32" E	94.66'
C16	87.67'	50.00'	100°27'30"	S 69°46'44" E	76.86'
C17	25.68'	50.00'	29°25'45"	S 04°50'07" E	25.40'
C18	21.09'	30.00'	40°17'07"	N 10°15'48" W	20.66'
C19	237.59'	50.00'	272°15'21"	N 53°45'05" E	69.31'
C20	11.85'	250.00'	2°42'59"	N 29°02'52" W	11.85'
C21	28.45'	175.00'	9°18'53"	S 23°41'50" E	28.42'
C22	16.96'	175.00'	5°33'13"	S 21°49'00" E	16.96'
C23	39.27'	125.00'	17°59'56"	S 19°21'19" E	39.11'
C24	67.33'	150.00'	25°43'11"	N 48°47'08" E	66.77'

HIGHVIEW TERRACE, SECTION THREE, PHASE ONE RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

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