

RESOLUTION NO. 2018-51

APPROVING A FINAL PLAT FOR PHASE 4 OF THE RETREAT AT SUMMIT PARK SUBDIVISION CONTAINING 12 LOTS AND TOTALING APPROXIMATELY 4.104 ACRES (CURRENT HAMILTON COUNTY AUDITOR'S PARCELS 612-0150-0686 AND 612-0150-0687)

WHEREAS, James Kiefer of Traditions Development Group, Inc. has requested approval of a Final Plat for Phase 4 of The Retreat at Summit Park Subdivision; and

WHEREAS, City Council adopted Ordinance No. 2017-6 on March 9, 2017 approving the Preliminary Plan for this subdivision; and

WHEREAS, construction of the roadway, utilities, stormwater infrastructure, and other elements of the improvement plans will be constructed by the developer in conformity with the approved Final Plan; and

WHEREAS, the developer has submitted a Final Plat for approval in accordance with Section 1105.04 of the Blue Ash Code of Ordinances, which consists of two pages prepared by McGill Smith Punshon, Inc. and bearing the notation "Resolution No. 2018-51, October 11, 2018"; and

WHEREAS, the proposed final plat substantially conforms to the approved Preliminary Plan for a subdivision of approximately 4.104 acres into 12 single-family lots, five areas of common open space, and dedication of new rights-of-way; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in the minutes thereof dated October 4, 2018, has recommended approval of the final plat as proposed with the following conditions:

1. Improvement plans for at least the area covered by this plat must be approved by the City and improvements must either be completed or fully bonded prior to the City signing and releasing the plat to the developer for filing with Hamilton County.
2. Improvement plans, including fire hydrants, street trees, sidewalks, street lights and other public infrastructure for this phase must be consistent with the already approved phases of this subdivision.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of the Final Plat for Phase 4 of The Retreat at Summit Park Subdivision on approximately 4.104 acres in an R-3 residential district (current Hamilton County Auditor's Parcels 612-0150-0686 and 612-0150-0687) as described on two pages prepared by McGill Smith Punshon, Inc. and bearing the notation "Resolution No. 2018-51, October 11, 2018", and subject to and specifically including all conditions, provisions, and restrictions as set forth: (1) in the application and (2) in the minutes of the Planning Commission dated October 4, 2018;

SECTION II.

It is hereby determined that the proposed Final Plat will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 11th day of October, 2018.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

- Other Summary
 1. Lot 1
 2. Lot 2
 3. Lot 3
 4. Lot 4
 5. Lot 5
 6. Lot 6
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 41. Lot 41
 42. Lot 42
 43. Lot 43
 44. Lot 44
 45. Lot 45
 46. Lot 46
 47. Lot 47
 48. Lot 48
 49. Lot 49
 50. Lot 50

COURTYARD HOMES ARCHITECTURAL FEATURES AND SETBACK DIMENSIONS
 ALL FEATURES SUBJECT TO BOON SENATE APPROVAL, FINAL GREAT TRENCHES FOR BUILT CONSTRUCTION AND BY A COMMITTEE OF RESIDENTS
 (TOP FLOOR ELEVATION) PROVISIONS

	FRONT YARD	REAR YARD	SIDE YARD
1. BAY WINDOW	UP TO 2'-0" INTO THE FRONT YARD SETBACK	UP TO 2'-0" INTO THE REAR YARD SETBACK	UP TO 2'-0" INTO THE SIDE YARD SETBACK OR THE SIDE YARD SETBACK SHALL BE MAINTAINED TO THE FULL WIDTH OF THE SETBACK
2. PORCHES, PATIOS, AND/OR TERRACES	UP TO 2'-0" INTO THE FRONT YARD SETBACK OR A CORNER LOT 12' MINIMUM WIDTH	N/A	UP TO 2' INTO THE SIDE YARD SETBACK OR THE SIDE YARD SETBACK SHALL BE MAINTAINED TO THE FULL WIDTH OF THE SETBACK
3. UNBARRICADED AND/OR COVERED DECK OR PORCH	UP TO 2' INTO FRONT YARD SETBACK	N/A	UP TO 2' INTO THE SIDE YARD SETBACK OR THE SIDE YARD SETBACK SHALL BE MAINTAINED TO THE FULL WIDTH OF THE SETBACK
4. EXPOSED WINDOW WELLS	NOT ALLOWED IN FRONT YARD	OPENING CAN PROJECT UP TO 4' INTO REAR YARD SETBACK AND SUBJECT TO MAINTAINING PROPER DRAINAGE	NOT ALLOWED IN SIDE YARD
5. ARCHITECTURAL AND LANDSCAPE STRUCTURES	NOT ALLOWED IN FRONT YARD	STRUCTURES SHALL NOT EXCEED 6' IN HEIGHT FROM FINISHED GRADE	NOT ALLOWED IN SIDE YARD
6. WALLS OR PARTIAL WALLS ON BALCONY OR PORCH	NOT ALLOWED	UP TO 6' INTO THE REAR YARD SETBACK	UP TO 2' INTO THE SIDE YARD SETBACK
7. UNBARRICADED LANSERASE WALLS WITH A LANSERASE HEIGHT OF 4'-0"	N/A	N/A	UP TO THE PROPERTY LINE SUBJECT TO MAINTAINING PROPER DRAINAGE
8. LANDSCAPE ELEMENTS INCLUDING TREES, SHRUBS, VINES, OR WILLOW TREES	UP TO PROPERTY LINE AND SUBJECT TO MAINTAINING PROPER DRAINAGE	UP TO PROPERTY LINE AND SUBJECT TO MAINTAINING PROPER DRAINAGE	UP TO PROPERTY LINE AND SUBJECT TO MAINTAINING PROPER DRAINAGE
9. FENCES AND WALLS	SCREENING FENCES UP TO 6' IN HEIGHT ARE ALLOWED IN FRONT YARD SETBACK. ALL OTHER FENCES SHALL BE MAINTAINED TO THE FULL WIDTH OF THE SETBACK	UP TO PROPERTY LINE AND SUBJECT TO MAINTAINING PROPER DRAINAGE	ALLOWED IN SIDE YARD UP TO PROPERTY LINE AND SUBJECT TO MAINTAINING PROPER DRAINAGE

TOTAL LOTS -----2,7344 AC.
 TOTAL OPEN SPACE -----0.8117 AC.
 TOTAL STREETS -----0.5579 AC.
 TOTAL -----4.1040 AC.

*Resolution No. 2018-51
 October 11, 2018*

THE UNDERSIGNED, AS LIEN HOLDER DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION FOR THE PURPOSE OF GRANTING THE VARIOUS EASEMENTS AS SHOWN HEREON.
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION HEREON AND VERIFIED ALL DIMENSIONS. ALL DIMENSIONS WILL BE SET AS SHOWN.

RESTRICTIONS ON SEWER EASEMENTS
 NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER EASEMENT SHALL BE CONSTRUCTED ON OR ADJACENT TO SAID EASEMENT. EXCEPT AS OTHERWISE PROVIDED IN WRITING, THE SEWER EASEMENT SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS AND CONDITIONS SET FORTH IN BOOK 1004, PAGE 1778, HAMILTON COUNTY, OHIO RECORDER'S OFFICE.



VICINITY MAP
 NOT TO SCALE

SANITARY SEWERS, ACCEPTED FOR OPERATION AND MAINTENANCE WITHIN THE SANITARY SEWER EASEMENTS AS SHOWN HEREON, ARE ACCEPTED THIS DAY OF _____, 2018, BY _____, OWNER AND UNDER THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS BY VERBAL ACTION, SECTION 300.30 AND THE RESOLUTION ADOPTED APRIL 20, 2016 AND ENTERED IN THE JOURNAL OF SAID BOARD.

COUNTY ADMINISTRATOR _____

NOTICE

OCCUPATION IN GENERAL THIS SUBURBY.
 ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 (N.S.) = NON SAZAL
 E.P.R. = EMERGENCY FLOOD ROUTE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION HEREON AND VERIFIED ALL DIMENSIONS. ALL DIMENSIONS WILL BE SET AS SHOWN.

JERRY L. KELLER, S.E.
 5910 ROCKHILL RD. #204
 CINCINNATI, OHIO 45241

OWNER/DEVELOPER
 BLUE ASH DEVELOPMENT LLC
 4000 EXECUTIVE PARK DRIVE
 SUITE 260
 CINCINNATI, OHIO 45241

**THE RETREAT AT SUMMIT PARK
 PHASE 4**

SECTION 17, TOWN 4, ENTIRE RANGE 1
 CITY OF BLUE ASH, HAMILTON COUNTY, OHIO

MSP DESIGN
 McMillan Smith Pushbon
 1775 BROADWAY
 CINCINNATI, OHIO 45202
 PHONE: 513.963.4000
 FAX: 513.963.4001
 WWW.MSPDESIGN.COM

SANITARY SEWER NO. 6462 & 6462-A

MEASUREMENTS BASED ON THE OHIO STATE PLANE
 HAMILTON COUNTY CORNER POINTS ADJUSTED
 TO THE 1983 ADJUSTED MEAN SEA LEVEL

P.L. 82-102-212
 O.S. 214, P.C. 51

P.L. 82-102-212
 O.S. 214, P.C. 51

P.L. 82-102-212
 O.S. 214, P.C. 51

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P.L. 82-102-212
 O.S. 214, P.C. 51

P.L. 82-102-212
 O.S. 214, P.C. 51

LEGEND
 1. OWNER'S SURVEY
 2. ADJACENT SURVEY
 3. E.A. MARK
 4. E.A. MARK
 5. E.A. MARK
 6. E.A. MARK
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 10. E.A. MARK

SECTION 4

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