

PROJECT #:

PROJECT: _____

SUBJECT: Skyline

Ross Twp

BUTLER COUNTY ENGINEER'S OFFICE



GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

www.bceo.org

Sh. _____ of _____ Pg. _____

By _____ Date _____

Ck _____ Date 6-8-17

- survey questions - differences in prop lines?

- court settlement

- meets and bounds different than court

- need to account for r/w easements

- did not "match" into other properties

? gap between church

not all of acreage "developable"

- did find monuments for subdivision

and used monuments in Q of 128

- results in "gap" with church description

split w/ church

- will leave drive aisle

split of "other" parcel

- will leave r/w

- part was by fee

part by easement for existing r/w

- wait Skyline was not aware that the parcel actually goes over 2 driveways

• there are ODOT maps indicating "to commissioners by deed... &

BUT a property owner fought... is now a court case - and ODOT purchase something

- court case does not match the ODOT maps

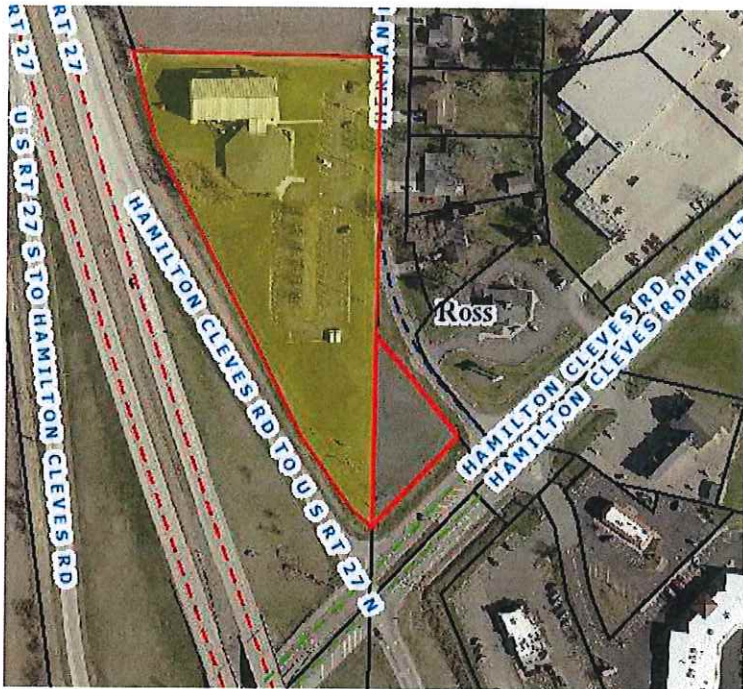
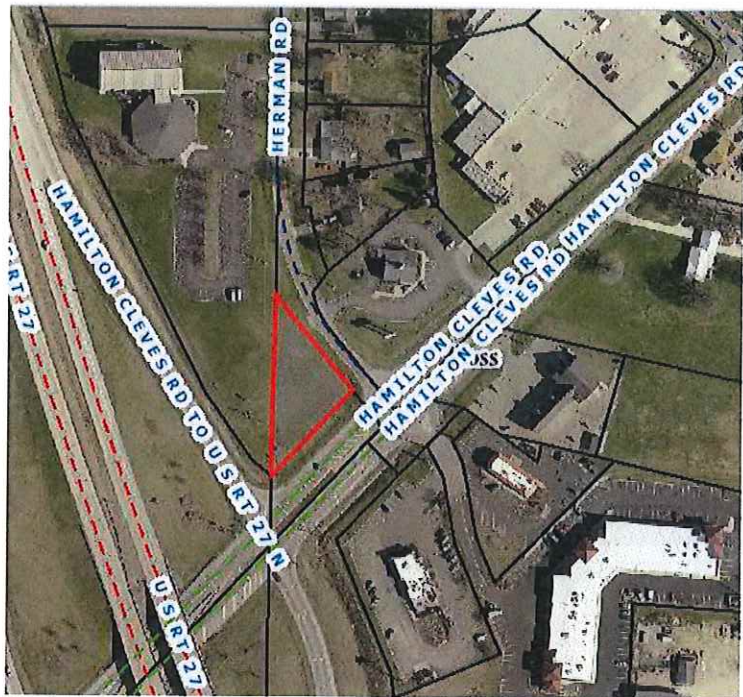
- subdivision did not "dedicate" the r/w...

→ current easement line defined in the court case

closing on church - ? end of October

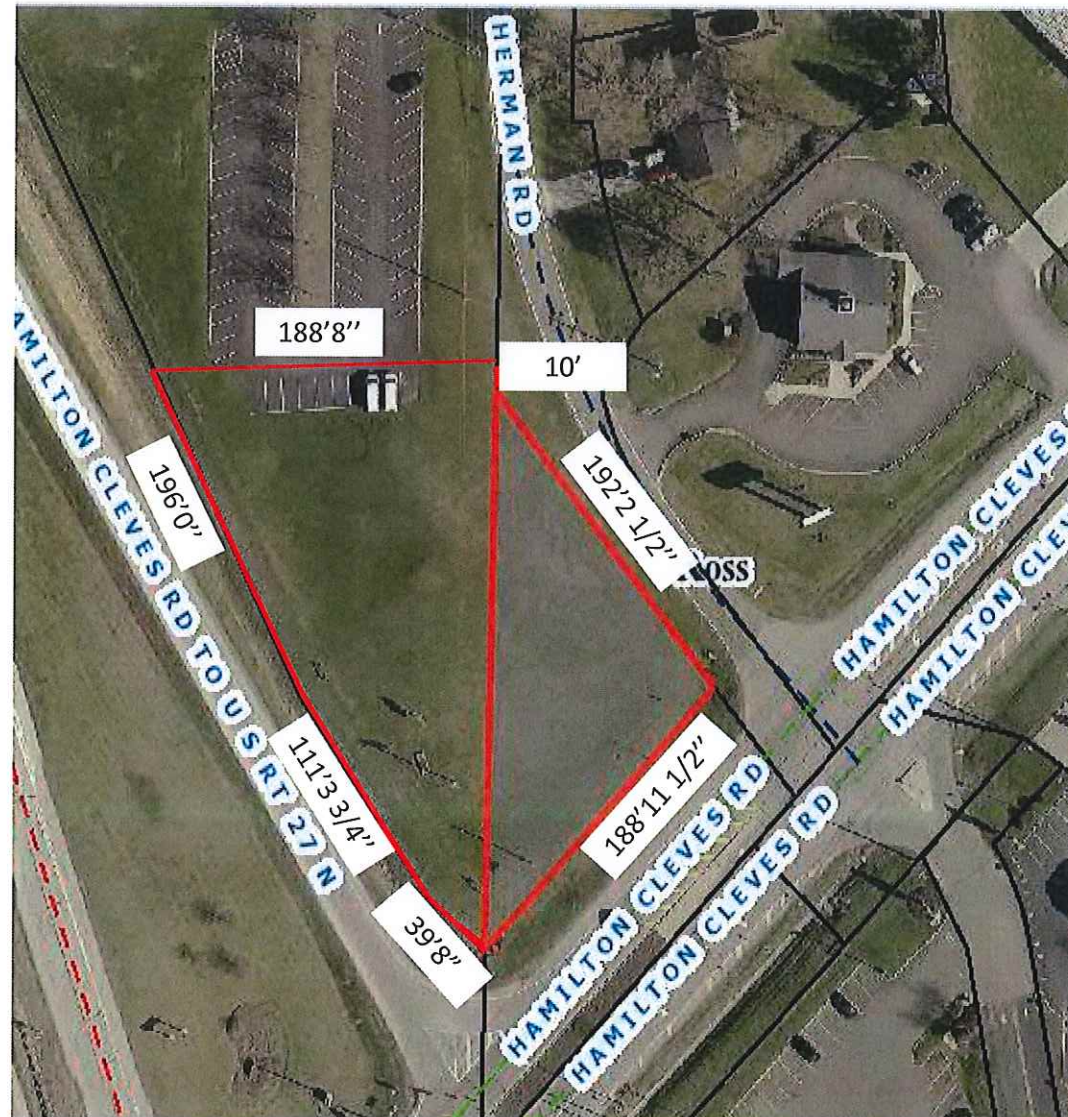
1. split church r/w
2. dedication of r/w to county
3. consolidation: split to county

3771 Hamilton Cleves Rd (S.R. 128)
and 3756 Herman Rd



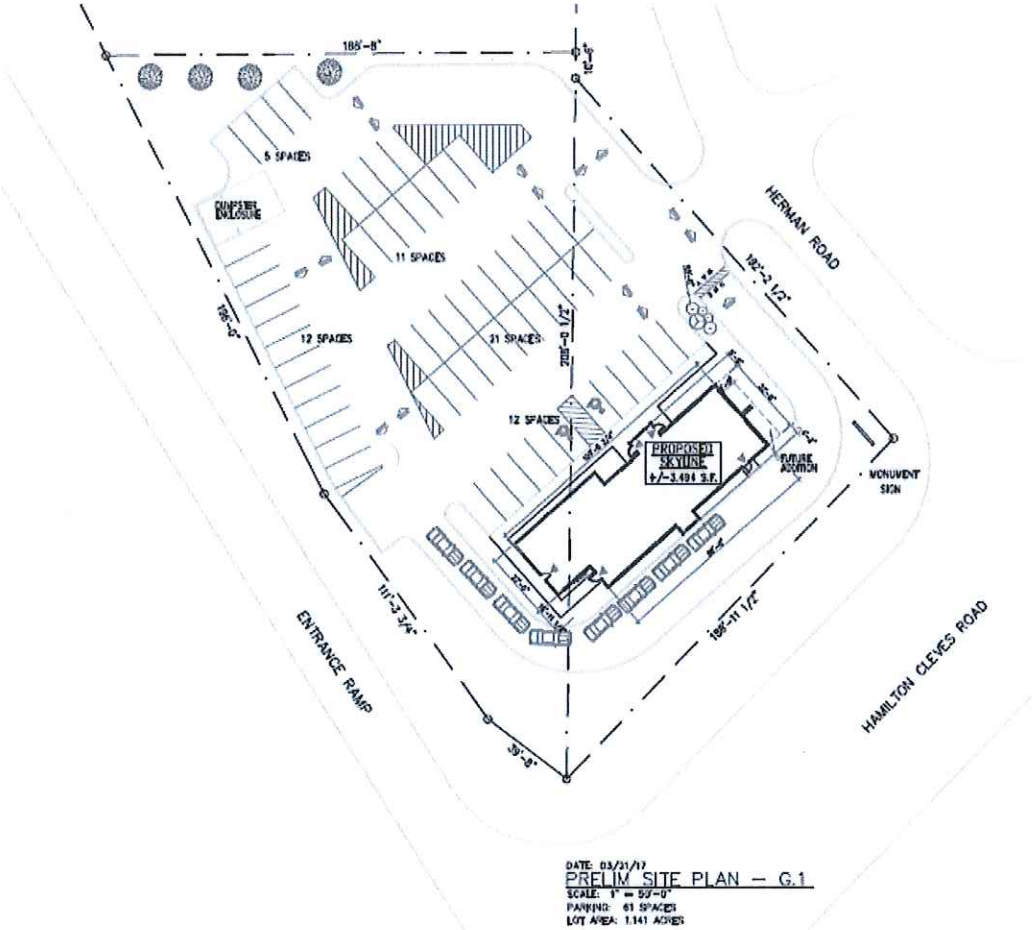
Combined Parcels

(Sources: Butler County Ohio Auditor Website and Fisher Group Architects)



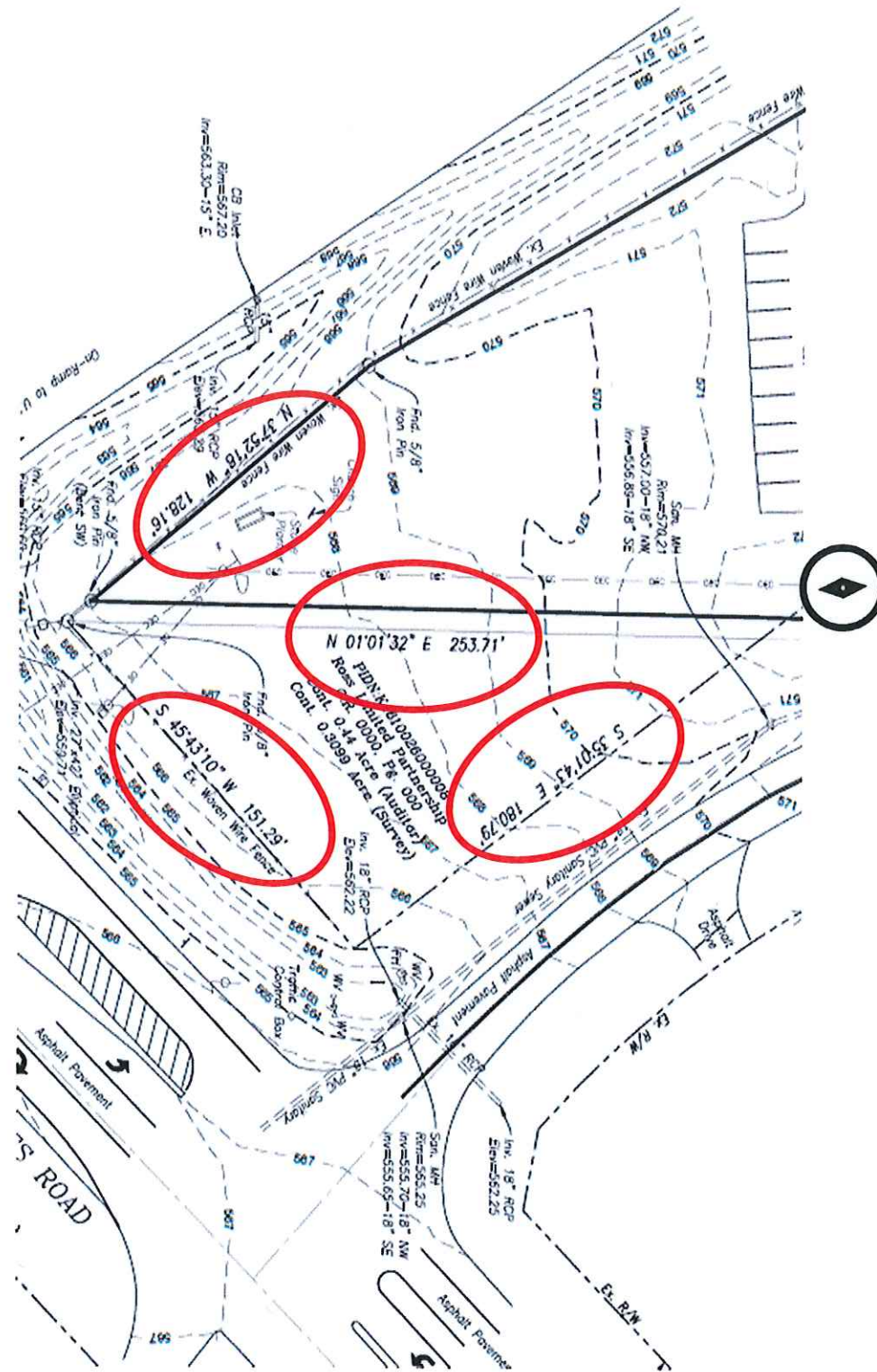
Approved Site Plan

(Source: Fisher Architect Group)

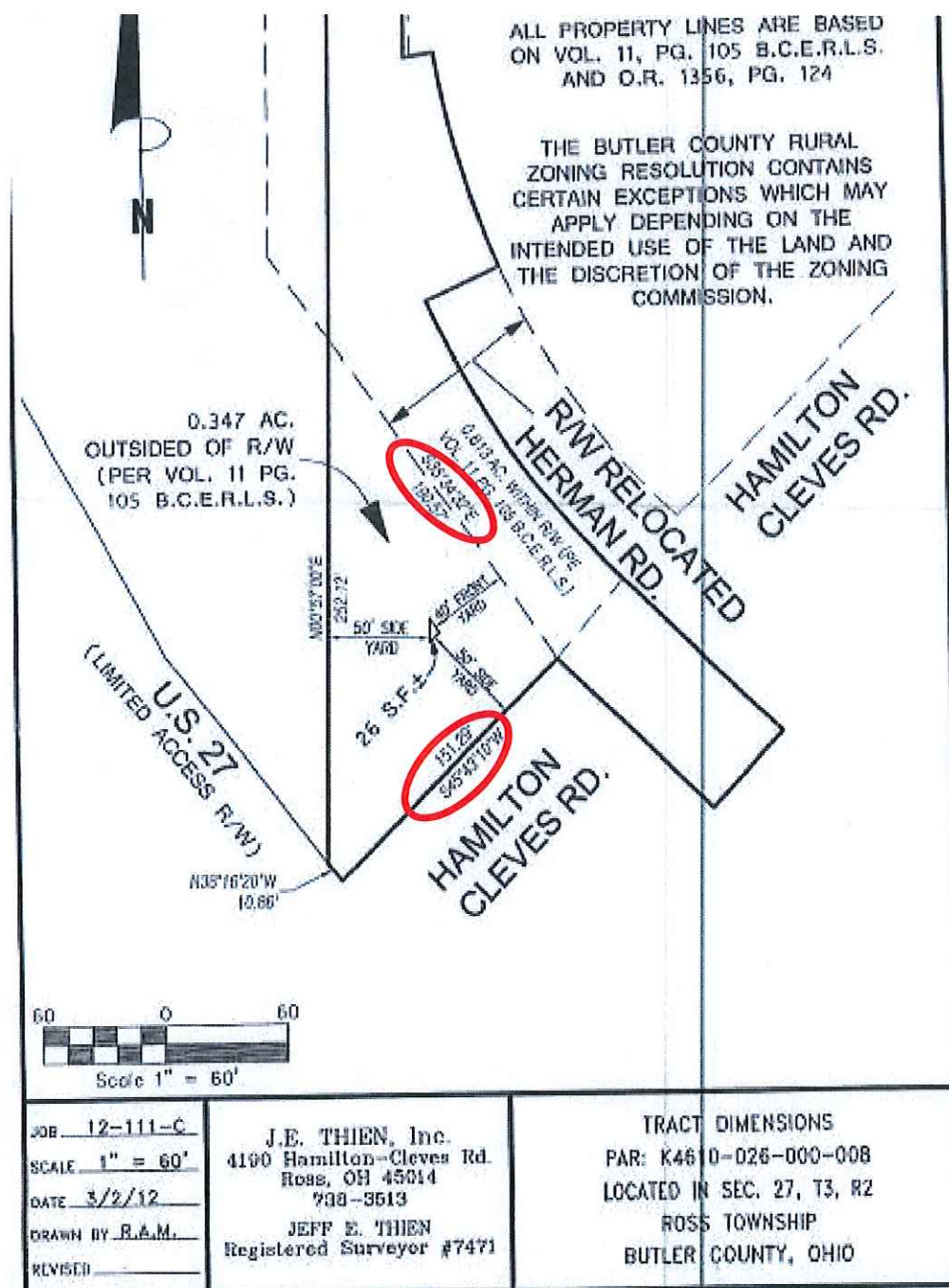


(Source: Evans Engineering)

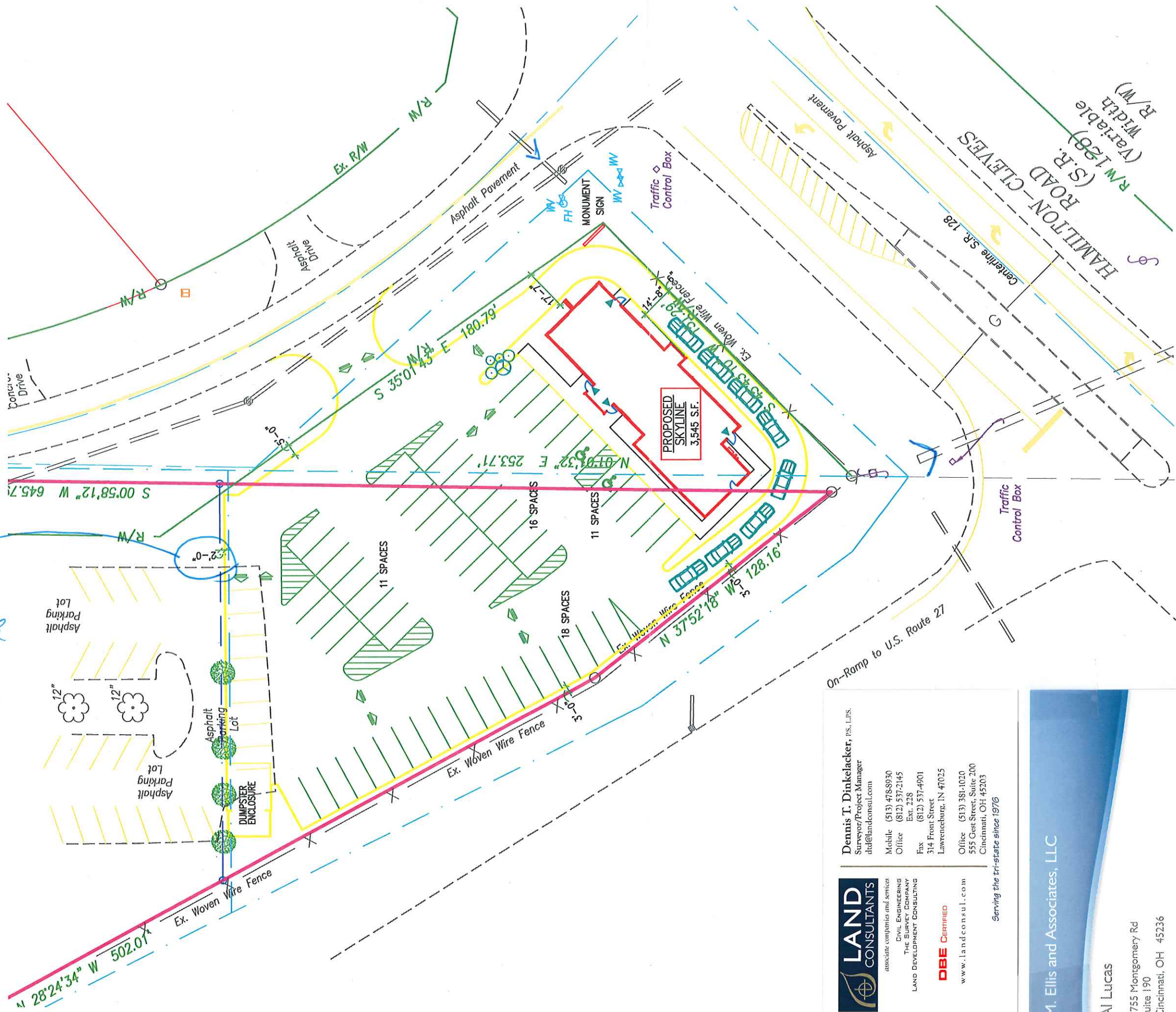
(Source: Evans Engineering)



Survey Conducted in 2012



physical break
between lots
w/ landscaping



DATE: 05/24/17
PRELIM SITE PLAN - K
 SCALE: 1" = 50'-0"
 PARKING: 56 SPACES

Dennis T. Dinkelacker, P.S., L.P.S.
 Surveyor/Project Manager
 dtd@landconsult.com

Mobile (513) 478-8930
 Office (812) 537-2145
 Ext. 228
 Fax (812) 537-4901
 314 Front Street
 Lawrenceburg, IN 47025

Office (513) 381-1020
 555 Gest Street, Suite 200
 Cincinnati, OH 45203

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www.landconsult.com

M. Ellis and Associates, LLC

Al Lucas

7755 Montgomery Rd
 Suite 190
 Cincinnati, OH 45236

Cell: (513) 315-8684

Email: alucas@melissasoc.com

currently zoned ag
 need to change zoning to commercial

- thru Zeb

then thru Jim Fox if variances

? submit next week for July

maybe August mtg

then commission mtg
 then variances