



CAP Summary

BUTLER COUNTY, OHIO

ACCELA SYSTEM

Application: PLN-JP20-00081

File Date: 02/21/2020

Address(es):

NEWTOWN DR
NEWTOWN DR

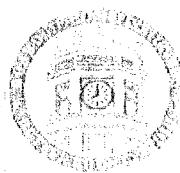
Owner(s):

KYLES STATIONDEVELOPERS LTD

Application Type: Planning / Major Subdivision / Final / NA

Application Specific Information:

PLAT SUBMITTED: 02/21/2020
SUBDIVISION NAME: Kyles Station
Sub Section:
Sub Block:
Sub Phase:
Sub Part:
Sub Addition:
If Other: Replat of Lots 5 & 8
Location:
Preliminary Plat Notes:
Township: Liberty
Section: 10
Town: 2
Range: 3
PUD:
Single Family:
Multi Family:
Commercial:
Replat: CHECKED
Road Dedication:
Acres: 12.0716
Lots: 2
Lot Range: 16-17
Re-Approval Lots:
Units:



Contact Information:

Applicant ~ KYLES STATIONDEVELOPERS LTD, ~ Applicant

THE UNDERSIGNED, BEING THE OWNERS OF 12.0716 ACRES (NET) OF LAND IN SECTION 10, TOWN 2, RANGE 3, IN LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO, DO HEREBY AGREE TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS RE-PLAT OF LOT 5 AND 8 OF KYLES STATION SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY: OFFICIAL RECORD BOOK _____ PAGE _____

WATER & SEWER EASEMENTS:

EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY EASEMENTS" OR "WATER MAIN EASEMENTS" GRANT TO THE BUTLER COUNTY COMMISSIONERS THE RIGHT TO USE, MAINTAIN, AND KEEP IN REPAIR THE PUBLIC SANITARY FACILITIES AND RELATED IMPROVEMENTS (COLLECTIVELY, THE "PUBLIC SANITARY FACILITIES") AND PUBLIC WATER SUPPLY FACILITIES AND RELATED IMPROVEMENTS (COLLECTIVELY, THE "PUBLIC WATER FACILITIES"), AND TOGETHER WITH THE PUBLIC SANITARY FACILITIES HERINAFTER REFERRED TO AS THE "FACILITIES" CONSTRUCTED IN THE EASEMENTS. THE PUBLIC SANITARY FACILITIES AND THE PUBLIC WATER FACILITIES WILL BE (A) CONSTRUCTED IN THE EASEMENTS; AND (B) OWNED, MAINTAINED AND REPLACED BY THE BUTLER COUNTY COMMISSIONERS. THE SANITARY EASEMENTS AND THE WATER MAIN EASEMENTS SHALL ALSO INCLUDE THE RIGHT OF VEHICULAR INGRESS AND EGRESS OVER THE PRIVATE STREETS SHOWN ON THE PLAT BY THE EMPLOYEES AND CONTRACTORS OF THE BUTLER COUNTY COMMISSIONERS FOR THE PURPOSES OF MAINTAINING AND REPLACING THE FACILITIES LOCATED IN THE EASEMENTS.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF FREE OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY WATER AND SEWER DEPARTMENT.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHERN BERM'S, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES, ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WILL BE ANY PIPE THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

BUTLER COUNTY WATER AND SEWER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

ACKNOWLEDGEMENT AND DEDICATION

THE UNDERSIGNED BEING THE OWNERS OF THE LANDS HEREIN PLATTED IN SECTION 10, TOWN 2, RANGE 3, LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A PLAT OF SUBDIVISION OF KYLES STATION SUBDIVISION, THAT THE AREAS OF ALL EASEMENTS SHOWN ON THIS PLAT AND DEDICATED TO PUBLIC USE ARE OWNED BY THE UNDERSIGNED.

WITNESS

OWNER: KYLES STATION DEVELOPERS, LTD.

CERTIFICATE OF NOTARY PUBLIC (OWNER: KYLES STATION DEVELOPERS, LTD.)

STATE OF OHIO
COUNTY OF _____
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME A NOTARY PUBLIC,
IN AND FOR SAID STATE, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGEMENT (LIEN HOLDER)

THE UNDERSIGNED BEING THE LIEN HOLDERS OF THE LANDS HEREIN PLATTED IN SECTION 10, TOWN 2, RANGE 3, LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO DO HEREBY CONSENT TO EASEMENTS AND DEDICATIONS AS SET FORTH HEREON.

LIENHOLDER:

BY: _____

CERTIFICATE OF NOTARY PUBLIC (LIEN HOLDER: _____)

STATE OF OHIO
COUNTY OF _____
BE IT REMEMBERED THAT ON THIS _____, DAY OF _____, 20____ BEFORE ME A NOTARY PUBLIC,
IN AND FOR SAID STATE, PERSONALLY APPEARED _____

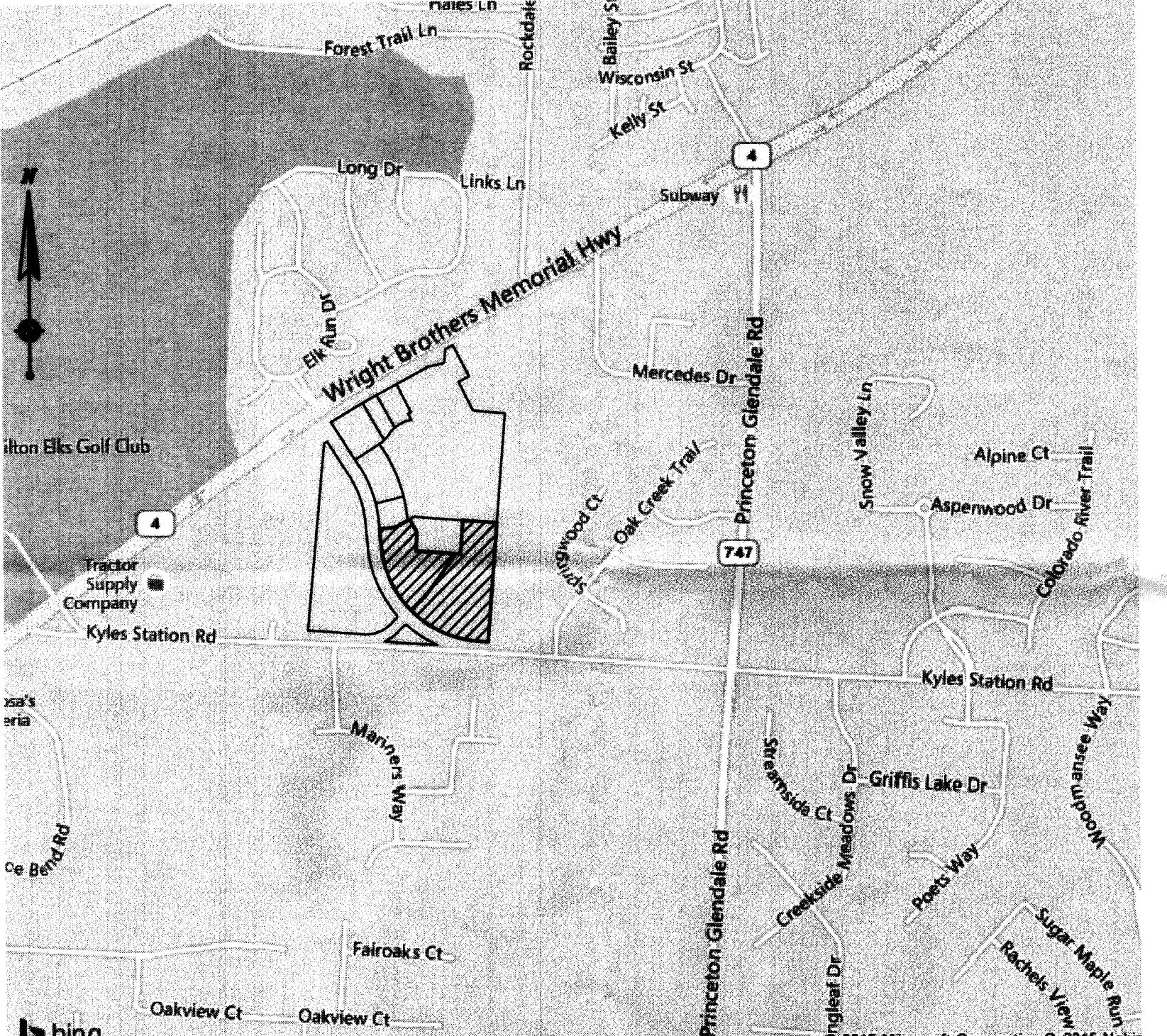
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

KYLES STATION SUBDIVISION RE-PLAT OF LOT 5 AND 8 SITUATED IN SECTION 10, TOWN 2, RANGE 3 LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

THIS SUBDIVISION INCLUDES REPLAT OF LOT 3 OF KYLES STATION SUBDIVISION
AS RECORDED IN O.R. BOOK 9144 PAGE 99 BUTLER COUNTY, OHIO RECORDER'S OFFICE



VICINITY MAP

SCALE 1"=1000'

REPLAT OF LOT 5 AND 8 (LOT 16 AND 17) NOTES

1. NO ACCESS WILL BE GRANTED TO KYLES STATION ROAD FOR LOTS 14 AND 15
2. NO ACCESS GRANTED FOR AT LEAST 200-FT FROM THE INTERSECTION WITH KYLES STATION ROAD ALONG THE SOUTH PROPERTY LINE OF LOT 14
3. HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENTS STAYS DRY

OWNERS AGREEMENTS

O.R. 9001 PG. 1128 "RECIPROCAL EASEMENT AGREEMENT"
O.R. 9001 PG. 1163 "DECLARATION OF RESTRICTIONS"
BUTLER COUNTY, OHIO RECORDS

CERTIFICATION

THE PLAT REPRESENTS A SURVEY MADE BY JASON L. KAFFENBERGER (P.S. #8428) AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND ALL REQUIREMENTS OF SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

Jason L. Kaffenberger
JASON L. KAFFENBERGER (P.S. #8428)



OWNER AND DEVELOPER

KYLES STATION DEVELOPERS, LTD.

3445 NEWMARK DRIVE
MIAMISBURG, OHIO 45342
ATTN: CHRIS CONLEY
(937) 531-5514
FAX (937) 278-6334

ENGINEER/SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: ROBERT W. TRENKAMP, P.S., P.E.
(513) 521-4760
FAX (513) 521-2439

RECEIVED
FEB 21 2020
BUTLER COUNTY
PLANNING COMMISSION

7625 KYLES STATION SUB-RE-PLAT.DWG
ACAD FILENAME:

Drawn By: JKAFFENBERGER

SHEET 1 OF 2

Job No: 7625

