



**PLANNING COMMISSION MEETING**  
**Thursday, June 12, 2025, 7:30 PM**  
CITY HALL  
301 SYCAMORE STREET, BROOKVILLE, OHIO 45309  
[www.brookvilleohio.com](http://www.brookvilleohio.com)

**Agenda**

- I. Opening**
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Roll Call
- II. Adoption of Agenda**
- III. Approval of Minutes**
  - a. Approval of April 17, 2025 Regular Meeting Minutes
- IV. Special Use Applications**
  - a. O'Brien Burgers
  - b. Italian Ice
- V. Final Subdivision Application - The Orchard, Section One**
- VI. Reports**
  - a. Law Director
- VII. Old Business**
- VIII. New Business**
- IX. Adjournment**

Brookville Planning Commission  
Regular Meeting  
April 17, 2025

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on April 17, 2025. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Schreier and Wright; Manager Kuntz, Law Director Stephan and Clerk Duncan were present. Member Kristof was absent.

Roll call by Clerk Duncan.

Chairperson Henderson called for a motion to accept the Agenda with an addition.

Motion by Claggett, second by Ezerski to adopt the Agenda with an addition. All yeas, motion carried.

Motion by Claggett, second by Schreier to approve the minutes of the February 20, 2025 Planning Commission Meeting as presented. All yeas, motion carried.

Law Director Stephan reported El Diablo Grill has filed a special use application to operate as mobile food vendor in the City of Brookville. They would be operating from the municipal lot adjacent to Arlington Road, as they have in the past.

Motion by Claggett, second by Ezerski to approve the special use application for El Diablo Grill, for a one-year period as presented. All yeas, motion carried.

Law Director Stephan reported ISE Technologies, Inc. at 94 Mosier Parkway has submitted a site plan for a building expansion at their current industrial facility. The proposed addition is 5,970 square feet. The property is zoned I-2 and the site plan complies with the zoning requirements of the zoning district.

John Jessup, 3050 Tipp Cowelsville Road, Tipp City, Ohio, was present to answer questions regarding the project.

Motion by Schreier, second by Claggett to approve the Site Plan for ISE Technologies, Inc. building expansion at 94 Mosier as presented. All yeas, motion carried.

Law Director Stephan requested Planning Commission make a final recommendation to City Council on proposed Ordinance No. 2025-06. A public hearing was held with no comments. City Council did make a suggestion to include sexually oriented businesses on the list of excluded businesses in the Community Center District.

Member Wright stated he is recusing himself from the vote as he owns a business in the Community Center District.

Motion by Ezerski, second by Claggett to make a final recommendation of approval to City Council on proposed Ordinance No. 2025-06 as presented. Claggett yea, Ezerski yea, Letner yea, Schreier yea, Wright abstained, Henderson yea. Motion carried with five yeas and one abstention.

Law Director Stephan requested Planning Commission make a final recommendation to City Council on proposed Ordinance No. 2025-07, which establishes the zoning classification of Lots 2798, 2799, and 2800. The proposed ordinance will establish a planned residential district for the property. A public hearing was held on April 1, 2025.

Member Wright inquired about the comments at the public hearing.

Chairperson Henderson advised several people spoke at the public hearing on April 1, 2025, with most of the comments being about the lot sizes. There were proponents and opponents of the one-half acre lot size. The opponents would like three-quarter acre lots or a mixture of lot sizes, with a minimum of one-half acre.

Discussion followed.

Motion by Claggett, second by Schreier to make a final recommendation of approval to City Council on proposed Ordinance No. 2025-07 as presented. Claggett yea, Ezerski nay, Letner yea, Schrier yea, Wright yea, Henderson yea. Motion carried with five yeas and one nay.

Motion by Schreier, second by Ezerski to adjourn. All yeas, motion carried.

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Kimberly Duncan, Clerk

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Ryan Henderson, Chairperson

**MEMORANDUM:**

**DATE: JUNE 4, 2025**

**TO: CITY OF BROOKVILLE PLANNING COMMISSION**

**FROM: RODNEY L. STEPHAN, LAW DIRECTOR**

**RE: SPECIAL USE APPLICATION O'BRIEN BURGERS**

Joshua O'Brien, of O'Brien Burgers has filed a special use application to operate as a mobile food vendor at the municipal parking lot adjacent to Arlington Rd. Mobile food vendors are a special use under Section 1163.03(b)(26). This vendor has operated at the municipal parking lot for several years, and there have not been any issues with this vendor.

It is requested that Planning Commission approve the special use application for O'Brien Burgers.

**ZONING APPLICATION FOR A SPECIAL USE PERMIT**

The undersigned hereby applies for a Special Use Permit to be issued solely on the basis of information contained herein and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. (PERMIT SHALL EXPIRE IF IT HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)

1. Applicant Josh O'Brien O'Brien Burgers Phone # 937-250-9379
2. Applicant address 18 Grand Ave
3. E-mail Joshua.O'Brien33624404@gmail.com interest in property \_\_\_\_\_
4. Location or address of property to be affected municipal parking lot Arlington RD
5. Legal description \_\_\_\_\_  
\_\_\_\_\_
6. Present Zoning classification \_\_\_\_\_ Existing \_\_\_\_\_
7. Proposed Special Use mobile food vendor  
O'Brien Burgers
8. In order for a Special Use Permit to be processed the applicant must provide a narrative statement evaluating the effect of elements such as noise, flare, odor, fumes and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. The Planning Commission shall establish beyond a reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.
10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply: provided, that eth Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.
11. Has a previous application been filed for a Special Use Permit? \_\_\_\_\_
12. When? \_\_\_\_\_ Results? \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Applicant

5-28-2005  
 \_\_\_\_\_  
 Application Date

----- DO NOT WRITE BELOW THIS LINE \* FOR OFFICE USE ONLY -----

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

Approved/Denied Planning Commission \_\_\_\_\_ Approval/Denial date \_\_\_\_\_

Fee (non-refundable) \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_

**MEMORANDUM:**

**DATE: JUNE 4, 2025**

**TO: CITY OF BROOKVILLE PLANNING COMMISSION**

**FROM: RODNEY L. STEPHAN, LAW DIRECTOR**

**RE: SPECIAL USE APPLICATION-JOSH WYMER-ITALIAN ICE MOBILE  
VENDOR**

Josh Wymer, Wymer's Italian Ice, has filed a special use application to operate as a mobile food vendor at the municipal parking lot adjacent to Arlington Rd. Mobile food vendors are a special use under Section 1163.03(b)(26). This vendor has previously operated at the municipal parking lot, and there have not been any issues with this vendor.

It is requested that Planning Commission approve the special use application for Josh Wymer, Italian Ice Mobile Vendor.

**ZONING APPLICATION FOR A SPECIAL USE PERMIT**

The undersigned hereby applies for a Special Use Permit to be issued solely on the basis of information contained herein and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. (PERMIT SHALL EXPIRE IF IT HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)

1. Applicant JOSH WAGNER Phone # 937-336-9154
2. Applicant address 8683 oakes rd GRANUM OH 45304
3. E-mail EDWARDSfan991@gmail.com Interest in property across from Robs
4. Location or address of property to be affected across from Robs
5. Legal description Italian ice trailer

6. Present Zoning classification Foot trailer Existing \_\_\_\_\_
7. Proposed Special Use \_\_\_\_\_

8. In order for a Special Use Permit to be processed the applicant must provide a narrative statement evaluating the effect of elements such as noise, flare, odor, fumes and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

generator

9. The Planning Commission shall establish beyond a reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.
10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has a previous application been filed for a Special Use Permit? yes

12. When? EVENINGS after work week Results? approved

2-3 Days a week weekends

John Wagner 5-19-25  
 Signature of Applicant Application Date

----- DO NOT WRITE BELOW THIS LINE \* FOR OFFICE USE ONLY -----

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

Approved/Denied Planning Commission \_\_\_\_\_ Approval/Denial date \_\_\_\_\_

Fee (non-refundable) 225.00 Receipt # \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_

**MEMORANDUM:**

**DATE: JUNE 4, 2025**

**TO: CITY OF BROOKVILLE PLANNING COMMISSION**

**FROM: RODNEY L. STEPHAN, LAW DIRECTOR**

**RE: FINAL SUBDIVISION APPLICATION-THE ORCHARD-SECTION ONE**

Oakes Tree Development has filed a final subdivision application for The Orchard Section One. This subdivision will be located on Hill Street, Lot Number 2543, County Auditor Parcel C05 00627 0001. This property is the site where the Brookville High School and Middle School were previously located and is now currently vacant.

The Orchard-Section One subdivision record plan establishes fourteen (14) lots for single family housing. The property is zoned R-1C. Single family housing is a permitted use in this zoning district. The R-1C standards require lots with 70 feet of frontage, and a minimum square footage of 1400 sq. ft. The proposed subdivision meets the R-1C standards.

The subdivision plat and construction drawings are submitted to Planning Commission with this memorandum. It is requested that Planning Commission approve The Orchard-Section One Record Plan.

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEASEHOLDERS OF THE LANDS HEREIN SHOWN, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREET FRONT OF SAID SHOWN TO THE PUBLIC USE FOREVER.

BASEMENTS SHOWN ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER MAINS AND SERVICES, SANITARY SEWERS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITIES LINES OR SERVICES, AND FOR THE EXERCISE OF ANY OR ALL RIGHTS OR OTHER OBLIGATIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING ACCESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER  
THE ORCHARD AT HILL STREET, LLC

COUNTY OF \_\_\_\_\_  
STATE OF OHIO

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ORCHARD AT HILL STREET LLC, BY \_\_\_\_\_ ITS \_\_\_\_\_, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

DATE \_\_\_\_\_ 2025  
STATE OF OHIO

THE ORCHARD AT HILL STREET LLC, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS PLAT EITHER AS OWNERS OR AS LEASEHOLDERS, HAVE UNITED IN ITS EXECUTION.

THE ORCHARD AT HILL STREET LLC  
BY \_\_\_\_\_  
ITS \_\_\_\_\_

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

MORTGAGEE

COUNTY OF \_\_\_\_\_  
STATE OF OHIO

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME \_\_\_\_\_ BY \_\_\_\_\_ ITS \_\_\_\_\_, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

DATE \_\_\_\_\_ 2025  
STATE OF OHIO

CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS PLAT EITHER AS OWNERS OR AS LEASEHOLDERS, HAVE UNITED IN ITS EXECUTION.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATION/DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 6.8694 AC. BEING ALL OF LOT 2543 OF THE CONSECUTIVE LOTS OF THE PLAT OF THE CITY OF BROOKVILLE, OHIO AS COMPILED TO THE ORCHARD AT HILL STREET LLC, BY IR DEED 87025-002793 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 6733.37 STANDARDS FOR SURVEYS AND COMPARES TO THE OHIO REVEAL CODE CHAPTER 119 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, IN CONJUNCTION WITH MEASUREMENTS TAKEN BY SURVEYORS, BASED ON EVIDENCE IN DEEDS 7074 AND 7074-111 MEASUREMENTS ARE CORRECT AND REPRESENTS ARE TO BE SAID ONE AND THE SAME AS SHOWN.

THE REINKE GROUP, INC.

GEORGE T. REINKE  
OHIO SURVEYOR NO. 6207



RECORD PLAN  
THE ORCHARD  
SECTION ONE  
BEING A REPLAT OF LOT 2543 OF THE CONSECUTIVE NO.  
OF LOTS OF THE CITY OF BROOKVILLE  
CITY OF BROOKVILLE  
SECTION 3, TOWN 6, RANGE 4E  
MONTGOMERY COUNTY, OHIO  
CONTAINING: 6.8694 AC.  
MAY, 2025



VICINITY MAP



SUPERIMPOSED MAP

SCALE: 1"=100'

CITY OF BROOKVILLE PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHIEF ENGINEER

CITY OF BROOKVILLE CITY COUNCIL

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR

CLERK

MONTGOMERY COUNTY ENGINEER  
APPROVED FOR DESCRIPTION

DATE \_\_\_\_\_ 20 \_\_\_\_\_ JOB # 2025-0341.RP

GEORGE T. REINKE, P.E., P.S., OR AUTOMATIC REPRESENTATIVE

CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_



SHEET 1 OF 1

REINKE GROUP

Professional Engineering License No. 10000  
Professional Surveying License No. 10000  
Professional Land Surveying License No. 10000  
Professional Civil Engineering License No. 10000  
Professional Mechanical Engineering License No. 10000  
Professional Electrical Engineering License No. 10000  
Professional Chemical Engineering License No. 10000  
Professional Industrial Engineering License No. 10000  
Professional Mining Engineering License No. 10000  
Professional Petroleum Engineering License No. 10000  
Professional Aeronautical Engineering License No. 10000  
Professional Agricultural Engineering License No. 10000  
Professional Biological Engineering License No. 10000  
Professional Environmental Engineering License No. 10000  
Professional Food Engineering License No. 10000  
Professional Textile Engineering License No. 10000  
Professional Leather Engineering License No. 10000  
Professional Glass Engineering License No. 10000  
Professional Rubber Engineering License No. 10000  
Professional Plastic Engineering License No. 10000  
Professional Paper Engineering License No. 10000  
Professional Printing Engineering License No. 10000  
Professional Ceramic Engineering License No. 10000  
Professional Glass and Glass Products Engineering License No. 10000  
Professional Rubber and Rubber Products Engineering License No. 10000  
Professional Plastic and Plastic Products Engineering License No. 10000  
Professional Paper and Paper Products Engineering License No. 10000  
Professional Printing and Printing Products Engineering License No. 10000  
Professional Ceramic and Ceramic Products Engineering License No. 10000  
Professional Glass and Glass Products Engineering License No. 10000  
Professional Rubber and Rubber Products Engineering License No. 10000  
Professional Plastic and Plastic Products Engineering License No. 10000  
Professional Paper and Paper Products Engineering License No. 10000  
Professional Printing and Printing Products Engineering License No. 10000  
Professional Ceramic and Ceramic Products Engineering License No. 10000

COVENANTS, CONDITIONS AND RESTRICTIONS

ASSESSMENTS AND ARTICLES OF INCORPORATION OR BY-LAWS OF THE SADDLE CREEK COMMUNITY ASSOCIATION, ALL OF WHICH ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO IN IR # \_\_\_\_\_

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 05/20/2014 BY 60322 UCBAW



RECORD PLAN  
 THE ORCHARD  
 SECTION ONE  
 BEING A REPLAT OF LOT 2543 OF THE CONSECUTIVE NO.  
 OF LOTS OF THE CITY OF BROOKVILLE  
 CITY OF BROOKVILLE  
 SECTION 3, TOWN 6, RANGE 4E  
 MONTGOMERY COUNTY, OHIO  
 CONTAINING: 6.8694 AC.  
 MAY, 2025

HOW BAKER'S ADDITION TO BROOKVILLE  
 LOT 82 BEING LOT 80 OF THE CONSECUTIVE NO.  
 OF LOTS OF THE CITY OF BROOKVILLE  
 PLAT BOOK A, PG. 217

HOW BAKER'S ADDITION TO BROOKVILLE  
 LOT 91 BEING LOT 102 OF THE CONSECUTIVE NO.  
 OF LOTS OF THE CITY OF BROOKVILLE  
 PLAT BOOK A, PG. 212

**DRAINAGE EASEMENTS**  
 THE DRAINAGE EASEMENTS AS SHOWN ARE FOR THE USE AND BENEFIT OF EACH ADJOINING LOT  
 OWNER FOR THE DRAINAGE OF STORM WATER. THE PRIVATE DRAINAGE EASEMENT LOCATED ON EACH  
 LOT SHALL BE MAINTAINED BY THE LOT OWNER UNDER THE PRIVATE DRAINAGE EASEMENT, NO  
 STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED OR PERMITTED TO REMAIN THAT WILL OBSTRUCT,  
 RETARD OR IMPAIR THE FLOW OF STORM WATER THROUGH THE PRIVATE DRAINAGE EASEMENT.  
 ADDITIONALLY, A 10 FT WIDE DRAINAGE EASEMENT SHALL BE ON THE REAR PROPERTY LINE AND  
 5 FT WIDE DRAINAGE EASEMENT SHALL BE ON THE SIDE PROPERTY LINE OF EACH LOT TO THE BENEFIT OF  
 THE ADJOINING LOT OWNER.

**STORM SEWER EASEMENT**  
 THE STORM SEWER EASEMENTS AS SHOWN AND DESCRIBED ON THE RECORD PLAT ARE DEDICATED  
 TO THE USE AND BENEFIT OF THE CITY OF BROOKVILLE, OHIO, AND ITS SUCCESSORS AND ASSIGNS.  
 THE STORM SEWER EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT  
 OF THE STORM SEWER SYSTEM.

LINE	BEARING	LENGTH
1.1	S. 70°32'54" W	40.34'
1.2	N. 70°32'54" E	40.34'

Curve #	Radius	Chord	Chord Bearing	Delta	Delta Bearing	Area
C1	50.00'	47.0053'	41.03°	S. 82°54'23" E	31.89°	
C2	50.00'	20.5128'	0.25°	N. 28°23'54" W	0.33°	
C3	50.00'	48.0923'	68.28°	N. 63°02'54" W	39.90°	
C4	60.00'	324.0142'	284.98°	S. 50°32'02" W	81.43°	
C5	50.00'	42.5014'	44.51°	N. 65°19'42" W	42.33°	
C6	50.00'	49.1120'	37.03°	N. 18°03'52" W	50.42°	
C7	50.00'	44.4850'	44.85°	N. 38°12'01" E	40.84°	
C8	60.00'	48.0847'	58.18°	N. 74°19'12" E	48.33°	
C9	50.00'	50.4236'	51.62°	S. 53°49'48" E	35.64°	
C10	60.00'	324.1122'	284.98°	S. 00°15'42" E	78.23°	
C11	60.00'	42.0051'	41.03°	S. 15°53'32" E	39.90°	
C12	50.00'	46.1128'	49.31°	S. 21°23'24" E	31.00°	
C13	50.00'	39.4925'	0.22°	S. 19°25'58" W	0.72°	

**OCCUPATION STATEMENT**  
 OCCUPATION, WHERE IT EXISTS, GENERALLY AGREES WITH  
 MONUMENTATION FOUND.

**ROADWAY LENGTH**  
 ORCHARD STREET = 359.73 FT.

**MINIMUM BUILDING SETBACKS**  
 FRONT YARD = 25 FT.  
 REAR YARD = 30 FT.  
 SIDE YARD = 10 FT.

**ACREAGE TABULATION**

RESIDENTIAL LOTS #0000-#0000	= 5.6186 AC.
"OPEN SPACE" LOT #0000	= 0.8412 AC.
STREET R/W	= 0.8096 AC.
TOTAL	= 6.8694 AC.

**NOTES:**

Monuments found or set are in good condition unless otherwise labeled.  
 Deeds & Survey Records as noted on drawing are source data for this survey.

- MONUMENT LEGEND**
- 5/8" Iron Pin Found (± 5¢ Rebar)
  - ⊕ 5/8" Iron Pin Set with yellow plastic cap stamped "Reinke L.S. #62017"
  - ⊕ Iron Pipe Found
  - ⊕ H/W Monument Found
  - ▲ Stone Found
  - ▲ Stone Set
  - ⊕ 1" x 1" Iron Set
  - ⊕ 1" x 1" Iron Found
  - ⊕ Concrete Monument Found
  - ⊕ Concrete Monument Set

SHEET 3 OF 3  
 PREPARED BY:



ALL INFORMATION BROOKVILLE AND SURROUNDING DRAINAGE RECORDS BY 22 28 25 CWS  
 252 2017 15/2025 157 24

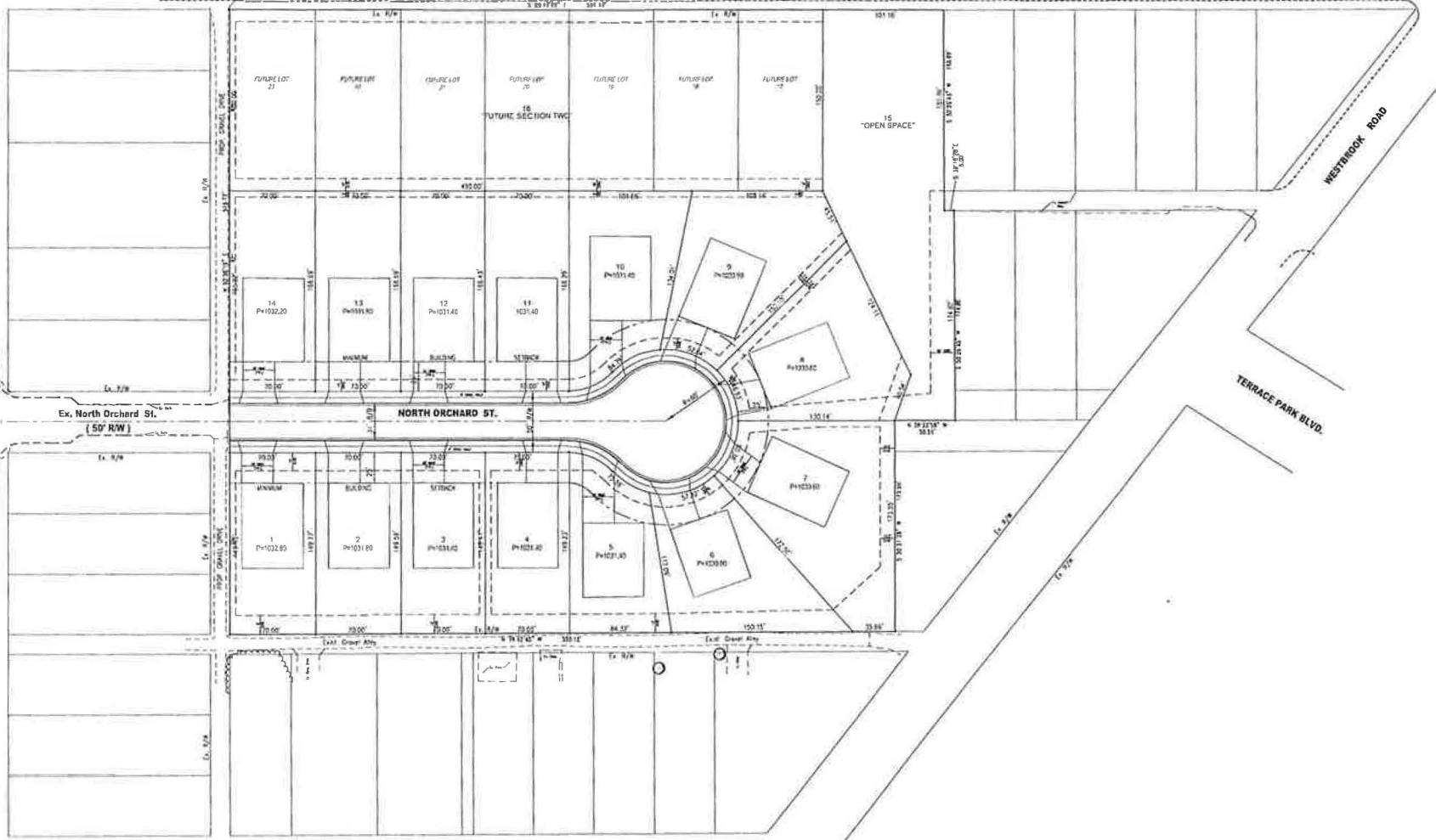




WESTERN AVE. (50' RW)

MCKINLEY ST. (50' RW)

S. HILL STREET (50' RW)



CLAY STREET

**REINKE GROUP, INC.**  
 ENGINEERS • LAND PLANNERS • SURVEYORS  
 1000 N. 10th St. Suite 200  
 Bozeman, MT 59717  
 Phone: (406) 552-1111  
 Fax: (406) 552-1112

SUBMITTAL/REVISION RECORD

NO.	DATE	DESCRIPTION

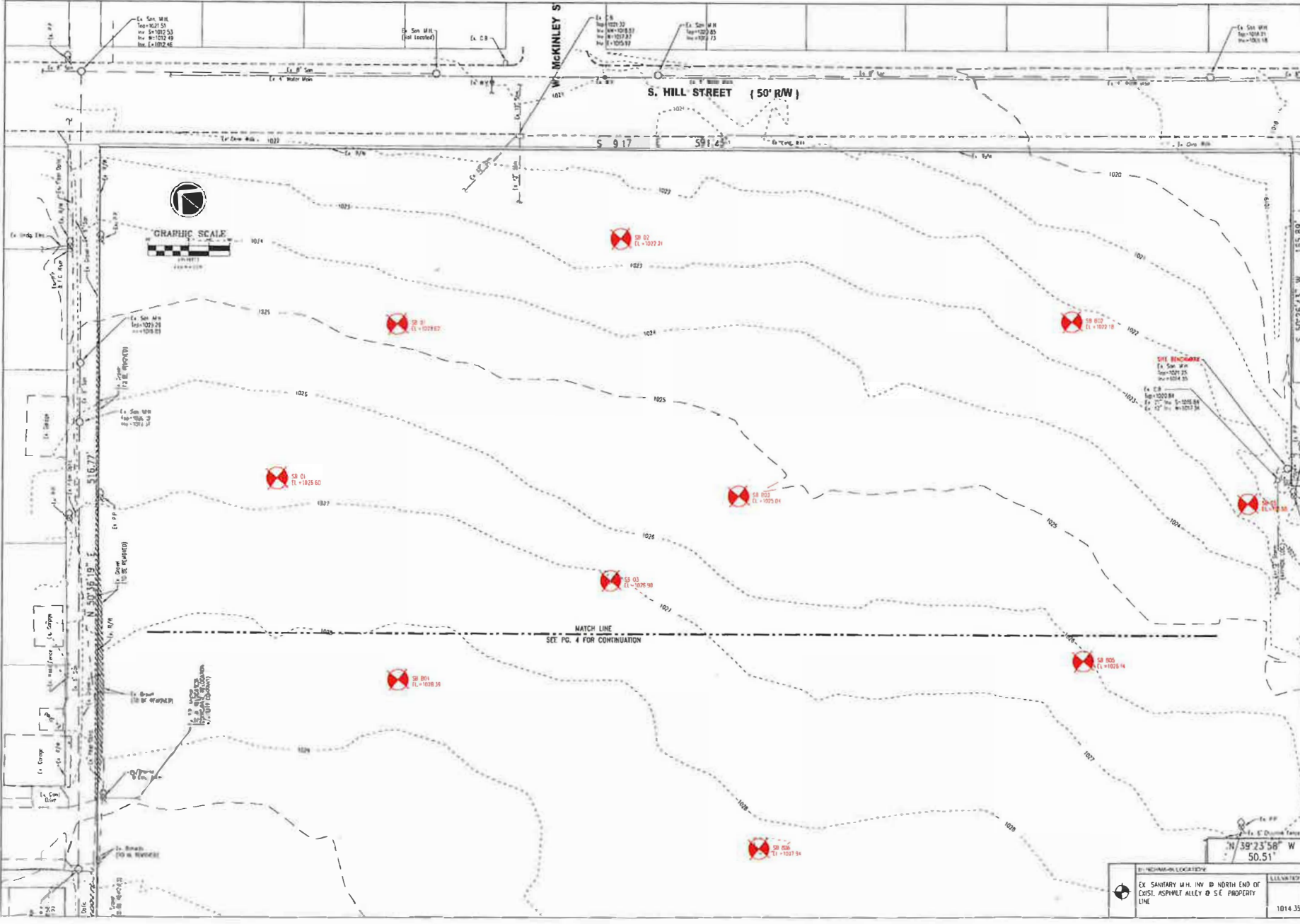
**SITE PLAN**  
**THE ORCHARD SECTION ONE**  
 ORCHARD STREET  
 CITY OF BOZEMAN  
 MONTGOMERY COUNTY, MONT.

DESIGNED BY: G.P.  
 DRAWN BY: I.T.L.  
 JOB #: 2023-04-409  
 DRAWING DATE: May 6, 2025

SHEET NO: 2 of 15

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD SURVEY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS.

ALL SURVEY INFORMATION IS STRICTLY THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**REINKE GROUP, INC.**  
 LAND SURVEYORS & ENGINEERS  
 10000 N. 10th Ave., Suite 100  
 Denver, CO 80231  
 Phone: 303.733.8800  
 Fax: 303.733.8801  
 www.reinkegroup.com

NO.	DATE	DESCRIPTION

**EXISTING CONDITION AND DEMOLITION PLAN**  
**THE ORCHARD SECTION ONE**  
 ORCHARD STREET  
 VON JOSEPH COUNTY, IOWA

DESIGNED BY: G.P.  
 DRAWN BY: J.P.  
 DATE: 2023-04-09  
 DRAWING DATE: May 6, 2025

BY: NECHAMUN LOCATIONS  
 EX: SANITARY W.H. INV. IN NORTH END OF EXIST. ASPHALT ALLEY @ S.E. PROPERTY LINE

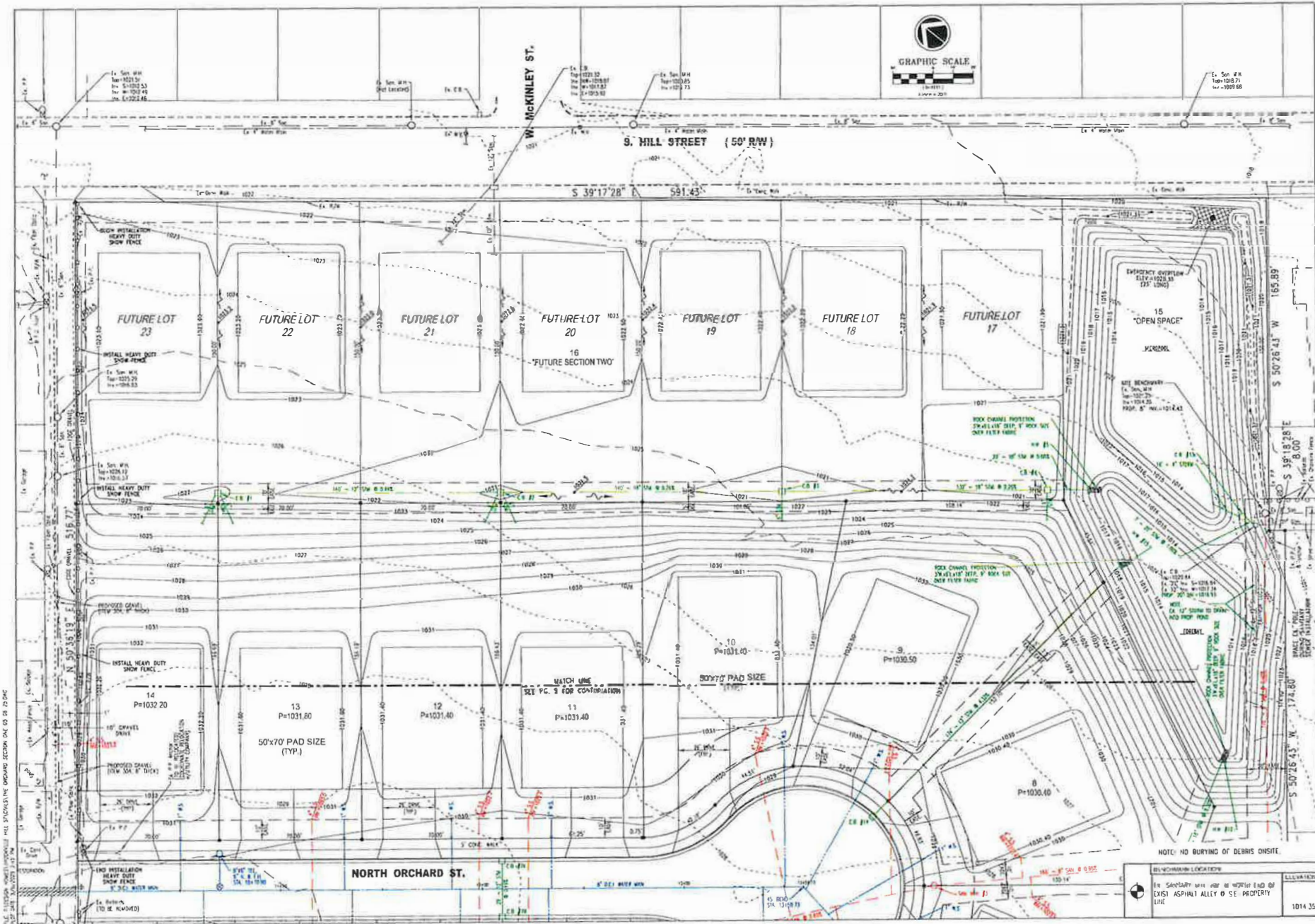
1014.35











**REINKE GROUP, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 1000 N. 10TH ST. SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.8800  
 WWW.REINKEGROUP.COM

DATE DESCRIPTION

DESIGNED BY: G.P.  
 DRAWN BY: TTL  
 JOB #: 2023-01-009  
 DRAWING DATE: May 6, 2025

1014.35 8 of 15

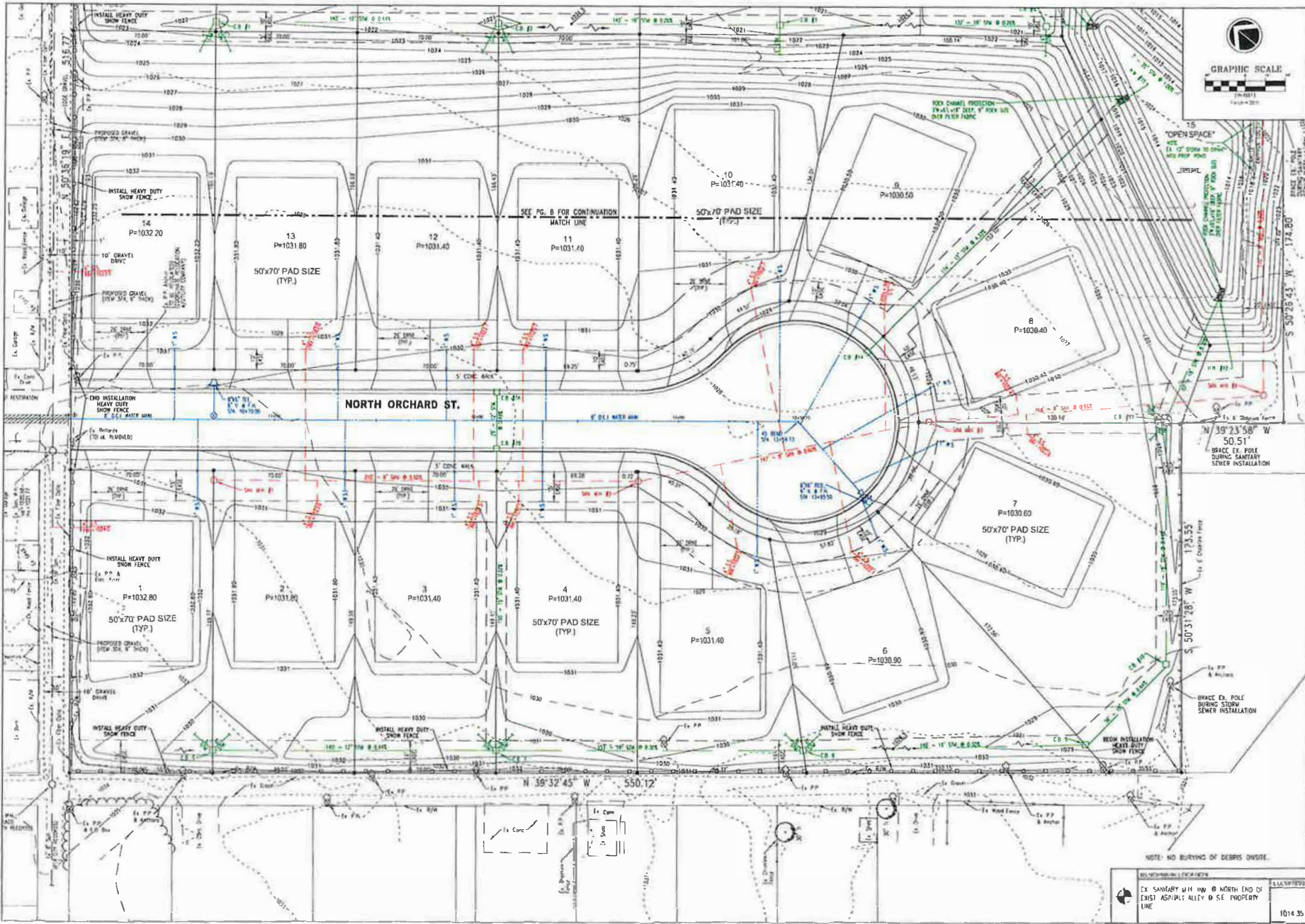
FILE: H:\PROJECTS\2023\1014\1014\_01\_SHEET\_01.DWG DATE: 5/6/2025 1:15 PM

NOTE: NO BURYING OF DEBRIS ON SITE.

BENCHMARK LOCATION  
 THE SECONDARY SURVEY IS THE NORTH END OF  
 EXIST ASPHALT ALLEY @ SE PROPERTY  
 LINE

1014.35

PLC 11/20/2020 10:40:11 AM 11/20/2020 10:40:11 AM 11/20/2020 10:40:11 AM



**REINKE GROUP, INC.**  
 LAND SURVEYORS & ENGINEERS  
 1000 W. 10th St., Suite 100  
 Lincoln, NE 68502  
 TEL: 402.441.1111  
 FAX: 402.441.1112

SUBMITTAL/REVISION RECORD

NO.	DATE	DESCRIPTION

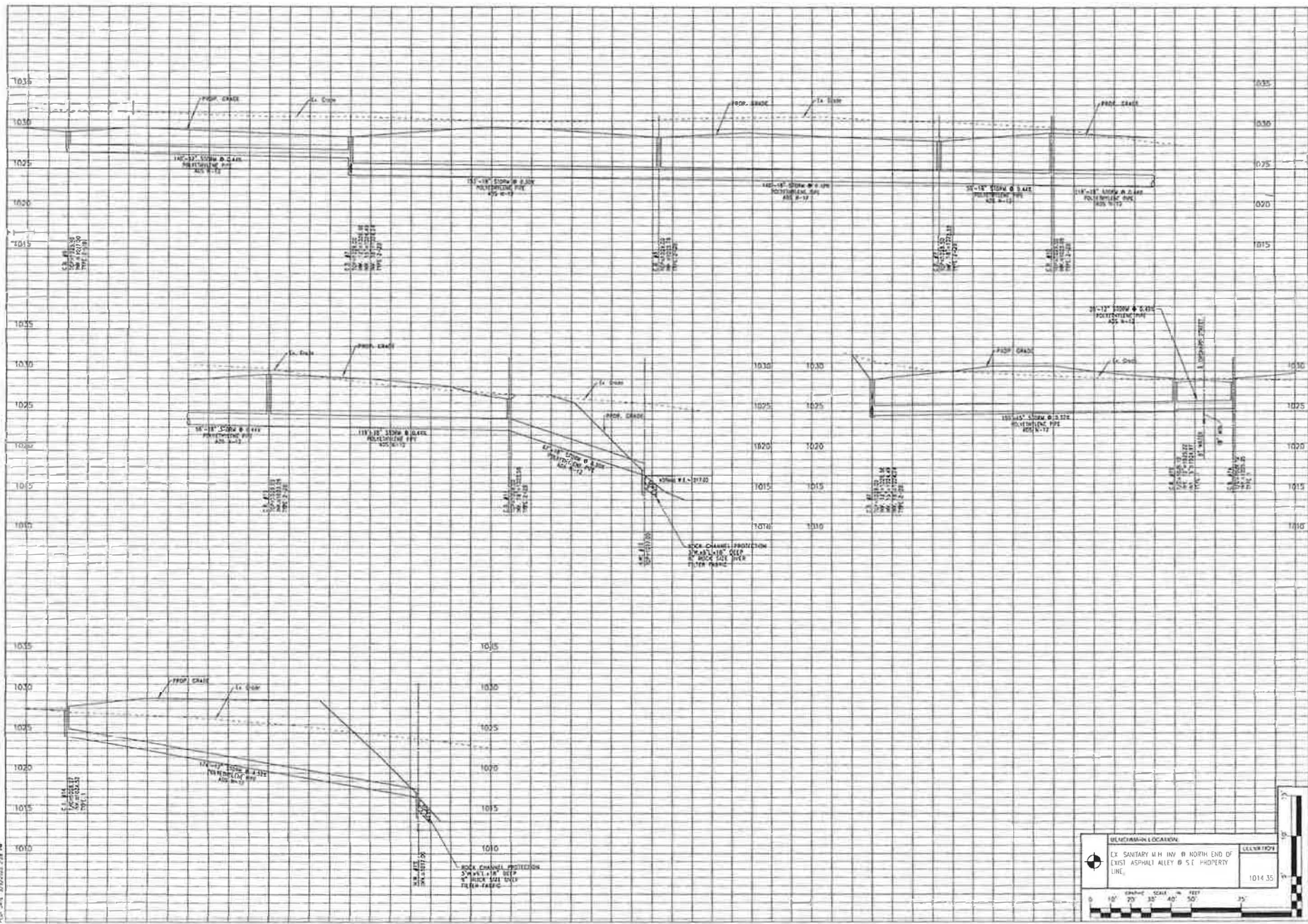
**GRADING PLAN**  
**THE ORCHARD STREET**  
**SECTION ONE**  
 ORCHARD STREET  
 SOUTHWEST COUNTY, NE

DESIGNED BY: C.D.  
 DRAWN BY: TTL  
 JOB #: 2023-04-009  
 DATE: 05/06/2025

NOTE: NO BURNING OF DEBRIS ON-SITE.  
 EX. SANITARY MANHOLE @ NORTH END OF EXIST. ASPHALT ALLEY @ SE PROPERTY LINE



114. STORM SEWER PROFILES - 114. SHOWING ORCHARD SECTION ONE OF ORCHARD  
 SECTION ONE, 2023-04-06



**REINKE GROUP, INC.**  
 ENGINEERS ARCHITECTS & SURVEYORS  
 1000 S. 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8888

SUBMITTAL PREVISION RECORD

NO.	DATE	DESCRIPTION

**STORM SEWER PROFILES**  
**THE ORCHARD SECTION ONE**  
 ORCHARD STREET  
 1000 S. 10TH AVENUE  
 NORTH BERRY COUNTY, CO 80106

DESIGNED BY: C.P.  
 DRAWN BY: TTA  
 JOB #: 2023-04-009  
 DRAINING DATE: May 6, 2025  
 SHEET NO.: 11 of 15

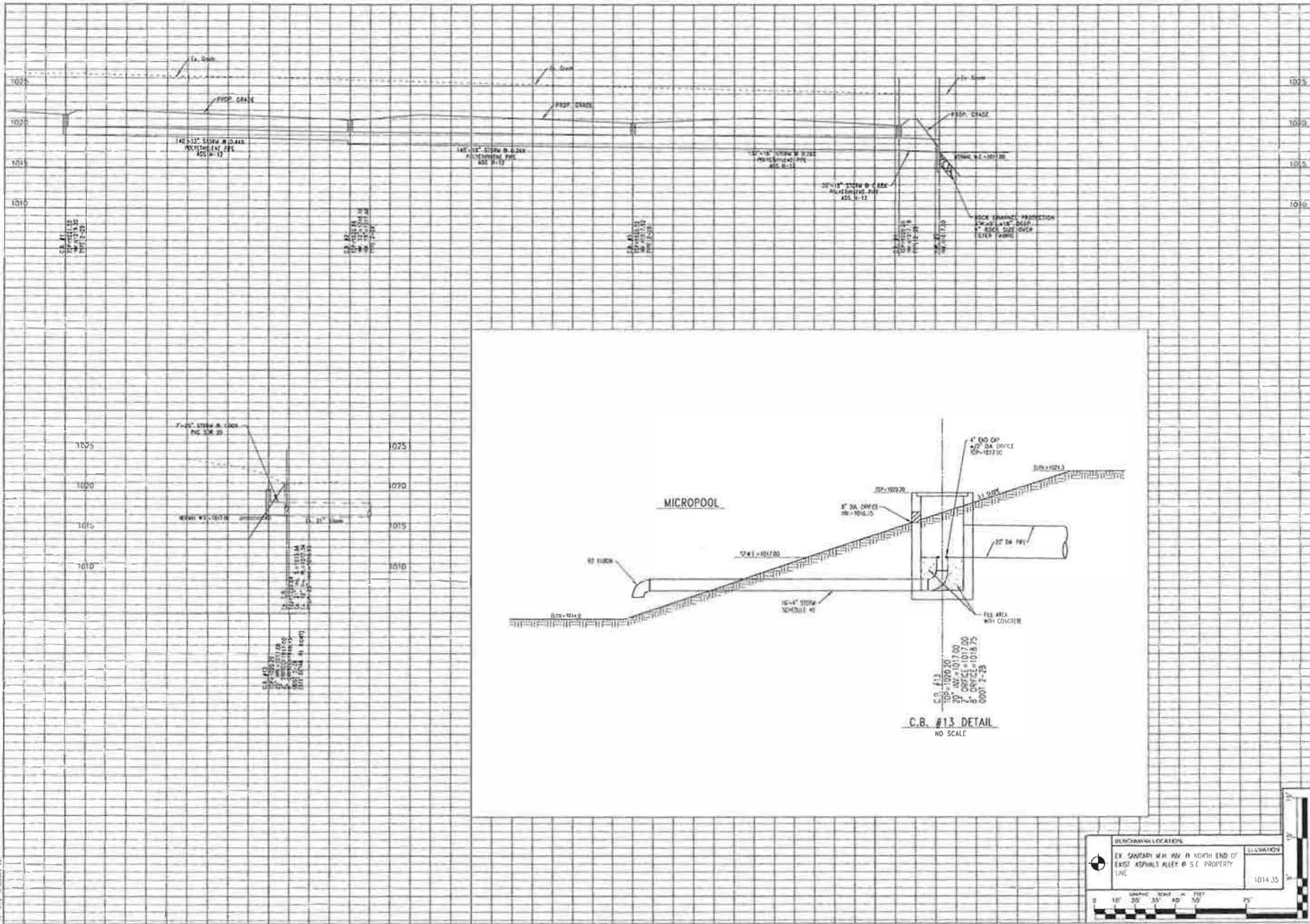
**INSTALLATION LOCATION**

EX SANITARY 48 IN. IN. @ NORTH END OF  
 EXIST ASPHALT ALLEY @ S/E PROPERTY  
 LINE.

UTM NAD 83  
 1014.35

Graph SCALE IN FEET  
 0 10' 20' 30' 40' 50' 60'

D.C. MAPPING AND CONSULTING, INC., 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 TEL: 303.755.1000 FAX: 303.755.1001  
 WWW.DCMAPPING.COM



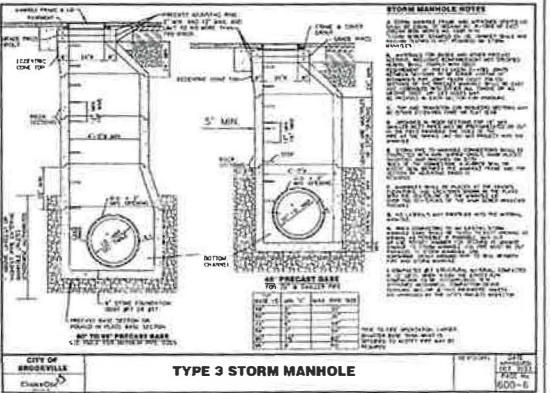
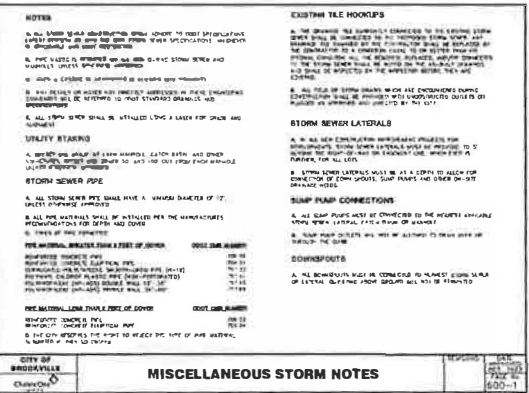
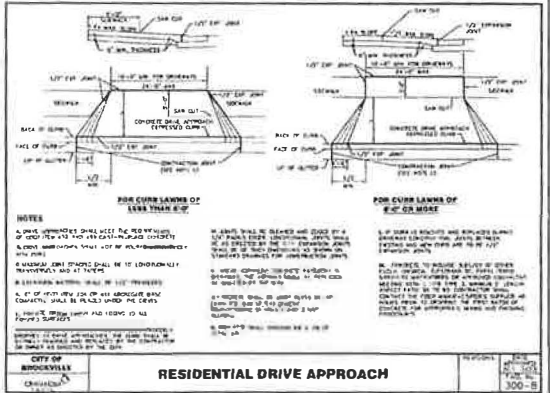
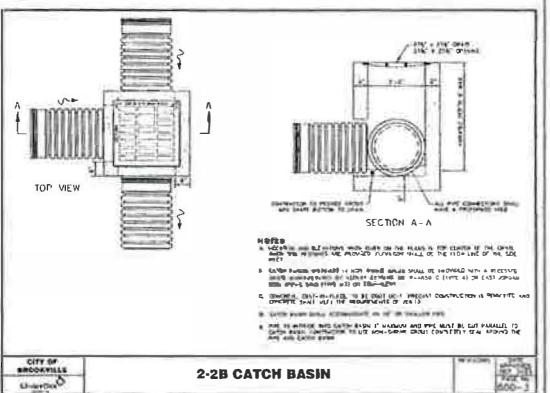
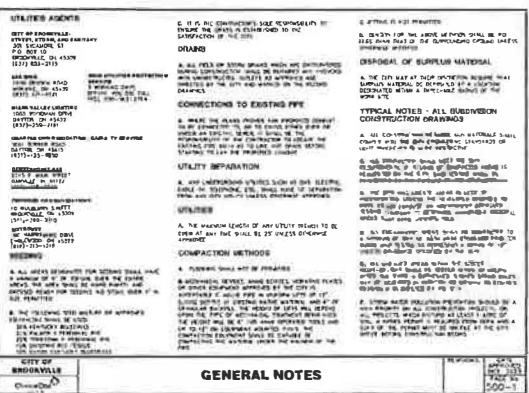
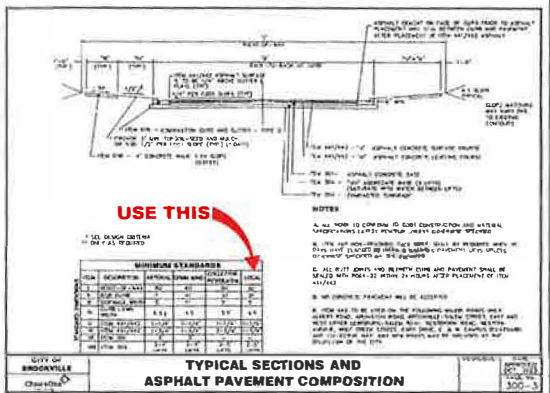
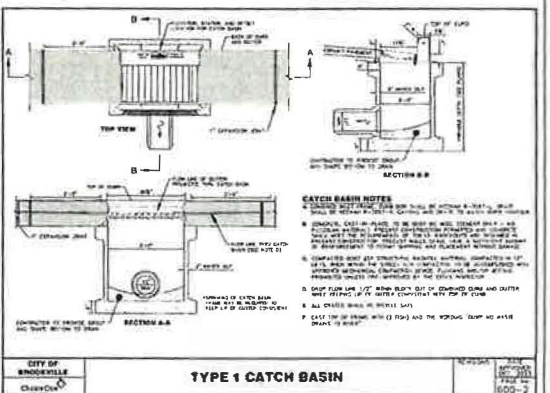
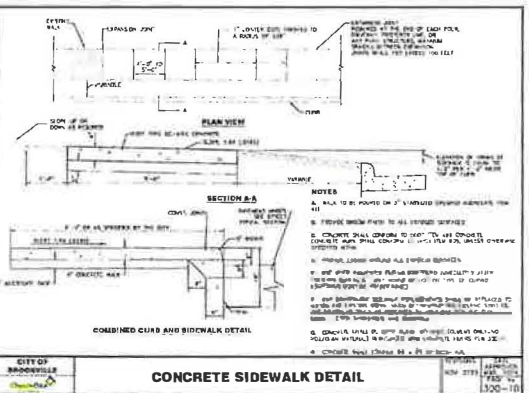
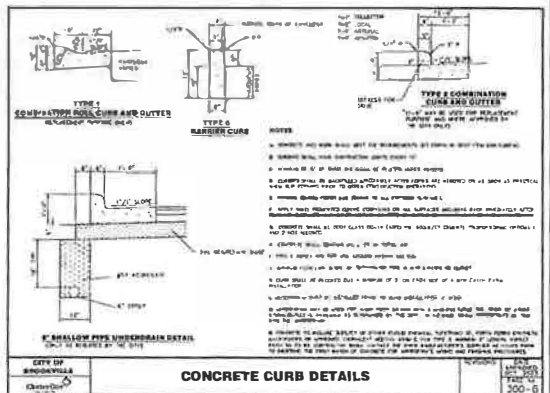
**REINKE GROUP, INC.**  
 ENGINEERS • LAND PLANNERS • SURVEYORS  
 14000 East Colfax  
 Suite 100  
 Denver, CO 80231  
 303.755.1000

SUBMITTAL/REVISION RECORD  
 No. DATE DESCRIPTION

**STORM SEWER PROFILES**  
**THE ORCHARD SECTION ONE**  
 ORCHARD STREET  
 CITY AND COUNTY OF DENVER  
 PROJECT NO. 2023-04-008

DESIGNER BY: J.P.P.  
 CHECKED BY: J.P.P.  
 DATE: 2023-04-08  
 DRAWING DATE: May 4, 2025  
 SHEET NO: 12 of 15

1014.35  
 1" = 10' SCALE  
 1" = 10' SCALE  
 1" = 10' SCALE



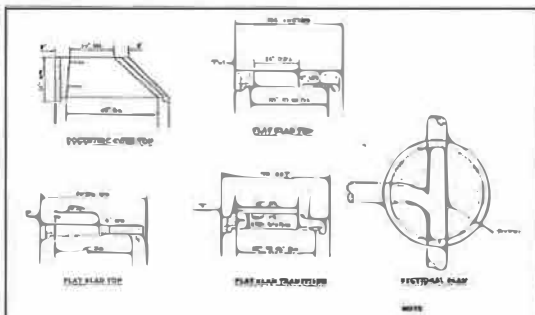
**REINKE GROUP, INC.**  
 1500 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 571-1111  
 Fax: (954) 571-1112  
 Website: www.reinke.com

**DETAILS**

**THE ORCHARD SECTION ONE**  
 ORCHARD STREET  
 VICTORY COUNTY, D-10

**DESIGNED BY:** JLT  
**DRAWN BY:** JTL  
**DATE:** 2023.04.00  
**SHEET NO:** 13 of 15

**SUBMITTAL PRECISION RECORD**  
 RECEIVED  
 DATE  
 FILE



**TYPE 3 STORM MANHOLE DETAILS**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-7

**PLAN SUBMITTAL**

1. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

2. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

3. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

**CONTROL MEASURES**

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

2. SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.

3. ALL EXPOSED SOIL SHALL BE COVERED WITH EROSION CONTROL MEASURES.

**STORM WATER PONDING**

1. STORM WATER PONDING SHALL BE PREVENTED AT ALL TIMES.

2. STORM WATER PONDING SHALL BE PREVENTED AT ALL TIMES.

3. STORM WATER PONDING SHALL BE PREVENTED AT ALL TIMES.

**EROSION CONTROL NOTES**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-11

**NOTES**

1. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

2. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

3. ALL STORM SEWER LINES SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

**FITTINGS, VALVES AND HYDRANTS**

1. ALL FITTINGS, VALVES AND HYDRANTS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

2. ALL FITTINGS, VALVES AND HYDRANTS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

3. ALL FITTINGS, VALVES AND HYDRANTS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

**URBITY STANDING**

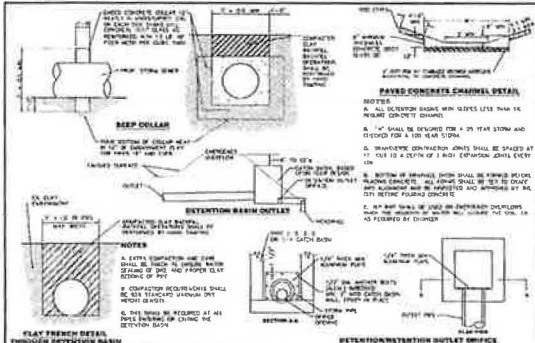
1. ALL URBITY STANDING SHALL BE PREVENTED AT ALL TIMES.

2. ALL URBITY STANDING SHALL BE PREVENTED AT ALL TIMES.

3. ALL URBITY STANDING SHALL BE PREVENTED AT ALL TIMES.

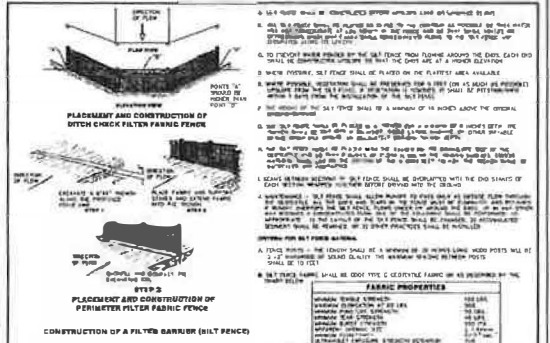
**MISCELLANEOUS WATER NOTES**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-1



**DETENTION BASIN DETAILS**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-10



**TEMPORARY EROSION CONTROL 1**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-12

**MATERIAL SPECIFICATIONS**

1. ALL MATERIALS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

2. ALL MATERIALS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

3. ALL MATERIALS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

**HYDROSTATIC TEST**

1. ALL PIPE SHALL BE TESTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

2. ALL PIPE SHALL BE TESTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

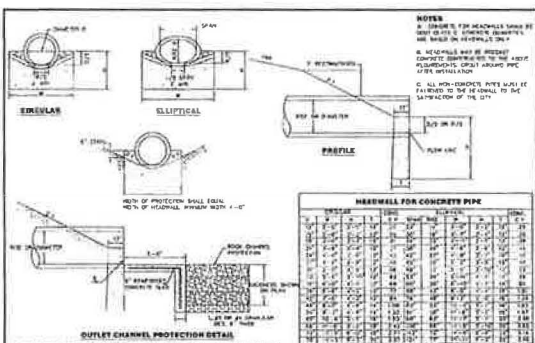
3. ALL PIPE SHALL BE TESTED TO A MINIMUM DEPTH OF 4 FEET AT ALL TIMES UNLESS OTHERWISE SPECIFIED.

**ALLOWABLE LEAKAGE PER 1000 FT. LENGTH OF PIPELINE (GPH)**

PIPE SIZE	1/4"	3/8"	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	3"	4"	6"	8"	10"	12"
1/4"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3/8"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3/4"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1 1/4"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

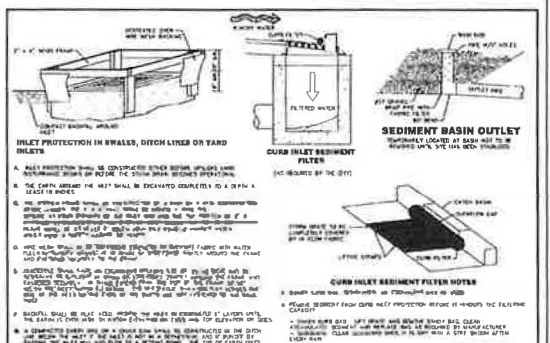
**WATER MAIN MATERIAL AND TESTING**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-2



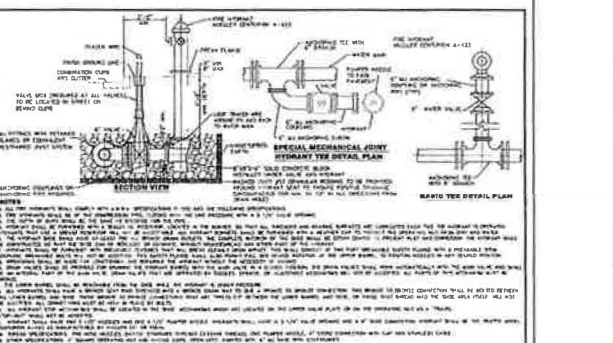
**HALF-HEIGHT HEADWALL**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-9



**TEMPORARY EROSION CONTROL 2**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-13



**FIRE HYDRANT**

CITY OF BROOKVILLE  
 REGIONAL RECORD  
 SHEET NO. 600-3

**REINKE GROUP, INC.**  
 ENGINEERS & LAND PLANNERS & SURVEYORS  
 10000 N. STATE ST., SUITE 100  
 DALLAS, TEXAS 75243  
 TEL: 972-412-1000  
 FAX: 972-412-1001  
 WWW.REINKEGROUP.COM

**RECORD**

**DETAILS**  
 THE ORCHARD SECTION ONE  
 ORCHARD STREET  
 BROOKVILLE, OHIO

DESIGNER: B.P. GRIFFIN  
 DATE: 2023.08.09  
 DRAWING DATE: May 6, 2025

SHEET NO. 14 of 15



05/01/2025 - 05/31/2025

Permit #	Permit Date	Permit Type	Main Status	Project Type	Parcel Address
<b>Group: Accessory Use</b>					
20250075	5/30/2025	Accessory Use	Waiting Payment	Solar Panels	314 DOVE CT
20250074	5/28/2025	Accessory Use	Waiting Payment	Shed	555 CALLIE CT
20250068	5/19/2025	Accessory Use	Approved	Miscellaneous	239 FOOTHILL DR
20250067	5/16/2025	Accessory Use	Approved	Deck-Patio	58 URBAN LN
20250065	5/9/2025	Accessory Use	Approved	Fence	945 ARLINGTON RD
20250064	5/8/2025	Accessory Use	Approved	Shed	304 SUNRISE AVE
20250063	5/8/2025	Accessory Use	Approved	Fence	584 FLANDERS AVE
20250061	5/6/2025	Accessory Use	Approved	Shed	860 SALEM ST
20250060	5/2/2025	Accessory Use	Approved	Fence	407 EDGEBROOK AVE
20250059	5/2/2025	Accessory Use	Approved	Fence	899 E UPPER LEWISBURG SALEM RD
20250058	5/2/2025	Accessory Use	Approved	Shed	103 Blue Pride Dr
20250056	5/1/2025	Accessory Use	Approved	Fence	290 Quail Hollow Dr.
20250055	5/1/2025	Accessory Use	Approved	Fence	116 WOLF CREEK PIKE
20250054	5/1/2025	Accessory Use	Approved	Fence	539 CALEB DR
20250053	5/1/2025	Accessory Use	Approved	Fence	686 KIMMEL TRL

**Group: Special Use**

20250073	5/28/2025	Special Use	Pending	Miscellaneous	Arlington Rd-Food Vendor Lot
20250069	5/20/2025	Special Use	Pending	Business	Arlington Rd-Food Vendor Lot

**Group: Zoning**

20250072	5/28/2025	Zoning	Waiting Payment	New Single Family Residence	111 Blue Pride Dr
20250071	5/28/2025	Zoning	Pending	New Single Family Residence	HILL ST
20250070	5/21/2025	Zoning	Approved	New Single Family Residence	179 Evergreen Way
20250066	5/12/2025	Zoning	Approved	New Single Family Residence	186 Evergreen Way
20250062	5/8/2025	Zoning	Approved	New Construction	137 Evergreen Way
20250057	5/1/2025	Zoning	Approved	Miscellaneous	114 Evergreen Way

**Total Records: 23**

# Report

Class	Total Fees	Total Payments
-------	------------	----------------

Residential	\$50.00	
Residential	\$50.00	
	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Commercial	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
Residential	\$50.00	\$50.00
	<b>\$750.00</b>	<b>\$650.00</b>

**Group Total: 15**

Business	\$225.00	
Business	\$225.00	\$225.00

	<b>\$450.00</b>	<b>\$225.00</b>
--	-----------------	-----------------

**Group Total: 2**

Residential	\$4,231.00	
Residential	\$300.00	
Residential	\$4,231.00	\$4,231.00
Residential	\$4,231.00	\$4,231.00
Residential	\$4,231.00	\$4,231.00
Residential	\$4,231.00	\$4,231.00
	<b>\$21,455.00</b>	<b>\$16,924.00</b>

**Group Total: 6**

	<b>\$22,655.00</b>	<b>\$17,799.00</b>
--	--------------------	--------------------

**6/2/2025**