



PLANNING COMMISSION MEETING

Thursday, August 12, 2021, 7:30 PM

CITY HALL

301 SYCAMORE STREET, BROOKVILLE, OHIO 45309

www.brookvilleohio.com

<https://brookvilleoh.webex.com/brookvilleoh/j.php?MTID=mbcaabd25e8d2d9a22b56fa6ea90dd1cb>

Meeting number: 132 991 8945 Password: bvTxPqwB348

Join by phone: +1-415-655-0001 US Toll Access code: 132 991 8945

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 July 15, 2021 Meeting Minutes

IV. Special Use Application #21-04- Mobile Food Vending

- a. Montgomery County Cattlemen's Association

V. Final Subdivision Record Plan - Hunters Run

VI. Reports

- a. Zoning Officer
- b. Law Director

VII. Old Business

VIII. New Business

IX. Adjournment

Chairperson Ryan Henderson • Mayor Chuck Letner

Members: • Ken Claggett • Don Cordes • Jeff Requarth • Curt Schreier • Jessi Sievers

Brookville Planning Commission
Regular Meeting
July 15, 2021

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on July 15, 2021. The meeting was held in the City Council Chambers and virtually using Webex. The Pledge of Allegiance was recited. Mayor Letner; Members, Claggett, Cordes, Requarth, Schreier and Sievers; City Manager Keaton, Clerk Duncan, Zoning Officer Snedeker and Law Director Stephan were present.

Chairperson Henderson reminded everyone the meeting is being recorded.

Roll call by Clerk Duncan.

Motion by Schreier, second by Cordes to approve the Agenda as presented. All yeas, motion carried.

Motion by Requarth, second by Claggett to approve the Regular Meeting Minutes of the June 17, 2021 Planning Commission Meeting. All yeas, motion carried.

Zoning Officer Snedeker reported Jessica Kennedy has submitted Special Use Permit #21-03 to operate a mobile food vendor truck in the municipal parking lot at 700 Arlington Road. Ms. Kennedy would also like to operate in business lots, such as Green Tokai, during lunch hours.

Ms. Kennedy, of S & K Operations LLC, stated her food truck is called El Diablo Grill, and will offer grilled hamburgers, chicken sandwiches, street tacos and other side dishes. Ms. Kennedy stated she sees a lot of possibilities in Brookville, and would like to approach Green Tokai and other businesses about setting up in their lot during their lunch hour. Ms. Kennedy stated she has also been approached by AmVets regarding being in their lot during special events. Ms. Kennedy stated she would not set up on a business lot without their permission. Ms. Kennedy stated that her Vandalia food truck license allows her to set up anywhere in the city, with permission from the business owner.

Chairperson Henderson asked Ms. Kennedy what her schedule would be to operate in Brookville?

Ms. Kennedy replied she would probably set up three or four days a week in the municipal lot, depending on how much business she gets.

Ms., Kennedy stated her food truck operation is licensed through Montgomery County and the State of Ohio.

Member Schreier asked if we should require written permission from the business owner?

Law Director Stephan advised our code does stipulate the owner of the property shall consent in writing to a mobile food or produce vendor. The City would require evidence that they have approval from the business to be there.

Member Cordes commented he used to work at a construction site where a food truck would come daily at lunchtime. Member Cordes stated it would be nice if a food truck could come to a construction site, such as the Meadows of Brookville, and provide a lunch opportunity for the workers.

Ms. Kennedy commented some neighborhoods also want a food truck when they have a block party.

Law Director Stephan advised a block party would be a special event.

Manager Keaton stated a block party would require an application for a special event and would have to be approved by Council.

Motion by Claggett, second by Schreier to approve Special Use Permit #21-03 for a mobile food permit for S & K Operations LLC to operate the El Diablo Grill food truck in the municipal lot and on business lots with signed consent from the owner. All yeas, motion carried.

Zoning Officer Snedeker reported the new owners of the old K's Restaurant location have done some landscaping, but the interior is not complete.

Zoning Officer Snedeker reported Freedom First Credit Union plans to open in August, as soon as they can get furniture.

Zoning Officer Snedeker reported Fisher Homes recently sold the last of 12 lots along East Westbrook Road in the Meadows of Brookville.

Zoning Officer Snedeker reported the Griffin Academy purchased the old IMI Norgren building. The Academy will help students aged 17-22 with hands-on job opportunity training.

Member Claggett asked what is going on with the old auto repair building at 5 Western Avenue?

Zoning Officer Snedeker replied violations have been served and we are working on a Land Bank opportunity.

Law Director Stephan had no report.

Chairperson Henderson stated under Old Business, Planning Commission needs to make a recommendation to City Council on proposed Ordinance No. 2021-04, which amends the zoning classification of Part Lot 1743 of the City of Brookville from its present classification of R-1B (PD) Urban Residential Planned Development Overlay District to the new classification of (PR) Planned Residential District. Chairperson Henderson stated the Public Hearing has been held and asked if Planning Commission has any comments regarding this topic?

Motion by Schreier, second by Cordes to recommend to City Council to adopt proposed Ordinance No. 2021-04, which amends the zoning classification of Part Lot 1743 of the City of Brookville from its present classification of R-1B (PD) Urban Residential Planned Development

Overlay District to the new classification of (PR) Planned Residential District. All yeas, motion carried.

Motion by Claggett, second by Sievers to adjourn. All yeas, motion carried.

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

City of Brookville

"A Proud and Progressive Community"

Application #SU-2104

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 USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.**)

1. Applicant Montgomery County Cattlemen's Ass.
2. Applicant address 9901 Wengertown Rd. Brookville, OH 45309
3. Phone (Hm) N/A ^{Cell} (Bus) 561-234-5306 Interest in property Food Concession
4. Location or address of property to be affected 770 Arlington Rd. Brookville, OH
5. Legal description Parcel C05 00109 0010
1068 PT aka Brookville Community Theatre
6. Present Zoning classification Exempt property owned by Municipals
Existing
7. Proposed Special Use Food Concession

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, 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.

The Montgomery County Cattlemen's Ass is a non-profit organization that supports youth. There will be odor from grilling food. This event will be limited to 4 hours during lunch, possibly longer into the evening. There will be no adverse effects to the adjoining properties.

9. The Planning Commission shall establish beyond 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 previous application been filed for a **SPECIAL USE PERMIT**? NO

12. When? _____ Results? _____

8-4-21
Application Date

[Signature]
Signature of Applicant

OFFICE USE ONLY BELOW LINE

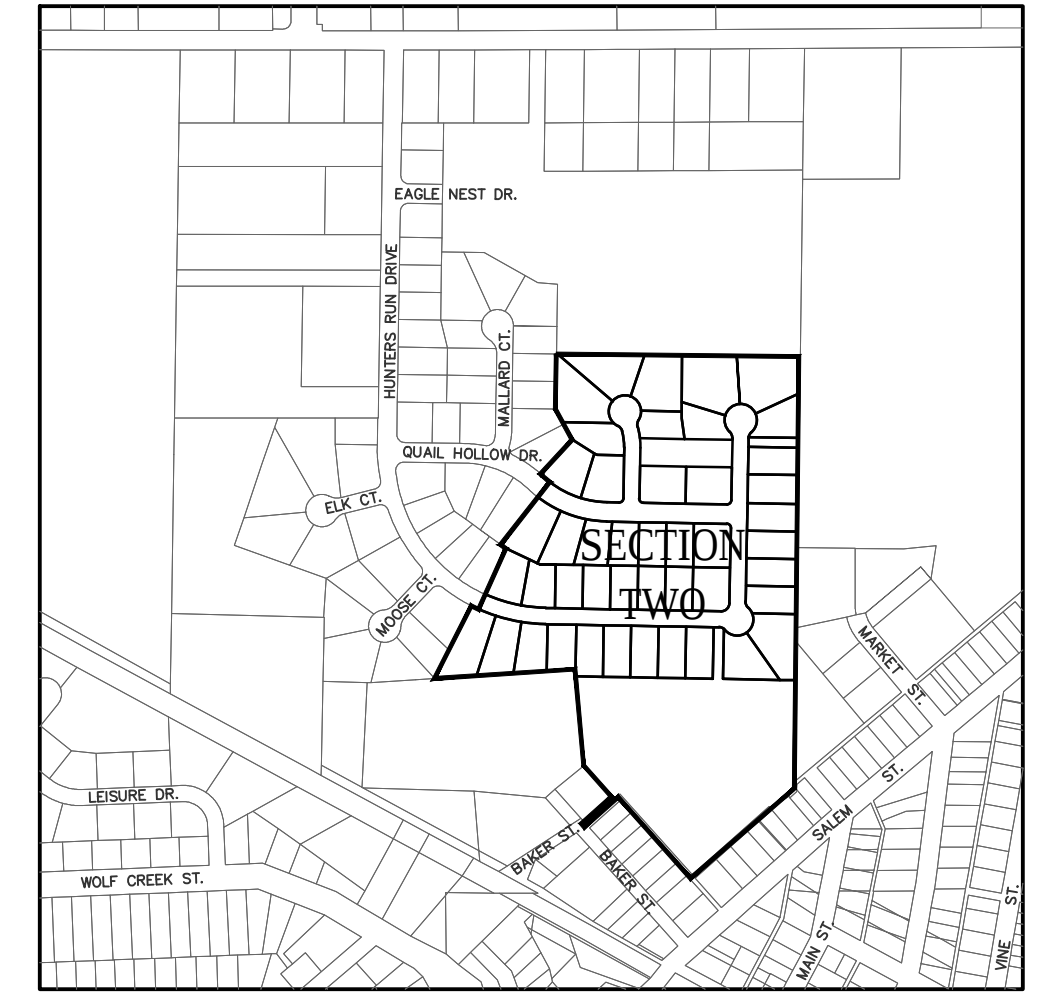
Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

CODE VIOLATIONS FOR JULY 2021										
JULY	Address	Name	Zoning	Property	Vehicle	RV	Weeds	Date 1st Notice	MC Court	Violation # Description
7/6/2021	Lois on Triggs Rd	Brookville Lodging		X				7-6-21-7-24-21		P-21114 Tail vegetation likely to harbor vermin
7/9/2021	148 June Place	Tilton/Welcome			X			7-9-21-7-29-21		V-21115 Inoperable vehicle in the drive
7/9/2021	711 Market St	Chrismar Services					X	7-9-21-7-16-21		G-21116 Tail weeds in foundation
7/12/2021	3 Pryor Court	Schrolocke		XX			X	7-12-21-8-27-21		P-21117 Tail weeds & unsightly junk
7/12/2021	400 Poplar St.	Brommer					X	7-12-21-7-16-21		G-21118 Tail grass
7/12/2021	400 Poplar St.	Brommer		X				7-12-21-7-23-21		P-21119 Unsightly yard waste
7/13/2021	739 Salem St.	Bennett					X	7-13-21-7-20-21		G-21120 Tail grass
7/13/2021	612 Hay Ave	Roe					X	7-13-21-7-20-21		G-21121 Tail grass
7/19/2021	315 Arlington Rd.	Scanian		X				7-19-21-8-13-21		P-21122 Masonite wrap for siding need to finish construction
7/20/2021	139 Brookmoore Ave	Hood		XX			X	7-20-21-8-6-21		P-21123 Car in grass, household equipment in yard, tall grass
7/20/2021	124 Ankara Ave.	Hilly		X				7-20-21-8-6-21		P-21124 Tail vegetation likely to harbor vermin
7/21/2021	449 N. Wolf Creek St.	M&L Family Inv					X	7-21-21-7-26-21		FG-21125 Final violation
7/21/2021	57 Meadow Brooke Ave.	Volk		X			X	7-21-21-7-26-21		P-21126 Tail vegetation likely to harbor vermin
7/21/2021	928 Arlington Rd.	Speedway						7-21-21-7-26-21		FG-21127 Final violation
7/22/2021	455 E. Westbrook Rd	Chakiris	X				X	7-21-21-7-30-21		Z-21128 Political sign displayed pass allowed time
7/22/2021	308 Flanders Ave.	Keish		X			X	7-22-21-8-7-21		G-21129 Tail grass
7/22/2021	420 Market St	Elliot			X			7-22-21-8-7-21		P-21130 Tail weeds & license expire vehicle
7/22/2021	445 Sycamore St.	Robert				X		7-22-21-7-30-21		RV-21131 Trailer parked in the drive longer than 72 hours
7/30/2021	Parcel C05 00109 0015	Haworth					X	7-30-21-8-5-21		G-21132 Tail weeds
7/30/2021	241 Cusick Ave.	Manning					X	7-30-21-8-5-21		G-21133 Tail grass
7/30/2021	295 Cusick Ave.	Dohner					X	7-30-21-8-5-21		G-21134 Tail grass
CODE VIOLATIONS FOR AUGUST 2021										
AUGUST	Address	Name	Zoning	Property	Vehicle	RV	Weeds	Date 1st Notice	MC Court	Violation # Description
8/4/2021	304 Hay Ave	Adams					X	8-4-21-8-10-21		G-21135 Tail weeds
8/4/2021	139 Brookmoor Ave.	Schreiber		X			X	8-4-21-8-14-21		P-21136 Tail grass & household equipment in visible yard
8/6/2021	25 S Clay St.	Hall		X				8-6-21-8-30-21		P-21137 Dense vegetation harboring vermin and other pest

RECORD PLAN
HUNTERS RUN-SECTION TWO
BEING A PART OF LOT NUMBER 1735 OF THE CONSECUTIVE LOT
NUMBERS OF THE CITY OF BROOKVILLE, AND SECTION 34,
TOWN 6 NORTH, RANGE 4 EAST, MONTGOMERY COUNTY, OHIO
26.760 ACRES TOTAL
3.090 ACRES DEDICATED AS RIGHT OF WAY
AUGUST 2021



VICINITY MAP

AREA SUMMARY

47 BUILDING LOTS	16.475 ACRES
2 DEDICATED PARK LOTS	7.195 ACRES
DEDICATED NEW STREET R/W	3.090 ACRES
TOTAL	26.760 ACRES

LEGEND

- I.P.S. 5/8" X 30" REBAR WITH CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- P.F. IRON PIPE FOUND
- - - - - PROPOSED UTILITY EASEMENT
- - - - - PROPOSED BUILDING SETBACK
- - - - - EXISTING SUBDIVISION LINE

THE BEARING OF N00°40'18"E ALONG THE EAST OF
LOT 2478 OF HUNTERS RUN SECTION ONE WAS
BASED ON NAD 83 CORRS 96 ADJUSTMENT, OHIO
SOUTH ZONE, ODOT VRS CORRS NETWORK

SCALE: 1"=50'
0 50 100

OCCUPATION STATEMENT

Lines of Occupation (Where Existing) in General
Agree with Property Lines.

Property Lines Calculated from Existing
Monumentation and Surveys of Record.

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED.
ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS
OTHERWISE SHOWN.
- 2.) ALL LOTS ARE SUBJECT TO A 25' FRONT SETBACK, 35' REAR SETBACK, AND 10' SIDE
SETBACK.
- 3.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.
- 4.) ALL PARK LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENT.

REFERENCES

LEVI TURNER'S ADDITION PLAT BOOK F PAGE 48
BAKER ETAL SUBDIVISION PLAT BOOK F PAGE 67
MACY SUBDIVISION SECTION ONE PLAT BOOK 68 PAGE 43
HUNTERS RUN-SECTION ONE PLAT BOOK 204 PAGE 10
MCGREGOR SUBDIVISION PLAT BOOK 214 PAGE 16
HUNTERS RUN-SECTION 1-A PLAT BOOK 226 PAGE 19
MCGREGOR SUBDIVISION SECTION TWO PLAT BOOK 229 PAGE 67
LAND SURVEY 2014-0182
LAND SURVEY 2009-0143
LAND SURVEY 2005-0350
KEYSTONE LAND DEVELOPMENT INC. IR DEED 14-056312

PT LOT 1735
MARK A. HAWORTH
IR DEED 09-058213
13.577 ACRES

LOT 2634
BEVERLY J. MCGREGOR
IR DEED 17-019458
1.453 ACRES

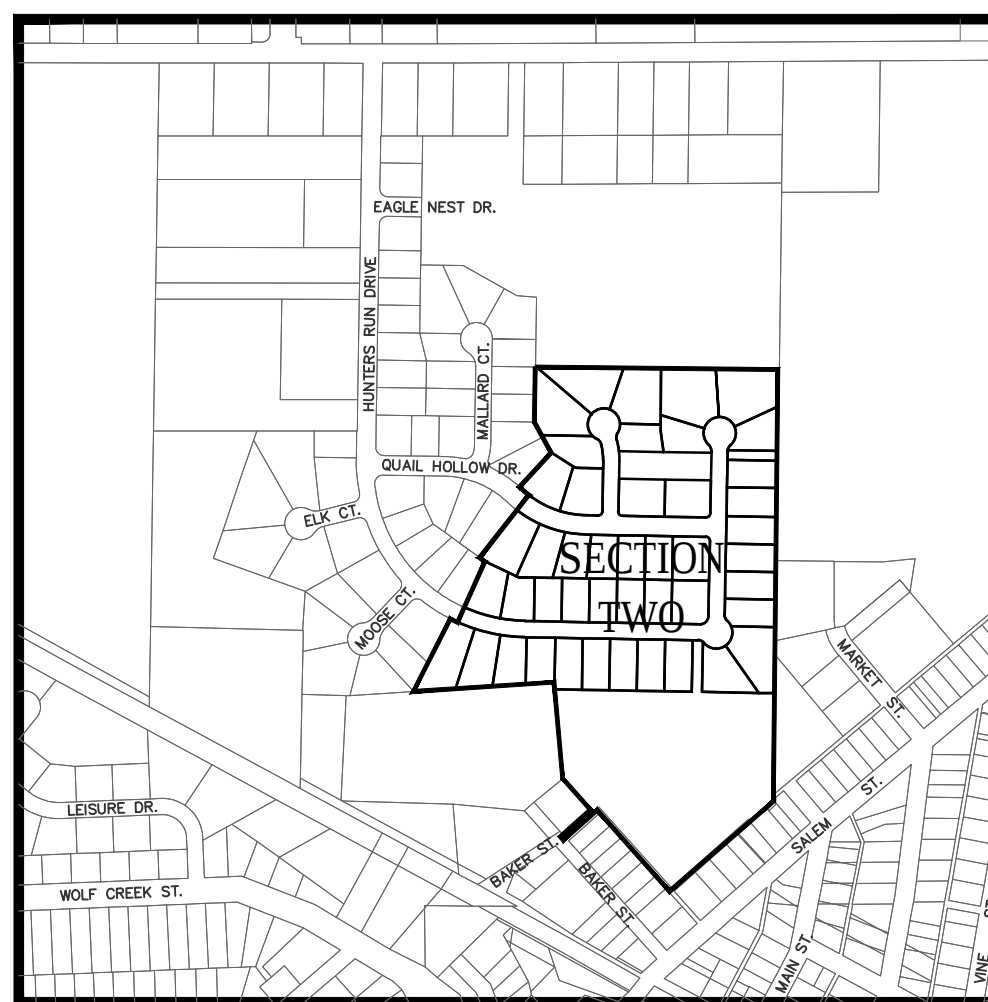
LOT 2633
CITY OF BROOKVILLE
IR DEED 17-023667
1.627 ACRES

LOT 2610
AMVETS CONSTITUTIONAL
POST 1788
IR DEED 05-131839
0.795 ACRES



PREPARED BY: ChoiceOne Engineering SINCEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DATE: 08-04-2021 DRAWN BY: MPL JOB NUMBER: MOTBRO2104 SHEET NUMBER 1 OF 3
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RECORD PLAN
HUNTERS RUN-SECTION TWO
 BEING A PART OF LOT NUMBER 1735 OF THE CONSECUTIVE LOT
 NUMBERS OF THE CITY OF BROOKVILLE, AND SECTION 34,
 TOWN 6 NORTH, RANGE 4 EAST, MONTGOMERY COUNTY, OHIO
26.760 ACRES TOTAL
 3.090 ACRES DEDICATED AS RIGHT OF WAY
 AUGUST 2021



VICINITY MAP

AREA SUMMARY

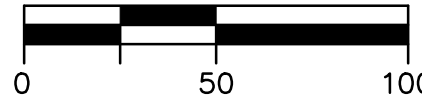
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THE BEARING OF N00°40'18"E ALONG THE EAST OF
 LOT 2478 OF HUNTERS RUN SECTION ONE WAS
 BASED ON NAD 83 CORRS 96 ADJUSTMENT, OHIO
 SOUTH ZONE, ODOT VRS CORRS NETWORK

SCALE: 1"=50'



OCCUPATION STATEMENT

LINE OF OCCUPATION (WHERE EXISTING) IN GENERAL
 AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING
 MONUMENTATION AND SURVEYS OF RECORD.

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- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED.
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 SETBACK.
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- 4.) ALL PARK LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	325.00'	210.03'	37°01'37"	206.39'	S70°41'00"E
C2	200.00'	57.68'	16°31'31"	57.48'	N07°27'33"W
C3	50.00'	39.27'	45°00'00"	38.27'	N23°18'12"E
C4	50.00'	39.27'	45°00'00"	38.27'	N68°18'12"E
C5	500.00'	202.39'	23°11'32"	201.01'	S77°36'02"E
C6	355.00'	7.37'	1°11'20"	7.37'	N46°52'35"W
C7	295.00'	30.31'	5°53'13"	30.30'	N49°13'32"W
C8	295.00'	107.12'	20°48'15"	106.53'	S62°34'20"E
C9	295.00'	83.52'	16°13'20"	83.25'	S81°05'08"E
C10	355.00'	82.24'	13°16'21"	82.05'	S58°48'22"E
C11	355.00'	82.48'	13°18'45"	82.30'	S72°05'55"E
C12	355.00'	64.70'	10°26'30"	64.61'	S83°58'33"E
C13	13.00'	20.42'	90°00'00"	18.38'	N45°48'12"E
C14	13.00'	20.42'	90°00'00"	18.38'	S44°11'48"E
C15	225.00'	29.70'	7°33'47"	29.68'	N02°58'42"W
C16	225.00'	35.35'	9°00'09"	35.32'	N11°15'40"W
C17	25.00'	21.04'	48°13'49"	20.43'	S08°21'10"W
C18	50.00'	31.60'	36°12'46"	31.08'	N14°21'42"E
C19	50.00'	58.95'	67°32'47"	55.59'	N37°31'05"W
C20	50.00'	59.76'	68°28'57"	56.27'	S74°28'04"W
C21	50.00'	74.81'	85°43'15"	68.02'	S02°38'02"E
C22	50.00'	16.07'	18°25'01"	16.00'	S54°42'11"E
C23	25.00'	21.00'	48°07'20"	20.39'	N39°51'01"W
C24	175.00'	50.68'	16°35'33"	50.50'	N07°29'35"W
C25	13.00'	20.42'	90°00'00"	18.38'	N45°48'12"E
C26	13.00'	20.42'	90°00'00"	18.38'	N44°11'48"W
C27	25.00'	21.03'	48°11'23"	20.41'	N23°17'29"W
C28	50.00'	56.10'	64°17'05"	53.20'	S15°14'38"E
C29	50.00'	60.25'	69°02'10"	56.67'	S51°24'59"W
C30	50.00'	60.25'	69°02'10"	56.67'	N59°32'50"W
C31	50.00'	64.60'	74°01'20"	60.20'	N11°58'55"E
C32	25.00'	16.74'	38°21'55"	16.43'	S29°48'37"W
C33	25.00'	4.29'	9°49'28"	4.28'	S05°42'56"W
C34	25.00'	21.03'	48°11'23"	20.41'	S23°17'29"E
C35	50.00'	21.04'	24°06'40"	20.89'	N35°19'51"W
C36	50.00'	67.56'	77°25'06"	62.54'	N15°26'02"E
C37	50.00'	74.05'	84°51'00"	67.46'	S83°25'55"E
C38	25.00'	4.70'	10°46'29"	4.69'	N46°23'40"W
C39	25.00'	16.33'	37°24'54"	16.04'	N70°29'21"W
C40	25.00'	39.27'	90°00'00"	35.36'	N45°48'12"E
C41	475.00'	76.47'	9°13'27"	76.39'	S84°35'04"E
C42	475.00'	115.80'	13°58'05"	115.51'	S72°59'18"E
C43	525.00'	74.80'	8°09'47"	74.73'	S85°06'54"E
C44	525.00'	81.27'	8°52'10"	81.19'	S76°35'56"E
C45	525.00'	56.44'	6°09'35"	56.41'	S69°05'03"E
C46	525.00'	24.78'	2°42'15"	24.78'	S64°39'08"E

REFERENCES

LEVI TURNER'S ADDITION PLAT BOOK F PAGE 48
 BAKER ETAL SUBDIVISION PLAT BOOK F PAGE 67
 MACY SUBDIVISION SECTION ONE PLAT BOOK 204 PAGE 10
 HUNTERS RUN-SECTION ONE PLAT BOOK 204 PAGE 10
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 LAND SURVEY 2014-0182
 LAND SURVEY 2009-0143
 LAND SURVEY 2005-0350
 KEYSTONE LAND DEVELOPMENT INC. IR DEED 14-056312

WAYNE T. WOLFE
 IR DEED 19-017589
 5.2 ACRES

ROBERT SR. &
 HARRIET J. FREELAND
 IR DEED 17-021125
 0.373 ACRES

LOT _____
 PARK LOT
 7.090
 ACRES

AMVETS CONSTITUTIONAL
 POST 1789
 IR DEED 07-077054
 1.03 ACRES

PT. LOT 329
 DEBRA L. BAKER TRUST
 IR DEED 07-077145
 0.1492 ACRES

DIRECT PROPERTIES, LLC
 IR DEED 07-077114
 0.1871 ACRES

BRANDON A. SURULL
 IR DEED 20-049143
 0.1372 ACRES

PT. LOT 328
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 326
 STEPHANIE POST INSURANCE
 IR DEED 20-049143
 0.1517 ACRES

PT. LOT 325
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 324
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 323
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 322
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 321
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 320
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 319
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 318
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 317
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 316
 BRANDON P. HANSON
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 0.1517 ACRES

PT. LOT 315
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 0.1517 ACRES

PT. LOT 314
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PT. LOT 313
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 0.1517 ACRES

PT. LOT 312
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 311
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 310
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PT. LOT 307
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PT. LOT 306
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 305
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 304
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 303
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 302
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 301
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 300
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 299
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 298
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 297
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 296
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 295
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 294
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 293
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 IR DEED 18-040863
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PT. LOT 292
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 291
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 290
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 IR DEED 18-040863
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PT. LOT 289
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 288
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 IR DEED 18-040863
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PT. LOT 287
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 286
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 285
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 IR DEED 18-040863
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PT. LOT 284
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 IR DEED 18-040863
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PT. LOT 283
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 IR DEED 18-040863
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PT. LOT 282
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 IR DEED 18-040863
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PT. LOT 281
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 280
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 IR DEED 18-040863
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PT. LOT 279
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 278
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 IR DEED 18-040863
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PT. LOT 277
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 276
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 275
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 274
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 273
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 272
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 271
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 270
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 269
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 268
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 IR DEED 18-040863
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PT. LOT 267
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 IR DEED 18-040863
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PT. LOT 266
 BRANDON P. HANSON
 IR DEED 18-040863
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PT. LOT 265
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 IR DEED 18-040863
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PT. LOT 264
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 263
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 262
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 261
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 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 260
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 259
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 258
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 257
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 256
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 255
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 254
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 253
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 252
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 251
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

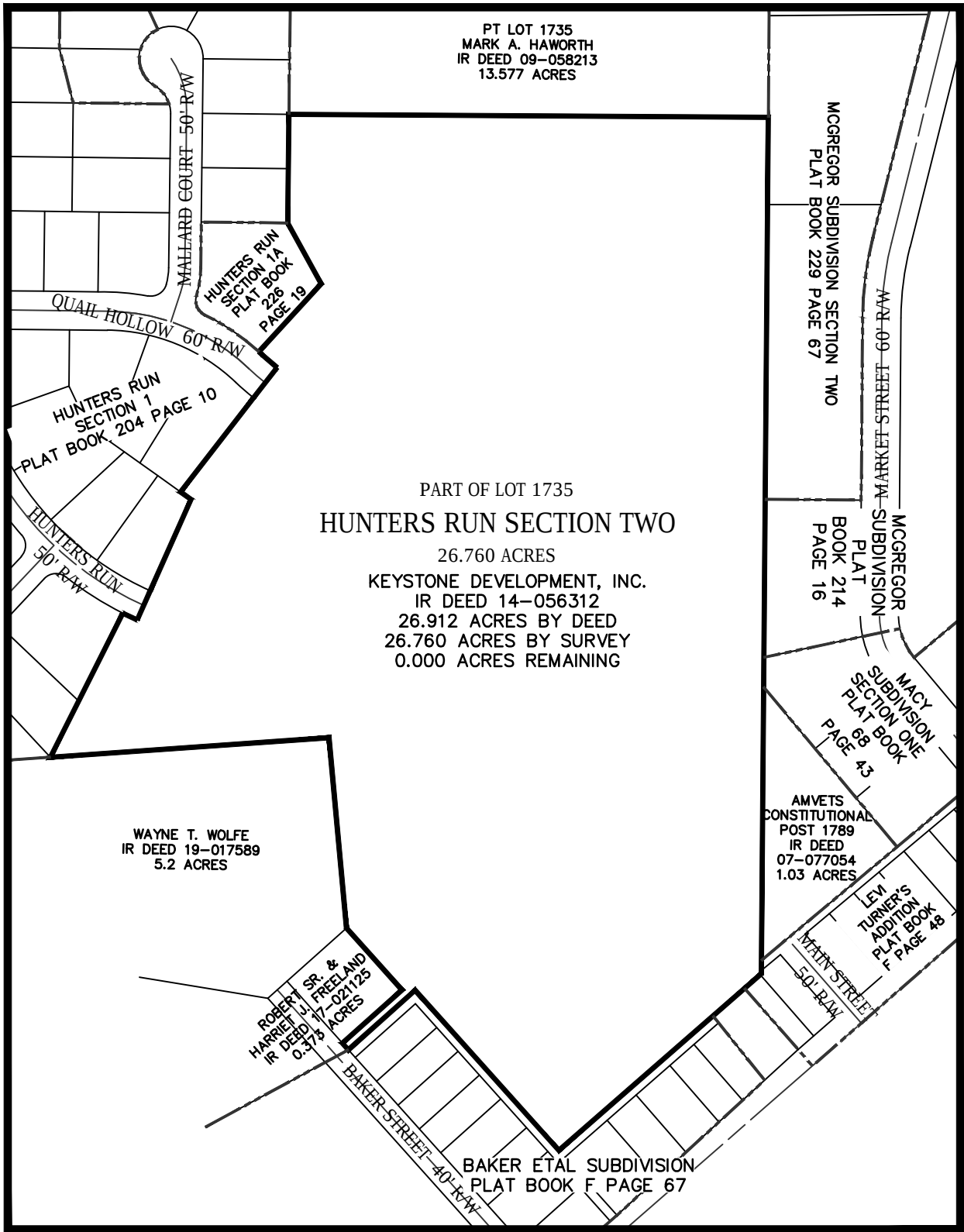
PT. LOT 250
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 249
 BRANDON P. HANSON
 IR DEED 18-040863
 0.1517 ACRES

PT. LOT 248
 BRANDON P. HAN

These covenants and restrictions are for the benefit of the owners and shall run with and bind the land, and each part thereof, and shall be binding upon and inure to the benefit of all parties having any right, title or interest in or to all or any part of the land, and their respective executors, administrators, successors and assigns, until March 1, 2026, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then lot owners of these lots, it is agreed to change said covenants and restrictions in whole or in part. These restrictions shall be enforceable by injunction and otherwise by the grantor, its successors or assigns. Invalidation of any one of these covenants or restrictions by judgment or court order shall not in any way affect any other provisions hereof, all of which shall remain in full force and effect.

3. The lots shall be used for residential purposes and for no other purpose except for purposes reserved to subdivider herein and except as herein specifically provided otherwise. It shall be expressly permissible for subdivider to maintain, during the development period, upon those portions of the subdivision as it deems desirable, those facilities it deems reasonably required, convenient or incidental to the construction and sale of lots or dwelling units, and improvements thereof including, without limiting the generality of the foregoing, a sales office, storage area, models and parking areas.
2. No residential lot shall hereafter be subdivided into parcels for additional residential purposes.
3. No noxious or offensive activity shall be carried on or upon any lot or dwelling unit nor shall anything be done thereon which may in any way or for any purpose endanger the health or unreasonably disturb the occupant of a dwelling unit or interfere with the full use of a dwelling unit.
4. No trailer, basement, tent, shack, garage, or other outbuilding, erected in this plat shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
5. No structure of a temporary character shall be permitted on any premise except during the active period of construction.
6. No building shall be occupied during construction.
7. Any building to be erected in this subdivision shall be completed within a period of 12 months from the beginning of construction. The premises shall be kept neat and clean, the building well pointed and weeds and underbrush shall be kept under control. No unlicensed motor vehicles, machinery, junk, trash or building materials shall be stored on any lot in this subdivision.
8. Building contractors shall be required to employ the use of dumpsters and portable bathrooms or similar debris storage devices during construction or shall promptly remove all debris and excess material during and at the completion of construction.
9. The living area of the main structure constructed as a ranch-style residence shall be 1600 s.f. and that of a two-story residence shall be 1800 s.f.
10. Design specifications: Fronts must be 75% stone or brick. All driveways shall be constructed of concrete or brick. Composite wood, siding, brick, or stone or a combination thereof siding shall be used. No aluminum or vinyl siding. All roofing material must be medium dark to dark color - grays, browns or black (no white). Roof pitch must be 6/12 or greater.
11. No building, structures or landscaping shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications, plot plan and landscaping plans showing location and grade of such building, structures or landscaping have been approved in writing by the subdivider, or his authorized representative. Sod front are required. Subdivider may require sod or other erosion protection as a condition of approval of any structure.
12. No structure shall be erected on any lot unless it is erected and constructed by a common builder or contractor.
13. No garage may be greater in height or number of stories than the residence for which it is built. Garages shall be of sufficient size to accommodate not less than two cars nor more than three cars. All garages must be attached to the main structure.
14. No above ground swimming or wading pools shall be permitted on any lot.
15. Separate poles for basketball hoops will be permitted. No basketball hoop shall be attached to any residence structure.
16. No outside clothes line or other outside clothes drying or airing facilities shall be maintained except in an enclosed service area, not visible to the public.
17. No radio or television signals nor any other form of electro-magnetic radiation shall be permitted to originate from any lot which may unreasonably interfere with the reception of television or radio signals upon any other lot.
18. Ham, amateur or C B. radio antennas shall not be permitted.
19. Satellite dishes larger than 24" in circumference shall not be permitted on any lot. Permitted dishes shall be installed on a roof.
20. No free-standing antenna will be permitted. No antenna shall be permitted to extend more than 8 feet above the ridge lines of the adjacent roof or the ridge line of the roof upon which it is constructed.
21. No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone and television shall be constructed, placed or maintained anywhere in or upon any lot other than within a building unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in or under buildings. Nothing herein contained, however, shall prevent erection and use of temporary power or telephone services incident to the construction of buildings or to restrict the overhead distribution to the subdivision by a utility company.
22. No building shall be located nearer the front line than the indicated building setback line shown on the record plan. No portion of any building shall be erected closer than 10 feet to either side lot line.
23. No hedge, shrub or other mass planting shall be permitted to extend nearer to any street than the building setback line shown on the record plat, except that hedges, shrubs or trees may be planted nearer than the building setback line provided that no hedge or shrub shall exceed two feet in height and the foliage of any tree shall not extend nearer than six feet to the ground. No fence or wall shall be permitted to extend nearer to any street than the minimum building setback line or the front of the building setback line or the front of the building, whichever is furthest from the street.
24. Each owner of a lot agrees for himself, his heirs or successors in interest that he will not in any way interfere with the established drainage pattern over his lot from adjoining or other lots in said subdivision; and he will make adequate provisions for proper drainage in the event it becomes necessary to change the established drainage over his lot. For the purpose hereof, established drainage is defined as the drainage which occurred at the time that the overall grading of said subdivision was completed by the subdivider as established in the construction plans with the City of Brookville.
25. Easements affecting lots shown on the record plan are reserved for utility installation, maintenance and surface water drainage. Any improvements made on any easements by the property owner are made at the risk of same.
26. No sign of any kind shall be displayed to the public view on any residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or signs used by a builder to advertise the property during the construction and sales period.
27. No person shall install any pump, piping, device, apparatus, or other such system for discharging sump pump effluent into a public right-of-way.
28. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets, not in excess of the total of two, may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
29. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot in this subdivision, except for such parking or storage within the garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over 1 ton in size.
30. The landscaping plan must be approved by the developer before construction and contain the following: Two (2) trees 2-inch in diameter or greater and 15 bushes minimum.
31. Outbuildings must be approved by the developer before construction and be no larger than 120 s.f. and must be of like materials of the house and be located behind the house.
32. No chain link fencing. Wood or vinyl fencing 4' to 6' in height must be installed by a known fencing contractor and approved by the developer before construction.



SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR ARE DRAWN AS SHOWN HEREON.

WE, THE UNDERSIGNED, BEING ALL OWNERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, DO HEREBY DEDICATE THE STREETS, PARK LOTS AND RESERVE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THE PLAT, UNLESS OTHERWISE DESIGNATED, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES 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 PROVIDING OF INGRESS AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOR THE FOREGOING PURPOSES, ALSO, AND WHERE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, SUPPLEMENT, AND REMOVAL AT ANY TIME OR TIMES HEREAFTER, UNDERGROUND COMMUNICATIONS SERVICE CABLE FACILITIES, AND/OR ELECTRIC POWER CABLES AND APPURTENANCES IN, UNDER, AND UPON THE UTILITY EASEMENTS SHOWN ON THE PLAT. SAID GRANT INCLUDES THE RIGHT AT ALL TIMES, OF INGRESS TO AND EGRESS FROM SAID GRANT INCLUDES THE RIGHT AT ALL TIMES, OF INGRESS TO AND EGRESS FROM SAID STRIP, AND THE RIGHT TO CLEAR AND KEEP CLEARED SAID UTILITY EASEMENT OF ALL SHRUBBERY, TREES, ROOTS, UNDERGROWTH, AND OBSTRUCTIONS, SO AS TO KEEP FACILITIES CLEAR THEREOF.

OWNER/MANAGER _____ DATE _____

SIGNATURE _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 _____, 20____ BY _____ OF KEYSTONE LAND
 DEVELOPMENT, INC. AN OHIO CORPORATION, ON BEHALF OF THE
 CORPORATION.

NOTARY PUBLIC _____

DATE: _____, 20__.

I BEING DULY SWORN, SAY 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.

NAME _____

TITLE

SIGNATURE _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, 20____ BY _____ OF KEYSTONE LAND DEVELOPMENT, INC. AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC _____

BEING A PART OF LOT NUMBER 1735 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF BROOKVILLE, SITUATED IN THE NORTH HALF OF SECTION 34, TOWN 6 NORTH, RANGE 4 EAST, AND OWNED BY KEYSTONE LAND DEVELOPMENT, LLC., BY DEED IR DEED 14-056312, CONTAINING A TOTAL OF 26.760 ACRES.

FILE # 21-_____

MONTGOMERY COUNTY ENGINEER	DATE
----------------------------	------

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF MONTGOMERY, OHIO, HELD
THIS _____ DAY OF _____, 20__, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF BROOKVILLE, OHIO, HELD
THIS _____ DAY OF _____, 20__, THIS PLAT WAS REVIEWED AND APPROVED

CHAIRMAN

AT A MEETING OF THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO, HELD
THIS _____ DAY OF _____, 20__, THIS RECORD PLAN WAS
APPROVED BY ORDINANCE NO. 0-_____.

MAYOR

CLERK OF COUNCIL

APPROVED THIS _____ DAY OF _____, 20__ BY THE MONTGOMERY
COUNTY ENGINEER.

MONTGOMERY COUNTY ENGINEER

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN FEBRUARY, 2020. ALL MEASUREMENTS ARE CORRECT AND 8" x 30" IRON PINS ARE TO BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES. CURVE DISTANCES ARE MEASURED ON THE ARC.

RECORD PLAN
HUNTERS RUN-SECTION TWO
BEING A PART OF LOT NUMBER 1735 OF THE CONSECUTIVE LOT
NUMBERS OF THE CITY OF BROOKVILLE, AND SECTION 34,
TOWN 6 NORTH, RANGE 4 EAST, MONTGOMERY COUNTY, OHIO
26.760 ACRES TOTAL
3.090 ACRES DEDICATED AS RIGHT OF WAY
AUGUST 2021

WESLEY D. GOUBEAUX, P.S. #8254

DATE _____

PREPARED BY:

ChoiceO
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8555
www.CHOICEONEENGINEERING.com

DATE:

DRAWN BY:

JOB NUMBER:

SHEET NUMBER

3 OF 3



VICINITY MAP

PROP. STORM
PROP. 8" WATER
PROP. 8" SANITARY
PROP. EASEMENTS
PROP. SETBACKS

ZONING: R-1B

LOT REQUIREMENTS:
MIN. LOT SIZE: 10,000 S.F.
MIN. FRONTAGE: 85'
FRONT SETBACK: 25'
REAR SETBACK: 35'
SIDE SETBACK: 10'

TOTAL AREA: 26.760 ACRES
NUMBER OF RESIDENTIAL LOTS: 47 (16.475 ACRES)
TOTAL GREEN SPACE (PARK): 7.195 ACRES (26.5%)
PARK LOTS TO BE GIVEN TO CITY AS PARK LAND.
DEDICATED NEW STREET R/W: 3.090 ACRES

STRUCTURAL REQUIREMENTS:
MIN. FLOOR AREA 1,600 S.F.

NEW STREETS: 2382.31'

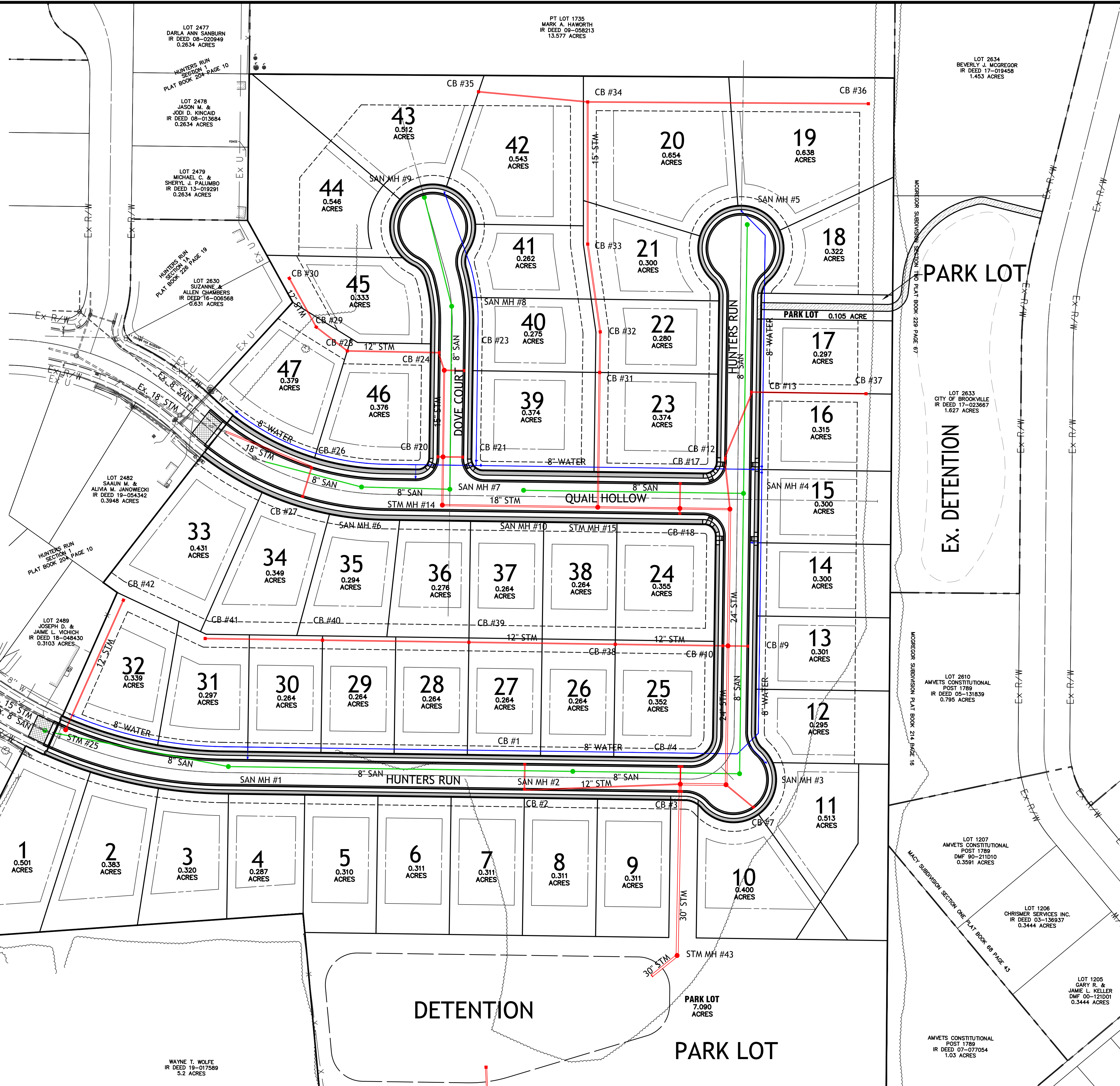
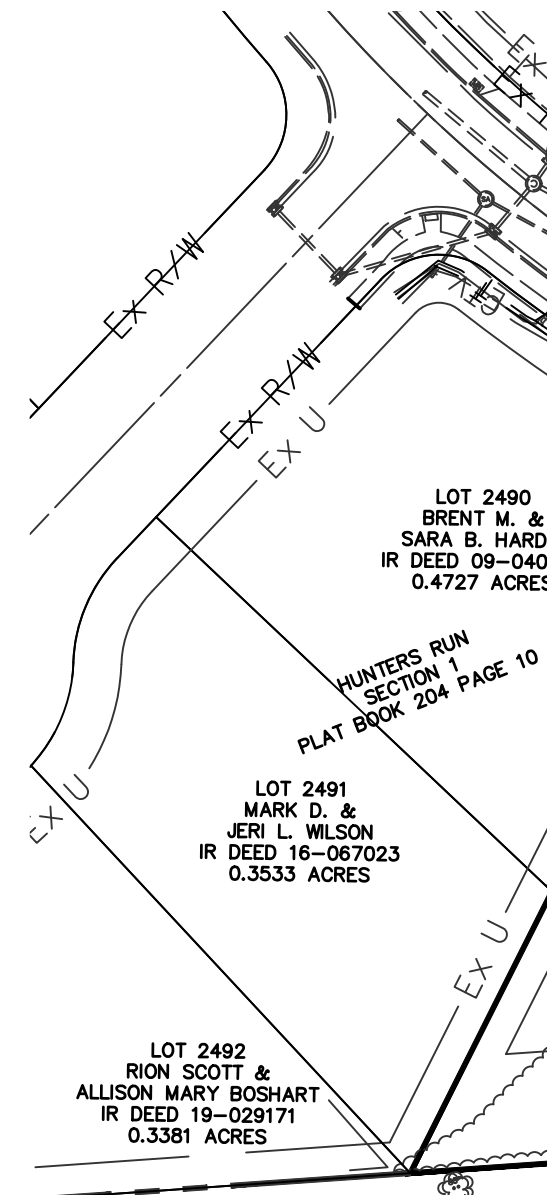
QUAIL HOLLOW STREET R/W: 60'
QUAIL HOLLOW STREET WIDTH: 37'
ALL OTHER NEW STREET R/W: 50'
ALL OTHER NEW STREET WIDTHS: 31'

HUNTERS RUN SUBDIVISION SECTION 2 TO BE LOCATED SOUTHEAST OF QUAIL HOLLOW DRIVE AND HUNTERS RUN DRIVE. PROPOSED STREETS TO TIE INTO BOTH QUAIL HOLLOW DRIVE AND HUNTERS RUN DRIVE.

OWNER: HUNTERS RUN - SECTION 2, FRANK HARLOW
937-339-9944
701 N. MARKET STREET, TROY, OH 45373
SALES@HARLOWBUILDERS.COM

ENGINEER: CHOICE ONE ENGINEERING
937-497-0200
440 E. HOEWISHER ROAD, SIDNEY, OH 45365

SCALE IN FEET
0 30 60 120



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

HUNTERS RUN SUBDIVISION - SECTION 2
CITY OF BROOKVILLE
PRELIMINARY PLAT

REVISIONS:
FILE NAME PREL. PLAT 1
DRAWN BY KTS
CHECKED BY JSP
PROJECT No. MOT-BRO-2104
DATE 08-06-2021
SHEET NUMBER 1 OF 2



- PROP. STORM —
- PROP. 8" WATER —
- PROP. 8" SANITARY —
- PROP. EASEMENTS ---
- PROP. SETBACKS ---

ZONING: R-1B

LOT REQUIREMENTS:
MIN. LOT SIZE: 10,000 S.F.
MIN. FRONTAGE: 85'
FRONT SETBACK: 25'
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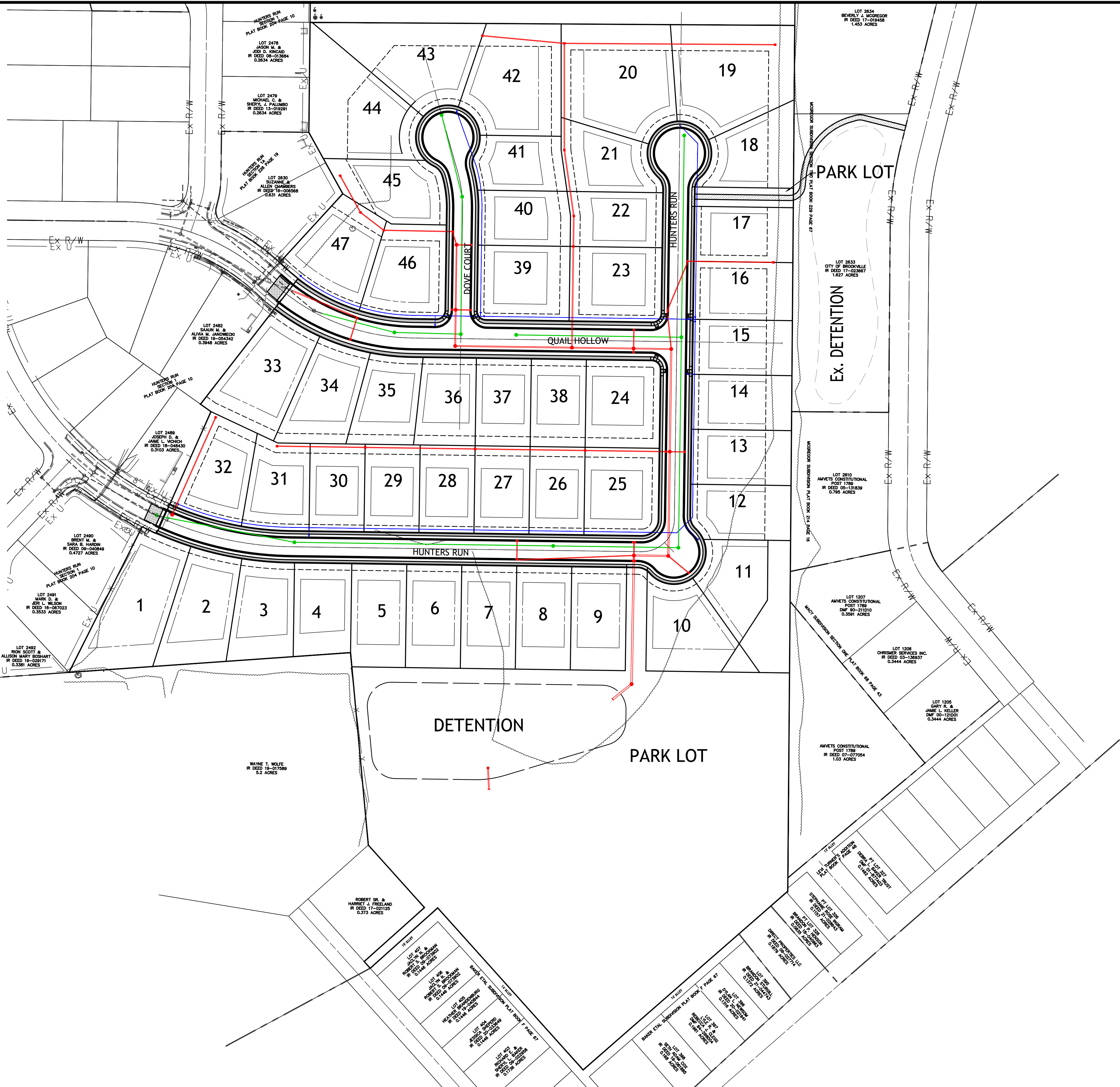
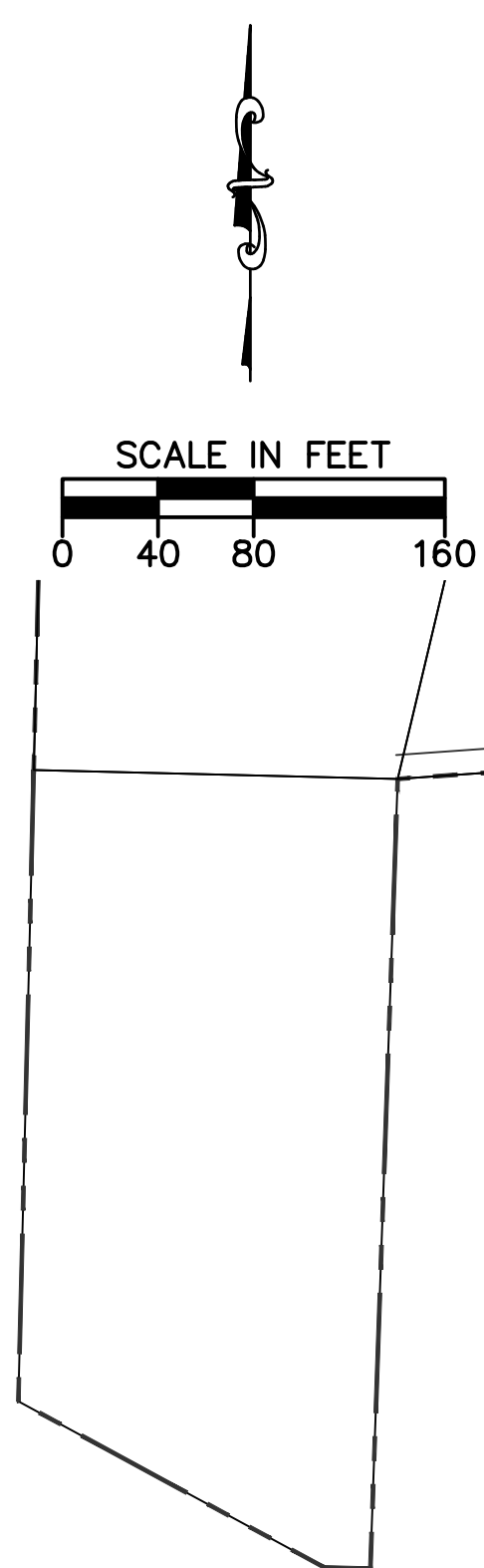
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DRIVE.

OWNER: HUNTERS RUN - SECTION 2, FRANK HARLOW
937-339-9944
701 N. MARKET STREET, TROY, OH 45373
SALES@HARLOWBUILDERS.COM

ENGINEER: CHOICE ONE ENGINEERING
937-497-0200
440 E. HOEWISHER ROAD, SIDNEY, OH 45365



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

HUNTERS RUN SUBDIVISION - SECTION 2
CITY OF BROOKVILLE

PRELIMINARY PLAT

REVISIONS:

FILE NAME	PREL. PLAT 2
DRAWN BY	KTS
CHECKED BY	JSP
PROJECT No.	MOT-BRO-2104
DATE	08-06-2021
SHEET NUMBER	2 OF 2