

ORDINANCE NO. 20-3637

**AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER
TO ACCEPT A PERMANENT UTILITY EASEMENT AGREEMENT
FOR PROPERTY AT 6045 HEDGE AVENUE ON PROPERTY OWNED BY GUNNING FAMILY
PROPERTIES, LLC,
AND DECLARING AN EMERGENCY**

WHEREAS, Gunning Family Homes, LLC presently owns 0.2882 acres of land (“property”) at 6045 Hedge Avenue, in a subdivision commonly referred to as Andrew Acres. The property is known by the County Auditor’s Parcel Identification Number 602-0006-0234-00; and

WHEREAS, the Council of the Village of Silverton will be accepting responsibility for the maintenance of a stormwater facility including a detention pond serving Andrew Acres; and

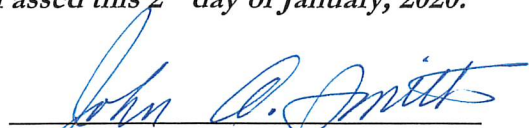
WHEREAS, the Village requires access to serve the detention pond, and Gunning Family Homes, LLC is willing to provide a ten-foot easement to the Village of Silverton along the northwest boundary of Parcel Identification Number 602-0006-0234-00 as described more fully in the attached plat made a part hereof; and

WHEREAS, the Council of the Village of Silverton desires to accept a permanent easement on said property.

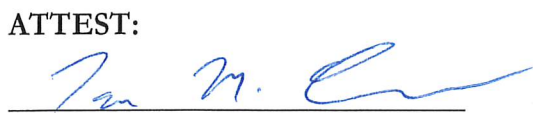
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Silverton, that:

- SECTION I. The Council of the Village of Silverton hereby accepts the permanent easement under the terms attached hereto as “Exhibit A”.
- SECTION II. The Village Manager is hereby authorized to execute the permanent easement and any related documents to effectuate such easement.
- SECTION III. This Ordinance is declared to be an emergency measure necessary to preserve the public peace, health, safety and welfare of the citizens of the Village of Silverton; the reason for the emergency being the immediate need to accept the easement and resulting maintenance responsibilities for the detention pond so that the public’s health, safety, and welfare can be achieved at the earliest possible time. Accordingly, this Ordinance shall take effect and be in force from and after its passage and approval.

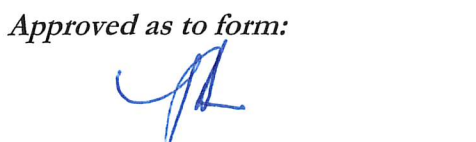
Passed this 2nd day of January, 2020.



John A. Smith, Mayor

ATTEST:


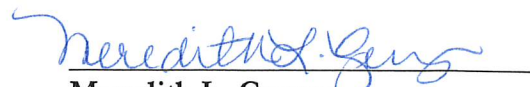
Thomas M. Carroll, Village Manager

Approved as to form:


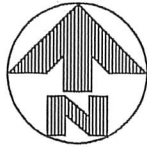
Bryan E. Pacheco, Village Solicitor

CERTIFICATION:

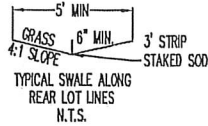
I, Meredith L. George, Clerk of Council of the Village of Silverton, County of Hamilton, State of Ohio; do hereby certify that there is no newspaper published in said municipality and that publication of the foregoing Ordinance No. 20-3637 has been duly made by posting true copies in two (2) places that are accessible by the public in said municipality, as determined by Council as follows: 1) Silverton Town Hall lobby area and Council Chambers foyer; and 2) Silverton’s official website. Said posting was for a period of fifteen days commencing January 2, 2020.



Meredith L. George
Clerk of Council of Silverton, Ohio



* HUNG SEWER *



C6
R=40.00'
L=18.65'

SETBACKS:
FRONT YARD=30'
REAR YARD=20'
SIDE YARD=8' NORTHEAST
SIDE YARD=5' SOUTHWEST

Driveway	1233 sq. ft.
Apron	112 sq. ft.
Sidewalk-Private	50 sq. ft.
Sidewalk-Public	71 sq. ft.
Sod	2707 sq. ft.
Seed	6987 sq. ft.

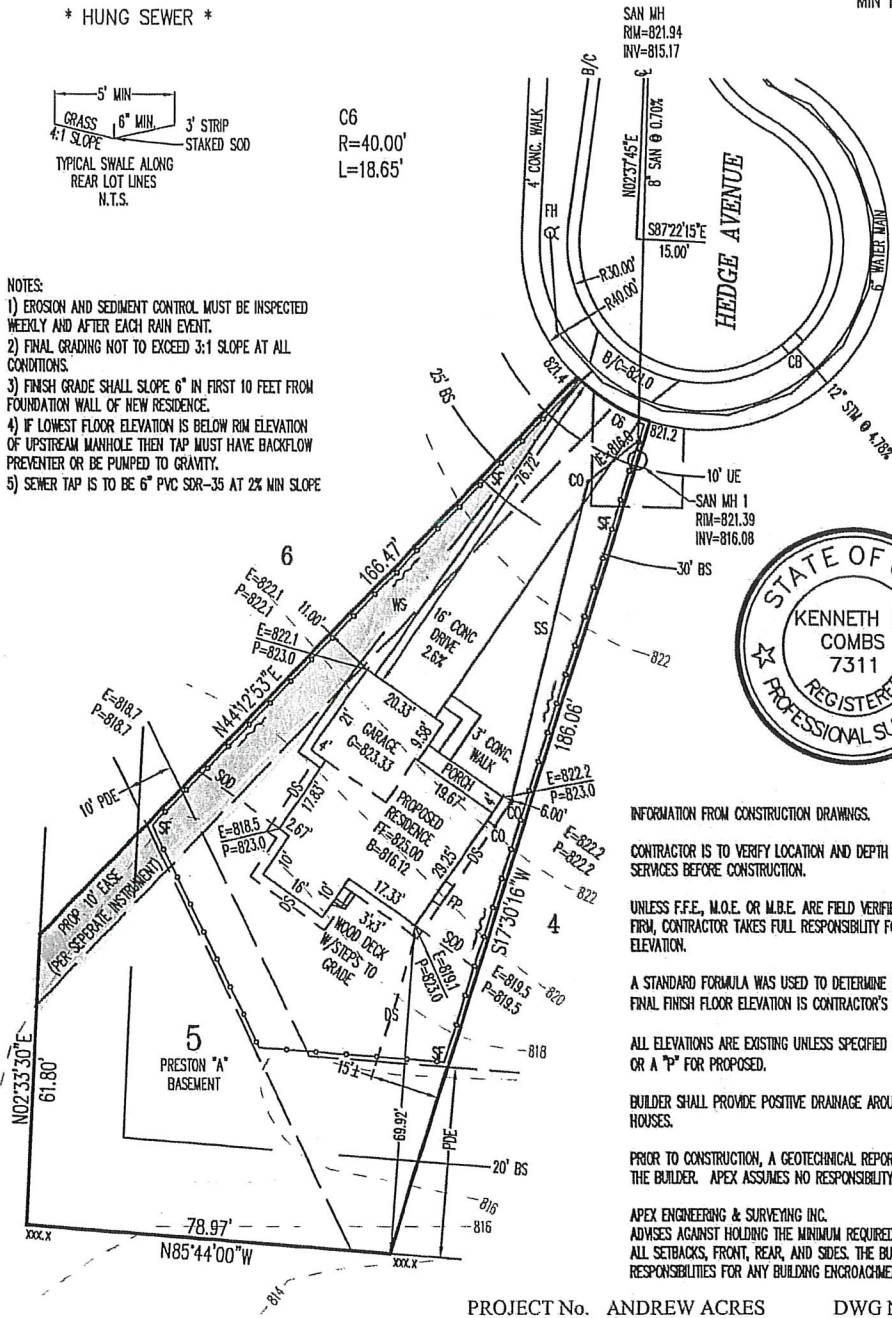
MARKET HOME
6045 HEDGE AVENUE

MIN FF ELEV=819.71

"Exhibit A"

NOTES:

- 1) EROSION AND SEDIMENT CONTROL MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT.
- 2) FINAL GRADING NOT TO EXCEED 3:1 SLOPE AT ALL CONDITIONS.
- 3) FINISH GRADE SHALL SLOPE 6" IN FIRST 10 FEET FROM FOUNDATION WALL OF NEW RESIDENCE.
- 4) IF LOWEST FLOOR ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE THEN TAP MUST HAVE BACKFLOW PREVENTER OR BE PUMPED TO GRAVITY.
- 5) SEWER TAP IS TO BE 6" PVC SDR-35 AT 2% MIN SLOPE



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

PROJECT No. ANDREW ACRES

DWG No. 192447PA

DATE: 11/25/2019

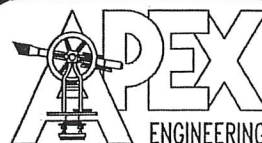
ASHFORD HOMES

PLOT PLAN
LOT 5 (14,766 SF) 0.2882 AC.
ANDREW ACRES
SECTION 24, TOWN 4, RANGE 2
CITY OF SILVERTON, HAMILTON CO., OHIO

SCALE: 1"=30'

DRAWN: JLS

CHECKED:



ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202