



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**406 Justice Drive, Lebanon, Ohio 45036**

***www.co.warren.oh.us***

***commissioners@co.warren.oh.us***

*Telephone (513) 695-1250*

*Facsimile (513) 695-2054*

***TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – July 9, 2019**

The Board met in regular session pursuant to adjournment of the June 27, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Laura Lander, Deputy Clerk – present

Minutes of the June 27, 2019 meeting were read and approved.

- 19-0852      A resolution was adopted to hire Amanda Rauh as Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 19-0853      A resolution was adopted to hire David House as Fiscal Coordinator within OhioMeansJobs Warren County. Vote: Unanimous
- 19-0854      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Mark Hobbs within the Warren County Department of Facilities Management. Vote: Unanimous
- 19-0855      A resolution was adopted to approve Change Order No. 3 to the contract with Triton Services, Inc. for the FY18 Village of Maineville ADA Restroom CDBG Project. Vote: Unanimous
- 19-0856      A resolution was adopted to authorize Request for Proposals for Professional Broker/Consulting Services for the Warren County Employee Health Care Plan. Vote: Unanimous
- 19-0857      A resolution was adopted to authorize publication of a Notice of Public Review for Warren County's Consolidated Annual Performance and Evaluation Report (CAPER) relative to the Warren County Community Development Block Grant Entitlement Program. Vote: Unanimous

- 19-0858 A resolution was adopted to waive water tap-in fees and sewer connection fees for the Deerfield Township's Kingswood Civic Campus. Vote: Unanimous
- 19-0859 A resolution was adopted to authorize Request for Proposals for Internet Service Bandwidth and BGP Upgrade for the Warren County Telecommunication Department. Vote: Unanimous
- 19-0860 A resolution was adopted to advertise for bids for the Warren County Event Center Paving Project. Vote: Unanimous
- 19-0861 A resolution was adopted to advertise for bids for the Lily Drive Bridge #1023-0.17 Replacement Project. Vote: Unanimous
- 19-0862 A resolution was adopted to authorize President of the Board to sign settlement agreement relative to Case No. 1:18-CV-179 relative to Warren County Children Services. Vote: Unanimous
- 19-0863 A resolution was adopted to authorize County Prosecutor to file joint application with the Court of Common Pleas for appointment of special legal counsel relative to pending litigation against Judge Robert W. Peeler in his capacity as Judge of Warren County Common Pleas Court, and authorizing President of the Board to execute said application. Vote: Unanimous
- 19-0864 A resolution was adopted to approve lease agreements with Ohio Department of Public Safety relative to 19 Dave Avenue Lebanon Ohio. Vote: Unanimous
- 19-0865 A resolution was adopted to approve and enter into a contract between the Warren County Commissioners and Universal Transportation Systems, LLC on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 19-0866 A resolution was adopted to approve and authorize the President of this Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 19-0867 A resolution was adopted to authorize President of the Board to sign an Ohio Public Works Commission (Issue 2) Project Agreement on behalf of the Warren County Engineer. Vote: Unanimous
- 19-0868 A resolution was adopted to enter into contract with DDK Construction, Inc. for the Socialville-Fosters Road Bridge #32-5.14 Rehabilitation and Retaining Wall Replacement Project. Vote: Unanimous
- 19-0869 A resolution was adopted to enter into a temporary entrance and work agreement with Billy R. & Angel M. Wiggins for the Gheils-Carroll Road Bridge Maintenance Project. Vote: Unanimous

- 19-0870 A resolution was adopted to enter into a temporary entrance and work agreement with Brenda S. Perkins for the Gheils-Carroll Road Bridge Maintenance Project. Vote: Unanimous
- 19-0871 A resolution was adopted to authorize Trevor Hearn, Facilities Management Director, to submit application to participate in Interlocal Purchasing System (TIPS). Vote: Unanimous
- 19-0872 A resolution was adopted to authorize the President of the Board to enter into a Service Agreement with Daihns First Choice Coffee Services for equipment and supplies on behalf of the Warren County Auditor's Office. Vote: Unanimous
- 19-0873 A resolution was adopted to approve and enter into contract with K & T Tires Towing to provide towing and storage services, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 19-0874 A resolution was adopted to approve and enter into pooled funding agreement relative to Coordinated Care. Vote: Unanimous
- 19-0875 A resolution was adopted to authorize the Board to enter into a Business Associate Agreement with Clearcreek Fire District on behalf of Warren County Telecommunications. Vote: Unanimous
- 19-0876 A resolution was adopted to award the bid and enter into contract with Jacobs Telephone Contractors, Inc., for the Armco Park Fiber Optic Project. Vote: Unanimous
- 19-0877 A resolution was adopted to authorize President of the Board to enter into an agreement with Motorola Solutions, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 19-0878 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-0879 A resolution was adopted to approve a subdivision public improvement performance and maintenance security agreement reduction with Cross Creek Estates, LLC. for completion of improvements in Cross Creek Estates, Phase 2, Block A, situated in Deerfield Township. Vote: Unanimous
- 19-0880 A resolution was adopted to approve a subdivision public improvement bond reduction with Erbeck Development Company, LTD, for completion performance of improvements and reaffirm the maintenance security for Kensington, Phase 2, Block "B", situated in Deerfield Township. Vote: Unanimous
- 19-0881 A resolution was adopted to approve a street and appurtenances bond release for Grand Communities, LTD for completion of improvements in Lakeside at Shaker Run, Section One situated in Turtlecreek Township. Vote: Unanimous

- 19-0882 A resolution was adopted to approve bond release for Wilson Farms Development, LLC for completion of improvements in Wilson Farms, Section 4B situated in Franklin Township. Vote: Unanimous
- 19-0883 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Mt. Pleasant Blacktopping Co., Inc. for installation of certain improvements in the Woodlands at Morrow, Phase 3A situated in the Village of Morrow. Vote: Unanimous
- 19-0884 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Hopewell Valley Development, LLC for installation of certain improvements in the Villages of Hopewell Valley, Section Six situated in Hamilton Township. Vote: Unanimous
- 19-0885 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Hopewell Valley Development, LLC for installation of certain improvements in Village of Hopewell Valley, Section Six situated in Hamilton Township.  
Vote: Unanimous
- 19-0886 A resolution was adopted to approve record plats. Vote: Unanimous
- 19-0887 A resolution was adopted to approve supplemental appropriation and appropriation adjustment for Workforce Investment Fund #2238.  
Vote: Unanimous
- 19-0888 A resolution was adopted to create new fund 2209, accept Amended Certificate, and approve a supplemental appropriation into the Board of Elections Cyber Security Fund. Vote: Unanimous
- 19-0889 A resolution was adopted to accept an Amended Certificate and approve a supplemental appropriation for Workforce Investment Fund #2238.  
Vote: Unanimous
- 19-0890 A resolution was adopted to approve operational transfer from Commissioners Fund #11011112 into Children Services Fund #2273. Vote: Unanimous
- 19-0891 A resolution was adopted to approve an operating transfer from the Water Fund #5510 into Fund #5583. Vote: Unanimous
- 19-0892 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Facilities Management Office Fund #11011600. Vote: Unanimous
- 19-0893 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous

- 19-0894 A resolution was adopted to approve appropriation adjustments from Board of Elections Fund #11011301 to #11011300. Vote: Unanimous
- 19-0895 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 19-0896 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #2202. Vote: Unanimous
- 19-0897 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 19-0898 A resolution was adopted to amend Resolution 19-0837, adopted June 27, 2019 creating new Fund #4434, accepting an Amended Certificate, approving a supplemental appropriation and approving a cash advance for the Liberty Way/Mason Road Turn Lanes. Vote: Unanimous
- 19-0899 A resolution was adopted to approve an appropriation adjustment within OhioMeansJobs Fund #2258. Vote: Unanimous
- 19-0900 A resolution was adopted to adopt Warren County Tax Budget for Year 2020. Vote: Unanimous
- 19-0901 A resolution was adopted approving the PUD Stage 2 Revised Preliminary Site Plan for Shaker run PUD in Turtlecreek Township. Vote: Unanimous

#### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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Tiffany Zindel, County Administrator, updated the Board on the Juvenile/Probate Court Expansion Project stating that the addition is scheduled to be finished in mid-August at which time they will begin interior renovations which are scheduled to be completed in December.

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Martin Russell, Deputy County Administrator, discussed an upcoming a request for qualifications for a third party consultant relative to specification compliance testing within the New Jail & Sheriff's Administration Office Project.

Mr. Russell discussed the need for the Board to determine what process they desire to follow relative to the selection. He questioned if the Board would like to interview and rank the proposals themselves or appoint a committee to do so.

Upon discussion, the Board directed Mr. Russell to proceed with forming a selection committee to review the request for qualifications with a recommendation to be made to the Board for final approval.

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Commissioner Young requested an update on the relocation of Justice Drive.

Martin Russell, Deputy County Administrator, stated that the project is moving along well, despite some delays due to engineering issues and weather and stated that the projected completion date is estimated to be on or before August 23, 2019.

Commissioner Young expressed his displeasure with the engineering delays as the timeframe for the project was specifically chosen so as not to impact school transportation at the beginning of the new school year.

Commissioner Jones suggested that Mr. Russell request an updated timeline from the contractor to see if there will be any impact to school transportation.

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## PUBLIC HEARING

### 2020 TAX BUDGET

Martin Russell, Deputy County Administrator, was present for the public hearing to consider the 2020 Tax Budget.

Mr. Russell presented the Tax Budget and reviewed the following:

Total General Fund Tax budget:	\$81,354,843
Criminal Justice/Public Safety	\$43,229,479 or 53.14%
General Operating	\$31,239,920 or 38.4%
Social Services	\$ 5,010,786 or 6.16%
Miscellaneous Items	\$ 962,684 or 1.18%
Capital Project Transfers	\$ 0
Debt Services	\$ 911,974 or 1.12%

Mr. Russell discussed receipts as of May 31, 2019, and stated that revenue is on track to collect approximately \$7.1 million more than anticipated for 2019. Expenditures are currently at 38.5%. He stated that more revenue and low expenditures allow the County to have options relative to the best way to utilize carryover.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #19-0900) to approve the 2020 Tax Budget as presented.

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ADMINISTRATIVE HEARING  
PUD STAGE 2 REVISED PRELIMINARY SITE PLAN FOR  
SHAKER RUN PUD IN TURTLECREEK TOWNSHIP

The Board met this 9<sup>th</sup> day of July 2019, in the Commissioners' Meeting room to consider the PUD Stage 2 Revised Preliminary Site Plan for Shaker Run in Turtlecreek Township.

Commissioner Jones opened the hearing by requesting the Deputy Clerk of Commissioners to read into the record what documents were filed with the Board and how and when notice of the hearing was given. She then administered the oath to those desiring to speak during the hearing.

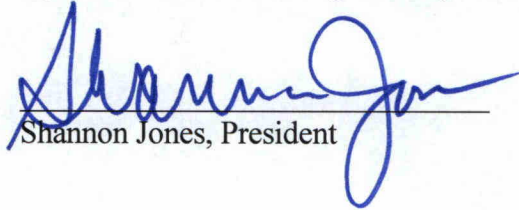
Greg Orosz, Regional Planning Commission presented the attached PowerPoint presentation reviewing the applicant, developer, location, property size, and current zoning. He then reviewed the proposed Stage 2 PUD Revised Preliminary Site Plan and stated the recommendation of the Regional Planning Commission Executive Committee to approve the Stage 2 PUD Revised Preliminary Site Plan subject to 13 conditions.

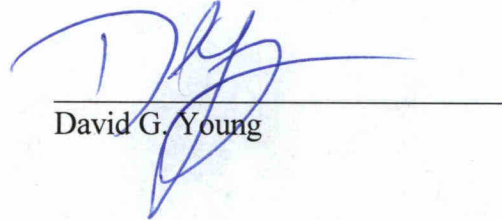
Ben Taylor, Drees Companies (developer) stated that he is in agreement with the proposed conditions.

Upon further discussion, the administrative hearing was closed and the Board resolved (Resolution 19-0901) to approve the PUD Stage 2 Revised Preliminary Site Plan for Shaker Run in Turtlecreek Township subject to conditions.

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Upon motion the meeting was adjourned.

  
Shannon Jones, President

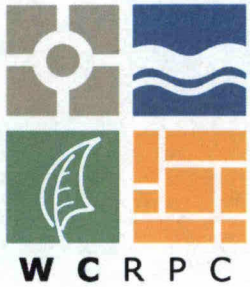
  
David G. Young

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Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on July 9, 2019, in compliance with Section 121.22 O.R.C.

  
Laura Lander, Deputy Clerk  
Board of County Commissioners  
Warren County, Ohio





# **SHAKER RUN**

Revised PUD Stage 2

Turtlecreek Township

**Board of County Commissioners**

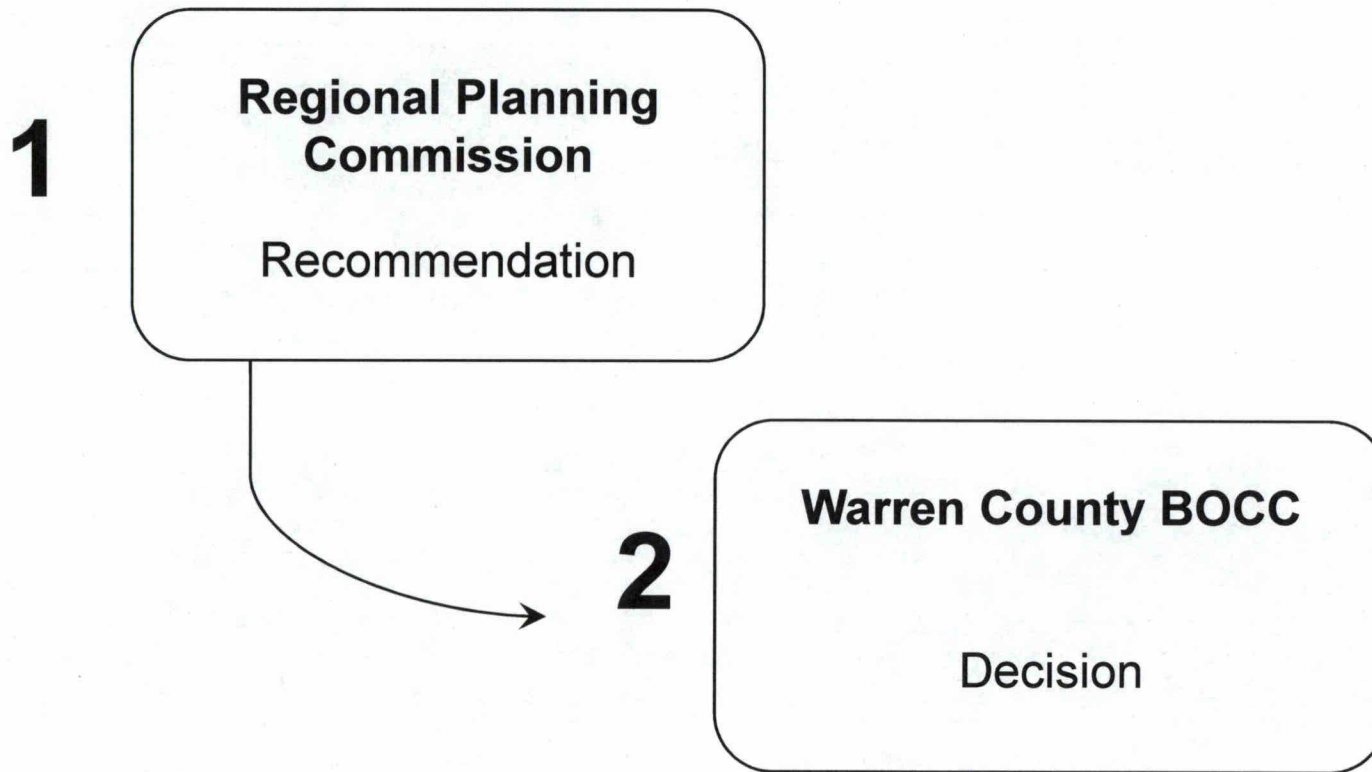
July 9, 2019

# Background

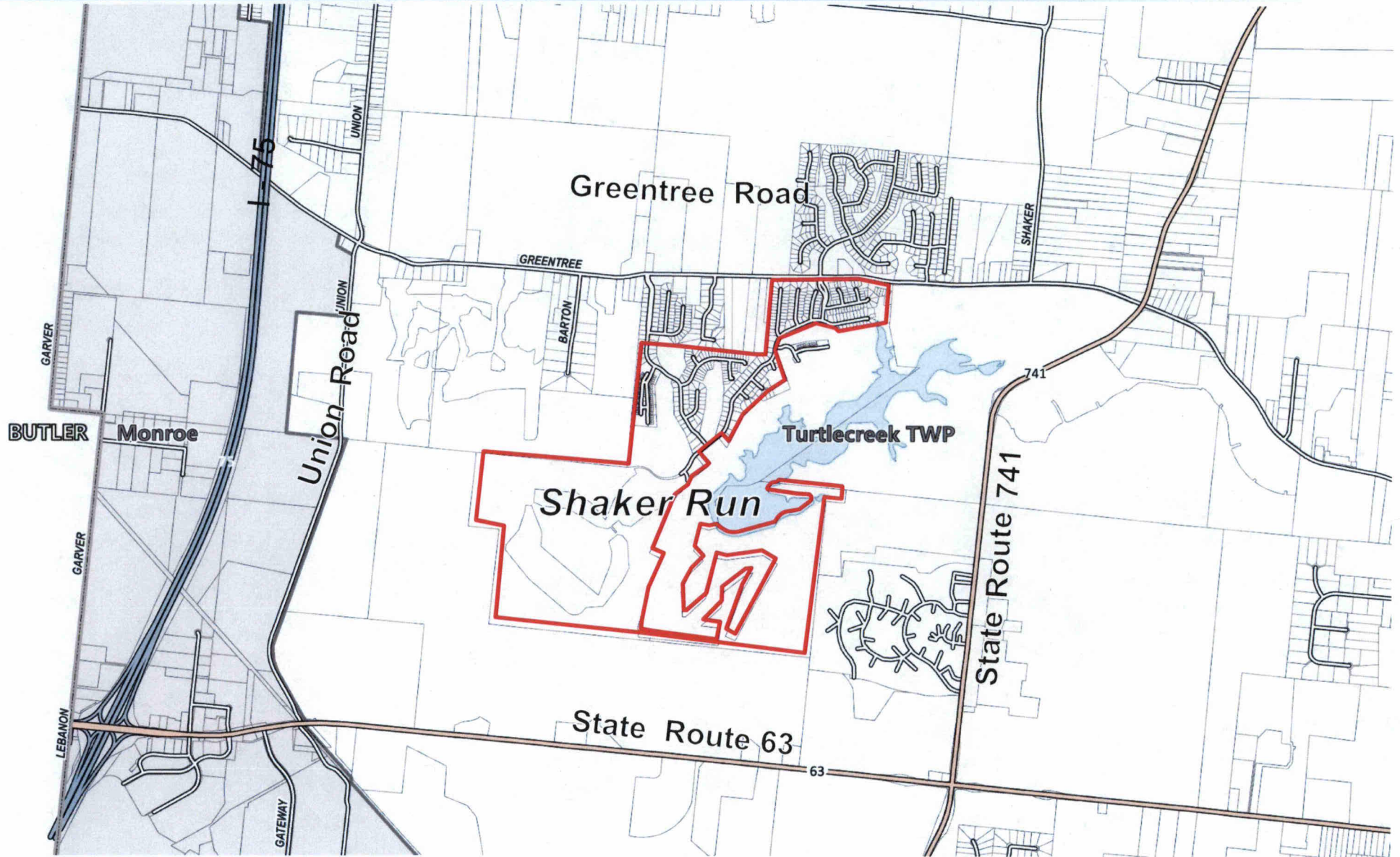
<b>Owner/Developer</b>	Grand Communities, LLC
<b>Plan Engineer</b>	Bayer Becker
<b>Site Location</b>	South of Greentree Road West of Armco Park
<b>Zoning</b>	R-1 Rural Residence PUD
<b>Revision Area</b>	Total Site (824.49 acres) Pod C (28.64 acres)
<b>Pod C Revisions</b>	<ul style="list-style-type: none"><li>• Number of lots</li><li>• Lot size and frontage</li><li>• Street configuration</li></ul>

# Process

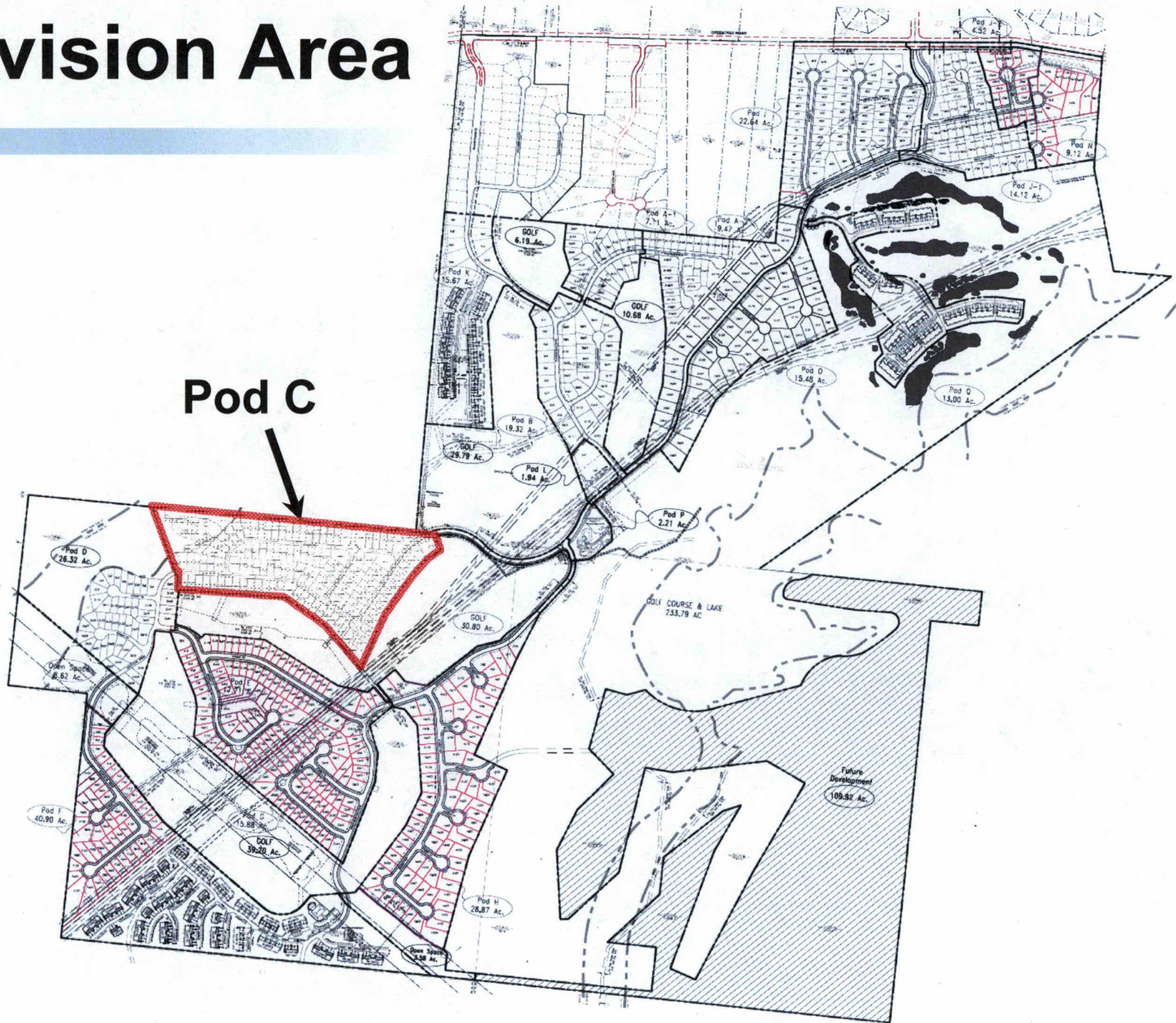
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# Location



# Revision Area

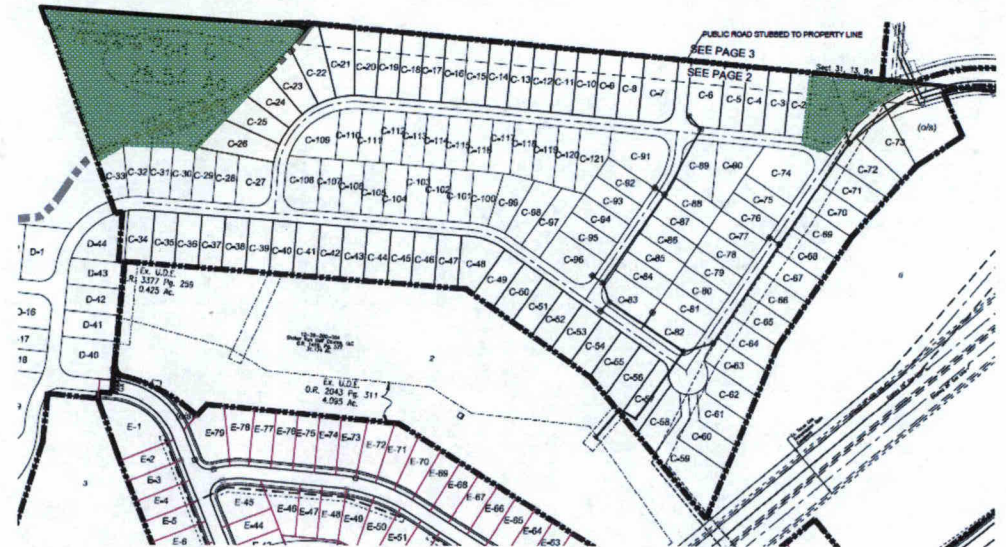


# Aerial



## Approved Plan

- 121 SF dwelling Lots
- 6,000 s.f. lot size
- 50 foot lot frontage
- 4.24 du/ac
- 3.72 ac. open space
- interconnecting streets

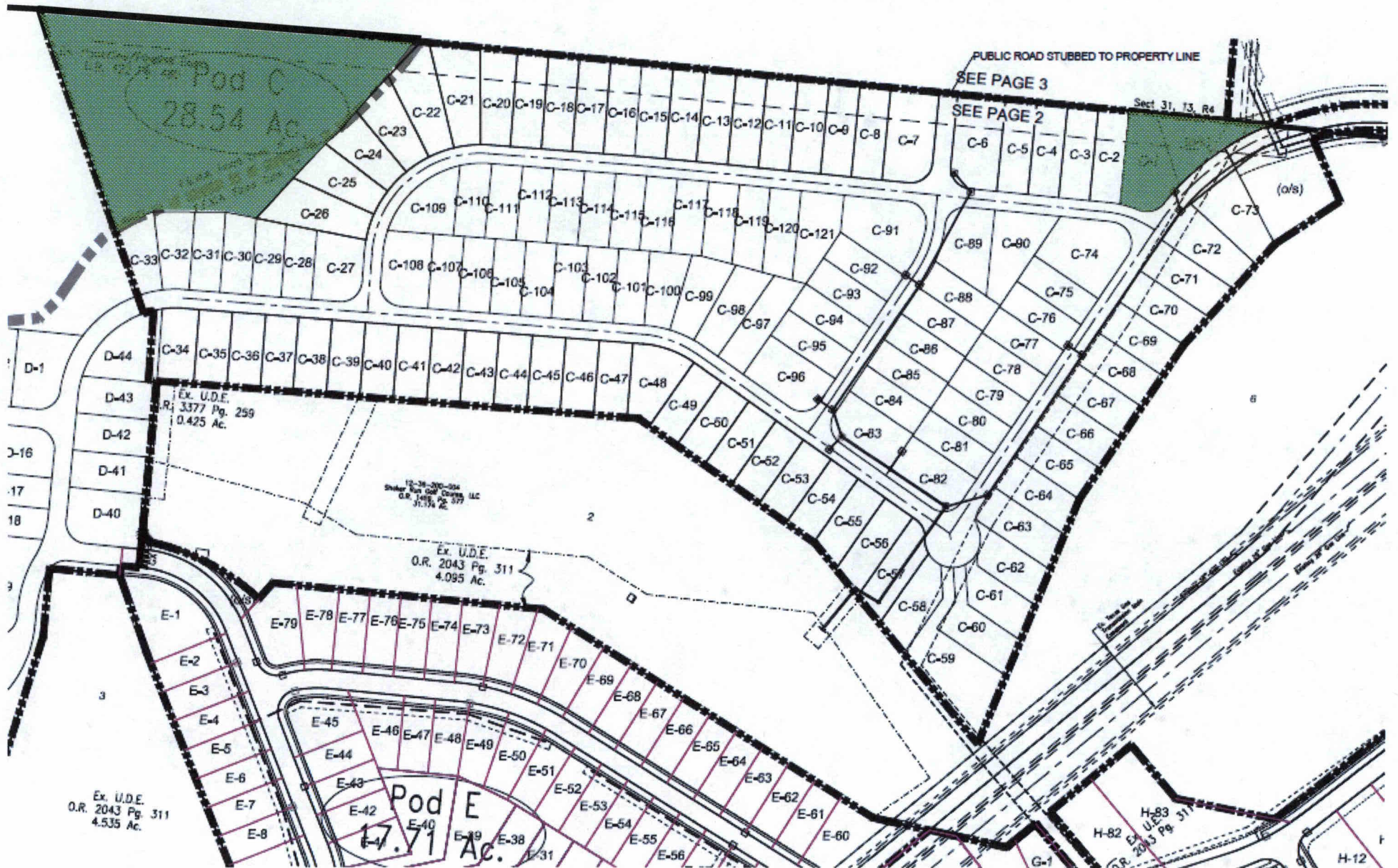


## Proposed Plan

- 88 SF dwelling lots
- 6,600 s.f. lot size
- 60 foot lot frontage
- 3.25 du/ac
- 3.72 ac. open space
- cul-de-sacs added



# Approved Plan





# Proposed Plan



# Project Summary – Proposed Plan

POD	GROSS ACREAGE	NUMBER OF DWELLINGS	PERMITTED DENSITY (2)	PROPOSED DENSITY (2)	TYPE OF LOT	OPEN SPACE ACREAGE
A-1	7.11 Ac.	29	4.0 DU/Ac.	4.08 DU/Ac.	S.F.	0.11 Ac.
A-2	9.47 Ac.	21	4.0 DU/Ac.	2.22 DU/Ac.	S.F.	0.54 Ac.
B	19.32 Ac.	63	4.0 DU/Ac.	3.26 DU/Ac.	S.F.	0.53 Ac.
C*	27.08 Ac.	PROP.: 88/ ALL.: 121	5.0 DU/Ac.	3.25 DU/Ac.	S.F.	3.72 Ac.
D*	26.32 Ac.	44	5.0 DU/Ac.	1.67 DU/Ac.	S.F.	16.72 Ac.
E*	17.71 Ac.	79	5.0 DU/Ac.	4.46 DU/Ac.	S.F.	0.64 Ac.
F*	40.90 Ac.	327	8.0 DU/Ac.	8.00 DU/Ac.	S.F./M.F.	11.69 Ac.
G*	15.88 Ac.	61	5.0 DU/Ac.	3.84 DU/Ac.	S.F.	0.72 Ac.
H*	28.87 Ac.	83	4.0 DU/Ac.	2.88 DU/Ac.	S.F.	0.93 Ac.
I	22.64 Ac.	75	5.0 DU/Ac.	3.31 DU/Ac.	S.F.	2.76 Ac.
J-1	14.12 Ac.	44	4.0 DU/Ac.	3.12 DU/Ac.	S.F.	2.28 Ac.
J-2	4.52 Ac.	18	4.0 DU/Ac.	3.98 DU/Ac.	S.F.	0.72 Ac.
K	15.69 Ac.	110	8.0 DU/Ac.	7.02 DU/Ac.	S.F./M.F.	5.94 Ac.
L	1.94 Ac.	2	4.0 DU/Ac.	1.03 DU/Ac.	S.F.	0.60 Ac.
N	9.12 Ac.	17	4.0 DU/Ac.	1.86 DU/Ac.	S.F.	4.18 Ac.
O	15.48 Ac.	42	4.0 DU/Ac.	2.71 DU/Ac.	S.F.	0.00 Ac.
P	2.21 Ac.	N/A	4.0 DU/Ac.	N/A	Community Center	1.80 Ac.
Q	13.00 Ac.	104	8.0 DU/Ac.	8.00 DU/Ac.	M.F.	5.40 Ac.
FUTURE DEVELOPMENT PARCEL*	108.83 Ac.	64	4.0 DU/Ac.	0.59 DU/Ac.	S.F.	0.0 Ac.

SUB-TOTALS 400.21 Ac.

PROPOSED: 1,271/  
ALLOWED: 1,304

OPEN SPACE INSIDE OF PODS = 59.28 Ac.

59.28 Ac.

OPEN SPACE OUTSIDE OF PODS = 12.20 Ac.

OPEN SPACE IN EXISTING GOLF COURSE = 349.88 Ac.

TOTAL OPEN SPACE PROVIDED = 421.36 Ac.

TOTAL SITE ACREAGE (400.21 + 12.20 + 349.88) = 762.29 Ac.

\* PODS NOT YET DEVELOPED OR RECORDED

# Project Summary – Proposed Plan

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C\*

27.08 Ac.

PROP.: 88/ ALL.: 121

PROPOSED: 1,271/  
ALLOWED: 1,304

- **33 Lots** may be added to the remaining undeveloped portion of the PUD.

# Aerial



# RPC Recommendation

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**Approve** the revised PUD Stage 2 for Shaker Run subject to the conditions recommended by the RPC Executive Committee.

# PUD Stage 2 Approval Conditions

## Common Areas and Facilities

10. Homeowners' association(s) shall be established for ownership and maintenance of the private areas, improvements, and facilities, inclusive of all common open spaces **and amenities**, the lake observation dock, hiking/biking paths and walkways, recreation centers, signage, lighting, landscaping, **postal facility CBUs**, and stormwater drainage management facilities located outside public streets r/w, **and shall be so noted on all final plats.**

# PUD Stage 2 Approval Conditions (cont.)

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12. An updated Stage 2 Plan shall be provided for the entire PUD, that shows: the sidewalks and walkways; street lighting locations; the revised streets and lots; revised stub streets r/w; CBU postal facilities provisions; required project notes; and revised project summary table (dwelling unit count), prior to Stage 3 approval for Pod C.

## **PUD Stage 2 Approval Conditions (cont.)**

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13. A revised Stage 2 plan shall be submitted for approval at such time when the CBU facility locations and design details are known for the remaining future sections of the development. Postal facility cluster box unit (CBU) pull-off locations provided per WCSR Section 415 shall be to the satisfaction of the Warren County Engineer and Turtlecreek Township Fire/EMS Department.



# PUD Stage 2 Approval Conditions

All prior conditions of approval are included. Added conditions as a result of the proposed revision are noted in **bold italic** font.

## General Conditions

1. Satisfy requirements of Warren County Rural Zoning Code and PUD Stage 1.
2. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.

## Utilities and Drainage

3. The developer shall provide water system improvements necessary to serve the development, as required by the Warren County Sanitary Engineer.

# **PUD Stage 2 Approval Conditions (cont.)**

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## **Utilities and Drainage (cont.)**

4. The developer shall provide sanitary sewer system improvements necessary to serve the development, as required by the Butler County Environmental Services Department.
5. Compliance with the Warren County Erosion and Sediment Control Regulations as determined by the Warren County Soil & Water Conservation District (SWCD) prior to commencing earth disturbing activities.

# **PUD Stage 2 Approval Conditions (cont.)**

## **Access and Circulation**

6. Emergency access ways shall include restricted entry and identification signage and be constructed to private street standards.
7. The developer shall provide off-site road improvements as determined by the Warren County Engineer's Office based on a Traffic Impact Study (TIS). Every six (6) months, the developer shall report the number of lots/units developed and occupied in the PUD to the Warren County Engineer's Office for use to determine when further off-site road improvements shall be required.

# PUD Stage 2 Approval Conditions (cont.)

8. Address identification markers shall be provided at the entry of private streets, subject to the satisfaction of Turtlecreek Township Fire/EMS Department.
9. The hiker/biker path shall be for public use.

## Common Areas and Facilities

10. Homeowners' association(s) shall be established for ownership and maintenance of the private areas, improvements, and facilities, inclusive of all common open spaces **and amenities**, the lake observation dock, hiking/biking paths and walkways, recreation centers, signage, lighting, landscaping, **postal facility CBUs**, and stormwater drainage management facilities located outside public streets r/w, **and shall be so noted on all final plats.**

# PUD Stage 2 Approval Conditions (cont.)

11. The Shaker Lake observation dock already constructed within POD N and shall be subject to compliance with the following:
  - (A) The use shall be limited to pedestrian access and does not include a boat ramp or designated parking.
  - (B) The developer causes to be recorded in the chain of title of all lots of the PUD an amended Declaration of Covenants and Restrictions that provides:
    - (i) Residents, and their guests, of the proposed residential community to be developed on the Shaker Capital Property, without payment of fees relating thereto, have a non-exclusive right to use and enjoy the Lake subject to the following rules and regulations:

# PUD Stage 2 Approval Conditions (cont.)

- (a) Swimming is prohibited
- (b) Only non-motorized watercraft are permitted
- (c) Usage is prohibited after sunset and prior to sunrise
- (d) The Declaration shall incorporate excerpts from the Warren County Park District's Rules and Regulations indicating Residents and their guests, are subject to the following rules and regulations while on the portion of the Lake owned by the Warren County Park District (the Declaration shall attach an aerial map depicting the lake and the common boundary line giving notice of the portion of Lake that is owned by the Warren County Park District):

# **PUD Stage 2 Approval Conditions (cont.)**

- (1) All users are responsible for themselves and their passengers to assure that any launched watercraft is safe and that each occupant has a dedicated personal floatation device available to them on the watercraft at all times.
- (2) All persons under nine (9) years of age must wear personal floatation devices at all times.
- (3) All watercraft must be equipped with proper safety equipment.
- (4) All watercraft must be licensed, if required, by the Ohio Department of Natural Resources, Division of Watercraft.
- (5) All watercraft must be off the Lake at designated times and at the discretion of the Lake attendant on duty.

# PUD Stage 2 Approval Conditions (cont.)

- (6) No watercraft may be beached or pulled upon the shore except in the case of an emergency.
  - (7) Any person fishing from watercraft must have a valid license, if required.
  - (8) No alcoholic beverages may be possessed or consumed on the watercraft.
- (C) Signage shall be posted and maintained on the observation dock at all times that states the rules and regulations set forth in (B) (i) (a)-(c) of this condition and further include notice that a portion of the Lake is owned by the Warren County Park District and that Armco Park Rules & Regulations apply to that portion of the Lake.



# **PUD Stage 2 Approval Conditions (cont.)**

- 12. An updated Stage 2 Plan shall be provided for the entire PUD, that shows: the sidewalks and walkways; street lighting locations; the revised streets and lots; revised stub streets r/w; CBU postal facilities provisions; required project notes; and revised project summary table (dwelling unit count), prior to Stage 3 approval for Pod C.***
- 13. A revised Stage 2 plan shall be submitted for approval at such time when the CBU facility locations and design details are known for the remaining future sections of the development. Postal facility cluster box unit (CBU) pull-off locations provided per WCSR Section 415 shall be to the satisfaction of the Warren County Engineer and Turtlecreek Township Fire/EMS Department.***

# ZONING RESOLUTION SUMMARY

	<i>RESO 97-423</i>	<i>RESO 12-6011</i>	<i>REVISED STAGE II</i>	<i>RESO 97-954</i>	<i>POD "M" AS PLATTED</i>
<b>Total Acres</b>	764.7	764.7	764.7	24.64	24.64
<b>Total Acreage Less Original 18-hole course/Lake/Future Development area</b>	407.45	407.45	409.11	-	-
<b>Density</b>	2.83 DU/AC	2.78 DU/AC	2.78 DU/AC	3.04	2.92 (not 2.96)
<b>Number of Units</b>	1200	1131 (not 1134)	1136	73	72 (not 73)
<b>Open Space Requirement</b>					
<b>Percent</b>	15%	44.88%	44.66%	17.50%	17.80%
<b>Acres</b>	61.12 AC	182.88 AC	182.89 AC	4.31 AC	4.39 AC

# Typical Public Street

