

WARREN COUNTY ENGINEER'S OFFICE

105 Markey Road, Lebanon, Ohio 45036

Main Phone: (513) 695-3301

Fax (513)-695-3323

CIN. (513) 925-3301

DAY. (937) 425-3301



PRELIMINARY ACCESS PERMIT

(PLEASE PRINT)

Access Permit #: 26-036-T1061 (Mentz Road & Shaker Road)

Split of parcels 04-31-327-001, 04-31-180-002

Effective Date: Date of Recording

The permit under the conditions stated in the application or stated below (with the condition stated below superseding the application) is hereby:

Granted

Denied

Comments: Creating one (1) 7.7390 acre parcel (Parcel 1), one (1) 10.6917 acre parcel (Parcel 2), and one (1) 4.6581 acre parcel (Parcel 3, In City of Franklin). The existing driveway serving the Cell Tower will remain for parcel 1. A drive may be placed at either east property line or west property line for parcel 2. No other driveways will be permitted to the road right of way.

Conditions for approval:

One Single Family Residence, max, per parcel. The owner will need to reapply for a development of greater density.

Driveway Culvert permit application required prior to any drive being constructed.

A common drive with a shared access easement is required. Applicant must submit a copy of the deed documenting the proposed access easement width and location.

Ditching as determined by the County Engineer.

Other: Driveway culvert permit required for any new address assignment request

By: Kurt Weber / 54  
County Engineer [Signature]

6/8/2026  
Date

Entered into GIS \_\_\_\_\_ initials \_\_\_\_\_ date



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ACCESS / DRIVEWAY CULVERT PERMIT APPLICATION

The property owner shall construct and maintain driveway culverts and approaches pursuant to Ohio Revised Code Sections 5543.16 and 5571.16

Request is for (Check one): Residential Non-Residential Commercial

Requesting (Check all that apply):

- Permanent Access Temporary Access Improvement to Existing Access
Change in Access Use Existing Parcel (No Parcels to be created)
Preliminary Access Approval for Lot Split (Attach Survey Plat showing new parcel(s) and residual parcel.)
Driveway Culvert (Parcel ID Required): Complete (A) Owner and (B) Agent (if applicable), then go to page 3.

(A) Owner (Applicant): (PLEASE PRINT)

Name: Phone #

Mailing Address, City

State, Zip E-Mail

(B) Agent for the Applicant (if applicable):

Name: Gerard J. Berding Phone # 513-831-5505

Mailing Address, City 741 Main Street

State, Zip 45150 E-Mail berding@berdingsurveying.com

- 1) Address or Parcel ID# of property 04-31-180-002, 04-31-327-001, & 04-31-327-001
2) Are you aware of prior request for an access permit or preliminary access approval for this parcel? N Y
If yes please explain: PREVIOUS SURVEY OF OURS WITH THIS COMBINED
3) What roadway are you requesting access from? Existing access from Anderson Street & MENTZ RD.
4) Number of lots created? 3 Number of requested access points? NA
5) How many feet is the proposed access from the nearest roadway or driveway?
Access #1: Ft. (circle: N S E W) from
Access #2: Ft. (circle: N S E W) from
Access #3: Ft. (circle: N S E W) from
6) Does the property owner own or have any interests in any adjacent property? X N Y
If yes, please describe:
7) Are there existing access easements bordering or within the property? X N Y
8) If you are requesting residential development access, what is the type (single family, apartment, townhouse, condominium, landminium) and number of units?

Table with 4 columns: Type, Number of Units, Type, Number of Units

Note: Addresses will not be issued until Deed recorded and Parcel ID (sidwell) assigned. (Revised 07152019)

- 9) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

Business	Square footage	Business	Square footage

- 10) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. Indicate if your counts are: \_\_\_\_ peak hour volumes or \_\_\_\_ average daily volumes.

*Notes: (1) A Traffic Impact Study (TIS) may be required for developments generating more than 10 peak hour trips and/or 100 average daily trips, (2) Vehicle count estimates are to be based on the Institute of Transportation Engineers (ITE) Trip Generation manual when applicable.)*

# Of passenger cars and light trucks	# Of heavy trucks	Total count of all vehicles

- 11) Within seven business days of the receipt of this application the County Engineer may determine that the applicant will be required to provide some or all of the following:

- |   |   |
|---|---|
| a) Property map indicating other access, bordering roads and nearby drives. | d) Traffic Impact Study.                                |
| b) Proposed access design.  | e) Sight Distance Study.                                |
| c) Traffic control plan.  | f) Other information as required by the County Engineer |

**If this access permit is granted, the applicant agrees to the following conditions (not applicable for preliminary access approval requests):**

- i. *Traffic shall be maintained at all times, unless permission is granted by the County Engineer to close the road.*
- ii. *Disturbance to all pavement and shoulders/berms will be kept to minimum. Tracked equipment will not be permitted on the roadway. When any pavement or shoulders/berms is damaged either by construction, construction equipment or by excessive weight, Permittee shall make complete restoration as directed by the County Engineer.*
- iii. *Lights, signs, barricades, and if necessary steel plates, flagmen or watchmen will be placed on the project site for protection of traffic at all times, day and night. The Permittee shall fully comply with the maintenance of traffic recommendations and as directed by the County Engineer's Office.*
- iv. *Permittee shall assume the responsibility for and will hold the County harmless from any and all claims for personal injuries and/or property damages, and shall defend any action that might be brought due to the applicants' activities on this project and/or under this permit.*

If an access permit is issued to you it will state the terms and conditions for its use. The permit status may be reevaluated for any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit.

The applicant declares that all information provided on this form and the submitted attachments, which are made part of the application, are accurate and complete to the best of their knowledge.

Applicant signature:

*Paul J. B. Ly as agent*

Date:

6-5-26

Note: Addresses will not be issued until Deed recorded and Parcel ID (sidwell) assigned. (Revised 07152019)

# Plat of Survey

Section 31, Town 2, Range 5  
Franklin Township, City of Franklin  
Warren County, Ohio  
Cherney Dymos Inc.  
Document No. 2022-027002

VOLUME \_\_\_\_\_ PLAT No. \_\_\_\_\_  
WARREN COUNTY ENGINEERS  
RECORD OF LAND SURVEYS  
PRELIMINARY ACCESS APPROVAL:  
\_\_\_\_ Granted \_\_\_\_ Not Applicable

Kurt E. Weber, P.E., P.S.  
Warren County Engineer

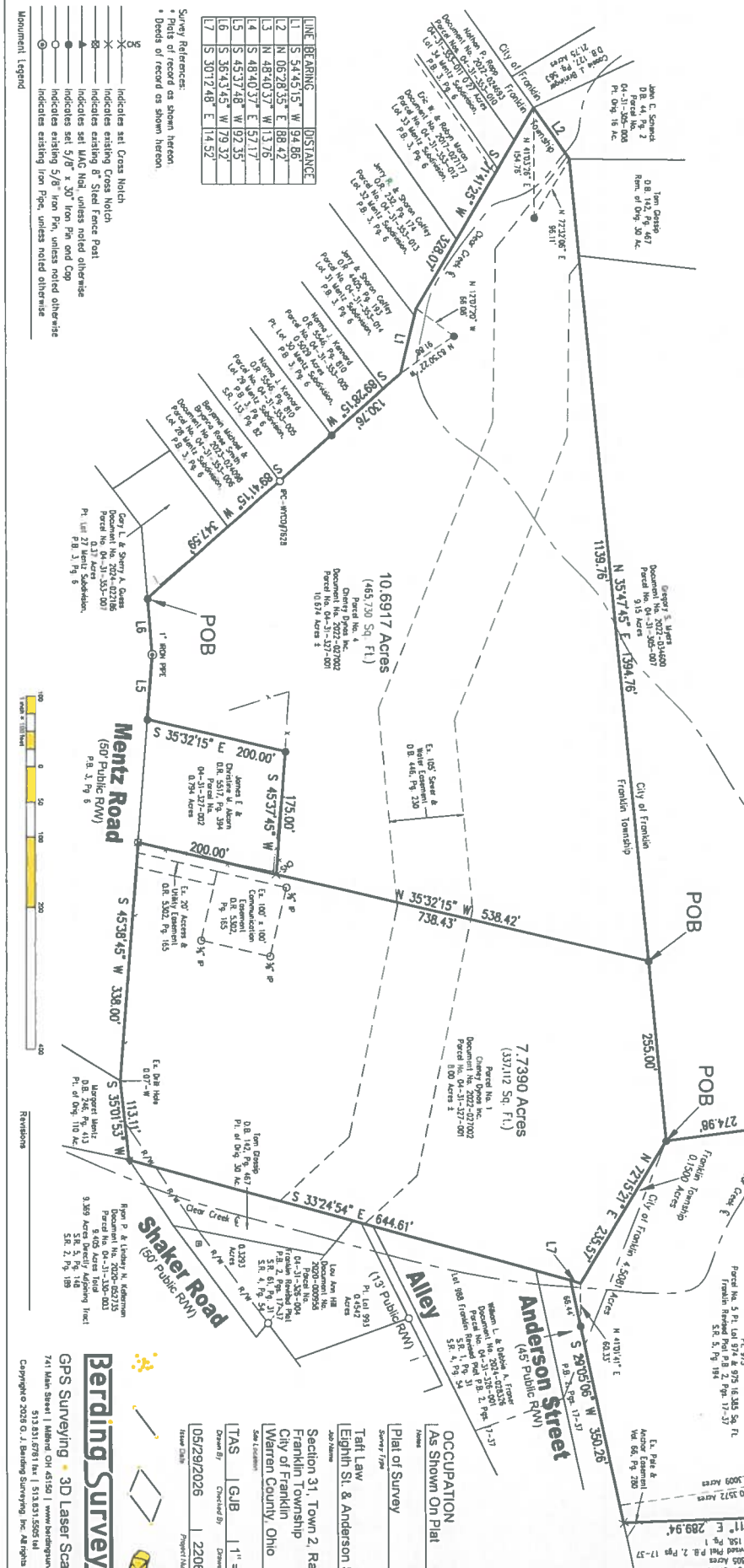


*Gerard J. Berding*  
Gerard J. Berding, P.S. - 6880  
berding@berdingsurveying.com

05/29/2026  
Date

**Survey Notes:**  
- All monuments, found and set out in good condition, except as noted.  
- Survey re-entrant of adjoining former railroad property by Dymos & Assoc. Considerations include 10/22/78 Warren County, 1st Non-Deed Survey Volume 98, Plat No. 3 Field in Performing This Survey.

Pin #	Bearing	Distance	Northing	Easting
9	N 72°15'21" E	233.57	570216.49	145941.17
10	S 20°12'48" E	14.52	570214.28	145925.54
11	S 33°24'54" E	644.81	570233.73	1459272.85
12	S 53°01'53" W	113.11	570197.68	1459272.83
13	S 43°38'45" W	338.00	570208.06	1459292.90
14	N 35°23'15" W	738.43	569868.77	1459320.22
15	N 35°17'45" E	255.00	570465.45	1458927.02
16	N 35°17'45" E	255.00	570616.49	1459041.17
17	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
18	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
19	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
20	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
21	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
22	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
23	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
24	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
25	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
26	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
27	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
28	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
29	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
30	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
31	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
32	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
33	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
34	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
35	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
36	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
37	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
38	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
39	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
40	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
41	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
42	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
43	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
44	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
45	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
46	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
47	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
48	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
49	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17
50	Course from Distance 8.8021 from Bearing N 35°17'45" E		570616.49	1459041.17



**LINE BEARING**      **DISTANCE**

- S 34°43'15" W 94.00'
- N 08°28'55" E 88.42'
- N 48°40'57" W 13.76'
- S 45°37'48" W 97.35'
- S 35°43'45" W 79.32'
- S 30°12'48" E 14.52'

- Survey References:**
- Plats of record as shown hereon.
  - Deeds of record as shown hereon.
- Monument Legend:**
- Indicates set Cross Hatch
  - Indicates existing Corner Nail
  - Indicates existing 8" Steel Force Post
  - Indicates set 1/4" Iron Pin, unless noted otherwise
  - Indicates set 5/8" x 30" Iron Pin, unless noted otherwise
  - Indicates existing 5/8" Iron Pin, unless noted otherwise
  - Indicates existing Iron Pipe, unless noted otherwise



**Revisions:**


**Berding Surveying**  
3D Laser Scanning  
GPS Surveying  
741 Main Street | Millersburg, OH 45150 | www.berdingsurveying.com  
513.831.6781 fax | 513.831.5205 tel  
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**OCCUPATION**  
As Shown On Plat

**Tax Law**  
Eighth St. & Anderson St.  
Franklin Township  
City of Franklin  
Warren County, Ohio

**ITAS** I GJB 1" = 100'  
Checked By: 22089  
Date: 05/29/2026  
Project Number: 22089

