



CITY OF BELLBROOK SUBDIVISION

LOT SPLIT/COMBINATION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

STAFF USE ONLY: DATE RECEIVED 3/27/2025 APPLICATION # 2025-047 NOTE _____

APPLICANT INFORMATION

PROPERTY OWNER Heritage Christian Church of Centerville PHONE NUMBER (937) 307-0568
OWNER ADDRESS 7171 Wilmington Pike, Centerville, Ohio 45459
NAME OF SUBDIVISION Heritage Christian Church Plat SECTION, TOWN, RANGE S 7, T. 2, R 6 M.
LOCATION 7171 Wilmington Pike, Centerville, Ohio 45459 DEED BOOK # 2018026993 PG. _____
SUBDIVIDER NAME Heritage Christian Church of Centerville PHONE NUMBER (937) 307-0568
ADDRESS (SUBDIVIDER) 7171 Wilmington Pike, Centerville, Ohio 45459
EMAIL (SUBDIVIDER) Heritage Christian Church of Centerville
NAME OF ENGINEER/SURVEYOR Haley Dusa Engineering & Surveying Group PHONE NUMBER (937) 439-4300
ADDRESS (ENG./SUR.) 270 Regency Ridge Drive, Suite 203, Dayton, Ohio 45459
EMAIL (ENG./SUR.) tdusa@haleydusa.com

REQUEST INFORMATION

NUMBER OF LOTS 11 IS THERE A FEDERAL LAND PROGRAM INVOLVED? No
CHECKMARK ALL PUBLIC UTILITIES AVAILABLE ☒ GAS ☒ ELECTRIC ☒ WATER ☒ SANITARY SEWER ☒ STORMWATER
IS THERE AREA IN THE FLOOD PLAIN? No IS THE AREA SUBJECT TO PERIODIC FLOODING? No
PROPOSED USE OF SPLIT/COMBINATION Church building and parking lot for said building
OTHER COMMENTS _____

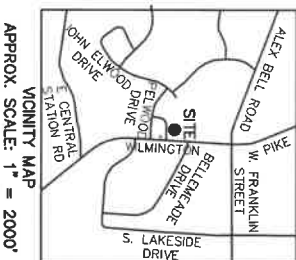
I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

OWNER/ENGINEER SIGNATURE Thomas Dusa DATE 3/26/25

OFFICE USE ONLY			
FEE		PAYMENT TYPE	
<u>\$ 250.00</u>		CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>2179</u>	
FIRE DEPT. APPROVAL <input type="checkbox"/>		SERVICE DEPT. APPROVAL <input type="checkbox"/>	
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>		POLICE DEPT. APPROVAL <input type="checkbox"/>	
APPROVED-CONDITIONS <input type="checkbox"/>		STAFF SIGNATURE _____ DATE _____	

RECORD PLAN
HERITAGE CHRISTIAN CHURCH PLAT
LOCATED IN SECTION 7, TOWN 2, RANGE 6 M.R.S., AND
BEING A REPLAT OF
LOT NUMBERS 11, 12, 13 & 14
ARLINGTON VILLAGE SECTION ONE PLAT

CITY OF BELLBROOK
GREENE COUNTY, OHIO
CONTAINING 1.7930 ACRES



APPROX. SCALE: 1" = 2000'

SURVEY REFERENCES:

- GREENE COUNTY:
 - PLATS: ARLINGTON VILLAGE SECTION ONE PLAT BOOK 11, PAGE 10 & 11 (AKA P.C.V. 33, PGS. 32A & B)
 - SURVEYS: SUR. VOL. 19, PG. 166
- DEEDS:
 - DEED NO. 2018016993
 - DEED NO. 2024000792
- MONTGOMERY COUNTY:
 - PLATS: BELLBROOK TOWN SECTION FIVE PLAT BOOK 104, PAGE 48
 - SURVEYS: SUR. VOL. 2007, PG. 0369
- DEEDS:
 - I.R. DEED NO. 23-064527

CERTIFICATION:

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for Record Plans and was conducted under my supervision based on field work in December, 2024. All measurements are correct and monuments are to be set on all lot corners as shown.

Thomas E. Dusa, P.S.
OHIO LICENSE NO. S-7143

SHEET 1 OF 2



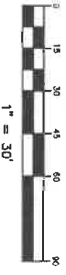
Haley-Dusa
Engineering & Surveying Group, LLC
270 Reager Ridge Drive, Suite 203
Dayton, OH 45424-3300 Fax: (937) 439-2005
Email: info@haleydusa.com
Website: www.haleydusa.com

Scale: 1" = 30' Drawn: JRC Checked: TED
Date: MARCH 25, 2025 Job No. E3447

LEGAL DESCRIPTION

SITUATE IN SECTION 7, TOWN 2, RANGE 6 M.R.S., CITY OF BELLBROOK, COUNTY OF GREENE, STATE OF OHIO AND BEING A REPLAT OF ALL OF LOTS 11, 12, 13, AND 14 OF THE ARLINGTON VILLAGE SECTION ONE PLAT AS RECORDED IN P.B. 11, PGS. 10 & 11 (NOW KNOWN AS P.C.V. 33, PGS. 32A & 32B), ALL AS CONVEYED TO THE HERITAGE CHRISTIAN CHURCH OF CENTERVILLE BY DEED AS RECORDED IN DEED 2018016993.
CONTAINING 1.7930 ACRES, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

GRAPHIC SCALE



SYMBOL LEGEND

- - 1/2" IRON PIPE FOUND
- - 3/4" IRON PIPE FOUND
- - 5/8" IRON PIN FOUND
- - IRON PIN FOUND WITH "HALEY DUSA" ID CAP
- - MAG NAIL FOUND
- - IRON PIN SET W/ PLASTIC ID CAP
- - STAMPED "HALEY DUSA 7143"

CITY OF CENTERVILLE
MONTGOMERY COUNTY
CITY OF BELLBROOK

ARLINGTON VILLAGE
SECTION ONE
P.B. 11, PGS. 10 & 11
AKA PCV 33, PGS. 32A & B

LEGAL DESCRIPTION

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SHEET 1 OF 2



Haley-Dusa
Engineering & Surveying Group, LLC
270 Reager Ridge Drive, Suite 203
Dayton, OH 45424-3300 Fax: (937) 439-2005
Email: info@haleydusa.com
Website: www.haleydusa.com

Scale: 1" = 30' Drawn: JRC Checked: TED
Date: MARCH 25, 2025 Job No. E3447

RECORD PLAN
HERITAGE CHRISTIAN CHURCH PLAT

DEDICATION:

We, the undersigned, being all the owners and holders of the undivided interest in the above described premises, do hereby dedicate the premises to the public use forever, and do hereby reserve the easements as shown within the plat to the public use forever. New easements shown on the within plat are reserved for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other utility lines or services and for the express purposes of removing any and all trees or other obstructions from the premises and easements, and providing ingress and egress from the premises for said purposes, and are to be mentioned as such forever.

WITNESSES:

OWNER: HERITAGE CHRISTIAN CHURCH
OF CENTERVILLE

Print Name:

David Ladd
Minister

Print Name:

NOTARY PUBLIC

MY COMMISSION EXPIRES

Be it remembered that on this _____ day of _____, 2025, before me the undersigned, a notary public in and for said State of Ohio, personally appeared _____, Minister of Heritage Christian Church, by David Ladd, its Minister, and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.

EXTINGUISHMENT OF UTILITY EASEMENTS AS SHOWN ON THIS
RECORD PLAN:

The below undersigned utility companies agree that by the execution and recording of this plat, to extinguish the utility easements as shown in the cross hatched areas on this Record Plan. These easements were reserved on Arlington Village Section One as recorded in Plat Book 11, Pages 10 & 11 (also now known as Plat Cabinet Volume 33, Pages 32A & B) of the Greene County, Ohio Plat Records. These easements were originally reserved on either side of the lots lines of Lots 11, 12, 13 and 14 and were intended for the use of the utility companies. These easements were reserved for the use of the utility companies and were not intended to be used for any other purpose. The easements do not currently contain any utilities, but the existing building is encroaching into these easements. The proposed addition to the building will create additional encroachments into these easements.

The execution and recording of this Record Plan will consolidate Lots 11, 12, 13 and 14 of Arlington Village Section One into one new lot and will remove the interior lot lines and the encroachments created by the existing building and the proposed building addition. Extinguishing the easements along the interior lot lines will also remove any encroachments into those easements.

Only the areas of the easements denoted by the cross hatching shown on this Record Plan are to be extinguished. All other existing easements on the new lot shall remain. Any new easements requested by the various utility owners are shown on this plat and reserved in the Dedication statement above.

Utility Company

By:

Title:

Signature:

Utility Company

By:

Title:

Signature:

Utility Company

By:

Title:

Signature:

Utility Company

By:

Title:

Signature:

APPROVAL: CITY OF BELLBROOK PLANNING BOARD

Denny Bennett,
City Planning Board
Chairperson

Rob Schommer,
City Manager

RECORDED.

File Number _____

Received _____

Recorded _____

Plat Cabinet Volume _____, Pages _____

Recorder, Greene County, Ohio _____

SEE _____

TRANSFERRED.

Transferred _____

Auditor, Greene County, Ohio _____

SHEET 2 OF 2



Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: N/A

Drawn: JRC

Checked: TED

Date: MARCH 25, 2025

Job No. E3447



Haley-Dusa Engineering & Surveying Group, LLC

LETTER OF TRANSMITTAL

TO: City of Bellbrook
15 East Franklin Street
Bellbrook, Ohio 45305

Date: March 27, 2025

RE: Heritage Christian Church

ATTN: Michaela Grant

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via ☐ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications ☐ Copy of letter ☐ Change order

Copies	Date	No.	Description
7 ✓	Mar 25, 2025	2	Heritage Christian Church Record Plan, 2 sheets
2 ✓	Mar 26, 2025	1	Storm water erosion control plan
1 ✓	Mar 26, 2025	5	Storm water runoff analysis report
1 ✓	Mar 26, 2025	1	Completed subdivision application form

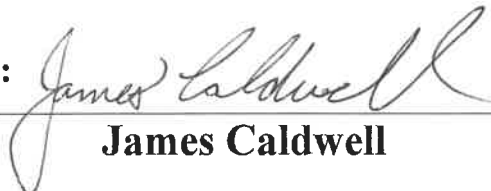
☒ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution

☐ As requested ☐ Return for correction ☐ Return ☐ corrected prints

Remarks:

From:


James Caldwell

DRAINAGE ANALYSIS

Owner: Heritage Christian Church

**Location: 7171 Wilmington Pike
Bellbrook
Greene County, Ohio**

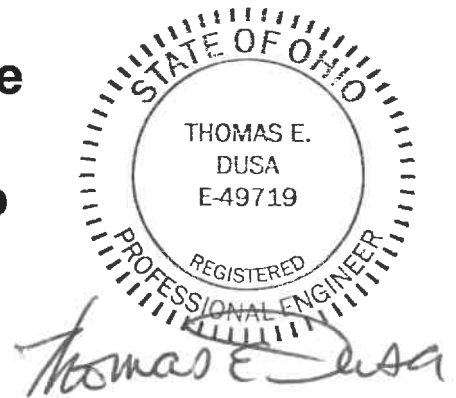
Project No.: E-3447

**Project: Develop a site for a new Church Building
Addition with access ramp to parking lot**

**HALEY-DUSA ENGINEERING AND
SURVEYING GROUP, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459**

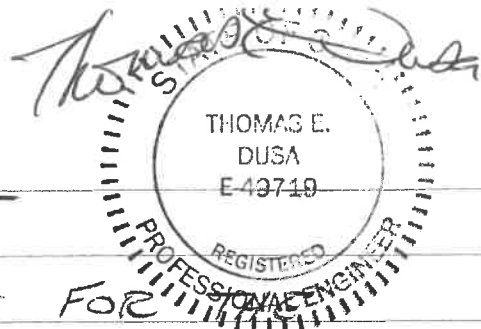
Engineer: Thomas E. Dusa P.E.,P.S.

March 26, 2025



2/5

DRAINAGE ANALYSIS



THE EXISTING DRAINAGE FOR HERITAGE CHRISTIAN CHURCH AT 7171 WILMINGTON PIKE IN BELLBROOK, GREEN COUNTY, OHIO USES AN OVERLAND SURFACE SYSTEM OVER GROUND GRADED AWAY FROM THE EXISTING CHURCH BUILDING. THERE ARE NO NOTABLE DRAINAGE ISSUES.

THIS PROJECT ADDS AN ADDITION TO THE NORTH SIDE OF THE CHURCH AND A RAMP TO ALLOW THE PATRONS WALK TO AND FROM THE NEW BACK DOOR TO THE EXISTING PARKING LOT.

THE DRAINAGE FOR THE NEW ADDITION AND RAMP WAS DESIGNED TO FOLLOW THE EXISTING OVERLAND SURFACE FLOW. THE NEW ROOF SLOPES CONNECTED WITH THE EXISTING ROOF SLOPES AND DIRECTED THE ROOF DRAINAGE TO A NEW GUTTER SYSTEM AND THEN TO NEW DOWNSPOUTS. DOWNSPOUT FLOWS WERE CALCULATED ON A WORSE CASE BASIS. WE USED A ROUGHNESS COEFFICIENT OF 0.95, MINIMAL z_c (TIMES OF CONCENTRATION) OF 2 MIN AND 1 MIN, AND A 100 YEAR RAINFALL INTENSITY (I_{100}).

3/5

THIS RESULTED IN CALCULATING A 100 YEAR FLOW (Q_{100}) FOR EACH DOWNSPOUT.

THIS INFORMATION IS SHOWN ON SHEET (5).

THE DOWNSPOUTS DIRECTED ROOF DRAINAGE TO AN OPEN AIR SPLASH BLOCK NEAR THE BUILDING FOUNDATION. IT IS AT THIS POINT THE WATER GOES FROM A CLOSED SYSTEM TO AN OPEN SYSTEM; WHERE IT WILL FLOW OVERLAND AND EVENTUALLY SEEP INTO THE SOIL.

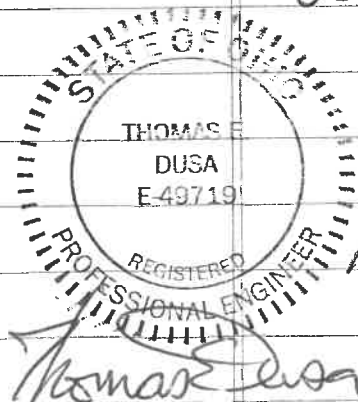
TO CALCULATE THE OVERLAND FLOW WE USED A WORSE-CASE Q_{100} AND AN ACCEPTABLE FLOW VELOCITY FOR SEED LINING ON LOOSE SOIL. WE USED A Q_{100} OF 0.30 CFS AND A FLOW VELOCITY OF 1.5 FPS.

$$Q = A \times V \Rightarrow A = \frac{Q}{V} = \frac{0.30 \text{ CFS}}{1.5 \text{ FPS}} = 0.2 \text{ ft}^2$$

IF WE ASSUME A 3 FT WIDE DRAINAGE SWATH THEN THE DEPTH EQUALS

$$\frac{0.2 \text{ ft}^2}{3 \text{ FT}} = 0.0667' \approx 0.8''$$

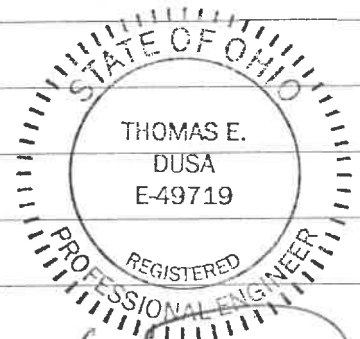
WITH THE MIN SLOPES GRADING AWAY FROM



4/5

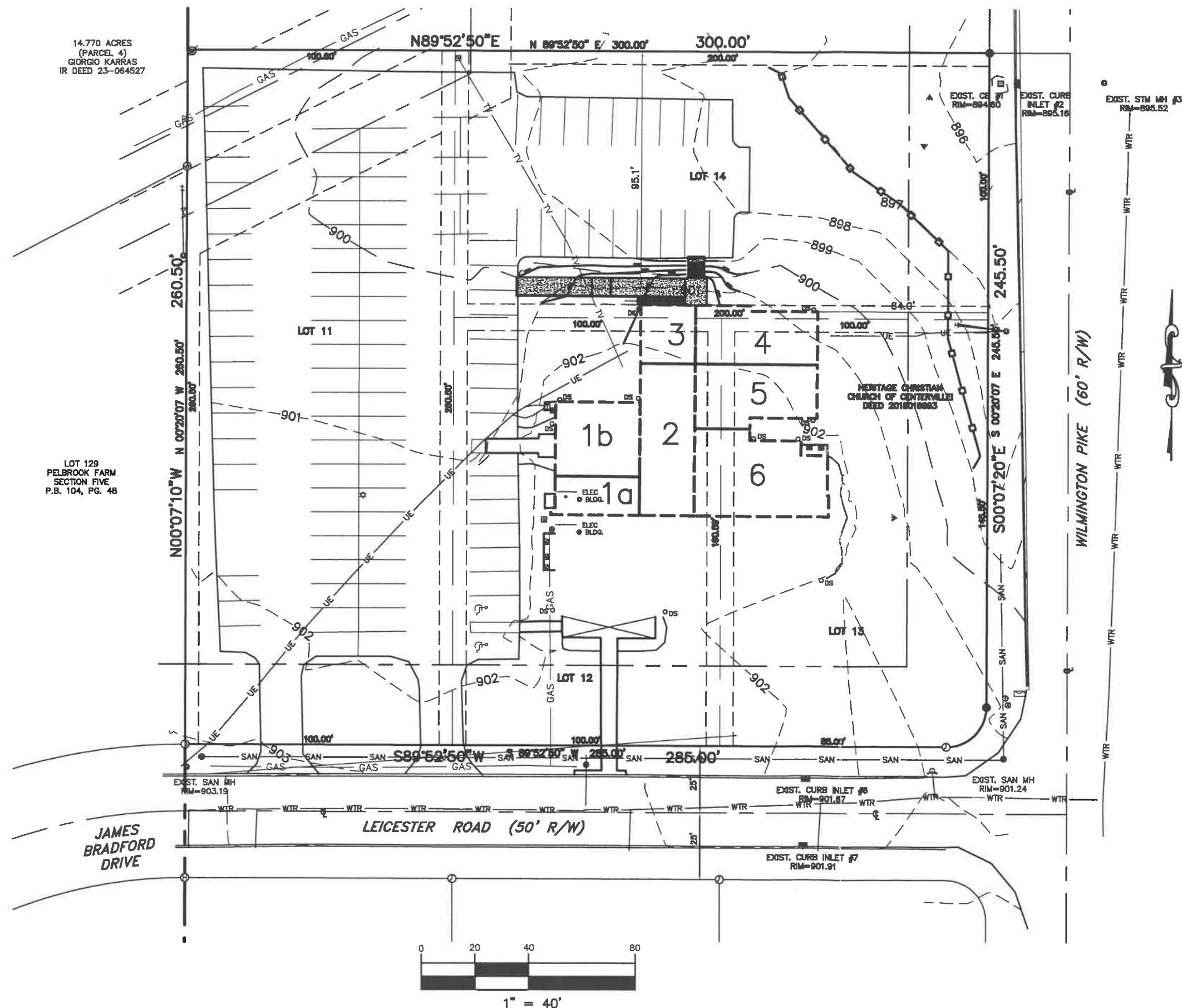
THE BUILDING @ A MINIMUM @ 4.5%
THE WATER WILL PERICULATE INTO
THE GROUND WITHIN 15 FT.

(PLEASE NOTE ALL THE VALUES
USED IN ASSESSING THIS DRAINAGE
WERE WORST-CASE SCENARIOS AND
HAVE MINIMAL CHANCES OF OCCURRING
CONSISTANTLY OVER A LONG PERIOD OF
TIME).



Thomas E. Dusa

BUILDING DRAINAGE AREAS



- 1a (a)=462 sf =0.0106 ac
L=14' SL=67%
(C)=0.95 $t_c=1$ min
I-100= 9.36 in/hr
Q-100= 0.09 cfs
- 1b (a)=888 sf =0.0204 ac
L=28' SL=25%
(C)=0.95 $t_c=2$ min
I-100= 8.78 in/hr
Q-100= 0.17 cfs
- 2 (a)=1170 sf =0.269 ac
L=48' SL=67%
(C)=0.95 $t_c=2$ min
I-100= 8.78 in/hr
Q-100= 0.23 cfs
- 3 (a)=451 sf =0.0104 ac
L=20' SL=67%
(C)=0.95 $t_c=1$ min
I-100= 8.78 in/hr
Q-100= 0.09 cfs
- 4 (a)=951 sf =0.0218 ac
L=29' SL=67%
(C)=0.95 $t_c=2$ min
I-100= 8.78 in/hr
Q-100= 0.19 cfs
- 5 (a)=1000 sf =0.0230 ac
L=29' SL=67%
(C)=0.95 $t_c=2$ min
I-100= 8.78 in/hr
Q-100= 0.20 cfs
- 6 (a)=1450 sf =0.0333 ac
L=37' SL=67%
(C)=0.95 $t_c=2$ min
I-100= 8.78 in/hr
Q-100= 0.28 cfs

Payment For	<input type="checkbox"/> Utility Billing	DATE RECEIVED
	<input checked="" type="checkbox"/> Permit - type: Lot Combination	
Name	Heritage Christian Church	MAR 27 REC'D
Service Address	7171 Wilmington Pike	
Payment Type	<input type="checkbox"/> Cash	
	<input checked="" type="checkbox"/> Check - #: 2179	
Amount Paid	\$ 250.00	
Date Paid	3/27/2025	