



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 24, 2024

OLIVEWOOD PARK SUBDIVISION – DESIGN PLAN

APPLICANT: Grand Communities, LLC.
3940 Olympic Blvd, Suite 400
Erlanger, KY 41018

Design PL #728-2024

OWNER: MTP Properties, LTD
4590 Shepherds Way
Batavia, OH 45103

ENGINEER: Bayer Becker, Inc.
6900 Tylersville Road, Suite A
Mason, OH 45040

REQUEST: Requesting approval from the Clermont County Planning Commission for Olivewood Park Subdivision – Design Plan consisting of 82 buildable lots and 6 open space lots on +/- 18.26 acres.

LOCATION: The subject property (PIN012008D030) is located in an area of land in between Clough Pike and Amelia Olive Branch Road in Batavia Township at the northern side of the intersection of Clough Pike and Presidential Drive.

HISTORY: The Planning Commission recommended approval of a map amendment for this property in June 2024, Batavia Township has approved that rezoning with conditions. Those conditions of approval are included in this Staff Report under Township Conditions.

DEVELOPMENT PROPOSAL:

Olivewood Park Subdivision Design Plan consists of 82 residential lots as well as 6 open space lots. The open space lots are scattered throughout the proposed subdivision and generally create a “buffer” to any surrounding land except for an area that is adjacent to an existing church. The open space lots consist of +/- 5.19 acres or 28.42% of the total +/- 18.26 acres. The proposed land use is single-family attached residences which complements the existing land use in the area of this proposal. The gross density would be +/- 4.49 units per acre and the net density will be +/- 4.71 units per acre.

DEVELOPMENT DATA:

Current Zoning: “PD” Planned Development – a zone designed to achieve the following objectives:

1. Provide flexibility in the regulation of residential, commercial and office land development;
2. Encourage a variety of housing and building types, a compatible mix of commercial and residential development, and creative site design;
3. Encourage provision of useful open space, and preservation of valuable and unique natural resources;
4. Provide a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, prevents the disruption of natural drainage patterns, and contributes to the ecological well being of the community;
5. Promote efficiency through a more effective use of land than is generally achieved through conventional residential and/or commercial development resulting in substantial savings through shorter utilities, streets and other public services;
6. Provide a residential and/or commercial development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the Batavia Township Growth Policy Plan; and
7. Provide opportunities for alternate energy and utility uses, such as wind and solar energy generation uses as principal uses, to be sited, designed and operated consistent with the community character and growth policies of Batavia Township.

Total Lots: 88 lots

Area in Lots: +/- 9.4 acres

Area in Open Space: +/- 5.01 acres (27.44%)

Total Site Area:+/- 18.26 acres

Area in R/W: +/- 3.85 acres

Density: +/- 4.49 du/a (gross)
+/- 4.71 du/a (net)

School District: Batavia Local School District

Homes:

Number of Units: 82

Min. Lot Area: +/- 4,000 sq. ft.

Front Yard Setback: 35 ft.

Rear Yard Setback: 10 ft.

Min. Lot Width: 28 ft. (at front setback)

Side Yard Setback: 0 ft. (shared wall) sum
of 15 ft.

SITE ACCESS:

The Design Plan shows access that spans from Clough Pike to Amelia Olive Branch Road and includes two offshoots that terminate in a cul-de-sac. There is no direct access allowed to Clough Pike for 3 lots that abut Clough Pike. The length of roadway in the subdivision is approximately 2,015 linear feet (0.38 miles).

Lots 73-76 are accessed by a shared common private drive is the only permitted access to a public road for any lots that abut onto Clough Pike.

STAFF ANALYSIS:

Per the review of the Olivewood Park Subdivision – Design Plan the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*. The proposed subdivision is similar to existing land patterns in the area and includes significant buffering via open space lots that virtually surround all the residential lots. Some of the lots do directly abut the neighboring property that is currently a church, and a comment from Clermont County Planning is to provide some sort of buffering per the Townships Zoning Resolution.

The proposed subdivision is at a higher density than surrounding properties, however, the zoning of the land permits this type of development, which went through the Township and County public processes.

Clermont County Community & Economic Development Comments:

1. The common driveway that accesses lots 73-76 shall provide a driveway easement and maintenance agreement noted on the record plat. These lots can have panhandles of less than 25' as long as they meet the requirements of Clermont County Subdivision Regulations Article V Section 512 (D) and (E).
2. Sidewalks are required per CCSR Article V Section 514 (G).
3. Buffering between lots 11-23 should comply with requirements in the Township.
4. Is Parkview Drive Public? If so include (Public) like the other public streets.
5. Include Zoning classification of the adjoining properties. (Article IV Required Submission Documents Table – Design Plan Review).

Clermont County Engineer's Office Comments:

Our office has completed the review of the above mentioned project. The following is a list of comments that we have regarding the submitted design plan.

1. The submitted Sight Distance Analysis along Clough Pike needs to be revised. The required Sight Distance (360 Feet) to the South/West of the Olivewood Avenue intersection needs to be measured along the Line of Sight. The Sight Distance Easement will need to be adjusted.
2. The label for the proposed Typical Private Street Section needs to be changed to Private Drive.
3. A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

Clermont County Water Resources Department Comments:

1. Fire hydrant shall be located on the back side of the proposed water main, behind sidewalk if necessary.
2. Fire hydrants shall be located in a 15'x15' fire hydrant easement.

3. Fire hydrant spacing shall not exceed 500', between proposed fire hydrants and existing fire hydrants. Adjust spacing as necessary or add fire hydrant between fire hydrants at station 4+25 and station 11+10 on Olivewood Ave.
4. The water main connection at the intersection of Clough Pike and Olivewood Avenue shall be by cut in tee and shall include two valves. The first shall be on the water main on Olivewood Avenue and the second on the north side of tee on Clough Pike.
5. Future design submissions shall include the applicable Water Resources Department Standard Details and General Notes for water and sanitary sewers installation. Details can be located at the following:
<https://wrd.clermontcountyohio.gov/standards-and-provisions/>
6. Future design submissions shall include water and sanitary sewer profiles.

Clermont County W.M.S.C. Comments:

1. A retention basin is called out to be located within an Airport Zone. No retention is permitted within this area. Only detention ponds may be designed under the WMSC regulations (see page 4 of the Clermont County Airport Zoning Regulations.)
2. You are required to show the irrigation of all wetlands designated within the proposed subdivision. This will need to be addressed by submitting a 401 permit to the EPA.

Soil and Water Conservation District Comments:

1. We have significant concerns about potential flooding in the Crossgates subdivision to the north. A downstream hydraulic analysis and flood routing will be needed.
2. Easements for storm sewers and storm water basins, including maintenance access easements, should be shown.

Batavia Township Comments:

1. The Township has no additional comments.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** Olivewood Park Subdivision – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in Olivewood Park Subdivision – Design Plan Review Letter be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Attachments:

- A. Olivewood Park Subdivision – Design Plan Drawings
- B. Olivewood Park Subdivision – Application
- C. Olivewood Park Subdivision – Review Letter dated 9/20/24
- D. Zoning Map
- E. Parcel Map

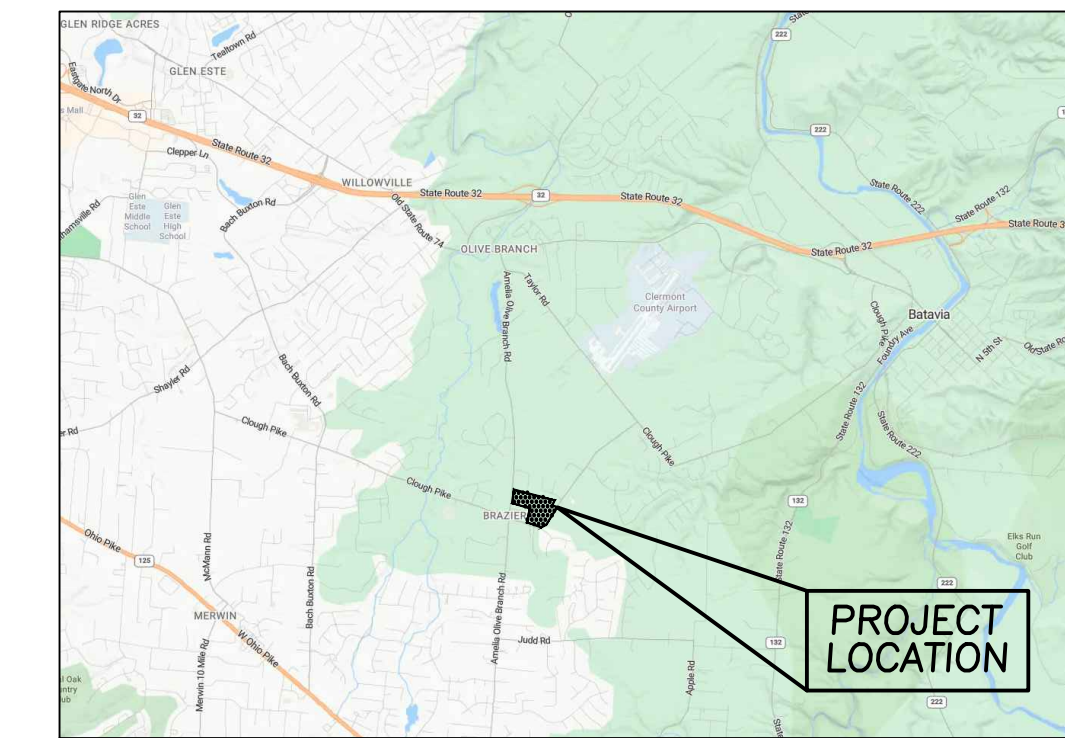
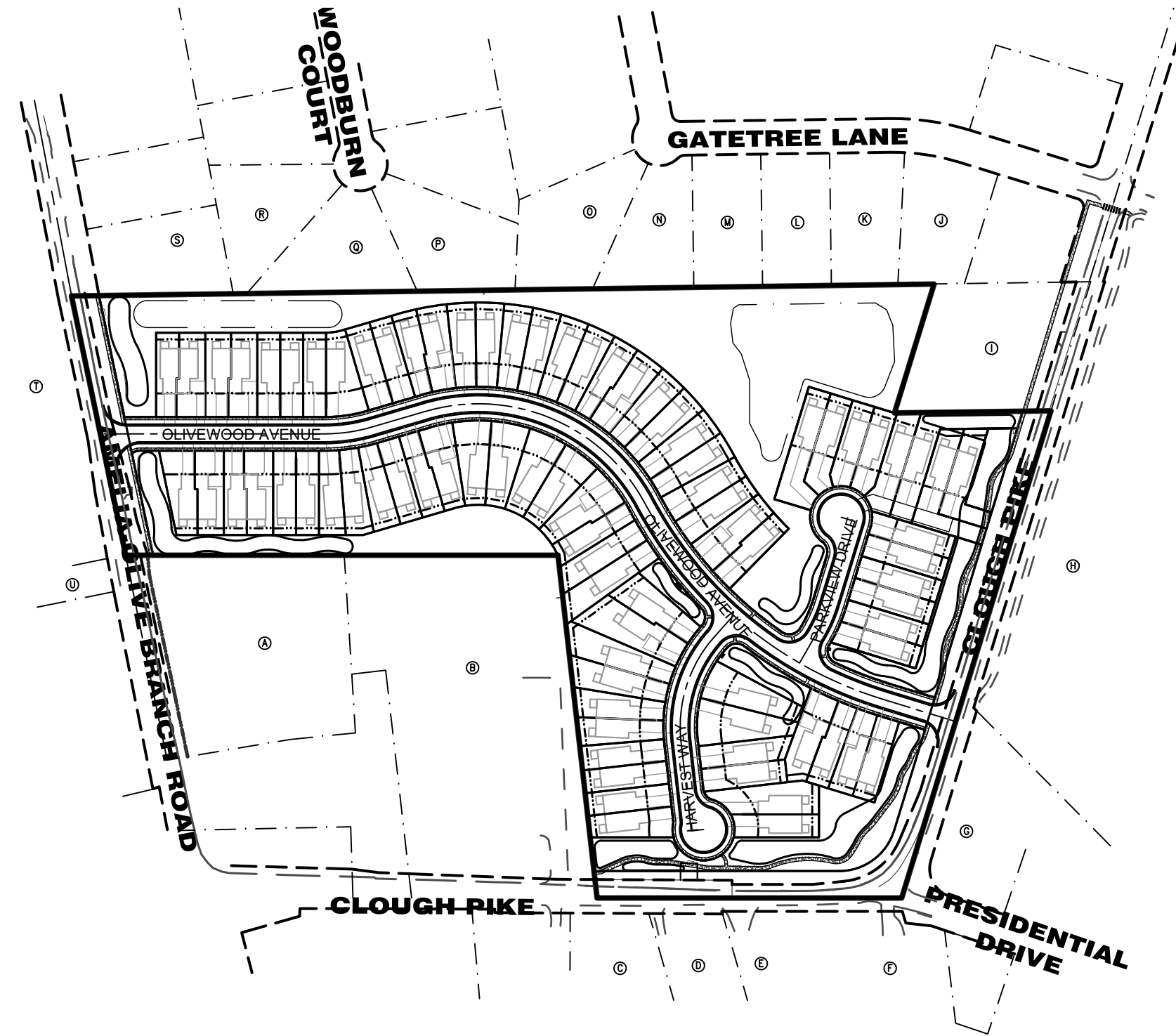
OLIVEWOOD PARK

DESIGN PLAN

M.S. NO. 4455
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

GENERAL NOTES

- EXISTING USE: RESIDENTIAL/VACANT LAND
- EXISTING ZONING: "PD PLANNED DEVELOPMENT" DISTRICT
- UNDERGROUND UTILITIES SHALL BE PROVIDED FOR THE DEVELOPMENT.
- WATER SERVICE TO BE PROVIDED BY CLERMONT COUNTY
- SANITARY SERVICE TO BE PROVIDED BY CLERMONT COUNTY
- ELECTRIC SERVICE TO BE PROVIDED BY DUKE ENERGY.
- PUBLIC STREETS SHALL BE CONSTRUCTED PER THE CLERMONT COUNTY SUBDIVISION REGULATIONS. ACCESS LOCATIONS TO AMELIA-OLIVE BRANCH ROAD AND CLOUGH PIKE SHALL MEET CLERMONT COUNTY ACCESS MANAGEMENT REGULATIONS AND SIGHT DISTANCE REQUIREMENTS.
- RIGHT-OF-WAY SHALL BE DEDICATED ALONG AMELIA-OLIVE BRANCH ROAD AND CLOUGH PIKE PER THE CLERMONT COUNTY THOROUGHFARE PLAN.
- THE GENERAL CONCEPT FOR STORM WATER MANAGEMENT IS TO DIRECT DRAINAGE TO PROPOSED BASINS WHICH WILL SERVE AS RETENTION AND/OR DETENTION BASINS FOR CONTROL OF STORM WATER RUNOFF. THE CONTROL STRUCTURES FOR THE DOWNSTREAM OUTLETS OF THESE FACILITIES WILL BE DESIGNED TO CONFORM TO THE RULES AND REGULATIONS OF CLERMONT COUNTY AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR THE CONTROL OF STORM WATER DISCHARGES, WATER QUALITY, AND EROSION CONTROL.
- ALL RESIDENTIAL LOTS SHALL HAVE ACCESS ON AN INTERIOR SUBDIVISION ROAD ONLY. NO LOTS SHALL HAVE ACCESS TO AMELIA-OLIVE BRANCH ROAD OR CLOUGH PIKE.
- OPEN SPACE PROVIDED SHALL NOT BE LESS THAN 20%.
- OPEN SPACE LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED, AND THE BYLAWS AND ARTICLES OF INCORPORATION SHALL BE RECORDED.
- STREET LIGHTING SHALL BE REQUIRED.
- 5' CONCRETE WALK SHALL BE CONSTRUCTED ALONG CLOUGH PIKE AND CONNECTED TO THE BATAVIA TOWNSHIP COMMUNITY CENTER. A CROSSWALK SHALL BE PROVIDED TO CROSS CLOUGH PIKE.
- PERMANENT ENTRY IDENTIFICATION SIGNS AT THE ENTRANCES FROM THE MAIN ROADS TO THE DEVELOPMENT PARCEL ARE TO BE PROVIDED AND APPROVED WITH THE FINAL DEVELOPMENT PLAN CONSISTENT WITH AN OVERALL THEME OF THE COMMUNITY.
- STREET TREES MAY BE PLANTED IN OR ADJACENT TO THE PUBLIC RIGHT-OF-WAYS. A STREET TREE AND LANDSCAPE PLAN SHALL BE DETERMINED AS PART OF THE FINAL DEVELOPMENT PLAN.
- MINIMUM FLOOR AREA PER UNIT SHALL BE 1,200 SQUARE FEET AND THE MINIMUM FLOOR AREA PER BUILDING SHALL BE 2,400 SQUARE FEET.
- 30% OF UNITS SHALL BE LOFT STYLE UNITS.
- PARKING SHALL BE RESTRICTED TO THE NON FIRE HYDRANT SIDE OF PUBLIC STREETS. NO PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER.
- CLUSTER MAILBOX LOCATIONS SHOW ON THE PLAN ARE SUBJECT TO CHANGE PER USPS APPROVAL.
- ALL WATER SERVICES TO BE 3/4" AND ALL SANITARY SERVICES TO BE 6".
- STORM WATER MANAGEMENT FACILITIES AND STORM SEWER OUTSIDE OF THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.



OWNER

MTP PROPERTIES LTD
4590 SHEPHERDS WAY
BATAVIA, OH 45103

DEVELOPER/APPLICANT

GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KY 41018
PH: 859-344-3137

ENGINEER, SURVEYOR, AND LANDSCAPE ARCHITECT

BAYER BECKER, INC.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: 513-336-6600

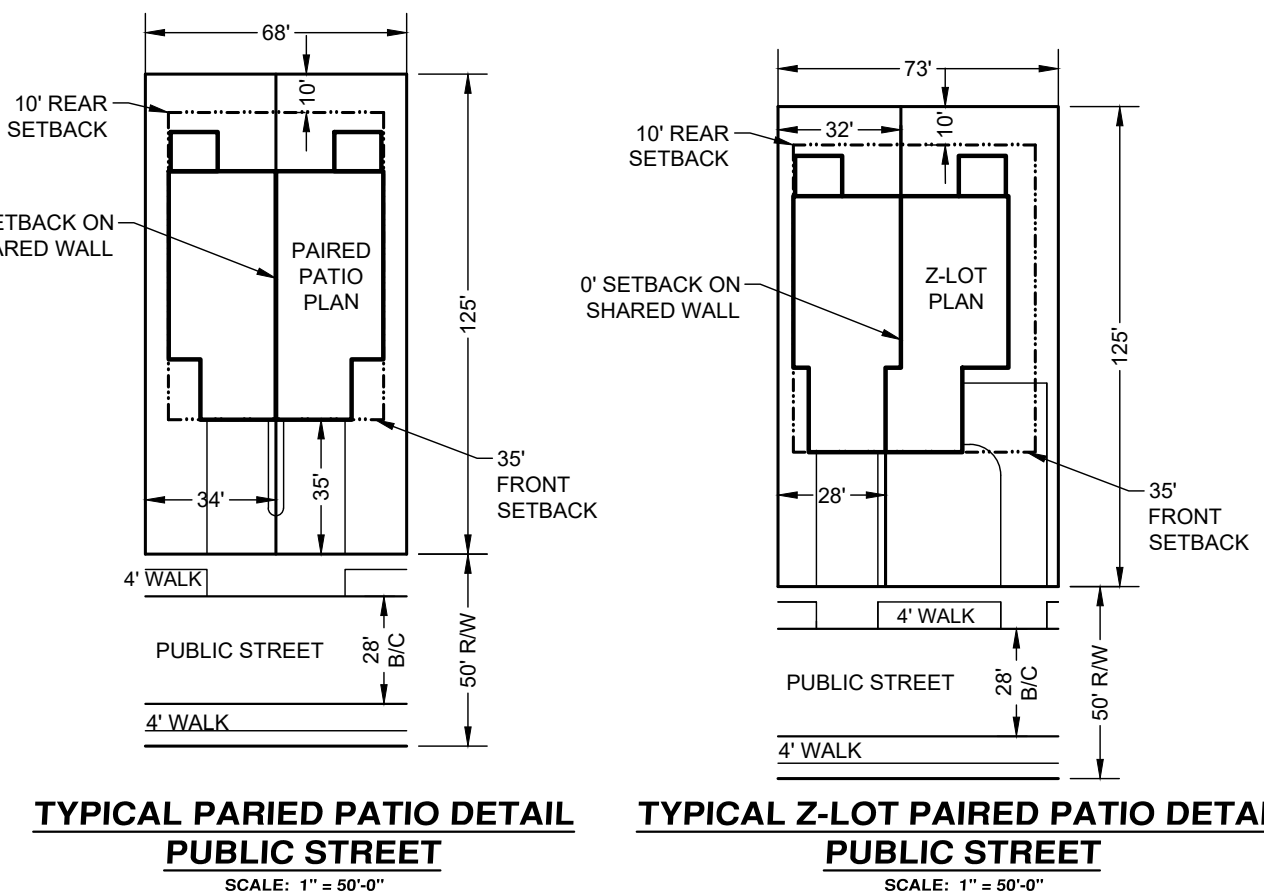
CLINT J. OLIVER, P.E.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: 513-466-8083

JEFFREY O. LAMBERT, P.S.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: 513-492-9861



PROPERTY ADJOINERS

- | | | | |
|---|---|---|---|
| <p>WILSON TIME & TERRY L
012008D196
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>LANDMARK BAPTIST CHURCH
012008D197
USE: PLACE OF WORSHIP
ZONE: R-1, SINGLE FAMILY</p> <p>MCLEFRESH JERRY L & CYNTHIA JAY
032023F200
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>RICHEY BRITANY R
032023F053
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>LINDEY SHAUNA
032023F006
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>THORPE PAUL S
032023F007
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> | <p>GOLDMAN ELMER M
012021C073
USE: RESIDENTIAL
ZONE: PD, PLANNED DEVELOPMENT</p> <p>BATAVIA TOWNSHIP BOARD OF TRUSTEES
012008D027
USE: PARK
ZONE: A, AGRICULTURAL</p> <p>MILLER JEREMY S & WILSON KIMBERLY D
012008D045
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>ORLOSKI MATHEW J & HAGER CATHERINE A
011521A008
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>BROCK JOHN E & NORMA A TRUSTEES
011521A009
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>LATHAM BEN L & DIANE
011521A010
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> | <p>ESTES BONNIE TRUSTEE
011521C011
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>MITCHELL LARRY & IRENE
011521C012
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>HENZE JAMIE R
011521C013
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>PELFREY GREGORY & LORI
011521D047
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>ILES DARRYL WILLIAM JR
011521D048
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>MOORE CHRISTOPHER J
011521D049
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> | <p>FLOREY SCOTT C & CANDANCE R
011521B033
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>HILL RONALD D
032008B063
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> <p>ZAWISLAK MICHAEL & ASHLEY
032008B009
USE: RESIDENTIAL
ZONE: R-1, SINGLE FAMILY</p> |
|---|---|---|---|



TYPICAL LOT DETAILS

- NOTES:
- COMBINED SIDE SETBACKS SHALL BE MINIMUM 12 FEET BETWEEN BUILDINGS
 - MINIMUM LOT AREA SHALL BE 4,000 SF
 - MINIMUM LOT WIDTH, MEASURED AT THE FRONT SETBACK, SHALL BE 28'
 - MINIMUM LOT FRONTAGE ALONG A PUBLIC STREET SHALL BE 25'

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	08-30-24		
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN	08-30-24		
C3.0	LAYOUT PLAN	08-30-24		
C3.1	SITE DETAILS	08-30-24		
C4.0	UTILITY PLAN	08-30-24		



Clint J. Oliver
8/30/24



Jeffrey O. Lambert
8-30-24

OLIVEWOOD PARK
DESIGN PLAN
4024 AMELIA-OLIVE BRANCH ROAD
M.S. NO. 4455
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO



Drawing:	24-0116 DESIGN PLAN
Drawn by:	JMW
Checked By:	CJO
Issue Date:	08-30-24

Sheet: **C1.0**

Attachment B

CLERMONT COUNTY PLANNING COMMISSION APPLICATION FOR DESIGN PLAN REVIEW

Date 8/30/26

A/P # _____

Name of Subdivision Olivewood Park

Location 4024 Amelia-Olive Branch Road

Township Batavia Military Survey No. 4455

Complete Parcel Identification Number (PIN) 012008D030

Have ***ALL*** Concept Plan Review Letters been Obtained? Yes
(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)

Name of Applicant Grand Communities, LLC.

Address 3940 Olympic Blvd, Suite 400

City Erlanger State KY Zip 41018

Phone 859-344-3137 Fax _____ Email rhayes@fischerhomes.com

Name of Owner of property to be subdivided MTP Properties, LTD

Address 4590 Shepherds Way

City Batavia State OH Zip 45103

Phone _____ Fax _____ Email _____

Name of applicant's surveyor or engineer Bayer Becker, Inc.

Address 6900 Tylersville Road, Suite A

City Mason State OH Zip 45040

Phone 513-466-8083 Fax _____ Email clintoliver@bayerbecker.com

Acreage owned 18.26 ac Acreage proposed to be subdivided 18.26 ac

Current Zoning Classification "PD" Planned Development

Proposed Zoning Changes n/a

Proposed Land Use Residential

Is this a proposed "Special Development"? (See Article VII Sub Reg's) No
(If yes, please attach completed "Special Development" Form)

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 89 Typical lot width 28 LF
Number of proposed unit's 82 Typical lot area 4,000 SF
Single Family 82 Paired-Patio Units Multi-Family n/a
Acreage to be devoted to recreation, parks or open space 5.19 ac
Recreation facilities to be provided Sidewalk along public roads with a connection to the
Batavia Township Community Center.

Proposed method of supplying water service Public water mains will be extended along Olivewood
Avenue, Harvest Way, and Parkview Drive. Water services will be provided from the water main
extensions to each unit.

Proposed method of sanitary waster disposal Public sanitary mains will be extended along Olivewood
Avenue, Harvest Way, and Parkview Drive. Compacted sanitary laterals will serve two buildings.
A lateral for each building serves both units within the building. The HOA will maintain the sanitary laterals.

(If on-site disposal systems are proposed, please attach letter certifying Board of Health approval).

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Olivewood Park

Are you requesting any variances from the Subdivision Regulations? No
(If yes, please attach completed variance application form(s))

List all materials or attachments submitted:

Number	Item
A. <u>1</u>	<u>Transmittal Letter</u>
B. <u>2</u>	<u>Application Form</u>
C. <u>3</u>	<u>Application Fee (Check)</u>
D. <u>4</u>	<u>Concept Plan Letters</u>
E. <u>5</u>	<u>Design Plan (Includes Sheets C1.0, C2.0, C3.0, C3.1, C4.0)</u>
F. <u>6</u>	<u>Drainage Map</u>
G. _____	_____

AFFIDAVIT

I, Robert J. Hayes, the applicant herein, do apply for Design Plan approval for Olivewood Park subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is acceptable and complies with applicable subdivision rules and regulations. I further understand that said Design Plan Review is conducted to approve the subdivision's overall design before detailed engineering and construction plans are submitted for administrative approval. I understand that the Design Plan Review requested constitutes a formal subdivision review pursuant to Section 711.10 of the Ohio Revised Code, and I specifically waive any rights to an approval under said statute until such time as this application for Design Plan Review is submitted to the Commission for approval and is deemed **COMPLETE** by their authorized representative. I certify that I have read the foregoing document and have answered all questions fully and frankly. The answers are complete and true of my own knowledge.

State of Ohio Commonwealth of Ky
County of Boone Robert J. Hayes
Signature of Applicant

Subscribed and sworn to before me
This 27th day of August A.D. 2021

Tammy L. Gregory
Notary Public



TAMMY L. GREGORY
Notary Public, Kentucky
State At Large
My Commission Expires
September 6, 2025
Notary ID# KYNP34699

For Official Use

Date Received _____	Review Fee Paid _____ Check # _____
Action Taken: _____ _____	

Attachment C



BOARD OF COUNTY COMMISSIONERS
DAVID L. PAINTER • CLAIRE CORCORAN • BONNIE BATCHLER

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

September 20, 2024

Design PL #728-2024

Grand Communities, LLC.
3940 Olympic Blvd, Suite 400
Erlanger, KY 41018

MTP Properties, LTD
4590 Shepherds Way
Batavia, OH 45103

Re: Olivewood Park Subdivision – Design Plan Review

The Department of Community & Economic Development (CED) has completed its review of the Design Plan for Olivewood Park Subdivision. Please see the comments below:

Township Conditions:

1. Township is okay with current submittal.

CED Conditions:

1. The common driveway that accesses lots 73-76 shall provide a driveway easement and maintenance agreement noted on the record plat. These lots can have panhandles of less than 25' as long as they meet the requirements of Clermont County Subdivision Regulations Article V Section 512 (D) and (E).
2. Sidewalks are required per CCSR Article V Section 514 (G).
3. Buffering between lots 11-23 should comply with requirements in the Township.
4. Is Parkview Drive Public? If so include (Public) like the other public streets.
5. Include Zoning classification of the adjoining properties. (Article IV Required Submission Documents Table – Design Plan Review)

CCEO Conditions:

1. The submitted Sight Distance Analysis along Clough Pike needs to be revised. The required Sight Distance (360 Feet) to the South/West of the Olivewood Avenue intersection needs to be measured along the Line of Sight. The Sight Distance Easement will need to be adjusted.
2. The label for the proposed Typical Private Street Section needs to be changed to Private Drive.
3. A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

WMSC Conditions:

1. A retention basin is called out to be located within an Airport Zone. No retention is permitted within this area. Only detention ponds may be designed under the WMSC regulations (see page 4 of the Clermont County Airport Zoning Regulations.)
2. You are required to show the irrigation of all wetlands designated within the proposed subdivision. This will need to be addressed by submitting a 401 permit to the EPA.

WRD Conditions:

1. Fire hydrant shall be located on the back side of the proposed water main, behind sidewalk if necessary.
2. Fire hydrants shall be located in a 15'x15' fire hydrant easement.



3. Fire hydrant spacing shall not exceed 500', between proposed fire hydrants and existing fire hydrants. Adjust spacing as necessary or add fire hydrant between fire hydrants at station 4+25 and station 11+10 on Olivewood Ave.
4. The water main connection at the intersection of Clough Pike and Olivewood Avenue shall be by cut in tee and shall include two valves. The first shall be on the water main on Olivewood Avenue and the second on the north side of tee on Clough Pike.
5. Future design submissions shall include the applicable Water Resources Department Standard Details and General Notes for water and sanitary sewers installation. Details can be located at the following: <https://wr.d.clermontcountyohio.gov/standards-and-provisions/>
6. Future design submissions shall include water and sanitary sewer profiles.

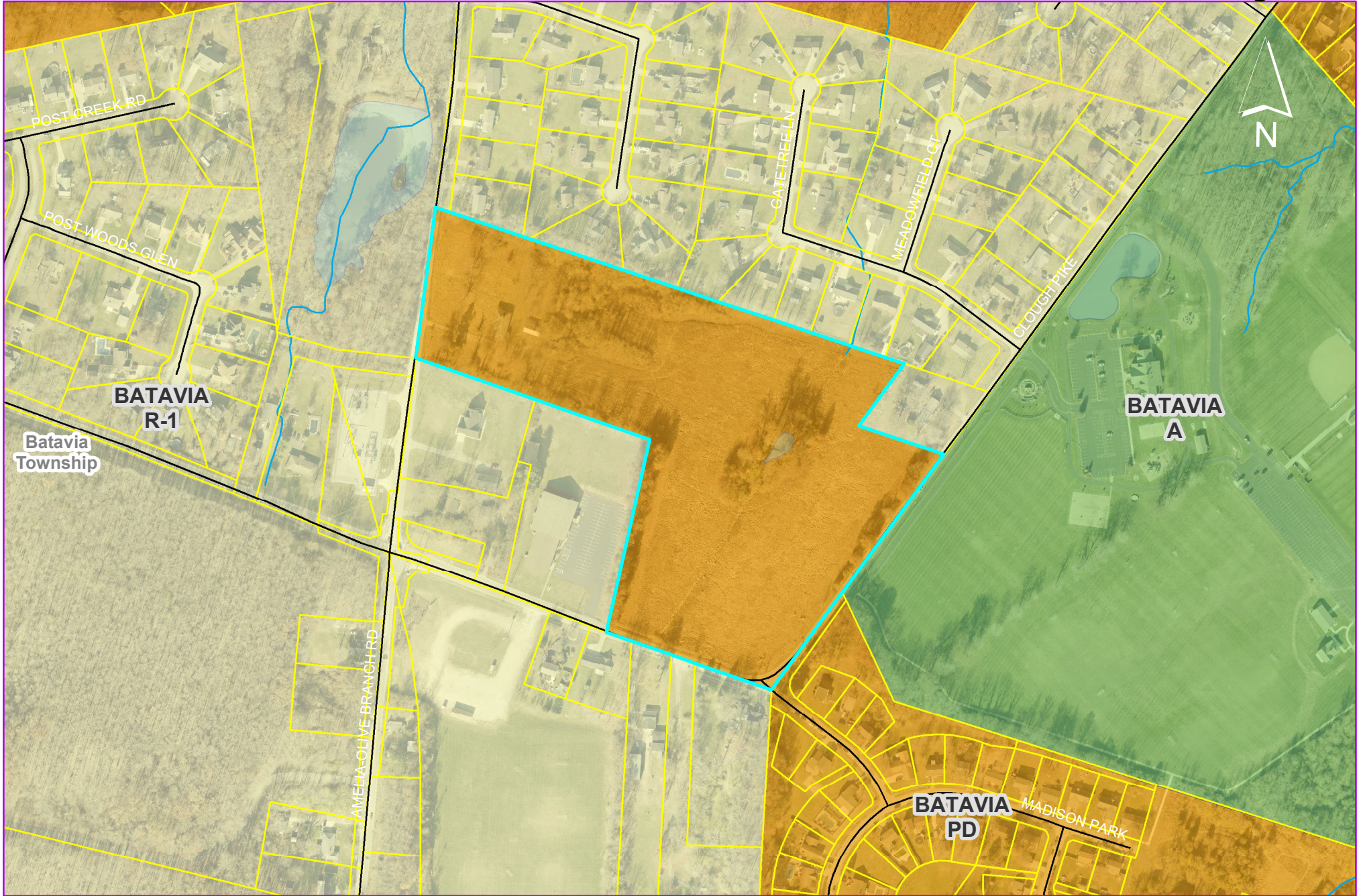
S.W.C.D Conditions:

1. We have significant concerns about potential flooding in the Crossgates subdivision to the north. A downstream hydraulic analysis and flood routing will be needed.
2. Easements for storm sewers and storm water basins, including maintenance access easements, should be shown.

If you have any questions or concerns regarding any of my comments, please feel free to contact me.

Sincerely,

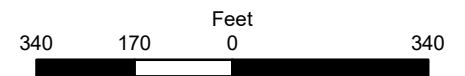
Leonard Kendall, AICP, Senior Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904 lkendall@clermontcountyohio.gov

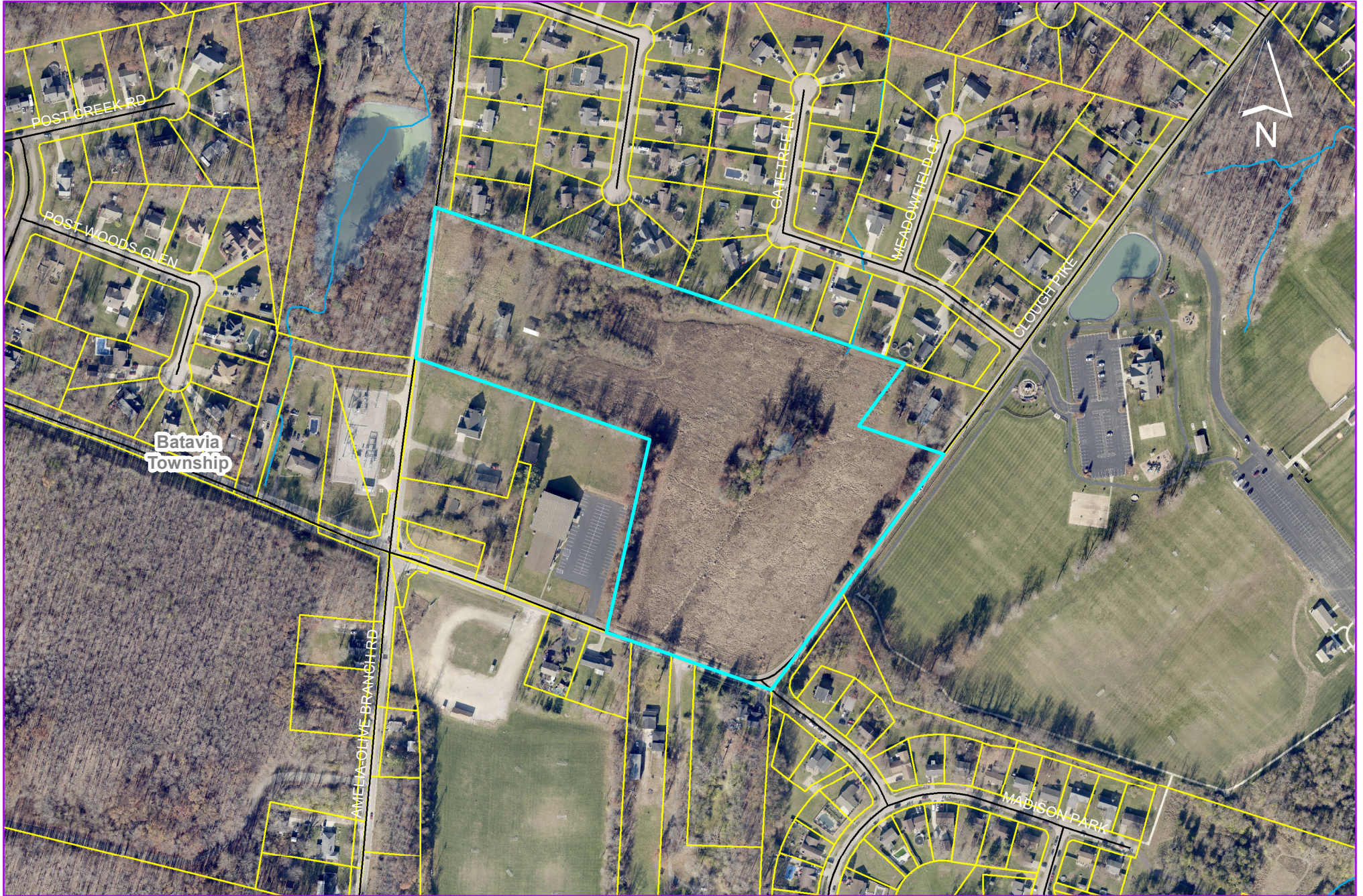


PROPERTY INFORMATION:

Parcel Number: 012008D030

Total Site Area: +/- 18.26 ac.





PROPERTY INFORMATION:

Parcel Number: 012008D030

Total Site Area: +/- 18.26 ac.

