



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 23, 2024

PRIMROSE CREEK SUBDIVISION – SECTION 3 EXPANSION – DESIGN PLAN

- APPLICANT:** Pat Manger
7203 Wooster Pike
Cincinnati, OH 45227
- OWNER:** Delaware Crossing, LLC
7203 Wooster Pike
Cincinnati, OH 45227
- ENGINEER:** Mark D. Walker
6809 Main Street #1064
Cincinnati, OH 45244
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Primrose Creek Subdivision –Section 3 Expansion – Design Plan
- LOCATION:** The subject property (PIN 172520D371) is located at the terminus of Conner Lane, which is the road for access of the existing Primrose Creek Subdivision in Miami Township.
- HISTORY:** The property is adjacent to and will expand the existing Primrose Creek Subdivision.

DEVELOPMENT PROPOSAL:

Primrose Creek Subdivision – Section 3 Expansion, Design Plan consists of an additional 15 single-family residential lots to expand the existing Primrose Creek Subdivision which will add 6.674 acres to the existing Section 3, which is 2.45 acres and will include 2.71 acres of open space. The totals acreage of the entire subdivision would be 20.30 acres with 8.03 acres (36%) of open space. The overall project density would be 2.32 dwelling units per acre.

DEVELOPMENT DATA:

Current Zoning: R-PUD Residential Planned Unit Development– A planned unit development where the primary use of land is residential with the ability to include public, institutional, and recreational uses as approved by the Township.

Total Lots: 47 units (32 previously)
Area in Lots: +/- 20.3 acres
Area in Open Space: 8.03 acres (36%)

Total Site Area:+/- 22.23 acres
Area in R/W: +/- 1.9 acres
Density: 2.32 du/a

School District: Miami Township/Loveland City School District

Homes:

Number of Units: 47

Min. Lot Area: 9,518 Sq. Ft (0.22 acres)

Min. Lot Width: 70 Ft.

Front Yard Setback: 40 Ft.

Side Yard Setback: 10 Ft.

Rear Yard Setback: 30 Ft.

SITE ACCESS:

The Design Plan shows access is to be taken off of the existing and approved Conner Lane, which is a cul-de-sac. Conner lane received a variance in 2021 (V-03-21) for a cul-de-sac that exceeds the maximum allowable length. The cul-de-sac is being extended and as part of this application, a variance is included for a cul-de-sac length of 1,955 feet and 47 units. All lots will be accessed by Conner Lane.

Lots 39 and 40 are panhandle lots that include panhandles that are not wide enough, however, will meet the requirements if a shared common driveway is used for access. As the street is already partially existing, all roadways shown shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*. There are two panhandle or flag lots (lots 39 and 40 as shown on submittal documents) that shall comply with the *Clermont County Subdivision Regulations*.

VARIANCE:

Article IX, Section 908:

A Variance(s) may be granted when the applicant can demonstrate to the Planning Commission each of the following:

- 1. The particular physical surroundings, environmental constraints, shape, topographical, or other exceptional conditions of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant if the provisions of these regulations were strictly enforced.*
- 2. The granting of the variation will not be detrimental to the public health, safety, to the intent and purpose of these regulations, to the desirable development of the neighborhood or community. To the general welfare, or to other property or improvements in the neighborhood in which the property is located.*

3. *The special circumstances or conditions are created by the provisions or requirements of these regulations and not the result from any act of the applicant.*
4. *The variation requested is the minimum adjustment necessary to mitigate the hardship brought by these regulations.*

The Clermont County Planning Commission has approved minor variances to Article V, Section 504 B (3) so long as the request is the minimum adjustment necessary to mitigate the hardship brought by these regulations and that no concerns were raised by County or Township reviewing agencies.

Previous Variance Cases: Article V, Section 504 B (3)

- *V-03-21: Primrose Creek Subdivision – Design Plan (Cul-de-sac Length 1,387 ft. w/ 32 units)*
- *V-01-17: Prestwick Place – Design Plan (Cul-de-sac Length 2,000 ft. w/ 36 units)*
- *V-01-21: Billingsley – Revised Design Plan (Cul-de-sac Length 1169 ft. w/ 32 units)*

Staff concludes the request does appear to be the minimum amount necessary to mitigate the hardship imposed upon the applicant, due to the existing street characteristics. Finally, the request would not be detrimental to the public health or general welfare in that the planning staff has not received any concerns from Clermont County’s reviewing agencies or Miami Township.

STAFF ANALYSIS:

Per the review of Primrose Creek Subdivision Section 3 Expansion – Design Plan the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations* other than the extension of the cul-de-sac which has previously been lengthened, and Miami Township are in favor of. The request for approval of the Design Plan includes the variance request for the cul-de-sac length. The approval of the design plan is contingent on the approval of the variance request. The applicant has provided justification for the variance and it is attached as part of this report.

As this is an expansion of a previously existing and approved subdivision, staff finds the expansion as compatible with the surrounding development and character.

Clermont County Community & Economic Development Comments:

- Include total lots data, including acres in lots, roads, open space, etc. include for proposed section and total subdivision. The current table has a lot of information that is good but does not answer all the required data.
- Label the width of the right-of-way of Conner Lane on the drawing.
- Some notes on the cover sheet are repeated.
- The variance is for cul-de-sac length, cul-de-sac requirement also states no more than 30 units can be served - existing cul-de-sac is for 32 units.
- There are 3 flag lots in the section, the minimum width of a panhandle is 25 feet, the panhandle lot to Branch Hill Miami Road is 20 feet, however it is an open

space lot The width of the panhandle for a lot in a platted subdivision may be less than the required 25 feet, but only if it can be demonstrated that easements of adequate dimensions are provided for access and utilities and the panhandle would primarily serve to meet the legal frontage requirement. I cannot easily see what the width of the other 2 panhandle lots are.

- Where multiple panhandles abut in platted subdivisions, a reduction in the street frontage width may be provided if it is shown that adequate space exists for utilities and the vehicular access to the lots is provided by a common driveway. The maximum number of panhandles that may abut for a common driveway is five.
- Any lands dedicated for open space purposes shall contain appropriate covenants and be noted on the record plat indicating:
 - The intended use of the open space
 - The use of the open space will continue in perpetuity for the purpose specified
 - Future further development of the open space area will not be contrary to its stated use
 - Appropriate provisions will be made for the maintenance of the open space.

Clermont County Engineer's Office Comments:

- A variance for the length of the proposed Conner Lane Cul-De-Sac needs to be obtained. The maximum length for Cul-De-Sacs is 900 Feet, per Clermont County Standard Detail STD0009.
- 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:

- The "future" sewer that is shown connecting to the proposed development does not exist.
- The gravity sewer, and the proposed subdivision need to account for future elimination of the Hollow Lane Lift Station, which will include recording easements for future sewer installation to eliminate the lift station.
- A 30' (10'/20') wide public water main easement is required for all proposed water main outside of the right-of-way. Segments of water main near the right-of-way will require an exclusive 10' water main easement located on the opposite side of the right-of-way line.
- A 15' by 15' fire hydrant easement is required for all hydrants located on or near the right-of-way.
- Public mains must be constructed to maintain a clearance of 18" vertical between water mains, storm sewers and other utilities.
- At no time should standing water be within the public water or sanitary sewer easement. Please ensure this is the case with the basin's proposed location.
- Please provide appropriate Clermont County water and sanitary sewer standard details.

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

- Please note on the plans which lots will need geotechnical reports.
- Easements are needed for all storm sewers outside of the right-of-way and for drainage swales. An easement is also needed for the new detention basin, including an easement for maintenance.
- Provide drainage calculations stamped by a Registered Professional Engineer in the State of Ohio. Include capacity and detention calculations. A watershed area drainage map also needs to be included. Show the watershed routing on the drainage area map.
- Delineate the critical storm elevation and the 100 year storm elevation for the detention/retention basin(s) on the plans.
- Show the location of the emergency spillway(s) and provide a cross sectional detail including dimensions and elevations. Show the proposed erosion protection for the emergency spillway(s). The spillway(s) must be sized to convey the 100 year storm event. One foot of freeboard is required.
- Please provide an erosion and sediment control plan. Provide details for all measures used.
- Provide a detail for the outlet structure including orifice, weir, window sizes and elevations.
- Provide outlet protection for all storm sewer outlets.

Soil and Water Conservation District Comments:

- Easements are needed for all storm sewers outside the road right of way and for the drainage swales in the rear of Lot #32-38 and #45-51. An easement is also needed for the new detention basin, including an easement for maintenance.
- A forebay is needed in the new detention basin. Please refer to the Ohio Rainwater and Land Development Manual for specifications.
- Geotechnical reports will be needed for any construction on lots that contain EaE2 or EbD2 soils. Indicate those lots needing geotechnical reports on revised drawings.
- Show the approximate limits of grading and stripping.

Miami Township Comments:

- This layout is consistent with the approved zoning plan PUD, so we would be fine with the variance.
- Miami Township Service Director has no issue with the variance request.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** Primrose Creek Subdivision Section 3 Expansion – Design Plan with the following conditions:

1. The variance applied for the cul-de-sac is approved as part of this application.
2. All county and township departments' comments and conditions detailed in Primrose Creek Subdivision Section 3 Expansion – Design Plan Review Letter be satisfactorily addressed.

3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Attachments:

- A. Primrose Creek Subdivision Section 3 Expansion – Design Plan Drawings
- B. Primrose Creek Subdivision Section 3 Expansion – Application
- C. Primrose Creek Subdivision Section 3 Expansion – Variance Application and Justification
- D. Primrose Creek Subdivision Section 3 Expansion – Review Letter
- E. Zoning Map
- F. Parcel Map

Attachment A

Primrose Creek Subdivision SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION EZEKIAL HOWELL M.S. NO. 1767 MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO

Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING SITE FEATURES
3	APPROVED LOT LAYOUT - SECTIONS 1, 2 & 3
4	EXPANDED PRELIMINARY PLAT
5	PRELIMINARY PLAT - SECTION 3
6	SITE PLAN - SECTION 3 EXPANDED
7	ROADWAY & UTILITY PROFILES
8	SANITARY CROSSING DRAINAGE INFORMATION
9	SAN PLAN & PROFILE
10	40 SCALE SAN PLAN & PROF. - A
11	40 SCALE SAN PLAN & PROF. - B
12	PRELIMINARY STORM PROFILES
13	LANDSCAPE PLAN

ORIGINAL RPUD ZONING APPROVAL

GENERAL SITE DATA
TOTAL SITE AREA - 15.341 ACRES

WOODLAND DATA
EX. WOODLAND AREAS - 13.97 ACRES
WOODLAND AREA TO REMAIN - 4.33 ACRES
WOODLAND PERCENTAGE DISTURBED - 69%

LAYOUT/ZONING DATA
UNDERLYING ZONING R1

LOT COUNT - 33
MIN LOT WIDTH - 70'

LOT DEPTH - 140' +/-

LOT AREA - 8400 S.F. TYPICAL

ZONE: RPUD OVERLAY

ALLOWABLE DENSITY
UNDERLYING ZONING - R1
R1 MIN LOT SIZE - 20,000 S.F.
R1-MIN LOT SIZE - 0.459 AC.
GROSS SITE ACRES - 15.341 AC.
MAX LOTS - 15.341/0.459=33.42-->33

OPEN SPACE
5.322 ACRES --> 35% +/-

SOILS NOTE:
SOILS DESIGNATED ON SITE ARE TYPICAL. ENCOUNTERED SOILS FOR THE AREA. THE USE OF TYPICAL CONSTRUCTION CONSTRUCTION TECHNIQUES SHALL BE USED TO ENSURE ADEQUATE LONG TERM STABILITY OF THE SITE.

HOME OWNER'S ASSOCIATION NOTE:
THE PROPOSED SUBDIVISION SHALL BE UNDER THE GOVERNANCE OF A HOME OWNER'S ASSOCIATION. RESPONSIBILITIES OF THE HOA SHALL INCLUDE OWNERSHIP OF ALL OPEN SPACE, MAINTENANCE OF ALL HOA OWNED PROPERTIES AND FACILITY, AND COMPLIANCE WITH ALL GREEN/OPEN SPACE RULES AND REGULATION.

PROPOSED ZONING

GENERAL SITE DATA
ORIGINAL SITE AREA - 15.341 ACRES
PROPOSED SITE AREA EXPANSION - 6.96 ACRES
TOTAL SITE AREA - 22.30 ACRES

WOODLAND DATA
ORIGINAL EX. WOODED AREAS - 13.97 ACRES
PROPOSED SITE WOODED AREAS - 3.98 ACRES
TOTAL PRE-DEVELOPMENT WOODED AREAS - 17.95 ACRES

ORIGINAL WOODED AREA TO REMAIN - 3.86 ACRES
PROPOSED SITE WOODED TO REMAIN - 2.32

TOTAL REMAINING WOODED AREA - 6.18 ACRES

TOTAL WOODED AREA DISTURBED - 11.76 ACRES
TOTAL WOODED PERCENTAGE DISTURBED - 65%

LAYOUT/ZONING DATA
UNDERLYING ZONING R1

TOTAL BUILDABLE LOT COUNT - 47

MIN LOT WIDTH - 70' (TYPICALLY 80' FOR EXPANSION LOTS)

LOT DEPTH - 140' +/-

LOT AREA - 8400 S.F. TYPICAL

ZONE: RPUD OVERLAY

ALLOWABLE DENSITY
UNDERLYING ZONING - R1

R1 MIN LOT SIZE - 20,000 S.F.

R1-MIN LOT SIZE - 0.459 AC.

GROSS SITE ACRES - 22.30 AC.

MAX LOTS - 22.30/0.459=48.58-->48

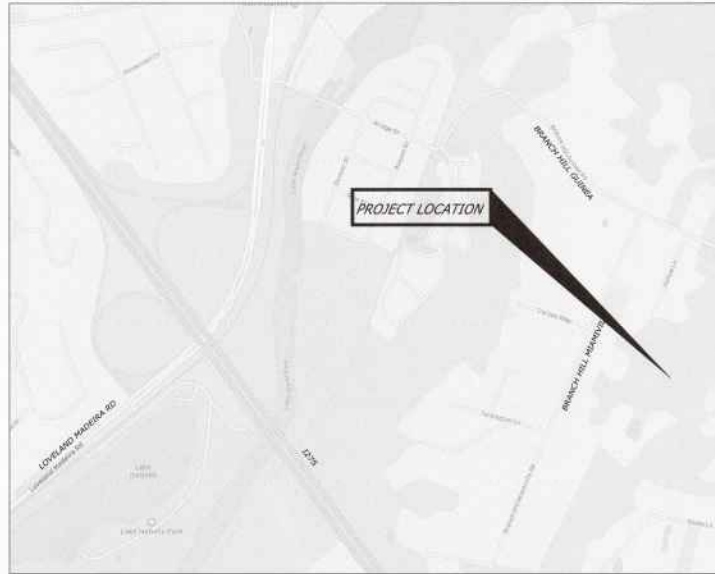
OPEN SPACE
ORIGINAL SITE - 5.322 ACRES

PROPOSED SITE - 2.71 ACRES

TOTAL PROPOSED OPEN SPACE - 8.03 AC.

TOTAL PROP. OPEN SPACE % --> 36% +/-

PROPOSED BUILDING SETBACKS
FRONT YARD - 40'
REAR YARD - 30'
SIDE YARD - 10'



VICINITY MAP
NOT TO SCALE

STREET LIGHTING
NOTE: NO STREET LIGHTING IS PROPOSED FOR THIS SUBDIVISION.

PROPOSED UTILITIES
SEWER: CLERMONT COUNTY PUBLIC SEWER WATER; CLERMONT COUNTY WATER

SOILS NOTE:
SOILS DESIGNATED ON SITE ARE TYPICAL. ENCOUNTERED SOILS FOR THE AREA. THE USE OF TYPICAL CONSTRUCTION CONSTRUCTION TECHNIQUES SHALL BE USED TO ENSURE ADEQUATE LONG TERM STABILITY OF THE SITE.

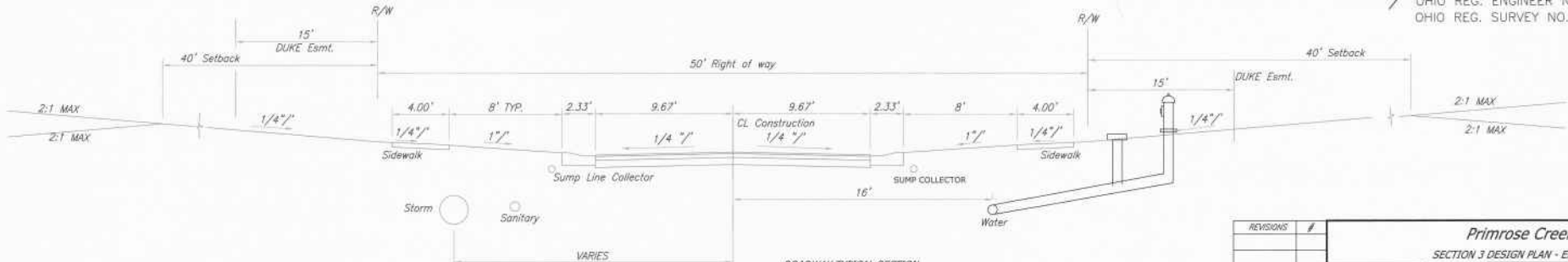
MAINTENANCE OF STORMWATER FACILITIES OUTSIDE OF THE RIGHT OF WAY
IT IS THE INTENT OF THE OWNER TO PETITION THE COUNTY TO PROVIDE MAINTENANCE OF ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE RIGHT OF WAY, INCLUDING MAINTENANCE OF STORM WATER DETENTION AREAS. UPON APPROVAL, THE STORM WATER DISTRICT SHALL BE RESPONSIBLE FOR SAID STORM WATER FACILITIES. UNTIL SUCH TIME AS THE STORM WATER DISTRICT IS ACCEPTED BY THE COUNTY AND IN PLACE, THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM WATER FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY.

HOME OWNER'S ASSOCIATION NOTE:
THE PROPOSED SUBDIVISION SHALL BE UNDER THE GOVERNANCE OF A HOME OWNER'S ASSOCIATION. RESPONSIBILITIES OF THE HOA SHALL INCLUDE OWNERSHIP OF ALL OPEN SPACE, MAINTENANCE OF ALL HOA OWNED PROPERTIES AND FACILITIES (EXCEPT STORMWATER, SEE ADJACENT NOTE), AND COMPLIANCE WITH ALL GREEN/OPEN SPACE RULES AND REGULATION.

SEWER USE STATEMENT
ROOF DRAIN, COLLECTION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.



APPROVED *[Signature]*
DATE 1/16/24
MARK D. WALKER P.E., P.S.
OHIO REG. ENGINEER NO. 8282
OHIO REG. SURVEY NO. 8282

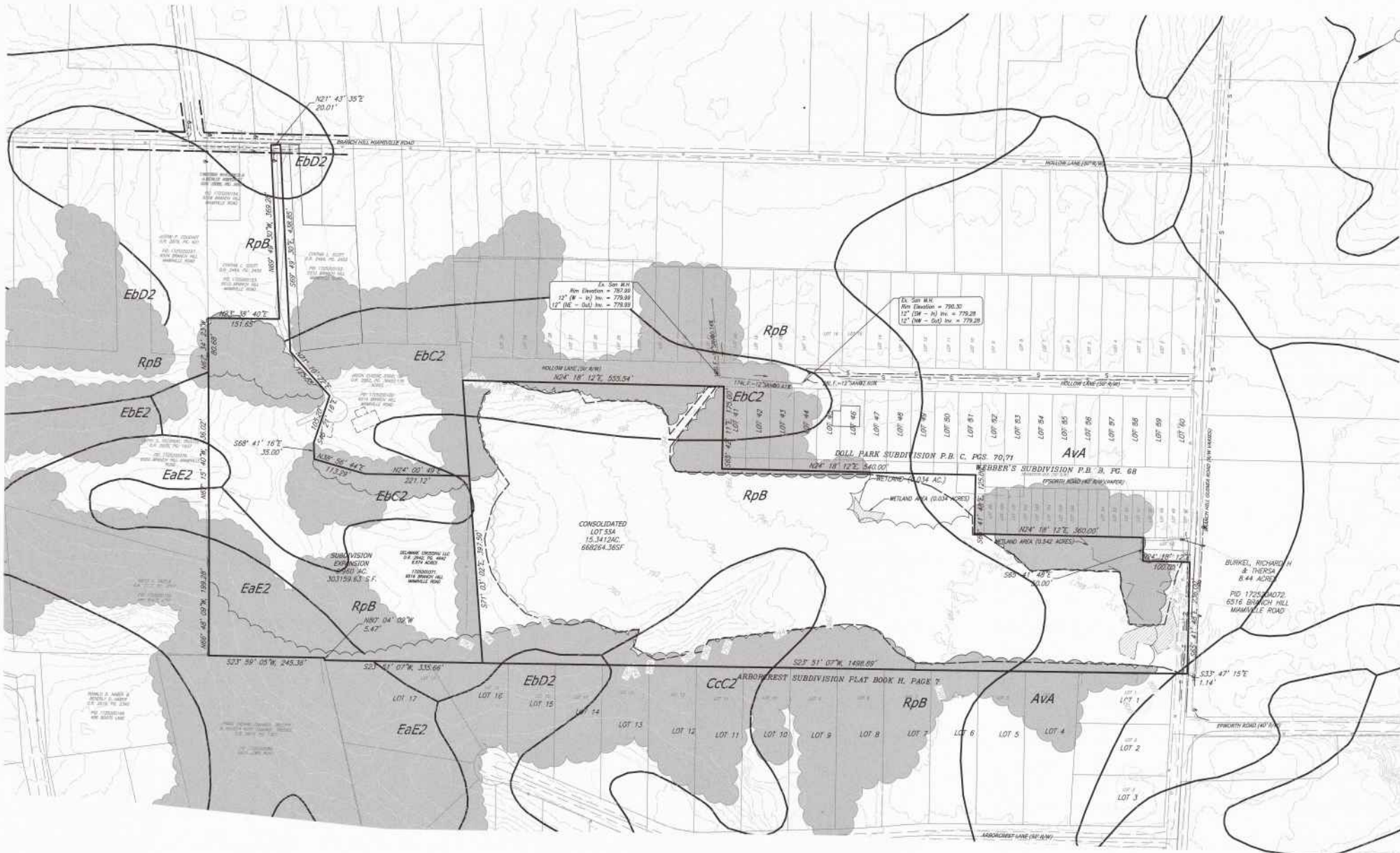



ROADWAY TYPICAL SECTION
SCALE: 1/4" = 1'-0"

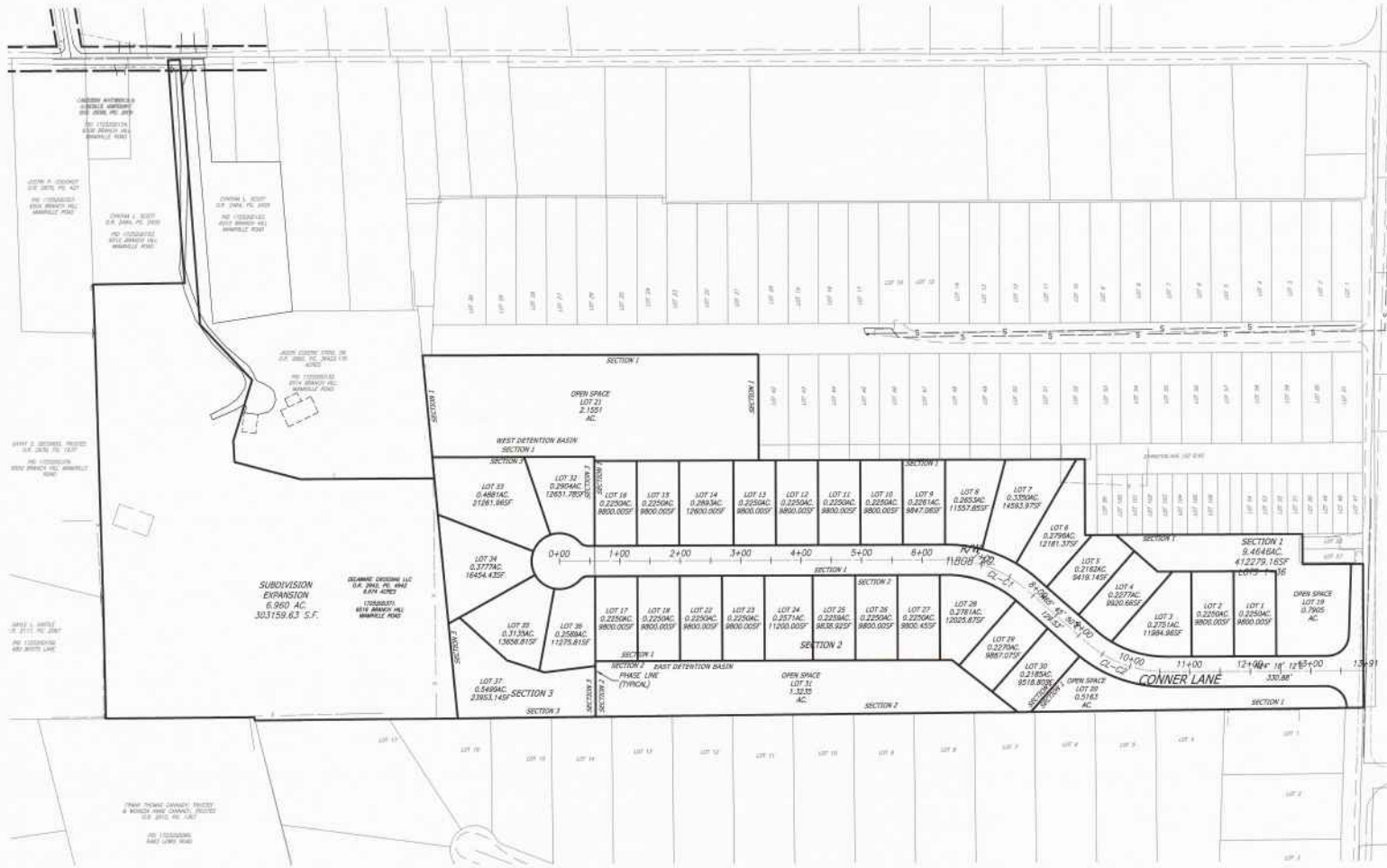
Pavement Data - (All Sections)
Item 448 - 1 1/4" Surface Course Type 1, PG64-22
Item 407 - Tack Coat (Application rate of 0.1Gal/SY)
Item 448 - 2 1/4" Intermediate Course Type 2, PG64-22
Item 301 - 5" Asphalt Concrete Base Course
Item 609 - Clermont County Standard Roll Curb & Gutter
Item 608 - Concrete Walk, 5" Thick, Class C

REVISIONS	#	DESCRIPTION

Primrose Creek Subdivision	
SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION	
CLIENT CODE: BROOKSTONE HOMES	SHEET TITLE: TITLE SHEET
DATE: 01/01/2024	W.D. WALKER & ASSOC. LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS (515)294-3332 1800 W. 9TH ST., CINCINNATI, OH 45202
SCALE: AS NOTED	FILE NAME: 1 TITLE SHEET.dwg FILE PATH: 2023 Projects\Brookstone Homes\Primrose Expansion\Co\Design\Plan Files\Sheet



REVISIONS		Primrose Creek Subdivision SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION	
		SHEET TITLE:	EXISTING SITE FEATURES
		CLIENT CODE:	BROOKSTONE HOMES
		DATE:	01/01/2024
		SCALE:	AS NOTED
		 W.D. WALKER & ASSOCIATES LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS (613)284-3332 6809 HWY 57 CINCINNATI, OH	FILE NAME: 3 EXISTING SITE FEATURES.dwg FILE PATH: 2023 Projects\Brookstone Homes\Primrose Expansion\Gov\Design Plan Files\Sheets - 3

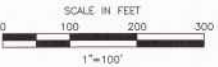
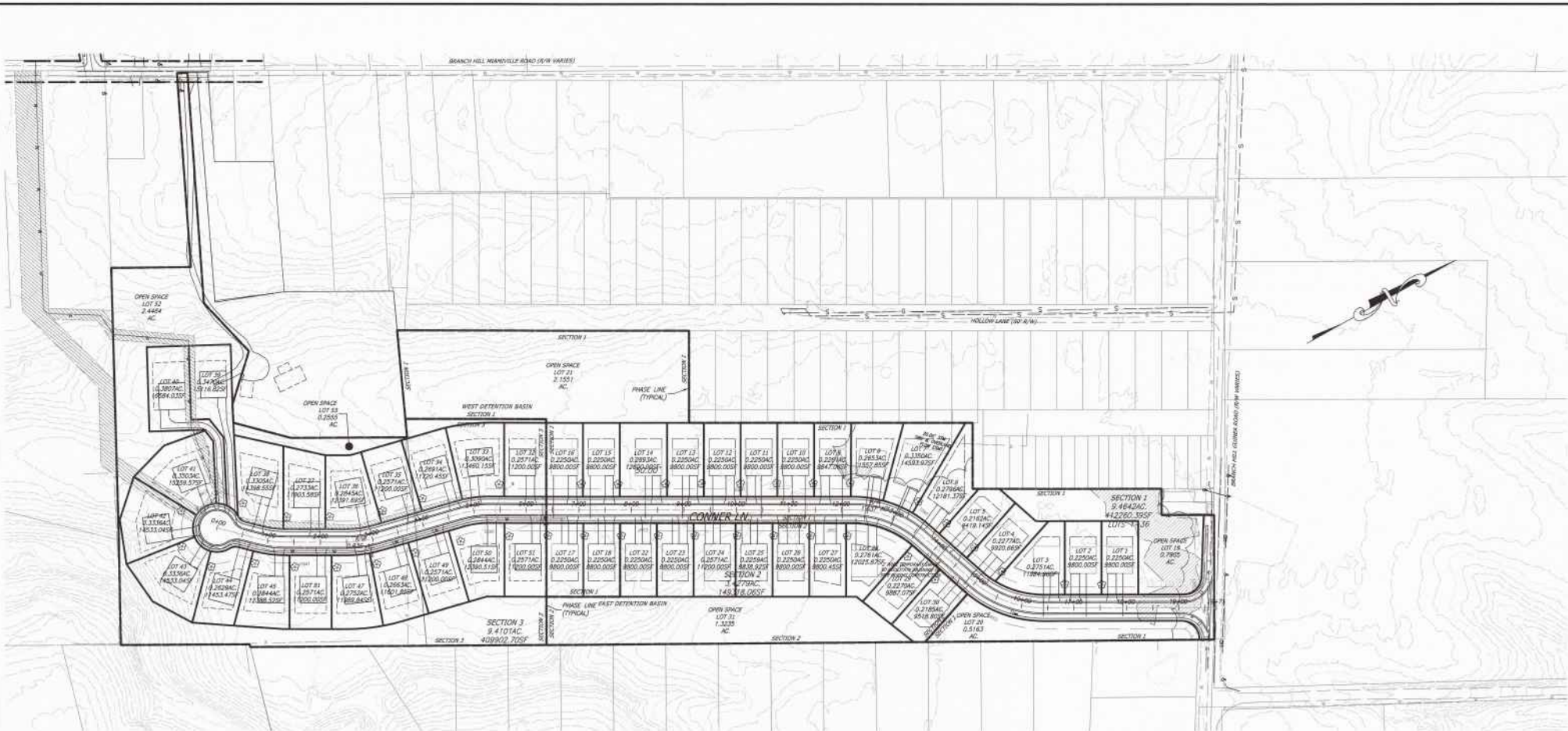


REVISIONS	#	DATE	DESCRIPTION

CLIENT CODE: BROOKSTONE HOMES	SHEET TITLE: APPROVED LOT LAYOUT - SECTION 3
DATE: 01/01/2024	SCALE: AS NOTED
M.D. WALKER & ASSOCIATES, INC. LAND SURVEYORS / C.S. & S.T.R.U.C.T.U.R.E.S. (613)294-3232 6000 MAIN CONCERN, OHIO	
FILE NAME: 3 APPROVED LOT LAYOUT - SECTIONS 1, 2 & 3.dwg FILE PATH: 2023 Projects\Brookstone Homes\Primrose Exp\order\Co1\Design Plot Files\Sheets -	

Primrose Creek Subdivision
SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION





REVISIONS	#

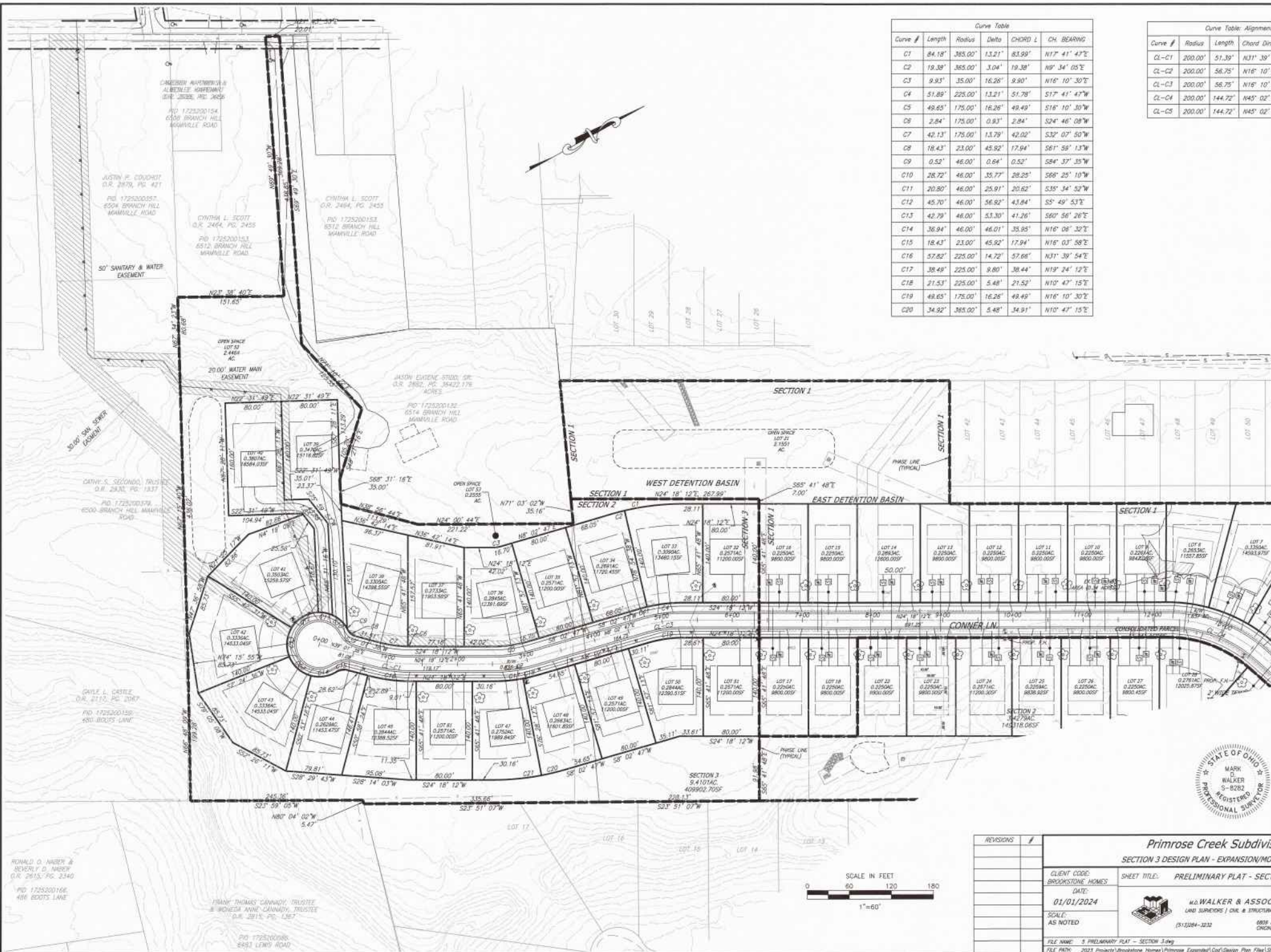
Primrose Creek Subdivision
SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION

CLIENT: BROOKSTONE HOMES
DATE: 01/01/2024
SCALE: AS NOTED

SHEET TITLE: EXPANDED PRELIMINARY PLAN

W.D. WALKER & ASSOCIATES
LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS
6809 MAIN ST.
CINCINNATI, OH 45241
(513)284-3332

FILE NAME: 4 - EXPANDED PRELIMINARY PLAN.dwg
FILE PATH: 2023 Projects\Brookstone Homes\Primrose Expanded\Civil Design Plan Files\Sheets - 0



Curve Table					
Curve #	Length	Radius	Delta	CHORD L	CH BEARING
C1	84.18'	385.00'	13.21'	83.99'	N17° 41' 47"E
C2	19.38'	365.00'	3.04'	19.38'	N9° 34' 05"E
C3	9.93'	35.00'	16.26'	9.90'	N16° 10' 30"E
C4	51.89'	225.00'	13.21'	51.78'	S17° 41' 47"W
C5	49.65'	175.00'	16.26'	49.49'	S16° 10' 30"W
C6	2.84'	175.00'	0.93'	2.84'	S24° 46' 08"W
C7	42.13'	175.00'	13.79'	42.02'	S32° 02' 50"W
C8	18.43'	23.00'	45.92'	17.94'	S61° 59' 13"W
C9	0.52'	46.00'	0.64'	0.52'	S84° 37' 35"W
C10	26.72'	46.00'	35.77'	26.25'	S66° 25' 10"W
C11	20.80'	46.00'	25.91'	20.62'	S35° 54' 52"W
C12	45.70'	46.00'	56.92'	43.64'	S5° 49' 53"E
C13	42.79'	46.00'	53.30'	41.26'	S60° 56' 26"E
C14	36.94'	46.00'	46.01'	35.95'	N16° 08' 32"E
C15	18.43'	23.00'	45.92'	17.94'	N16° 03' 58"E
C16	57.82'	225.00'	14.72'	57.66'	N31° 39' 54"E
C17	38.49'	225.00'	9.80'	38.44'	N19° 34' 12"E
C18	21.53'	225.00'	5.48'	21.52'	N10° 42' 15"E
C19	49.65'	175.00'	16.26'	49.49'	N16° 10' 30"E
C20	34.92'	385.00'	5.48'	34.91'	N10° 42' 15"E

Curve Table Alignments			
Curve #	Radius	Length	Chord Direction
CL-C1	200.00'	51.39'	N31° 39' 54"E
CL-C2	200.00'	56.75'	N16° 10' 30"E
CL-C3	200.00'	56.75'	N16° 10' 30"E
CL-C4	200.00'	144.72'	N45° 02' 07"E
CL-C5	200.00'	144.72'	N45° 02' 07"E

REVISIONS

NO.	DATE	DESCRIPTION

SCALE IN FEET
0 60 120 180
1"=60'

Primrose Creek Subdivision
SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION

CLIENT CODE: BROOKSTONE HOMES
SHEET TITLE: PRELIMINARY PLAT - SECTION 3
DATE: 01/01/2024
SCALE: AS NOTED
FILE NAME: S PRELIMINARY PLAT - SECTION 3.dwg
FILE PATH: 2021 Projects\Brookstone Homes\Primrose Expansion\Civil\Design Plan Files\Sheets

WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284-1032
6805 MAIN COUNTRYSIDE



RONALD O. HERRER &
BEVERLY D. HERRER
P.O. 2915, PG. 2340

FRANK THOMAS CONNORRY, TRUSTEE
& MONICA ANNE CONNORRY, TRUSTEE
O.R. 2915, PG. 1367

P.O. 1725200086
8493 LEWIS ROAD

CATHY S. SEGONIA, TRUSTEE
O.R. 2883, PG. 1837

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

JUSTIN P. COUCHOT
P.O. 1725200557
5504 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

JASON EASTMAN STODOLSKI
O.R. 2882, AC. 3422 178
ACRES

P.O. 1725200132
6514 BRANCH HILL
MAMMILLE ROAD

DAVID L. CARRIE
O.R. 2152, PG. 2067

DAVID L. CARRIE
O.R. 2152, PG. 2067

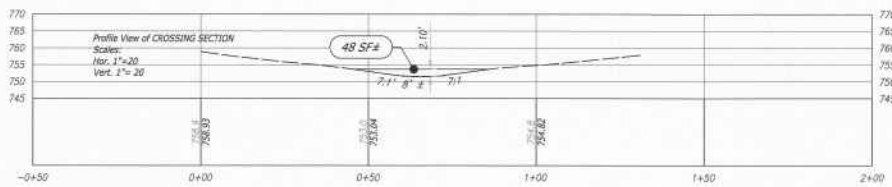
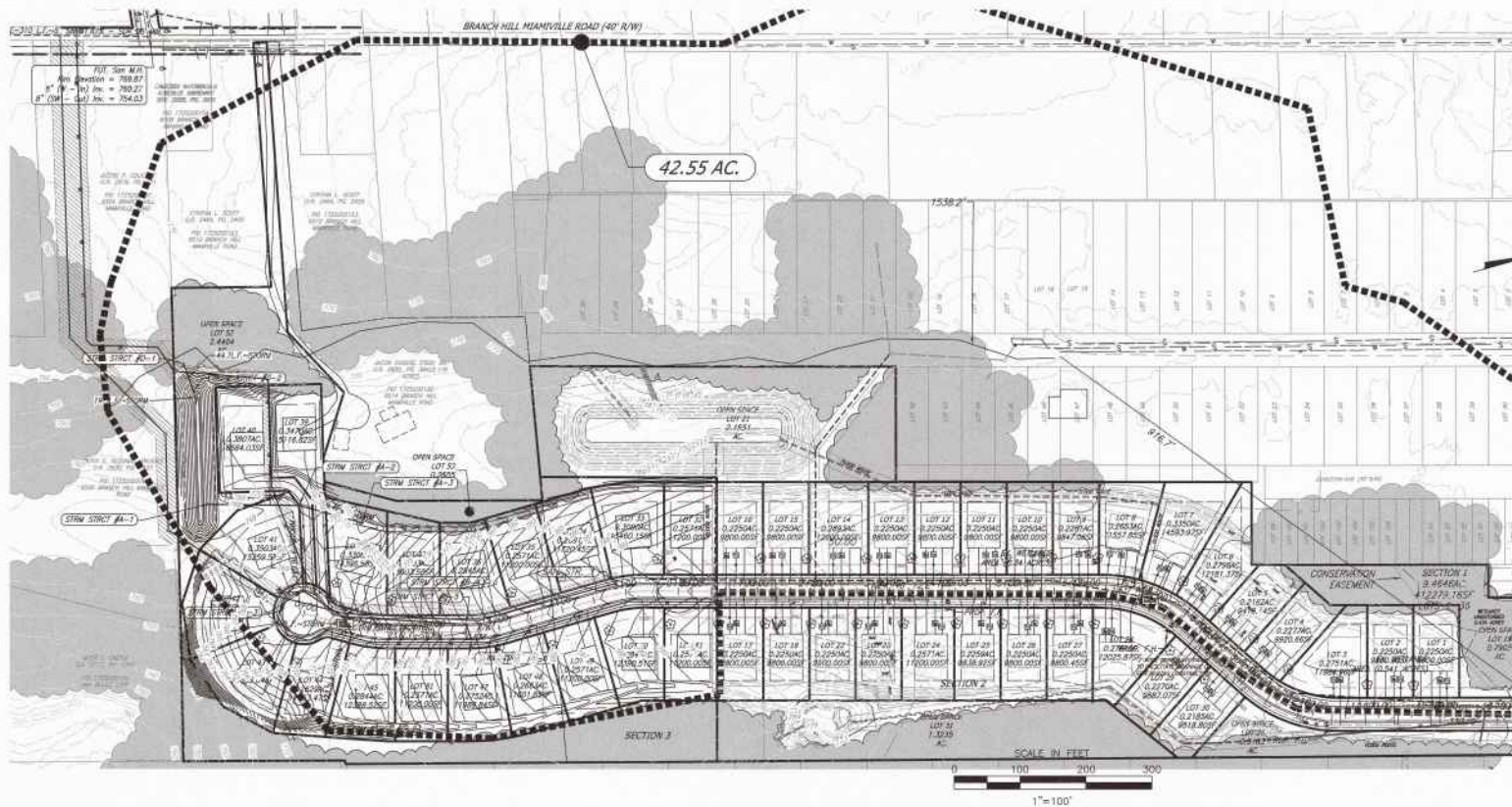
JUSTIN P. COUCHOT
O.R. 2870, PG. 421

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 1725200153
6512 BRANCH HILL
MAMMILLE ROAD

CYNTHIA L. SCOTT
O.R. 2464, PG. 2455

P.O. 17



Event	Acreage	Cpre	TC.pre	I Equation	I.pre value	q = C x I x A Cpost	TC.post	I.Post Value	Q = C x I x A
1	42.55	0.35	30	80/(Tc+14)	1.82	27.08	0.8	17	2.58
2	42.55	0.35	30	106/(Tc+17)	2.26	33.59	0.8	17	3.12
5	42.55	0.35	30	131/(Tc+19)	2.67	39.81	0.8	17	3.64
10	42.55	0.35	30	170/(Tc+23)	3.21	47.77	0.8	17	4.25
25	42.55	0.35	30	230/(Tc+30)	3.83	57.09	0.8	17	4.89
50	42.55	0.35	30	250/(Tc+27)	4.39	65.32	0.8	17	5.68
100	42.55	0.35	30	290/(Tc+31)	4.75	70.80	0.8	17	6.04

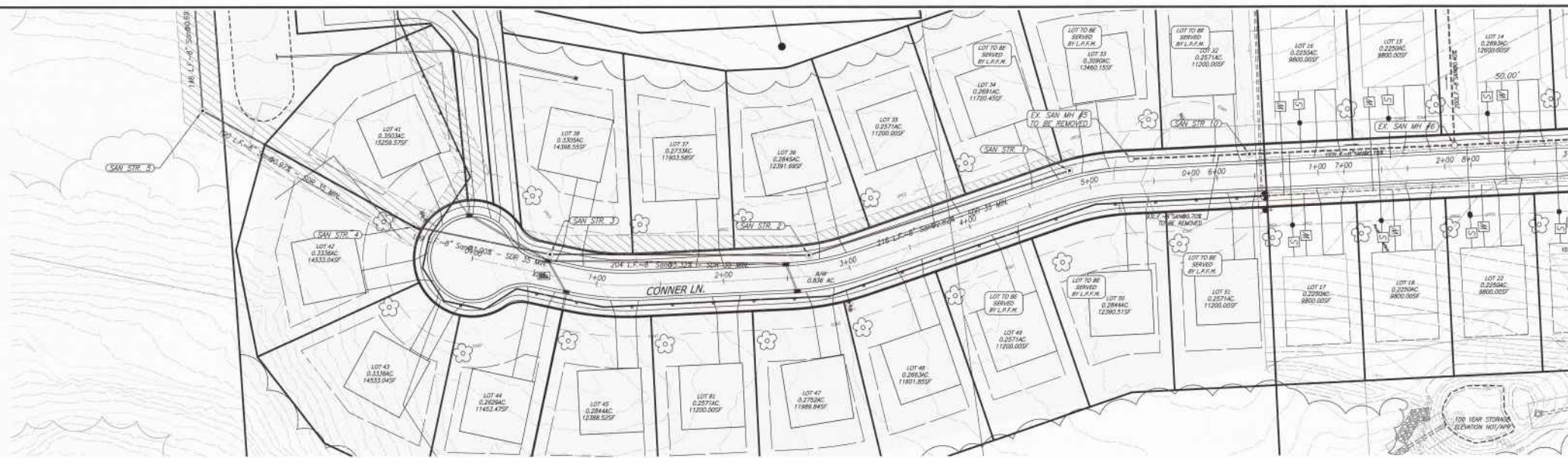
$Q = 1.486 \cdot A \cdot R^{2/3} \cdot S^{1/2} \cdot N$

Design Flow Rate	Q50 (cfs)	Channel Width (ft)	Side Slopes (x:1)	Slope (f')	Mannings N
	194	8	7	0.02	0.06
Depth Guess (ft)	2.1				
Channel Flow Area (sf)	Wetted Perim (ft)	Hydraulic Radius	Design Flow Rate	Calculated Flow Rate	Velocity (fps)
47.67	37.4	1.27459893	194	196.44	4.13

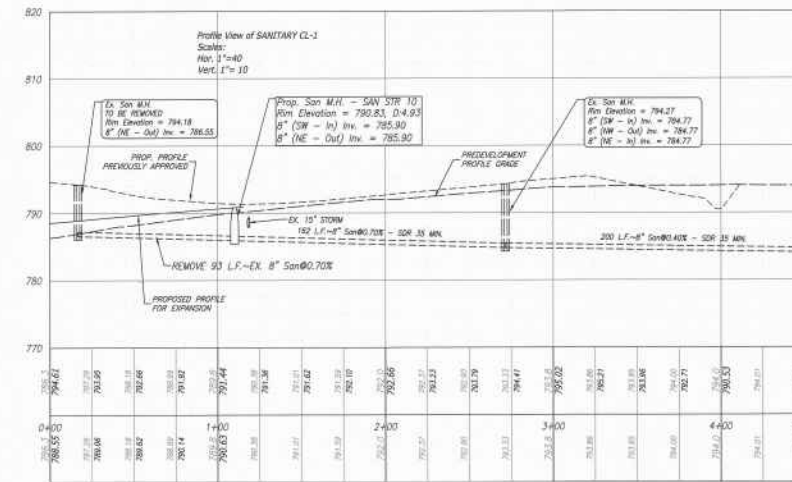
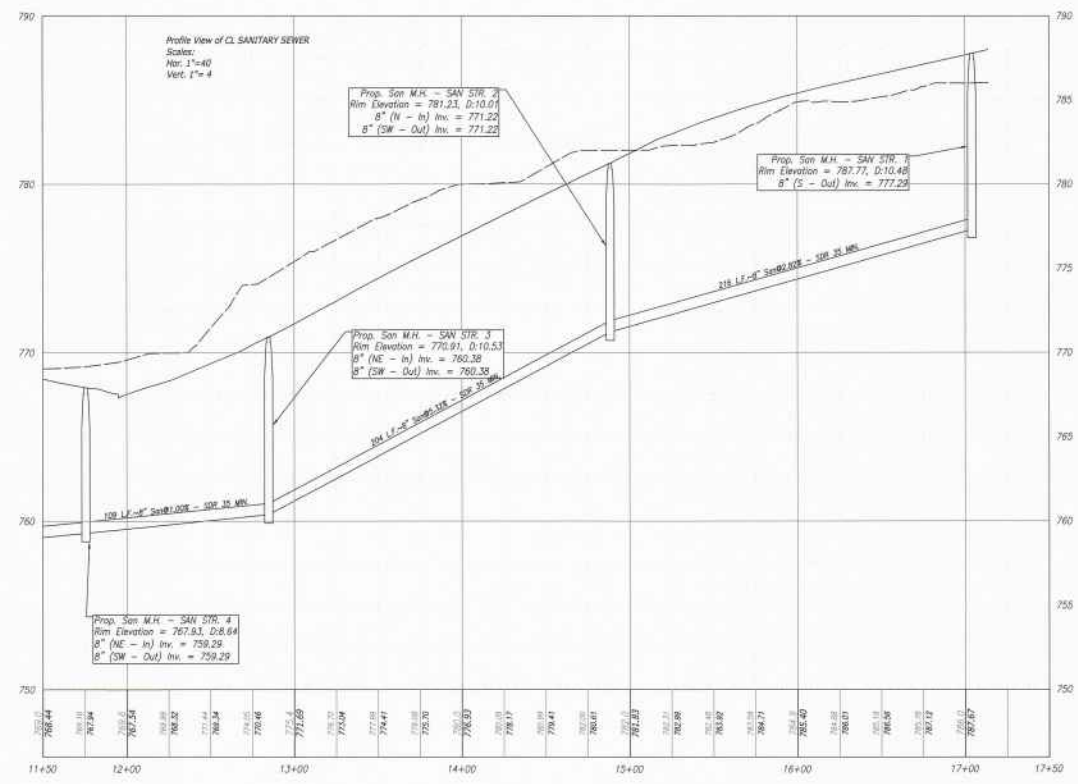


REVISIONS	#	DATE	DESCRIPTION

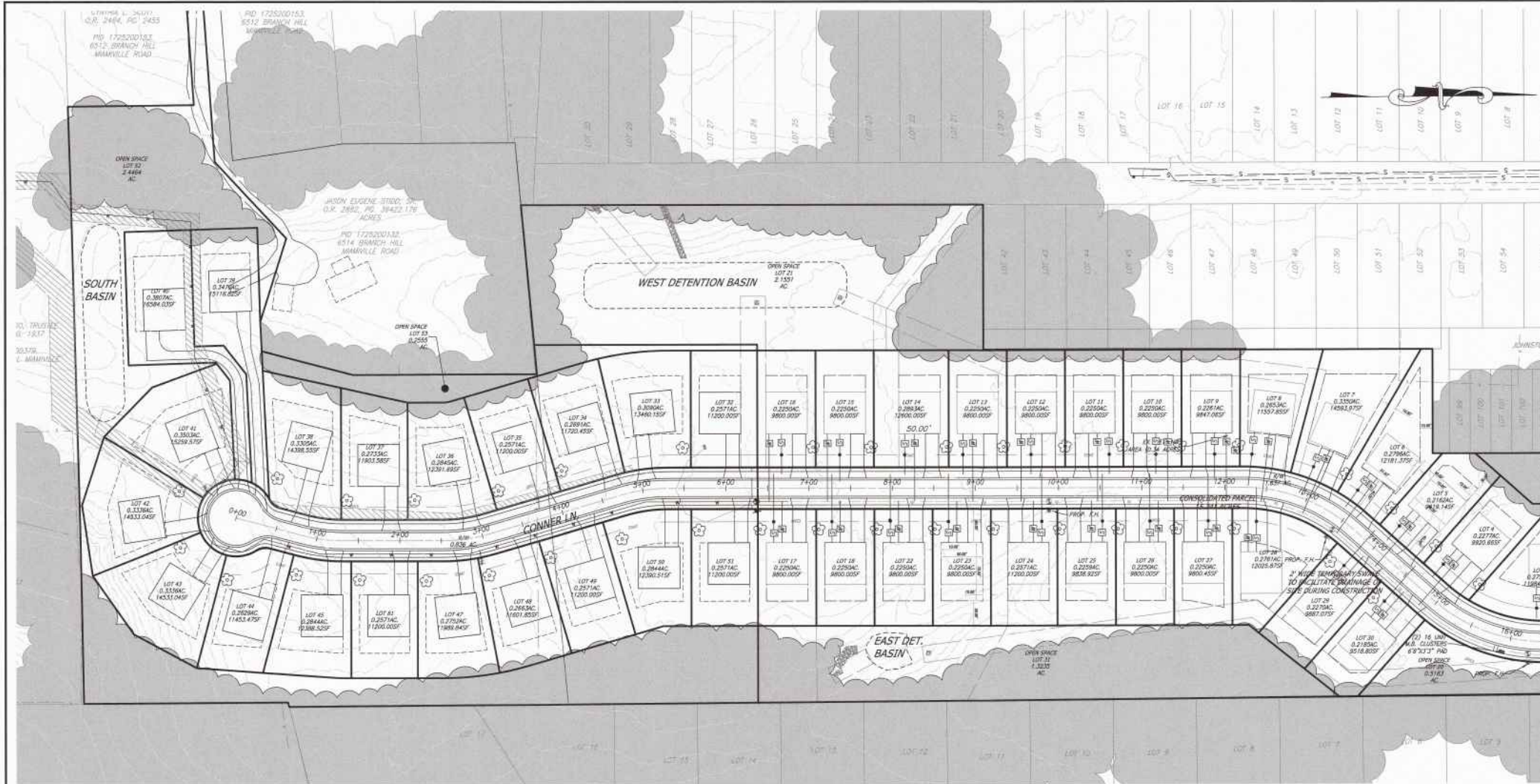
Primrose Creek Subdivision
SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION
 CLIENT CODE: BROOKSTONE HOMES
 DATE: 01/01/2024
 SCALE: AS NOTED
 SHEET TITLE: SAN CROSSING DRAINAGE
 WALKER & ASSOCIATES
 LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS
 6800 MAIN COUNWAY, SUITE 100
 COLUMBUS, OHIO 43261-1000
 (614) 884-3333



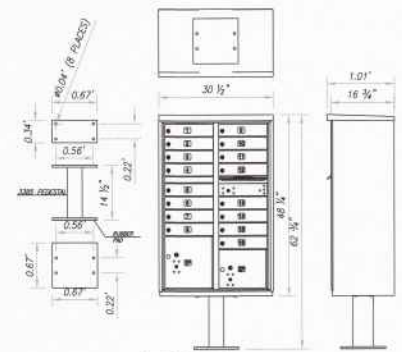
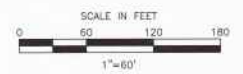
SCALE IN FEET
 0 40 80 120
 1"=40'



REVISIONS		Primrose Creek Subdivision SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION	
		CLIENT CODE: BROOKSTONE HOMES	SHEET TITLE: 40 SCALE SAN PLAN & PROF. - B
		DATE: 01/01/2024	
		SCALE: AS NOTED	WALKER & ASSOCIATES LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS 6809 MAY ST., #1004 CINCINNATI, OH 45244 (513)284-3232
<small>FILE NAME: 11 40 SCALE SAN PLAN & PROF. - B.dwg FILE PATH: 2023 Projects\Brookstone Homes\Primrose Expansio\Design Plan Files\Sheets - Design Plan</small>			



REMAINING BUFFERING
VEGETATION



STREET TREE LEGEND/INFORMATION

- PROPOSED STREET TREE (2B)
- PROPOSED TREES SHALL BE ANY OF THE FOLLOWING SPECIES AND MAY BE AN ASSORTMENT FROM THE FOLLOWING SPECIES:
- GREEN WASE ZELKOVIA
- BLACK GUM
- SWAMP WHITE OAK
- AUTUMN GOLD GINKGO
- SAWTOOTH OAK

DEMARCATION & MAINTENANCE OF EXISTING WOODED AREAS

CONTRACTOR SHALL CLEARLY DEMARCATE THE CLEARING FIELD TO ENSURE THE PROTECTION OF EXISTING BUFFERS INTENDED TO REMAIN. DEMARCATION SHALL BE TO MASS DRINKING AND SHALL BE OTHER SILT FENCE SUITABLE CONSTRUCTION FENCING IN BOTH THE AREAS AND THE AREAS ABSENCE OF SILT FENCE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERECTION AND MAINTENANCE OF SILT FENCE FOR THE LENGTH OF THE PROJECT.

REVISIONS	DATE

Primrose Creek Subdivision
SECTION 3 DESIGN PLAN - EXPANSION/MODIFICATION

CLIENT CODE: BROOKSTONE HOMES
DATE: 01/01/2024
SCALE: AS NOTED

SHEET TITLE: LANDSCAPE PLAN

402 WALKER & ASSOCIATES
LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS
(513)284-3032 6809 MAIN ST., #11 CINCINNATI, OH 45245

STATE OF OHIO
MARK O. WALKER
S-8262
REGISTERED PROFESSIONAL SURVEYOR

FILE NAME: L3 LANDSCAPE PLAN.dwg
FILE PATH: 2023 Projects\Brookstone Homes\Primrose Expanded\Civil\Design Plan Files\Sheets - Design

Attachment B

DESIGN PLAN REVIEW COMPLETE APPLICATION REQUIREMENT CHECKLIST

Submittal Deadline for Subdivision Application is prior to end of business (4:30 PM) on the 1st Business Day of the month in which the applicant wishes to appear before the Planning Commission. The following items are REQUIRED for any Design Plan Review application to be deemed COMPLETE:

- TEN (10) COPIES OF COMPLETED APPLICATIONS WITH NOTARY SEAL
(1 Original, 9 Copies)
- COMPLETE PARCEL IDENTIFICATION NUMBER (PIN)
- TEN (10) SETS OF COMPLETE DESIGN PLAN
 - 36" x 24" Minimum Size
 - 1" = 100' Scale (six (6) or more lots)
 - All items addressed per Design Plan Review Table (Article IV, pg. 6-7)
- CD CONTAINING THE FOLLOWING ITEMS:
 - Electronic/Digital .DFX or .DWG (AUTOCAD) Version of Plans
 - Electronic .PDF (ADOBE) Version Set of Plans
 - Electronic .JPEG or .TIF Set of Plans
- TEN (10) SETS OF 11"x17" REDUCED SETS OF PLAN
- CONCEPT PLAN APPROVAL LETTERS FROM ALL LISTED AGENCIES AS FOLLOWS:
 - CLERMONT COUNTY ENGINEER'S OFFICE
 - CLERMONT COUNTY WATER & SEWER DISTRICT
 - CLERMONT COUNTY BUILDING INSPECTIONS DEPARTMENT
 - TOWNSHIP ZONING AND/OR ADMINISTRATION
 - USDA NATURAL RESOURCES CONSERVATION DISTRICT
 - GENERAL HEALTH DISTRICT & OEPA – if Req'd (On-site Systems)
 - OHIO DEPARTMENT OF TRANSPORTATION – if Req'd (If Applicable)
- ADDITIONAL APPLICATION ITEMS:
 - Variance Request(s) – 10 Copies/Per Single Variance Request
 - Special Development Request – 10 Copies/Application (If Applicable)
- APPLICABLE FEES FOR REVIEW – MAKE CHECKS PAYABLE TO:
"CLERMONT COUNTY TREASURER"

If any application for Design Plan Review is missing any of the above items, application will be deemed INCOMPLETE. Incomplete submittals WILL NOT be accepted, processed, or considered. Once all required items are received, application will be accepted and processed for the next available Planning Commission Meeting.

Complete Submittal – Application Approved for Processing

Planning Commission Authorized Representative

Date

ARTICLE IV: REQUIRED SUBMISSION DOCUMENTS TABLE
DESIGN PLAN REVIEW

#	REQUIRED ITEM DESCRIPTION	HAVE	NEED
1	Written documentation of approval of Concept Plan from ALL reviewing agencies	X	
2	Vicinity Map showing subdivision location	X	
3	Proposed name of subdivision per Article III, Section 302 of these regulations	X	
4	Scale of the Plan, North Point	X	
5	Location by military survey or other survey	X	
6	Location by Township	X	
7	Names, addresses, and phone numbers of owner and applicant	X	
8	Name, addresses, and phone numbers of professional engineer and registered surveyor who prepared the plan	X	
9	Appropriate registration number and seals, including one (1) set of plans with an original stamp and signature	X	
10	Boundaries of the subdivision	X	
11	Total Acreage of the entire tract, total acreage of land in lots, total acreage of land contained in streets, total acreage of open space, park land, etc	X	
12	Names of adjacent subdivisions, owners of adjoining parcels of undivided land and the location of boundary lines	X	
13	Locations, dimensions, and names of existing streets, railroad right-of-ways, easements, parks, permanent buildings, and corporations, Township and County lines	X	
14	Zoning classification of the tract and adjoining properties and a description of the proposed zoning changes if any		
15	Existing contours at two (2) foot intervals on land classified as "level" in the Clermont County Soil Survey, and not greater than five (5) foot intervals for all other lands	X	
16	Locations and dimensions of existing sewers, water lines, culverts, and other underground structures, and power transmission poles and lines within and adjacent to the tract	X	
17	Location of proposed streets, easements, common parking areas, alleys, pedestrian walks and points of circulation, ingress, and egress	X	
18	Names and widths of proposed streets and easements	X	
19	Verification that the proposed entrances meet all applicable Sight Distance requirements as established by the Clermont County Engineer and/or the Ohio Department of Transportation	X	
20	Typical cross section of roads, from right-of-way line to right-of-way line. The typical section shall show the location of all utility lines and storm sewers. Pavement design shown shall be on the designs shown in the <i>Subdivision Street Design and Construction Standards for Clermont County</i> .	X	
21	Building setback lines and dimensions	X	
22	Layout, numbers, and approximate dimensions of each lot, including area of individual lots in both acres and in square feet	X	

ARTICLE IV: REQUIRED SUBMISSION DOCUMENTS TABLE
DESIGN PLAN REVIEW

		HAVE	NEED
23	Location and dimensions of proposed utility and sewer lines, showing their connections to existing systems	X	
24	Parcels of land in acres to be reserved for public use or to be reserved by covenant for residents of the subdivision	X	
25	The location and extent of all soils within the proposed project area as qualified project site showing the drainage area of the project	X	
26	Drainage area of the project	X	
27	The location and extent of Flood Zones as defined in Section 503.A.3 of this resolution, showing flood way areas	X	
28	The location of wooded areas, topographic, and natural features that are within and adjacent to the proposed project areas	X	
29	Locations and dimensions of Rights-of-Way to be dedicated within the proposed subdivision and along any adjacent roadways	X	
30	Date referencing when plans were printed	X	
31	If the subdivision is to be submitted in sections, blocks or phases, these proposed divisions shall be indicated on the plan	X	
32	A statement indicating the proposed method of wastewater disposal	X	
33	Traffic Impact Study (Highly Recommended)		

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date 12/27/2023 A/P # _____

Name of Subdivision Primrose Creek Subdivision - Section 3

Location 6516 Branch Hill Miamiville Road

Township Miami Military Survey Ezekial Howell M.S. 1767

Complete Parcel Identification Number (PIN) 172520D371.

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

Name of Applicant Pat Manger

Address 7203 Wooster Pike

City Cincinnati State OH Zip 45227

Phone (513)403-1335 Fax _____ Email Pat.manger@gallensteincompanies.com

Name of Owner of property to be subdivided Delaware Crossing, LLC

Address 7203 Wooster Pike

City Cincinnati State OH Zip 45227

Phone (513)403-1335 Fax _____ Email Pat.manger@gallensteincompanies.com

Name of applicant's surveyor or engineer Mark D. Walker

Address 6809 Main Street #1064

City Cincinnati State OH Zip 45244

Phone 513.284.3232 Fax _____ Email mark@surveywalker.com

Acreage owned 6.674 Acreage proposed to be subdivided 6.674

Current Zoning Classification R-1 w/ RPUD Overlay

Proposed Zoning Changes None

Proposed Land Use Single Family 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 15 Buildable Typical lot width 70 feet

Number of proposed unit's 15 Typical lot area 8400 s.f.

Single Family 15 Multi-Family 0

Acreage to be devoted to recreation, parks or open space 2.71 acres

Recreation facilities to be provided none

Proposed method of supplying water service public

Proposed method of sanitary waster disposal public - future connection to Branch Hill Miamiville

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

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Primrose Creek Subdivision, Section 3

Are you requesting any variances from the Subdivision Regulations? yes
(If yes, please attach completed variance application form(s))

List all materials or attachments submitted:

Number	Item
A. <u>10</u>	<u>Application</u>
B. <u>10</u>	<u>Design Plan - Full Size Sheets</u>
C. <u>10</u>	<u>Design Plan - Half Size Sheets</u>
D. <u>1</u>	<u>CD containing electronic copies of submitted items</u>
E. <u>1</u>	<u>Set of concept plan approval letters</u>
F. <u>10</u>	<u>Variance Request Form & justification Letter</u>
G. <u>1</u>	<u>Design Plan Fee Breakdown Form, Design Plan App Fee + Variance App Fee + Check</u>

AFFIDAVIT

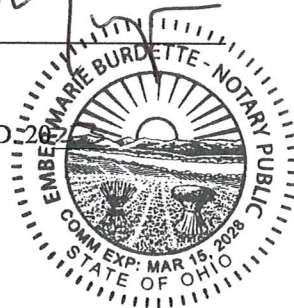
I, Patrick J. Manger, the applicant herein, do apply for Design Plan approval for Primrose Creek Subdivision, Section 3 subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is 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
County of Clermont

Patrick J. Manger
Signature of Applicant

Subscribed and sworn to before me
This 28th day of December A.D. 2020

Emmarie Burdette
Notary Public



For Official Use

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



Attachment C

VARIANCE REQUEST **COMPLETE SUBMITTAL CHECKLIST**

SECTION 908 VARIANCES

A. Procedures

An application for variance shall consist of one copy of the drawing showing the parcel to be given the variance and one copy of the Clermont County Planning Commission Variance Request form completed and submitted to the Office of the Planning Commission. All applications shall be submitted no later than the second Tuesday of the month in which the applicant wishes to go before the Planning Commission.

B. General

A Variance(s) may be granted when the applicant can demonstrate to the Planning Commission each of the following:

1. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant if the provisions of these regulations were strictly enforced.
2. The granting of the variation will not be detrimental to the public health, safety, to the intent and purpose of these regulations, to the desirable development of the neighborhood or community, to the general welfare, or to other property or improvements in the neighborhood in which the property is located.
3. The special circumstances or conditions are created by the provisions or requirements of these regulations and not the result from any act of the applicant.
4. The variation requested is the minimum adjustment necessary to mitigate the hardship brought by these regulations.

**CLERMONT COUNTY PLANNING COMMISSION
SUBDIVISION REGULATIONS VARIANCE APPLICATION**

Date: 12/26/2023 Application Number: _____

Complete Parcel ID Number (PIN) 172520D132.

Name Mark D. Walker, P.E., P.S.

Address 6809 Main Street, #1064

City Cin State OH Zip Code 45344

1. Location: Conner Lane Extension

2. Nature of Variance Requested: Maximum Length of Cul De Sac Street

3. Justification of Variance: On a separate sheet, please attach a statement relative to why the variance from requirements of the Clermont County Subdivision Regulations is requested. The statement should address such issues as:

- A. Exceptional topographical conditions or other conditions peculiar to this particular parcel of land
- B. Why a literal interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners
- C. That the peculiar conditions do not result from the previous actions of the applicant
- D. The requested variance is the minimum variance that will allow a reasonable division of the land

* The applicant is required to include a sketch of the area showing the location and characteristics of the requested variance along with all other application materials.

I certify that all information contained in this application and the supplementary materials submitted here forth are true and correct.


Signature of Applicant

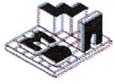
Official Use Only

Date Filed: _____

Review Fee Paid: _____

Check #: _____

Action Taken: _____



December 26, 2023

Clermont County Planning Commission

Re: Request for Variance for Maximum Length of Cul De Sac Street

To whom it may concern,

Please find contained herein our justification for the variance request. The proposed project is an expansion Primrose Creek Subdivision, a previously approved single-family subdivision containing 32 Lots in Miami Township.

This proposal is the development of the property to the south of the existing subdivision as well as the modification of the previously approved (and yet to be built) Cul De Sac lots. This proposal includes the extension of Conner Lane from a previously approved 1375 feet to a new proposed length of 1955 feet.

The subject property is zone R-1 with an RPUD overlay allowing for a density of 2.18 units per acre. The subject property does not contain sufficient street frontage to allow the development of a public street to accommodate this density. This variance is the minimum variance necessary to develop the property as zoned.

Further, it is our understanding that the main reason for the limit of the length of a Cul De Sac Street to 900 feet (per Sub Regs, Article 5, Pg. 5) is an attempt to limit the length of the water line due to service pressures. This proposal includes the looping of the water line, improving the overall service of the system in the area, as well as eliminating water pressure issues for the proposed subdivision.

We appreciate your consideration in this matter. Should you have any questions or require any additional information, please do not hesitate to contact me at (513)284-3232

Regards,

MD Walker & Associates

Mark D. Walker, P.E., P.S.

President

Attachment D



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

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

January 18, 2024

Design PL #000635-2024

Pat Manger
7203 Wooster Pike
Cincinnati, OH 45227

Mark Walker
6809 Main Street, #1064
Cincinnati, OH 45244

Re: Primrose Creek Subdivision – Section 3 – Design Plan Review

The Department of Community & Economic Development (CED) has completed its review of the Design Plan for Primrose Creek Subdivision – Section 3. Please see the comments below:

CED Conditions:

1. Include total lots data, including acres in lots, roads, open space, etc. include for proposed section and total subdivision. The current table has a lot of information that is good but does not answer all the required data.
2. Label the width of the right-of-way of Conner Lane on the drawing.
3. Some notes on the cover sheet are repeated.
4. The variance is for cul-de-sac length, cul-de-sac requirement also states no more than 30 units can be served - existing cul-de-sac is for 32 units.
5. There are 3 flag lots in the section, the minimum width of a panhandle is 25 feet, the panhandle lot to Branch Hill Miami Road is 20 feet, however it is an open space lot. The width of the panhandle for a lot in a platted subdivision may be less than the required 25 feet, but only if it can be demonstrated that easements of adequate dimensions are provided for access and utilities and the panhandle would primarily serve to meet the legal frontage requirement. I cannot easily see what the width of the other 2 panhandle lots are.
 - a. Where multiple panhandles abut in platted subdivisions, a reduction in the street frontage width may be provided if it is shown that adequate space exists for utilities and the vehicular access to the lots is provided by a common driveway. The maximum number of panhandles that may abut for a common driveway is five.
6. Any lands dedicated for open space purposes shall contain appropriate covenants and be noted on the record plat indicating:
 - a. The intended use of the open space
 - b. The use of the open space will continue in perpetuity for the purpose specified
 - c. Future further development of the open space area will not be contrary to its stated use
 - d. Appropriate provisions will be made for the maintenance of the open space.

CCEO Conditions:

1. A variance for the length of the proposed Conner Lane Cul-De-Sac needs to be obtained. The maximum length for Cul-De-Sacs is 900 Feet, per Clermont County Standard Detail STD0009.
2. 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'.



WRD Conditions:

1. The "future" sewer that is shown connecting to the proposed development does not exist.
2. The gravity sewer, and the proposed subdivision need to account for future elimination of the Hollow Lane Lift Station, which will include recording easements for future sewer installation to eliminate the lift station.
3. A 30' (10'/20') wide public water main easement is required for all proposed water main outside of the right-of-way. Segments of water main near the right-of-way will require an exclusive 10' water main easement located on the opposite side of the right-of-way line.
4. A 15' by 15' fire hydrant easement is required for all hydrants located on or near the right-of-way.
5. Public mains must be constructed to maintain a clearance of 18" vertical between water mains, storm sewers and other utilities.
6. At no time should standing water be within the public water or sanitary sewer easement. Please ensure this is the case with the basin's proposed location.
7. Please provide appropriate Clermont County water and sanitary sewer standard details.

W.M.S.C. Comments:

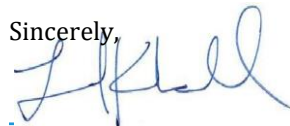
1. Please note on the plans which lots will need geotechnical reports.
2. Easements are needed for all storm sewers outside of the right-of-way and for drainage swales. An easement is also needed for the new detention basin, including an easement for maintenance.
3. Provide drainage calculations stamped by a Registered Professional Engineer in the State of Ohio. Include capacity and detention calculations. A watershed area drainage map also needs to be included. Show the watershed routing on the drainage area map.
4. Delineate the critical storm elevation and the 100 year storm elevation for the detention/retention basin(s) on the plans.
5. Show the location of the emergency spillway(s) and provide a cross sectional detail including dimensions and elevations. Show the proposed erosion protection for the emergency spillway(s). The spillway(s) must be sized to convey the 100 year storm event. One foot of freeboard is required.
6. Please provide an erosion and sediment control plan. Provide details for all measures used.
7. Provide a detail for the outlet structure including orifice, weir, window sizes and elevations.
8. Provide outlet protection for all storm sewer outlets.

S.W.C.D Conditions:

1. Easements are needed for all storm sewers outside the road right of way and for the drainage swales in the rear of Lot #32-38 and #45-51. An easement is also needed for the new detention basin, including an easement for maintenance.
2. A forebay is needed in the new detention basin. Please refer to the Ohio Rainwater and Land Development Manual for specifications.
3. Geotechnical reports will be needed for any construction on lots that contain EaE2 or EbD2 soils. Indicate those lots needing geotechnical reports on revised drawings.
4. Show the approximate limits of grading and stripping.

If you have any questions, please contact me at either (513) 732-7075 ext. 3 or at jmcmamus@clermontcountyohio.gov.

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

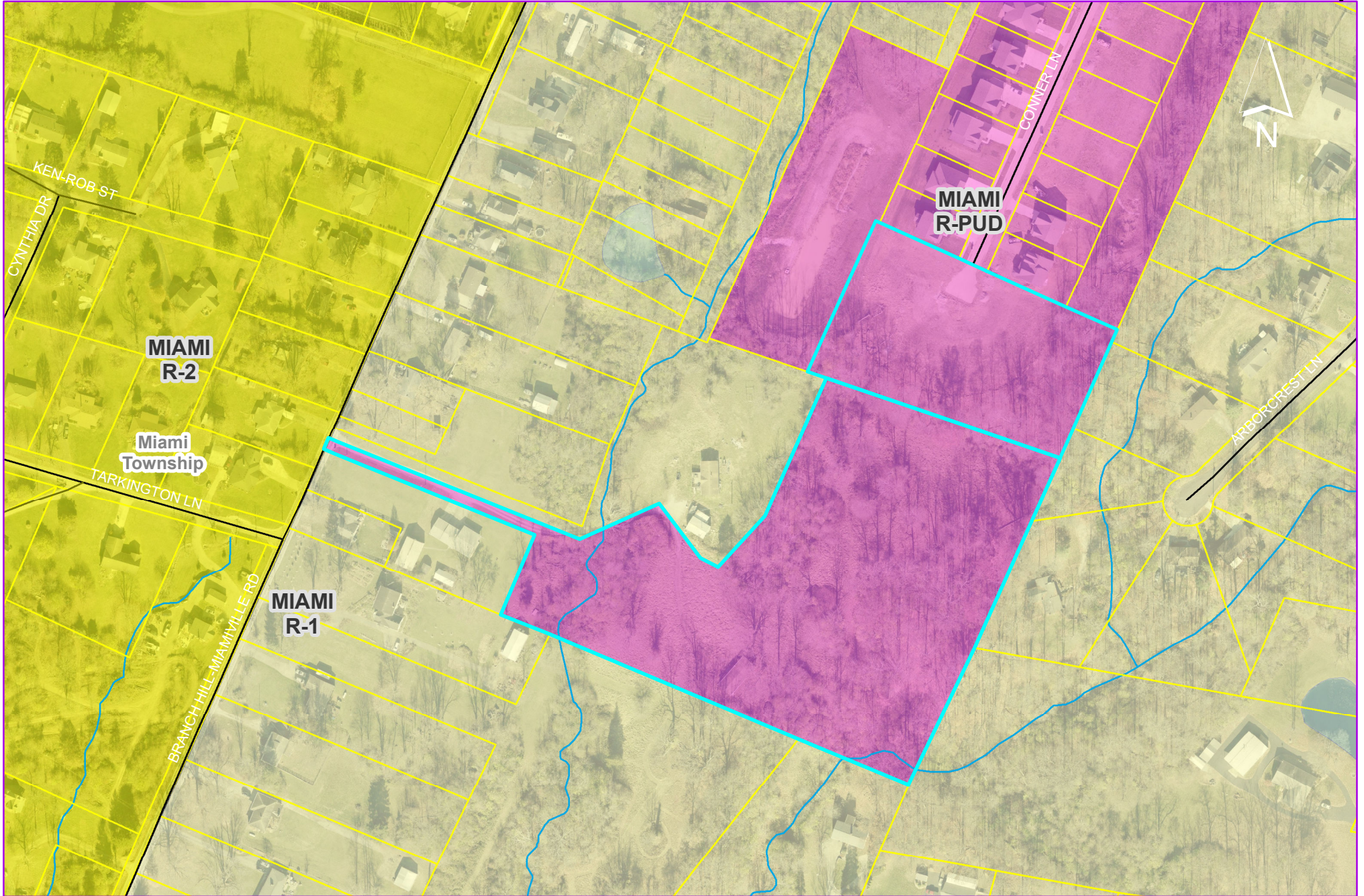
Sincerely,




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

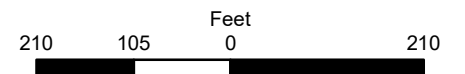
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Leonard Kendall, AICP, 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 Numbers: 172520D371 and 171433A055A
Expansion Site Area: +/- 9.12 ac. Total Area: +/-15.59 ac.





PROPERTY INFORMATION:

Parcel Numbers: 172520D371 and 171433A055A
Expansion Site Area: +/- 9.12 ac. Total Area: +/- 15.59 ac.

