



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 22, 2024

WILLOW GROVE SUBDIVISION – DESIGN PLAN

APPLICANT: Abercrombie & Associates, Inc. – Doug Smith
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247

OWNER: 295 Judd Road, LLC
9830 Mistymorn Lane
Cincinnati, OH 45242

ENGINEER: Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247

REQUEST: Requesting approval from the Clermont County Planning Commission for Willow Grove Subdivision – Design Plan consisting of 54 single family residential lots and 3 open space lots on +/- 9.53 acres.

LOCATION: The subject property (PINs 032021C040 and 032021C068) is located at 295 Judd Road in Batavia Township along the northern side of Judd Road just to the west of its intersection with Little Creek Drive.

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

DEVELOPMENT PROPOSAL:

Willow Grove Subdivision Design Plan consists of 54 residential lots as well as 3 open space lots. The open space lots surround the development and create a “buffer” to almost all surrounding land. The open space lots consist of +/- 3.87 acres or 41.2% of the total +/- 9.53 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 +/- 5.67 units per acre and the net density will be +/- 5.74 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: 57 lots

Area in Lots: Not on plans.

Area in Open Space: +/- 3.87 acres (41.2%)

Total Site Area: +/- 9.53 acres

Area in R/W: Not on plans.

Density: +/- 5.67 du/a (gross)
+/- 5.74 du/a (net)

School District: West Clermont Local School District

Homes:

Number of Units: 54 units

Min. Lot Area: 2,600 sq. ft.

Front Yard Setback: 30 ft.

Rear Yard Setback: 25 ft.

Min. Lot Width: 19 ft. (at cul-de-sac)

Side Yard Setback: 0 ft. (shared wall) 25ft
between buildings

SITE ACCESS:

The Design Plan shows access off of Judd Road that terminates in a cul-de-sac at the rear of the property. All buildable lots front on the proposed Willow Grove Drive and do not directly access Judd Road. The length of roadway in the subdivision is approximately 820 linear feet long.

STAFF ANALYSIS:

Per the review of the Willow Grove 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 buffering via open space lots that surround most of the residential lots. Some of the lots do directly abut the neighboring property that is currently similar residential development. The development will be required to comply with all buffering regulations per the Townships PD Zoning.

Clermont County Community & Economic Development Comments:

1. Include comprehensive area table of area in lots, right-of-way. Open space is there but not what is mentioned.
2. Is there a min lot area or lot width?
3. The Township is requiring berms along Judd Road, these are not shown on the design plan.
4. Will there be any phasing?
5. Change zoning wording on sheet C 101A.

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. Parking spaces not associated with a dwelling must access the proposed public road by way of a single commercial driveway. The 23 proposed unassociated parking spaces need to be adjusted or eliminated.
2. Lot numbers need to be provided for the proposed Open Space Lots.
3. The proposed typical roadway cross-section needs to be adjusted. A 28 Foot street width is required if the proposed front yard setback is less than Forty (40) Feet.
4. 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. Include the proposed water main, service lines, meters, meter sizes, fire hydrants, and fire hydrant easements. Fire hydrant easements shall be 15'x15'. Fire hydrant spacing shall not exceed 500', between proposed and existing fire hydrants.
2. Show detail for the proposed water main tie in at Judd Road. Include tie in method and materials to be installed.
3. Proposed sanitary sewer easements, not adjacent to road right of ways, shall be 30' wide, with sanitary sewer located 10' from one side and 20' from the other.
4. Show proposed sewer laterals. Include cleanouts at the right of way or easement line for each lateral.
5. If unable to acquire additional easement at tie in manhole, the proposed sanitary alignment shall be relocated to the center of the existing easement and shall require a new manhole at the connection point.

6. Include 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/>
7. Future design submissions shall include water and sanitary sewer profiles.

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

1. Provide an overland flow route along with your stormwater calculations for both the north and south detention basins.

Soil and Water Conservation District Comments:

1. A downstream hydraulic and flood routing will be needed (to the Judd Road culvert for the south basin, and to the twin 12" storm sewers behind the Thomaston Woods apartments on Amelia-Olive Branch Road)

Batavia Township Comments:

1. See Township Concept Plan Letter for conditions of approval.

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Willow Grove 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. Willow Grove Subdivision – Design Plan Drawings
- B. Willow Grove Subdivision – Application
- C. Willow Grove Subdivision – Review Letter dated 10/16/24
- D. Zoning Map
- E. Parcel Map

A&A
Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Cheshire Road, Suite 200
 Cincinnati, Ohio 45247
 www.abercombieassociates.com

PROPERTY MAP
 WILLOW GROVE
 BATAVIA TOWNSHIP
 LEWIS THOMAS' MILITARY SURVEY #1762
 CLERMONT COUNTY, OHIO

| DATE | REVISIONS |
|---------|-----------|
| 10-1-24 | G.R. |
| | D.A.S. |
| | 1" = 60' |

DESIGN PLAN



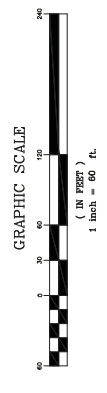
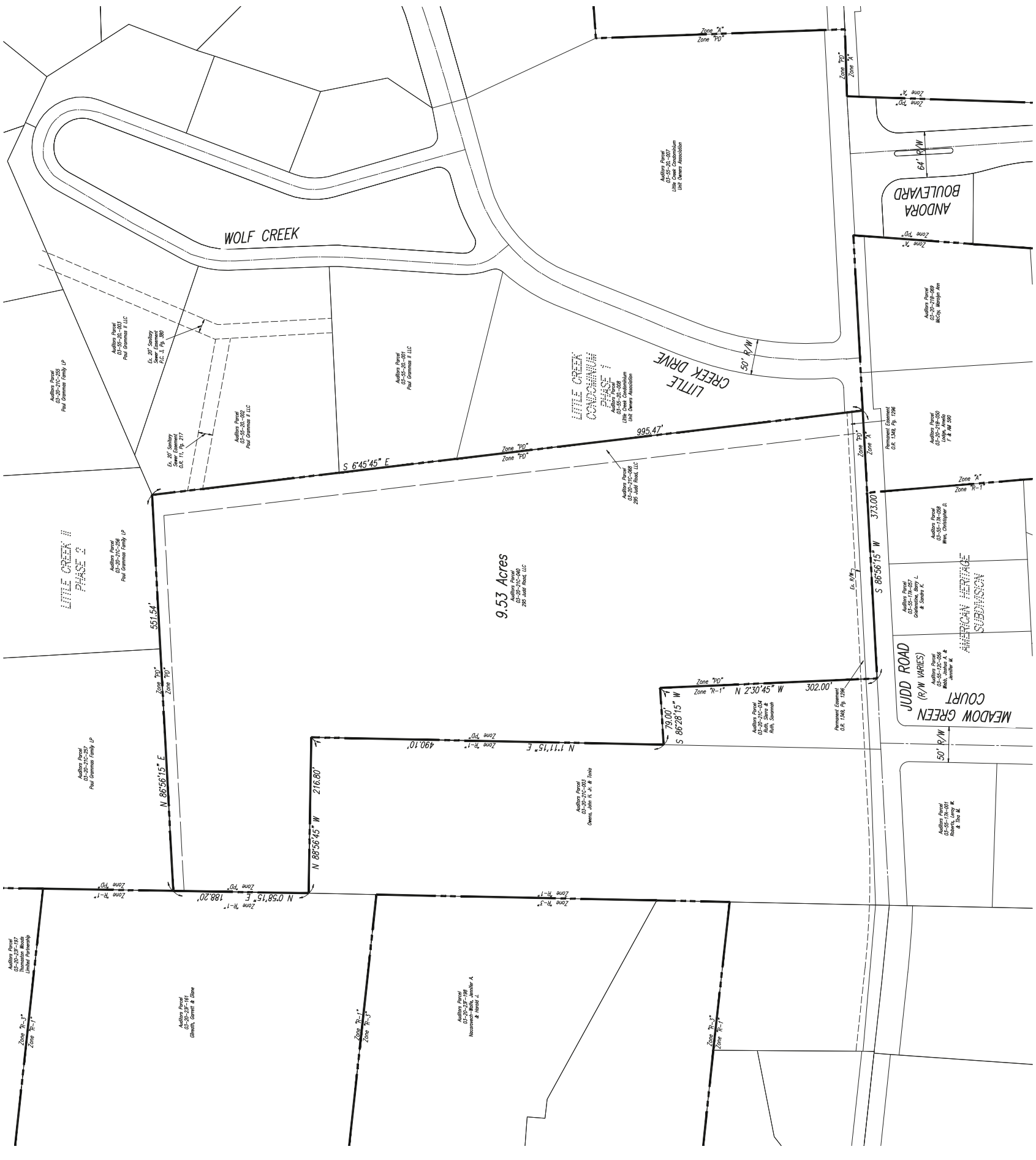
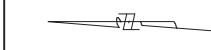
OWNER:
 295 JUDD ROAD, LLC
 9830 MISTYBORN LANE
 CINCINNATI, OHIO 45242

APPLICANT & DEVELOPER:
 295 JUDD ROAD, LLC
 9830 MISTYBORN LANE
 CINCINNATI, OHIO 45242
 (765) 215-1444
 ATTN: JOSH ALLEN

SHEET INDEX

| | |
|-------|---------------------------|
| C100 |PROPERTY MAP |
| C101 |SITE PLAN |
| C101A |SITE PLAN LOT LAYOUT |
| C102 |EXISTING CONDITIONS |

VICINITY MAP



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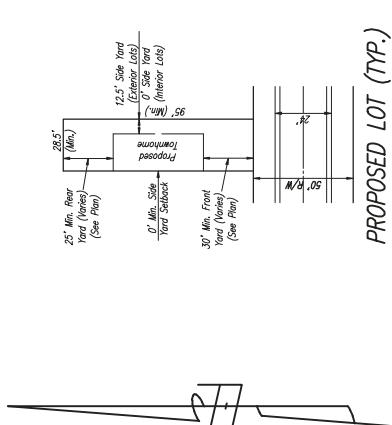
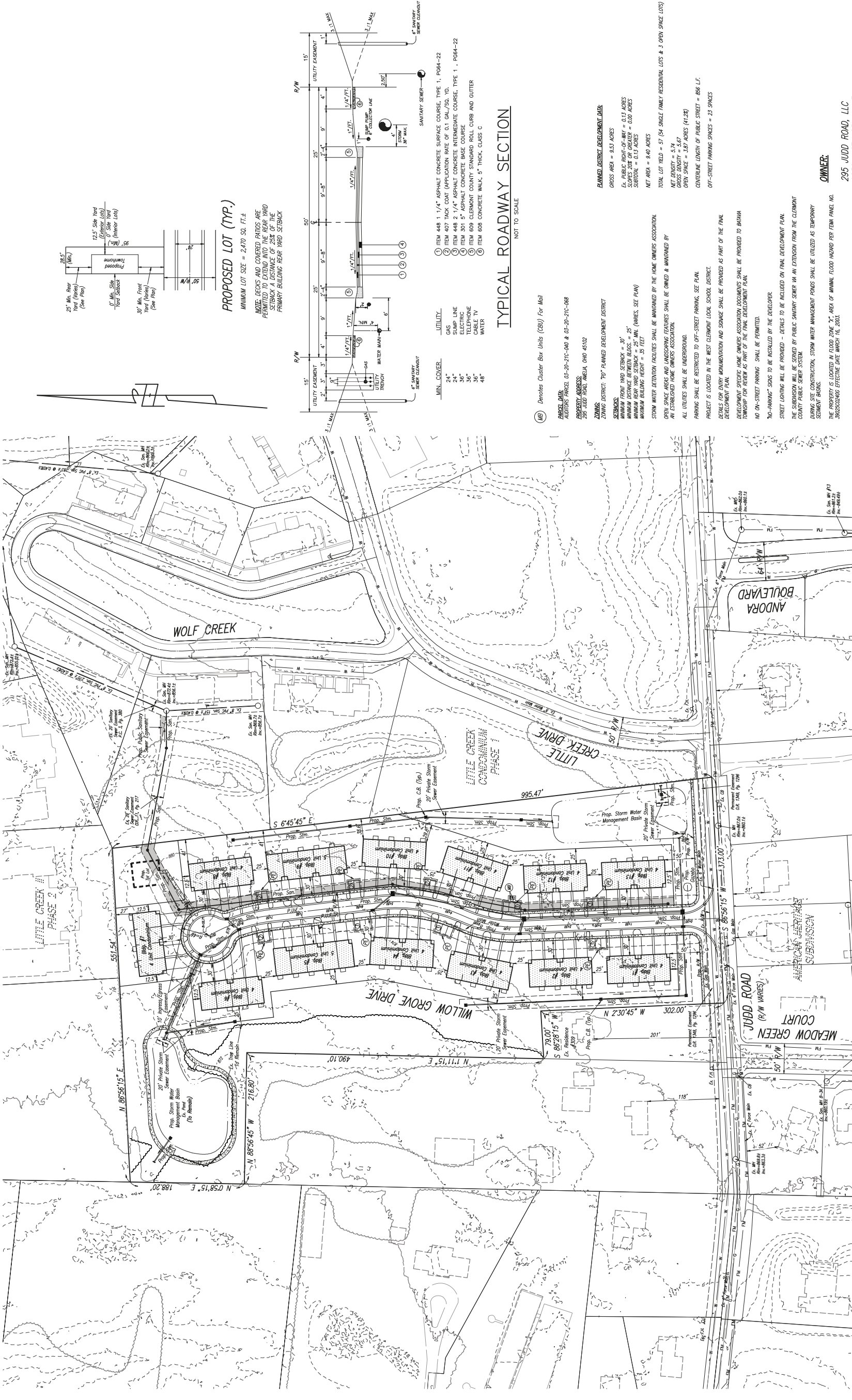
DESIGN PLAN

| | |
|------------|----------|
| DATE | 10-1-24 |
| BY | G.R. |
| CHECKED BY | D.A.S. |
| SCALE | 1" = 60' |

SITE PLAN
 WILLOW GROVE
 BATAVIA TOWNSHIP
 LEWIS THOMAS, MILITARY SURVEY #1762
 CLERMONT COUNTY, OHIO

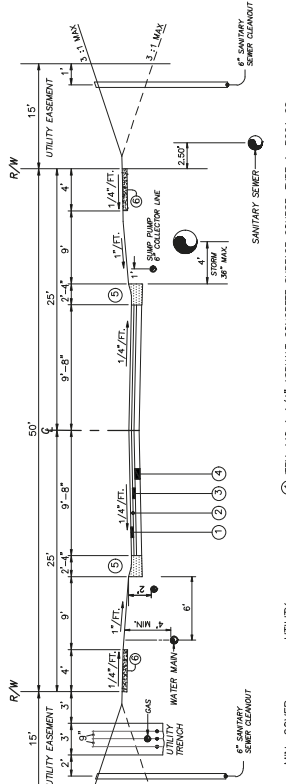
Abercrombie & Associates, Inc.
 Civil Engineering & Surveying
 11111 Cheshire Road, Suite 200
 Cincinnati, Ohio 45247
 www.abercombieandassociates.com
 1-800-362-2764

811
 Call before you dig
 1-800-362-2764



PROPOSED LOT (TYP.)

MINIMUM LOT SIZE = 2,470 SQ. FT. ±
 NOTES: DECKS AND COVERED PATIOS ARE PERMITTED TO EXTEND INTO THE REAR YARD PROVIDED THEY DO NOT REDUCE THE PRIMARY BUILDING REAR YARD SETBACK.



- MIN. COVER**
- 24" GAS
 - 36" ELECTRIC
 - 36" TELEPHONE
 - 36" CABLE TV
 - 48" WATER
- UTILITY**
- ① ITEM 448 1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
 - ② ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL./SQ. YD.)
 - ③ ITEM 449 5" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG64-22
 - ④ ITEM 450 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
 - ⑤ ITEM 609 CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER SURFACE = 6.0 ACRES
 - ⑥ ITEM 608 CONCRETE WALL, 5" THICK, CLASS C

TYPICAL ROADWAY SECTION

NOT TO SCALE

(LB) Denotes Cluster Box Units (CBU) For Mail

PERMITS:
 ADDRESS PERMITS: 03-20-210-040 & 03-20-210-068
 295 JUDD ROAD, ANDORA, OHIO 45102

ZONING:
 ZONING DISTRICT: 707 PLANNED DEVELOPMENT DISTRICT

STREETS:
 MINIMUM FRONT YARD SETBACK = 30'
 MINIMUM SIDE YARD SETBACK = 25'
 MINIMUM REAR YARD SETBACK = 10'
 MINIMUM BUILDING HEIGHT = 35 FEET (MIN. SEE PLAN)

STORM WATER RETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. OPEN SPACE AREAS AND LANDSCAPING FEATURES SHALL BE OWNED & MAINTAINED BY AN ESTABLISHED HOME OWNERS ASSOCIATION.

ALL UTILITIES SHALL BE UNDERGROUND.

PARKING SHALL BE RESTRICTED TO OFF-STREET PARKING. SEE PLAN.

PROJECT IS LOCATED IN THE WEST CLERMONT LOCAL SCHOOL DISTRICT.

DETAILS FOR ENTRY MONUMENTATION AND SIGNAGE SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN.

DEVELOPMENT SPECIFIC HOME OWNERS ASSOCIATION DOCUMENTS SHALL BE PROVIDED TO BATAVIA TOWNSHIP FOR REVIEW AS PART OF THE FINAL DEVELOPMENT PLAN.

NO ON-STREET PARKING SHALL BE PERMITTED.

"NO-PARKING" SIGNS TO BE INSTALLED BY THE DEVELOPER.

STREET LIGHTING WILL BE PROVIDED - DETAILS TO BE INCLUDED ON FINAL DEVELOPMENT PLAN.

THE SUBMISSION WILL BE SIGNED BY PUBLIC SANITARY SEWER VIA AN EXTENSION FROM THE CLERMONT COUNTY PUBLIC SEWER SYSTEM.

DURING SITE CONSTRUCTION, STORM WATER MANAGEMENT PONDING SHALL BE UTILIZED AS TEMPORARY SEEDMENT BASINS.

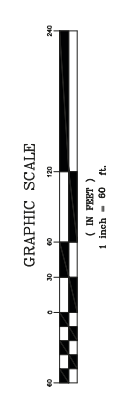
THE PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER FEMA PANEL NO. 3002202040G EFFECTIVE DATE MARCH 16, 2001.

PLANNED DEVELOPMENT DATA

GROSS AREA = 6.53 ACRES
 EX. PUBLIC RIGHT-OF-WAY = 0.13 ACRES
 SUBJECTS ZONE OF GREATER = 0.00 ACRES
 SUBJECTS ZONE OF LESSER = 0.10 ACRES
 NET AREA = 6.40 ACRES
 TOTAL LOT YIELD = 57 (54 SINGLE FAMILY RESIDENTIAL LOTS & 3 OPEN SPACE LOTS)
 NET DENSITY = 8.91
 OPEN SPACE = 3.87 ACRES (41.2%)
 CENTERLINE LENGTH OF PUBLIC STREET = 686 LF
 OFF-STREET PARKING SPACES = 23 SPACES

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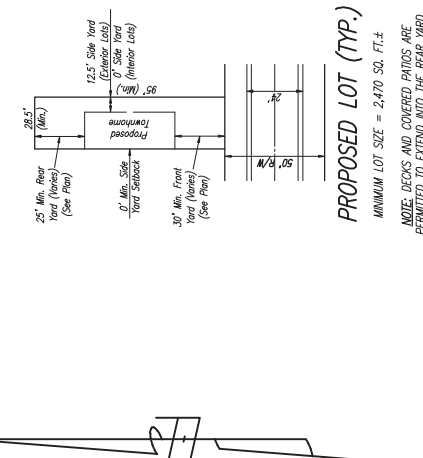
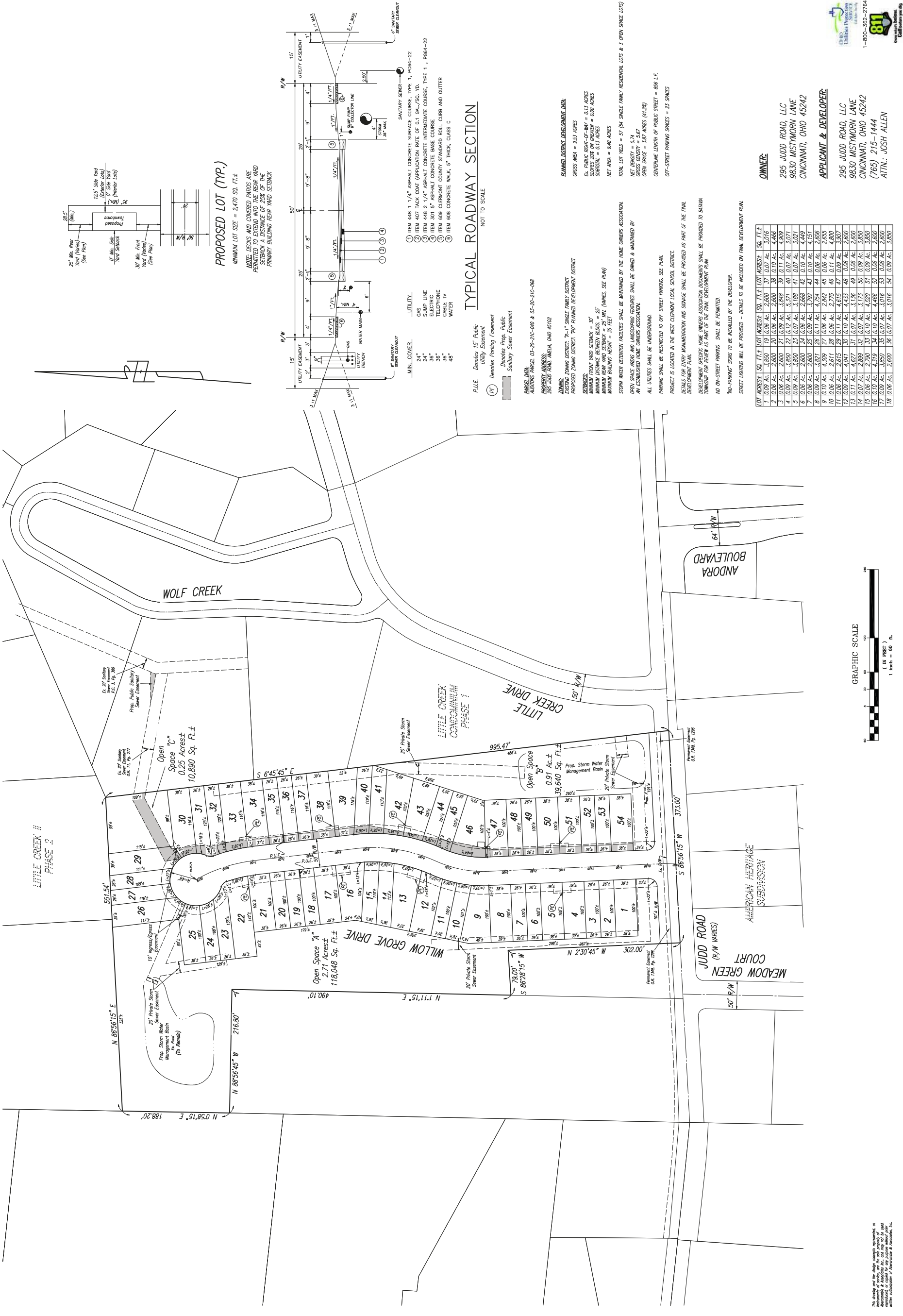
This study and the design concepts represented are based on the information provided to the engineer. The engineer is not responsible for the accuracy of the information provided or for the consequences of any action taken based on the information provided. The engineer's liability is limited to the professional services rendered.



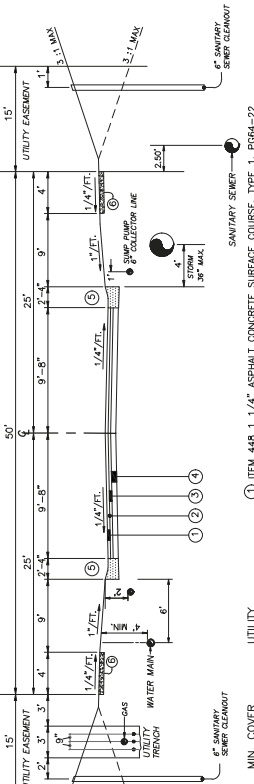
DESIGN PLAN

SITE PLAN LAYOUT
WILLOW GROVE
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

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PROPOSED LOT (TYP.)
MINIMUM LOT SIZE = 2,470 SQ. FT.
NOTES: DECKS AND COVERED PATIOS ARE PERMITTED TO EXTEND INTO THE REAR YARD SETBACK A DISTANCE OF 25% OF THE PRIMARY BUILDING REAR YARD SETBACK.



- UTILITY
- MIN. COVER
- 1. ITEM 448 1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, P664-22
- 2. ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL/SQ. YD.)
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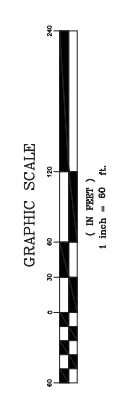
TYPICAL ROADWAY SECTION
NOT TO SCALE

PLANNED DISTRICT DEVELOPMENT DATA
GROSS AREA = 6.52 ACRES
EX. PUBLIC RIGHT-OF-WAY = 0.13 ACRES
SUBJECT ZONE OF GROWER = 0.00 ACRES
SUBTOTAL = 6.17 ACRES
NET AREA = 9.40 ACRES
TOTAL LOT YIELD = 57 (54 SINGLE FAMILY RESIDENTIAL LOTS & 3 OPEN SPACE LOTS)
NET DENSITY: 5.7%
OPEN SPACE = 3.87 ACRES (41.2%)
CENTERLINE LENGTH OF PUBLIC STREET = 686 LF.
OFF-STREET PARKING SPACES = 23 SPACES

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9830 MISTYBORN LANE
CINCINNATI, OHIO 45242
(765) 215-1444
ATTN: JOSH ALLEN

| LOT ADDRESS | ISO F.L.T. | LOT ADDRESS | ISO F.L.T. | LOT ADDRESS | ISO F.L.T. |
|-------------|------------|-------------|------------|-------------|------------|
| 1 0.09 Ac. | 3.650 | 19 0.06 Ac. | 2.600 | 37 0.07 Ac. | 3.016 |
| 2 0.06 Ac. | 2.600 | 20 0.06 Ac. | 2.600 | 38 0.10 Ac. | 4.466 |
| 3 0.06 Ac. | 2.600 | 21 0.09 Ac. | 3.849 | 39 0.11 Ac. | 4.909 |
| 4 0.09 Ac. | 3.850 | 22 0.12 Ac. | 5.371 | 40 0.07 Ac. | 3.071 |
| 5 0.09 Ac. | 3.850 | 23 0.07 Ac. | 3.189 | 41 0.07 Ac. | 3.071 |
| 6 0.06 Ac. | 2.600 | 24 0.06 Ac. | 2.600 | 42 0.10 Ac. | 4.449 |
| 7 0.06 Ac. | 2.600 | 25 0.06 Ac. | 2.600 | 43 0.10 Ac. | 4.449 |
| 8 0.09 Ac. | 3.851 | 26 0.11 Ac. | 4.784 | 44 0.06 Ac. | 2.606 |
| 9 0.10 Ac. | 4.369 | 27 0.06 Ac. | 2.642 | 45 0.06 Ac. | 2.655 |
| 10 0.06 Ac. | 2.611 | 28 0.06 Ac. | 2.775 | 46 0.11 Ac. | 4.800 |
| 11 0.06 Ac. | 2.615 | 29 0.11 Ac. | 4.615 | 47 0.09 Ac. | 3.907 |
| 12 0.09 Ac. | 4.041 | 30 0.10 Ac. | 4.433 | 48 0.06 Ac. | 2.600 |
| 13 0.11 Ac. | 4.627 | 31 0.07 Ac. | 3.136 | 49 0.06 Ac. | 2.600 |
| 14 0.07 Ac. | 2.899 | 32 0.07 Ac. | 3.173 | 50 0.09 Ac. | 3.850 |
| 15 0.06 Ac. | 2.790 | 33 0.10 Ac. | 4.520 | 51 0.09 Ac. | 3.850 |
| 16 0.06 Ac. | 2.600 | 34 0.06 Ac. | 2.600 | 52 0.06 Ac. | 2.600 |
| 17 0.09 Ac. | 3.850 | 35 0.07 Ac. | 3.116 | 53 0.06 Ac. | 2.600 |
| 18 0.06 Ac. | 2.600 | 36 0.07 Ac. | 3.016 | 54 0.09 Ac. | 3.850 |



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September 30, 2024

Mr. Leonard Kendall
Clermont County Department of Community and Economic Development
101 East Main Street, 3rd Floor
Batavia, Ohio 45103

RE: Design Plan Application
Willow Grove Subdivision
A&A No. 24-0075

Dear Mr. Kendall:

On behalf of the applicant, 295 Judd Road, LLC. we are pleased to present the attached Design Plan application for review and approval. The property is located at 295 Judd Road in Batavia Township, and contains 9.53 acres of land.

The property is zoned "PD" Planned Development. The proposed subdivision will contain 54 single family residential lots and 3 common open space lots. The common open space lots will be 3.87 acres of land (41.2%) of common open space preserving the existing pond and woodlands as well as containing the proposed detention basin to be utilized for storm water management. A walking trail with benches is proposed to extend around the existing pond as well as a small tot-lot being proposed at the northern end of the subdivision. All open space areas are proposed to be maintained by an established home owner's association.

Access to the proposed subdivision will be provided by extending a public cul-de-sac street north from Judd Road approximately 856 feet in length meeting the County length requirements for a public cul-de-sac roadway.

Public sanitary sewers are proposed to extend from an existing public sanitary sewer main located at the rear of the apartment buildings in Little Creek Condominiums along Wolf Creek Road. A future public water main will extend from an existing public water main located along Judd Road.

An existing pond located at the northwest corner of the property will remain and will be modified slightly with a release structure to serve as a storm water retention/detention basin. An additional detention basin is proposed at the southeast corner of the property. Both basins will provide storm water management for the proposed subdivision. The future storm water management design will confirm to the current County requirements and we acknowledge that a detailed design of these proposed facilities will be required as part of the formal design plan approval process.

We look forward to the Planning Commission's review and consideration of the attached design plan subdivision application at their scheduled, October, 2024 meeting.

Mr. Leonard Kendall
Clermont County Department of
Community and Economic Development
Design Plan Application
Willow Grove Subdivision
September 30, 2024
A&A No. 24-0075
Page 2 of 2

Sincerely,

Abercrombie and Associates, Inc.

A handwritten signature in black ink, appearing to read "Doug Smith". The signature is fluid and cursive, with a long horizontal stroke at the end.

Douglas A. Smith, P.E., P.S.
Senior Project Manager

Cc: Mr. Josh Allen, 295 Judd Rd, LLC.
Mr. Nicholas Fore, 295 Judd Rd., LLC.

Encl.



Parent Project # _____
Design Plan PL # _____

Design Plan Submittal Fee Breakdown – Effective Date January 1, 2022

Project Name: Willow Grove Subdivision

Engineer: Abercrombie and Associates, Inc.

Number of Buildable Lots: 54

Number of Open Space Lots: 3

Tier System for Subdivisions:

1-50 units (buildable lots) = \$50 per unit.

51-100 units (buildable lots) = \$25 per unit

Any # over 100 units (buildable lots) = \$10 per unit

County Submittal Fees:

Application Fee = \$ 50

1-50 units: 50 x 50 = \$ 2,500.00

51-100 units: 25 x 4 = \$ 1,00.00

Over 100 units 10 x _____ = \$ _____

Total Amount Due @ Design Plan = \$ 2,650.00

WMSC Fees: *(Recommend to be paid at the first submittal but not required)*

Subdivision WMSC Fee = \$ **500**

Phase 2 NPDES Fee = \$ **60**

\$20 per unit: 20 x 54 = \$ 1,080.00

Total = \$ 1,640.00

Miscellaneous Fees to be added: _____

- Variance Request: \$250
- Amendment to or Re-Submittal of Approved Plans: \$250
- Extension Request: \$250

Total Amount Due = \$4,290.00 *(Recommend to be paid in full at the first submittal but not required)*

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 .DXF 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) *N/A*
 - OHIO DEPARTMENT OF TRANSPORTATION – if Req'd (If Applicable) *N/A*
- ADDITIONAL APPLICATION ITEMS: *N/A*
 - 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

**CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW**

Date September 30, 2024 A/P # _____

Name of Subdivision Willow Grove Subdivision

Location 295 Judd Road, Amelia OH

Township Batavia Military Survey # 1762

Complete Parcel Identification Number (PIN) 03-20-21C-040 & 03-20-21C-068

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

Name of Applicant Abercrombie and Associates, Inc.

Address 8111 Cheviot Road, Suite 200

City Cincinnati State OH Zip 45247

Phone (513) 385-5757 Fax (513) 245-5161 Email dsmith@abercrombie-associates.com

Name of Owner of property to be subdivided 295 Judd Road, LLC.

Address 9830 Mistymorn Lane

City Cincinnati State OH Zip 45242

Phone 765-215-1444 Fax _____ Email Josh@A4regroup.com

Name of applicant's surveyor or engineer Abercrombie & Associates, Inc

Address 8111 Cheviot Road, Suite 200

City Cincinnati State OH Zip 45247

Phone (513) 385-5757 Fax (513) 245-5161 Email dsmith@abercrombie-associates.com

Acreage owned 9.53 Acreage proposed to be subdivided 9.53

Current Zoning Classification "PD" Planned Development

Proposed Zoning Changes none

Proposed Land Use single family residences

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 57 Typical lot width 28.5'

Number of proposed unit's 54 Typical lot area 2,470 sf min.

Single Family 54 Multi-Family _____

Acreage to be devoted to recreation, parks or open space 3.87 ac.

Recreation facilities to be provided passive and active open space

Proposed method of supplying water service extension of existing county water lines

Proposed method of sanitary waster disposal extension of existing county sewer lines

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

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Willow Grove Subdivision

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. 10 | Design Plan Application |
| B. 10 | Design Plan |
| C. 1 | Electronic Copy of Design Plan |
| D. 10 | Design Plan 11 x 17 |
| E. 1 | \$ 4,290.00 Application Fee |
| F. 10 | Narrative |
| G. 1 | Concept Approval Letters |

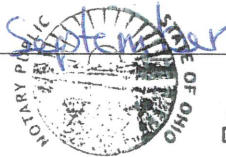
AFFIDAVIT

I, Douglas A. Smith of Abercrombie and Assoc., Inc., the applicant herein, do apply for Design Plan approval for Willow Grove Subdivision 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 Hamilton

[Signature]
Signature of Applicant

Subscribed and sworn to before me
This 30th day of



September
AMY S HARRIS A.D. 2024
Notary Public
State of Ohio
My Comm. Expires
December 13, 2024

[Signature]
Notary Public

For Official Use

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





BOARD OF COUNTY COMMISSIONERS
DAVID L. PAINTER • CLAIRE B. CORCORAN • BONNIE J. BATCHLER
WATER RESOURCES DEPARTMENT

September 26, 2024

Doug Smith, PE PS
Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247

Re: Concept Plan Submission for Development at 295 Judd Road

Mr. Smith,

The Clermont County Water Resources Department has complete the concept plan review of the above referenced subdivision. The following summarizes our comments:

- Sanitary sewer capacity is available at the site for the proposed 54 single-family residential lots. Developer is responsible for obtaining proposed easement as shown on concept plans.
- Water capacity is available at the site for the proposed 54 single-family residential lots.

If you have any question or comments regarding this letter, let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Rowland".

Chris Rowland, P.E.
Assistant Sanitary Engineer
Clermont County Water Resources Department

Cc: Lyle Bloom, PE
Leonard Kendall



Clermont Soil & Water Conservation District
1000 Locust St., PO Box 549 Owensville, OH 45160
513-732-7075 • www.clermontswcd.org

September 25, 2024

Doug Smith, P.E., P.S.
Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247

Dear Mr. Huber:

Thank you for the opportunity to review the concept plans for the proposed subdivision at 295 Judd Road in Batavia Township. The Clermont Soil and Water Conservation District has completed its review and approves of the concept plan as submitted. Please note that based on our maps, the proposed detention basin appears to discharge upstream of an 18-inch storm sewer serving the Thomaston Woods apartments, and a downstream hydraulic analysis may be needed to be submitted with construction drawings.

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

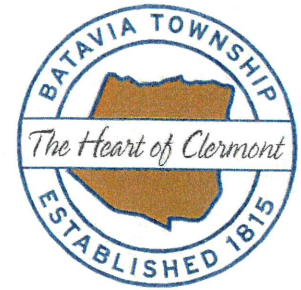
Sincerely,

A handwritten signature in cursive script that reads "John McManus".

John McManus, Director
Clermont SWCD



BATAVIA TOWNSHIP
PLANNING & ZONING DEPARTMENT
1535 Clough Pike Batavia, Ohio 45103
(513) 732-3888



September 18, 2024

Leonard Kendall, AICP
Clermont County Planning Commission
101 E Main Street, 3rd Floor
Batavia, OH 45103

RE: 295 Judd Road (No Project Name) - Case B-04-24ZPD
Property Address: 295 Judd Road
PIN: 032021C068. & 032021C040.

Re: Batavia Township Concept Letter

Dear Mr. Kendall,

I am writing to formally respond to the request for a concept letter for the proposed 295 Judd Road Project (No Project Name has been given by the developer) (B-04-24ZPD). On September 3, 2024, the Batavia Township Board of Trustees held a continued public hearing at the Batavia Township Community Center, 1535 Clough Pike, Batavia, Ohio. The hearing focused on a proposal to rezone two parcels, totaling 9.53 acres, from "R-1" Single-Family Residential District to "PD" Planned Development District. The parcels, identified as PIN 032021C040 & 032021C068, are located at 295 Judd Road, Amelia, OH 45102, on the north side of Judd Road in Batavia Township.

After review of your submittal and with due consideration, given that the Batavia Township Zoning Commission recommended approval of the request, the Township Trustees voted unanimously to approve your request with the following conditions:

1. The proposed zone change is acceptable based on the recommendations of the 2018 GPP and the current conditions.
2. The proposed walking path in the open space shall be hard surface pavement and cross-section details shall be provided during the Final Development Plan review.
3. The tree line protection area in the proposed open space shall be clearly indicated on the Preliminary Development Plan and on the Final Development Plan.
4. Details of the entry sign and improvements shall be provided during the Final Development Plan review.
5. Submit a draft of the HOA documents to the Township Planning Staff as soon as possible. This will allow the staff sufficient time to review the responsibilities assigned to the HOA. Final versions of the HOA documents must be provided to the Township during the Final Development Plan review.
6. The building setback from Judd Road shall be 50 feet.
7. A maximum of 54 dwelling units are permitted.
8. Allow decks and covered patios to extend into the rear yard setback 25% of the primary building setback.
9. The minimum dwelling size shall be 1,625 SF per the Preliminary Development Plans.
10. Mounding will be provided in the south portion of the western open space area and along Judd Road.
11. The proposed building materials shall be a combination of horizontal vinyl siding and shake shingles, shutters, and stacked stone materials, with pitched roofs with asphalt shingles consistent with examples presented to Batavia Township in the Preliminary Development Plan.

BATAVIA TOWNSHIP
PLANNING & ZONING DEPARTMENT
1535 Clough Pike Batavia, Ohio 45103
(513) 732-3888



12. A minimum of 23 off-street parking spaces shall be provided per the Preliminary Development Plan.
13. Include a note on the Preliminary Development Plan that street lighting will be provided.
14. Verify whether the County Engineer's Office will require a traffic analysis and if any road improvements are anticipated.
15. Provide proof of dedication of the right-of-way to the Township prior to the issuance of zoning certificates for individual lots.
16. Revise the landscape plans to substitute for lilac trees.
17. Work with the neighbors on Judd Road to coordinate mailbox locations impacted by street construction, if needed.
18. Require connection of sidewalks along Judd Road to the east if access is available.
19. Require a minimum of 30 foot front building setbacks from the cul-de-sac street and allow rear building setbacks of 20 feet.
20. The two buildings facing Judd Road shall have stone on the first floor of the south building elevations facing Judd Road.
21. The tot lot shall have play equipment features similar to the information presented to the Township in the revised Preliminary Development Plans dated August 27, 2024 and during the September 3, 2024, meeting.

Sincerely,

Taylor Corbett

Taylor Corbett
Director of Planning & Zoning
1535 Clough Pike
Batavia, OH 45103
(513) 732-3888, Ext. 2
Email: tcorbett@bataviatownship.org



September 27, 2024

Mr. Doug Smith P.E. P.S.
Senior Project Manager
Abercrombie & Associates

Re: 295 Judd Road Subdivision – Concept Plan

Mr. Smith,

The Clermont County Permit Central/Building Inspection Department has completed its initial review of the concept plan for the proposed development, 295 Judd Road Subdivision located at 295 Judd Rd., Amelia, Ohio 45102, Parcels 03-20-21C-040 & 03-20-21C-068, Batavia, Twp., Clermont County, Ohio.

At this time, we have approved the concept plans. However just a reminder of items that will be required for the Design Plan Review that were not provided on the Concept Review Plans.

1. Please verify the location and note the temporary sediment control basins.
2. Please note the location of any proposed construction entrances.
3. Please provide a vicinity map locating the proposed subdivision.
4. Please provide existing topography, both existing and proposed contours with at least (5') intervals, streams, wetlands, and other natural features.

Thank you for your submission. If you have any questions, please call me at 513-732-7737 or email me.

I appreciate your patience regarding our permit review process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Smorey", is written over a blue circular stamp.

Greg Smorey – CFM
Engineer – Plans Examiner
Permit Central Building Inspection
2275 Bauer Rd.
Batavia, Ohio 45103
513-732-7737
gsmorey@clermontcountyohio.gov



CLERMONT COUNTY ENGINEER'S OFFICE

Jeremy Evans, P.E., P.S.
Clermont County Engineer

September 27, 2024

Abercrombie and Associates Inc.
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
Attn: Doug Smith, PE, PS

RE: 295 Judd Road Development
Concept Plan Review
Batavia Township

Dear Mr. Smith:

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

1. A proper street name needs to be provided for Street 'A.'
2. Parking spaces not associated with a dwelling must access the proposed public road by way of a single commercial driveway. The 23 proposed unassociated parking spaces need to be adjusted or eliminated.
3. Lot numbers need to be provided for the proposed Open Space Lots.
4. The proposed typical roadway cross-section needs to be adjusted. A 28 Foot street width is required if the proposed front yard setback is less than Forty (40) Feet.
5. 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'.

Please call if you need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael S. Lober'.

Michael S. Lober
Deputy Engineer

cc: L. Kendall
File

October 16, 2024

Abercrombie and Associates, Inc
811 Cheviot Road, Suite 200
Cincinnati, OH 45247

295 Judd Road, LLC
9830 Mistymorn Lane
Cincinnati, OH 45242

Re: Willow Grove Subdivision – Design Plan Review

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

Township Conditions:

1. See attached Township Concept Plan Letter.

CED Conditions:

1. Include comprehensive area table of area in lots, right-of-way. Open space is there but not what is mentioned.
2. Is there a min lot area or lot width?
3. The Township is requiring berms along Judd Road, these are not shown on the design plan.
4. Will there be any phasing?
5. Change zoning wording on sheet C 101A

CCEO Conditions:

1. Parking spaces not associated with a dwelling must access the proposed public road by way of a single commercial driveway. The 23 proposed unassociated parking spaces need to be adjusted or eliminated.
2. Lot numbers need to be provided for the proposed Open Space Lots.
3. The proposed typical roadway cross-section needs to be adjusted. A 28 Foot street width is required if the proposed front yard setback is less than Forty (40) Feet.
4. 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'.

W.M.S.C. Conditions:

1. Provide an overland flow route along with your stormwater calculations for both the north and south detention basins.

Water Resources Conditions:

1. Include the proposed water main, service lines, meters, meter sizes, fire hydrants, and fire hydrant easements. Fire hydrant easements shall be 15'x15'. Fire hydrant spacing shall not exceed 500', between proposed and existing fire hydrants.
2. Show detail for the proposed water main tie in at Judd Road. Include tie in method and materials to be installed.
3. Proposed sanitary sewer easements, not adjacent to road right of ways, shall be 30' wide, with sanitary sewer located 10' from one side and 20' from the other.
4. Show proposed sewer laterals. Include cleanouts at the right of way or easement line for each lateral.
5. If unable to acquire additional easement at tie in manhole, the proposed sanitary alignment shall be relocated to the center of the existing easement and shall require a new manhole at the connection point.
6. Include applicable Water Resources Department Standard Details and General Notes for water and sanitary sewers installation. Details can be located at the following: <https://wrp.clermontcountyohio.gov/standards-and-provisions/>
7. Future design submissions shall include water and sanitary sewer profiles.

S.W.C.D Conditions:

1. A downstream hydraulic and flood routing will be needed (to the Judd Road culvert for the south basin, and to the twin 12" storm sewers behind the Thomaston Woods apartments on Amelia-Olive Branch Road)



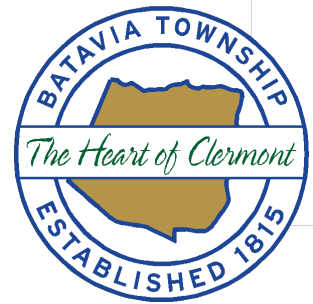
If you have any questions or concerns regarding any of my comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "L Kendall", is written over a light blue rectangular background.

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

**BATAVIA TOWNSHIP
PLANNING & ZONING DEPARTMENT
1535 Clough Pike Batavia, Ohio 45103
(513) 732-3888**



October 8, 2024

Leonard Kendall, AICP
Clermont County Planning Commission
101 E Main Street, 3rd Floor
Batavia, OH 45103

**RE: Willow Grove – Design Plan - Case B-04-24ZPD
Property Address: 295 Judd Road
PIN: 032021C068. & 032021C040.**

Re: Batavia Township Concept Letter

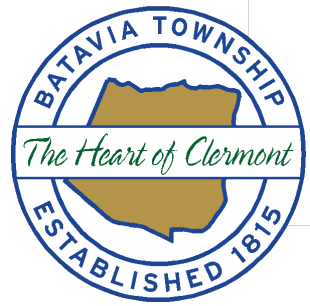
Dear Mr. Kendall,

I am writing to formally respond to the request for a review letter regarding the proposed Willow Grove Design Plan (B-04-24ZPD).

Following the review of the Design Plan, please note that the conditions previously approved by the Township Trustees remain in effect:

1. The proposed zone change aligns with the recommendations of the 2018 GPP and current conditions.
2. The walking path in the open space must be paved with hard surface material, with cross-section details provided during the Final Development Plan review.
3. The tree line protection area in the open space must be clearly shown on both the Preliminary and Final Development Plans.
4. Details of the entry sign and any related improvements must be submitted during the Final Development Plan review.
5. A draft of the HOA documents should be submitted to Township Planning Staff as soon as possible to allow sufficient time for review. Final versions must be provided during the Final Development Plan review.
6. The building setback from Judd Road must be 50 feet.
7. A maximum of 54 dwelling units are permitted.
8. Decks and covered patios may extend into the rear yard setback by up to 25% of the primary building setback.
9. The minimum dwelling size shall be 1,625 square feet as outlined in the Preliminary Development Plans.
10. Mounding must be provided in the southern portion of the western open space and along Judd Road.
11. Proposed building materials shall include a mix of horizontal vinyl siding, shake shingles, shutters, and stacked stone, with pitched roofs using asphalt shingles, consistent with the examples presented to Batavia Township in the Preliminary Development Plan.
12. A minimum of 23 off-street parking spaces must be provided per the Preliminary Development Plan.
13. The Preliminary Development Plan must include a note indicating that street lighting will be installed.
14. Confirm with the County Engineer's Office whether a traffic analysis is required and if any road improvements are anticipated.
15. Proof of dedication of the right-of-way to the Township must be provided prior to issuing zoning certificates for individual lots.

**BATAVIA TOWNSHIP
PLANNING & ZONING DEPARTMENT
1535 Clough Pike Batavia, Ohio 45103
(513) 732-3888**



16. Revise the landscape plan to replace lilac trees with an approved alternative.
17. Coordinate with neighbors on Judd Road to manage any mailbox relocations required by street construction, if necessary.
18. Sidewalk connections along Judd Road to the east must be ensured if access is available.
19. A minimum 30-foot front building setback from the cul-de-sac street is required, with a 20-foot rear building setback allowed.
20. The two buildings facing Judd Road must feature stone on the first floor of the south-facing elevations.
21. The tot lot must include play equipment consistent with the information presented to the Township in the revised Preliminary Development Plans (dated August 27, 2024) and during the September 3, 2024 meeting.

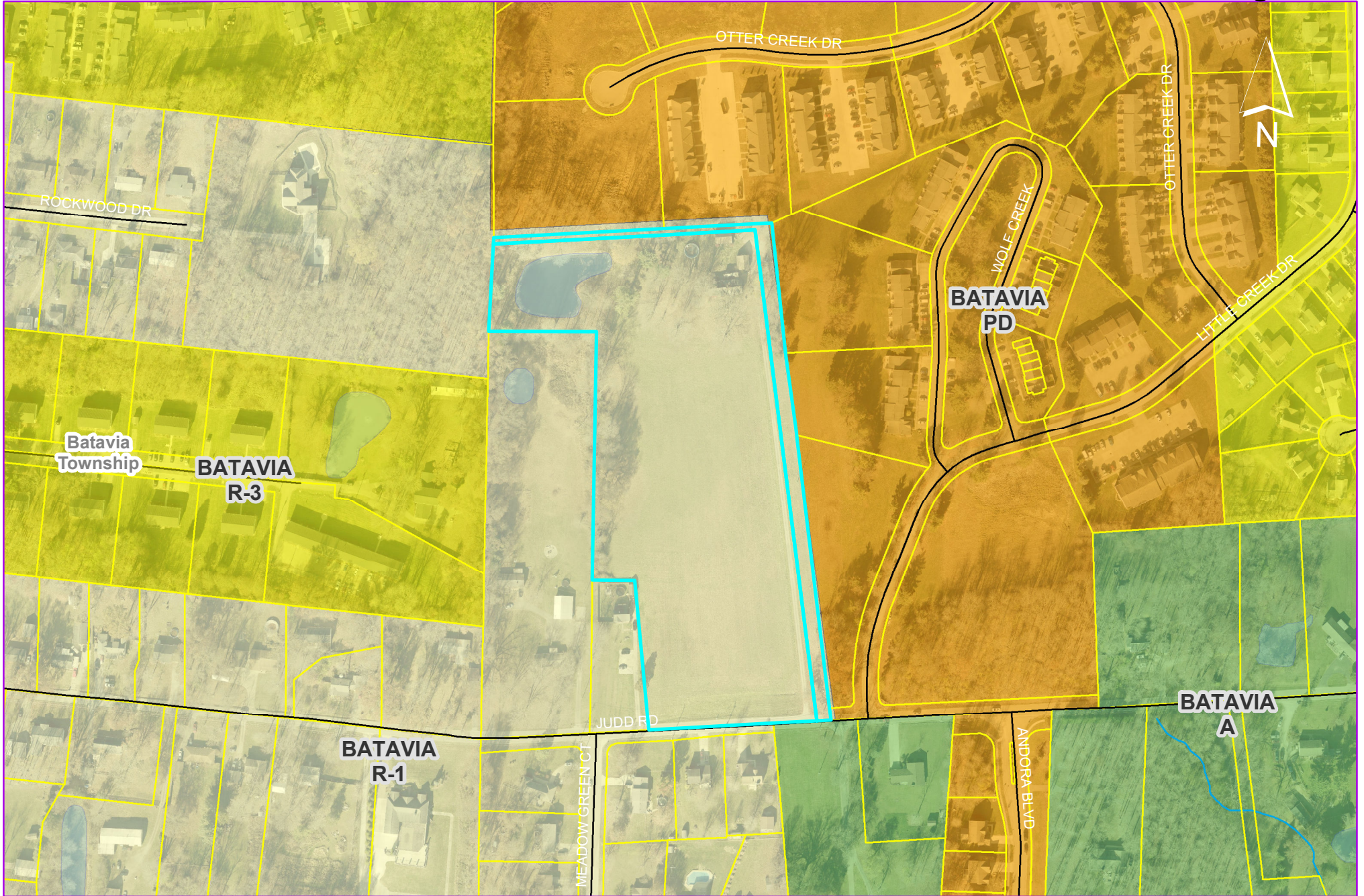
Sincerely,

Taylor Corbett

Taylor Corbett
Director of Planning & Zoning
1535 Clough Pike
Batavia, OH 45103
(513) 732-3888, Ext. 2
Email: tcorbett@bataviatownship.org

ZONING MAP

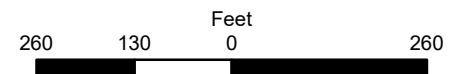
Willow Grove Subdivision - Design Plan

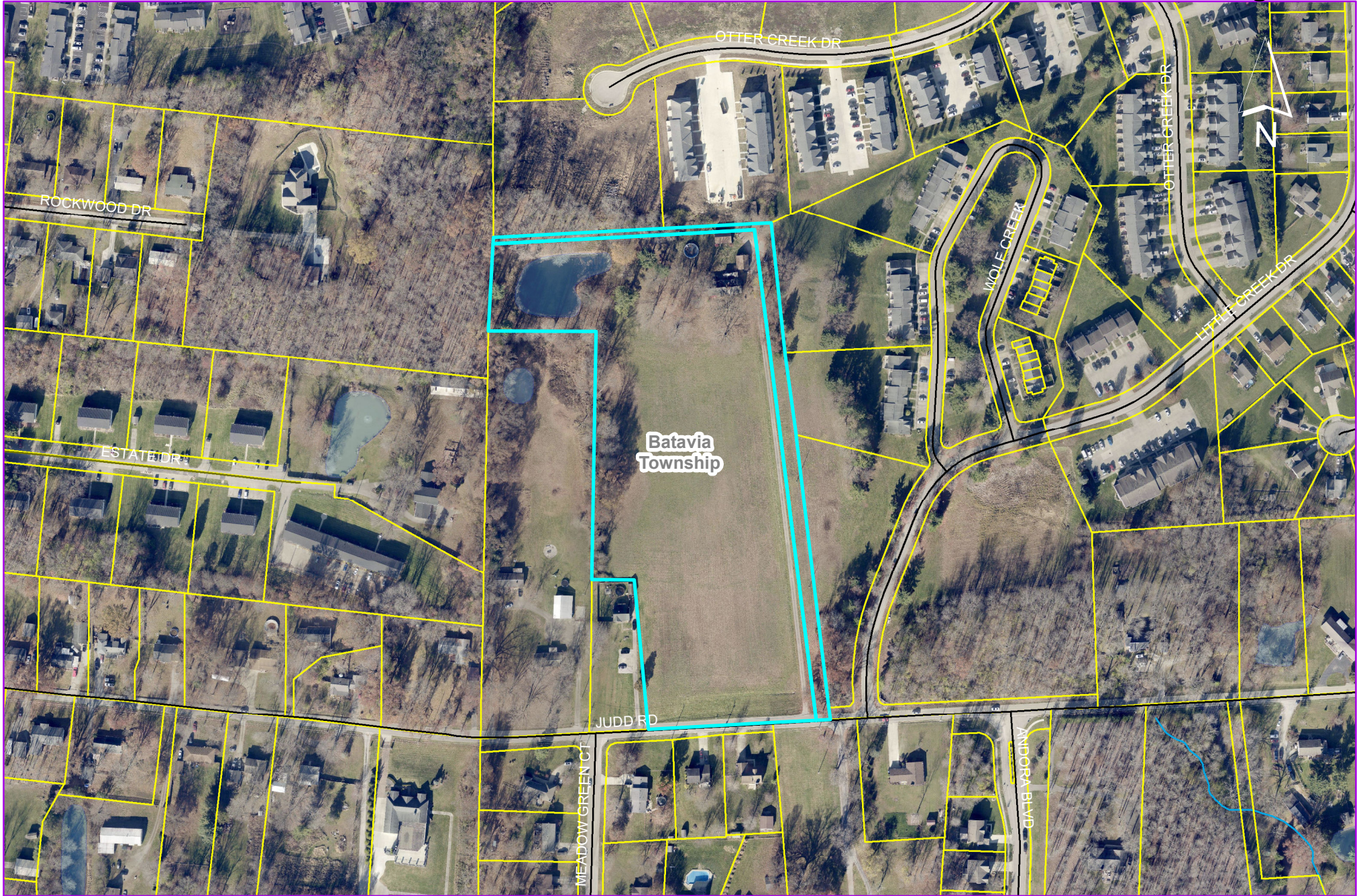


PROPERTY INFORMATION:

Parcel Numbers: 032021C040 and 032021C068

Total Site Area: +/- 9.53 ac.





PROPERTY INFORMATION:

Parcel Numbers: 032021C040 and 032021C068

Total Site Area: +/- 9.53 ac.

