



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON February 25, 2024

OAKRIDGE SUBDIVISION – DESIGN PLAN

- APPLICANT:** Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247
- OWNER:** Oakridge Estates Development, LLC
11148 Woodward Lane
Cincinnati, OH 45241
- ENGINEER:** Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Oakridge Subdivision – Design Plan
- LOCATION:** The subject property (PIN(s) 112203G255, 112203G291, 112203G290, 112203G289, 112203G283, 112203G282, 112203G278, 112203G277, 112203G276, 112203G275, 112203G274, 112203G270, 112203G271, 112203G272, 112203G273, 112203G268, 112203G267, 112203G266, 112203G265, 112203G305, 112203G304, 112203G303, 112203G307, 112203G306, 112203G288, 112203G287, 112203G286, 112203G285, 112203G294, 112203G293, 112203G279, 112203G308, 112203G309, 112203G310, 112203G311, 112203G257, 112203G280, 112203G281, 112203G296) is located along the southern side of Oakridge Drive off of SR-48, approximately one and one-quarter mile northwest of its intersection with SR-28 in Goshen Township.
- HISTORY:** A design plan was approved in February 2018 for a subdivision of 12 lots, but was never built out. This approval was contingent upon the following:
1. Ohio Department of Transportation letter that verifies the proposed entrances meet all applicable sight distance requirements

2. Contacting Ohio EPA and the Corps of Engineers to determine if 401/404 permits are needed
3. Lots that require geotechnical reports shall be shown on future plans including the record plats

DEVELOPMENT PROPOSAL:

Oakridge Subdivision – Design Plan consists of 32 residential lots and one open space lot on a vacant property. The subject property is adjacent to land uses that include single family housing, a mobile-home park, and agricultural land. The proposed land use is detached single-family residences, which will be compatible the existing land use pattern within the area. The total area is +/- 45.787 acres, and will include a nonbuildable, open-space lot for retention/detention purposes totaling +/- 6.97 acres and +/- 3.70 acres of easements for ingress/egress and utilities. The project density would be +/- 0.76 dwelling units (net) per acre and +/- 0.70 dwelling units (gross) per acre for this subdivision.

DEVELOPMENT DATA:

Current Zoning: Agricultural and Rural Residential District (R-1) - established to preserve and protect the predominantly rural character that is prevalent in many areas of Goshen Township while still allowing for a degree of low-density development in areas of the township that lack sufficient public utilities to support denser, suburban development types.

Total Lots: 33 lots	Total Site Area: +/- 45.787 acres
Area in Lots: +/- 42.087 acres	Area in R/W: +/- 3.70 acres (Private)
Area in Open Space: +/- 6.97 acres	Density: +/- 0.76 du/a (net)
	+/- 0.70 du/a (gross)

School District: Goshen Local School District

Homes:

Number of Units: 32 units	
Min. Lot Area: +/- 40,000 sq. ft.	Min. Lot Width: 150 ft.
Front Yard Setback: 50 ft.	Side Yard Setback: 10 ft.
Rear Yard Setback: 35 ft.	

SITE ACCESS:

The Design Plan shows access will be provided by extending a private street from the Southern terminus of Oakridge Drive. The extension comes from a street stub that was built around 1976 with the anticipation of approximately 40 new homes that was never built-out. The street is private, and will remain private.

STAFF ANALYSIS:

Per the review of Oakridge Subdivision – Design Plan, the development will follow all

requirements pertaining to Article V of the *Clermont County Subdivision Regulations* based on conditions noted in the Design Plan Comment Review Meeting. The proposed subdivision is an expected development and is compatible with the land uses of the surrounding area. There are a number of conditions that must be met. The applicant is aware of these conditions and agrees with them. Those conditions are detailed in the Oakridge Design Plan Review Letter that is attached.

The Goshen Township 2000 Future Land Use Plan designates this area for *Moderate Density Suburban Residential*. The Plan highlights the State Route 48 corridor by stating “a majority of the new residential development have located in areas around S.R. 48, most likely due to access, adequate public improvements, and unique natural features that are not readily available in other areas of the Township”, and is further described within the plan as “designated for Moderate Density Suburban Residential, which should continue to be developed for single-family uses with a maximum density of 2 units per acre. Emphasis should also be placed on creating planned neighborhoods with parks and open spaces that may also contribute to adjacent neighborhoods and the Township as a whole”. The proposed subdivision meets these criteria, and staff finds the proposal compatible with the surrounding development and character as it is similar to existing surrounding development. The proposed density is less than what the Future Land Use Plan designates, and is less than what is currently existing. Departmental comments are below and the applicant and developer are aware of the requirements in order for this subdivision to be constructed.

Clermont County Community & Economic Development Comments:

1. Within the *Clermont County Subdivision Regulations*, Article IV: *Required Submission Documents Table for Design Plan Review #28* requires the applicant to include the location of wooded areas, topographic, and natural features that are within and adjacent to the proposed project areas. The applicant should show the undisturbed and cleared areas.
2. Article V, Section 503: *Sensitive Development Areas* states that wetlands on a development site require the applicant to submit a statement that demonstrates satisfactory efforts have been made to mitigate any special hazards posed to the site if sensitive lands are subjected to improper use or management. The applicant can either describe in detail the extent of encroachment, resulting impacts, and proposed methods of mitigation, or the applicant may submit a Geotechnical Report and/or a Wetlands Assessment/Delineation in lieu of a development narrative.
3. Article V, Section 509 permits private streets provided they meet all requirements identified within the section. All lots utilizing a private road for access shall be provided with a driveway easement and maintenance agreement, to be noted on the record plat and to be outlined with the appropriate covenants and restrictions as to ensure that the private street is appropriately maintained.
4. Article V, Section 515 describes the necessary easements, also addressed in other department comments throughout this letter. The applicant should address this.

Clermont County Engineer's Office Comments:

CCEO has completed the review of the above mentioned project. The following is a list of comments regarding the submitted design plan.

1. Ohio Department of Transportation needs to approve the submitted plans, along with the proposed utility work adjacent to State Route 48.
2. Oakridge Drive needs to be labeled as a Private Street.
3. A minimum forty foot (40') Private Street Easement needs to be provided for Oakridge Drive.

Clermont County Water Resources Department Comments:

WRD has completed the review of the above-mentioned project plans, dated 01/31/2025. A more comprehensive review will be conducted following a more complete design plan submittal. The following is a list of comments that we have regarding the submitted construction plans:

1. Show fire hydrant easements according to CCWRD standards.
2. Water main should be inside of appropriate easements of 30 ft (10'/20').
3. Detail water main with valve type, location, size, and all appropriate labels and details.
4. Show sanitary sewer easements for the proposed sanitary sewer which has a 30 ft (10'/20') easement.
5. Include a callout for the Sanitary Sewer size like how the proposed water main is called out.
6. Callout the sanitary sewer manholes, include appropriate information on manholes.
7. Include Elevation views of the sanitary sewer and water main.
8. Show proposed sanitary sewer laterals, cleanouts at right-of-way, water services, water meter locations.
 - a. Make sure cleanouts and water meter locations are in green spaces and not in driveways or sidewalks.
9. Show all appropriate CCWRD details, drawings, notes and other applicable regulations.
10. Please confirm that the storm sewer drains are more than 10 feet from the water main or file for write this in your variance on the PTI to the EPA

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

1. Please provide the Wetland Report approval from the OEPA.
2. Confirm whether the proposed stormwater detention/retention basin is part of an existing stream or if natural drainage flow is directed through the proposed basin location.
3. Lots #19-22 contain a designated intermittent stream. Please clarify how development will be proposed on these lots. If the stream is to be relocated, provide suggested building locations for its final placement.
4. If the stream is relocated, submit a copy of the Section 404 permit from the U.S. Army Corps of Engineers, along with stormwater calculations demonstrating compliance with WMSC requirements.
5. Establish a private drainage easement for the stream and provide Minimum Opening Elevations (MOEs) for all lots affected by a 100-year storm event.

Soil and Water Conservation District Comments:

1. Wetland comments:
 - a. Wetland delineations need to be conducted if not done so already
 - b. A jurisdictional determination is needed from the U.S. Army Corps of Engineers, as well as a 404 permit for any jurisdictional wetlands that will be disturbed.
 - c. A 401 Water Quality Certification is needed from Ohio EPA
 - d. Assuming wetlands 2-4 are not left in a natural state and not placed in a conservation easement, the entirety of these wetlands should be considered disturbed, possibly requiring mitigation
2. A note is needed stating that the HOA will have long-term responsibility for all storm sewer infrastructure (not just the basin). Alternatively, a request could be made of the Clermont County Engineer's Office to create a storm water district for the subdivision (recommended).
3. Easements are needed for storm sewers, storm water management basin, the basin's receiving stream, and the intermittent stream through Lots 18-22.
4. A suggestion only: if a retention pond is constructed and the discharged could be diffused, the pond could outlet into wetland #1 for additional treatment.

Goshen Township Comments:

1. According to Appendix D, Section D107.1 of the Ohio Fire Code (2017), One- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. An exception can be made where there are more than 30 dwelling units on a single public or private fire apparatus

access road and all dwelling units are equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3.

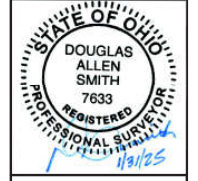
STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Oakridge – Design Plan Review Letter dated 2/24/25 be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Goshen 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. Oakridge – Design Plan Drawings
- B. Oakridge – Application
- C. Oakridge – Review Letter dated 2/21/25
- D. Goshen Township Growth Management Plan (2000)
- E. Parcel Map
- F. Zoning Map
- G. Comments from Goshen Township dated 2/11/25
- H. Neighbor Comments

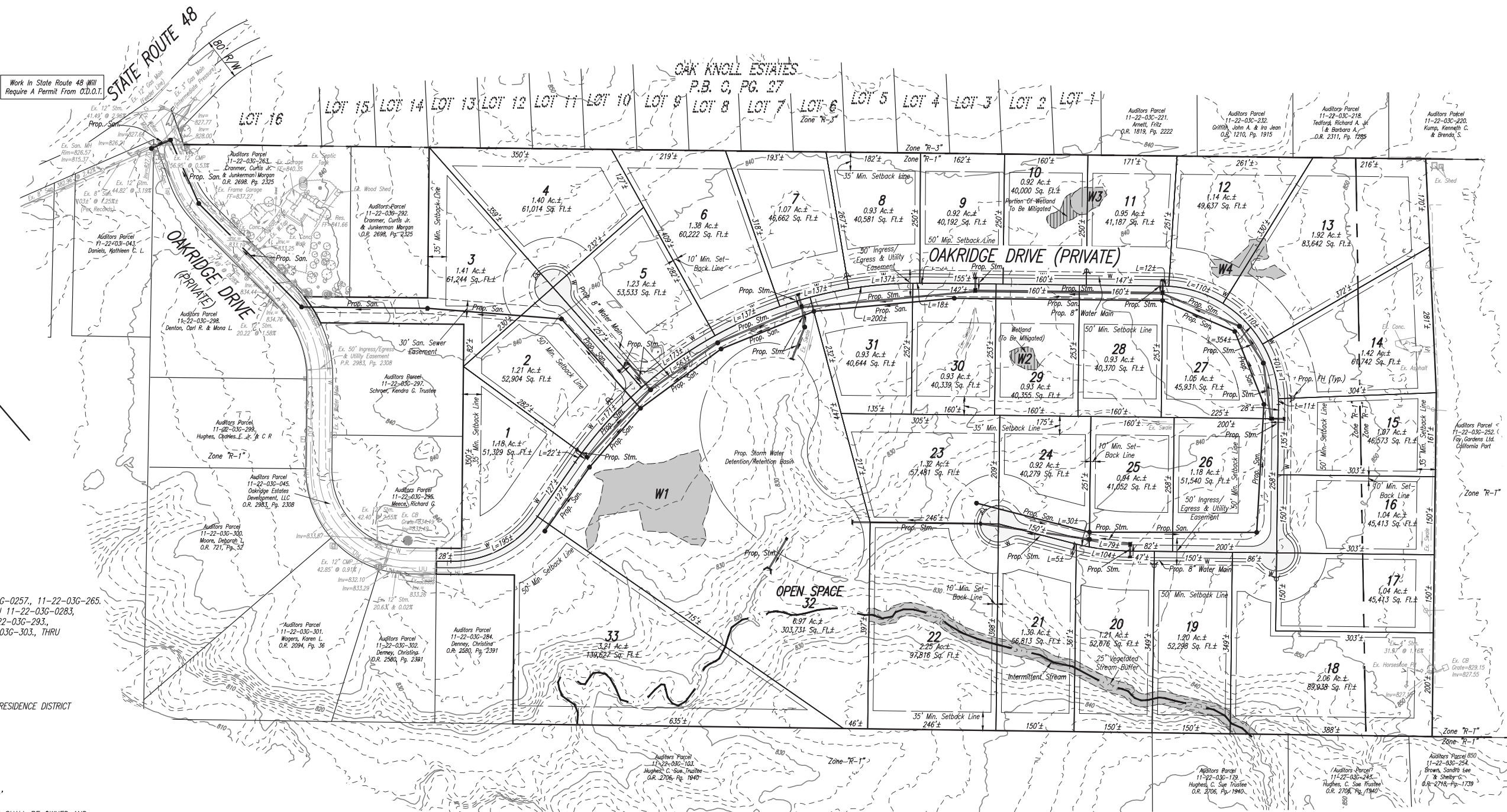


Date: 1-31-25
Drawn By: G.R.
Checked By: D.A.S.
Scale: 1" = 100'

REVISIONS
DWG: H-18692[GR-PRM-DESIGN

SITE PLAN
OAKRIDGE SUBDIVISION
MILITARY SURVEY #710
GOSHEN TOWNSHIP
CLERMONT COUNTY, OHIO

Sheet Title: PROJECT TITLE
Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-386-5757
www.aberacrombie-associates.com
JOB NO.: 17-0136A C 101



PARCEL DATA:
AUDITORS PARCEL 11-22-036-255, 11-22-036-0257, 11-22-036-265, THRU 11-22-036-268, 11-22-036-270, THRU 11-22-036-0283, 11-22-036-285, THRU 11-22-036-291, 11-22-036-293, 11-22-036-294, 11-22-036-296, & 11-22-036-303, THRU 11-22-036-311.

PROPERTY ADDRESS:
OAKRIDGE DRIVE

ZONING:
EX. ZONING DISTRICT: "R-1" SUBURBAN ESTATE RESIDENCE DISTRICT & "R-T" MOBILE HOME PARK DISTRICT

SETBACKS:
MIN. FRONT YARD = 50'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 35'
MIN. LOT AREA = 40,000 SQ. FT.
MIN. LOT WIDTH @ FRONT YARD SETBACK = 150'

OPEN SPACE AREAS AND LANDSCAPING FEATURES SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.

PROJECT IS LOCATED IN GOSHEN LOCAL SCHOOL DISTRICT.

MAXIMUM BUILDING HEIGHT = 35'

GROSS AREA = 45.787 ACRES

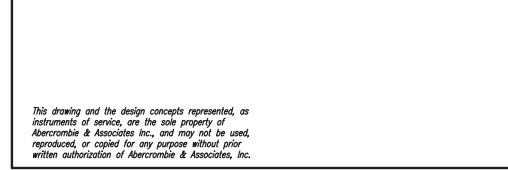
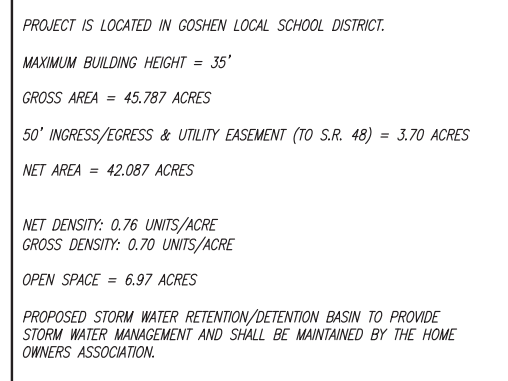
50' INGRESS/EGRESS & UTILITY EASEMENT (TO S.R. 48) = 3.70 ACRES

NET AREA = 42.087 ACRES

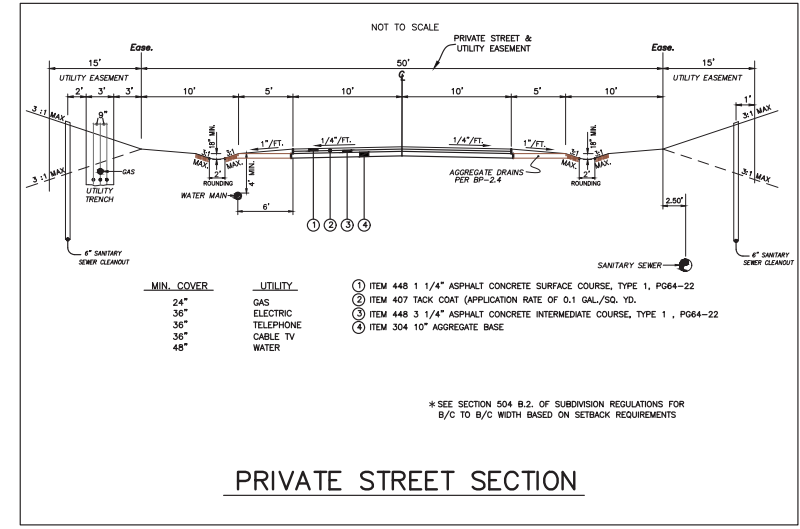
NET DENSITY: 0.76 UNITS/ACRE
GROSS DENSITY: 0.70 UNITS/ACRE

OPEN SPACE = 6.97 ACRES

PROPOSED STORM WATER RETENTION/DETENTION BASIN TO PROVIDE STORM WATER MANAGEMENT AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



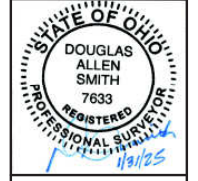
Denotes Wetland Area
 Denotes Wetland Area To Be Mitigated



OWNER/APPLICANT
OAKRIDGE ESTATES DEVELOPMENT, LLC
11148 WOODWARD LANE
CINCINNATI, OHIO 45241
(513) 772-1521



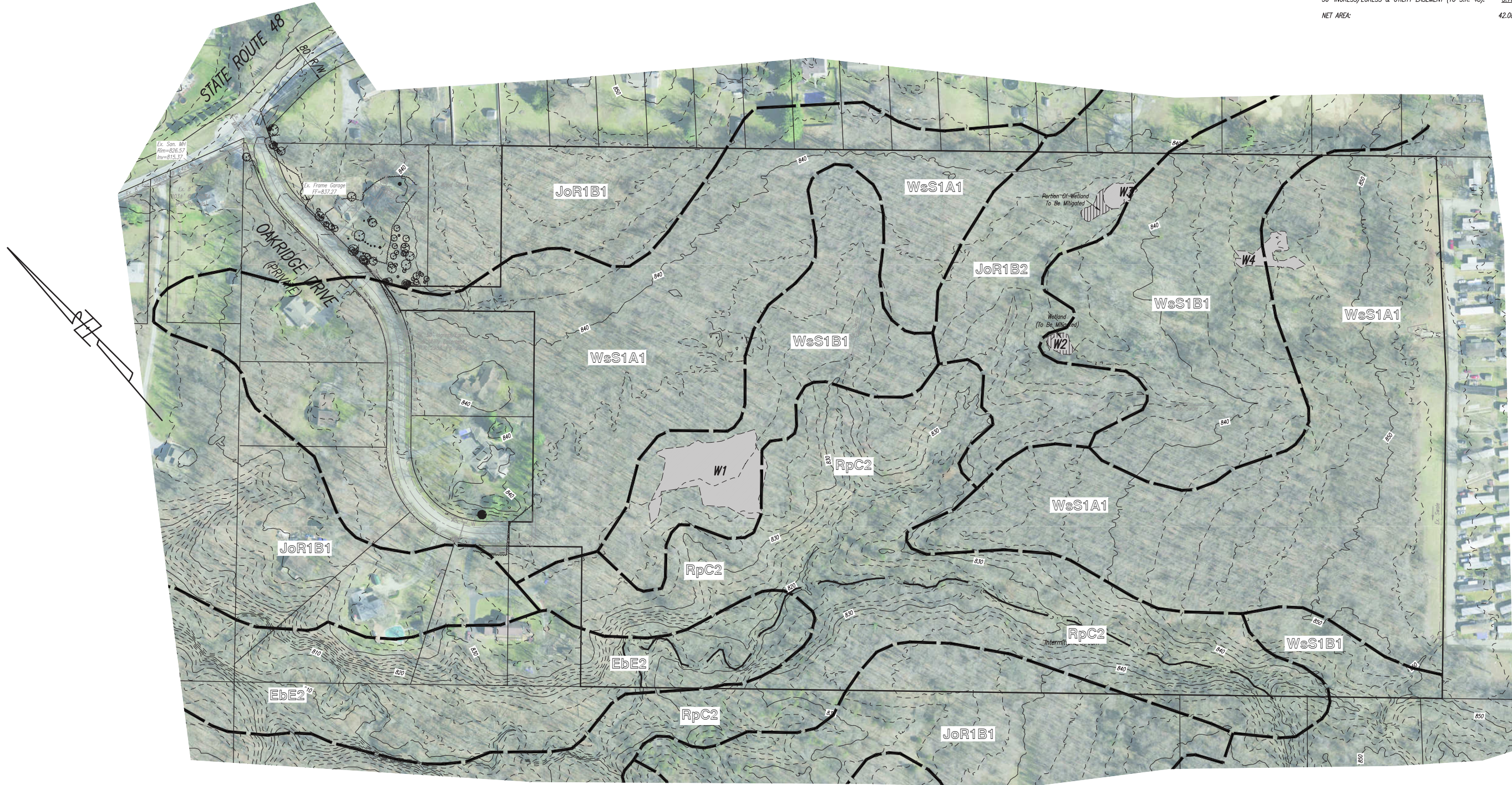
This drawing and the design concepts represented, as instruments of service, are the sole property of Abercrombie & Associates, Inc. and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.



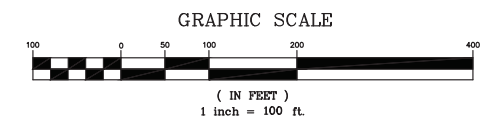
SOILS LEGEND

EbE2	EDENTON LOAM, 18-25%
JoR1B1	JONESBORO-ROSSMOYNE SILT LOAM, 2-6%
JoR1B2	JONESBORO-ROSSMOYNE SILT LOAM, 2-6%
RpC2	ROSSMOYNE SILT LOAM, 6-12%
WsS1A1	WESTBORO-SCHAFFER SILT LOAM, 0-2%
WsS1B1	WESTBORO-SCHAFFER SILT LOAM, 2-4%

GROSS AREA: 45.787 ACRES
 50' INGRESS/EGRESS & UTILITY EASEMENT (TO S.R. 48): 3.70 ACRES
 NET AREA: 42.087 ACRES



Denotes Wetland Area
 Denotes Wetland Area To Be Mitigated



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REVISIONS	Date	1-31-25
	Drawn By	G.R.
	Checked By	D.A.S.
	Scale	1" = 100'
	DWG. NO.	H_18892\GR-PRM-DESIGN

EXISTING CONDITIONS
 OAKRIDGE SUBDIVISION
 MILITARY SURVEY #710
 GOSHEN TOWNSHIP
 CLERMONT COUNTY, OHIO

Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Cheviot Road, Suite 200
 Cincinnati, Ohio 45247
 513-386-5757
 www.aberacrombie-associates.com



ATTACHMENT B

January 31, 2025

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

RE: Design Plan Application
Oakridge Subdivision
A&A No. 17-0136A

Dear Mr. Kendall:

On behalf of the applicant, Oakridge Estates Development, LLC. we are pleased to present the attached design plan application for review and approval. The property is located at the southern terminus of Oakridge Drive in Goshen Township, and contains 45.79 acres.

The proposed subdivision will contain 33 single family residential lots with one of the lots being reserved as an open space lot. The proposed subdivision conforms to the current requirements of the Goshen Township's Zoning District, "R-1" Suburban Estates Resident District.

Access to the proposed subdivision will be provided by extending a private street from the southern terminus of Oakridge Drive. The private street and proposed subdivision will be in accord with section 510, "Private Street Design Standards for all Residential Subdivisions (Excluding Five Acre Plus Subdivisions)" of the Clermont County Subdivision Regulations. The proposed private street will be twenty feet in width and shall be constructed using the same materials and specifications as a public street.

Gravity sewers are planned to extend from an existing 8" public sanitary sewer main located at the intersection of Oakridge Drive and State Route 48. The average daily flow generated by the development is estimated to be 12,800 g.p.d.

A water main extension to serve the proposed development is planned to extend from an existing 6" water main located at the southern terminus of Oakridge Drive.

A retention/detention basin is proposed on the open space lot and 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 consideration of the above referenced subdivision at their February 2025 meeting.

Mr. Leonard Kendall
Clermont County Department of
Community and Economic Development
Design Plan Application
Oakridge Subdivision
January 31, 2025
A&A No. 17-0136A
Page 2 of 2

Sincerely,

Abercrombie and Associates, Inc.

A handwritten signature in black ink, appearing to read "Douglas A. Smith". The signature is written in a cursive style and is positioned above the typed name.

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

Cc: Mr. Robert Henderson – Oakridge Estates Development LLC.
Encl.



Parent Project # _____

Design Plan PL # _____

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

Project Name: Oakridge Subdivision

Engineer: Abercrombie and Associates, Inc.

Number of Buildable Lots: 32

Number of Open Space Lots: 1

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 32 = \$ 1,600.00

51-100 units: 25 x = \$

Over 100 units 10 x = \$

Total Amount Due @ Design Plan = \$ 1,600.00

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 = \$

Total = \$

Miscellaneous Fees to be added: _____

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

Total Amount Due = \$1,600.00 *(Recommend to be paid in full at the first submittal but not required)*

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

Date January 31, 2025 A/P # _____

Name of Subdivision Oakridge Subdivision

Location Oakridge Drive, Loveland OH 45140

Township Goshen Military Survey No. 710

Complete Parcel Identification Number (PIN) See Attached

Have ***ALL*** Concept Plan Review Letters been Obtained? yes
(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 Oakridge Estates Development, LLC.

Address 11148 Woodward Lane

City Cincinnati State OH Zip 45241

Phone 513-772-1521 Fax 513-772-0324 Email robertthenderson@forddevelopment.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

Acreege owned 45.79 Acreege proposed to be subdivided 45.79

Current Zoning Classification R-1 & R-T

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 33 Typical lot width 150'

Number of proposed unit's 32 Typical lot area single family - 40,000 sf min.

Single Family 32 Multi-Family _____

Acreage to be devoted to recreation, parks or open space 6.97 ac.

Recreation facilities to be provided passive 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 Oakridge 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. <u>10</u>	<u>Design Plan Application</u>
B. <u>10</u>	<u>Design Plan</u>
C. <u>1</u>	<u>Electronic Copy of Design Plan</u>
D. <u>10</u>	<u>Design Plan 11 x 17</u>
E. <u>1</u>	<u>\$ 1,600.00 Application Fee</u>
F. <u>10</u>	<u>Narrative</u>
G. <u>1</u>	<u>Concept Approval Letters</u>

AFFIDAVIT

I, Douglas A. Smith of Abercrombie and Assoc, Inc (Agent), the applicant herein, do apply for Design Plan approval for Oakridge Estates Development, LLC. 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 of Applicant

Subscribed and sworn to before me
 This 29th day of January


 Notary Public



AMY S HARRIS A.D. 20 25
 Notary Public
 State of Ohio
 My Comm. Expires
 December 13, 2029

For Official Use

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



The proposed subdivision consists of approximately 45.8 acres, and being all the following parcels of land per the Clermont County Tax Map Records and is located at the southern terminus of Oakridge Drive:

112203G255.	112203G294.
112203G265.	112203G293.
112203G266.	112203G291.
112203G268.	112203G290.
112203G270.	112203G289.
112203G271.	112203G288.
112203G276.	112203G287.
112203G275.	112203G286.
112203G273.	112203G285.
112203G278.	112203G 283.
112203G279.	112203G282.
112203G280.	112203G277.
112203G281.	112203G257.
112203G311.	112203G267.
112203G310.	112203G274.
112203G309.	112203G272.
112203G308.	112203G045.
112203G307.	112203G264.
112203G306.	112203G269.
112203G305.	
112203G304.	
112203G303.	
112203G296.	



Clermont Soil & Water Conservation District

1000 Locust St., PO Box 549 Owensville, OH 45160
513-732-7075 • www.clermontswcd.org

January 13, 2025

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

Dear Mr. Smith:

Thank you for the opportunity to review the concept plans for the proposed Oakridge subdivision in Goshen Township. The Clermont Soil and Water Conservation District has completed its review and approves of the concept plan as submitted. We do have the following recommendations:

1. A 25-foot vegetated buffer be left along the intermittent stream that traverses Lots 19-22. We would support a reduced front setback if necessary to accommodate this and if supported by Goshen Township.
2. We recommend that the US Army Corps of Engineers and/or the Ohio EPA be contacted to determine if 1) the watercourses in the area of the proposed detention basin are regulated, and 2) if mitigation is required for the disturbed area of wetland #3 (it may not as it does not seem to have a hydraulic connection with a stream - i.e., an isolated wetland).

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 blue ink that reads "John McManus".

John McManus
District Director

Doug Smith

From: Rowland, Chris <crowland@clermontcountyohio.gov>
Sent: Tuesday, January 14, 2025 12:33 PM
To: Doug Smith
Cc: Robert Henderson; Justin Doyle
Subject: RE: Oakridge Subdivision - Concept Plan Review

Doug

We have available water and sewer capacity for the proposed development. Your concept plan is approved for water and sanitary sewer service.

Thank you,

Chris

Chris Rowland, P.E.
Clermont County Water Resources Department
4400 Haskell Lane, Batavia, Ohio 45103
513.732.8098; Fax: 513.732.7310
crowland@clermontcountyohio.gov

From: Doug Smith <dsmith@abercrombie-associates.com>
Sent: Friday, January 10, 2025 10:44 AM
To: Rowland, Chris <crowland@clermontcountyohio.gov>
Cc: Robert Henderson <robertthenderson@forddevelopment.com>; Justin Doyle <justin@justindoylehomes.com>
Subject: Oakridge Subdivision - Concept Plan Review

Good morning, Chris – We are requesting your review of the attached subdivision concept plan. A proposed 33 lot, single-family residential subdivision located at the southern terminus of Oakridge Drive, Goshen Township. Please see attached.

We look forward to receiving your comments by the end of this month (January 2025). We plan to make design plan application and submittal to the County on February 1, 2025.

We thank you in advance for a timely review.

Please contact me if you require additional information.

Doug Smith

Doug Smith, P.E., P.S.
Senior Project Manager

 **Abercrombie
& Associates, Inc.**
Civil Engineering + Surveying



CLERMONT COUNTY ENGINEER'S OFFICE

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

January 27, 2025

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

RE: Oakridge Subdivision
Concept Plan Review
Goshen 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. Ohio Department of Transportation needs to approve the submitted plans, along with the proposed utility work adjacent to State Route 48.
2. Note upon the plans; who is to maintain the proposed storm water management facility.
3. Oakridge Drive needs to be labeled as a Private Street.
4. A minimum Forty (40) Foot Private Street Easement needs to be provided for Oakridge Drive.
5. The Typical Section for Oakridge Drive needs to be labeled as a "Private Street."

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

Administration
(513) 722-3400

Planning / Zoning
(513) 722-3400

Service / Cemetery
(513) 722-3400



Police
(513) 722-3200

Fire / E.M.S.
(513) 722-3500

www.goshen-oh.gov
6757 Goshen Road
Goshen, Ohio 45122

To whom it may concern,

Goshen Township Zoning Department confirms the Concept Plan for Oakridge Subdivision meets the R-1 development standards. It does not need to go to the Zoning Commission or BOT for approvals.

Sincerely

Alissa Hundley
Zoning and Property Maintenance Inspector
alissa.hundley@goshen-oh.gov
513-722-3400 Ext. 310



ATTACHMENT C

February 24, 2025

Oakridge Estates Development, LLC
11148 Woodward Lane
Cincinnati, OH 45241

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

Re: Oakridge – Design Plan Review

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

Township Comments:

1. According to Appendix D, Section D107.1 of the Ohio Fire Code (2017), One- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. An exception can be made where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3.

CED Comments:

Following the review of the Design Plan, staff has the following comments per the *Clermont County Subdivision Regulations*:

1. Article IV: *Required Submission Documents Table for Design Plan Review #28* requires the applicant to include the location of wooded areas, topographic, and natural features that are within and adjacent to the proposed project areas.
2. Article V, Section 503: *Sensitive Development Areas* states that wetlands on a development site require the applicant to submit a statement that demonstrates satisfactory efforts have been made to mitigate any special hazards posed to the site if sensitive lands are subjected to improper use or management. The applicant can either describe in detail the extent of encroachment, resulting impacts, and proposed methods of mitigation, or the applicant may submit a Geotechnical Report and/or a Wetlands Assessment/Delineation in lieu of a development narrative.
3. Article V, Section 509 permits private streets provided they meet all requirements identified within the section. All lots utilizing a private road for access shall be provided with a driveway easement and maintenance agreement, to be noted on the record plat and to be outlined with the appropriate covenants and restrictions as to ensure that the private street is appropriately maintained.
4. Article V, Section 515 describes the necessary easements, also addressed in other department comments throughout this letter.

Clermont County Engineer's Office Comments:

CCEO has completed the review of the above mentioned project. The following is a list of comments regarding the submitted design plan.

1. Ohio Department of Transportation needs to approve the submitted plans, along with the proposed utility work adjacent to State Route 48.
2. Oakridge Drive needs to be labeled as a Private Street.
3. A minimum forty foot (40') Private Street Easement needs to be provided for Oakridge Drive.

Water Resources Department Comments:

WRD has completed the review of the above-mentioned project plans, dated 01/31/2025. A more comprehensive review will be conducted following a more complete design plan submittal. The following is a list of comments that we have regarding the submitted construction plans:

1. Show fire hydrant easements according to CCWRD standards.
2. Water main should be inside of appropriate easements of 30 ft (10'/20').
3. Detail water main with valve type, location, size, and all appropriate labels and details.
4. Show sanitary sewer easements for the proposed sanitary sewer which has a 30 ft (10'/20') easement.
5. Include a callout for the Sanitary Sewer size like how the proposed water main is called out.
6. Callout the sanitary sewer manholes, include appropriate information on manholes.
7. Include Elevation views of the sanitary sewer and water main.
8. Show proposed sanitary sewer laterals, cleanouts at right-of-way, water services, water meter locations.
 - a. Make sure cleanouts and water meter locations are in green spaces and not in driveways or sidewalks.
9. Show all appropriate CCWRD details, drawings, notes and other applicable regulations.
10. Please confirm that the storm sewer drains are more than 10 feet from the water main or file for write this in your variance on the PTI to the EPA.

Water Management and Sediment Control Comments:

1. Please provide the Wetland Report approval from the OEPA.
2. Confirm whether the proposed stormwater detention/retention basin is part of an existing stream or if natural drainage flow is directed through the proposed basin location.
3. Lots #19-22 contain a designated intermittent stream. Please clarify how development will be proposed on these lots. If the stream is to be relocated, provide suggested building locations for its final placement.
4. If the stream is relocated, submit a copy of the Section 404 permit from the U.S. Army Corps of Engineers, along with stormwater calculations demonstrating compliance with WMSC requirements.
5. Establish a private drainage easement for the stream and provide Minimum Opening Elevations (MOEs) for all lots affected by a 100-year storm event.

Soil and Water Conservation District Comments:

1. Wetland comments:
 - a. Wetland delineations need to be conducted if not done so already
 - b. A jurisdictional determination is needed from the U.S. Army Corps of Engineers, as well as a 404 permit for any jurisdictional wetlands that will be disturbed.
 - c. A 401 Water Quality Certification is needed from Ohio EPA
 - d. Assuming wetlands 2-4 are not left in a natural state and not placed in a conservation easement, the entirety of these wetlands should be considered disturbed, possibly requiring mitigation
2. A note is needed stating that the HOA will have long-term responsibility for all storm sewer infrastructure (not just the basin). Alternatively, a request could be made of the Clermont County Engineer's Office to create a storm water district for the subdivision (recommended).
3. Easements are needed for storm sewers, storm water management basin, the basin's receiving stream, and the intermittent stream through Lots 18-22.
4. A suggestion only: if a retention pond is constructed and the discharged could be diffused, the pond could outlet into wetland #1 for additional treatment.



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

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

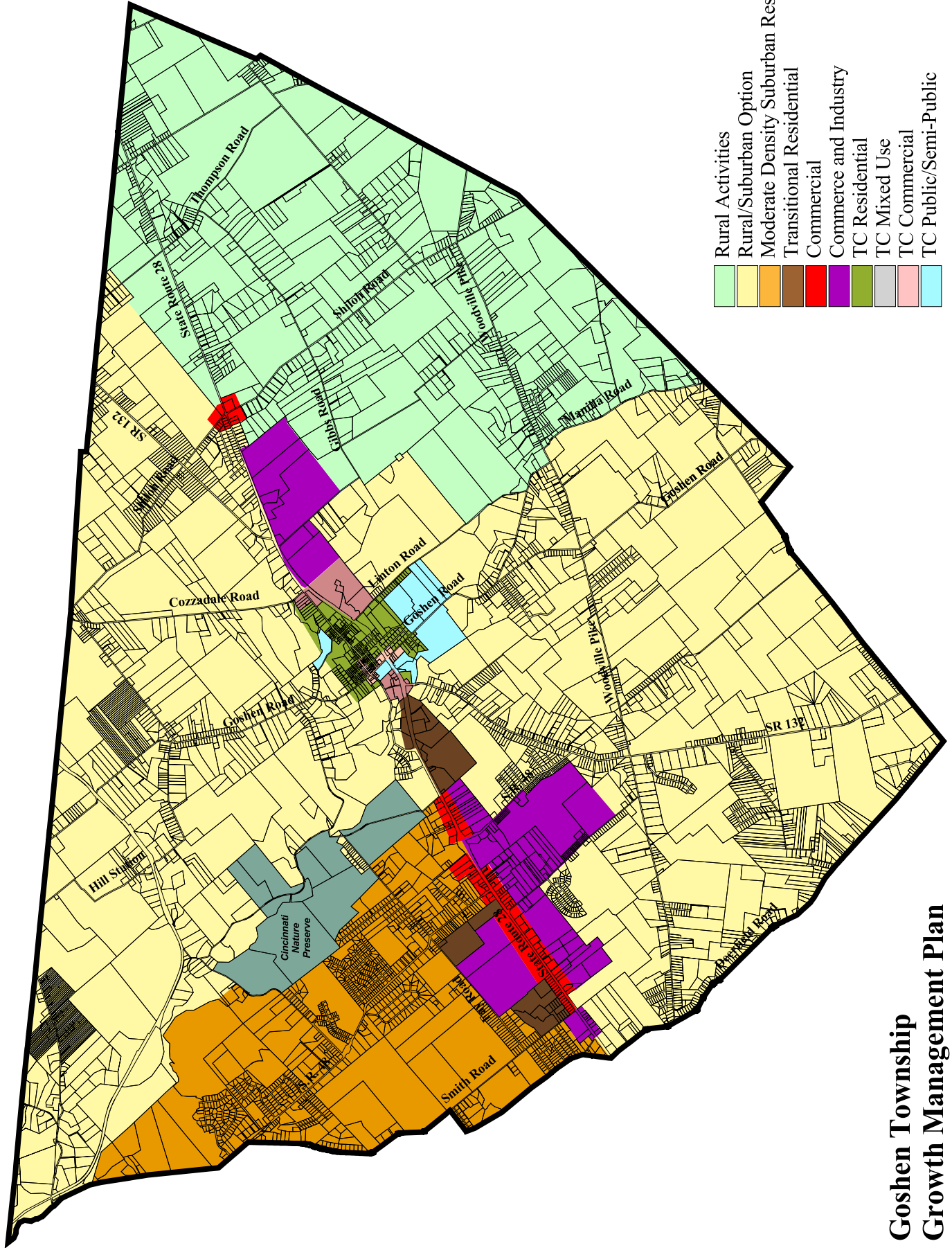
If you have any questions or concerns regarding any of my comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew DeMarsh", written in a cursive style.

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

ATTACHMENT D



- Rural Activities
- Rural/Suburban Option
- Moderate Density Suburban Residential
- Transitional Residential
- Commercial
- Commerce and Industry
- TC Residential
- TC Mixed Use
- TC Commercial
- TC Public/Semi-Public

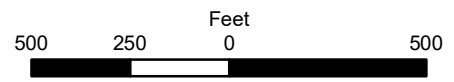


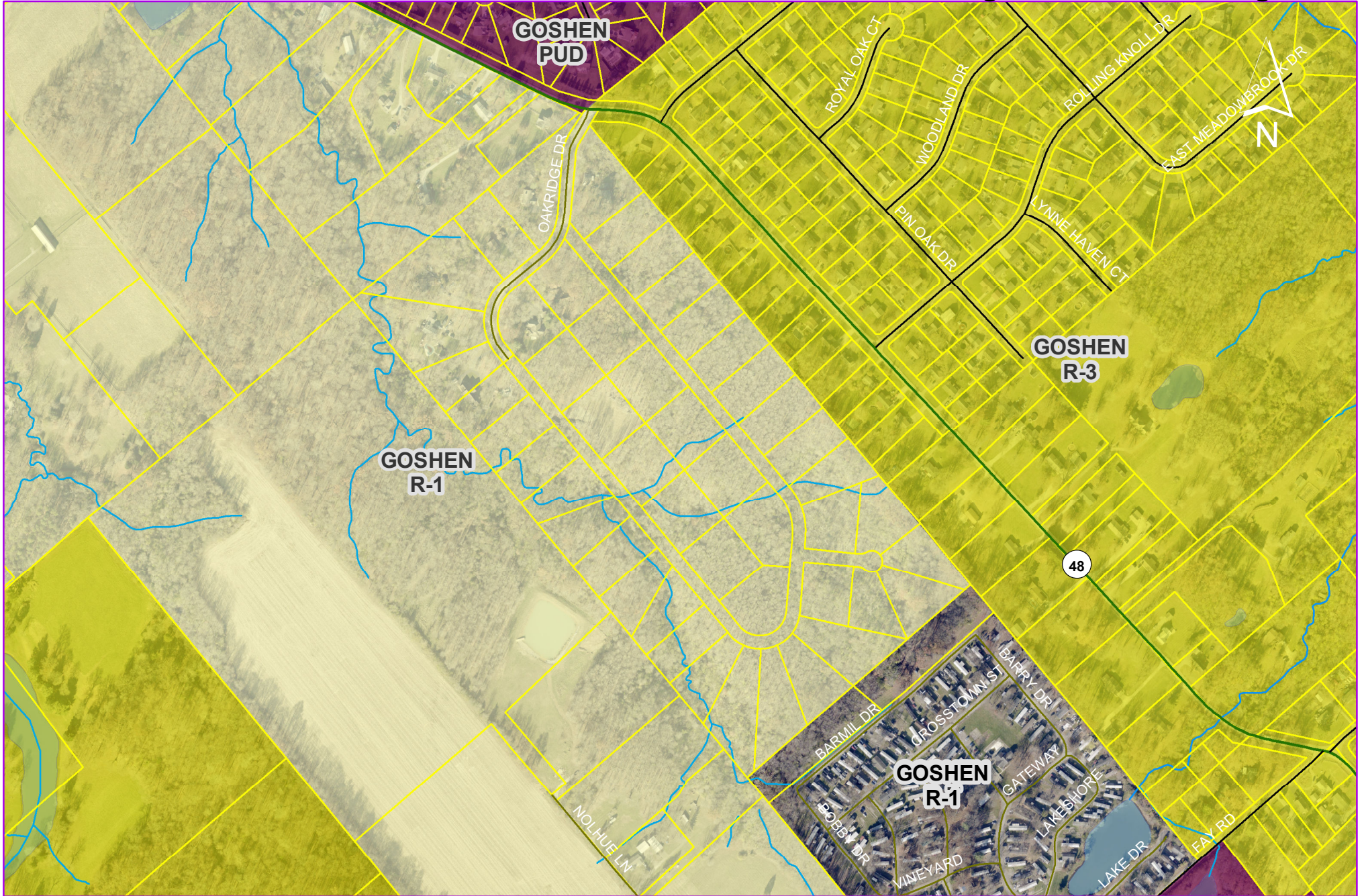
Goshen Township Growth Management Plan Land Use Plan



PROPERTY INFORMATION:

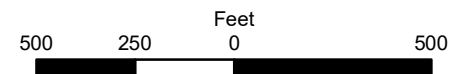
Parcel Number: Multiple
 Total Site Area: +/- 45.787 ac.





PROPERTY INFORMATION:

Parcel Number: Multiple
Total Site Area: +/- 45.787 ac.



ATTACHMENT G

highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 REFERENCED STANDARDS

ASTM	F2200—14	Standard Specification for Automated Vehicular Gate Construction	D103.5
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103.5

ATTACHMENT H

January 7, 2025

Goshen Township Zoning Commission
Goshen Township Trustees
6757 Goshen Road
Goshen, Ohio 45122

Re: Notice of Public Interest in Proposed Development on Oakridge Drive

Dear Township Officials,

Overview Of Development Location

For those of you who are not familiar with us and our neighborhood, please let me introduce you to Oakridge Drive. We are a beautiful, park-like neighborhood off of St. Rt. 48, that contains only high-quality, custom-built homes on spacious, wooded parcels.

Our development was designed with very strict deed restrictions to ensure homeowners adhered to this type of setting, which they have. For those of you who are familiar with Oakridge Drive, you know that residents really did purchase their homes on this private drive for the tranquil setting and amazing forested views.

Neighborhood Involvement

Although we appear to be a small neighborhood, we are mighty. Most of us have lived on Oakridge for decades, and, in the past, have often spent endless hours defending Oakridge Drive from unscrupulous development. While the neighborhood realizes we cannot stop development entirely, please know, this neighborhood is united in our commitment to protect the environmental and ecological characteristics, and natural integrity of our neighborhood.

While we are fully prepared to defend our neighborhood once again, we hope that this time, there is a better way, namely, we present a list of concerns and possible issues, and the new property owners actually respond to our concerns in a reasonable and timely fashion.

End Goal

We hope that by presenting our concerns upfront, the new owners will address items at the beginning of the process, thereby allowing their development plans to go more smoothly forward, *because an agreed upon plan is in place.*

Summary of Concerns

Provided below are the neighborhood's top concerns. More details are provided on the following page.

- Care and maintenance of roadway and construction sites
- Opportunity for connection to sewer
- Minimized impact to neighborhood and nature
- Lot size and density
- Adherence to existing deed restrictions
- Streetscape and continuity between old and new

Next Steps

After the township officials and new owners have had a chance to consider the contents of this letter, a meeting between the neighborhood representatives and the new owners can be held to discuss and resolve any details or issues.

The Oakridge homeowners look forward to be included in the development process, making it a positive collaboration. We hope that by being pre-emptive we can find a harmonious balance in the emerging development plan.

Sincerely,

Kendra G. Schroer, President
Oakridge Drive Homeowners Association

CC:

Trustees

Mr. Dan Hodges, Chairperson
Ms. Lisa Allen, Vice-Chairperson
Mr. Bobby Hauserman, Trustee
Chief Bob Rose, Administrator

Zoning Commission

Mr. David Curee
Mr. David Dinwiddie

Mr. David B. Frisby, Jr.

Mr. Lee Lewis

Mr. Steve Pegram

Mr. Brandon Ottae

New Property Owners

Mr. Justin Doyle, Justin Doyle Homes

Mr. Bobby Henderson, Ford Development Corporation

Attached- Appendix A- Detail Description of Neighborhood Concerns

Appendix A- Detailed Description of Neighborhood Concerns

Care and maintenance of roadway and construction sites

Currently, Oakridge Drive is 40-45 years old, not dedicated, and has had very little maintenance. Nor is ready or designed for constant truck and heavy equipment traffic. A plan is needed for repaving and repairing construction traffic damage.

Additionally, all new construction creates roadway track out and debris. It also creates run-off. These items need to be controlled during all activities on roadway, and as directed by the 401-permit on parcel.

Consider putting the main entry and/ or construction entry elsewhere off St Rt 48. The current entrance is in a sharp curve and it has become a risky intersection. We are asking you to look into aligning with another street like Rolling Knoll for a new entrance. This would improve safety, and reduce traffic to the existing part of the street. Then the original entry could be converted to a secondary entrance, as required by fire code.

Opportunity for connection to sewer

Several homeowners want sewer. Depending on how the site is developed, there is opportunity to achieve connections for at least a few of the existing homes. It is important to these homeowners that the avenue of sewer access be fully explored. Those who are interested in obtaining sewer understand that there will be connection fees and construction relating to securing sewer connections that would not be covered by the new owners.

Minimize impact to neighborhood and nature

The value of this neighborhood is largely held by its wooded lands. The previous owners needlessly clear cut an acre of the woods only to leave it lie fallow with dozens of logs laid to waste. We do not want to see this type of thing again. Nature is sacrificed so humans can build homes. We firmly request that all natural assets be preserved and protected to the highest degree possible, including the delineation of wetland areas and nesting habitats. Please also know that organizations like Cincinnati Nature Center and Raptor, Inc. are well aware of the species in our neighborhood.

Lot size and density

The previously-approved PUD was supposed to be 15 homes. Adding 15 homes into the woods would be a significant impact upon nature and the characteristic of the neighborhood. And while basic details were previously provided, there are additional opportunities to make the plan more palatable to existing neighbors. For

example, provide a more generous greenspace buffer between existing and new development, use larger lot sizes, and do less versus more homes or cluster homes away from existing homes, and being respectful of wetland areas or valued species.

Adherence to existing deed restrictions

The existing home owners have had to adhere to strict deed requirements, for example, requiring the use of natural materials on exteriors, large lot size, road setback of 100 feet, protect and maintain no less than 50% of all trees on each lot, and first floor square footage minimums. We feel for consistency, these same restrictions or more stringent restrictions should be applied to new development. We are only too familiar with the Reserves at Klosterman's Farm so we know there is demand for new luxury housing but the Reserves development was built in a horse pasture, not a heavily wooded parcel.

Streetscape and continuity between old and new

We know most new developments have established homeowners' association. The existing neighbors do not want to be forced to join or pay dues for a new HOA unless agreed upon individually.

There are no streetlights on Oakridge Drive. That is intentional. The existing homeowners do not wish to have bright or intrusive lighting installed on any new development. It intensifies light pollution and disrupts nature. Well-placed low voltage lighting is far more desirable.

Improvement of the existing entry way is needed. Oakridge Drive has been a private drive to eight houses for almost 50 years. Development is going to create huge changes for the existing neighborhood.

When a new entrance is designed, the design should incorporate deciduous and native species, and subtle signage and lighting.

Any improvements made as a result of new development are at the expense of the new owners, who would pay for the installation of any improvements and in no way fall onto existing homeowners.

Kendall, Leonard

From: katherine tyler <thetutoringtyler@gmail.com>
Sent: Tuesday, February 18, 2025 1:51 PM
To: Kendall, Leonard
Subject: The future of Goshen lands

You don't often get email from thetutoringtyler@gmail.com. [Learn why this is important](#)

Dear Mr. Kendall,

I'm writing to you with ideas to improve the township of Goshen. The amount of trees recently cut down is inordinately excessive. What the Goshen community needs is a verdant focal point; a town center with a useful park, a few restaurants and some local businesses. Plenty of trees have already been destroyed, leaving vacant flat land for developers.

If I can be of any assistance in this endeavor please let me know.

Katherine Tyler

Katherine Tyler
Math Teacher and Tutor

Kendall, Leonard

From: Lisa <mer_lease@yahoo.com>
Sent: Sunday, February 23, 2025 10:59 PM
To: Kendall, Leonard
Subject: Old Forest near Oakridge estate

You don't often get email from mer_lease@yahoo.com. [Learn why this is important](#)

Mr Kendall,

I am a citizen of Clermont county writing to express my concern about the plan Doyle Homes and Ford Development have to bulldoze the wooded parcel off Oakridge Drive.

Destruction of this critical forest space will not only destroy some of what makes the area valuable to residents but will further displace wildlife already struggling to survive.

The surprise announcement of this plan is upsetting and seems to be an attempt to make an end run around an upset public. This is not a sustainable way to build the community and would significantly impede on the quality of life in the area without a demonstrable benefit.

Please consider my words and those of my fellow Clermont residents carefully in the upcoming planning commission meeting. We cannot hope to build a strong and sustainable community if projects like this are allowed to proceed.

Sincerely,

Lisa Taylor

Kendall, Leonard

From: Deidre Hazelbaker <deidre@hazelbaker.io>
Sent: Sunday, February 23, 2025 8:13 PM
To: Kendall, Leonard
Subject: Opposition to Oakridge Estate Development

You don't often get email from deidre@hazelbaker.io. [Learn why this is important](#)

Dear Mr. Kendall,

I strongly oppose the proposed Oakridge Estate development, which would clear-cut nearly 40 acres of old-growth forest for 31 tightly packed homes. This destruction threatens our environment, wildlife, and community well-being.

Oakridge's forest is a vital natural resource, providing habitat, flood control, and green space. The drastic increase from 15 to 31 homes disregards long-standing resident concerns. The lack of transparency and limited public input only adds to the frustration.

Unchecked development like this sets a dangerous precedent for Clermont County, leading to overcrowding, increased runoff, and the loss of our unique green spaces. I urge the Planning Commission to reject this proposal in favor of a more responsible approach that balances growth with conservation.

Thank you for your time and consideration.

Sincerely,
Deidre Hazelbaker

deidre@hazelbaker.io

101 Ash St. Loveland, OH

513.550.1154

Kendall, Leonard

From: chris schell <imgr8fl@gmail.com>
Sent: Sunday, February 23, 2025 7:44 PM
To: Kendall, Leonard
Cc: Chuck Schell
Subject: Oakridge

[You don't often get email from imgr8fl@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Kendall,

I would like it to go on the record that Chris and Chuck Schell of Gibson Rd. are opposed to this delopement.

I go to the Goshen Kroger and my heart is broken each time I pass Gaynor and 28. The destruction of all that old growth forest is horrible.

Just when we need clean air the MOST to lessen the carbon, there is all this destruction. Life giving oxygen markers are being cut down.

Please let it be known, and put on the record that we oppose the removal of the Oakridge forest.

Thank you,

Chris Schell, 1400 Gibson Rd.

Kendall, Leonard

From: Susan Sprigg <smsprigg99@gmail.com>
Sent: Sunday, February 23, 2025 4:29 PM
To: Kendall, Leonard
Subject: Oakridge Estate

You don't often get email from smsprigg99@gmail.com. [Learn why this is important](#)

Hello -

I am writing to express deep concern about the proposed development at Oakridge Estate. I live one block from Clermont County, in Loveland Ohio. Part of what has brought me to this region was the preserved nature in our spaces, and I often drive by there as I access the Cincinnati Nature Center.

We rely on the nature around us for survival. We are in a time of unprecedented loss of green space and massive extinctions. Not to mention the inherent value to the residents of Clermont County in having green space available - for both physical and mental health.

I urge the commission to REJECT the proposed development, and to seek other options that will preserve our natural spaces.

Sincerely,
Susan Sprigg
502 Park Avenue
Loveland, Ohio 45140
513-706-9730