



# CLERMONT COUNTY OHIO

## PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 24, 2025

---

### VILLAS AT MEADOWSIDE – DESIGN PLAN

---

**APPLICANT:** HPA Development Group, Inc.  
9091 Montgomery Road  
Cincinnati, OH 45242

**OWNER:** Paliway Holdings, LLC.  
W353 N6220 Marina Drive  
Oconomowoc, WI 53066

**ENGINEER:** McGill Smith Punshon, Inc.  
3700 Park 42 Drive, Suite 190B  
Cincinnati, OH 45241

**REQUEST:** Requesting approval from the Clermont County Planning Commission for Villas at Meadowside – Design Plan

**LOCATION:** The subject property (PINs 182402C261 & 182404A057) is located to the southwest side of Deerfield Road within Miami Township.

**HISTORY:** There is no relevant history for the subject property.

#### DEVELOPMENT PROPOSAL:

Villas at Meadowside – Design Plan consists of 4 phases with a total of 198 proposed lots and 197 attached residential dwelling units on a vacant, wooded property. The subject property is adjacent to a cemetery, Township Park, and residential land uses. The total area is +/- 32.041 acres with 15.207 acres of open space (%). The project will include open space with existing vegetation to be preserved within a conservation easement, retention/detention basins, pocket park, entrance signs, and a ten foot (10') wide bike trail/ emergency access paved pathway connecting to an existing parking area at Miami Meadows Park. The site will be accessed by a private street connecting to Deerfield Road.

#### DEVELOPMENT DATA:

**Current Zoning:** “R-3” Residence District

**School District:** Milford EVSD

**Total Lots:** 198 Lots  
**Area in Residential Lots:** +/- 17.559 acres  
**Area in Open Space:** +/- 15.207 acres

**Total Site Area:** +/- 32.041 acres  
**Area in R/W:** +/- 0.188 acres  
**Density:** +/- 6.15 du/a

**Number of Units:** 197 attached townhomes  
**Min. Lot Area:** +/- 2,880 sq. ft.  
**Front Yard Setback:** -  
**Rear Yard Setback:** -

**Min. Lot Width:** 24 ft.  
**Side Yard Setback:** -

**SITE ACCESS:**

The Design Plan shows access via a twenty-six foot (26') wide private street that will come off of Deerfield Road through existing parcel 182404A057 and connect to existing parcel 182402C261.

**STAFF ANALYSIS:**

Per the review of Villas at Meadowside – 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 Review Meeting held June 18<sup>th</sup>, 2025. The proposed subdivision is an expected development and complements the land uses of the surrounding area. The applicant is aware of any comments and conditions necessary to construct the development and agrees with them. Those comments/conditions are detailed in the staff report.

**AGENCY REVIEW AND NOTIFICATION:**

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township ( <i>Fire/EMS/Service</i> )	X	
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	X
Water Management & Sediment Control (WMSC)	X	X
Soil and Water Conservation District (SWCD)	X	X
Ohio Department of Transportation (ODOT)		
School District		

**REFERRAL AGENCIES' COMMENTS:**

**Community and Economic Development Comments:**

1. Section 509 of the Clermont County Subdivision Regulations defines the standards for private streets. The minimum Ingress/Egress easement is forty feet (40').
- 2.
3. 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.

**Engineer's Office Comments:**

- Refer to the Clermont County Engineer's Office for any comments.

**Water Resources Department Comments:**

1. Sheet 1, Comment 7, Sanitary Sewer does not currently have sanitary sewer capacity on Deerfield Road.
2. Provide Profile Sheets of the water and Sanitary sewer with material, slope, and size.
3. Provide all necessary Rules & Regulations, Specifications and Details that apply to Water Resources.

**Water Management & Sediment Control Comments:**

1. Comments from Concept Plan letter to be addressed during Construction Plan review.

**Soil & Water Conservation District**

1. The existing site is wooded and comprised almost entirely of hydric soils. A wetland delineation and jurisdictional determination before any site disturbance takes place.
2. Given the presence of hydric soils, a 6-inch storm underdrain is not sufficient to manage runoff from both the road and units along Crescent Drive. A larger diameter pipe with surface inlets is needed.
3. The landscape plan shows multiple trees planted on top of storm sewers. Trees will need to be located outside of the storm sewer easement.

**STAFF RECOMMENDATION:**

Based on Staff Analysis, staff requests a motion to **APPROVE** the Villas at Meadowside – Design Plan with the following conditions:

1. All county and township departments' comments and conditions be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

**Attachments:**

- A. Villas at Meadowside – Design Plan Drawings
- B. Villas at Meadowside – Application
- C. Parcel Map
- D. Context Map
- E. Zoning Map



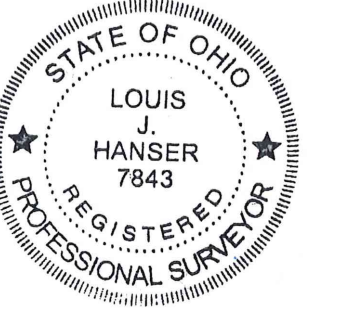
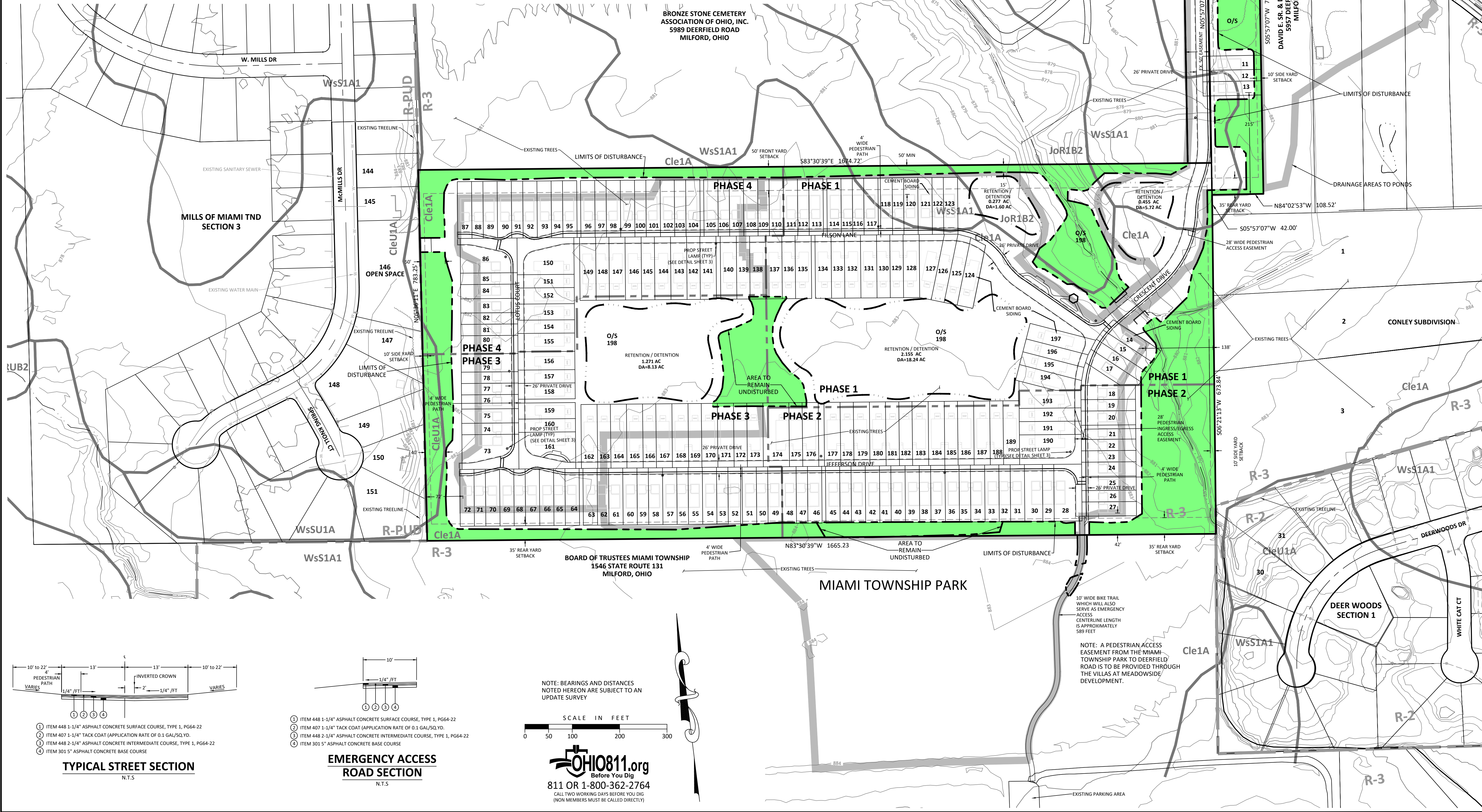
CLERMONT COUNTY, OHIO (OH025)	
Map Unit Symbol	Map Unit Name
Cle1A	Clermont silt loam, 0 to 1 percent slopes
CleU1A	Clermont-Urban land complex, 0 to 1 percent slopes
EeU	Eel-Urban land complex, 0 to 2 percent slopes, occasionally flooded
JoR1B1	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes
JoR1B2	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes, eroded
JoRU1B	Jonesboro-Rossmoyne-Urban land complex, 2 to 6 percent slopes
JoRUB2	Jonesboro-Rossmoyne-Urban land complex, 2 to 6 percent slopes, eroded
RpUC2	Rossmoyne-Urban land complex, 6 to 12 percent slopes, eroded
W	Water
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes
WsSU1A	Westboro-Schaffer-Urban land complex, 0 to 2 percent slopes

PEDESTRIAN ACCESS EASEMENT ("EASEMENT") SHOWN ON THE APPROVED VILLAS AT MEADOWSIDE SITE PLAN AND RECORD PLAT HAS BEEN ESTABLISHED TO PROVIDE NON-EXCLUSIVE, NON-VEHICULAR INGRESS/EGRESS FROM DEERFIELD ROAD TO THE MIAMI MEADOWS PARK.

THE AREAS OF DISTURBANCE AS SHOWN ON THE SITE PLAN SHALL BE CLEARLY MARKED ON THE PROPERTY WITH STAKES OR TEMPORARY CONSTRUCTION FENCING PRIOR TO THE DEVELOPER'S COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

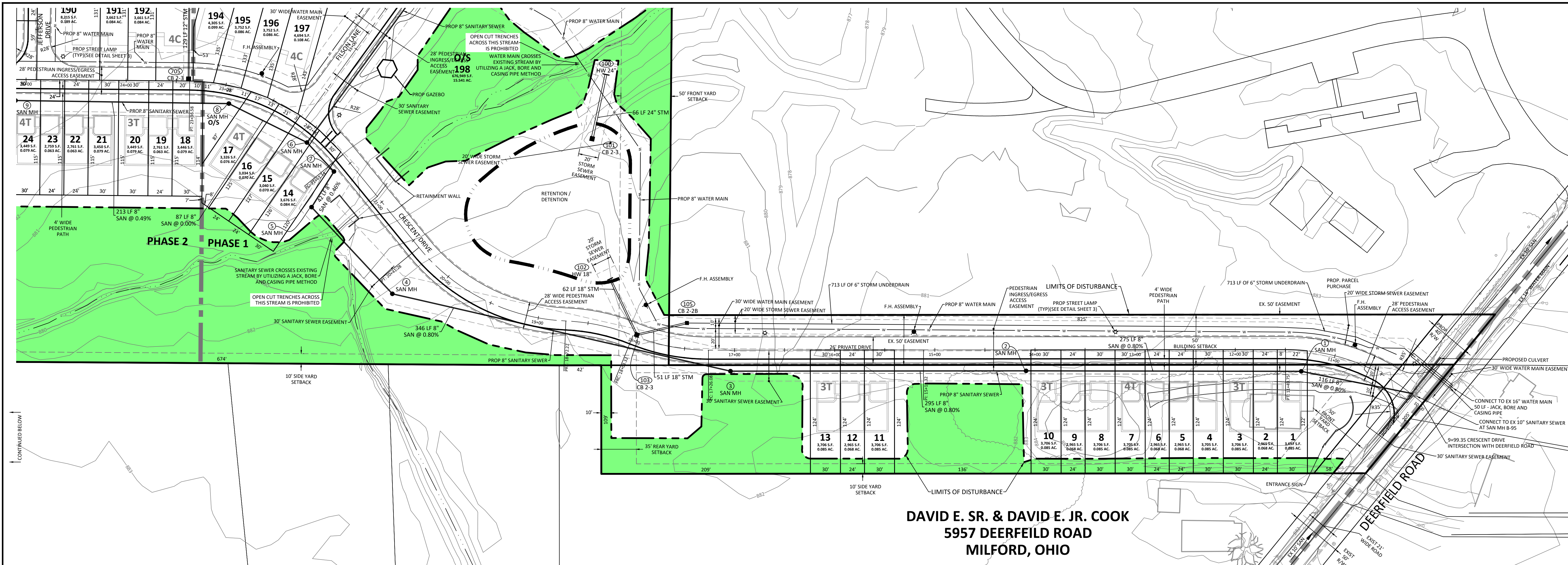
THE UNDISTURBED AREAS ARE TO BE ENCUMBERED WITH A TREE CONSERVATION EASEMENT WHICH ARE MORE CLEARLY SHOWN ON SHEETS L1 AND L2 OF THESE PLANS.

TREE CONSERVATION EASEMENTS ("EASEMENT") SHOWN ON THE APPROVED VILLAS AT MEADOWSIDE SITE PLAN AND RECORD PLAT HAVE BEEN ESTABLISHED TO PRESERVE EXISTING TREES AND WOODED HABITAT. NO LIVING AND HEALTHY DECIDUOUS OR EVERGREEN TREES LOCATED WITHIN THIS EASEMENT AND GREATER THAN 2" IN DIAMETER SHALL BE REMOVED. THE VILLAS AT MEADOWSIDE HOMEOWNERS' ASSOCIATION ("HOA") SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT IN GOOD CONDITION AND MAY ENCROACH INTO THE TREE CONSERVATION EASEMENT AND MAY CUT AND REMOVE ANY DEAD STANDING TREES, FALLEN TREES, DISEASED TREES, TREES AT RISK OF FALLING ON STRUCTURES AND UNDERGROWTH WITHIN THE EASEMENT. THE HOA SHALL NOT CONDUCT OR PERMIT TO BE CONDUCTED ANY TYPE OF ACTIVITY WITHIN THE EASEMENT WHICH WILL CAUSE THE EXISTING TREES TO BE HARMED OR KILLED, INCLUDING BUT NOT LIMITED TO MASS FILLING OR REMOVAL OF SOILS OR THE SPRAYING OF DANGEROUS HERBICIDES. THE HOA MAY SUPPLEMENT THE EXISTING PLANTS IN THE EASEMENT WITH ADDITIONAL TREES OR VEGETATION OF A SPECIES NATIVE TO THE MIAMI TOWNSHIP, OHIO AREA.



*Louis J. Hanser*  
05/29/25

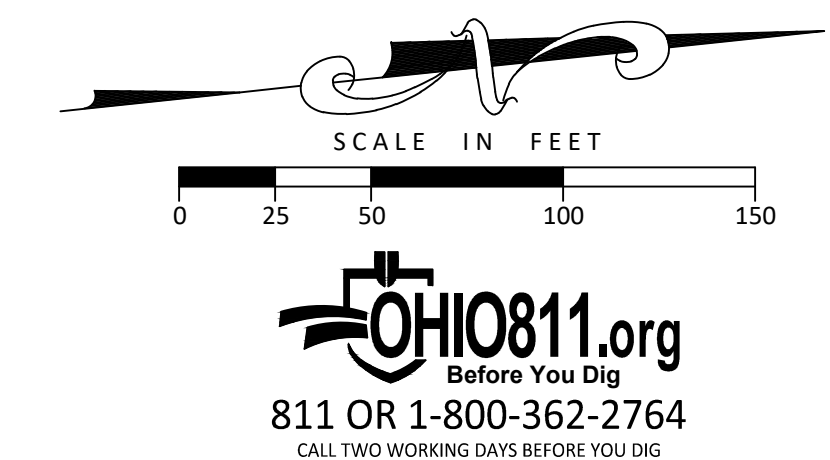
**THE VILLAS AT MEADOWSIDE**  
5999 DEERFIELD ROAD  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO




**DAVID E. SR. & DAVID E. JR. COOK**  
5957 DEERFIELD ROAD  
MILFORD, OHIO

**BUILDING / UNITS LEGEND**

SYMBOL	DESCRIPTION
3C	3 UNITS/CAROLINE
4C	4 UNITS/CAROLINE
3T	3 UNITS/THORNEWOOD
4T	4 UNITS/THORNEWOOD



### Outdoor Lighting




**TRADITIONAL LED**

Light source: LED  
Wattage: 50 watts  
Lumens: 4,215 | 4,761  
Light pattern: IESNA Type III | Type V  
IESNA cutoff classification: Semi-cutoff  
BUG rating: B2U3G2  
Color temperature: 3,000K | 4,000K

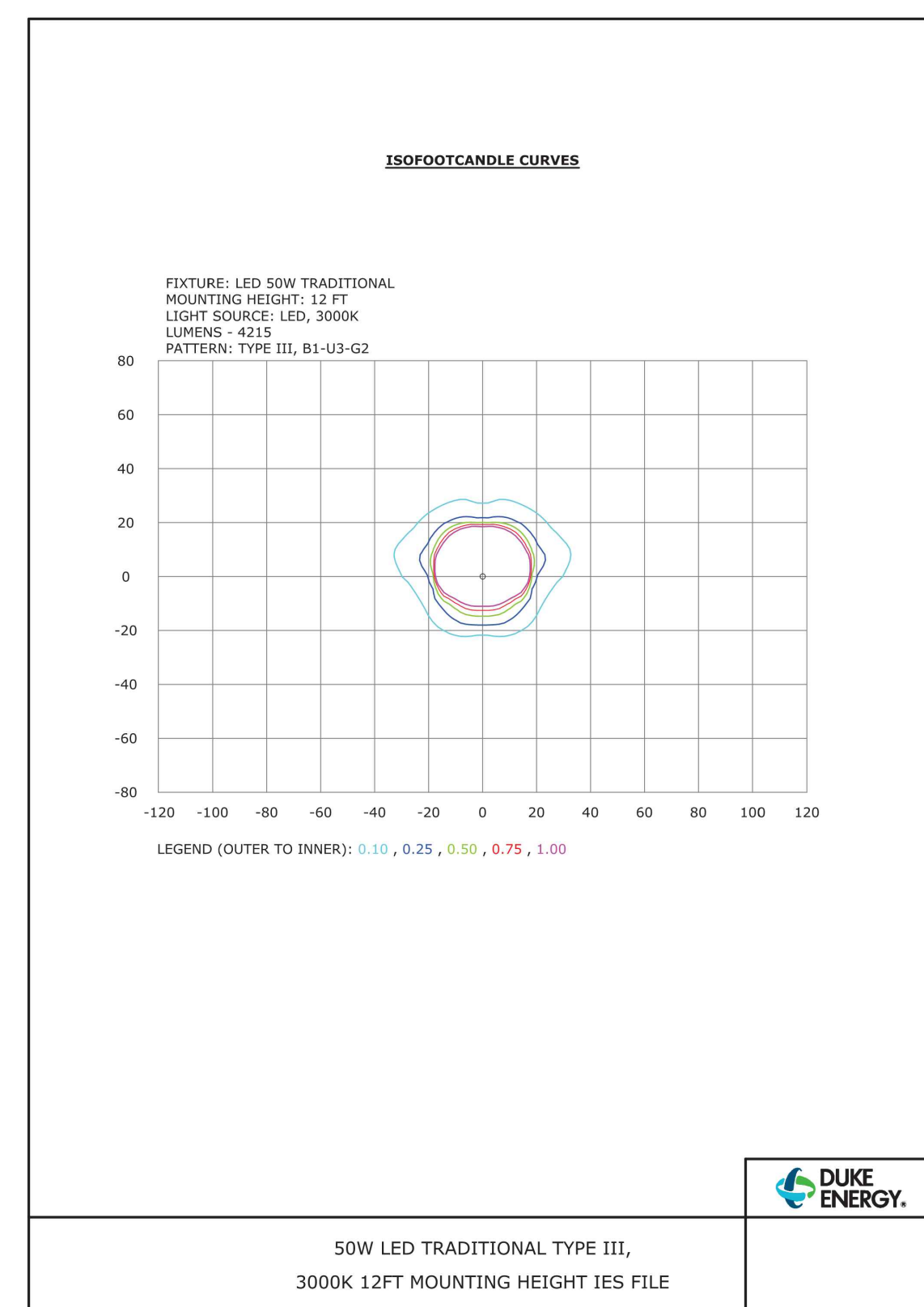
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17', 19', 24'	Black, Green

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

Products and specifications are subject to change



Outdoor Lighting



PEDESTRIAN ACCESS EASEMENT ("EASEMENT") SHOWN ON THE APPROVED VILLAS AT MEADOWSIDE SITE PLAN AND RECORD PLAT HAS BEEN ESTABLISHED TO PROVIDE NON-EXCLUSIVE, NON-VEHICULAR INGRESS/EGRESS FROM DEERFIELD ROAD TO THE MIAMI MEADOWS PARK.

THE AREAS OF DISTURBANCE AS SHOWN ON THE SITE PLAN SHALL BE CLEARLY MARKED ON THE PROPERTY WITH STAKES OR TEMPORARY CONSTRUCTION FENCING PRIOR TO THE DEVELOPER'S COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

THE UNDISTURBED AREAS ARE TO BE ENCUMBERED WITH A TREE CONSERVATION EASEMENT WHICH ARE MORE CLEARLY SHOWN ON SHEETS L1 AND L2 OF THESE PLANS.

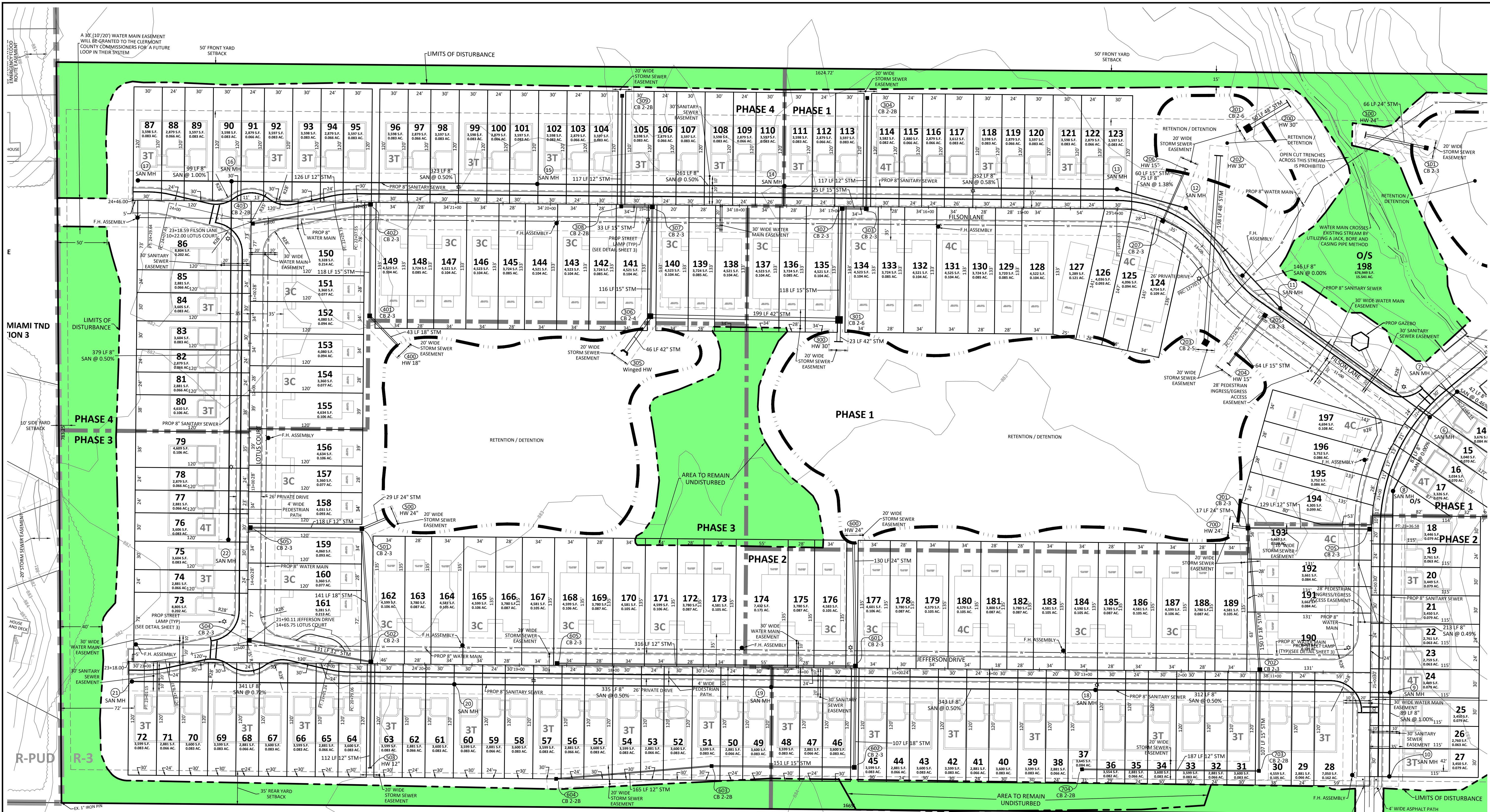
TREE CONSERVATION EASEMENTS ("EASEMENT") SHOWN ON THE APPROVED VILLAS AT MEADOWSIDE SITE PLAN AND RECORD PLAT HAVE BEEN ESTABLISHED TO PRESERVE EXISTING TREES AND WOODED HABITAT. NO LIVING AND HEALTHY DECIDUOUS OR EVERGREEN TREES LOCATED WITHIN THIS EASEMENT AND GREATER THAN 2" IN DIAMETER SHALL BE REMOVED. THE VILLAS AT MEADOWSIDE HOMEOWNERS' ASSOCIATION ("HOA") SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT IN GOOD CONDITION AND MAY ENCRACH INTO THE TREE CONSERVATION EASEMENT AND MAY CUT AND REMOVE ANY DEAD STANDING TREES, FALLEN TREES, DISEASED TREES, TREES AT RISK OF FALLING ON STRUCTURES AND UNDERGROWTH WITHIN THE EASEMENT. THE HOA SHALL NOT CONDUCT OR PERMIT TO BE CONDUCTED ANY TYPE OF ACTIVITY WITHIN THE EASEMENT WHICH WILL CAUSE THE EXISTING TREES TO BE HARMED OR KILLED, INCLUDING BUT NOT LIMITED TO MASS FILLING OR REMOVAL OF SOILS OR THE SPRAYING OF DANGEROUS HERBICIDES. THE HOA MAY SUPPLEMENT THE EXISTING PLANTS IN THE EASEMENT WITH ADDITIONAL TREES OR VEGETATION OF A SPECIES NATIVE TO THE MIAMI TOWNSHIP, OHIO AREA.

**THE VILLAS AT MEADOWSIDE**  
5999 DEERFIELD ROAD  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO

Sheet Title

**IMPROVEMENT PLAN**

Project Number	11485.13
Drawing Scale	1" = 50'
Sheet Number	3
File Number	11485



**BOARD OF TRUSTEES MIAMI TOWNSHIP**

PEDESTRIAN ACCESS EASEMENT ("EASEMENT") SHOWN ON THE APPROVED VILLAS AT MEADOWSIDE SITE PLAN AND RECORD PLAT HAS BEEN ESTABLISHED TO PROVIDE NON-EXCLUSIVE, NON-VEHICULAR INGRESS/EGRESS FROM DEERFIELD ROAD TO THE MIAMI MEADOWS PARK.

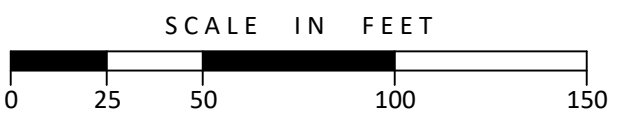
THE AREAS OF DISTURBANCE AS SHOWN ON THE SITE PLAN SHALL BE CLEARLY MARKED ON THE PROPERTY WITH STAKES OR TEMPORARY CONSTRUCTION FENCING PRIOR TO THE DEVELOPER'S COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

THE UNDISTURBED AREAS ARE TO BE ENCLUMBERED WITH A TREE CONSERVATION EASEMENT WHICH ARE MORE CLEARLY SHOWN ON SHEETS L1 AND L2 OF THESE PLANS.

TREE CONSERVATION EASEMENTS ("EASEMENT") SHOWN ON THE APPROVED VILLAS AT MEADOWSIDE SITE PLAN AND RECORD PLAT HAVE BEEN ESTABLISHED TO PRESERVE EXISTING TREES AND WOODED HABITAT. NO LIVING AND HEALTHY DECIDUOUS OR EVERGREEN TREES LOCATED WITHIN THIS EASEMENT AND GREATER THAN 2" IN DIAMETER SHALL BE REMOVED. THE VILLAS AT MEADOWSIDE HOMEOWNERS ASSOCIATION ("HOA") SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT IN GOOD CONDITION AND MAY ENCROACH INTO THE TREE CONSERVATION EASEMENT AND MAY CUT AND REMOVE ANY DEAD STANDING TREES, FALLEN TREES, DISEASED TREES, TREES AT RISK OF FALLING ON STRUCTURES AND UNDERGROWTH WITHIN THE EASEMENT. THE HOA SHALL NOT CONDUCT OR PERMIT TO BE CONDUCTED ANY TYPE OF ACTIVITY WITHIN THE EASEMENT WHICH WILL CAUSE THE EXISTING TREES TO BE HARMED OR KILLED, INCLUDING BUT NOT LIMITED TO MASS FILLING OR REMOVAL OF SOILS OR THE SPRAYING OF DANGEROUS HERBICIDES. THE HOA MAY SUPPLEMENT THE EXISTING PLANTS IN THE EASEMENT WITH ADDITIONAL TREES OR VEGETATION OF A SPECIES NATIVE TO THE MIAMI TOWNSHIP, OHIO AREA.

**BUILDING / UNITS LEGEND**

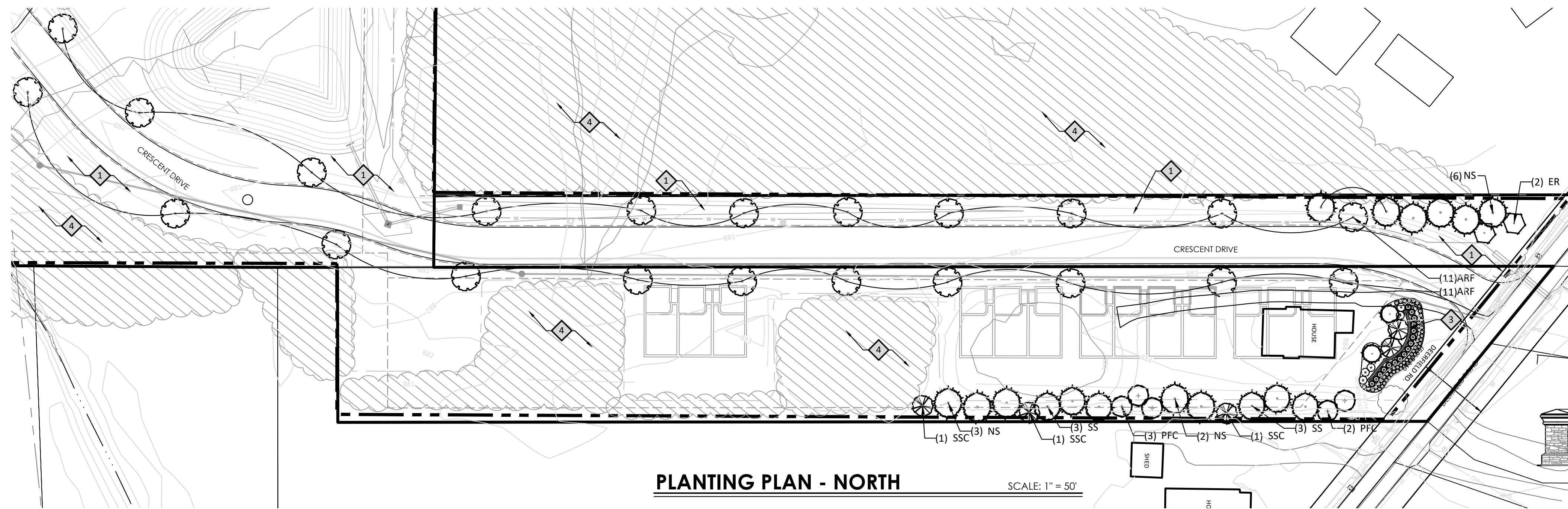
SYMBOL	DESCRIPTION
3C	3 UNITS/CAROLINE
4C	4 UNITS/CAROLINE
3T	3 UNITS/THORNEWOOD
4T	4 UNITS/THORNEWOOD



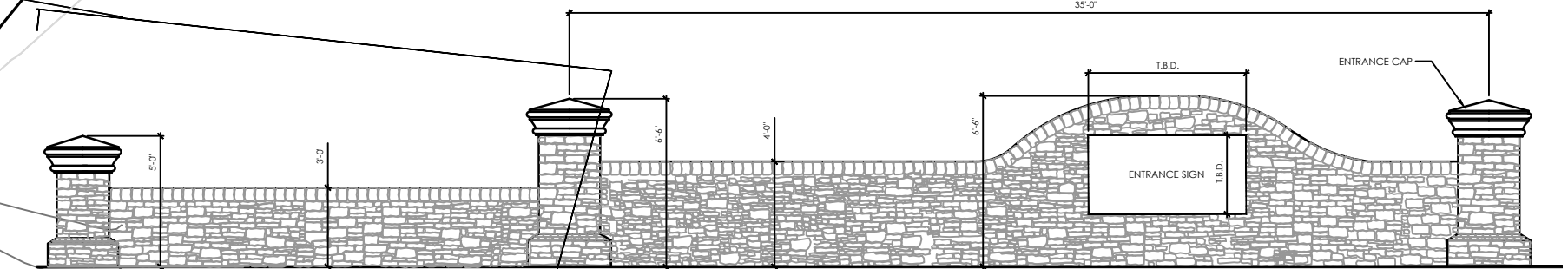
**OHIO811.org**  
Before You Dig  
811 OR 1-800-362-2764  
CALL TWO WORKING DAYS BEFORE YOU DIG  
(NON MEMBERS MUST BE CALLED DIRECTLY)

**THE VILLAS AT MEADOWSIDE**  
5999 DEERFIELD ROAD  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO

Issue/Revision	No.	Date
SITE PLAN SUBMITTAL		10/14/24
TOWNSHIP COMMENTS		12/11/24
TOWNSHIP COMMENTS		12/18/24
TOWNSHIP COMMENTS		01/07/25
EMERGENCY ACCESS ROAD		05/09/25



**PLANTING PLAN - NORTH**  
SCALE: 1" = 50'  
SCALE IN FEET  
0 25 50 100 150



**ENTRY SIGN**  
NOT TO SCALE

**PLANT SCHEDULE L1 - NORTH**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>EVERGREEN TREES</b>				
NS	11	Picea abies	Norway Spruce	6'-7" B&B
SS	6	Picea omorika	Serbian Spruce	6'-7" B&B
<b>ORNAMENTAL TREES</b>				
ER	2	Cercis canadensis	Eastern Redbud	2 1/2" - 3" CAL. B&B
PFC	5	Malus x 'Prairifire'	Prairifire Crab Apple	6'-7" B&B
SSC	3	Malus x 'Spring Snow'	Spring Snow Crabapple	2" - 2 1/2" CAL. B&B
<b>SHADE TREES</b>				
ARF	22	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2" - 2 1/2" CAL. B&B

**PLANT SCHEDULE ENTRY SIGN**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>EVERGREEN TREES</b>				
SS	2	Picea omorika	Serbian Spruce	6'-7" B&B
<b>ORNAMENTAL TREES</b>				
SSC	2	Malus x 'Spring Snow'	Spring Snow Crabapple	2" - 2 1/2" CAL. B&B
<b>PERENNIALS</b>				
WLC	39	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 CONT.
<b>DECIDUOUS SHRUBS</b>				
LPS	20	Spiraea x bumalda 'Little Princess'	Little Princess Spiraea	#2 CONT.
KSV	5	Viburnum carlesii	Korean Spice Viburnum	#3 CONT.
<b>EVERGREEN SHRUBS</b>				
EY	16	Taxus media 'Everlow'	Everlow Yew	15"-18" B&B

**GENERAL NOTES - PLANTING**

- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
- LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202) 789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
- NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
- LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTS LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
- ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED). IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
- DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
- LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUBS' CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
- STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

**GENERAL NOTES - PLANT MIX**

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

- IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
- PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS; FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF (95) NINETY-FIVE PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A PH RANGE OF (4 TO 5) FOUR TO FIVE; AND A MOISTURE CONTENT OF (30) THIRTY PERCENT.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

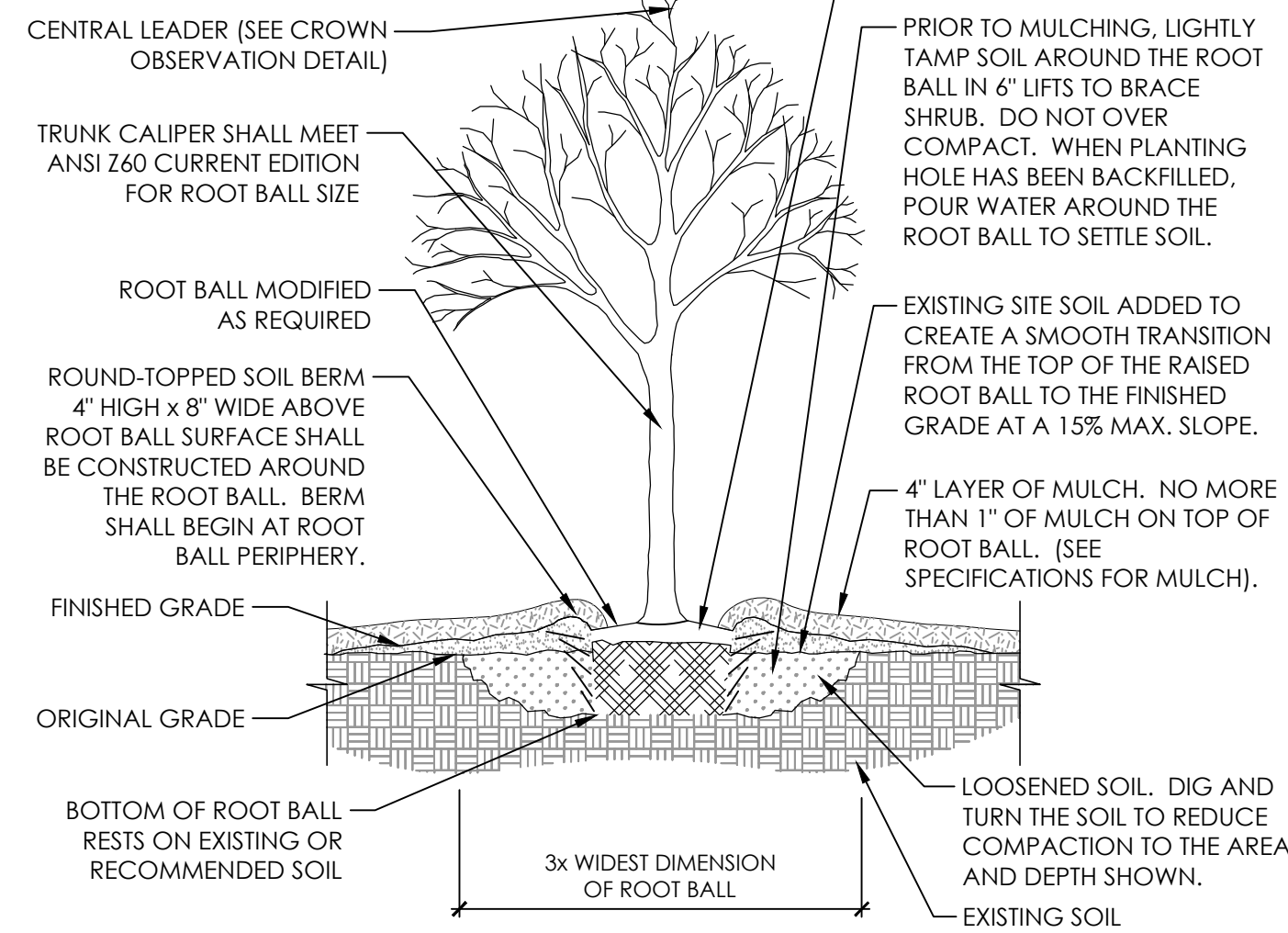
BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT), 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

**NOTES**

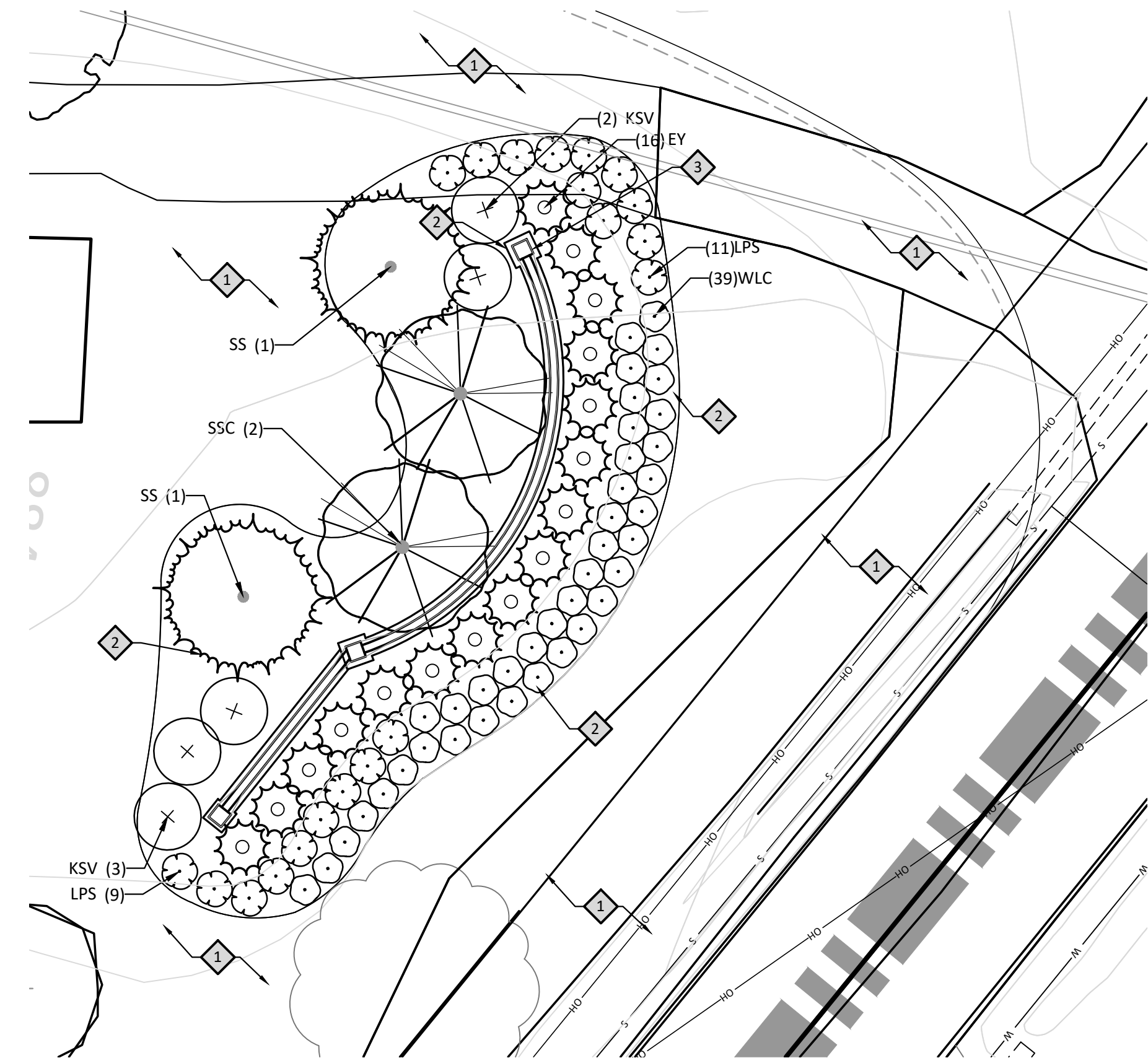
- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



**1 TREE PLANTING**  
NOT TO SCALE  
P-SQ-30 SECTION

**CODED NOTES:**

- LAWN AREA
- MULCHED LANDSCAPE BED
- ENTRY SIGN
- EXISTING VEGETATION TO REMAIN AND BE INCLUDED IN A CONSERVATION EASEMENT.



**ENTRY SIGN ENLARGEMENT**  
SCALE: 1" = 10'  
SCALE IN FEET  
0 5 10 20 30

**THE VILLAS AT MEADOWSIDE**

5999 DEERFIELD ROAD  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO

Sheet Title

**LANDSCAPE PLAN NORTH**

Project Number 11485.13  
Drawing Scale AS NOTED  
Sheet Number L1  
File Number 11485

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

Date 05/28/2025 A/P # \_\_\_\_\_

Name of Subdivision The Villas at Meadowside

Location South west side of Deerfield Road approximately 1700 feet from Mills of Miami Boulevard

Township Miami Township Military Survey Johnson's Military Survey #981

Complete Parcel Identification Number (PIN) 182402C261 & 182404A057

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

**Name of Applicant** HPA Development Group, Inc.

Address 9091 Montgomery Road

City Cincinnati State Ohio Zip 45242

Phone 513-702-9421 Fax \_\_\_\_\_ Email gparlin@hpadg.com

**Name of Owner of property to be subdivided** Paliway Holdings, LLC.

Address W353 N6220 Marina Drive

City Oconomowoc State Wisconsin Zip 53066

Phone 414-801-9979 Fax \_\_\_\_\_ Email ppakalski@paliwayholdings.com

**Name of applicant's surveyor or engineer** McGill Smith Punshon, INC.

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone 513-759-3247 Fax \_\_\_\_\_ Email rarnold@mispdesign.com

Acreage owned 32.041 ac. Acreage proposed to be subdivided 32.041 ac.

Current Zoning Classification R-3: Residential

Proposed Zoning Changes Not applicable

Proposed Land Use Single Family attached Residential

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

**DEVELOPMENT CHARACTERISTICS:**

Number of proposed lots 198 Typical lot width 24' / 28'

Number of proposed unit's 197 Typical lot area 2,880 sf / 3,360 sf

Single Family Attached 197 Multi-Family 0

Acreage to be devoted to recreation, parks or open space 15.207 ac.

Recreation facilities to be provided Not Applicable

Proposed method of supplying water service Public Water system by CCWRD

---

---

Proposed method of sanitary waster disposal Public Sanitary Sewer System by CCWRD

---

---

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

**APPLICATION FOR DESIGN PLAN REVIEW**

Name of Subdivision The Villas at Meadowside

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>Application</u>
B.	<u>10</u>	<u>Design Plan (24 x 36)</u>
C.	<u>10</u>	<u>Design Plan (11 x17)</u>
D.	<u>1</u>	<u>Thumb Drive of Digital Files</u>
E.	<u>5</u>	<u>Applicable Concept Plan Approval Letter</u>
F.	<u>1</u>	<u>Design Plan Letter</u>
G.	<u>1</u>	<u>Fee</u>

**AFFIDAVIT**

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

State of Ohio  
County of Clermont

*Richard Arnold*  
Signature of Applicant

Subscribed and sworn to before me  
This 28th day of May A.D. 2025

*Melanie Wittich*  
Notary Public

For Official Use

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