



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 24, 2026

COTTAGE GROVE – DESIGN PLAN

- APPLICANT:** Brookstone Homes
7203 Wooster Pike
Cincinnati, OH 45227
- OWNER:** The Board of Trustees of Union Township
4350 Aicholtz Rd.
Cincinnati, OH 45245
- ENGINEER:** Choice One Engineering
6279 Tri-Ridge Boulevard, Suite 100
Loveland, OH 45140
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Cottage Grove – Design Plan
- LOCATION:** The subject property (PINs 413102AS05, 413102A007, 413102A206) is located off on the North side of Clough Pike, East of the Wuebold Lane Intersection.
- HISTORY:** No relevant history for the subject property.

DEVELOPMENT PROPOSAL:

Cottage Grove – Design Plan consists of 16 residential lots and three open space lots on a vacant, wooded property. The subject property is surrounded by a residential subdivision and institutional. The proposed land use is detached single-family residences which will compliment the existing land use pattern within the area. The total area is +/- 3.821 acres, and will include three nonbuildable, open-space lots with one retention/detention basin, with the open space lots totaling +/- 1.075 acres (or 28.1%) and an additional lot dedicated to pedestrian and emergency roadway connection totaling +/- 0.112 acres and 1.007 acres of proposed area within new R/W. The project density is proposed to be +/- 4.19 dwelling units per acre.

DEVELOPMENT DATA:

Current Zoning: “R-4” Single Family Variable Structure Residential Zone.

Total Lots: 20

Area in Lots: +/- 1.679 acres

Area in Open Space: +/- 1.075 acres

Total Site Area:+/- 3.821 acres

Area in R/W: +/- 1.007 acres

Density: +/- 4.19 du/a

School District: West Clermont Local School District

Homes:

Number of Units: 16 units

Min. Lot Area: +/- 2,886 sq. ft.

Front Yard Setback: 23 ft.

Rear Yard Setback: 20 ft.

Min. Lot Width: 39 ft.

Side Yard Setback: 5/0 ft.

SITE ACCESS:

The Design Plan shows access will be provided off of Greenfield Drive with an additional emergency access drive proposed off of SR 132.

STAFF ANALYSIS:

Per the review of Cottage Grove – 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 complements the land uses of the surrounding area. There are a number of conditions that must be met regarding the development. 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:

- Although the Planning Commission has established general street guidelines, many of the specific technical requirements related to the Public Streets are regulated by the Clermont County Engineer’s Office. Generally, all technical standards governing Public Streets are to be established by the Clermont County Engineer, and shall be contained in the Subdivision Street Design and Construction Standards for Clermont County.

Clermont County Engineer's Office Comments:

1. Note upon the plans who is to maintain the proposed stormwater management facility.
2. The width of the Paisley Court Right-of-Way needs to be adjusted. A fifty (50) foot right-of-way is the standard width for residential subdivisions.
3. The geometry of the proposed cul-de-sac needs to be adjusted. A minimum Right-of-way radius of 46 feet is to be used.

4. The width of the proposed road needs to be 28 feet, since the proposed development has a 23 foot front yard setback.
5. Lot numbers need to be adjusted to reflect a logical/sequential order.
6. The proposed sidewalk along Clough Pike needs to be located outside of the Right-of-Way.
7. The proposed streetlight near the North property line for Lot 18 needs to be adjusted. The street light needs to be located outside of the Cul-de-Sac.
8. Curb Ramp need to be provided at all end of the sidewalks.
9. 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' (two hundred feet).

Clermont County Water Resources Department Comments:

1. On Sheet 2, The watermain is shown along the property line. Please show the appropriate easement width that accommodates the watermain.
2. On Sheet 2, The fire hydrants outside of the R/W require a 15x15 foot easement centered on the fire hydrant per CCWRD standards.
3. On Sheet 2, The fire hydrant at the cul-de-sac needs to point toward the center of the cul-de-sac.
4. On Sheet 2, where the water and sanitary sewer leave the R/W and public utility easement, the utility will need to be covered with the appropriate easement according to CCWRD standards.

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

WMSC has several comments for the future construction documents and plans that will need to be addressed.

1. Best Management Practices (BMPs): Provide all applicable WMSC BMPs on the construction drawings. This shall include, but not be limited to, silt fence, sediment and erosion control measures, temporary construction entrances, and the location of any temporary sediment basins.
2. Lot Layout and Drainage Details: Provide a detailed lot layout, including drainage swale details and AA ditch details between each lot. The plans must clearly demonstrate that drainage will be directed away from all structures and conveyed to an appropriate and stable drainage outlet.
3. Drainage Easements and Overland Flood Routes: All drainage easements and overland flood routes shall be clearly identified on the plans. Include a note stating that no development, grading, or obstruction may occur within any designated drainage easement.
4. Downstream Analysis: Provide a downstream culvert analysis, including all supporting hydrologic and hydraulic calculations, demonstrating that downstream infrastructure is adequate to convey the proposed runoff.
5. Minimum Opening Elevations (MOEs): Provide MOEs for all applicable lots where required, and clearly identify them on the plans.

6. Stormwater Infrastructure Details: Provide all applicable stormwater infrastructure details for the project, including but not limited to pipe details, structures, outlet protection, and any related appurtenances.
7. As-Built Certification Requirement: Please be advised that, upon completion of site development, a complete set of Basin As-Built Certification drawings shall be required in accordance with WMSC Regulations, Section 710. Additionally, final site inspection approval must be obtained before the WMSC Division of the Building Department signs and dedicates the final record plat.

Soil and Water Conservation District Comments:

1. Easements will be needed for the stormwater management basins, including the outlet pipe and discharge channel
2. With a relatively small number of residential lots (16), it may be difficult for a homeowners association to maintain the stormwater basin. We recommend exploring the possibility of establishing a stormwater management district with the Clermont County Engineer's Office.

STAFF RECOMMENDATION:

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

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

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: FLASH DRIVE**
 - Electronic/Digital .DFX or .DWG (AUTOCAD) Version of Plans
 - Electronic .PDF (ADOBE) Version Set of Plans
 - Electronic .JPEG or .TIF Set of Plans
- TEN (10) SETS OF 11"x17" REDUCED SETS OF PLAN**
- CONCEPT PLAN APPROVAL LETTERS FROM ALL LISTED AGENCIES AS FOLLOWS:**
 - CLERMONT COUNTY ENGINEER'S OFFICE
 - CLERMONT COUNTY WATER & SEWER DISTRICT
 - CLERMONT COUNTY BUILDING INSPECTIONS DEPARTMENT
 - TOWNSHIP ZONING AND/OR ADMINISTRATION
 - USDA NATURAL RESOURCES CONSERVATION DISTRICT
 - GENERAL HEALTH DISTRICT & OEPA – if Req'd (On-site Systems)
 - OHIO DEPARTMENT OF TRANSPORTATION – if Req'd (If Applicable)
- ADDITIONAL APPLICATION ITEMS:**
 - Variance Request(s) – 10 Copies/Per Single Variance Request
 - Special Development Request – 10 Copies/Application (If Applicable)
- APPLICABLE FEES FOR REVIEW – MAKE CHECKS PAYABLE TO:
"CLERMONT COUNTY TREASURER"**

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

Complete Submittal – Application Approved for Processing

Planning Commission Authorized Representative

Date

ARTICLE IV: REQUIRED SUBMISSION DOCUMENTS TABLE
DESIGN PLAN REVIEW

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

ARTICLE IV: REQUIRED SUBMISSION DOCUMENTS TABLE
DESIGN PLAN REVIEW

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

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date _____ A/P # 000906-202

Name of Subdivision COTTAGE GROVE

Location NORTH SIDE OF CLOUGH PIKE EAST OF THE WUEBOLD LANE INTERSECTION

Township UNION Military Survey ABRAHAM BOWMAN, JOHN MOUNTJOY & LEWIS THOMAS MILITARY SURVEY

Complete Parcel Identification Number (PIN) 413102AS05, 413102A007, 413102A206

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

Name of Applicant BROOKSTONE HOMES

Address 7203 WOOSTER PIKE

City CINCINNATI State OHIO Zip 45227

Phone 513-340-7200 Fax _____ Email SHANNON.LACHENMAN@BUILDBROOKSTONE.COM

Name of Owner of property to be subdivided THE BOARD OF TRUSTEES OF UNION TOWNSHIP

Address 4350 AICHOLTZ ROAD

City CINCINNATI State OH Zip 45245

Phone _____ Fax _____ Email _____

Name of applicant's surveyor or engineer CHOICE ONE ENGINEERING (NICK SELHORST)

Address 6279 TRI-RIDGE BOULEVARD, SUITE 100

City LOVELAND State OH Zip 45140

Phone 513-239-8554 Fax _____ Email NNS@CHOICEONEENGINEERING.COM

Acreage owned 3.821 AC Acreage proposed to be subdivided 3.821 AC

Current Zoning Classification R-4 (ZONE CHANGE APPROVED 02-10-26)

Proposed Zoning Changes _____

Proposed Land Use SINGLE-FAMILY RESIDENTIAL

Is this a proposed "Special Development"? (See Article VII Sub Reg's) _____
(If yes, please attach completed "Special Development" Form)

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 16 Typical lot width 39

Number of proposed unit's 16 Typical lot area 2,886SF & 3,617SF

Single Family 16 Multi-Family _____

Acreage to be devoted to recreation, parks or open space 1.075 AC

Recreation facilities to be provided N/A

Proposed method of supplying water service _____

CONNECTION TO EXISTING PUBLIC WATER ALONG CLOUGH PIKE

Proposed method of sanitary waster disposal _____

CONNECTION TO EXISTING PUBLIC SEWER ALONG CLOUGH PIKE

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

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision COTTAGE GROVE

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

List all materials or attachments submitted:

	Number	Item
A.	<u>1</u>	<u>REVIEW CHECK</u>
B.	<u>10</u>	<u>DESIGN PLAN APPLICATION</u>
C.	<u>5</u>	<u>CONCEPT REVIEW LETTERS</u>
D.	<u>10</u>	<u>24X36 DESIGN PLANS</u>
E.	<u>10</u>	<u>11X17 DESIGN PLANS</u>
F.	<u>1</u>	<u>FLASH DRIVE</u>
G.	<u>10</u>	<u>VARIANCE REQUEST</u>

AFFIDAVIT

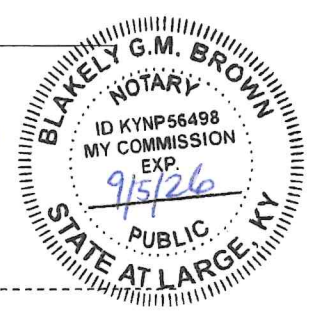
I, SHAWNAN LACHENMAY, the applicant herein, do apply for Design Plan approval for COTTAGE GROVE SUBDIVISION subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is acceptable 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~~ Kentucky
 County of Kenton

[Signature]
 Signature of Applicant

Subscribed and sworn to before me
 This 24th day of February A.D. 2026

[Signature]
 Notary Public



For Official Use

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



SECTION 309 FORMAL SUBDIVISION PLANS REQUIRED: DESIGN PLAN REVIEW

In order for an applicant to receive formal subdivision approval, plans shall be submitted in the following method:

- A. Submission of an application for Design Plan Review to the Planning Commission once ALL Concept Plan Approvals have been obtained from the appropriate reviewing agencies. Failure to produce all Concept Plan Approvals at the time of Design Plan Application will result in an incomplete submittal. Once approval of the Design plan has been obtained, final construction drawings for required improvements shall be submitted to the appropriate reviewing agencies for approval and signature. Record plat to be submitted for signature after satisfactory construction of improvements and posting of maintenance bond.

Design plans, construction drawings, "As-Built" construction drawings, supplemental information and record plats shall conform with the requirements set forth in Article V of these regulations. Each Concept Plan, Design Plan, construction drawing submittal, supplemental information, and record plat submittal shall conform with the requirements established in Article IV of these regulations, or the rules and regulations of the reviewing agencies. The Design Plan, construction drawings, "As-Built" construction drawings, and record plat shall be prepared by a registered engineer and/or surveyor, as permitted by law.

SECTION 310 FILING OF A DESIGN PLAN

A Design Plan consisting of ten (10) copies of the Clermont County Planning Commission Design Plan Review Application Forms provided by the Planning Commission together with of ten (10) copies of the Design Plan and supplementary information, and materials specified in Article IV shall be submitted and filed with the Office of the Planning Commission. All drawings shall be prepared by a qualified registered engineer and/or surveyor as permitted by law and submitted in both paper and electronic file format as defined by Article IV of these regulations. A filing fee shall be charged as indicated in Section 906.

SECTION 311 FILING DEADLINE: DESIGN PLAN REVIEW

All applications for a Design Plan Review shall be submitted no later than the first working day of the month in which the applicant wishes to go before the Planning Commission. Any late applications shall not be accepted.

SECTION 312 SCHEDULE OF MEETING

Within five (5) days of the submission of the Design Plan, the Planning Commission Staff shall schedule a meeting to consider the Design Plan to be held no more than thirty days (30) after the plan was submitted to the Planning Commission Staff and no less than seven days after the plan has been sent to the applicable reviewing agencies.

SECTION 313 DESIGN PLAN REVIEW

The Planning Commission shall forward copies of the Design Plan and supplementary information to such officials and agencies as may be necessary for the purposes of further study and recommendation. Such officials and agencies shall include:

- A. Township Trustees and applicable Zoning Inspector of the site's jurisdiction
- B. County Engineer
- C. County Water and Sewer District
- D. County Building Inspector
- E. County General Health District
- F. Natural Resource Conservation Service/Clermont Soil and Water Conservation District
- G. Ohio Department of Transportation when required by 5511.01 of the Ohio Revised Code
- H. Any other specialized or expert source of information that the Planning Commission elicits or elects to use to review the proposed subdivision

SECTION 314 DISPOSITION OF COMMENTS: DESIGN PLAN REVIEW

Review comments shall be accommodated as follows:

The reviews by 1) the County Engineer 2) the County Water and Sewer District and/or the County General Health District 3) the County Building Inspector and 4) the Ohio Department of Transportation (where applicable) shall include such exceptions, and conditions, designs or requirements deemed necessary to insure compliance with the policies, rules, regulations, and previous Concept Plan approvals adopted and enforced by such agents or the Planning Commission. The Planning Commission shall adopt the listed agent(s) findings as requirements for conditional approval.

SECTION 315 APPROVAL/DISAPPROVAL OF DESIGN PLAN

After receipt and disposition of review comments, the Planning Commission shall determine whether to approve, approve with conditions, or disapprove of the Design Plan. If a plan is disapproved, the reason shall be so stated in writing in the record of the Commission. The Planning Commission or an authorized representative of the Planning Commission shall endorse in writing on the plat the approval or disapproval of such plan within thirty (30) days after the submission of the plan for approval as required by 711.10 of the Ohio Revised Code. Approval of plans shall be conditional upon compliance with all applicable regulations. The applicant shall be notified of the final action of the Commission within seven (7) working days of the meetings.

**SECTION 322 APPROVAL PERIOD: DESIGN PLAN AND CONSTRUCTION
DRAWINGS**

The approval of the plat Design Plan and Construction Plans shall be effective for a maximum of five (5) years after Approval, and shall authorize the developer to commence construction in accordance with the requirements of the Office of the Clermont County Engineer and those of other applicable offices and agencies. If the construction of all proposed improvements is not completed during the five (5) year period, the approved plans will be considered void unless an extension for five (5) years is requested by the applicant and granted in writing by the Commission. At the time of applying for an extension, all improvements to the site shall be subject to all current specifications and standards.

COTTAGE GROVE SUBDIVISION DESIGN PLAN

LOCATED IN ABRAHAM BOWMAN, JOHN MOUNTJOY, AND
LEWIS THOMAS MILITARY SURVEY NO. 4455, 5957, 7090
UNION TOWNSHIP, CLERMONT COUNTY, OHIO



VICINITY MAP
N.T.S.

OWNER:
THE BOARD OF TRUSTEES OF UNION TOWNSHIP
4350 AICHOLTZ ROAD
CINCINNATI, OH 45245

APPLICANT:
BROOKSTONE HOMES
7203 WOOSTER PIKE
CINCINNATI, OH 45227
SHANNON LACHENMAN
513-340-7200

ENGINEER:
CHOICE ONE ENGINEERING
6279 TRI RIDGE BLVD SUITE 100
LOVELAND, OH 45140
513-239-8554

GENERAL NOTES

1. NO FEMA FLOODPLAN EXISTS ON THE SITE.
2. SUBDIVISION WILL BE BUILT IN ONE PHASE.
3. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
4. STREETS WITH A 40' R/W, CONCRETE SIDEWALK WILL BE INSTALLED ON ONE SIDE.
5. WATER AND SEWER WILL TIE INTO THE EXISTING SYSTEMS PROVIDED BY CLERMONT COUNTY WATER RESOURCES ALONG CLOUGH PIKE.
6. CONSTRUCTION PLANNED FOR 2026 AND 2027.
7. SUBDIVISION WILL HAVE ITS OWN HOMEOWNER'S ASSOCIATION.
8. SUBDIVISION LIGHTING TO BE INSTALLED BY DUKE ENERGY AND WILL BE INWARD OR DOWNWARD DIRECTED AND SHIELDED, DARK SKY COMPLIANT.
9. LOTS WILL BE SOLD AS "FEE SAMPLE" WITH A 0' SIDE YARD ON COMMON WALL.
10. NO DETACHED ACCESSORY STRUCTURES CAN BE BUILT IN THE REAR YARDS OF THE NEW UNITS.
11. PEDESTRIAN AND EMERGENCY ROADWAY CONNECTION TO BE ON A DEEDED PARCEL AND TRANSFERRED TO UNION TOWNSHIP.
12. IT IS THE INTENTION TO RETAIN AND NOT DISTURB THE EXISTING VEGETATION ON THE WESTERN SIDE OF THE PROJECT (WEST OF PAISLEY COURT), SUPPLEMENTAL VEGETATION WILL BE PLANTED AS NEEDED, IN COORDINATION WITH TOWNSHIP STAFF.
13. ALL STORMWATER LOCATED OUTSIDE OF THE RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PROPERTY INFORMATION

CURRENT PIDN: 413102A205 & 413102A007 & 413102A206

CURRENT ZONING: R-4

CURRENT USE: WOODED
PARENT TRACT: 3.821 ACRES

NO. OF BUILDABLE LOTS: 16 (8 VILLAS)
MIN. FRONT YARD SETBACK: 23 FEET
MIN. REAR YARD SETBACK: 20 FEET
MIN. SIDE YARD SETBACK: 5 FEET, COMMON WALL: 0 FEET

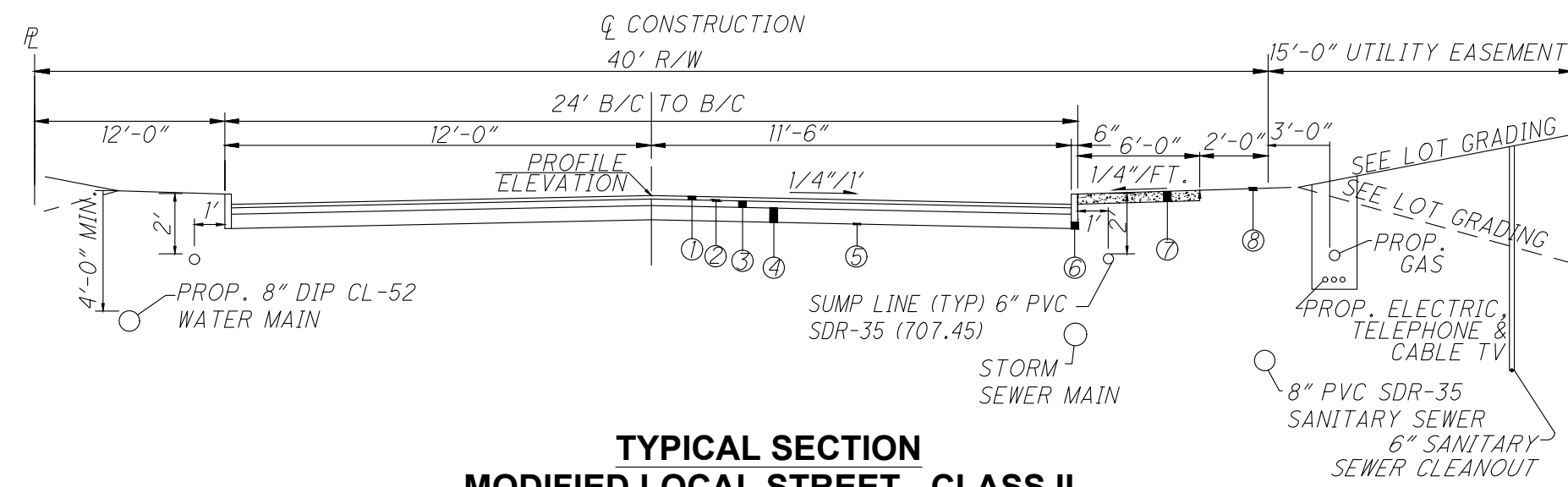
MAXIMUM BUILDING HEIGHT: 35 FEET

TOTAL R/W (DEDICATED & PROPOSED): 1.007 ACRES
AREA IN LOTS: 1.679 ACRES
AREA IN OPEN SPACE: 1.135 ACRES (29.7%)

DENSITY: 4.19 DU/AC.

STREET LENGTH
40' R/W: 780 LF

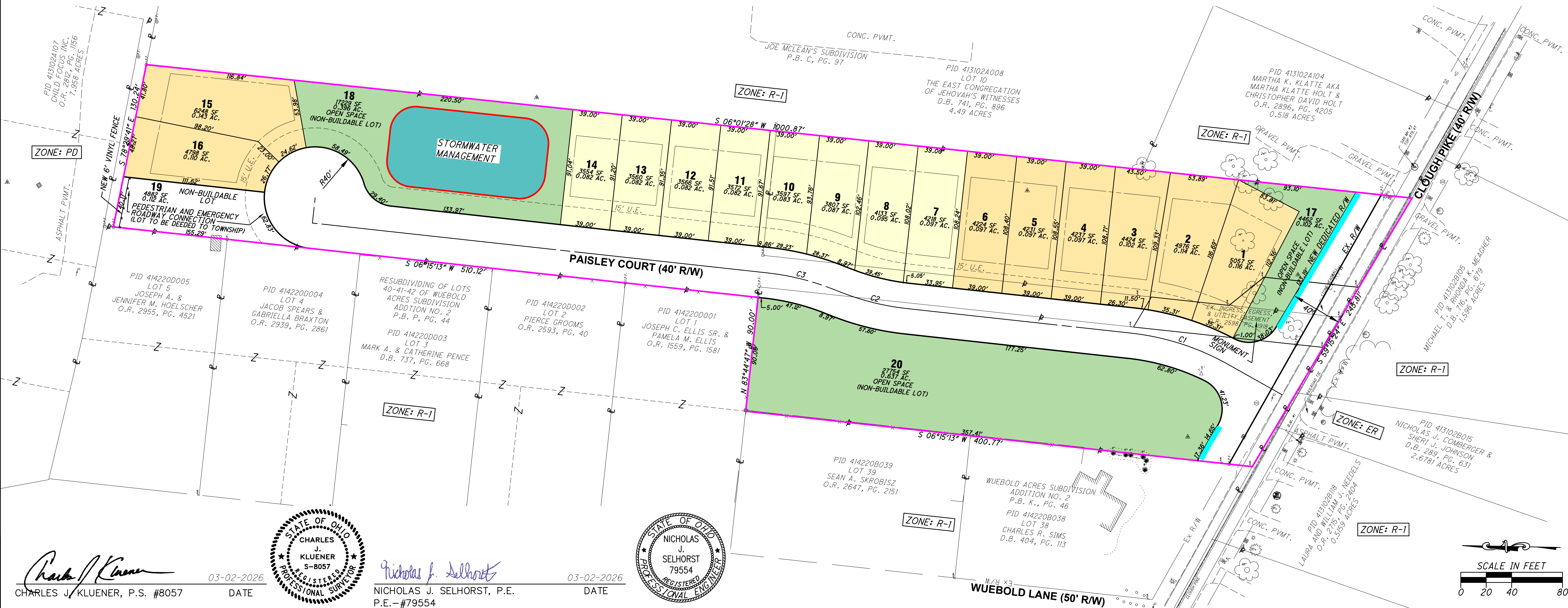
- OPEN SPACE
- NEW 4' SIDEWALK ACROSS FRONTAGE
- PUD BOUNDARY
- SETBACK LINE
- (8) 39'x74' LOTS
- (8) 39'x93' LOTS



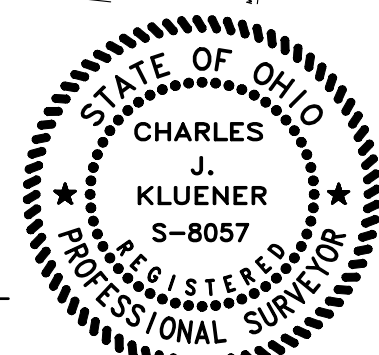
**TYPICAL SECTION
MODIFIED LOCAL STREET - CLASS II**

- | | |
|---|--|
| ① ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22 | ⑤ ITEM 204 - SUBGRADE COMPACTION |
| ② ITEM 407 - TACK COAT @ 0.06 GAL./S.Y. | ⑥ 18" VERTICAL CURB |
| ③ ITEM 441 - 2-1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) | ⑦ ITEM 608 - 5" CONCRETE WALK (BY HOMEOWNER) |
| ④ ITEM 301 - 5" ASPHALT CONCRETE BASE COURSE, PG64-22 | ⑧ ITEM 659 - SEEDING AND MULCHING, CLASS 1 |

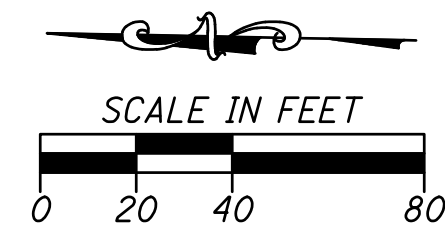
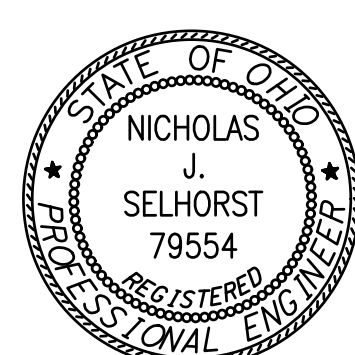
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	200.00'	80.67'	23°06'42"	80.13'	S17°48'34"W
C2	200.00'	52.36'	15°00'00"	52.21'	S13°45'13"W
C3	200.00'	52.36'	15°00'00"	52.21'	S13°45'13"W



Charles J. Kluener
CHARLES J. KLUENER, P.S. #8057
DATE 03-02-2026



Nicholas J. Selhorst
NICHOLAS J. SELHORST, P.E. #79554
DATE 03-02-2026



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COTTAGE GROVE SUBDIVISION DESIGN PLAN

LOCATED IN ABRAHAM BOWMAN, JOHN MOUNTJOY, AND
LEWIS THOMAS MILITARY SURVEY NO. 4455, 5957, 7090
UNION TOWNSHIP, CLERMONT COUNTY, OHIO



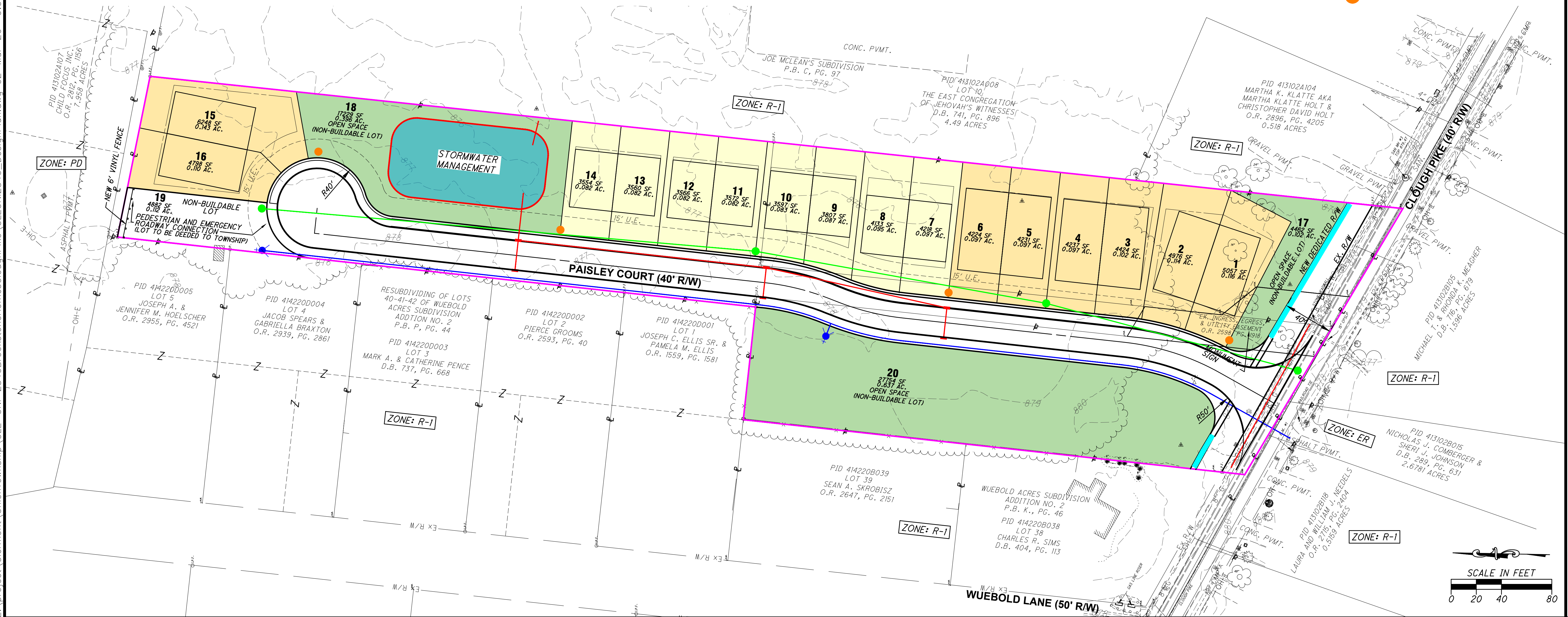
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

COTTAGE GROVE
UNION TOWNSHIP, CLERMONT COUNTY
UTILITY LAYOUT

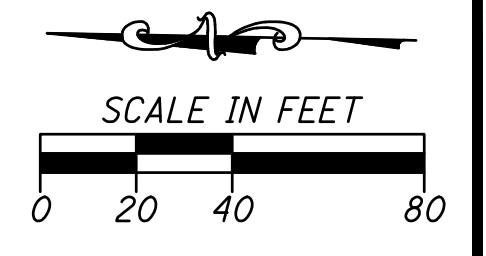
PLAN LEGEND

- PROP. WATER MAIN
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER
- OPEN SPACE
- NEW 4' SIDEWALK ACROSS FRONTAGE
- PUD BOUNDARY
- SETBACK LINE
- (B) 39'x74' LOTS
- (B) 39'x93' LOTS
- POSSIBLE DUKE LIGHTING LOCATIONS

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REVISIONS:
FILE NAME UTILITY LAYOUT
DRAWN BY JLH
CHECKED BY NNS
PROJECT No. CLEUNI2540
DATE 03-02-2026
SHEET NUMBER 2 OF 3



COTTAGE GROVE SUBDIVISION DESIGN PLAN

LOCATED IN ABRAHAM BOWMAN, JOHN MOUNTJOY, AND
LEWIS THOMAS MILITARY SURVEY NO. 4455, 5957, 7090
UNION TOWNSHIP, CLERMONT COUNTY, OHIO

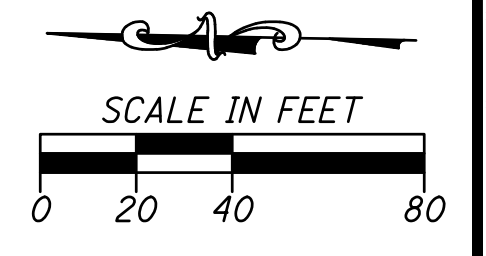
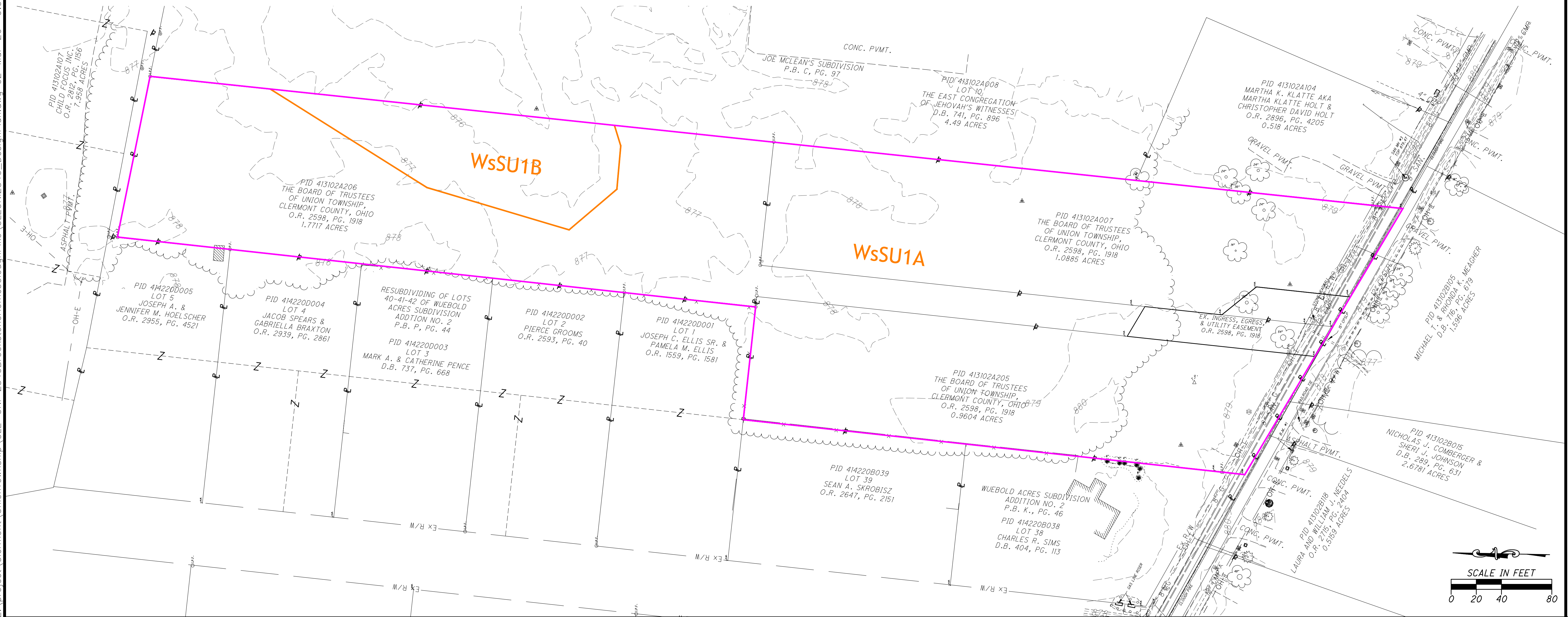


SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

COTTAGE GROVE
UNION TOWNSHIP, CLERMONT COUNTY
EXISTING CONDITIONS

SOILS LEGEND	
WsSU1A	WESTBORO-SCHAFFER-URBAN LAND COMPLEX, 0-2% SLOPES
WsSU1B	WESTBORO-SCHAFFER-URBAN LAND COMPLEX, 2-4% SLOPES

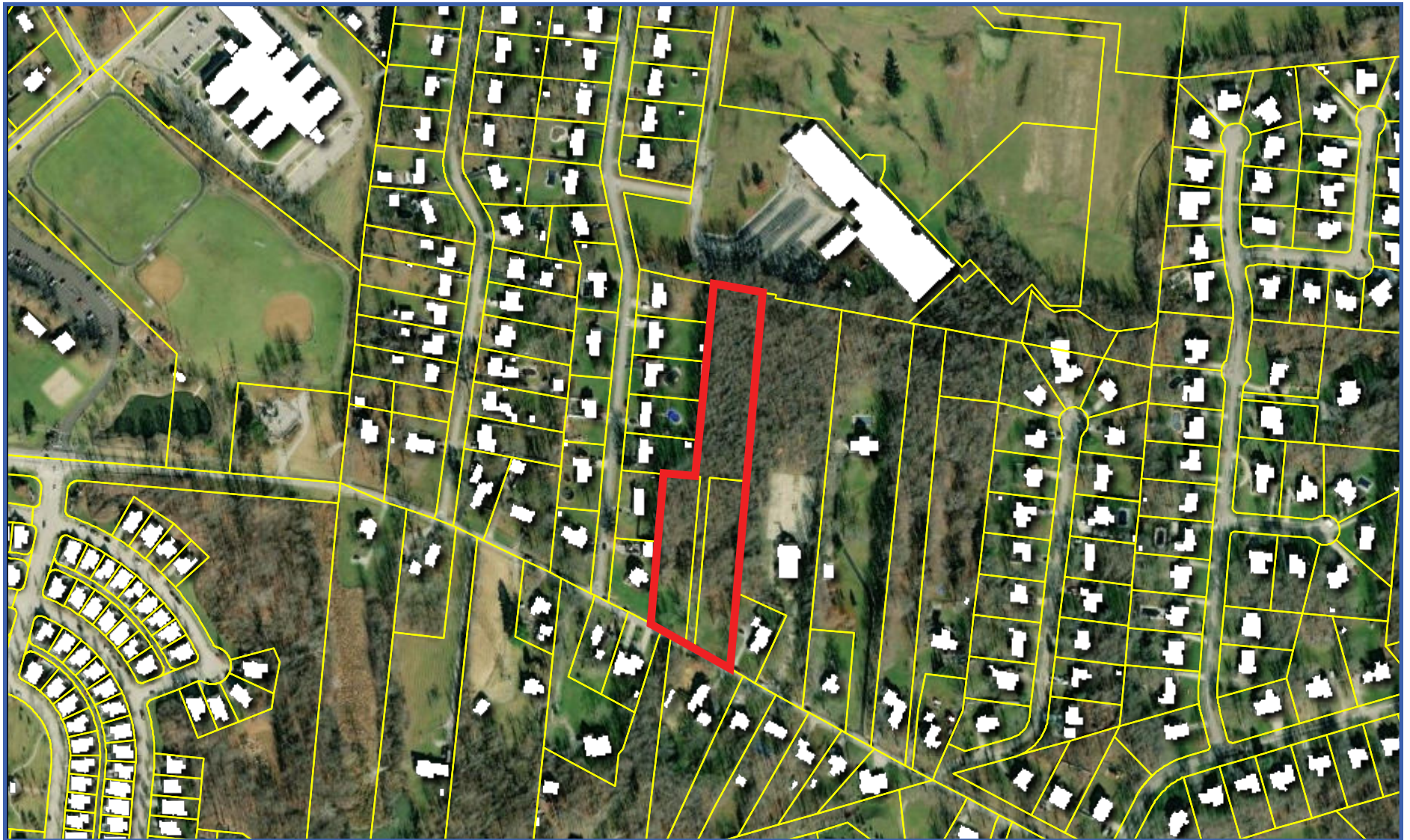
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REVISIONS:	
FILE NAME	EXISTING
DRAWN BY	JLH
CHECKED BY	NNS
PROJECT No.	CLEUNI2540
DATE	03-02-2026
SHEET NUMBER	3 OF 3

PARCEL MAP

Cottage Grove



PROPERTY INFORMATION

Parcel Numbers: 413102AS05, 413102A007,
413102A206

Total Site Area: +/- 3.821 Acres



ZONING MAP

Cottage Grove



PROPERTY INFORMATION

Parcel Numbers: 413102AS05, 413102A007,
413102A206

Total Site Area: +/- 3.821 Acres

