



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 22, 2023

DAVIS CROSSING – DESIGN PLAN

APPLICANT: Joe Huesman
2478 Bethel Hygiene Road
Bethel, OH 45106

OWNER: Elizabeth Huesman
7096 Jeannie Avenue
Cincinnati, OH 45230

ENGINEER: Jeff Flaherty
Cardinal Engineering
One Moock Road
Wilder, KY 41071

REQUEST: Requesting approval from the Clermont County Planning Commission for Davis Crossing –Design Plan

LOCATION: The subject property (PIN 282809A001) is located at the southwest portion of the intersection of Davis Road and Ninemile Tobasco Road.

HISTORY: The property went through a minor lot split in 2021; however, it is unknown the extent of which the property was split.

DEVELOPMENT PROPOSAL:

Davis Crossing – Design Plan consists of 33 single-family residential lots on 30.12 acres with 1.27 acres (4.22%) of open space, with an overall project density of 1.09 dwelling units per acre.

DEVELOPMENT DATA:

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

Total Lots: 33 units

Total Site Area: 30.12 acres

Area in Lots: 24.34 acres
Area in Open Space: 1.27 acres (4.22%)

Area in R/W: 2.46 acres
Density: 1.09 units/acres

School District: West Clermont Local School Districts (WCSLD)

Homes:

Number of Units: 33

Min. Lot Area: 20,000 Sq. Ft. (.459 acres)

Min. Lot Width: 100 Ft.

Front Yard Setback: 50 Ft.

Side Yard Setback: 15 Ft.

Rear Yard Setback: 40 Ft.

SITE ACCESS:

The Design Plan shows access is to be taken off of Davis Road by the creation of a Huesman Lane for lots 1-30. Light Boulevard intersects with Huesman Lane and both roadways terminate in a cul-de-sac. Lots 31-33 are accessed via a common driveway from Ninemile – Tobasco Road.

Lots 1-30 are all provided with direct access and legal frontage to a 50-foot right-of-way of either Huesman Lane or Light Boulevard. Both streets end in a cul-de-sac. All roadways shown shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*. There are two panhandle or flag lots (lot 21 and 29 as shown on submittal documents) that shall comply with the *Clermont County Subdivision Regulations*.

Lots 31-33 are provided access by a common driveway from Ninemile – Tobasco Road. The *Clermont County Subdivision Regulations* allow common driveways as long as they service no more than five lots, all lots shall provide a driveway easement and maintenance agreement noted on the record plat, and any portions of the driveway located in the right-of-way shall be designated in accordance with the requirements established in the *Subdivision Street Design and Construction Standards*.

STAFF ANALYSIS:

Per the review of Davis Crossing – Design Plan, the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*.

Davis Crossing – Design Plan appears to conform to the lot dimensions agreed upon in the development data approved with Pierce Township Zoning Resolution.

The development is located on land that contains slopes greater than 30 percent in some areas, particularly on the eastern edges bordering Ninemile – Tobasco Road. The development should be designed in balance with the natural space available and aim to protect the hillsides in alignment with the Pierce Township 2023 Land Use Plan Guiding Principles. As well as protect natural resources per the Clermont County Comprehensive Plan.

The development is situated in an area of Pierce Township that is designated as Rural Cluster

in the Future Land Use Classifications section of the Pierce Township 2023 Land Use Plan which recommends these areas to be primarily preserved open spaces, typically over 50 percent of the land, or to remain a natural space. Residential development is generally permitted at a density of one unit to five acres, which may allow for density bonuses up to one unit per acre and smaller minimum lots when combined with adequate infrastructure and a strong emphasis on preservation. The development is minimally over one unit per acre; however, there is very little preservation of communal open or natural space in the proposal other than a detention pond area. Another key strategy of the Township is to promote development that will incorporate diverse styles and site designs. New developments should be high quality, contextually sensitive and exemplify the Township's guiding principles such as prioritizing pedestrians, earthen berms, community greens, gathering space and community cohesion.

The design plans include sidewalks along the streets and have a certain amount of community cohesion; however, does not include community greens or gathering spaces. Township comments include a preference for earthen berms near the exterior boundaries of the lots adjacent to public right-of-ways. Other areas of the Land Use Plan indicate strategies to limit impacts to steep hillsides of greater than 15 percent as well as to limit the removal of trees and critical non-invasive vegetation. It is unknown how much clearing of the property will take place, but based on the 2023 aerial image from the Clermont County interactive GIS map, the land is partially vegetated and contains streams and a pond.

The Land Use Plan also calls out this site as part of a critical site in the Township predominantly known as the "Maddux Farm." It calls for Rural Cluster residential, protection for the hillsides to manage stormwater runoff through over detention, and to protect trees and work with numerous site constraints, including overhead utility lines that will limit building sites in lots. The plan indicates that this site may be a candidate for preservation and may be leveraged for rural amenities as appropriate such as trails, common greens, and rain gardens.

A brief review of the National Wetland Inventory Map has shown a freshwater pond located on the subject parcel. The Ohio EPA and the Corps of Engineers shall be contacted to see if Section 401/404 permits are required.

The *Clermont County Comprehensive Plan* natural resources goals and objectives includes encouraging for development in a manner that protects the county's natural resources and the environment. It is unknown the level of protection that the trees and other vegetation will be on the subject property when it comes to the development of the parcel. The overhead wires pose a constraint to buildable areas in the proposed lots, and the applicant has stated that any prospective homeowner will be made aware of those restrictions.

Overall, the requested project land use and proposed density are compatible with the *Clermont County Subdivision Regulations* and the current subdivision pattern developing throughout Pierce Township, even though the proposed subdivision is not completely aligned with the guidelines in the *Pierce Township 2023 Land Use Plan*.

Clermont County Community & Economic Development Comments:

- It is important to note that the lot arrangement and design should be such that all lots provide satisfactory building sites, properly related to topography and character of surrounding development. This site has a lot of topographical areas, ensure proper building sites, and shows many buildable areas on sloping land.
- Include information describing the locations of the proposed entrance signage and roadway improvements along Ninemile - Tobasco Road.
- Public utility easements of a minimum of 20' in total width should be included to accommodate any public utilities along side and rear property lines.
- Show existing and proposed tree vegetation of the site.
- Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Clermont County Engineer's Office Comments:

- The proposed Detention Lot needs to be assigned a Lot Number. Additionally, the Detention Lot also needs to be labeled as an 'Open Space' parcel.
- The proposed Right-of-Way geometry for the Davis Road/Huesman Lane Intersection needs to be adjusted. A typical Fifty (50) Foot Right-of-way needs to be used for Huesman Lane.
- It would be recommended to transfer the proposed 0.732 Acre Parcel to be sold to 599 Davis Road prior to the recording of the record plat.
- A Sight Distance Easement will need to be obtained and recorded across parcel 282809A103., prior to recording the Record Plat for this development.
- An Easement will need to be obtained from parcel 282809A103. for the portion of Huesman Lane, which is proposed to encroach upon the frontage of the adjoining parcel.
- A Sight Distance Analysis needs to be provided for the proposed Common Drive off of Nine Mile-Tobasco Road.
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, the maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

Clermont County Water Resources Department Comments:

- Capacity is available for public water and sanitary sewer for the proposed development.
- Please provide locations and dimensions of existing sewers, water lines, culverts, and other underground structures, and power transmission poles and lines within and adjacent to the proposed development.
- Please provide the location and dimensions of the proposed utility and sewer lines, showing their connections to existing systems.

- Please provide sanitary sewer profiles and label pipe material on profiles and/or plans. Sewer with less than 15' of cover is SDR-35 pipe. Sewer with 15' to 28' of cover is SDR-26 pipe. Sewer with a cover of more than 28' is SDR-17.
- Please provide information regarding how the existing water main is to be tied into for the proposed development.
- A 401/404 EPA permit will need to be obtained due to the wetland area on site.
- It is recommended to file a Notice of Intent with the Ohio EPA. The Owner/Developer is required by the Ohio EPA to file a Notice of Intent if the total land disturbance is one acre or more.
- Please provide a complete water management and sediment control plan.
- There are concerns that the existing stream may impact lots 4-7.
- Concerns about easements severely restricting the use of yards by future homeowners.
- Concerns about homes being built on steep slopes. Geotech reports may be required.
- Provide drainage calculations stamped by a Registered Professional Engineer in the State of Ohio. Include capacity and detention calculations. A watershed area drainage map also needs to be included. Show the watershed routing on the drainage area map.

Soil and Water Conservation District Comments:

- We are concerned about the proximity of the homes on Lots 3-6 to the existing stream. Potential bank erosion and flooding issues need to be addressed by the construction plans.
- We also have concerns about the proximity of homes to existing power line easements, about electric towers being located on a buildable lot (Lot 26), and concerns about the easements severely restricting the use of yards by future homeowners (especially Lots 1-2, Lots 11-15, Lot 26 and Lot 29). At a minimum, we recommend including building setbacks from both the electric towers and power line easements.
- Geotechnical reports will be required for all roads and buildable lots located on EaF2, EdD2, and EbG2 soils.
- A geotechnical report, in addition to a USACE wetland determination, will be needed for Lot 10, which has an existing pond.
- A more defined drainage swale is needed on Lot 9 to direct overland flow to the catch basin on Lot 8. The swale should be placed in a drainage easement.
- A forebay needs to be included in the detention basin. Refer to the design criteria contained in the Ohio Rainwater and Land Development Manual
- Drainage easements will be needed for all watercourses outside the public right-of-way.
- We encourage the developer to petition the County Engineer to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water utility.

Pierce Township Comments:

- Confirm lot areas of Lot 29 and Lot 21 without the panhandle portion counted (Less than 50') (EM)

- All double frontage lots must show 2 front yard setbacks, a no rear yard(s) See regulatory impacts of not having a rear yard. (EM)
- Lots should be notated to advise prospective buyers regarding the limitations of building(EM)
- Front yard setbacks required off of private drives providing access to 3 or more lots – Lots 31-33(EM)
- Revise front yards for Lots 18 and 17 (EM)
- Confirm lot width at the building line for Lots 16-19 and 23(EM)
- Direct access onto Ninemile is ill advised; all access should be restricted unless onto an interior roadway Visual sight lines on Nine Mile are limited (EM)
- Show the common drive cross section – Will this be dedicated access or a fire access? (EM)
- Hillside impacts and tree removal remains a concern, particularly as it pertains to downstream water runoff(EM)
- Multiple lots have close to or >50% coverage by overhead power easement; lots should be notated for prospective buyers regarding permissible building area(s) (EM)
- Lots should be notated for prospective buyers regarding permissible building area(s) On the lot due to the easement and unknown effects of EMF (TW)
- Areas fronting along Davis and Ninemile should be bermed and landscaped (TW)

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Davis Crossing – Design Plan Review Letter dated August 9, 2023, be satisfactorily addressed.
2. The Ohio EPA and the Corps of Engineers should be contacted to see if Section 401/404 permits are required for the freshwater pond located on the subject parcel.
3. All proposed road names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
4. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

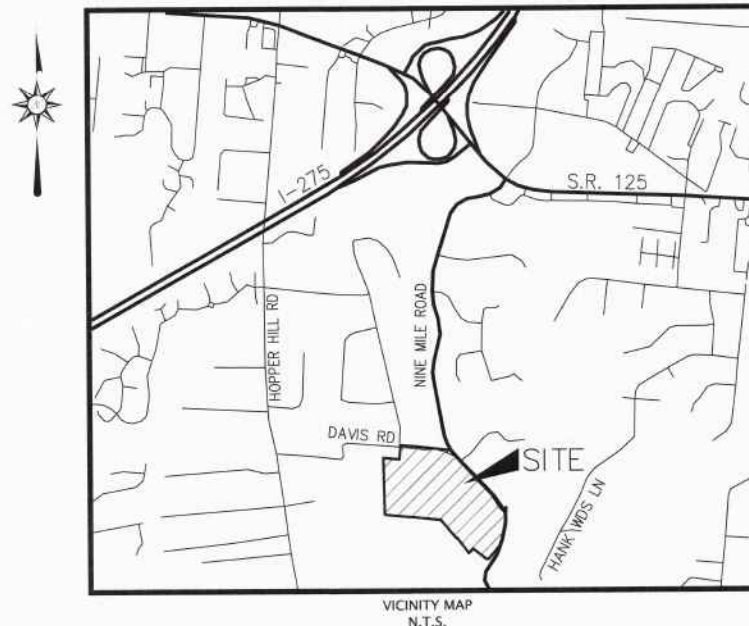
Attachments:

1. Davis Crossing – Design Plan Drawings.
2. Davis Crossing – Design Plan Review Letter dated August 9, 2023.
3. Davis Crossing _ Design Plan Response to Comments
4. Zoning Map
5. Context Map

DAVIS CROSSING

DAVIS ROAD, PIERCE TOWNSHIP
CLERMONT COUNTY, OHIO 45255

EXISTING LEGEND	
—O—	OVERHEAD ELECTRIC
—U—	UNDERGROUND ELECTRIC
□	ELECTRIC BOX
⊙	ELECTRIC MANHOLE
⊙	ANCHOR POLE
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	GROUND LIGHT
—O—	OVERHEAD TELEPHONE
—U—	UNDERGROUND TELEPHONE
□	TELEPHONE BOX
⊙	TELEPHONE MANHOLE
⊙	BOLLARDS
⊙	SIGN
⊙	MAIL BOX
—	WATER LINE
—	WATER VALVE
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE BOX
—	WATER VALVE MANHOLE
—	POST INDICATOR VALVE
—	GAS LINE
—	GAS METER
—	GAS VALVE
—	GAS VALVE BOX
—	UTILITY MANHOLE
—	SEWER MANHOLE
—	STORM MANHOLE
—	DITCH
—	GLAZORAIL
—	FENCE LINE
—	R/W FENCE LINE
—	POND/WETLAND
—	STREAM
—	PROPERTY LINE
—	ROAD RIGHT OF WAY
—	UTILITY EASEMENT
—	ZONE LINE
—	INDEX CONTOUR
—	INTERMEDIATE CONTOUR



CONTACTS

OWNER/APPLICANT:
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2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106
(513) 835-1081

ENGINEER/SURVEYOR:
CARDINAL ENGINEERING CORP.
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
(859) 581-9600

ZONING:
PIERCE TOWNSHIP
ZONING DEPARTMENT
950 LOCUST CORNER
PIERCE TOWNSHIP, OHIO 45245
(513) 752-6262

WATER:
CLERMONT COUNTY WATER & SEWER
2379 CLERMONT CENTER DRIVE
BATAVIA, OHIO 45103
(513) 732-7745

SANITARY SEWER:
CLERMONT COUNTY WATER & SEWER
2379 CLERMONT CENTER DRIVE
BATAVIA, OHIO 45103
(513) 732-7745

STORMWATER:
CLERMONT COUNTY - PERMIT CENTRAL
2275 BAUER ROAD
BATAVIA, OHIO 45103
(513) 732-7213

ELECTRIC:
DUKE ENERGY
92 SOUTH FOURTH STREET
BATAVIA, OHIO 45103
(513) 287-5628

GAS:
DUKE ENERGY
92 SOUTH FOURTH STREET
BATAVIA, OHIO 45103
(513) 287-5628

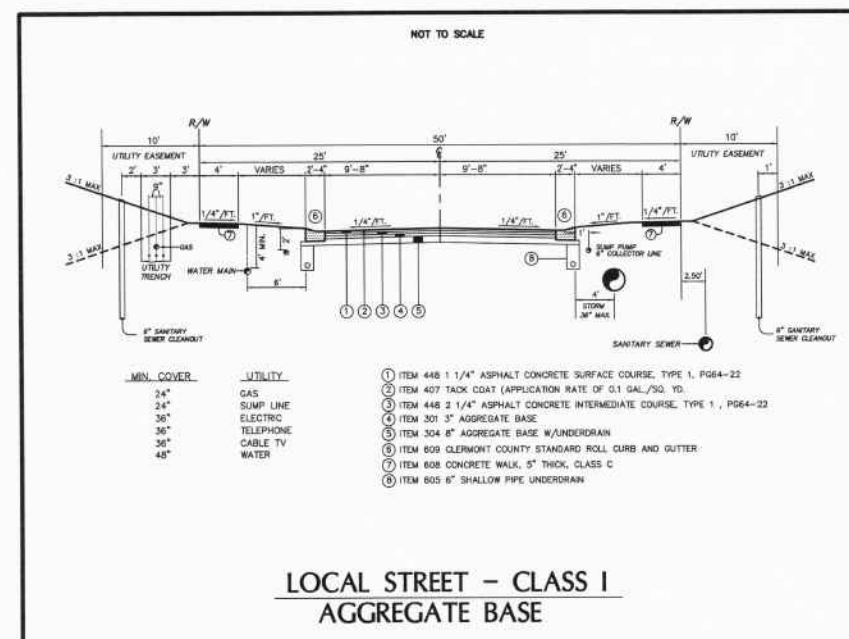
TELEPHONE:
CINCINNATI BELL TELEPHONE COMPANY
201 EAST FOURTH STREET
103-1175
CINCINNATI, OHIO 45202
(513) 566-7185

CABLE TELEVISION:
TIME WARNER CABLE
7906 DIXIE HIGHWAY
FLORENCE, KENTUCKY 41076
(888) 735-0300

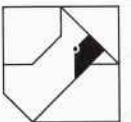
OTHER UTILITIES:
OHIO UTILITY PROTECTION SERVICE
(800) 362-2764

DRAWING INDEX

- 1 OF 5 TITLE SHEET
- 2 OF 5 EXISTING CONDITIONS
- 3 OF 5 SITE LAYOUT PLAN
- 4 OF 5 GRADING & UTILITY PLAN
- 5 OF 5 INTERSECTION SITE DISTANCE



REVISIONS	DATE	#	ITEM



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PROJECT:
DAVIS CROSSING SUBDIVISION
NANCAROW M.S. #1747 & KNOX M.S. #4795
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO

CLIENT:
JOE HUESMAN
2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106

DRAWN BY: JDM	SEAL
CHECKED BY: JSF	STATE OF OHIO JEFFREY S. FLAHERTY E-82657 REGISTERED PROFESSIONAL ENGINEER Date: 2005-05-15 14:02:00
PROJECT MANAGER: JSF	



Know what's below.
Call before you dig.

PROJECT NO. 20-152
SCALE NTS
DATE 05-15-2023

TITLE SHEET

SHEET 1 OF 5

GENERAL NOTES

- BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD/A SURVEY PREPARED BY CARDINAL ENGINEERING CORPORATION IN NOVEMBER 2020.
- TOPOGRAPHIC INFORMATION BASED ON A COMBINATION OF A FIELD SURVEY PERFORMED BY CARDINAL ENGINEERING CORPORATION IN NOVEMBER 2020 AND CLERMONT COUNTY GIS INFORMATION.
- STREAM AND WETLAND LOCATIONS PROVIDED IN THE DOCUMENT BY RAMBOLL TITLED PRELIMINARY WOTUS FIELD OPERATIONS, DATED 10/2/2021.

NOTE:
UNDERGROUND UTILITIES ARE SHOWN BASED ON ABOVE GROUND OBSERVATIONS AND CONSTRUCTION PLANS PROVIDED TO CARDINAL ENGINEERING AND MAY NOT BE COMPLETE OR ACCURATE.

CONTRACTOR TO VERIFY LOCATION AND USE CAUTION WHEN EXCAVATING IN AREAS OF SUSPECTED BURIED UTILITIES.

EXISTING LEGEND	
—○—	OVERHEAD ELECTRIC
—□—	UNDERGROUND ELECTRIC
—○—	ELECTRIC BOX
—○—	ELECTRIC MANHOLE
—○—	ANCHOR POLE
—○—	UTILITY POLE
—○—	GROUND LIGHT
—○—	OVERHEAD TELEPHONE
—○—	UNDERGROUND TELEPHONE
—○—	TELEPHONE BOX
—○—	TELEPHONE MANHOLE
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—○—	GAS VALVE BOX
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—○—	SEWER MANHOLE
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—○—	ROAD RIGHT OF WAY
—○—	UTILITY EASEMENT
—○—	ZONE LINE
—○—	INDEX CONTOUR
—○—	INTERMEDIATE CONTOUR

REVISIONS	DATE	#	ITEM

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DAVIS CROSSING SUBDIVISION
NANCAROW M.S. #1747 & KNOX M.S. #4795
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO

CLIENT:
JOE HUESMAN
2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106

PROJECT: DAVIS CROSSING SUBDIVISION
NANCAROW M.S. #1747 & KNOX M.S. #4795
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO

CLIENT: JOE HUESMAN
2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106

DRAWN BY: JDM
CHECKED BY: JSF
PROJECT MANAGER: JSF

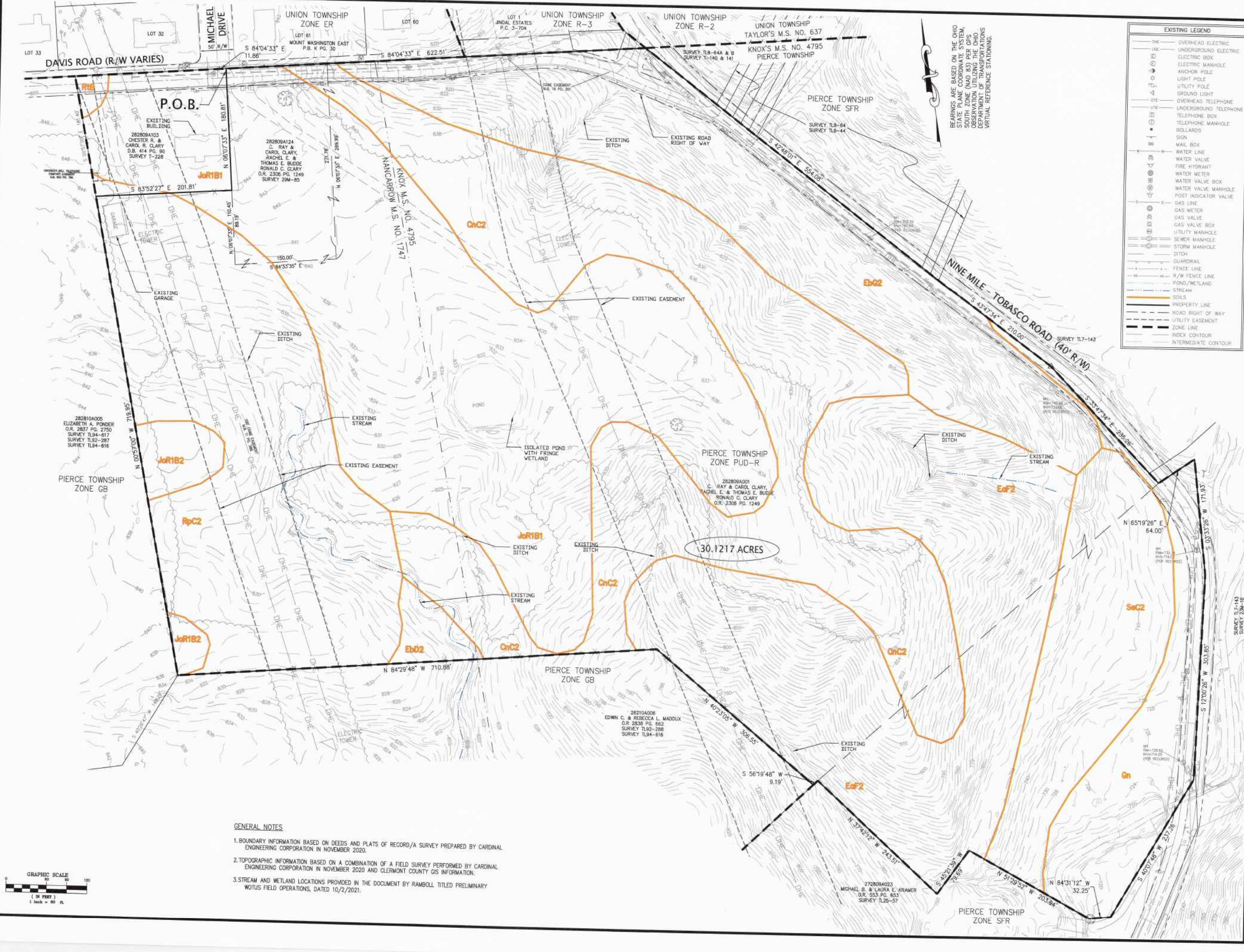
SEAL: JEFFREY S. FLAHERTY
E-82657
REGISTERED PROFESSIONAL SURVEYOR

PROJECT NO. 20-152
SCALE 1" = 60'
DATE 05-15-2023

EXISTING CONDITIONS

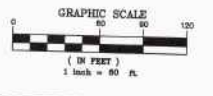
SHEET 2 OF 5

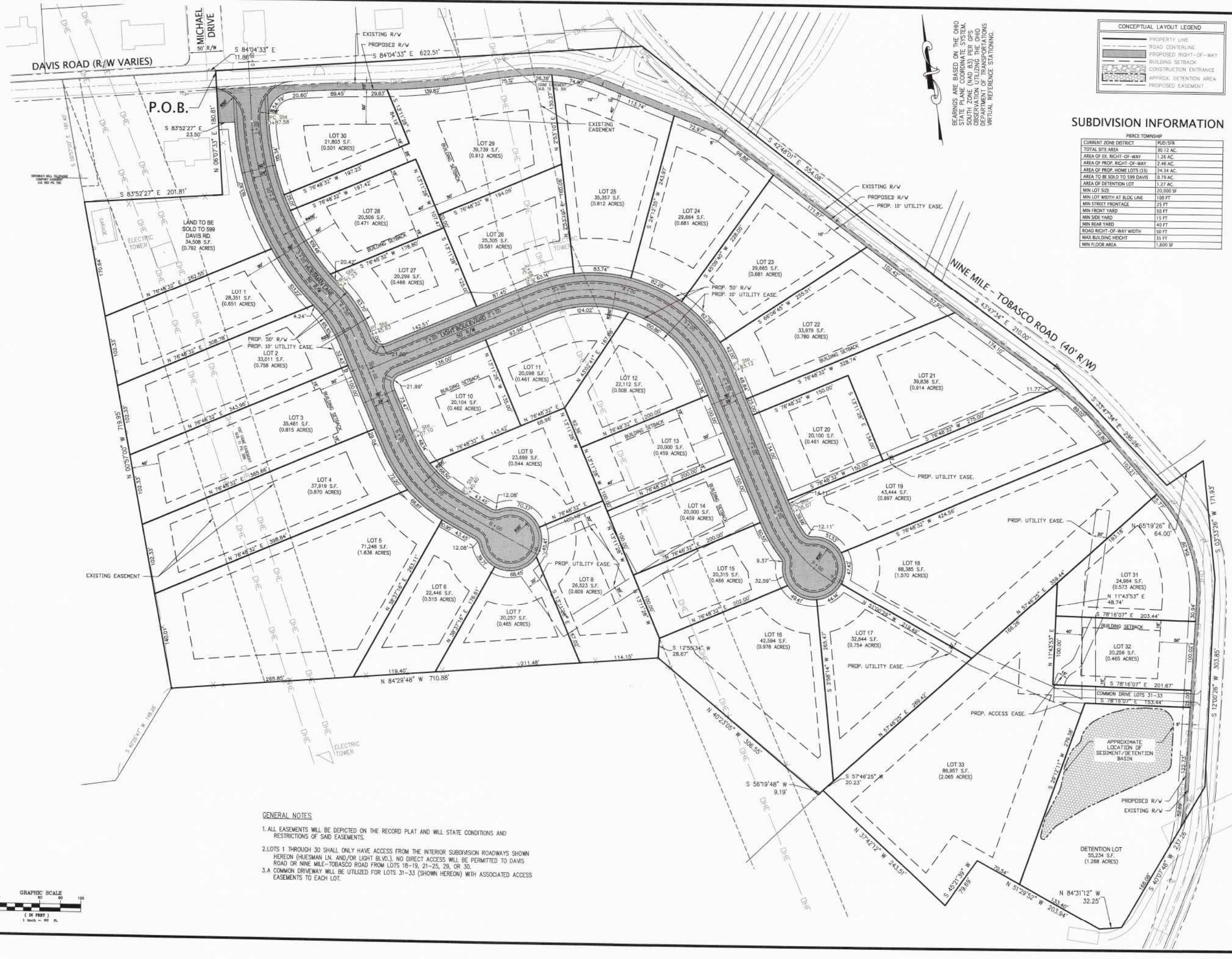
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) PER GPS POSITION UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATIONING.



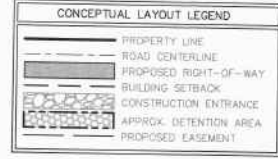
GENERAL NOTES

- BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD/A SURVEY PREPARED BY CARDINAL ENGINEERING CORPORATION IN NOVEMBER 2020.
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- STREAM AND WETLAND LOCATIONS PROVIDED IN THE DOCUMENT BY RAMBOLL TITLED PRELIMINARY WOTUS FIELD OPERATIONS, DATED 10/2/2021.





BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, ZONE (NAD 83) PER GPS OBSERVATIONS AND THE DEPARTMENT OF TRANSPORTATIONS VERTICAL REFERENCE STATIONING.



SUBDIVISION INFORMATION

PERCE TOWNSHIP	
CURRENT ZONE DISTRICT	PUD:SR
TOTAL SITE AREA	30.12 AC
AREA OF EX. RIGHT-OF-WAY	1.26 AC
AREA OF PROP. RIGHT-OF-WAY	2.46 AC
AREA OF PROP. HOME LOTS (33)	24.34 AC
AREA TO BE SOLD TO 599 DAVIS	0.79 AC
AREA OF DETENTION LOT	1.27 AC
MIN. LOT SIZE	20,000 SF
MIN. LOT WIDTH AT BLDG. LINE	100 FT
MIN. STREET FRONTAGE	25 FT
MIN. FRONT YARD	50 FT
MIN. SIDE YARD	15 FT
MIN. REAR YARD	40 FT
ROAD RIGHT-OF-WAY WIDTH	50 FT
MAX. BUILDING HEIGHT	35 FT
MIN. FLOOR AREA	1,800 SF

REVISIONS

DATE	#	ITEM



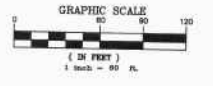
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PERCE TOWNSHIP, CLERMONT COUNTY, OHIO

CLIENT:
JOE HUESMAN
2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106

- GENERAL NOTES**
- ALL EASEMENTS WILL BE DEPICTED ON THE RECORD PLAT AND WILL STATE CONDITIONS AND RESTRICTIONS OF SAID EASEMENTS.
 - LOTS 1 THROUGH 30 SHALL ONLY HAVE ACCESS FROM THE INTERIOR SUBDIVISION ROADWAYS SHOWN HEREON (HUESMAN LN. AND/OR LIGHT BLVD.). NO DIRECT ACCESS WILL BE PERMITTED TO DAVIS ROAD OR NINE MILE - TOBASCO ROAD FROM LOTS 18-19, 21-25, 29, OR 30.
 - A COMMON DRIVEWAY WILL BE UTILIZED FOR LOTS 31-33 (SHOWN HEREON) WITH ASSOCIATED ACCESS EASEMENTS TO EACH LOT.



DRAWN BY: JDM
CHECKED BY: JSF
PROJECT MANAGER: JSF

SEAL
STATE OF OHIO
JEFFREY S. FLAHERTY
E-82657
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT NO. 20-152
SCALE 1" = 60'
DATE 05-15-2023

SITE LAYOUT PLAN
SHEET 3 OF 5



BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) PER GPS OBSERVATION OF BENCHMARK STATIONS OF THE SURVEYOR'S VIRTUAL REFERENCE STATIONING.

- CONCEPTUAL LAYOUT LEGEND
- PROPERTY LINE
 - ROAD CENTERLINE
 - BUILDING SETBACK
 - CONSTRUCTION ENTRANCE
 - APPROX. DETENTION AREA
 - PROPOSED EASEMENT
 - PROPOSED CONTOUR
 - PROPOSED DISTURBED LIMITS
 - PROPOSED DETENTION BASIN
 - DRAINAGE AREA

REVISIONS	DATE	#	ITEM

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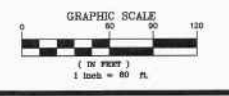
PROJECT: DAVIS CROSSING SUBDIVISION
NANCAROW M.S. #1747 & KNOX M.S. #4795
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO

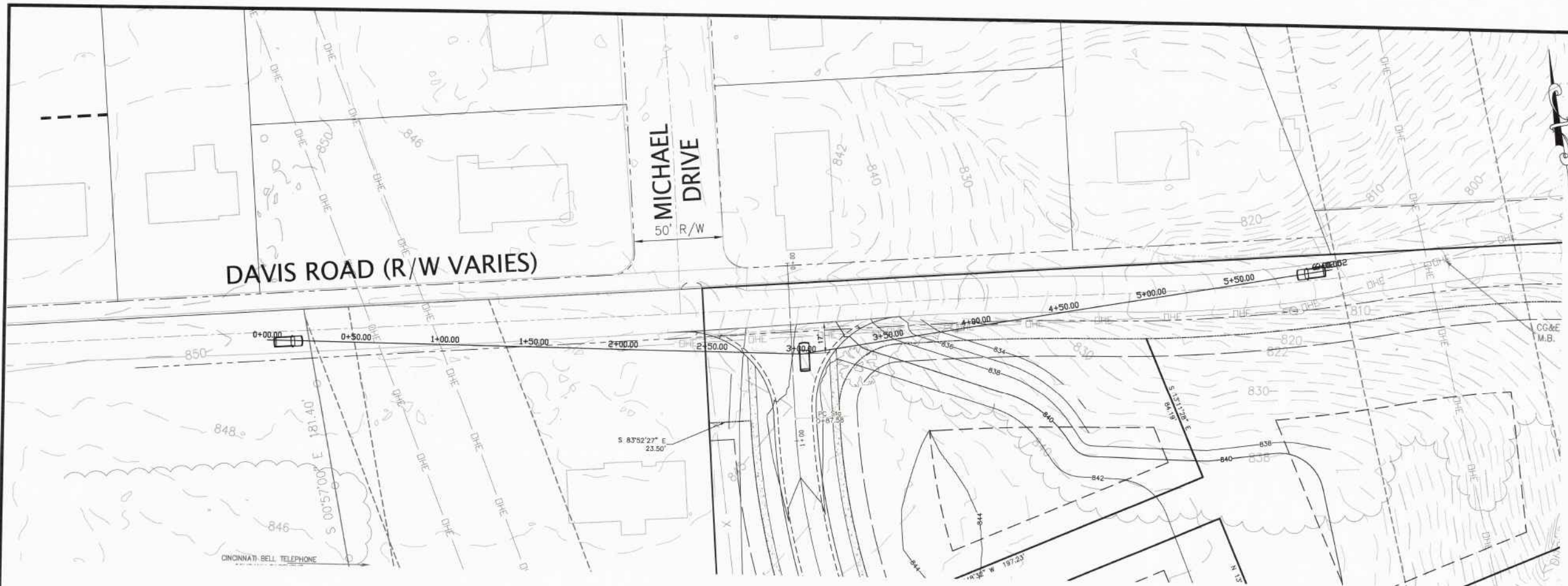
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DRAWN BY: JDM
CHECKED BY: JSF
PROJECT MANAGER: JSF

SEAL
STATE OF OHIO
JEFFREY S. FLAHERTY
E-82657
Professional Engineer
No. 107371-23

PROJECT NO. 20-152
SCALE 1" = 60'
DATE 05-15-2023





BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) REF. SYS. OBSERVATION UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATIONS VIRTUAL REFERENCE STATIONING.

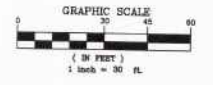
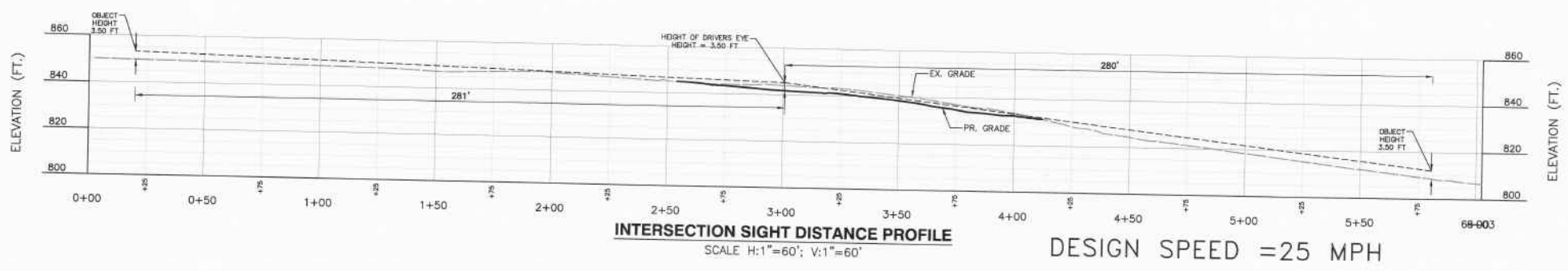
REVISIONS	DATE	#	ITEM



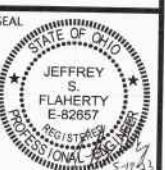
CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDR, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

PROJECT: DAVIS CROSSING SUBDIVISION
NANCAROW M.S. #1747 & KNOX M.S. #4795
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO
CLIENT: JOE HUESMAN
2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106



DRAWN BY: JDM
CHECKED BY: JSF
PROJECT MANAGER: JSF



PROJECT NO. 20-152
SCALE 1" = 30'
DATE 05-15-2023

INTERSECTION SIGHT DISTANCE
SHEET 5 OF 5

August 9, 2023

Design PL #561-2023

Joe Huesman
3058 Nelp Road
New Richmond, OH 45157

Re: Davis Crossing – Design Plan Review

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

Township Conditions:

1. Confirm lot areas of Lot 29 and Lot 21 without the panhandle portion counted (Less than 50') (EM)
2. All double frontage lots must show 2 front yard setbacks, a no rear yard(s) See regulatory impacts of not having a rear yard. (EM)
 - a. Lots should be notated to advise prospective buyers regarding the limitations of building(EM)
3. Front yard setbacks required off of private drives providing access to 3 or more lots – Lots 31-33(EM)
4. Revise front yards for Lots 18 and 17 (EM)
5. Confirm lot width at the building line for Lots 16-19 and 23(EM)
6. Direct access onto Ninemile is ill advised; all access should be restricted unless onto an interior roadway Visual sight lines on Nine Mile are limited (EM)
 - a. Show the common drive cross section – Will this be dedicated access or a fire access? (EM)
7. Hillside impacts and tree removal remains a concern, particularly as it pertains to downstream water runoff(EM)
8. Multiple lots have close to or >50% coverage by overhead power easement; lots should be notated for prospective buyers regarding permissible building area(s) (EM)
 - a. Lots should be notated for prospective buyers regarding permissible building area(s) On the lot due to the easement and unknown effects of EMF (TW)
9. Areas fronting along Davis and Ninemile should be bermed and landscaped (TW)

CED Conditions:

1. It is important to note that the lot arrangement and design should be such that all lots provide satisfactory building sites, properly related to topography and character of surrounding development. This site has a lot of topographical areas, ensure proper building sites and shows many buildable areas on sloping land.
2. Include information describing the locations of the proposed entrance signage and roadway improvements along Nine Mile - Tobasco Road.
3. Public utility easements of a minimum of 20' in total width should be included to accommodate any public utilities alongside and rear property lines.
4. Show existing and proposed tree vegetation of the site.
5. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

CCEO Conditions:

1. The proposed Detention Lot needs to be assigned a Lot Number. Additionally the Detention Lot also needs to be labeled as an "Open Space' parcel.

2. The proposed Right-of-Way geometry for the Davis Road/Huesman Lane Intersection needs to be adjusted. A typical Fifty (50) Foot Right-of-way needs to be used for Huesman Lane.
3. It would be recommended to transfer the proposed 0.732 Acre Parcel, to be sold to 599 Davis Road, prior to the recording of the record plat.
4. A Sight Distance Easement will need to be obtained and recorded, across parcel 282809A103., prior to recording the Record Plat for this development.
5. An Easement will need to be obtained from parcel 282809A103. for the portion of Huesman Lane which is proposed to encroach upon the frontage of the adjoining parcel.
6. A Sight Distance Analysis needs to be provided for the proposed Common Drive off of Nine Mile-Tobasco Road.
7. 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'.

WMSC and WRD Conditions:

1. Capacity is available for public water and sanitary sewer for the proposed development.
2. Please provide locations and dimensions of existing sewers, water lines, culverts, and other underground structures, and power transmission poles and lines within and adjacent to the proposed development.
3. Please provide location and dimensions of proposed utility and sewer lines, showing their connections to existing systems.
4. Please provide sanitary sewer profiles and label pipe material on profiles and/or plans. Sewer with less than 15' of cover is SDR-35 pipe. Sewer with 15' to 28' of cover is SDR-26 pipe. Sewer with cover more than 28' is SDR-17.
5. Please provide information regarding how the existing watermain is to be tied into for the proposed development.
6. A 401/404 EPA permit will need to be obtained due to wetland area on site.
7. It is recommended to file a Notice of Intent with the Ohio EPA. The Owner/Developer is required by the Ohio EPA to file a Notice of Intent if the total land disturbance is one acre or more.
8. Please provide a complete water management and sediment control plan.
9. There are concerns that the existing stream may impact lots 4-7.
10. Concerns about easements severely restricting the use of yards by future homeowners.
11. Concerns about homes being built on steep slopes. Geotech reports may be required.
12. Provide drainage calculations stamped by a Registered Professional Engineer in the State of Ohio. Include capacity and detention calculations. A watershed area drainage map also needs to be included. Show the watershed routing on the drainage area map.

If you have any questions, please call (513) 732-7737.

S.W.C.D Conditions:

1. We are concerned about the proximity of the homes on Lots 3-6 to the existing stream. Potential bank erosion and flooding issues need to be addressed by the construction plans.
2. We also have concerns about the proximity of homes to existing power line easements, about electric towers being located on a buildable lot (Lot 26), and concerns about the easements severely restricting use of yards by future homeowners (especially Lots 1-2, Lots 11-15, Lot 26 and Lot 29). At a minimum, we recommend including building setbacks from both the electric towers and power line easements.
3. Geotechnical reports will be required for all roads and buildable lots located on EaF2, EdD2 and EbG2 soils.



4. A geotechnical report, in addition to a USACE wetland determination, will be needed for Lot 10 which has an existing pond.
 5. A more defined drainage swale is needed on Lot 9 to direct overland flow to the catch basin on Lot 8. The swale should be placed in a drainage easement.
 6. A forebay needs to be included in the detention basin. Refer to the design criteria contained in the Ohio Rainwater and Land Development Manual
 7. Drainage easements will be needed for all watercourses outside the public right-of-way.
 8. We encourage the developer to petition the County Engineer to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water utility.
- If you have any questions, please call (513) 732-7075.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Kendall", is written over the word "Sincerely,".

Leonard Kendall, AICP, Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904 lkendall@clermontcountyohio.gov

Kendall, Leonard

From: Jeff Flaherty <jflaherty@cardinalengineering.net>
Sent: Thursday, August 17, 2023 5:10 PM
To: Kendall, Leonard; Joe Huesman
Cc: Tyler Light
Subject: RE: Review Comment Letter from Design Plan Meeting 8/9/23 Plan# 561-2023
Attachments: 20-152 Davis-DrivewaySSD.pdf

This e-mail is from outside our organization. Please do not click Links or open Attachments unless you recognize the sender and know the content is safe.

Lenard,

Yes, we will have a couple revisions and/or a response to all the comments. We pretty much agree with all the county's comments. I will call you tomorrow to discuss. The only comments we have questions on come from the township and are below in red below. I will create figures in the next day or two to go along with each response that I believe requires one:

Township Conditions:

1. Confirm lot areas of Lot 29 and Lot 21 without the panhandle portion counted (Less than 50') (EM)
Yes, we have confirmed the areas still meets the township lot requirements and updates figure will be included.

2. All double frontage lots must show 2 front yard setbacks, a no rear yard(s) See regulatory impacts of not having a rear yard. (EM)

The county has asked us to restrict access from Nine Mile and Davis road to lots 1-30. We have added this note to this plan set and will have the restriction also recorded on the final plat/deeds. It is our interpretation that it is not frontage along a road if it can't be legally accesses from that road. If the county/township doesn't agree with that assessment, we can put an open space parcel between the back of the lots and Ninemile road.

a. Lots should be notated to advise prospective buyers regarding the limitations of building(EM) **We agree and this will be shown on the final plat.**

3. Front yard setbacks required off of private drives providing access to 3 or more lots – Lots 31-33(EM)

We plan to revise and will make access to a max of only two lots off each private drive.

4. Revise front yards for Lots 18 and 17 (EM)

We are not sure what this comment means? Why do the yards not meet the subdivision standards.

5. Confirm lot width at the building line for Lots 16-19 and 23(EM)

We confirmed lot widths at the building setback lines and they meet the requirements.

6. Direct access onto Ninemile is ill advised; all access should be restricted unless onto an interior roadway Visual sight lines on Nine Mile are limited (EM)

We are not sure why this is ill advised. The access from the lots onto nine mile meet all the state requirements for sight distance as submitted. See attached figure.

a. Show the common drive cross section – Will this be dedicated access or a fire access? (EM)

This will be a regular driveway and meet the driveway requirements per the regulations. I believe the reviewer thinks there will be access from this common drive up the hill to the new roads being installed. This is not the case. That is a sanitary sewer easement that runs up the hill.

7. Hillside impacts and tree removal remains a concern, particularly as it pertains to downstream water runoff(EM)

The subdivision will meet all the requirements as set forth in the regulations for stormwater management and hillside impacts. The geotechnical report has been prepared and recommendations on hillside construction are addressed. The client is amenable to make one of the conditions of approval be a geotechnical engineer be consulted on the hillside lots of concern.

The subdivision will be required to meet all stormwater regulations in required to runoff. The detention pond location shown on this set of plans was moved from the original planned location and put at it's current location to help address the downstream runoff of the development.

8. Multiple lots have close to or >50% coverage by overhead power easement; lots should be notated for prospective buyers regarding permissible building area(s) (EM)

We agree lots will be notated on the final plans showing the buildable areas.

a. Lots should be notated for prospective buyers regarding permissible building area(s) On the lot due to the easement and unknown effects of EMF (TW)

We agree lots will be notated on the final plans showing the buildable areas.

9. Areas fronting along Davis and Ninemile should be bermed and landscaped (TW)

There is an average 80 foot elevation difference between Nine mile and the new proposed subdivision road and there is a 60 foot average elevation difference between Davis and The new subdivision road. The topography in the area is very steep and would be nearly impossible to berm up and would not allow water to drain to the existing swales if placed in this area. We do not believe the tearing down trees and building a berm on the steep slope is advisable. We also do not see where it is required in the rules and it appears Single family and two-family dwellings are specifically exempt from the landscape and buffering requirements per the pierce township zoning code. See table and Article 10 text below.

TABLE 10.05-1 REQUIRED BUFFER YARD (FEET)								
Abuts	Districts							
When	SFR, R-1, R-2 TFR, P or MH	MFR	NB, AN, API	GB, AS	I, AI	RR	PUD-R	PUD-B or PUD-MU
SFR, R-1, R-2, TFR, P or MH	0	0	0	0	0	0	0	0
MFR	20	0	0	0	0	0	20	0
NB, AN, API	30	30	0	0	0	0	20	0
GB, AS	50	50	0	0	0	20	40	0
I, AI	50	50	30	0	0	20	50	20
RR	20	20	0	0	0	0	20	0
PUD-R	20	20	0	0	0	0	0	0
PUD-B or PUD-MU	50	50	20	0	0	20	40	0

Article 10: Landscaping and Buffering

10.01: Purpose

The purpose of this article is to:

- A) Promote and protect the interest of the public convenience, comfort, prosperity, or general welfare in accordance with Article I (General Provisions) of this resolution by providing for the planting and maintenance of trees, shrubs, and other plants within the Township.
- B) Require buffering between non-compatible land uses and to protect, preserve and promote the character and value of surrounding neighborhoods, to promote the public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, and artificial light glare by providing for the installation and maintenance of buffer areas in accordance with the standards and requirements of this article.
- C) Require reasonable landscaping that is economically beneficial in attracting new residents, visitors, and businesses to the community. This article will enhance this via proper location and quantities of planting and landscaping. This article also will promote the preservation and replacement of trees and significant vegetation removed during the development of land.

10.02: Applicability

- A) The development standards of this article shall apply to new property development and any collective substantial expansion of existing structures, Substantial expansion of existing structures shall be defined based on the criteria established in Table 10.02-1 below:
- B) The exception to this shall be for signage that is subject to the development standards of Article 12.

TABLE 10.02-1: LANDSCAPING AND BUFFERING APPLICABILITY	
When Existing Structure is....	A Substantial Expansion is...
0 - 1,000 Sq. Ft.	50% or Greater
1,001 - 10,000 Sq. Ft.	40% or Greater
10,001 - 25,000 Sq. Ft.	30% or Greater
25,001 - 50,000 Sq. Ft.	20% or Greater
50,001 Sq. Ft. and larger	10% or Greater

- C) For expansion of structures, the landscaping and buffering requirements shall apply to any new or expanded parking or vehicular use areas.
- D) For the expansion of structures that will decrease the setback between the structure and a residential zoning district, the buffering and screening standards of this article shall apply.
- E) Where there is a change in use that is more intense than the pre-existing use, the buffering and screening standards of this article shall apply.
- F) Single-family dwellings and two-family dwellings shall be exempt from the provisions of this article.
- G) The applicant for the new development or expansion project that is subject to these standards shall be responsible for the installation of the landscaping and buffering materials on the site subject to the application.

I will call you tomorrow to discuss in more detail.

Jeff

Jeff Flaherty, P.E., LEED AP BD+C

Vice President



One Moock Road, Wilder, Kentucky 41071

Direct Line: (859) 392-3675, Main Line: (859) 581-9600

Website: www.cardinalengineering.net

Email: jflaherty@cardinalengineering.net

From: Kendall, Leonard <lkendall@clermontcountyohio.gov>

Sent: Wednesday, August 16, 2023 4:16 PM

To: Joe Huesman <joe@swift-construction.com>

Cc: Jeff Flaherty <jflaherty@cardinalengineering.net>; Tyler Light <light.tyler513@gmail.com>

Subject: RE: Review Comment Letter from Design Plan Meeting 8/9/23 Plan# 561-2023

Hello Joe, Jeff, and Tyler,

I was wondering if you were going to have any revised documents ready to send to me prior to the Planning Commission Hearing next week?

It is not required but it may help with any questions or concerns of the Commission.

Best,

Leonard Kendall, AICP | Planner

Community + Economic Development

101 E. Main St, Batavia, OH 45103

lkendall@clermontcountyohio.gov

(P) 513.732.7904



From: Kendall, Leonard

Sent: Thursday, August 10, 2023 2:55 PM

To: 'Joe Huesman' <joe@swift-construction.com>

Cc: jflaherty@cardinalengineering.net; Tyler Light <light.tyler513@gmail.com>

Subject: RE: Review Comment Letter from Design Plan Meeting 8/9/23 Plan# 561-2023

Joe and Jeff,

I wanted to let you know that I just found out that the next steps for your application is to be heard at the August 22nd Planning Commission meeting.

I will do a presentation regarding the conditions included in the letter I sent out yesterday, and the Planning Commission will vote on approval, approval with conditions, or disapproval of the plan. You both will have an

opportunity to speak on behalf of your application and answer any questions that the Planning Commission or other members of the public may have.

If the application is approved as is, you can continue with your construction drawing submittal.

Please reach out if you have any questions.

Best,

Leonard Kendall, AICP | Planner
Community + Economic Development
101 E. Main St, Batavia, OH 45103
lkendall@clermontcountyohio.gov
(P) 513.732.7904



From: Joe Huesman <joe@swift-construction.com>
Sent: Wednesday, August 9, 2023 5:26 PM
To: Kendall, Leonard <lkendall@clermontcountyohio.gov>
Cc: jflaherty@cardinalengineering.net; Tyler Light <light.tyler513@gmail.com>
Subject: Re: Review Comment Letter from Design Plan Meeting 8/9/23 Plan# 561-2023

This e-mail is from outside our organization. Please do not click Links or open Attachments unless you recognize the sender and know the content is safe.

Thanks for moving quick on this Leonard!! We will try to do the same and get the ball back in your guys court!!
Thanks again,
Joe

513-835-1081

www.swift-construction.com

On Aug 9, 2023, at 4:16 PM, Kendall, Leonard <lkendall@clermontcountyohio.gov> wrote:

Hello Joe and Jeff,
Attached is the review comment letter from earlier today's Design Plan Meeting with all agency comments included.

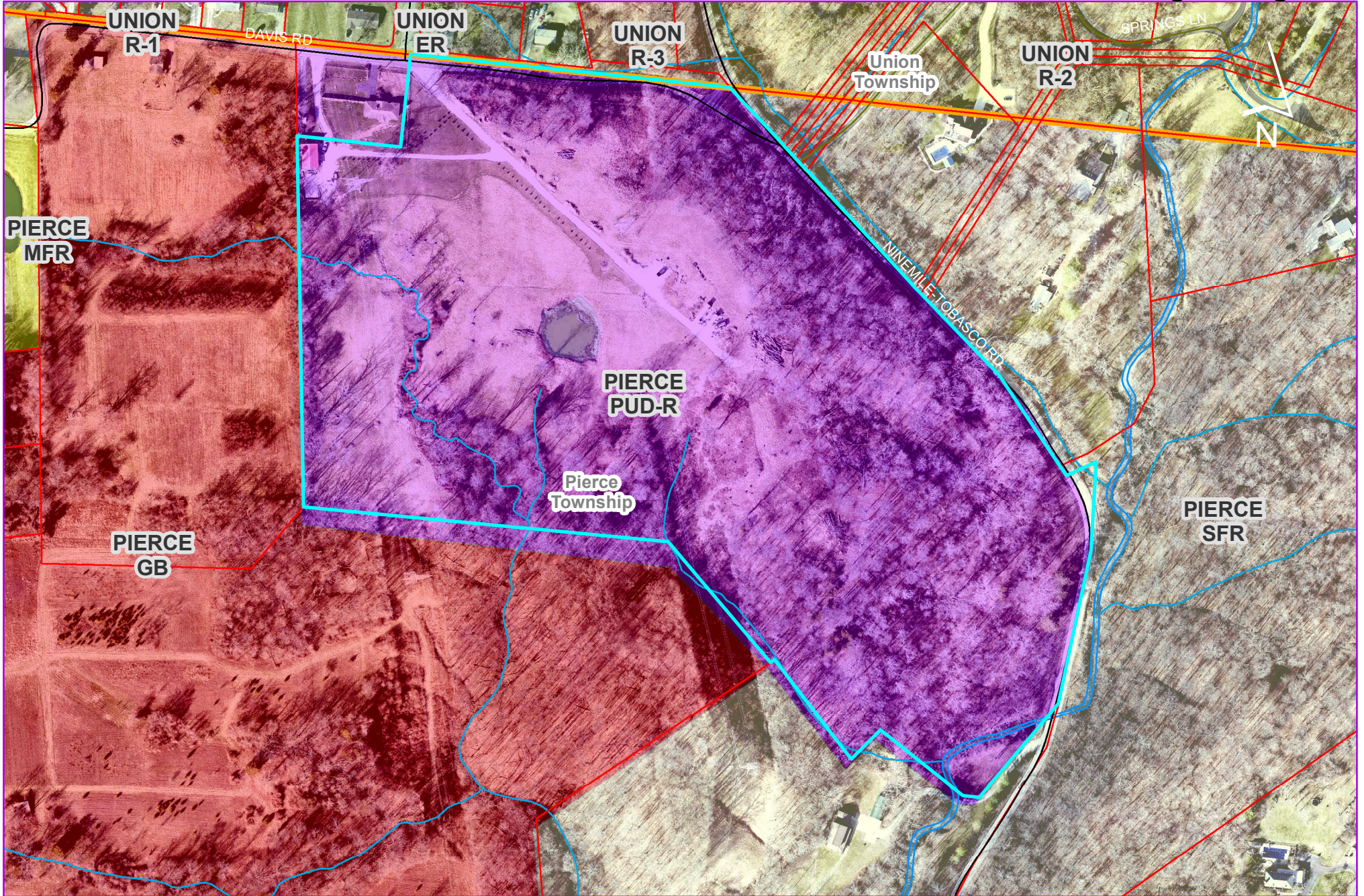
Please let me know if you have any questions.

Best,

Leonard Kendall, AICP | Planner
Community + Economic Development
101 E. Main St, Batavia, OH 45103
lkendall@clermontcountyohio.gov
(P) 513.732.7904

ZONING

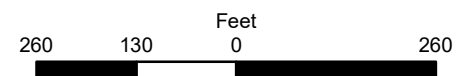
Davis Crossing - Design Plan



PROPERTY INFORMATION:

Parcel Number: 282809A001

Total Site Area: +/- 30.12 ac.





PROPERTY INFORMATION:

Parcel Number: 282809A001
Total Site Area: +/- 30.12 ac.

