



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 23, 2026

ENCLAVE CREEK – DESIGN PLAN

APPLICANT: Victor Kapitula
5991 Meijer Drive Suite 14
Milford, OH 45150

OWNER: Kapital Properties, LLC
5991 Meijer Drive Suite 14
Milford, OH 45150

ENGINEER: APEX Engineering & Surveying, Inc.
1068 N. University Blvd.
Middletown, OH 45042

REQUEST: Requesting approval from the Clermont County Planning Commission for Enclave Creek – Design Plan

LOCATION: The subject property (PINs 112202C131 & 112202B296) is located off of Greenstone Trace in Goshen Township.

HISTORY: The Clermont County Planning Commission recommended approval of a zoning map amendment for the subject property on October 28, 2025.

DEVELOPMENT PROPOSAL:

Enclave Creek – Design Plan consists of +/- 16.16 acres and proposes +/- 16.16 acres to be subdivided. The subject property is currently a vacant, wooded lot surrounded by residential, commercial, and agricultural land uses. The proposed land use is duplex residences, which will compliment the existing land use pattern within the area. The total area is +/- 16.16 acres, and will include 4 nonbuildable, open-space lots totaling +/- 8.51 acres (or 52.7%) and +/- 1.10 acres of proposed area within new R/W. The project proposes a residential lot yield of 17 residential lots with the density proposed to be +/- 2.10 dwelling units per acre.

DEVELOPMENT DATA:

Current Zoning: “PD” Planned Development District.

Total Lots: 21

Area in Lots: +/- 6.06 acres

Area in Open Space: +/- 8.52 acres

Total Site Area: +/- 16.16 acres

Area in R/W: +/- 1.10 acres

Density: +/- 2.10 du/a

School District: Goshen Local School District

Homes:

Number of Units: 34 Attached (Duplex) Units

Min. Lot Area: +/- 12,600 sq. ft.

Front Yard Setback: 30 ft.

Rear Yard Setback: 35 ft.

Min. Lot Width: 90 ft.

Side Yard Setback: N/A

SITE ACCESS:

The Design Plan proposes one access point connecting at Greenstone Trace.

STAFF ANALYSIS:

Per the review of Enclave Creek – 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:

1. There are some discrepancies in the application and plans that should be addressed
2. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

Clermont County Engineer's Office Comments:

1. Refer to the Engineer's Office for any comments

Clermont County Water Resources Department Comments:

1. On Sheet 1, these drawings are not stamped by a Professional Engineer from the State of Ohio.
2. On Sheet 1, we are not the city of Springboro.

3. On sheet 2, make sure water and sewer specifications match with CCWRD standards. For example: water main separation is required to be 18 inches vertically and 10 feet vertical, no exception. Also, water main is to be tested to AWWA standards per CCWRD which is in our specifications. 150 psi testing is not up to CCWRD standards.
4. On sheet 5, show detail drawing notes that apply to W1.0, do not change our detail drawings.
5. On sheet 6, there are no dual service residential laterals. This is for an LPFM?
6. On sheet 6, show detail drawing notes that apply to S1.0, do not change our detail drawings.
7. On sheet 7, label 4" Sanitary as a Low-Pressure Force Main (LPFM) since there is no lift station which would be a force main.
8. Show where the valves are located for the force main and the water meters.
9. On sheet 8, show how you will be connecting the force main to the existing sanitary sewer in a manner that is approved by CCWRD and by our standards.

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

1. Identify all proposed temporary sediment basins.
2. Show the location of the proposed construction entrance.
3. Provide all sediment and erosion control measures necessary to meet WMSC compliance requirements.
4. Provide a downstream analysis to the first perennial stream for any off-site stormwater discharge associated with the proposed detention/retention systems.
5. Ensure the "Typical Lot Layout" clearly illustrates positive directional runoff away from all structures and toward the designated private drainage easements.
6. Clearly designate all Overland Flood Routes, including appropriate cross-sectional details, and identify all applicable storm drainage easements.
7. For the unnamed tributary to O'Bannon Creek, provide the 100-year stormwater boundaries throughout the development and clearly show the designation of those boundaries on the plans.
8. Provide the 100-year flood elevation information and apply it to all affected lots, including the establishment of Minimum Opening Elevations (MOEs), where applicable.
9. Provide private drainage easements for the unnamed Tributary into O'Bannon Creek and clearly define the full extent of each easement. Include a note stating that NO development, including fill activities, may occur within these easements.
10. Provide detailed engineering plans and supporting calculations for the proposed culvert and walking bridge stream crossings. The "Rustic Wood Walking Bridge" cut sheet added to my original Concept Review Letter is an unacceptable method for submitting this information for approval of this particular structure.
11. Provide stormwater calculations (including infrastructure details, cross-sections, profiles, and all correction line items provided in our official WMSC review of the PLAN-000936 permit application that have not already been clearly addressed above.

12. A Phased Approval/Site Clearing Permit application shall be submitted along with a revised site plan demonstrating that all required BMPs are installed and maintained prior to the commencement of any site clearing activities.

In addition to the above items required for WMSC compliance, it must also be noted that an official “STOP WORK ORDER” for the proposed development was posted on site and issued on January 21, 2026. Based on site inspections since the stop work order was posted, violations of the Stop Work Order have continued to occur, and to the best of our knowledge, the order is no longer posted, even though it is still active. As stated in the LEGAL NOTICE, any person acting contrary to the order, or removing, defacing, or mutilating the notice, may be subject to enforcement action and prosecution through the Clermont County Prosecutor’s Office.

Soil and Water Conservation District Comments:

1. The US Army Corps of Engineers and Ohio EPA need to be contacted to see if a USACE Section 404 Permit or Ohio EPA 401 Water Quality Certification is required for the culvert or other stream disturbances
2. An analysis needs to be completed to document that the detention basin will not be impacted by the adjacent streams during the 100-year storm event
3. A soils map should be included. Geotechnical studies will be required for all construction on sensitive soils as defined by the Clermont County Subdivision Regulations (EbD2 and EbE2)
4. Easements are needed for all storm sewer infrastructure located outside the public road right-of-way, including stormwater management basins.
5. Identify the post-construction owner of the detention basin and storm sewer infrastructure outside of the right-of-way (HOA or storm water district)
6. Show the approximate limits of grading and stripping.

STAFF RECOMMENDATION:

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

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

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date 05/28/2026

A/P # 000936-2024

Name of Subdivision The Enclave Creek

Location 6968 Greenstone Trace

Lowland Ohio 45140

Township Goshen Military Survey 519

Complete Parcel Identification Number (PIN) 112202C131, 112202B296, 112202B296

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

Name of Applicant Victor Kapitul

Address 5991 Meijer Drive Ste 14

City Milford State OH Zip 45150

Phone 513-615-1645 Fax _____ Email Kapitul5991@yahoo.com and

Name of Owner of property to be subdivided Kapitul Properties, LLC

Address 5991 Meijer Dr Ste 14

City Milford State OH Zip 45150

Phone 513-615-1645 Fax _____ Email Kapitul5991@yahoo.com

Name of applicant's surveyor or engineer APEX Engineering & Surveying, Inc.

Address 1068 N University Blvd

City Middleton State OH Zip 45750 45042

Phone 513-424-5202 Fax 513-424-6202 Email apexengineering@sbcglobal.net

Acreage owned 16.6262 Acreage proposed to be subdivided 16.6262

Current Zoning Classification PUD

Proposed Zoning Changes —

Proposed Land Use 17 TWO - Family Dwellings

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 17 Typical lot width 90'
Number of proposed unit's 34 Typical lot area 14,000 sq ft.
Single Family _____ Multi-Family 2-Family Dwelling
Acreage to be devoted to recreation, parks or open space 8.34 acres.
Recreation facilities to be provided n/a.

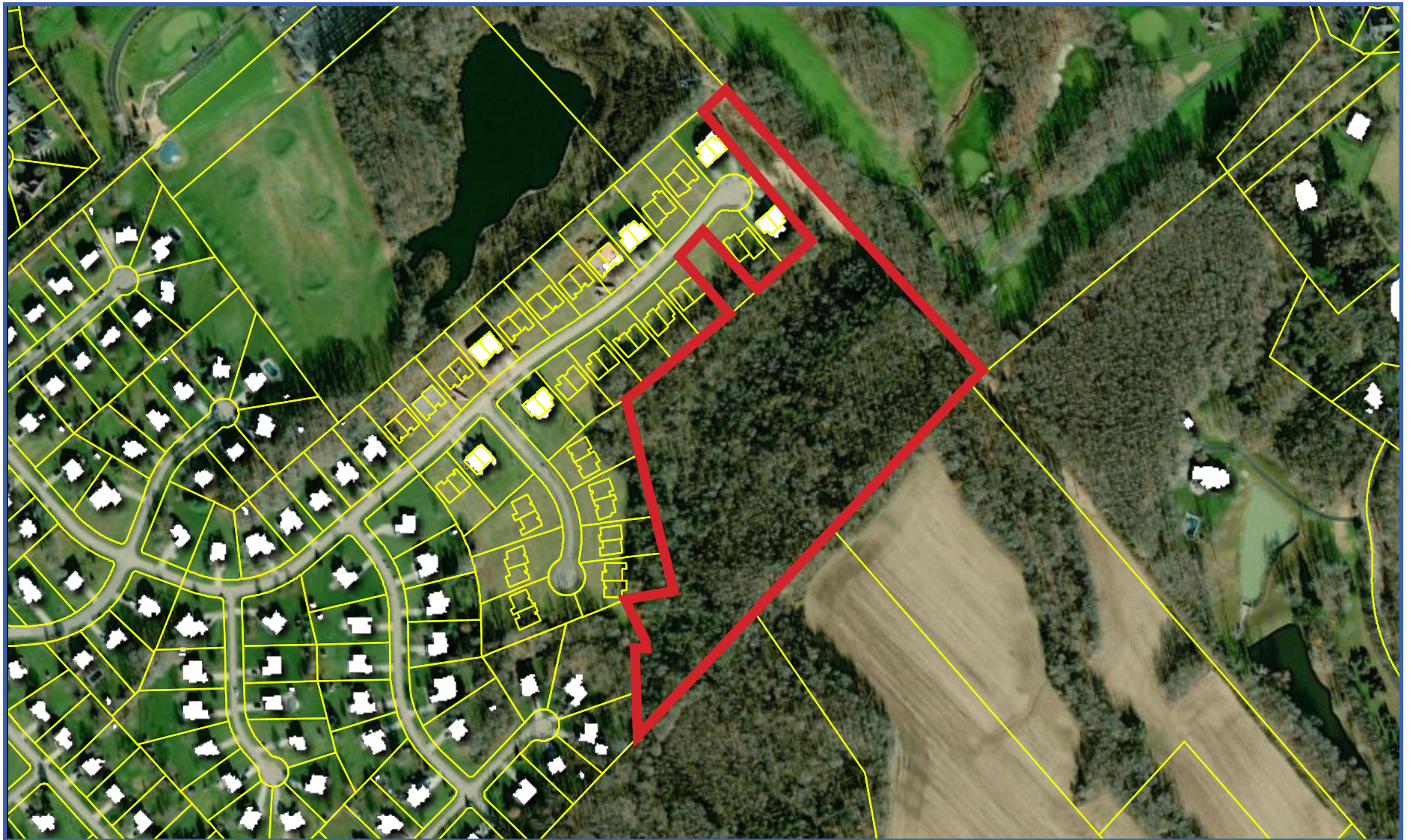
Proposed method of supplying water service County water

Proposed method of sanitary waster disposal Public Sewer

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

PARCEL MAP

Enclave Creek



PROPERTY INFORMATION

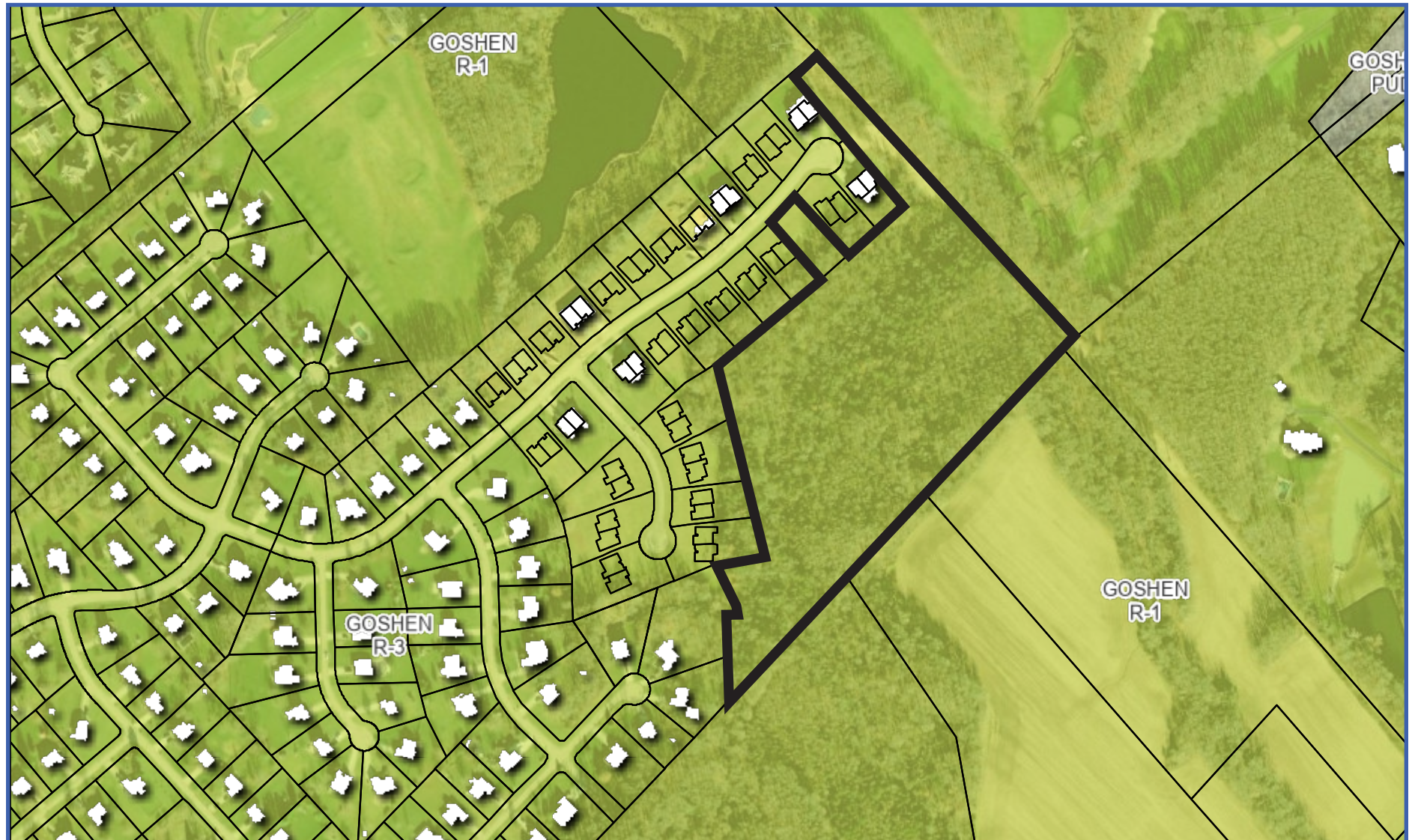
Parcel Numbers: 112202C131 & 112202B296

Total Site Area: +/- 16.16 Acres



ZONING MAP

Enclave Creek



PROPERTY INFORMATION

Parcel Numbers: 112202C131 & 112202B296

Total Site Area: +/- 16.16 Acres

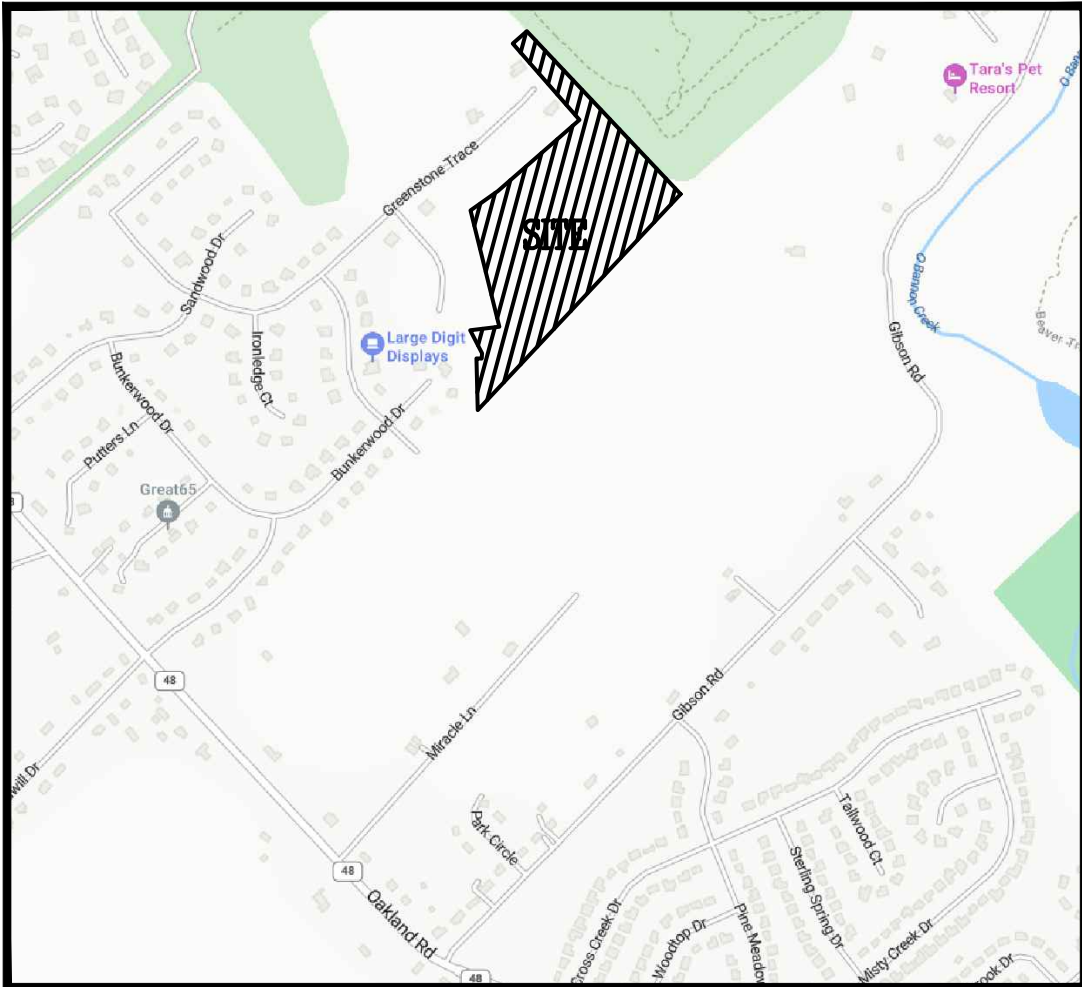


DESIGN PLANS

THE ENCLAVE CREEK

JOHN T. GRIFFIN'S MILITARY SURVEY NO. 519

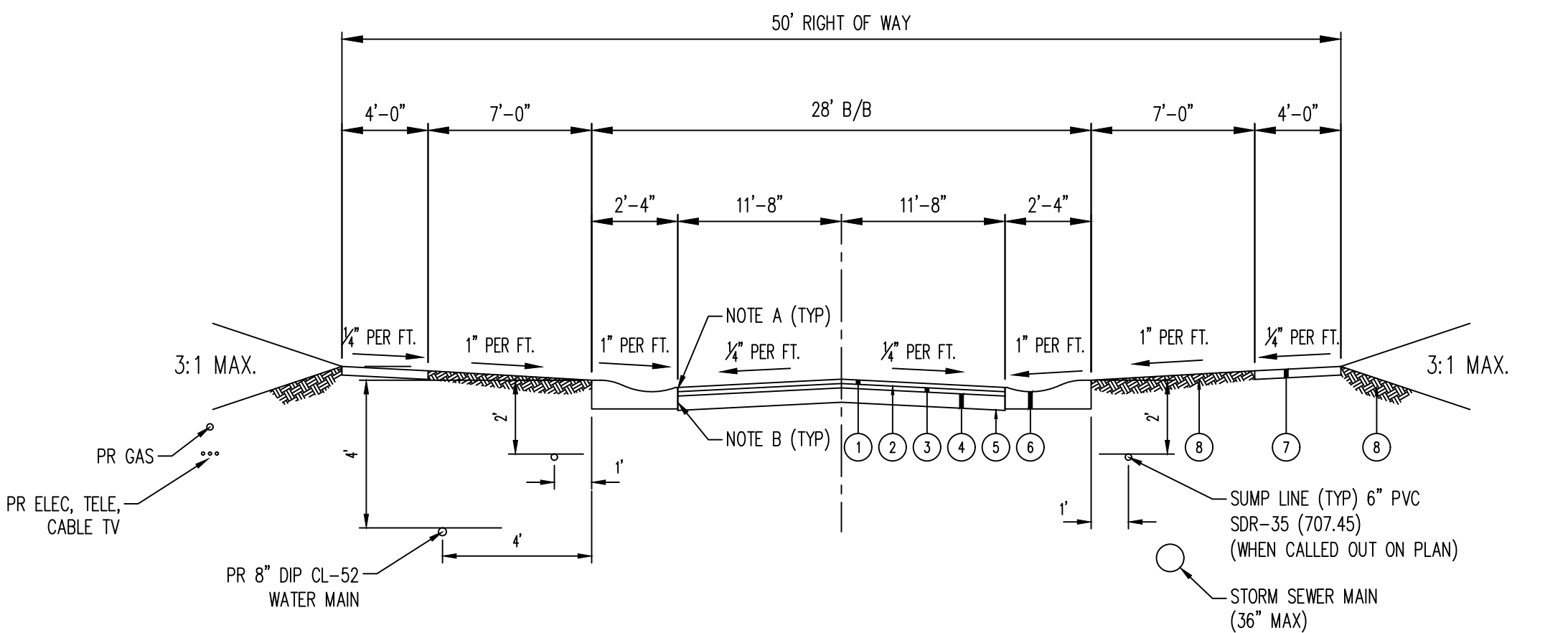
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET	1
LAYOUT PLAN	2
UTILITY PLAN	3
GRADING/SOILS PLAN	4



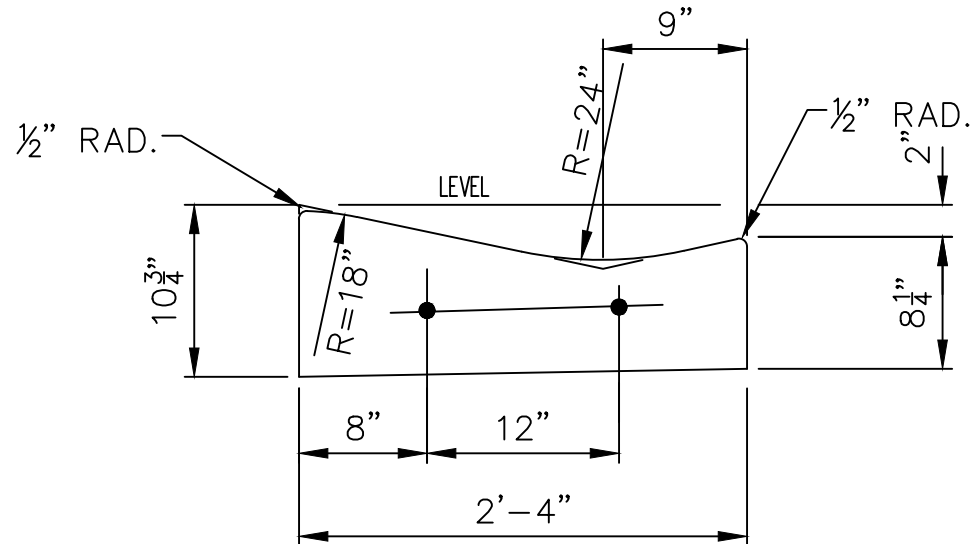
MINIMUM COVER	UTILITY
24"	GAS
24"	SUMP LINE
36"	ELECTRIC
36"	TELEPHONE
36"	CABLE TV
48"	WATER

- ITEM 441-1" ASPHALT CONC. SURFACE COURSE, TYPE 1 (448), PG 64-22
- ITEM 407-TACK COAT (0.010 GALLON PER SQUARE YARD)
- ITEM 441-2" ASPHALT CONC. INTERMEDIATE COURSE, TYPE 2, (448)
- ITEM 301-5" ASPHALT CONCRETE BASE, PG 64-22 (2 EQUAL LIFTS)
- ITEM 204-SUBGRADE COMPACTION
- ITEM 609-STANDARD CLERMONT COUNTY ROLL CURB AND GUTTER
- ITEM 608-4" CONCRETE WALK, (7" AT DRIVEWAYS)
- ITEM 659-SEEDING AND MULCHING, CLASS 1

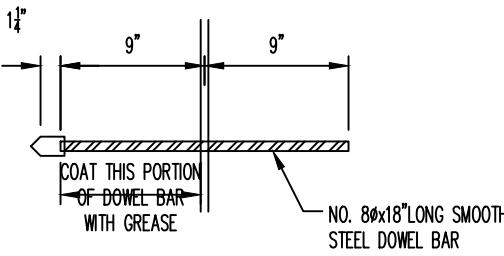
NOTE A
ITEM 441 ASPHALT SURFACE COURSE IS TO BE 1" ABOVE GUTTER PLATE.

NOTE B
LIQUID ASPHALT ON FACE OF CURB PRIOR TO ASPHALT PLACEMENT AND SEAL BETWEEN CURB AND PAVEMENT AFTER PLACEMENT OF ITEM 441 ASPHALT, INCIDENTAL TO ITEM 441 ASPHALT CONCRETE.

TYPICAL SECTION
N.T.S.



CURB AND GUTTER



DOWEL BAR DETAIL

NOTES

- CONCRETE FOR CURBS AND GUTTERS SHALL BE ODOT CLASS "C", AN APPROVED CURING AGENT SHALL BE APPLIED AFTER FINISHING.
- TWO SMOOTH DOWEL BARS, NO.8x18 INCH LONG, WITH EXPANSION CAPS SHALL BE INSTALLED AT EACH EXPANSION JOINT AS SHOWN ON THE DETAIL.
- ALL JOINTS SHALL BE VERTICAL AND ON EITHER PERPENDICULAR OR RADIAL TO THE BACK OF THE CURB.
- ALL EXPOSED EDGES SHALL BE ROUNDED TO 1" RADIUS.
- ALL CURBING SHALL BE BACKFILL BEFORE PAVEMENT WORK IS BEGUN.
- REQUIREMENTS AS SHOWN WITH EXPANSION JOINTS AT RADI AND INLETS, IMPRESSED CONTRACTION JOINTS AT 10' SPACING BETWEEN EXPANSION JOINTS.
- SEE ODOT STANDARD CONSTRUCTION DRAWING BP2.2 FOR ADDITIONAL DETAILS.

STANDARD CURB
N.T.S.

OWNER/DEVELOPER

VICTOR KAPITULA
KAPITULA PROPERTIES, LLC
5991 MEIER DRIVE, SUITE 14
MILFORD, OHIO 45150
PH: (513)615-1645

ENGINEER/SURVEYOR

APEX ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD.
MIDDLETOWN, OHIO 45042
PH: (513)424-5202, FAX: (513)424-620

LOT INFORMATION:

AREA: 15.67 AC.
PARCEL ID: 112202C131
CURRENT USE: VACANT
ALL LOTS TO BE FOR DUPLEX FAMILY RESIDENCES
LOT AREA: 6.06 Ac.
OPEN SPACE AREA: 8.51 Ac.
R/W AREA: 1.10 Ac.
ESTIMATED DEVELOPMENT SCHEDULE:
BEGIN CONSTRUCTION - JULY 1, 2026
END CONSTRUCTION OF PUBLIC IMPROVEMENTS - DEC 31, 2026
EACH UNIT WILL TAKE ROUGHLY FIVE(5) MONTHS TO COMPLETE

APPROVED BY:

CLERMONT COUNTY ENGINEER

DATE

CLERMONT COUNTY PLANNING

DATE



SCALE: N/A
DATE: 05-27-26
DRAWN: DES
DESIGNED: JLL
CHECKED:



REVISIONS:
1.
2.
3.
4.

PROJECT: 251940
DRAWING: 251940DA

SHEET
1 OF 4



The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.

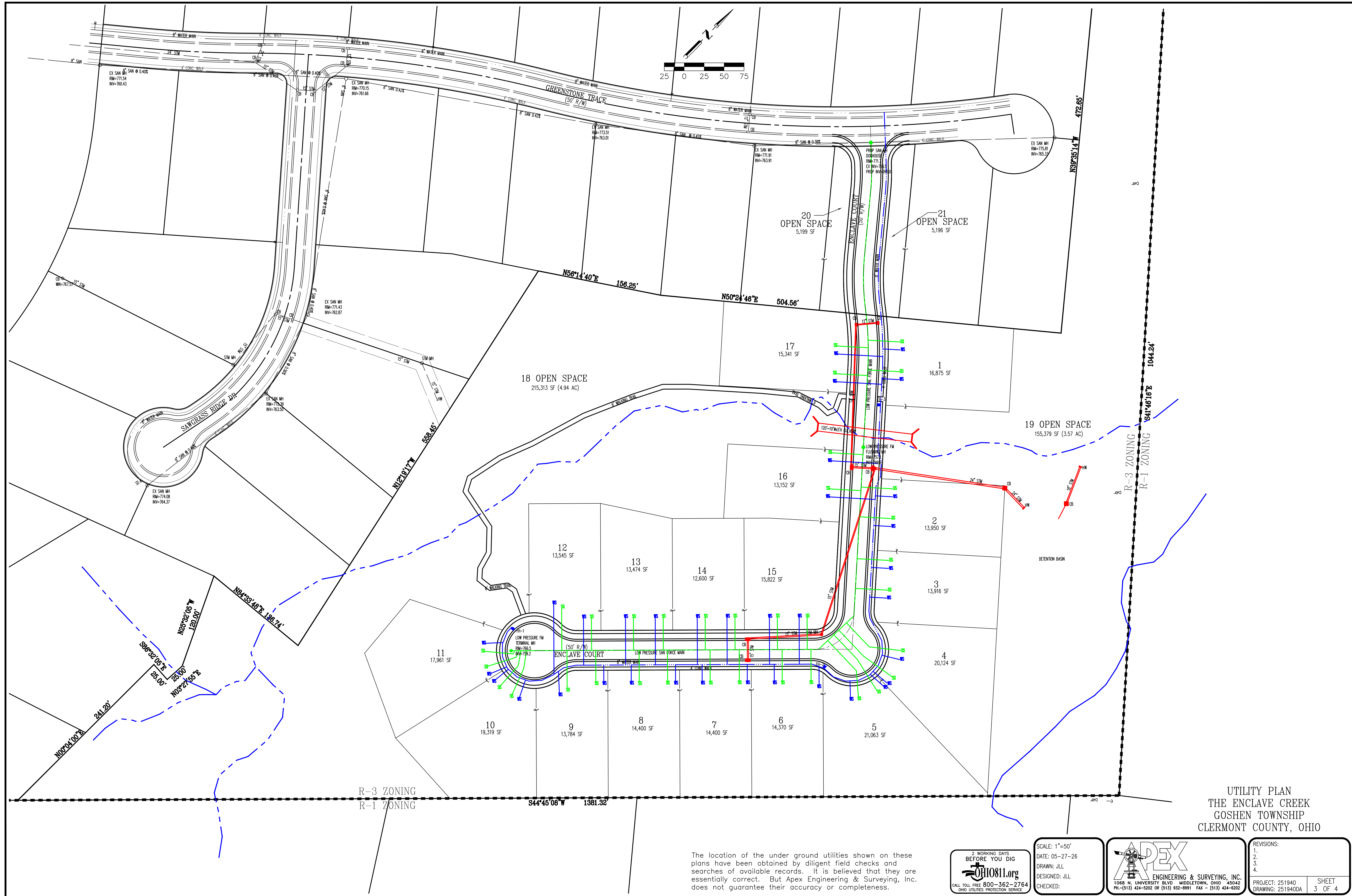
2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=50'
DATE: 05-27-26
DRAWN: JLL
DESIGNED: JLL
CHECKED:



REVISIONS: 1. 2. 3. 4.	
PROJECT: 251940 DRAWING: 251940DA	SHEET 2 OF 4



Map unit symbol	Map unit name	Rating
CcB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	C
CleU1A	Clermont-Urban land complex, 0 to 1 percent slopes	C/D
CnUC2	Cincinnati-Urban land complex, 6 to 12 percent slopes, eroded	C
EaF2	Eden flaggy silty clay loam, 25 to 50 percent slopes, moderately eroded	C
EbD2	Edenton loam, 12 to 18 percent slopes, moderately eroded	C
EbE2	Edenton loam, 18 to 25 percent slopes, eroded	C
JoR1A1	Jonesboro-Rossmoyne silt loams, 0 to 2 percent slopes	C
JoR1B1	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	C
JoR1B2	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes, eroded	D
RpC2	Rossmoyne silt loam, 6 to 12 percent slopes, eroded	C/D
RsC3	Rossmoyne silty clay loam, 6 to 12 percent slopes, severely eroded	D
W	Water	
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes	C/D
WsSU1A	Westboro-Schaffer-Urban land complex, 0 to 2 percent slopes	C/D

