PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2026

STONELICK RIDGE – DESIGN PLAN

APPLICANT: Abercrombie and Associates, Inc.
8111 Cheviot Rd., Suite 200
Cincinnati, OH 45247

OWNER: Mark Hermann
104 Inagua Lane
Bonita Springs, FL 34134

ENGINEER: Abercrombie and Associates, Inc.
8111 Cheviot Rd., Suite 200
Cincinnati, OH 45247

REQUEST: Requesting approval from the Clermont County Planning Commission for Stonelick Ridge – Design Plan

LOCATION: The subject property (PINs 012005D003, 012005D102, 012005I005, 012005I008, 012005I009, 022005G014) is located at 4632 Ross Road and Olive Branch Stonelick Road in Batavia Township.

HISTORY: Zone Change Recommendation reviewed by Planning Commission on September 23, 2025.

DEVELOPMENT PROPOSAL:

Stonelick Ridge – Design Plan consists of 780 residential lots of varying sizes on an agricultural, wooded property. The subject property is adjacent to the Lexington Run Subdivision. The proposed land use is detached and attached single-family residences. The total area is +/- 425.5 acres, and will include open space lot(s) totaling +/- 164.5 acres (or 39%), an additional out lot totaling +/- 3.1 acres, and +/- 42.3 acres of proposed area within new R/W. The project density is proposed to be +/- 1.8 dwelling units per acre. Within the open space lots are public amenities such as amenity centers, pocket parks, landscape buffers, sidewalks, and trails.

DEVELOPMENT DATA:

Current Zoning: "PD" Planned Development District.

Total Lots: 780 Residential Lots
Area in Lots: +/- 145.7 acres
Area in Open Space: +/- 164.5 acres
Total Site Area:+/- 425.5 acres
Area in R/W: +/- 43.7 acres
Density: +/- 1.8 du/a

School District: Batavia Local School District

Homes:

AREA	LOT WIDTH	F.Y. SETBACK	S.Y. SETBACK	R.Y. SETBACK	MIN. LOT SIZE (S.F.)
1	N/A	N/A	N/A	N/A	N/A
2	SEE BELOW				
3	SEE BELOW				
4	52'	35'	5'	25'	7,800'
5	75'/80'	35'	5'	25'	11,250'
6	56'	35'	5'	25'	8,400'
7	45'	20'*	5'	27.5'	6,750'
8	75'/85'	35'	5'	25'	11,250'
9	85'/90'	35'	5'	25'	12,750'

SITE ACCESS:
The Design Plan shows access will be provided off of Ross Road and Olive Branch Stonelick Road.

STAFF ANALYSIS:
Per the review of Stonelick Ridge – 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 held on April 27, 2026. 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 is a discrepancy with the amount of lots listed on the application (779) and the plans (780).
2. Alleys are allowed and shall be conform to requirements established in the Subdivision Street Design and Construction Standards for Clermont County. Per Section 504(B)(7) of the Subdivision Regulations, the minimum pavement width is twelve feet (12') and the minimum Right of Way width is sixteen feet (16'). Per Section 509(A) of the Subdivision Regulations, all private streets must follow a minimum pavement width of eighteen feet (18') with a minimum ingress/egress easement of forty feet (40').
3. The normal permissible frontage for any lot in a platted subdivision shall be twenty-five feet (25'), but a narrower width is permissible where it can be demonstrated that lots can be served with adequate utilities.
4. 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.

Clermont County Engineer's Office Comments:

Please refer to Clermont County Engineer's Design Plan review letter.

Clermont County Water Resources Department Comments:

1. On Sheet 3, 6-inch water mains are only allowed if approved, please submit each case and show that it meets the requirements outlined by CCWRD standards.
2. On Sheet 3, The water main at the corner of Public Road A and Public Road B is shown to be a 90-degree bend. This is not in conformance with CCWRD standards.
3. On Sheet 3, The water services and sanitary laterals on lots 387 and 388 will need to be shown inside their property lines.
4. On Sheet 3, The sanitary manhole where the Low-Pressure Force Main (LPFM) will need to be coated, if it has a drop feature it will require a 5-foot manhole if applicable. Clearly show the location of the main force.
5. On Sheet 4, what is between lots 42 and 43 on the sanitary sewer alignment of Public Road B?
6. On Sheet 4, the manhole inside the knuckle near lot 212 will need to be outside of the pavement.
7. On Sheet 5, the sanitary sewer by lot 545 needs to bend like the sanitary sewer near lot 546.
8. On Sheet 7, On public Road Q the sanitary sewer is shown to have a bend between the manholes. Sanitary sewer is to run straight from manhole to manhole.
9. On Sheet 7, The sanitary sewer easement is to be 10/20 split on the sanitary sewer.
10. On Sheet 7, Reconfigure the tie-in geometry, the bends are more aggressive and need to have a better approach given the volume of sewage.

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

At this time, there are no specific line-item comments regarding the design plans as submitted. Please see the attached review comments that need to be incorporated into the final Construction document submittal:

1. Please number all proposed detention/retention basins for identification purposes.
2. Identify all proposed temporary sediment basins.
3. Show the location of the proposed construction entrance.
4. Provide downstream analysis to the first perennial stream for any off-site stormwater discharge associated with proposed detention/retention systems.
5. Please include the typical drainage easement cross-section detail for all "Typical Lot Layout", illustrating directional runoff away from all structures and into the designated private drainage easements.

Soil and Water Conservation District Comments:

1. Stormwater detention will need to be provided for runoff from all impervious areas. There are multiple areas where detention is not currently provided (Parts of Road A and the connector street between Road A and B, Lots 1-6, 58-72, 245-257, 375-380-568-571, 768-769).
2. The flow length-width ratio needs to be increased for the basins below Lots 388, 596-597, 671-672 and 740-741. Per Section 530.3-5 of the WMSC regulations, "the ratio of flow length to basin width should be at least 3:1 to avoid short circuiting and to increase travel time to the outlet. To increase a pond's flow length, the inlet or outlet may be re-located, or the contours of the pond may be configured to form baffles or an extended flow path." Refer to the Ohio Rainwater and Land Development Manual for design specifications.
3. Maintenance easements that comply with Section 700.2-1 of the Clermont County WMSC regulations need to be provided for stormwater basins below Lots 262, 388 and 671-672.
4. Storm sewer easements are needed for all storm sewer infrastructure outside the public road right-of-way.
5. Geotechnical reports will need to be completed for all construction (buildings, roads, stormwater basins, etc.) on soil types CcD2, CkD3, EaE2, EaF2, EbD2 and EbE2.
6. Ohio EPA and the US Army Corps of Engineers should be contacted to determine if 401/404 permits are needed

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Stonelick Ridge – 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, Batavia Township, the State of Ohio, or any other applicable agency.

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date March 31, 2026 A/P # _____

Name of Subdivision Stonelick Ridge Subdivision

Location Olive Branch Stonelick Road, Batavia Township

Township Batavia Military Survey No. 949

Complete Parcel Identification Number (PIN) 01-20-05d-003.,102.,01-20-05I-005.,009.,008.
02-20-05G-014. (part of)

Have ***ALL*** Concept Plan Review Letters been Obtained? yes, see attached

(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)

Name of Applicant Abercrombie and Associates, Inc. c/o Stonelick Ridge, LLC.

Address 8111 Cheviot Road, Suite 200

City Cincinnati State OH Zip 45247

Phone (513) 385-5757 Fax (513) 245-5161 Email dsmith@abercrombie-associates.com

Name of Owner of property to be subdivided Mark Hermann

Address 104 Inagua Lane

City Bonita Springs State FL Zip 34134

Phone 614-582-5173 Fax _____ Email dan@stonelickridge.com

Name of applicant's surveyor or engineer Abercrombie & Associates, Inc

Address 8111 Cheviot Road, Suite 200

City Cincinnati State OH Zip 45247

Phone (513) 385-5757 Fax (513) 245-5161 Email dsmith@abercrombie-associates.com

Acreage owned 124.20 Acreage proposed to be subdivided 425.5

Current Zoning Classification "PD" Planned Development

Proposed Zoning Changes none

Proposed Land Use single family residences

Is this a proposed "Special Development"? (See Article VII Sub Reg's) No

(If yes, please attach completed "Special Development" Form)

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 779 Typical lot width Varies - See Plan

Number of proposed unit's 779 Typical lot area Varies - See Plan

Single Family 779 Multi-Family _____

Acreage to be devoted to recreation, parks or open space 164.5 ac.

Recreation facilities to be provided clubhouse, pool, sports fields, ponds, trails

Proposed method of supplying water service extension of existing county water lines

_____

_____

Proposed method of sanitary waster disposal extension of existing county sewer lines

_____

_____

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

Abercrombie
& Associates, Inc.
Civil Engineering + Surveying
50 YEARS
1976

March 31, 2026

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

RE: Design Plan Application
Stonelick Ridge Subdivision
A&A No. 23-0200

Dear Mr. DeMarsh:

On behalf of the applicant, Stonelick Ridge, LLC. we are pleased to present the attached Design Plan application for review and consideration. The property is located at 4632 Ross Road in Batavia Township, and contains 425.5 acres of land.

The property is zoned "PD" Planned Development District. The proposed subdivision will contain 779 single family residential lots and 23 common open space lots. The common open space lots will be utilized for storm water management and amenities. All open space lots are proposed to be maintained by an established home owner's association.

Access to the proposed subdivision will be provided by extending a public street east off of Olive Branch Stonelick Road and extending a public street east off of Ross Road. The public streets will be designed and constructed per the County's current subdivision rules and regulations. A portion of ex. Ross Road will be converted to a walking trail that will serve this proposed development as well as the adjacent community of Lexington Run.

A portion of the development will be served by a gravity sewer main extension that will extend from an existing 12" public sanitary sewer main located along Ross Road. Due to the existing topography and the lay of the land, two pump stations will be required to serve the remaining proposed development. The central portion of the development will be tributary to a proposed lift station that will pump to the existing 12" public sanitary sewer main and the northern portion of the site will be tributary to a proposed lift station that will pump to the existing 12" public sanitary sewer main.

Water service for the proposed development will be provided by a future public water main extension, extending from an existing 12-inch public water main located along Ross Road.

Thirteen retention/detention basins are proposed on the common open space lots and will provide storm water management for the proposed subdivision. The future storm water management design will

conform to the current County requirements and we acknowledge that a detailed design of these proposed facilities will be required as part of the formal design plan approval process.

We respectfully request Planning Commission's review and consideration of the attached design plan application at their April 2026 meeting. Please proceed with the review of the attached application, contact us if additional information is required.

Sincerely,

Abercrombie and Associates, Inc.

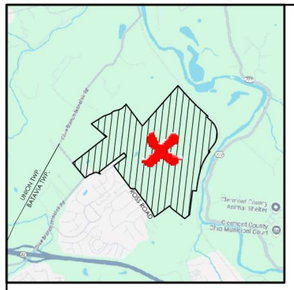


Douglas A. Smith, P.E., P.S.
Senior Project Manager

Cc: Mr. Dan Griffin – Stonelick Ridge, LLC

Encl.

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO



VICINITY MAP

APPLICANT:

STONELICK RIDGE, LLC.
5672 EVANS FARM DRIVE
LEWIS CENTER, OH 43035
614-582-5173

OWNERS:

MANITOULIN REALTY RESERVE INC.
C/O MARK HERRMANN
104 INAGUA LANE
BONITA SPRINGS, FL. 34134

MARK HERMANN
104 INAGUA LANE
BONITA SPRINGS, FL. 34134

DRUMMOND REALTY RESERVE, LLC
C/O MARK HERMANN
104 INAGUA LANE
BONITA SPRINGS, FL. 34134

OWNERS:

MANITOULIN REALTY RESERVE INC.
C/O MARK HERRMANN
104 INAGUA LANE
BONITA SPRINGS, FL. 34134

MARK HERMANN
104 INAGUA LANE
BONITA SPRINGS, FL. 34134

DRUMMOND REALTY RESERVE, LLC
C/O MARK HERMANN
104 INAGUA LANE
BONITA SPRINGS, FL. 34134

DEVELOPMENT DATA

GROSS AREA:	+/- 425.5 ACRES
RESIDENTIAL LOT YIELD: TOTAL	780
GROSS AREA:	+/- 425.5 ACRES (O.S. INCLUDED)
OPEN SPACE:	+/- 164.5 ACRES (39%)
TOTAL AREA IN LOTS:	+/- 145.7 ACRES
OUT LOTS:	+/- 3.1 ACRES
PROP. R/W:	+/- 42.3 ACRES
EX. R/W:	+/- 1.4 ACRES
CENTERLINE LENGTHS OF PUBLIC STREETS:	+/- 34,645 LF (6.5 Miles)
SCHOOL DISTRICTS:	BATAVIA LSD & CLERMONT NORTHEASTERN LSD
EX. ZONING:	"PD" (PLANNED DEVELOPMENT DISTRICT)

AUDITORS PARCELS:
01-20-05D-003., 01-20-05D-102., 01-20-05I-005., 01-20-05I-009.,
01-20-05I-008, PT. 02-20-05G-014.

PROPERTY ADDRESS:
4632 ROSS ROAD, BATAVIA, OH 45103

GENERAL NOTES:
STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR BY PUBLIC WATERCOURSE AGREEMENT VIA DITCH PETITION (IF AVAILABLE).

WASTEWATER REMOVAL SHALL BE ACCOMPLISHED BY USING A COMBINATION OF GRAVITY AND FORCEMAIN/LIFT STATION SANITARY SEWER THROUGHOUT THE DEVELOPMENT AND CONNECTING TO THE EXISTING SANITARY SEWER MAIN LOCATED IN ROSS ROAD.

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

DETAILS FOR POOL FACILITY AND CLUB HOUSE SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN.

MINIMUM DWELLING SIZE SHALL BE 1,500 SQ. FT., EXCLUSIVE OF BASEMENTS AND GARAGES.

EACH SINGLE FAMILY DWELLING SHALL HAVE A TWO-CAR GARAGE.

MAXIMUM BUILDING HEIGHT SHALL BE 40 FT.

STREET LIGHTING IS PLANNED

ALLEYS SHALL BE PRIVATE AND MAINTAINED BY THE HOA
ALLEYS SHALL PROVIDE TWO-WAY TRAFFIC.

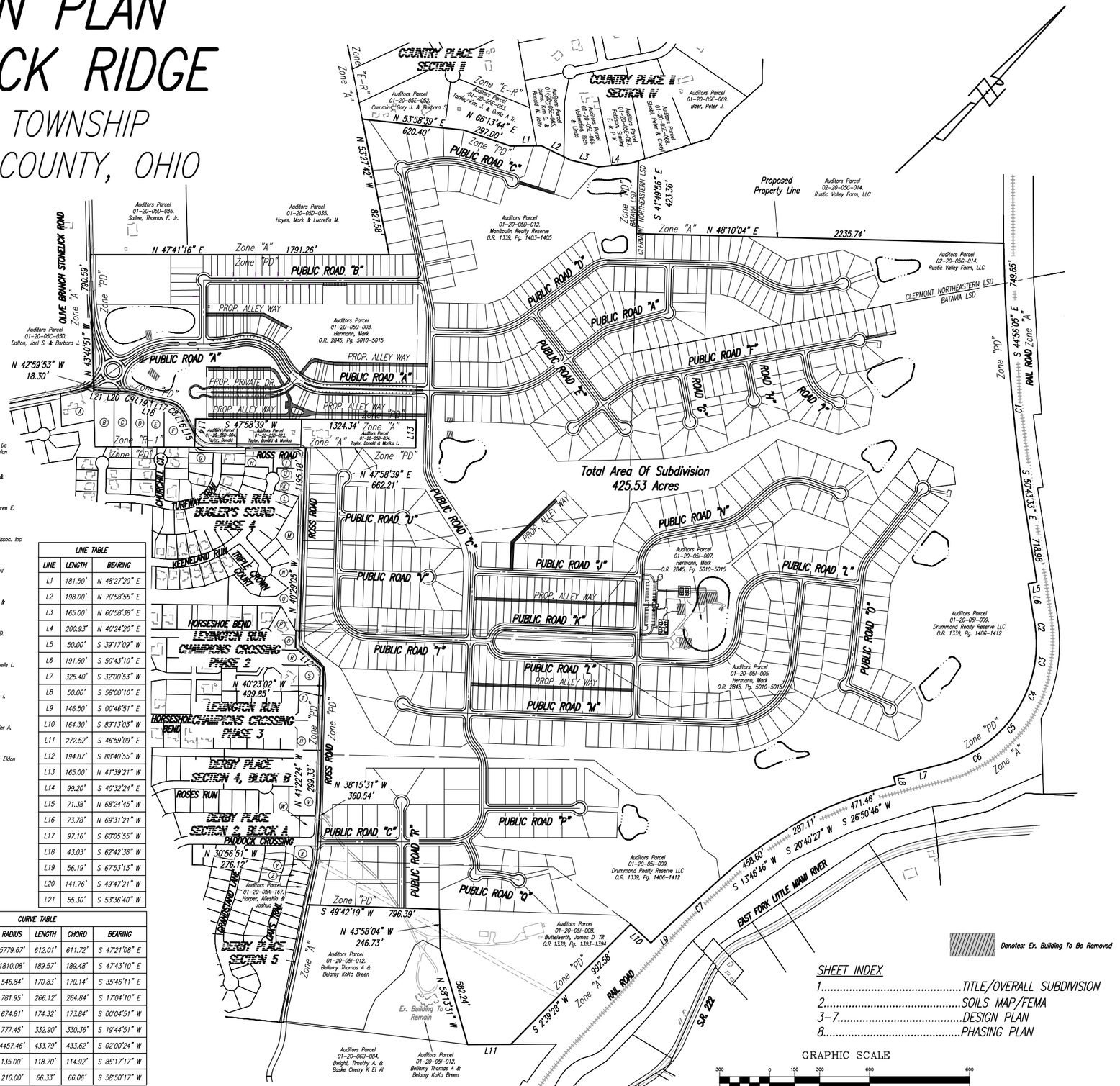
TOTAL LENGTH OF WALKING TRAILS = APPROX. 5 MILES

NOTE:
ALL PUBLIC ROAD R/W WIDTHS ARE TO BE 50' UNLESS OTHERWISE NOTED.

THE RADIUS FOR THE CUL-DE-SAC'S AND KNUCKLES ARE TO BE PER CLERMONT CO. DESIGN STANDARDS, UNLESS OTHERWISE NOTED.

AMENITY CENTERS, POCKET PARKS, CLUSTER MAILBOX AREAS, LANDSCAPE BUFFERS, SIDEWALKS, AND TRAILS WILL BE DETAILED ON THE FINAL DEVELOPMENT PLAN.

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LINE TABLE		
LINE	LENGTH	BEARING
L1	181.50'	N 48°27'20" E
L2	198.00'	N 70°58'55" E
L3	165.00'	N 60°58'38" E
L4	200.93'	N 40°24'20" E
L5	50.00'	S 39°17'09" W
L6	191.60'	S 50°43'10" E
L7	325.40'	S 32°00'53" W
L8	50.00'	S 58°00'10" E
L9	146.50'	S 00°46'51" E
L10	164.30'	S 89°13'03" W
L11	272.52'	S 46°59'09" E
L12	194.87'	S 88°40'55" W
L13	165.00'	N 41°39'21" W
L14	99.20'	S 40°32'24" E
L15	71.38'	N 68°24'45" W
L16	73.78'	N 69°31'21" W
L17	97.16'	S 60°05'55" W
L18	43.03'	S 62°42'36" W
L19	56.19'	S 67°53'13" W
L20	141.76'	S 49°47'21" W
L21	55.30'	S 53°36'40" W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	6°04'01"	5779.67'	612.01'	611.72'	S 47°21'08" E
C2	6°00'02"	1810.08'	189.57'	189.48'	S 47°43'10" E
C3	17°53'56"	546.84'	170.83'	170.14'	S 35°46'11" E
C4	19°29'58"	781.95'	266.12'	264.84'	S 17°04'10" E
C5	14°48'03"	674.81'	174.32'	173.84'	S 00°04'51" W
C6	24°32'02"	777.45'	332.90'	330.36'	S 19°44'51" W
C7	5°34'33"	4457.46'	433.79'	433.62'	S 02°00'24" W
C8	50°22'44"	135.00'	118.70'	114.92'	S 85°17'17" W
C9	18°05'52"	210.00'	66.33'	66.06'	S 58°50'17" W

(A) Auditors Parcel 01-20-05D-026. Hornsby, Brandon T.
(B) Auditors Parcel 01-20-05D-037. Poling, Andrew & Elizabeth
(C) Auditors Parcel 01-20-05D-038. Craft, Kevin L. & Dawn M.
(D) Auditors Parcel 01-20-05D-039. Best, Jason W. & Angela D.
(E) Auditors Parcel 01-20-05D-040. Finn, David K. & Ann M.
(F) Auditors Parcel 01-20-05D-041. Gorman, Chris Trustee ETAL.
(G) Auditors Parcel 01-20-05B-328. Lexington Run Community Assoc. Inc.
(H) Auditors Parcel 01-20-05B-415. Lexington Run Community Assoc. Inc.
(I) Auditors Parcel 01-20-05B-416. Kominski, John S. & Jodi L.
(J) Auditors Parcel 01-20-05B-417. Zehler, Kathleen Anne
(K) Auditors Parcel 01-20-05B-418. Rivera, Jorge M. & Torres Jackeline
(L) Auditors Parcel 01-20-05B-419. Schmidt, Eric R. & Crystal W.
(M) Auditors Parcel 01-20-05B-432. Lexington Run Community Assoc. Inc.
(N) Auditors Parcel 01-20-05B-426. Roberts, Gleich Maggie L. & Gleich Kurt P.
(O) Auditors Parcel 01-20-05B-431. Lexington Run Community Assoc. Inc.
(P) Auditors Parcel 01-20-05B-269. Melendez, Vicente J. & De Melendez Jheovana Damian
(Q) Auditors Parcel 01-20-05B-270. Horgan, Daniel P. Jr. & Kimberly A.
(R) Auditors Parcel 01-20-05B-271. Chorey, Edward A. & Karen E.
(S) Auditors Parcel 01-20-05B-278. Lexington Run Community Assoc. Inc.
(T) Auditors Parcel 01-20-05B-392. Murphy, Donna R. Et Al
(U) Auditors Parcel 01-20-05B-393. Leach, Carson James & Courtnie Lynn
(V) Auditors Parcel 01-20-05A-108. Grand Communities LTD.
(W) Auditors Parcel 01-20-05A-107. Eiland, Dante L. & Michelle L.
(X) Auditors Parcel 01-20-05A-164. Hattar, Rita I & Gladis I.
(Y) Auditors Parcel 01-20-05A-165. Sanders, Alexis C. & Tyler A.
(Z) Auditors Parcel 01-20-05A-166. Jones, Melissa & William Eldon

SHEET INDEX

1.....TITLE/OVERALL SUBDIVISION
2.....SOILS MAP/FEMA
3-7.....DESIGN PLAN
8.....PHASING PLAN

STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
REGISTERED
PROFESSIONAL ENGINEER
D. Smith
5/31/2026

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Date 3-31-26 | Drawn By J.C. | Checked By D.S. | Scale 1" = 300'

REVISIONS

DWG: 23-0200\PRLM\JC-DESIGN PLAN

Sheet Title: TITLE SHEET - OVERALL

Project Title: STONELICK RIDGE
THOMAS OVERTON'S MILITARY SURVEY #949
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Chesnut Road, Suite 200
Cincinnati, Ohio 45244
513-385-5757
www.abercrombie-associates.com

Job No. 23-0200

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Map Unit Legend

Map Unit Symbol	Map Unit Name
CcD2	Cincinnati silt loam, 12 to 18 percent slopes, moderately eroded
CkD3	Cincinnati and Hickory soils, 12 to 25 percent slopes, severely eroded
CnC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded
EaE2	Eden flaggy silty clay loam, 18 to 25 percent slopes, moderately eroded
EaF2	Eden flaggy silty clay loam, 25 to 50 percent slopes, moderately eroded
EbD2	Edenton loam, 12 to 18 percent slopes, moderately eroded
EbE2	Edenton loam, 18 to 25 percent slopes, eroded
EbUC2	Edenton-Urban land complex, 6 to 12 percent slopes, moderately eroded
Ee	Ed silt loam, 0 to 2 percent slopes, occasionally flooded
Gn	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded
GpB	Glenford silt loam, 2 to 6 percent slopes
HkF2	Hickory loam, 18 to 35 percent slopes, moderately eroded
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
RpC2	Rossmoyne silt loam, 6 to 12 percent slopes, eroded
RpUC2	Rossmoyne-Urban land complex, 6 to 12 percent slopes, eroded
RsC3	Rossmoyne silty clay loam, 6 to 12 percent slopes, severely eroded
SeC2	Sees silty clay loam, 4 to 12 percent slopes, moderately eroded
SeD2	Sees silty clay loam, 12 to 18 percent slopes, moderately eroded
W	Water
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes

USDA Natural Resources Conservation Service — Web Soil Survey, National Cooperative Soil Survey

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY A PERSONAL REVIEW OF FLOOD MAP NO. 39025C0227G, DATED MARCH 16, 2006 OF THE NATIONAL FLOOD INSURANCE PROGRAM.

GRAPHIC SCALE

300 0 150 300 600 600

(IN FEET)
1 inch = 300 ft.

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
REGISTERED
PROFESSIONAL ENGINEER
D. Smith
3/31/2026

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP,
CLERMONT COUNTY, OHIO

Date	Drawn By	Checked By	Scale
3-31-26	J.C.	D.S.	1" = 300'

REVISIONS

DWG: 23-0200\PRLM\JC-DESIGN PLAN

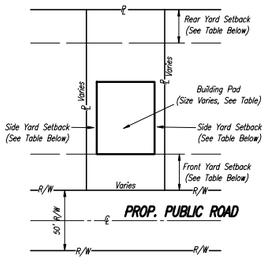
Sheet Title: SOILS MAP

Project Title: STONELICK RIDGE
THOMAS OVERTON'S MILITARY SURVEY #949
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

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Job No. 23-0200

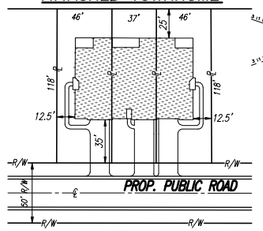
TYPICAL LOT LAYOUT



LOT WIDTH	F.Y. SETBACK	S.Y. SETBACK	R.Y. SETBACK	MIN. LOT SIZE (S.F.)	MIN. DWELLING (S.F.)
52'	35'	5'	25'	7,800'	1,500
75'/80'	35'	7.5'	30'	11,250'	1,600
56'	35'	5'	25'	8,400'	1,600
45'	20'*	5'	27.5'	6,750'	1,500
75'/85'	35'	7.5'	30'	11,250'	2,300
85'/90'	35'	7.5'	30'	12,750'	2,600

NOTE: MINIMUM DWELLING UNIT AREA = 1,500 S.F. EXCLUSIVE OF BASEMENTS AND GARAGES.
* 20' F.Y. SETBACK TO HOUSE STRUCTURE, PORCHES CAN ENCROACH INTO THE FRONT YARD SETBACK.

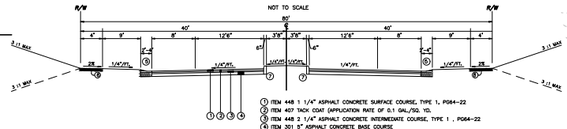
TYPICAL LOT LAYOUT ATTACHED TOWNHOME



0' S.Y. BETWEEN INTERIOR LOTS.
25' MIN. DISTANCE BETWEEN BUILDINGS.
MIN. LOT WIDTH = 37'
MIN. LOT SIZE = 4,360 S.F.
MIN. R.Y. SETBACK = 25'

TYPICAL ROADWAY SECTION – ROAD "A" BOULEVARD

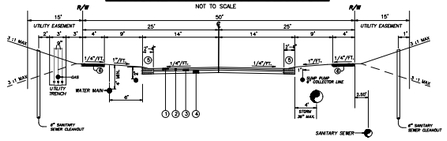
NOT TO SCALE



① ITEM 448 1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
② ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL./SQ. YD.
③ ITEM 448 2 1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1 , PG64-22
④ ITEM 301 9" ASPHALT CONCRETE BASE COURSE
⑤ ITEM 609 CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
⑥ ITEM 608 CONCRETE WALK, 5" THICK, CLASS C
⑦ CDOT TYPE-6 CONCRETE CURB

TYPICAL ROADWAY SECTION

NOT TO SCALE

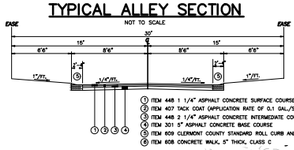


MIN. COVER	UTILITY
24"	GAS
24"	SLIMLINE
36"	ELECTRIC
36"	TELEPHONE
36"	CABLE TV
48"	WATER

① ITEM 448 1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
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⑤ ITEM 609 CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
⑥ ITEM 608 CONCRETE WALK, 5" THICK, CLASS C

TYPICAL ALLEY SECTION

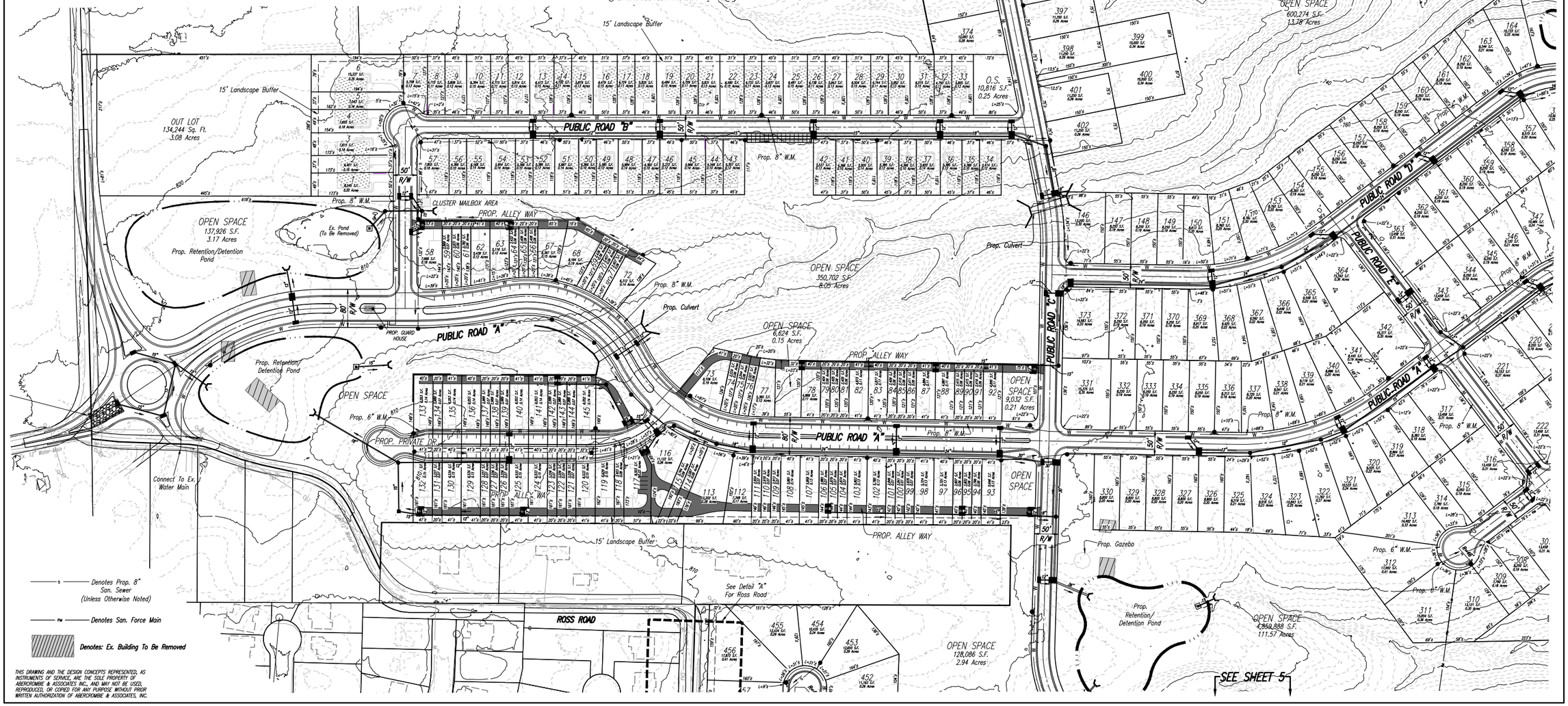
NOT TO SCALE



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⑥ ITEM 608 CONCRETE WALK, 5" THICK, CLASS C

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

* Denotes Lots To Be Served By Low Pressure Force Main



s —— Denotes Prop. 8" San. Sewer (Unless Otherwise Noted)

fm —— Denotes San. Force Main

Denotes: Ex. Building To Be Removed

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
REGISTERED PROFESSIONAL ENGINEER
D. Smith
3/31/2026

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP,
CLERMONT COUNTY, OHIO

REVISIONS

Date 3-31-26
Drawn By J.C.
Checked By D.S.
Scale 1" = 100'

DWG: 23-0200\PRLM\JC-DESIGN PLAN

Sheet Title: DESIGN PLAN

Project Title: STONELICK RIDGE
THOMAS OVERTON'S MILITARY SURVEY #949
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-385-5757
www.abercrombie-associates.com

Job No. 23-0200

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

s ——— Denotes Prop. 8" San. Sewer (Unless Otherwise Noted)

fm ——— Denotes San. Force Main

Prop. Detention Pond

Prop. Detention Pond

CLERMONT NORTHEASTERN LSD
BATAVIA LSD

Prop. 8" W.M.

Prop. 6" W.M.

Prop. 8" W.M.

Prop. 6" W.M.

Prop. 6" W.M.

Prop. 6" W.M.

Prop. 8" W.M.

Prop. 6" W.M.

Prop. 6" W.M.

Prop. 8" W.M.

Prop. 6" W.M.

Prop. 6" W.M.

Prop. 6

SEE SHEET 3

SEE SHEET 4

SEE SHEET 6

SEE SHEET 7

OPEN SPACE
128,086 S.F.
2.94 Acres

OPEN SPACE
392,358 S.F.
9.01 Acres

OPEN SPACE
0.41 Acres

OPEN SPACE
329,326 S.F.
7.56 Acres

OPEN SPACE
4,859,888 S.F.
111.57 Acres

OPEN SPACE
101,925 S.F.
2.34 Acres

OPEN SPACE
4,038 S.F.
0.09 Acres

OPEN SPACE
6,498 S.F.
0.10 Acres

OPEN SPACE
7,538 S.F.
0.17 Acres

* Denotes Lots To Be Served By Low Pressure Force Main

40' Ingress/Egress & Utility Easement

CLUSTER MAILBOX AREA

AMENITY CENTER

Prop. Retention/ Detention Pond

Prop. Detention Pond

PUBLIC ROAD "A"
PUBLIC ROAD "B"
PUBLIC ROAD "C"
PUBLIC ROAD "D"
PUBLIC ROAD "E"
PUBLIC ROAD "F"
PUBLIC ROAD "G"
PUBLIC ROAD "H"
PUBLIC ROAD "I"
PUBLIC ROAD "J"
PUBLIC ROAD "K"
PUBLIC ROAD "L"
PUBLIC ROAD "M"
PUBLIC ROAD "N"
PUBLIC ROAD "P"

PROP. ALLEY WAY

ROSS ROAD

Prop. 6" W.M.
Prop. 8" W.M.

Ex. San. MH
Rim=800.70
8" Inv.=783.95
10" Inv.=783.78

Ex. 10" San. @ 4.40%

Ex. San. MH
Rim=791.62
10" Inv.=782.78
12" Inv.=782.61

Ex. 12" San. @ 4.53%

Ex. Sanitary Sewer

Ex. San. MH
Rim=787.03
Inv.=777.65

Ex. 12" San. @ 6.26%

See Detail "A" For Ross Road

Prop. Culvert

15' Landscape Buffer

Denotes Prop. 8" San. Sewer (Unless Otherwise Noted)

Denotes San. Force Main

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
REGISTERED
PROFESSIONAL ENGINEER

D Smith
3/31/2026

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BATAVIA TOWNSHIP,
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Date 3-31-26
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Project Title STONELICK RIDGE
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SEE SHEET 4

SEE SHEET 5

SEE SHEET 7

PUBLIC ROAD "J"

PUBLIC ROAD "K"

PUBLIC ROAD "L"

PUBLIC ROAD "O"

AMENITY CENTER

OPEN SPACE
392,358 S.F.
9.01 Acres

Prop. Retention/ Detention Pond

OPEN SPACE
4,859,888 S.F.
111.57 Acres

Lift Station

Prop. Detention Pond

Prop. 8" W.M.

Prop. 6" W.M.

CLUSTER MAILBOX AREA

925 S.F.
4 Acres

Denotes Prop. 8" San. Sewer (Unless Otherwise Noted)

Denotes San. Force Main

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
REGISTERED
PROFESSIONAL ENGINEER

D Smith
3/31/2026

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP,
CLERMONT COUNTY, OHIO

REVISIONS

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DWG. 23-0200\PRLM\JC-DESIGN PLAN

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Job No. 23-0200

SEE SHEET 5

See Detail "A" For Ross Road

Ex. Sanitary Sewer

ROSS ROAD

Ex. San. MH Rim=787.03 Inv.=777.65

Ex. 12" San. @ 0.28%

Ex. San. MH Rim=798.54 Inv.=781.50

Connect To Ex. W.M.

Ex. 12" San. @ 2.39%

PADDOCK CROSSING

Ex. San. MH Rim=793.00 Inv.=776.76(W) Inv.=777.25(S)

Ex. 12" San. @ 0.65%

OAKS TRAIL

OPEN SPACE 21,608 S.F. 0.52 Acres

Ex. San. MH Rim=787.00 Inv.=773.80

Ex. 12" San. @ 0.28%

Ex. San. MH Rim=775.00 Inv.=764.71

Ex. 12" San. @ 0.28%

Connect To Ex. Sanitary Sewer

Ex. San. MH Rim=766.94 Inv.=751.88(N) Inv.=749.96(S)

Ex. Sanitary Sewer

Ex. San. MH Rim=756.25 12" Inv.=745.36 8" Inv.=744.94

Ex. San. MH Rim=752.52 Inv.=748.66

Ex. 12" San. @ 0.28%

Ex. San. MH Rim=743.35 Inv.=739.49

PUBLIC ROAD "C"

PUBLIC ROAD "A"

PUBLIC ROAD "P"

PUBLIC ROAD "O"

Prop. 8" W.M.

Prop. 8" San. Typ.

Prop. 6" W.M.

Prop. Detention Pond

OPEN SPACE 35,504 S.F. 0.82 Acres

OPEN SPACE 4,859,888 S.F. 111.57 Acres

Prop. Storm Sewer Easement

Prop. Ingress/Egress Easement

Prop. 30' Sanitary Sewer Easement

Ex. Pond (To Remain)

Prop. Storm Water Detention Basin Easement

Ex. Water Main Easement

Ex. Building To Remain

780 596,368 S.F. 13.69 Acres

EAST FORK LITTLE MIAMI RIVER

RAIL ROAD

SR. 222

LEXINGTON RUN SUBDIVISION

STONELICK RIDGE SUBDIVISION

ROSS ROAD SECTION A-A

Ex. Ross Road/ Walking Path

14'

25'

15'

15'

Open Space

160'

Ex. 40' R/W

50' R/W

15' Landscape Buffer

Prop. Mounding (Typ.)

DETAIL "A"

1" = 50'

s Denotes Prop. 8" San. Sewer (Unless Otherwise Noted)

FM Denotes San. Force Main

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
REGISTERED
PROFESSIONAL ENGINEER
D Smith
3/31/2026

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP,
CLERMONT COUNTY, OHIO

Date 3-31-26
Drawn By J.C.
Checked By D.S.
Scale 1" = 100'

REVISIONS

DWG: 23-0200\PRLM\JC-DESIGN PLAN

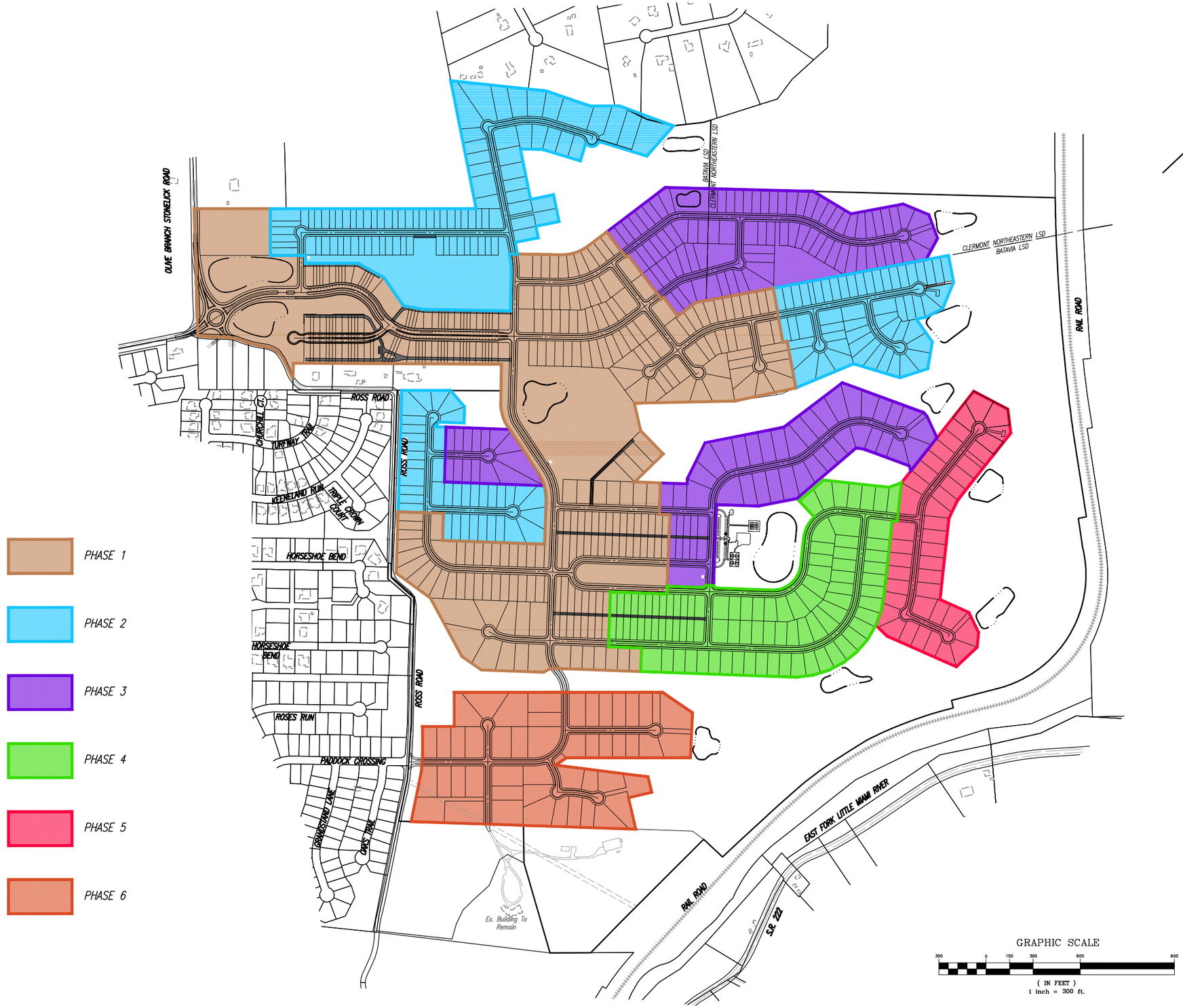
Sheet Title DESIGN PLAN

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61622
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PROFESSIONAL ENGINEER
D Smith
3/31/2026

DESIGN PLAN
STONELICK RIDGE
BATAVIA TOWNSHIP,
CLERMONT COUNTY, OHIO

Date	Drawn By	Checked By	Scale
3-31-26	J.C.	D.S.	1" = 300'

REVISIONS

DWG: 23-0200\PRLIM\JC-DESIGN PLAN

Sheet Title: PHASING PLAN

Project Title: STONELICK RIDGE
THOMAS OVERTON'S MILITARY SURVEY #949
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PARCEL MAP **Stonelick Ridge**



PROPERTY INFORMATION

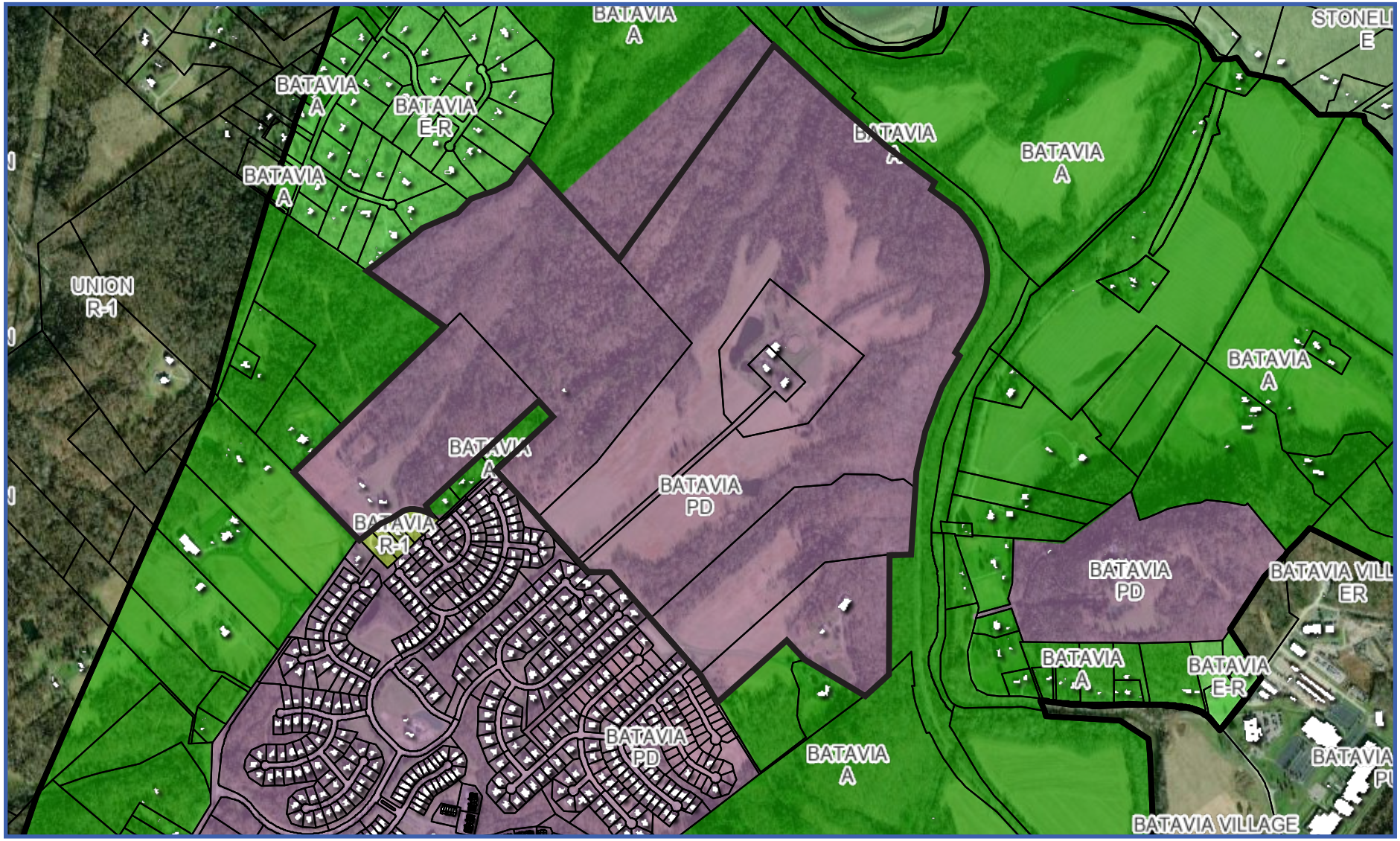
Parcel Numbers: 012005D003, 012005D102, 012005I005, 012005I008, 012005I009, 022005G014

Total Site Area: +/- 425.5 Acres

CLERMONT COUNTY OHIO
Grow here

ZONING MAP

Stonelick Ridge



PROPERTY INFORMATION

Parcel Numbers: 012005D003, 012005D102, 012005I005, 012005I008, 012005I009, 022005G014

Total Site Area: +/- 425.5 Acres

CLERMONT COUNTY OHIO
Grow here