



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 27, 2026

GROVE PARK – REVISED DESIGN PLAN

- APPLICANT:** McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- OWNER:** David C. Bockman
5654 Wild Rose Lane
Milford, OH 45150
- ENGINEER:** McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Grove Park – Revised Design Plan
- LOCATION:** The subject property (PINs 182404B028, 182404C099, & 182404C016) is located at 5785 & 5867 Deerfield Road in Miami Township.
- HISTORY:** Clermont County Planning Commission recommended approval of the original PUD plan on February 22, 2022, and approved the Design Plan in May of 2022. The Planning Commission recommended approval of a revised PUD plan in September of 2025.

DEVELOPMENT PROPOSAL:

Grove Park – Revised Design Plan consists of 253 total lots with 238 buildable lots proposed. The subject property is along Deerfield Road within Miami Township. The total area is +/- 142.09 acres with +/- 60.38 acres of open space. The project will include +/- 16.435 acres of dedicated R/W.

The initial Design Plan for Grove Park was originally approved in May 2022, which proposed 213 single family residential lots, including 130 lots having a minimum width of 70 feet and 83 lots having a minimum width of 80 feet. Since then, all 130 of the original 70-foot lots have been developed in what is now Phases 1, 2 3A and 3B. Phases 1, 2 and 3A have been platted. Phase 3B will soon be platted. The next development phase of the project, Phase 4, will complete a both a vehicular as well as a waterline loop to Deerfield Road.

Replacing the originally planned 83 eighty-foot lots are 45 seventy-foot and 62 fifty-foot lots. Additionally, an existing residence located along State Route 131 initially planned to be demolished and left as open space, will now remain on a 3.62-acre lot (Lot 195) that will be platted. The resulting net change in lot yield is an increase of 25 lots. This modification includes a significant upgrade in amenities, where on one of the centrally located open space lots, a community pool, two pickleball courts, and a shelter structure will be added to the amenity package. As proposed in the 2022 Design Plan, sidewalks are not planned along the State Route 131 frontage due to topographic limitations. In a change from the 2022 Design Plan, the applicants are proposing sidewalks along only the east side of Little Fawn Lane, which has no lots fronting upon it for most of its length.

A variance request was proposed for the dead-end portion of Pondside Lane south of Rock Creek Drive on which thirty-one lots are proposed, slightly exceeding the 30-lot limitation set forth in Section 504.B.3 of the subdivision regulations. The original Design Plan proposed an extension of the south end of Antler Drive to intersect Pondside Lane. A later detailed investigation of grading necessary to achieve this intersection revealed extraordinary grading requirements that adversely affected an adjacent wooded hillside area and watercourse that could otherwise remain unaffected.

DEVELOPMENT DATA:

Current Zoning: “R-1” Residence District with “R-PUD” Overlay and “RHND” Ranch Home Neighborhood Component

School District: Milford EVSD

Total Lots: 238 Buildable Lots, 15 O.S. Lots	Total Site Area: +/- 142.09 acres
Area in Residential Lots: +/- 65.277 acres	Area in R/W: +/- 16.435 acres
Area in Open Space: +/- 60.38 acres	Density: +/- 1.67 u/ac.

Min. Lot Area: +/- 6,750 sq. ft.	Min. Lot Width: 50 ft.
Min. Front Yard Setback: 25 ft.	Min. Side Yard Setback: 5 ft.
Min. Rear Yard Setback: 25 ft.	

SITE ACCESS:

The Design Plan shows access via connections to Deerfield Road.

STAFF ANALYSIS:

Per the review of the Grove Park – Revised Design Plan, the development will follow all requirements of Article V of the *Clermont County Subdivision Regulations*, based on conditions noted in the Design Plan Review Meeting held January 26, 2026, with the exception of Article V, Section 504.B.3, for which the applicant has applied for a variance. The proposed subdivision is an expected development and complements the land uses of the surrounding area. The applicant is aware of any comments and conditions necessary to construct the development and agrees with them. Those comments/conditions are detailed in the staff report.

AGENCY REVIEW AND NOTIFICATION:

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

REFERRAL AGENCIES' COMMENTS:

Miami Township

1. Our analysis has determined that this Revised Design Plan and its layout are the same as the Amended R-PUD plan approved by the Miami Township Board of Trustees in Zoning Case #598 on November 11, 2025. Furthermore, it is observed that the stipulated conditions of that approval from the zoning case have been incorporated into this Revised Design Plan. Lastly, there is a de minimus modification that has adjusted one of the walking paths to provide better connectivity to the new ranch home component of the subdivision. This represents an improvement in the plan and is consistent with the approved Final Development Plan on file with Miami Township in Case #598.

Community and Economic Development Comments:

1. If Variance Case V-01-26 is not approved, a reduction of one (1) lot on Pondsides Drive is necessary.
2. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Engineer's Office Comments:

1. A revised Traffic Impact Study needs to be provided, accounting for the additional 25 lots.
2. 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'.

Water Resources Department Comments:

1. Denote the homes on in each phase that are gravity and on the lift station in a table for ease of interpretation.
2. Fire Hydrants on Little Fawn Lane and Rock Creek Drive need to be spaced no further than 500 feet on center. Make sure all fire hydrants in the subdivision are at or less than 500 feet on center per CCWRD standards. Show valving on water main.
3. Show valving on water main.
 - a. Include how water main will be extended from existing water main. Include appropriate notes and comments.
 - b. Construction plans for each phase can show greater detail of how things will be phased.
 - c. Show how the phases will be valved but all proposed and existing valves will need to be shown on these plans.
 - d. Where tees and crosses are in intersections of water main, valves need to be in all directions.
4. Show Fire Hydrant easements

Water Management & Sediment Control Comments:

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

STAFF RECOMMENDATION:

Based on Staff Analysis, staff requests a motion to **APPROVE** the Grove Park– Revised Design Plan with the following conditions:

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

Attachments:

- A. Grove Park – Design Plan Drawings
- B. Grove Park – Application
- C. Parcel Map
- D. Zoning Map

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

Date December 31, 2025 A/P # _____

Name of Subdivision Grove Park

Location 5785 & 5867 Deerfield Road
Milford, OH 45150

Township Miami Military Survey 976, 981, 1480, 2405

Complete Parcel Identification Number (PIN) 182404B028 & 182404C099 - David C. Bockman
182404C016 - M/I Homes of Cincinnati, LLC

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

Name of Applicant James H. Watson, McGill Smith Punshon, Inc,

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone (513) 759-3205 Fax _____ Email jwatson@mispdesign.com

Name of Owner of property to be subdivided David C. Bockman

Address 5654 Wild Rose Lane

City Milford State OH Zip 45150

Phone (513) 383-7334 Fax _____ Email wwdavebm@aol.com

Name of applicant's surveyor or engineer McGill Smith Punshon, inc

Address 3700 Park 42 Drive, Suite 190 B

City Cincinnati State OH Zip 45241

Phone (513) 759-3205 Fax (513) 563-7099 Email jwatson@mispdesign.com

Acreage owned 142.09 Acreage proposed to be subdivided 142.09

Current Zoning Classification R-1 with R-PUD Overlay and Ranch Home Neighborhood Component

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)

Additional Owner:
M/I Homes of Cincinnati, LLC, 9349 Waterstone Blvd, Suite 100, Cincinnati, OH 45249
Contact: Justin Lanham, (513) 551-3954, jlanham@mihomes.com

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 238 Typical lot width 50' & 70'

Number of proposed unit's none Typical lot area 6,750 sf & 10,500 sf

Single Family 238 Multi-Family none

Acreage to be devoted to recreation, parks or open space 60.38

Recreation facilities to be provided passive open space, playground, water features, pool, pickleball courts, walking 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).

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Grove Park

Are you requesting any variances from the Subdivision Regulations? yes

(If yes, please attach completed variance application form(s))

List all materials or attachments submitted:

Number	Item
A. <u>10</u>	<u>Design Plan Review Application</u>
B. <u>10</u>	<u>Design Plan</u>
C. <u>10</u>	<u>Design Plan 11x17</u>
D. <u>10</u>	<u>Narrative</u>
E. <u>10</u>	<u>Concept Approval Letters</u>
F. <u>1</u>	<u>\$1,800 Application Fee</u>
G. _____	_____

AFFIDAVIT

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

State of Ohio
 County of Hamilton

James H Watson
 Signature of Applicant

Subscribed and sworn to before me
 This 31st day of December

A.D. 2025

Gretchen Anne Hoskins
 Notary Public



GRETCHEN ANNE HOSKINS
 Notary Public, State of Ohio
 My Commission Expires:
 December 04, 2027

For Official Use

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

December 31, 2025

Mr. Drew DeMarsh, Senior Planner
Clermont County Planning Commission
101 East Main Street
Batavia, OH 45103

Re: Grove Park Subdivision
Deerfield Road, Miami Township
Amended Design Plan

Dear Mr. DeMarsh:

On behalf of the property owners, David C. Bockman and M/I Homes of Cincinnati, LLC, we are pleased to present the attached amended Design Plan for Grove Park Subdivision. A Design Plan for Grove Park was originally approved in May 2022 that proposed 213 single family residential lots, including 130 lots having a minimum width of 70 feet and 83 lots having a minimum width of 80 feet. Since then, all 130 of the original 70-foot lots have been developed in what is now Phases 1, 2 3A and 3B. Phases 1, 2 and 3A have been platted. Phase 3B will soon be platted.

A major modification of the plan was recently approved by Miami Township that affects the balance of the project but does not significantly affect the original layout. Replacing the originally planned 83 eighty-foot lots are 45 seventy-foot and 62 fifty-foot lots. Additionally, an existing residence located along State Route 131 initially planned to be demolished and left as open space, will now remain on a 3.62-acre lot (Lot 195) that will be platted. The resulting net change in lot yield is an increase of 25 lots. This modification includes a significant upgrade in amenities, where on one of the centrally located open space lots, a community pool, two pickleball courts, and shelter structure will be added to the amenity package.

Water and sanitary sewer service will extend from existing facilities along Deerfield Road and within the developed portion of the project. A sanitary sewer pump station constructed in Phase 2 has a pumping rate of 350 gallons per minute, more than enough capacity to receive flow from the 218 lots that will be tributary to it. The next development phase of the project, Phase 4, will complete a waterline loop to Deerfield Road.

Stormwater detention and water quality requirements are addressed by the five existing and five proposed stormwater management basins located throughout the site.

With minor exception, sidewalks are proposed along both sides of the subdivision streets and along the Deerfield Road project frontage. As proposed in the 2022 Design Plan, sidewalks are not planned along the State Route 131 frontage due to topographic limitations. In a change from the 2022 Design Plan, we are proposing sidewalks along only the east side of Little Fawn Lane, which has no lots fronting upon it for most of its length.

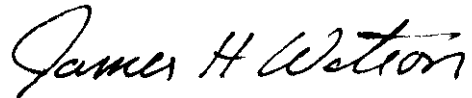
This application includes a variance request for the dead-end portion of Pondsides Lane south of Rock Creek Drive on which thirty-one lots are proposed, slightly exceeding the 30-lot limitation set forth in Section 504.B.3 of the subdivision regulations. The original Design Plan proposed an extension of the south end of Antler Drive to intersect Pondsides Lane. A later detailed investigation of grading necessary to achieve this intersection revealed extraordinary grading requirements that adversely affected an adjacent wooded hillside area and watercourse that could otherwise remain unaffected.

Front yard setback requirements for Lot 196 largely determines the length of Pondsides Drive. As such, eliminating Lot 194 in order to eliminate the need for the variance will allow only a modest reduction in the length of the street such that whether there are 30 or 31 lots, the street length will not appreciably change. Enabling the 31st lot enables full utilization of the infrastructure that will be constructed.

We request consideration of this application at the Planning Commission's January 2026 meeting. Until then, please review the plan and contact us with any questions and comments. Thanks very much for your time and consideration of this application.

Sincerely,

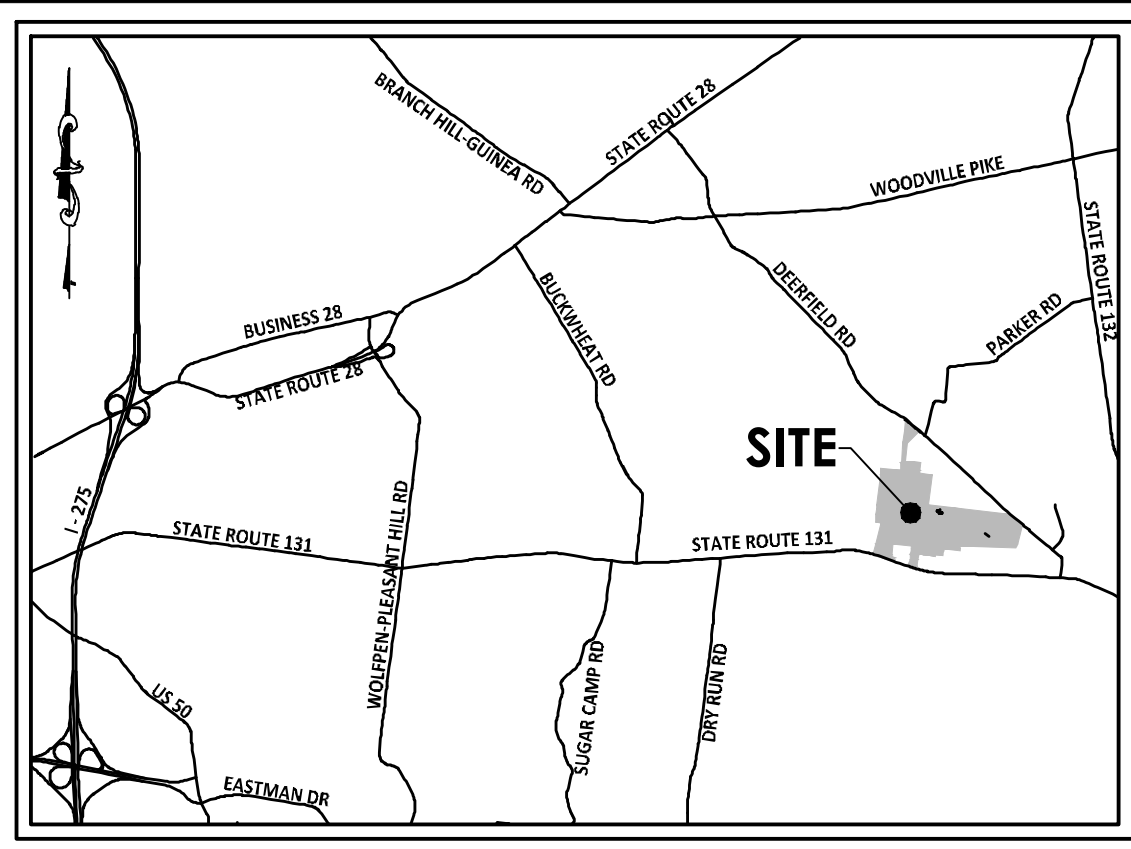
McGill Smith Punshon, Inc.

A handwritten signature in black ink that reads "James H. Watson". The signature is written in a cursive, flowing style.

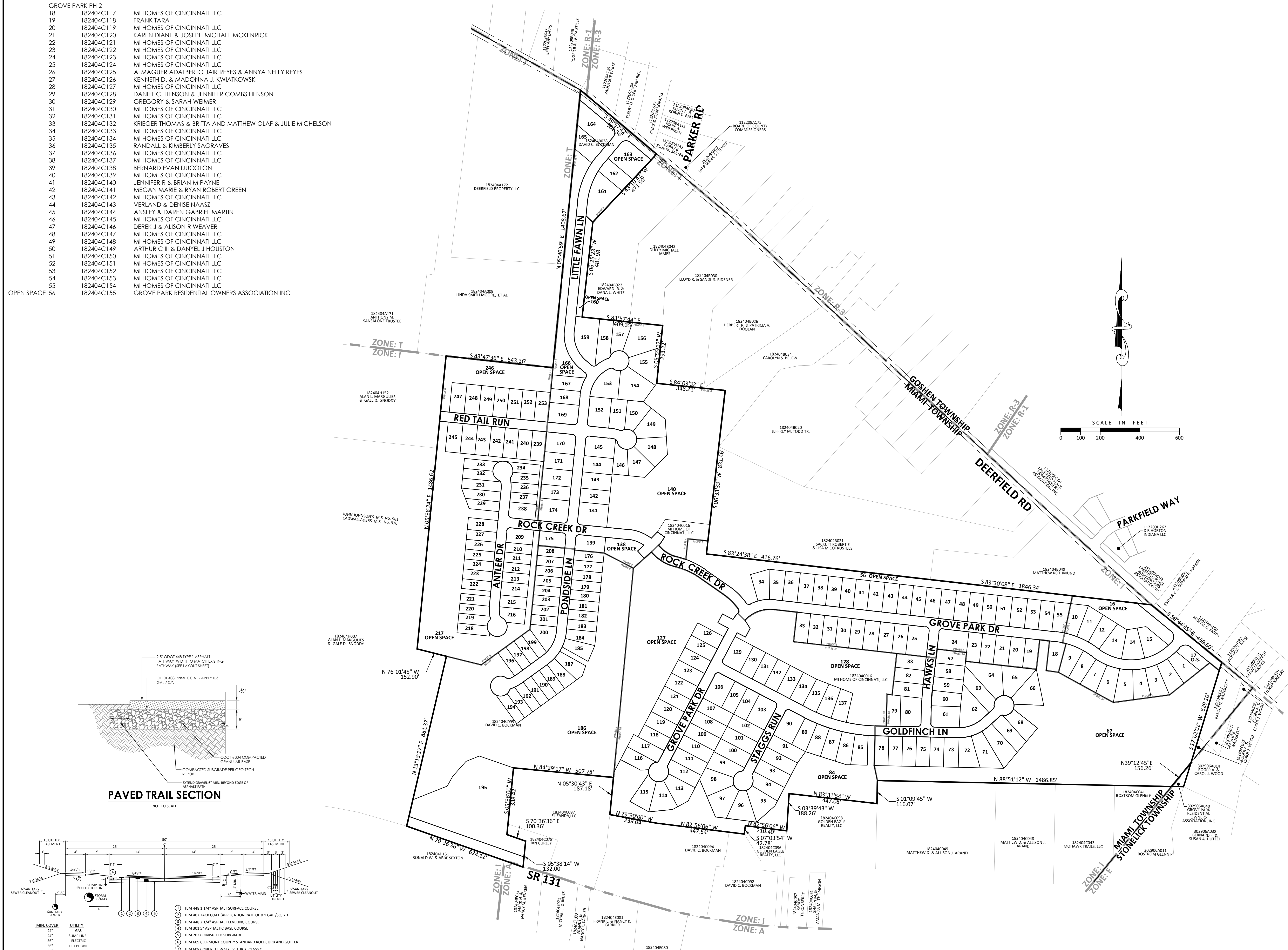
James H. Watson, P.E.
Executive Vice President

LOT	PARCEL NO.	OWNER
1	182404100	MI HOMES OF CINCINNATI LLC
2	182404101	PARESH PATEL
3	182404102	THEODORE C STRASINGER
4	182404103	CHARLES P & SUSAN F EISENHAEUER
5	182404104	KENIL & LEENA PATEL
6	182404105	KEVIN SCOTT & PAMELA MARIE HIZAR
7	182404106	AKINLABI GEORGE & NIA MODESTE-GEORGE
8	182404107	JUSTIN & MEGAN MAYFIELD
9	182404108	DANIEL A & ELIZABETH HORNBACK
10	182404109	STEPHANIE C LAROCK
11	182404110	CHERYL & SCOTT HENDERSON
12	182404111	CASSANDRA & ADAM MUDDIMAN
13	182404112	JAMES & SHERRY REYNOLDS
14	182404113	JOHN & SHERRI LENNON
15	182404114	LINDSEY & VERNON FITCH
16	182404115	GROVE PARK RESIDENTIAL OWNERS ASSOCIATION INC
17	182404116	GROVE PARK RESIDENTIAL OWNERS ASSOCIATION INC

LOT	PARCEL NO.	OWNER
18	182404117	MI HOMES OF CINCINNATI LLC
19	182404118	FRANK TARA
20	182404119	MI HOMES OF CINCINNATI LLC
21	182404120	KAREN DIANE & JOSEPH MICHAEL MCKENRICK
22	182404121	MI HOMES OF CINCINNATI LLC
23	182404122	MI HOMES OF CINCINNATI LLC
24	182404123	MI HOMES OF CINCINNATI LLC
25	182404124	MI HOMES OF CINCINNATI LLC
26	182404125	ALMAGUER ADALBERTO JAIR REYES & ANNYA NELLY REYES
27	182404126	KENNETH D. & MADONNA J. KWIATKOWSKI
28	182404127	MI HOMES OF CINCINNATI LLC
29	182404128	DANIEL C. HENSON & JENNIFER COMBS HENSON
30	182404129	GREGORY & SARAH WEIKER
31	182404130	MI HOMES OF CINCINNATI LLC
32	182404131	MI HOMES OF CINCINNATI LLC
33	182404132	KRIEGER THOMAS & BRITTA AND MATTHEW OLAF & JULIE MICHELSON
34	182404133	MI HOMES OF CINCINNATI LLC
35	182404134	MI HOMES OF CINCINNATI LLC
36	182404135	RANDALL & KIMBERLY SAGRAVES
37	182404136	MI HOMES OF CINCINNATI LLC
38	182404137	MI HOMES OF CINCINNATI LLC
39	182404138	BERNARD EVAN DUCOLON
40	182404139	MI HOMES OF CINCINNATI LLC
41	182404140	JENNIFER R & BRIAN M PAYNE
42	182404141	MEGAN MARIE & RYAN ROBERT GREEN
43	182404142	MI HOMES OF CINCINNATI LLC
44	182404143	VERLAND & DENISE NAASZ
45	182404144	ANSLEY & DAREN GABRIEL MARTIN
46	182404145	MI HOMES OF CINCINNATI LLC
47	182404146	DEREK J & ALISON R WEAVER
48	182404147	MI HOMES OF CINCINNATI LLC
49	182404148	MI HOMES OF CINCINNATI LLC
50	182404149	ARTHUR C III & DANYEL J HOUSTON
51	182404150	MI HOMES OF CINCINNATI LLC
52	182404151	MI HOMES OF CINCINNATI LLC
53	182404152	MI HOMES OF CINCINNATI LLC
54	182404153	MI HOMES OF CINCINNATI LLC
55	182404154	MI HOMES OF CINCINNATI LLC
56	182404155	GROVE PARK RESIDENTIAL OWNERS ASSOCIATION INC



VICINITY MAP
SCALE: 1 INCH = 1 MILE



DEVELOPMENT DATA

PARCEL NUMBERS	OWNERS
182404099	DAVID C. BOCKMAN
1824040828	5454 WILD ROSE LANE MILFORD, OHIO 45150
182404016	M/I HOMES OF CINCINNATI, LLC 9349 WATERSTONE BLVD, SUITE 100 CINCINNATI, OHIO 45249

APPLICANT:
M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD, SUITE 100
CINCINNATI, OHIO 45249
(513) 477-0855

CURRENT ZONING: R-1 WITH R-PUD OVERLAY AND RANCH HOME NEIGHBORHOOD COMPONENT

CURRENT USE: AGRICULTURE, OPEN SPACE, SINGLE FAMILY RESIDENTIAL SINGLE-FAMILY RESIDENTIAL, OPEN SPACE

TOTAL AREA: 142.094 ACRES
AREA IN LOTS: 65.277 ACRES
AREA IN OPEN SPACE: 60.382 ACRES (42.4%)
AREA IN R/W: 16.435 ACRES
LOT YIELD: 238
PROPOSED DENSITY: 1.67 UNITS/ACRE

LOTS 1-15	LOTS 139-175-185	LOTS 141-159	LOT 195
18-55, 57-65, 68-83, 85-126, 129-137	187-194, 196-216, 218-228, 229-238	161-162, 164-165, 247-253	

TYPICAL LOT AREA:	10,500 S.F.	6,750 S.F.	10,500 S.F.	3.62 AC.
MIN. FRONT YARD SETBACK:	70'	50'	100'	100'
MIN. REAR YARD SETBACK:	40'	25'	40'	50'
MIN. SIDE YARD SETBACK:	30'	25'	30'	35'
BUILDABLE LOT YIELD:	7.5	5	7.5	10'
	130	62	45	1

THE PROJECT IS PLANNED TO INCLUDE 15 OPEN SPACE LOTS.

GENERAL NOTES

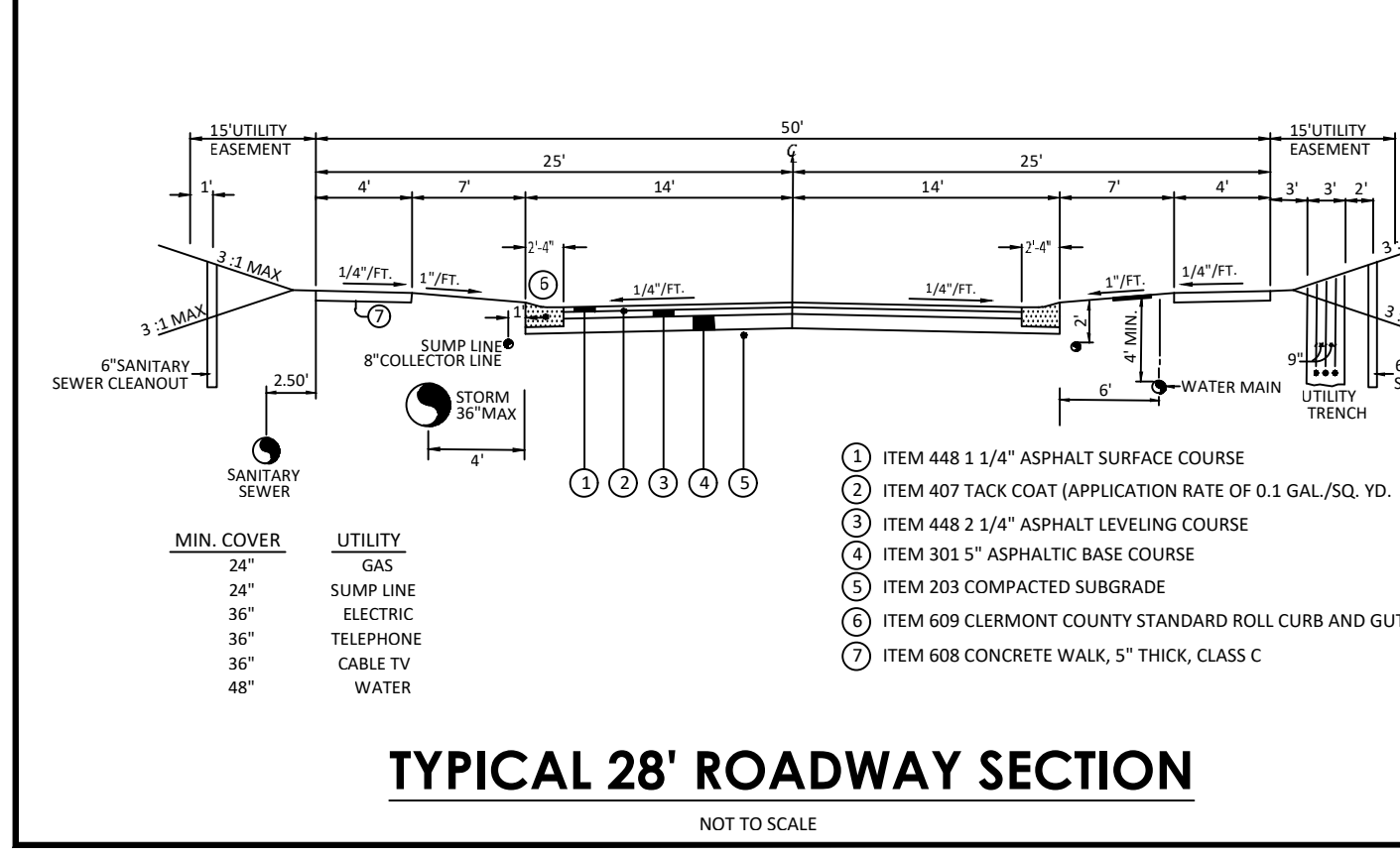
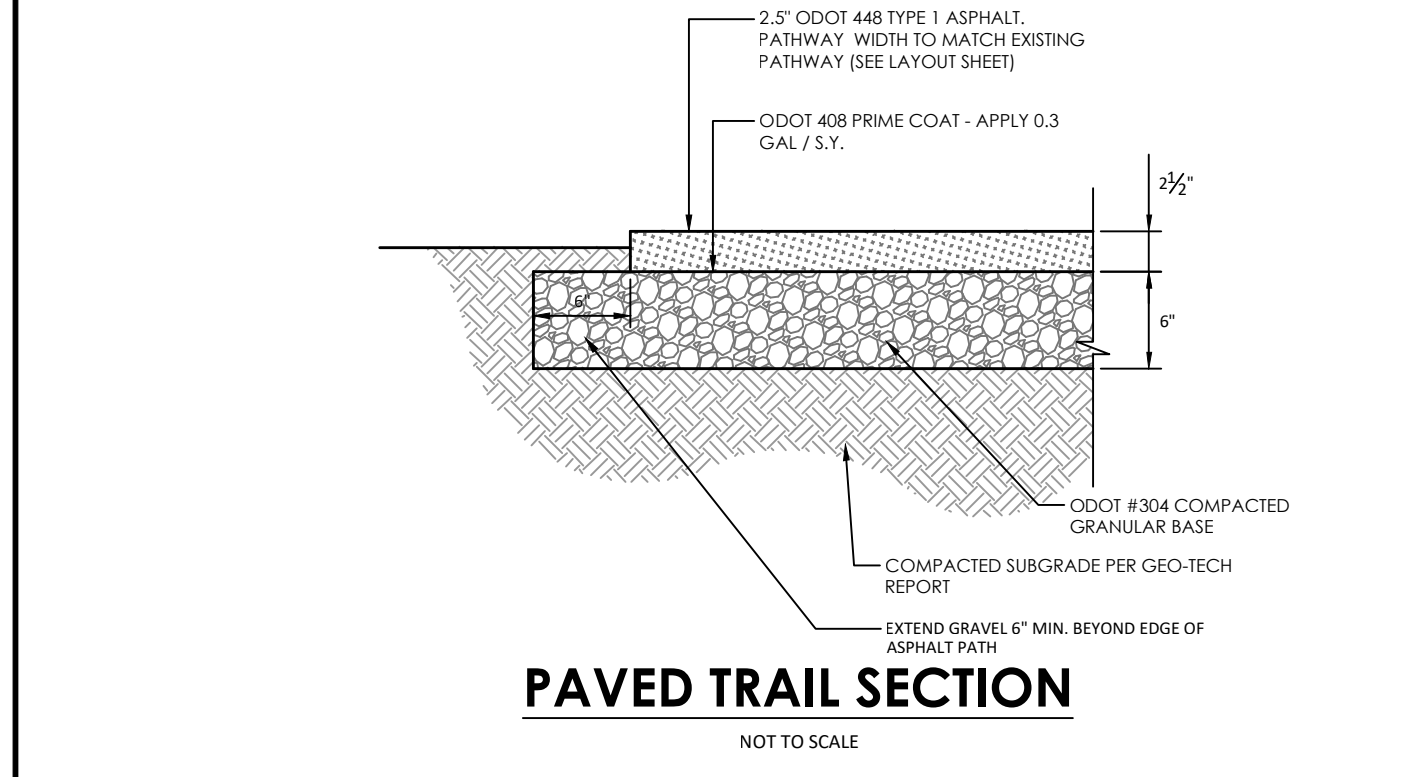
- BOUNDARY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD.
- TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD SURVEY & CLERMONT COUNTY G.I.S. CONTOUR INTERVAL IS 2 FT.
- UNDERGROUND CABLE, ELECTRIC, GAS, TELEPHONE, PUBLIC SANITARY SEWER MAINS AND PUBLIC WATER MAINS TO BE INSTALLED TO SERVE THIS DEVELOPMENT. ALL SHALL BE UNDERGROUND.
- NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.
- OPEN SPACES, ENTRY FEATURES AND STORMWATER MANAGEMENT BASINS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- STREET LIGHTING IS PLANNED. DOWNLIGHTING SHALL BE USED IF AVAILABLE.
- THE PROJECT WILL BE SERVED BY SANITARY SEWERS VIA THE EXTENSION OF THE EXISTING COUNTY SEWER SYSTEM.
- ROADWAY IMPROVEMENTS WARRANTED AS A RESULT OF THIS PROJECT SHALL COMPLY WITH THE FINDINGS OF A TRAFFIC IMPACT STUDY AS APPROVED BY THE CLERMONT COUNTY ENGINEER'S OFFICE AND OHIO DEPARTMENT OF TRANSPORTATION.
- AMENITIES SHALL INCLUDE COMMUNITY SWIMMING POOL, PICKLEBALL COURTS, WALKING TRAILS, COMMUNITY PLAYGROUND AND GATHERING AREA, WATER FEATURES, AND PRESERVED WOODLANDS.
- BEFORE BUILDING PERMITS ARE ISSUED, SITE SPECIFIC GEOTECHNICAL EVALUATIONS SHALL BE REQUIRED FOR LOTS 117, 118, 139, 141, 176-185.
- A 30 FOOT WIDE CONSERVATION EASEMENT SHALL BE ESTABLISHED ALONG THE MAIN WATERCOURSE LOCATED IN OPEN SPACE LOTS 127, 138, 140, AND 189. THE EASEMENT SHALL BE CENTERED ON THE WATERCOURSE. CONDITIONS OF THIS EASEMENT SHALL BE ENFORCED BY THE GROVE PARK HOMEOWNERS ASSOCIATION. MIAMI TOWNSHIP SHALL HAVE NO RESPONSIBILITY FOR THE ENFORCEMENT OF THIS CONSERVATION EASEMENT.
- PHASES 1, 2, AND 3A ARE CONSTRUCTED AND PLATTED. PHASE 3B IS CONSTRUCTED AND PLATTING IS PENDING.

GROVE PARK DESIGN PLAN
JOHN JOHNSON'S M.S. No. 981
CADWALLADERS M.S. No. 974
FRANCIS GRAHAM'S M.S. No. 2405
JOHN McDOWELL'S M.S. No. 1480
MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO
PROPERTY MAP



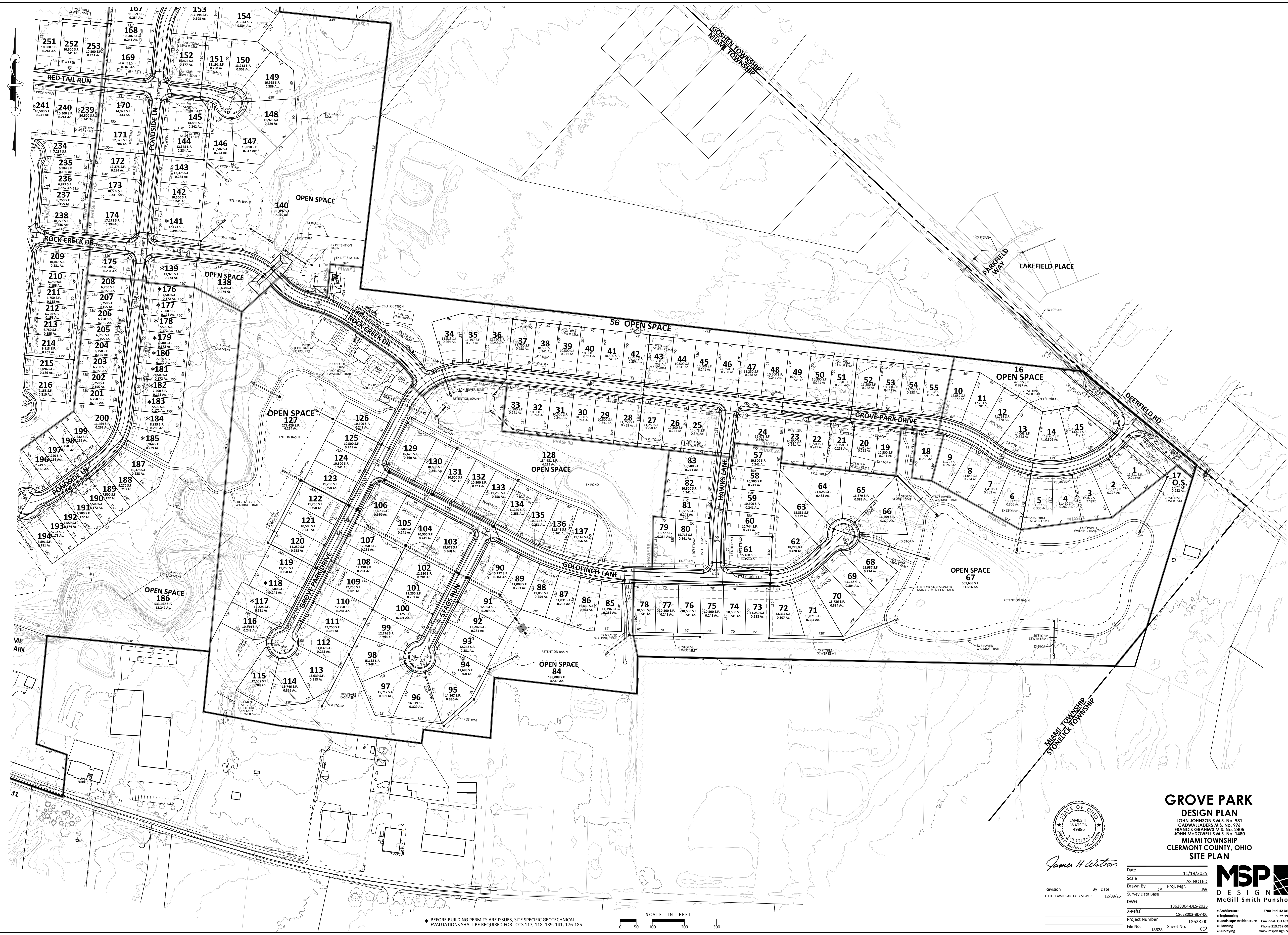
James H. Watson

Revision	By	Date	Scale	Project No.	Sheet No.
		11/18/2025	AS NOTED	18628003-BOY-00	1
		12/08/25		18628004-DES-2025	

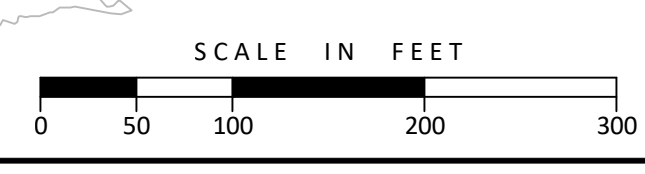


MSP DESIGN
McGill Smith Punshon

3700 Park 42 Drive
Suite 1308
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com



* BEFORE BUILDING PERMITS ARE ISSUED, SITE SPECIFIC GEOTECHNICAL EVALUATIONS SHALL BE REQUIRED FOR LOTS 117, 118, 139, 141, 176-185



James H. Watson

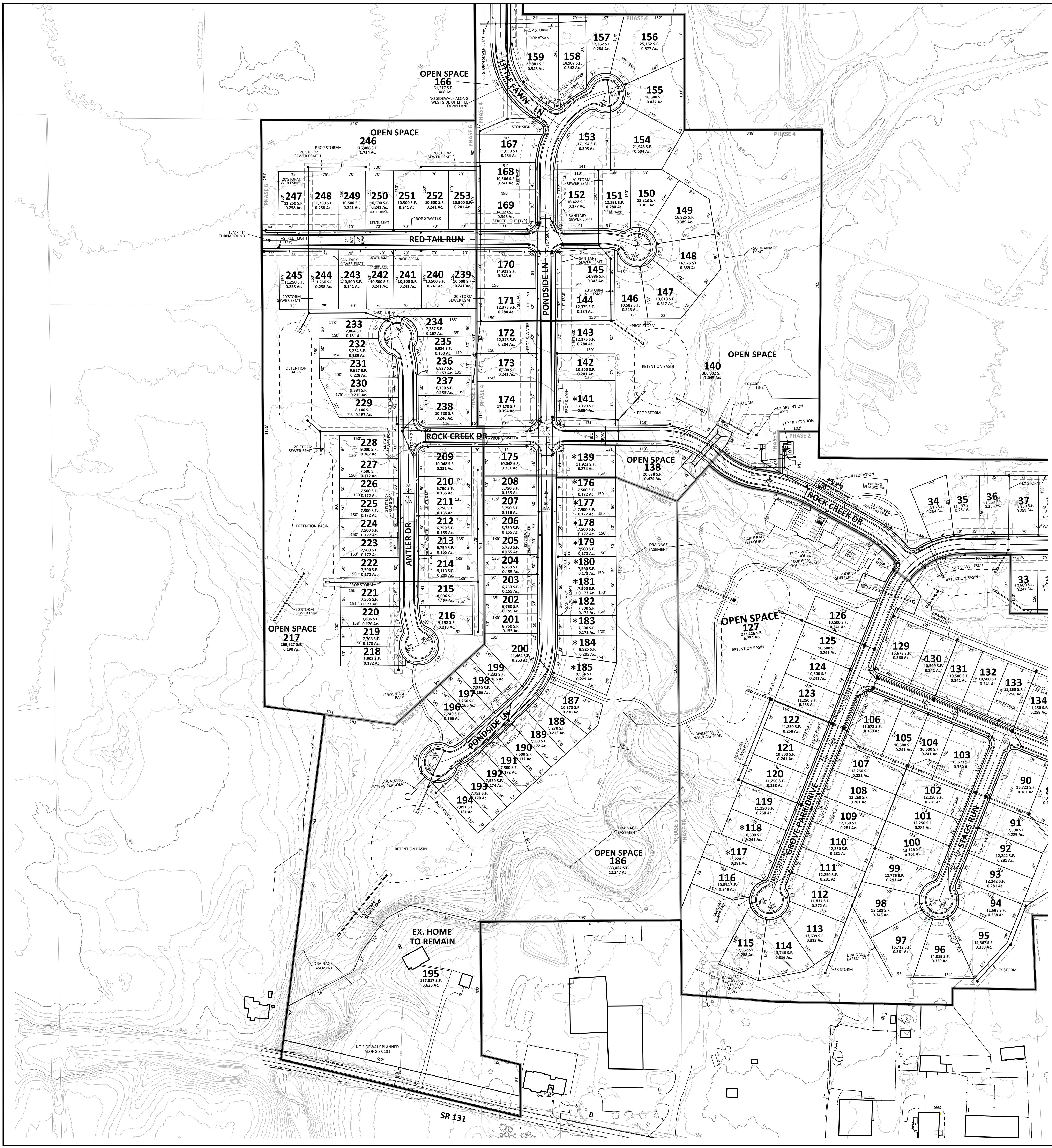
**GROVE PARK
DESIGN PLAN**
JOHN JOHNSON'S M.S. No. 781
CADWALLADERS M.S. No. 974
FRANCIS GRAHAM'S M.S. No. 2405
JOHN McDOWELL'S M.S. No. 1480
MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO
SITE PLAN

Date	11/18/2025
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Data Base	DWG
Project Number	18628004-DES-2025
File No.	18628003-BOY-00
Sheet No.	C2

MSP
DESIGN
McGill Smith Punshon

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com

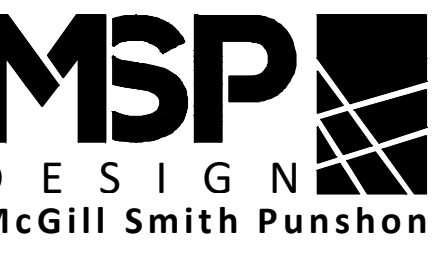
- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying



James H. Watson

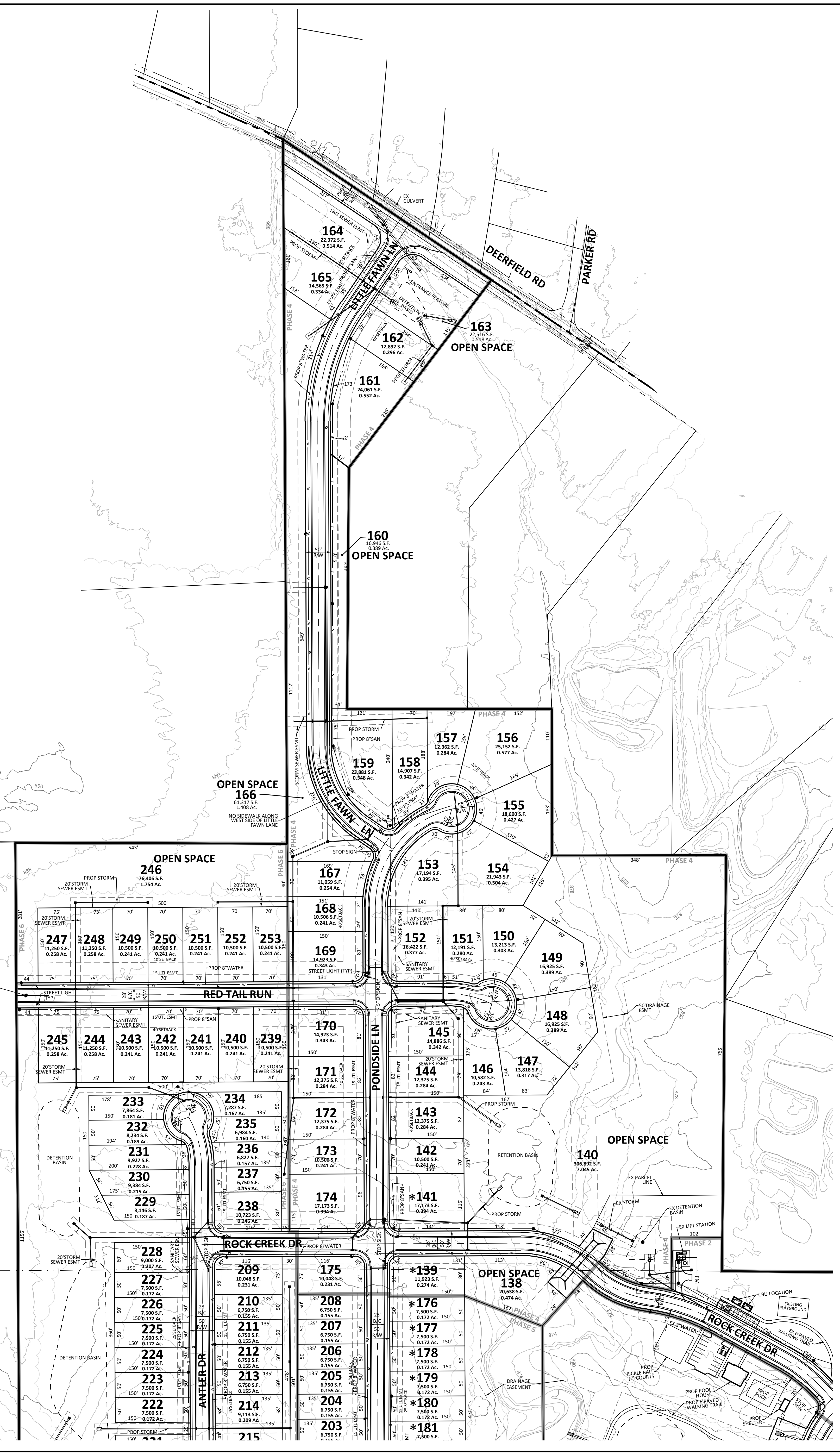
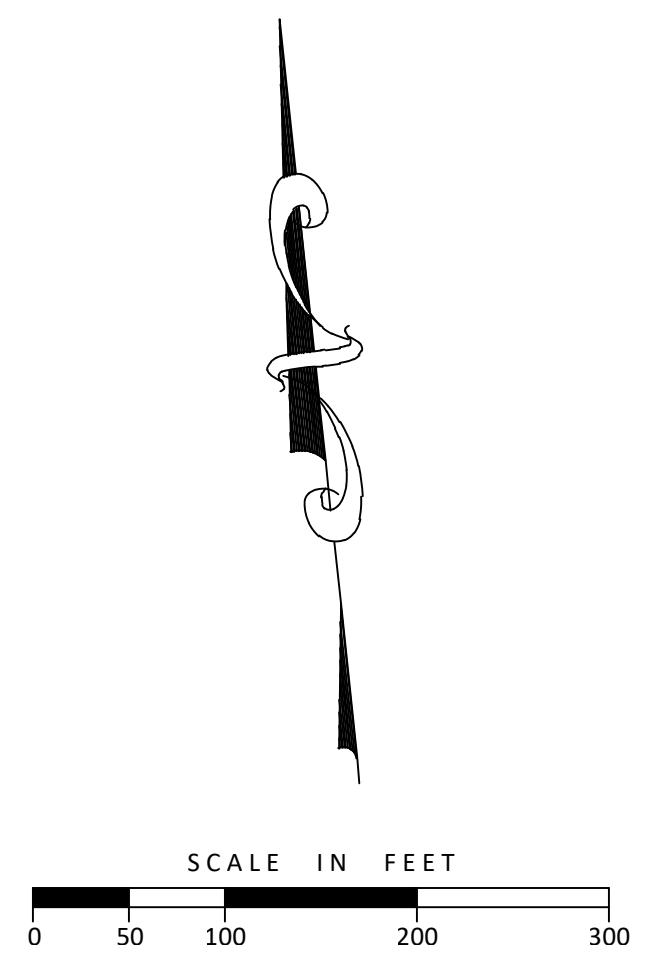
**GROVE PARK
DESIGN PLAN**
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 CADWALLADERS M.S. No. 974
 FRANCIS GRAHAM'S M.S. No. 2405
 JOHN McDOWELL'S M.S. No. 1480
 MIAMI TOWNSHIP
 CLERMONT COUNTY, OHIO
 SITE PLAN

Date	11/18/2025
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Data Base	
DWG	18628004-DES-2025
X-Ref(s)	18628003-B07-00
Project Number	18628_00
File No.	18628
Sheet No.	3



3700 Park 42 Drive
 Suite 190B
 Cincinnati OH 45241
 Phone 513.759.0004
 www.mspdesign.com

* BEFORE BUILDING PERMITS ARE ISSUED, SITE SPECIFIC GEOTECHNICAL EVALUATIONS SHALL BE REQUIRED FOR LOTS 117, 118, 139, 141, 176-185



JOHN JOHNSON'S M.S. No. 981
CADWALLADERS M.S. No. 976



James H. Watson

**GROVE PARK
DESIGN PLAN**
JOHN JOHNSON'S M.S. No. 981
CADWALLADERS M.S. No. 976
FRANCIS GRAHAM'S M.S. No. 2405
JOHN McDOWELL'S M.S. No. 1480
MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO
SITE PLAN

Date	11/18/2025
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Data Base	
DWG	18628004-DES-2025
X-Ref(s)	18628003-B07-00
Project Number	18628-00
File No.	18628
Sheet No.	C4

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SLOPE AREAS AFFECTED BY DEVELOPMENT

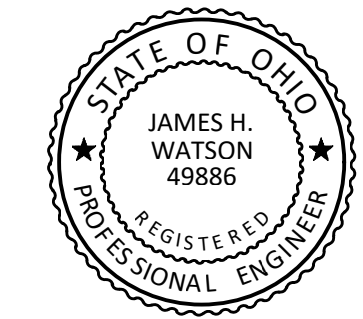
SLOPE AREAS AFFECTED BY DEVELOPMENT

TOTAL WOODED AREA	66.1 ACRES
WOODED AREA TO BE CLEARED	38.9 ACRES
WOODED AREAS TO REMAIN	27.2 ACRES (41.1%)

SOILS LEGEND

CcD2	CINCINNATI SILT LOAM (12-18% SLOPES)
Cle1A	CLERMONT SILT LOAM (0-1% SLOPES)
CnC2	CINCINNATI SILT LOAM (6-12% SLOPES)
EbD2	EDENTON LOAM (12-18% SLOPES)
EbE2	EDENTON LOAM, MODERATELY ERODED (18-25% SLOPES)
JoR1A1	JONESBORO-ROSSMOYNE SILT LOAMS (0-2% SLOPES)
JoR1B1	JONESBORO-ROSSMOYNE SILT LOAMS (2-6% SLOPES)
JoR1B2	JONESBORO-ROSSMOYNE SILT LOAMS (2-6% SLOPES, ERODED)
RpC2	ROSSMOYNE SILT LOAM (6-12 SLOPES, ERODED)
WsS1A1	WESTBORO-SCHAFFER SILT LOAMS (0-2% SLOPES)
WsS1B1	WESTBORO-SCHAFFER SILT LOAMS (2-4% SLOPES)

SLOPES AREAS 20% OR GREATER	3.3 ACRES
SLOPE AREAS AFFECTED BY DEVELOPMENT	0.1 ACRES
SLOPE AREA PRESERVED	3.2 ACRES (96.9%)



James H. Watson

Revision	By	Date

**GROVE PARK
DESIGN PLAN**
 JOHN JOHNSON'S M.S. No. 781
 CADWALLADERS M.S. No. 974
 FRANCIS GRAHAM'S M.S. No. 2405
 JOHN McDOWELL'S M.S. No. 1480
MIAMI TOWNSHIP
 CLERMONT COUNTY, OHIO
ORIGINAL CONDITIONS PLAN

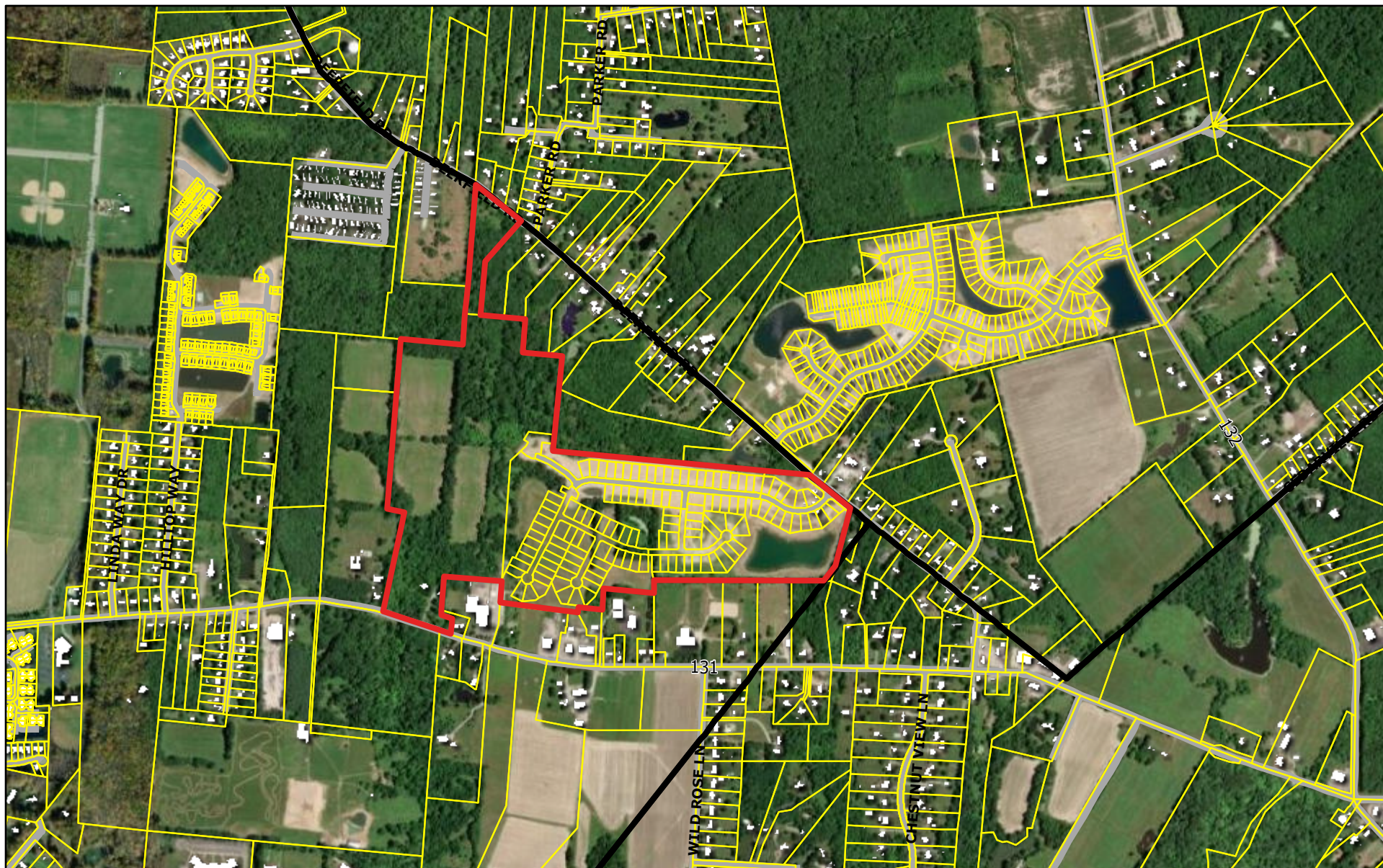
Date	11/18/2025
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Data Base	
DWG	18628004-DES-2025
X-Ref(s)	18628003-BOY-00
Project Number	18628_00
File No.	18628
Sheet No.	C5

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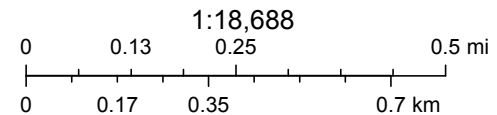
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Parcel Map - Grove Park Revised Design Plan



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Vantor

Zoning Map - Grove Park Revised Design Plan

