***** AGENDA *****
CITY PLANNING COMMISSION
CITY HALL
COUNCIL CHAMBERS, ROOM 300
801 PLUM STREET
CINCINNATI, OHIO 45202
VIRTUALLY VIA ZOOM

February 7, 2025
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of December 6 and 20, 2024. (p. 3)

CONSENT ITEM – QUASI-JUDICIAL

Governed by Section 5 F.[G.] of the City Planning Commission Rules: http://tinyurl.com/CPCprocedures

ITEM 1 A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 458-460 Dayton Street in the West End. (Urbancsik) **(p. 10)**

ITEM 2 A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 808-818 Chateau Avenue in East Price Hill. (Burns) **(p. 55)**

ITEM 3 A report and recommendation on a proposed Development Plan and Subdivision Improvement Plan for Phase II of "The Crossbuck" at 3033 Jared Ellis Drive in Oakley. (Halt) **(p. 77)**

ITEM 4 A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land at 1048 Considine Avenue in East Price Hill. (Couch) **(p. 148)**

DISCUSSION ITEM – LEGISLATIVE

ITEM 5 A report and recommendation on a proposed zone change from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2608-2622 Euclid Avenue in Corryville. (Burns) **(p. 156)**

ITEM 6 A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101, Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill. (Couch) **(p. 403)**

DISCUSSION ITEM – QUASI-JUDICIAL

Governed by Section 5 F.[G.] of the City Planning Commission Rules: http://tinyurl.com/CPCprocedures

ITEM 7 A report and recommendation on a proposed Final Development Plan for Phase I of Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill. (Couch) **(p. 420)**

ITEM 8 A report and recommendation on a proposed Final Development Plan for Phase I of Planned Development #98 (PD-98), The Mingo, located at 3059 Woodburn Avenue in Evanston. (Urbancsik) **(p. 470)**

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

December 6, 2024

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, December 6, 2024 was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

Pursuant to Chapter 121 of the Cincinnati Municipal Code enacted by Ordinance 298-2021, the Cincinnati City Planning Commission held its meeting on December 6, 2024 in-person and via videoconference (on Zoom). The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate in-person or by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Byron Stallworth, Chair
Ms. Daniella Beltran, Commissioner (via Zoom)
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Mr. Jacob Samad, Vice Chair
Ms. Anne Sesler, Commissioner (via Zoom)
Assistant City Manager, Mr. William "Billy" Weber, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Mr. Kevin Tidd, Law, Legal Counsel
Ms. Stacey Hoffman, City Planning & Engagement, City Planning Division Manager
Ms. Kristina Blake, City Planning & Engagement, Administrative Specialist
Ms. Emily Burns, City Planning & Engagement, City Planner
Ms. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Maria Dienger, City Planning & Engagement, Senior City Planner
Mr. Andrew Halt, City Planning & Engagement, Senior City Planner
Mx. Sophia Ferries-Rowe, City Planning & Engagement, City Planner
Mr. Kyle Gibbs, City Planning & Engagement, City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Ms. Ashlie Wilkson, City Planning & Engagement, Senior Administrative Specialist

Mr. Stallworth called the meeting to order at 9:05 a.m. and asked that everyone join in the Pledge of Allegiance.

Minutes

Commission Action:
Approved the minutes from the November 1, 2024 meeting.

Motion:	Mr. Samad
Second:	Mr. Eby
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays:	None

Mr. Stallworth made a request to move Item 1 & 3 from the Consent Agenda to the Discussion Agenda due to members of the public wishing to speak.

Motion:	Mr. Samad
Second:	Mr. Weber
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays:	None

Consent Agenda – Quasi-Judicial

ITEM 2
A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land at 3330 Millcreek Road in South Cumminsville. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provisions Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in the staff report; and

2) **ADOPT** the Department of City Planning and Engagement findings, analysis, and recommendation of the zoning variance as outlined in the Zoning Relief Staff Report (Exhibit E); and

3) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land at 3330 Millcreek Road in South Cumminsville, as the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09(c)(1) of the Subdivision Regulations.

Commission Action:
Moved to approve the staff's recommendations for Item 2 on the Quasi-Judicial Consent Agenda.

Motion:	Mr. Samad
Second:	Mr. Weber
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays:	None

Discussion Agenda – Quasi-Judicial

ITEM 1

Mr. Urbancsik presented a report and recommendation on a proposed Final Plat (Phase I) for the subdivision of land at 3584 Alaska Avenue in Avondale. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **ADOPT** the Department of City Planning and Engagement findings that the Final Plat is consistent with the Development Plan and Subdivision Improvement Plan.

2) **APPROVE** the Final Plat (Phase I) of land at 3584 Alaska Avenue in Avondale.

Mr. Tidd swore the speakers in as Item 2 was a quasi-judicial item.

Speakers and Discussion:

Ms. Sandra Jones, a representative from the Avondale Community Council, stated her support for the proposed project. Ms. Jones explained initial concerns at the time of construction but stated after discussions with the applicant team, she was in support of the project.

Mr. Russell Hairston, Avondale Community Development Corporation, stated they were in support of the project and stated he believed the project would help the housing crisis within the City.

Ms. Linda Thomas, Avondale resident, stated her support and excitement for the proposed project and said it would help increase homeownership within the Avondale community. Ms. Kearney asked how many accessible houses would be available. Ms. Thomas confirmed that five houses would be accessible.

Mr. Ozzie Davis, Avondale resident, stated his excitement for the proposed development but said he disagreed with the street name.

Ms. Jennifer Foster, Avondale Community Council, reiterated support for the proposed project and stated she agreed with Mr. Davis's statement regarding the naming of the street and requested more community engagement.

Mr. Patrick Carter, Avondale Community Development Corporation, stated he was available for questions.

Ms. Kearney asked if more community engagement for the naming of the street would delay the project. Mr. Urbancsik confirmed the naming of the street would not delay development.

Commission Action:

Moved to approve the staff's recommendations for Item 1 on the Quasi-Judicial Discussion Agenda.

Motion: Mr. Samad
Second: Mr. Weber

Ayes: Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

ITEM 3
Ms. Couch presented a report and recommendation on a proposed Development Plan and Final Plat, with relief from the Cincinnati Zoning Code, for the subdivision of land at 455, 457, and 459 Flinn Avenue in Columbia Tusculum. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in the staff report; and

2) **ADOPT** the Department of City Planning and Engagement findings, analysis, and recommendation of the zoning relief as outlined in the Zoning Relief Staff Report (Exhibit E); and

3) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land at 455, 457, and 459 Flinn Avenue in Columbia Tusculum, as the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09(c)(1) of the Subdivision Regulations.

Mr. Tidd swore the speakers in as Item 3 was a quasi-judicial item.

Speakers and Discussion:
Mr. Peter McGarey, a member of the applicant team, briefly described his experience with hillside development and stated his excitement in developing the proposed project. Mr. Stallworth asked if there would be tiebacks installed for the proposed development. Mr. McGarey explained the methods they will be securing the hillside based on the recommendations of the applicant's structural engineers.

Mr. Mark Walker, a member of the applicant team, stated he was available for questions.

Commission Action:
Moved to approve the staff's recommendations for Item 3 on the Quasi-Judicial Discussion Agenda.

Motion: Mr. Samad
Second: Mr. Weber
Ayes: Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

Discussion Agenda – Legislative

ITEM 4

Mr. Halt presented a report and recommendation on a proposed zone change from Commercial Neighborhood-Pedestrian Transportation Corridor (CN-P-T), Commercial Neighborhood-Pedestrian Middle Housing (CN-P-MH), and Residential Multi-Family Transportation Corridor (RM-1.2-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at the intersection of Beecher Street and Stanton Avenue in Walnut Hills. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

1) **NOT APPROVE** the Concept Plan and Development Program Statement as submitted; and

2) **ADOPT** the Department of City Planning and Engagement Findings as detailed in the staff report; and

3) **DENY** the proposed zone change from Commercial Neighborhood-Pedestrian Transportation Corridor (CN-P-T), Commercial Neighborhood-Pedestrian Middle Housing (CN-P-MH), and Residential Multi-Family Middle Housing (RM-1.2-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at Beecher Street and Stanton Avenue in Walnut Hills.

Speakers and Discussion:

Mr. Sean Suder, legal counsel for the applicant and a member of the applicant team, stated the proposed development site was commercially zoned and said the proposed development would complement the current use.

Mr. Shree Kulkarni, a member of the applicant team, stated that the Walnut Hills Reinvestment Plan (2016) was adopted by the City and the proposed development was noted in the business development plans. Mr. Samad asked about the form of the proposed development. Mr. Kulkarni stated that they created one alternative site layout but ultimately decided to move forward with their original design.

Ms. Mona Jenkins, Walnut Hills Area Council President, stated that the Walnut Hills Area Council (WHAC) did not support the proposed development and concept plan, and stated that the WHAC strongly opposed it.

Ms. Samantha Miller, Walnut Hills Redevelopment Foundation (WHRF), stated that WHRF also opposed the proposed development.

Mr. Samir Kulkarni described his experience with commercial and residential development and stated he believed the proposed development was an appropriate use of the subject site.

Ms. LaDonna Pope, a nearby resident, explained her experiences with the surrounding properties owned by the applicant and stated her concern with the lack of management and safety. Ms. Pope also stated she did not believe that the proposed development was appropriate and confirmed her opposition.

Ms. Kathryne Gardette, a nearby resident, stated her opposition to the proposed development.

Mr. Toni Miller, Walnut Hills resident, stated she was opposed to the proposed development.

Ms. Mary Cabrini Durkin, Walnut Hills resident, stated her opposition to the proposed development and her concerns with safety and health.

Mr. Weber asked if the applicant team had worked with the Department of Transportation and Engineering. Mr. Kulkarni stated there had been no discussions with the department. Mr. Suder requested the Commission to hold the item due to community concern with the form of the proposed development.

Ms. Kearney stated she did not agree with the proposed use and reiterated residents' concern regarding safety. Mr. Weber agreed with Ms. Kearney.

Commission Action:

Moved to approve the staff's recommendations for Item 4 on the Legislative Discussion Agenda.

Motion:	Ms. Beltran
Second:	Ms. Kearney
Ayes:	Ms. Beltran, Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays:	None

Director's Report

Ms. Keough-Jurs thanked the Commission for their time and reminded them that the last City Planning Commission meeting of the year was scheduled for December 20, 2024. Ms. Keough-Jurs congratulated Urban Conservator, Mr. Doug Owen, who received the City Manager's *Service in Excellence* Award and congratulated Community Engagement Specialists Ms. Eunique Avery and Mr. Jeremiyah Hairston, who received the City Manager's *Spirit of Cincinnati* Award. Ms. Keough-Jurs announced that Mr. Jeremiyah Hairston and Ms. Ashlie Wilkson were both moving into new roles within the City and and introduced the department's new Administrative Specialist, Ms. Kristina Blake.

The meeting adjourned at 11:09 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

December 6, 2024

The minutes for the December 6, 2024 Regular Meeting are approved as distributed.

_____	_____
Katherine Keough-Jurs, FAICP, Director Department of City Planning and Engagement	Jacob Samad, Chair City Planning Commission
Date: _____	Date: _____

ITEM 1

Honorable City Planning Commission **February 7, 2025**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land, including relief from the Cincinnati Subdivision Regulations, located at 458-460 Dayton Street in the West End.

GENERAL INFORMATION:

Location: 458-460 Dayton Street, Cincinnati, OH 45214

Applicant: Brian Armstrong
Address: 218 W. Wyoming Ln, NV 89102

Property Owner: BADS LLC
Address: 7320 South Rainbow Blvd, Las Vegas, NV 89139

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Application for a Division of Land
- Exhibit C Proposed Development Plan
- Exhibit D Application for Relief from Subdivision Regulations
- Exhibit E Coordinated Site Review Letter

BACKGROUND:

The applicant, Brian Armstong, has requested a lot split of the subject property from one lot into two lots so that each of the existing residential buildings can be situated on their own lot respectively. The 0.073-acre lot consists of 458 and 460 Dayton Street and is zoned Residential Multi-family – Transportation Corridor (RMX-T).

The proposed division of land is considered a Major Subdivision per Section 200-01-S5 and 200-01-S6 of the Cincinnati Subdivision Regulations as the Development Plan and Final Plat includes "a request that seeks a variance or other relief from the City's subdivision regulations or the Cincinnati Zoning Code." Due to it being a Major Subdivision and the need for variances, the project requires review by the City Planning Commission.

CRITERIA/ANALYSIS – SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Cincinnati Subdivision Regulations establishes a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a "subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots, but excluding subdivisions that propose or require one or more of the following features:"

c) A request that seeks a variance or other relief from the City subdivision regulations or the Cincinnati Zoning Code;

The applicant is requesting a variance from the Cincinnati Subdivision Regulations for the subminimum lot size of Parcel A located at 458 Dayton Street. The proposed lot size is 1,402 square feet: the required minimum lot size for a rowhome is 1,500 square feet.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications.

According to Section 300-09 (a) (6) *Decision*, the City Planning Commission shall approve a Development Plan application when it finds:

Section 300-09 (a)(6) *Decision.*

(i) City Plans. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati* (2012). The proposed subdivision will allow both existing residential buildings to be situated on their own separate lot. See "Consistency with Plans" of this staff report for more information.

(ii) Planning Principles. The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with the intent of the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) City Administration Standards, Rules, and Regulations. The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed through the City of Cincinnati's Coordinated Site Review (CSR) process to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to review by the City Planning Commission (Exhibit E). The applicant is not proposing any development with this lot split.

(iv) Design. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The subdivision will not have any adverse impacts to natural features. During the CSR process, departments such as Greater Cincinnati Waterworks, Metropolitan Sewer District, and the Office of Environment and Sustainability made the applicant team aware of future permits and processes due to the existing buildings now being requested to be on their own individual lots.

(v) Access and Public Service. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision has been reviewed by the appropriate City departments through the Coordinated Site Review (CSR) process (Exhibit G).

(vi) Multiple Phases. If applicable, the phasing plan will provide for an orderly and efficient development.

No development is being proposed.

CRITERIA/ANALYSIS – RELIEF FROM SUBDIVISION REGULATIONS:

The applicant requests a variance from Section 800-03(a), Lot Standards, of the Subdivision Regulations. Section 800-03(a) states that "Lot dimensions, area, and setbacks shall comply with the requirements of the zoning code, as amended from time to time, for the zoning district in which the property is situated." In the RMX-T zoning district for internal rowhomes, each new lot has a minimum requirement to be 1,500 square feet. The applicant requires the following variance for the following lot:

	Required	**Proposed**	**Variance**
Lot A	1,500 square feet	1,402 square feet	98 square feet

Staff from the Department of City Planning and Engagement believes the request for the relief from the Subdivisions Regulations is reasonable as its not creating any new development and will allow each rowhome to be on their own lot.

COORDINATED SITE REVIEW:

The proposed subdivision was reviewed by City departments through the Coordinated Site Review (CSR) process. The CSR team met with the applicant in June of 2024 and no departments had any objections other than the Buildings and Inspections Department requirement to have a one-hour fire rating wall between the existing two residential units.

PUBLIC COMMENT AND NOTIFICATION:

Per Section 300-09(a)(3) of the Subdivision Regulations, notice of a complete application and the City Planning Commission meeting was sent to the applicant, property owners within 200-feet of the subject property, and the West End Community Council. No correspondence has been received to-date. Per Section 300-09 (a)(2) of the Subdivision Regulations, a sign was also posted on the subject property to notify to the public that the application is under review by the City.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to, "Create a more livable community" through the Strategy to "Support and stabilize our neighborhoods" (p. 160). This proposal is additionally consistent with the Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169).

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed on pages 1-2 of this report; and

2) **APPROVE** the proposed Development Plan and Final Plat for the subdivision of land, including relief from the Cincinnati Subdivision Regulations, located at 458-460 Dayton Street in the West End.

Respectfully submitted:

Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Major Subdivision at 458-460 Dayton St. in the West End

APPLICATION FOR A DIVISION OF LAND

City Planning Commission
Cincinnati, Ohio

dtyof wP'v' CINCINNATI arYPLANNING& ENGAGEMENT

„Property Addre^L-460 DAYTON ST. CINCINNATI, OH 45214

Neighborhood:_____ Parcel ID:) S^-"* 060%*-^256-0 G Date of Application: 4/29/24

Request (Check all that apply); ☑ Subdivision of Land (up to 3 lots created) ☐ Final Plat
☐ Subdivision of Land (4 or more lots created) ☐ Other:_____
☐ Subdivision Improvement Plan

Additional Information:

Is the subject land located within a Hillside Overlay District?	☐ Yes JZNo
Is the subject land located within a Special Flood Hazard Area?	☐ Yes 0TIo
Does the request include any rear lots (panhandle lots)?	☐ Yes sTIo
Does the request include any air lots?	☐ Yes etno
Does the request involve a street and/or utility extension/opening?	☐ Yes 0Tki
Will the request require the removal/demolition of an existing structure?	☐ Yes ETNo

Appiicant/Grantee: BRIAN ARMSTRONG Firm, Company, etc.: *?> A-O.S

Address: ^LX & ^

Phonen^qTXa'Sa Email: BRIAN @ /4UTONE CONSTRUCTION.COM

Property Qwner/Grantor (if different than applicant):_____

Firm, Company, etc.:_____

Property Owner Address:_____

Phone:_____ Email:_____

SUBMITTAL CHECKLIST

Application will not be considered complete until all items are submitted:

- ☐ Submittal Requirements of the applicable request as established in Chapter 4 of the *Subdivision Regulations*
- ☐ Proposed Plat shovving information outlined in Sec. 400-03 of the Subdivision Regulations
- ☐ Current Deed(s) for Existing Lots
- O Deed(s) for Proposed Lots
- ☐ Legal Description(s)
- ☐ Signed *Requirements for Notice Sign for the Subdivision of Land* Agreement – attached
- ☐ Copy of Coordinated Site Review Application or Recommendation Letter (CPRE Letter) – Only Applies to Major Subdivisions

AUTHORIZATION:

The applicant or agent undersigned does hereby certify that the information and statements given on the application, surveys, drawings, legal instruments, and inspections are to the best of their knowledge, true and correct The undersigned further certifies their authorization to grant consent to the inspection by the employees of the City of Cincinnati of die described premises) before the Department of City Planning and Engagement or the Planning Commission takes action on this application. The undersigned acknowledges and affirms that the approval of this application shall not warrant or guarantee access to, or the availability of, utility service to the subject premlse(s) of this application.

Applicant/Grantee Signature 4/29/24 Date Property Owner/Grantor Signature 4/29/24 Date

STAFF USE ONLY

APPLICATION REVIEW:

- Tracking/Comppsition Number: _____
- Zoning of Subject Land: _____
- Zoning Compliance Affirmed by: _____
- Tentative Hearing Date: _____
- Notes/Other Reauirements:_____
- Plat prepared by surveyor? ☐ Yes ☐ No
- Consolidation Plat Required? ☐ Yes ☐ No
- Requires variance approval by CPC? ☐ Yes ☐ No

APPROVAL:

Division of Land Approved By:_____ Date:_____

APPLICATION FOR A DIVISION OF LAND

City Planning Commission
Cincinnati, Ohio

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

REQUIREMENTS FOR NOTICE SIGN FOR THE SUBDIVISION OF LAND

Within 24 hours of the submission of a minor or major subdivision application, the applicant/ undersigned shall post a notice sign on the subject property in the form and manner prescribed below, pursuant to Sections 300-07 (b) and Section 300-09 (a)(2) of the Subdivision Regulations of the City of Cincinnati. The applicant/ undersigned shall cause the notice sign to remain posted until final disposition of the application.

- ☐ The sign shall be posted in a location on the subject property (outside of the public right-of-way) that remains visible from the property's primary street frontage (no more than 10 feet away from the public right-of-way).
- ☐ A photo verifying the sign is posted on the subject property shall be emailed to subdivisions@cincinnati-oh.gov within 24 hours of submittal of application. The photo shall demonstrate the location of the sign on the property in relation to the primary street frontage.
- ☐ The sign shall be returned to the City of Cincinnati Department of City Planning within 24 hours of the City's disposition on the requested application.
- ☐ Failure to return the sign, cause the sign to remain on site, or request a new sign if the sign disappears from the site, may be subject to Section 900-11 of the Subdivision Regulations below:

> **Section 900-11. – Penalties**
> Any person who fails to comply with, violates, or interferes with another person's effort to comply with any provision of these regulations shall be guilty of a minor misdemeanor, and on conviction thereof shall be fined $100 for each violation. Each day that any violation continues after notification by the Director of City Planning, or his or her designee, that a violation exists shall be considered a separate offense for purposes of penalties and remedies specified in this section.

The undersigned does hereby acknowledge and affirm that he or she shall comply with the aforementioned obligations in good faith.

Applicant/Grantee Signature 4/29/21 Date

Department of City Planning and Engagement Date

APPLICATION FOR A DIVISION OF LAND SUPPLEMENTAL

cincinnafiC CITY PLANNING & ENGAGEMENT

Requesting relief from the Subdivision Regulations through

Sec. 500-03 – General Standards for Variances from Subdivision Regulations

This form should be submitted in conjunction with a complete **Application for a Division of Land.**

Property Address: 458-460 Dayton Street, Dayton, OH 45214

Relief Requested:

Parcel A is zoned RMX-T which allows for a minimum lot size of 1,500 sq. ft. with the connected communities policy.

Respectfully request a variance from the subdivision regulations of 98 sq. ft.

Applicants requesting a variance must demonstrate through a preponderance of evidence in each specific case that the following standards in Sec. 500-03 of the Subdivision Regulations are met. Please respond to how your requested variances meet each of the following standards. If your response does not fit in the space below, please attach your document.

Sec. 500-03. – General Standards for Variances from Subdivision Regulations.

(a) A variance is consistent with the general purposes of these regulations and shall not have the effect of nullifying the general intents and purposes of the zoning code;

The variance is consistent with the general purposes of these regulations since the proposed lot square ft hardships are caused by prior existing ROW locations and is also a right possessed by other similarly situated properties such as 456 and 454 Dayton Street, Cincinnati, OH 45214.

(b) The variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The requested variance will not have any detrimental effects to the public safety, health, and welfare to other property or the neighborhood and will provide a product that is both attractive and consistent with existing neighborhood developments.

(c) The strict enforcement of these regulations will cause undue hardship or practical difficulty to the applicant due to particular physical surroundings, shape, or topographical condition of the specific property involved;

N/A

(d) The conditions upon which the request for a variance is based are unusual to the property for which the variance is sought and are not applicable generally to other property;

The conditions upon which the request for a variance is based is not unusual. There are other surrounding Rowhomes with similar conditions.

(e) The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property;

The purpose of the requested variance is not based on exclusively upon a desire to obtain additional income from the property, but rather, to provide appropriately designed product for the unique context and conditions of this pocket of land within the neighborhood.

(f) The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and,

The special circumstances or conditions are created by the provisions or requirements of of these regulations. The proposed product by the applicant is consistent with development forms in the neighborhood and not caused by the applicants interests.

(g) The requested variance is the minimum adjustment necessary for the reasonable use of the land.

The requested variance is the minimum adjustment necessary for the reasonably proposed scale, density, and overall size of the proposed Rowhome product on these lots.

ZONING CODE RELIEF REQUEST FORM

FOR ZONING RELIEF REQUESTED IN CONJUNCTION WITH AN APPLICATION FOR A DIVISION OF LAND

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

Section 1. SUBJECT PROPERTY

ADDRESS 458-460 Dayton Street, Cincinnati, OH 45214 COMMUNITY West End Neighborhood

EXISTING PARCEL ID(S) 132-0003-0256-00

BASE ZONING CLASSIFICATION Residential ZONING OVERLAY (if applicable) _____

☐ **Non-Residential Project** ☒ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME BADS LLC CONTACT PERSON (if legal entity) Brian Armstrong

ADDRESS 218 W. Wyoming CITY las Vegas STATE NV ZIP 89102

EMAIL brian@nutoneconstruction.com RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE 702-217-2038 Additional contact: Carol Howell (614)565-9442

Email: carol@pm-title.com - Title prep.

Section 3. OWNER

NAME BADS LLC CONTACT PERSON (if legal entity) Brian Armstrong

ADDRESS 218 W. Wyoming CITY Las Vegas STATE NV ZIP 89102

EMAIL brian@nutoneconstruction.com RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE 702-217-2038

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☒ Variance ☐ Use Variance ☐ Special Exception ☐ Conditional Use

☐ Expansion or Substitution of Non Conforming Use ☐ Hillside Overlay District Permission

☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*

The proposed project is to split the existing property consisting of two units and one parcel number into two units and two parcel numbers. Note: No construction is taking place.

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. *If you fail to follow the instructions for your type of request, your application may be denied.*

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name _____ Signature _____ Date ____/____/_____

Attachment for Section 6 requirement:

1. The proposed project does not involve any construction to the property. It is a split of two separate units with one parcel number for both units into two separate units each with their own parcel number. Therefore, this project will not disturb the surrounding community and should adhere to all of the General Standards of the 1445-13 Municipal Code.

2a. To meet the standard outlined in Cincinnati Municipal Code 1445-15 , neither the owner nor any of its predecessors caused the nonconformity requiring a variance.

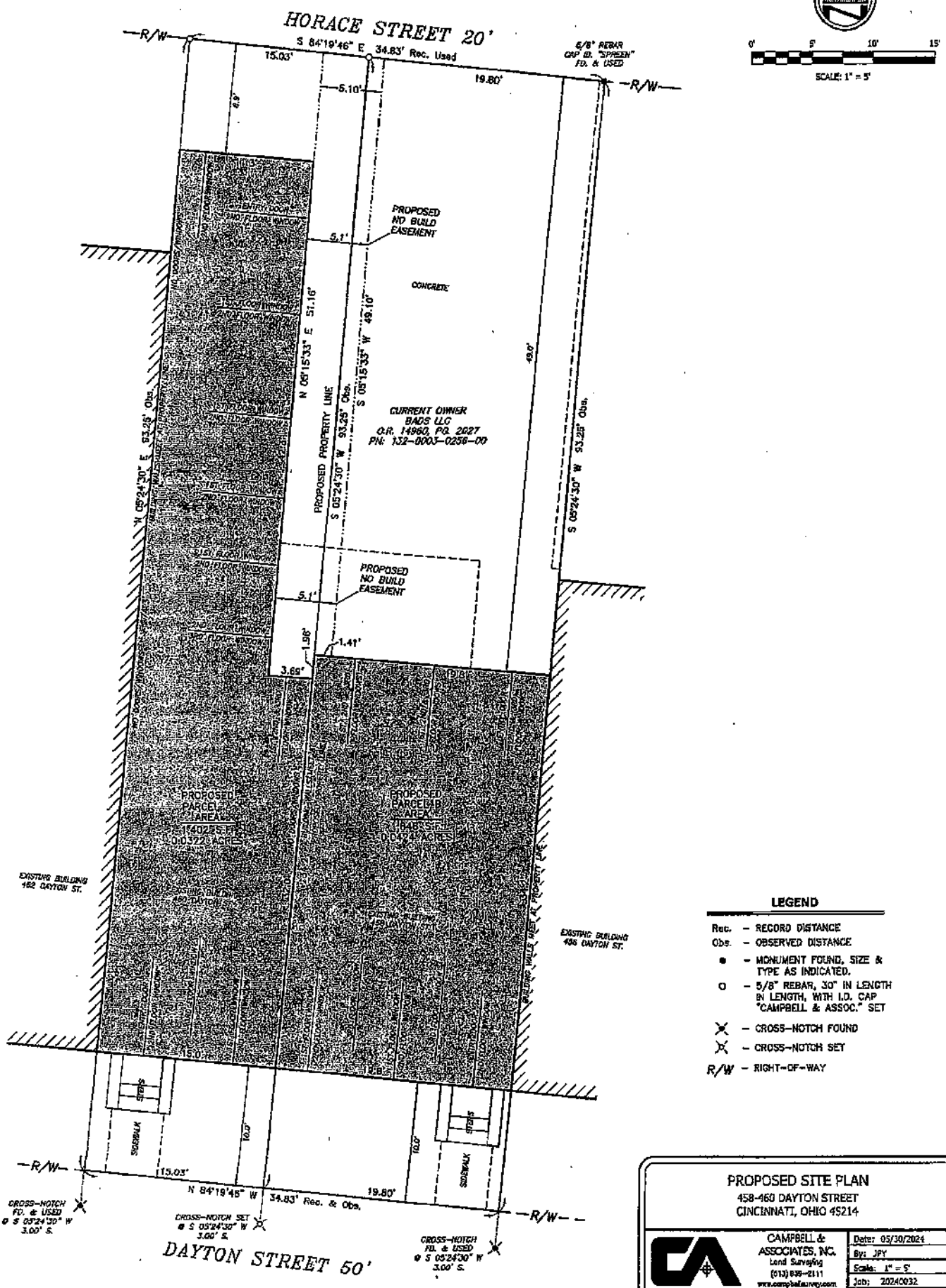
2b. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

☐	**Submit two (2) copies and one (1) digital copy of the documents listed below.** *A digital copy is a cd, thumb drive, etc... Do not email documents.
☐	**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**
☑	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a **Hillside** Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☑	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☐	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☑	Other documents or information you intend to introduce at the hearing on this application.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - $900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - $300; Non-residential Projects (Non-RCO) - $500.**

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.


HORACE STREET 20'
R/W
S 84°19'46" E 34.83' Rec. Used
15.03'
19.80'
5/8" REBAR CAP ID. "SPREEN" FD. & USED
5.10'
PROPOSED NO BUILD EASEMENT
5.1'
CONCRETE
N 05°15'33" E 51.16'
S 05°15'33" W 49.10'
49.0'
PROPOSED PROPERTY LINE
CURRENT OWNER
BADS LLC
O.R. 14960, PG. 2027
PN: 132-0003-0256-00
N 05°24'30" E 93.25' Obs.
S 05°24'30" W 93.25' Obs.
S 05°24'30" W 93.25' Obs.
PROPOSED NO BUILD EASEMENT
5.1'
1.36'
1.41'
3.69'
PROPOSED PARCEL A AREA
1,402.5 S.F.
0.0322 ACRES
PROPOSED PARCEL B AREA
1,848 S.F.
0.0424 ACRES
EXISTING BUILDING 462 DAYTON ST.
EXISTING BUILDING 456 DAYTON ST.
BUILDING WALLS NOT AT PROPERTY LINE
150'
STEPS
SIDEWALK
10.0'
15.03'
N 84°19'45" W 34.83' Rec. & Obs.
19.80'
R/W
CROSS-NOTCH FD. & USED @ S 05°24'30" W 3.00' S.
CROSS-NOTCH SET @ S 05°24'30" W 3.00' S.
CROSS-NOTCH FD. & USED @ S 05°24'30" W 3.00' S.
DAYTON STREET 50'
0' 5' 10' 15'
SCALE: 1" = 5'
LEGEND
Rec. – RECORD DISTANCE
Obs. – OBSERVED DISTANCE
● – MONUMENT FOUND, SIZE & TYPE AS INDICATED.
○ – 5/8" REBAR, 30" IN LENGTH IN LENGTH, WITH I.D. CAP "CAMPBELL & ASSOC." SET
– CROSS-NOTCH FOUND
– CROSS-NOTCH SET
R/W – RIGHT-OF-WAY
PROPOSED SITE PLAN
458-460 DAYTON STREET
CINCINNATI, OHIO 45214
CAMPBELL & ASSOCIATES, INC.
Land Surveying
(513) 939-2111
www.campbellsurvey.com
4639 Old Tower Court
Fairfield, Ohio 45014
Date: 05/30/2024
By: JPY
Scale: 1" = 5'
Job: 20240032
Sheet 1 of 1

Convey number: 335808
Deed number: 23-608274
Instr. number: 23-611126
Transfer date: 07/19/2023
Sec.: 319.202. R.C.
Sec.: 322.02 R.C.
Brigid Kelly
Hamilton County Auditor
Sales Amount: 280,000.00
Permissive fee: 560.00
Transfer fee: 0.50
Convevance fee: 280.00

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2023-0050032 Type: DE
Filed: 07/19/23 02:57:31 PM $34.00
Off. Rec.: 14960 02027 F 2 386

b1496002027Fb

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **460-462 Dayton Street, LLC, an Ohio Limited Liability Company**, of Hamilton County, and the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **BADS LLC, a Nevada Limited Liability Company,** whose tax mailing address is 7320 South Rainbow Boulevard, 102-11, Las Vegas, NV 89139, the following real property:

Situate in the City of Cincinnati, County of Hamilton, and State of Ohio, and more particularly described as follows, to wit:

All of Lot Number eight (8) and part of Lot Number seven (7) in the Whitman Lot, as shown on the plat of subdivision made by E & F Avery, recorded in Deed Book No. 151, Page 542, Hamilton County Records, measuring thirty-four (34) feet ten (10) inches in front on the North side of Dayton Street and extending back to Dayton Alley; the West line of the premises here conveyed being fifteen (15) feet two (2) inches East of and parallel with Whitman Street.

Parcel No.: 132-0003-0256-00 st
Property Address: 458-460 Dayton Street, Cincinnati, Ohio 45214

Prior Reference: OR Volume 14796 Page 1094 and OR Volume 13846 Page 1196

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Jul 19 2023 DV

CAGIS - _____

July 5 9

Executed by my hand this 11 day of ~~June~~, 2023

460-462 Dayton Street, LLC

By: _____
Steve Grace, Member

STATE OF OHIO)
COUNTY OF ~~FRANKLIN~~ Hamilton) SS.
L.L.W

This is an acknowledgement clause; no oath or affirmation was administered to the signer.

Before me, a Notary Public in and for said County and State, personally appeared the above named 460-462 Dayton Street, LLC, by Steve Grace, Member, who acknowledged that he did sign the foregoing instrument, on behalf of said organization, and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, ~~at Grove City~~ Hamilton County L.L.W, Ohio, on this 11th day of ~~June~~ July, 2023. L.L.W

This document was signed and notarized ~~electronically~~ in person. L.L.W

LISA LAU WAGNER
Notary Public
State of Ohio
My Comm. Expires
September 24, 2025

Lisa Lau Wagner, Notary Public
Notary Public

This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Market Street
Washington CH, Ohio 43160
File No. 2023-3-21296

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **BADS LLC, a Nevada Limited Liability Company**, of Hamilton County, and the State of Ohio, for valuable consideration paid, grants, with limited general warranty covenants, to **Carol Howell, Trustee**, whose tax mailing address is 3894 Broadway, Grove City, OH 43123, the following real property:

Situated in the State of Ohio, County of Hamilton, City of Cincinnati and further described as follows:

Please see attached Exhibit A for legal description.

Parcel No.: (Parent) 132-0003-0256-00

Prior Reference: OR Volume 14960 Page 2027

Executed by my hand this 4th day of November, 2024.

BADS LLC

By: Brian Armstrong

Brian Armstrong, Member

STATE OF OHIO)
) SS.
COUNTY OF FRANKLIN)

Before me, a Notary Public in and for said County and State, personally appeared the above named BADS LLC, by Brian Armstrong, Member, who acknowledged that he did sign the foregoing instrument, on behalf of said organization, and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Columbus, Ohio, on this 4th day of November, 2024.

DANIELLE JOY CONRAD
Commission # 2021-RE-825196
Electronic Notary Public
State of Ohio
My Comm. Expires Jan 14, 2026

Notary Public

Notarial Act Performed by Audio visual communication

This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Market Street
Washington CH, Ohio 43160
File No. 2023-3-21296

OHIO AUTHENTICATOR CERTIFICATE

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

[signature of authenticator]

Danielle Joy Conrad [printed name of authenticator]

3894 Broadway [street address of authenticator]

Grove City OH 43123 [city, state, zip code of authenticator]

614-991-0827 [telephone number of authenticator]

State of Ohio):ss
County of Franklin

An Oath Administered to the signer with regard to the Notarial Act.

The foregoing authenticator certificate was subscribed and sworn to in my presence by Danielle Joy Conrad [printed name of authenticator] on this 4th day of November, 2024.

Holly M. Albaugh
Notary Public, State of Ohio
My Commission Expires 07-21-2028

Notary Public

Parcel A Description
460 Dayton Street
Cincinnati, Ohio 45214
0.0322 Acres

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being parts of Lots 7 and 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 (all recorded references made to Hamilton County Recorder's records), being part of the land conveyed to BADS LLC as recorded in O.R. 14960, Page 2027 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of said Lot 7 and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 15.17' to a point thereon being the southeast corner of land conveyed to Knecht Investments LLC as recorded in O.R. 14711, Page 978 and the ***TRUE PLACE OF BEGINNING*** for the parcel of land described herein (witness a cross-notch found and used at S 05°24'30" W, a distance of 3.00' therefrom);

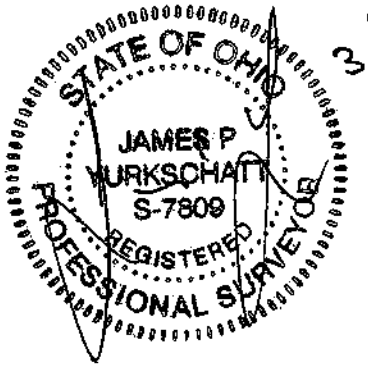
Thence N 05°24'30" E, along the east line of said Knecht Investments LLC land, a distance of 93.25' to a 5/8" rebar (cap id. "Campbell & Assoc.") set marking the northeast corner thereof and being on the south right-of-way line of Horace Street (20' wide);

Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 15.03' to a 5/8" rebar (cap id. "Campbell & Assoc.") set thereon;

Thence S 05°24'30" W, along a new division line, a distance of 93.25' to a point on the north right-of-way line of Dayton Street (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 84°19'46" W, along the north right-of-way line of Dayton Street, a distance of 15.03' to the ***TRUE PLACE OF BEGINNING*** and containing 0.0322 acres (1,402 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024. All 5/8" rebar set are 30" in length and capped "Campbell & Assoc.".

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

Parcel B Description
458 Dayton Street
Cincinnati, Ohio 45214
0.0424 Acres

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being part of Lot 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 (all recorded references made to Hamilton County Recorder's records), being part of the land conveyed to BADS LLC as recorded in O.R. 14960, Page 2027 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of Lot 7 of said Whiteman's Lot of E & F Avery's Subdivision and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 30.20' to a point thereon being the ***TRUE PLACE OF BEGINNING*** for the parcel of land described herein (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

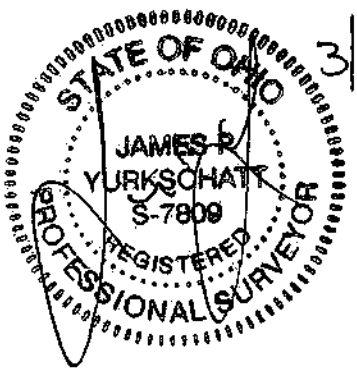
Thence N 05°24'30" E, along a new division line, a distance of 93.25' to a 5/8" rebar (cap id. "Campbell & Assoc.") set on the south right-of-way line of Horace Street (20' wide);

Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 19.80' to a 5/8" rebar (cap id. "Spreen") found and used thereon marking the northeast corner of said Lot 8 and the northwest corner of Lot 9 of said Whiteman's Lot of E & F Avery's Subdivision;

Thence S 05°24'30" W, along the east line of said Lot 8 and the west line of said Lot 9, a distance of 93.25' to a point on the north right-of-way line of Dayton Street (witness a cross-notch found and used at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 84°19'46" W, along the north right-of-way line of Dayton Street, a distance of 19.80' to the ***TRUE PLACE OF BEGINNING*** and containing 0.0424 acres (1,846 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024. All 5/8" rebar set are 30" in length and capped "Campbell & Assoc.".

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Carol Howell, Trustee**, of Hamilton County, and the State of Ohio, for valuable consideration paid, grants, with fiduciary covenants, to **BADS LLC, a Nevada Limited Liability Company**, whose tax mailing address is 7321 South Rainbow Boulevard, 102-11, Las Vegas, NV 89139, the following real property:

Situated in the State of Ohio, County of Hamilton, City of Cincinnati and further described as follows:

Please see attached Exhibit A for legal description.

Parcel No.: (Parent) 132-0003-0256-00

Prior Reference: OR Volume _____ Page _____

Executed by my hand this 4th day of November, 2024.

Carol Howell, Trustee

Carol Howell, Trustee

STATE OF OHIO)
) SS.
COUNTY OF FRANKLIN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Carol Howell, Trustee, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Grove City, Ohio, this 4th day of November, 2024.

NOTARIAL SEAL STATE OF OHIO

DANIELLE JOY CONRAD
Notary Public, State of Ohio
My Commission Expires
January 14, 2026

Notary Public

This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Market Street
Washington CH, Ohio 43160
2023-3-21296

Parcel A Description
460 Dayton Street
Cincinnati, Ohio 45214
0.0322 Acres

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being parts of Lots 7 and 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 (all recorded references made to Hamilton County Recorder's records), being part of the land conveyed to BADS LLC as recorded in O.R. 14960, Page 2027 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of said Lot 7 and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 15.17' to a point thereon being the southeast corner of land conveyed to Knecht Investments LLC as recorded in O.R. 14711, Page 978 and the ***TRUE PLACE OF BEGINNING*** for the parcel of land described herein (witness a cross-notch found and used at S 05°24'30" W, a distance of 3.00' therefrom);

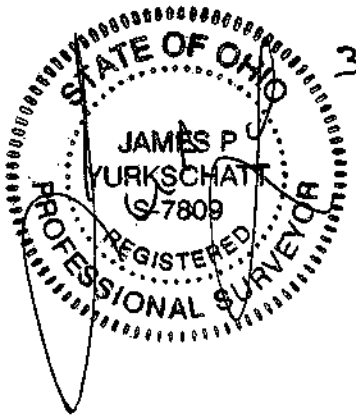
Thence N 05°24'30" E, along the east line of said Knecht Investments LLC land, a distance of 93.25' to a 5/8" rebar (cap id. "Campbell & Assoc.") set marking the northeast corner thereof and being on the south right-of-way line of Horace Street (20' wide);

Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 15.03' to a 5/8" rebar (cap id. "Campbell & Assoc.") set thereon;

Thence S 05°24'30" W, along a new division line, a distance of 93.25' to a point on the north right-of-way line of Dayton Street (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 84°19'46" W, along the north right-of-way line of Dayton Street, a distance of 15.03' to the ***TRUE PLACE OF BEGINNING*** and containing 0.0322 acres (1,402 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024. All 5/8" rebar set are 30" in length and capped "Campbell & Assoc.".

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

Parcel B Description
458 Dayton Street
Cincinnati, Ohio 45214
0.0424 Acres

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being part of Lot 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 (all recorded references made to Hamilton County Recorder's records), being part of the land conveyed to BADS LLC as recorded in O.R. 14960, Page 2027 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of Lot 7 of said Whiteman's Lot of E & F Avery's Subdivision and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 30.20' to a point thereon being the ***TRUE PLACE OF BEGINNING*** for the parcel of land described herein (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

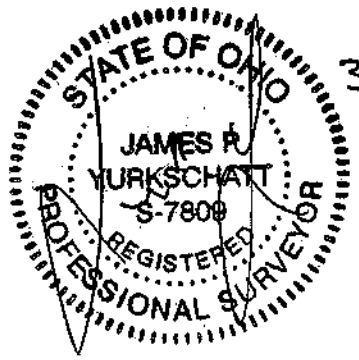
Thence N 05°24'30" E, along a new division line, a distance of 93.25' to a 5/8" rebar (cap id. "Campbell & Assoc.") set on the south right-of-way line of Horace Street (20' wide);

Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 19.80' to a 5/8" rebar (cap id. "Spreen") found and used thereon marking the northeast corner of said Lot 8 and the northwest corner of Lot 9 of said Whiteman's Lot of E & F Avery's Subdivision;

Thence S 05°24'30" W, along the east line of said Lot 8 and the west line of said Lot 9, a distance of 93.25' to a point on the north right-of-way line of Dayton Street (witness a cross-notch found and used at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 84°19'46" W, along the north right-of-way line of Dayton Street, a distance of 19.80' to the ***TRUE PLACE OF BEGINNING*** and containing 0.0424 acres (1,846 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024. All 5/8" rebar set are 30" in length and capped "Campbell & Assoc.".

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

city of CINCINNATI

June 28, 2024

Ms. Carol Howell
458-460 Dayton Street
Cincinnati, Ohio 45214

Re: 458-460 Dayton Street | Lot Split (D) – **(CPRE240047)** Final Recommendations

Dear Ms. Howell,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposal lot split. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Microsoft Teams conference call meeting** with you on **July 2, 2024 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. **This is a Major Subdivision (Development Plan and Final Plat) because it meets the following criteria**:
    - (d) A request that seeks a variance or other relief from the City's subdivision regulations or the Cincinnati Zoning Code.
2. City Planning staff considers these two buildings interior rowhomes which need a minimum lot size of 2,000 sq. ft.
    - Parcel A will need a variance from the subdivision regulations of 598 sq. ft.
    - Parcel B will need a variance of 154 sq. ft.
3. After July 1st:
4. *Connected Communities parcel* - The zoning of this parcel is proposed to change from RMX to RMX-T because the parcel is within a Major Corridor. This will occur on July 1, 2024.
    - This allows the minimum lot size for rowhomes to be 1,500 sq. ft.
5. City Planning staff considers these two buildings interior rowhomes which need a minimum lot size of 1,500 sq. ft. with the Connected Communities policy.
    - Parcel A will need a variance from the subdivision regulations of 98 sq. ft.

Requirements to obtain permits:

1. Final Plat must be recorded prior to the application of permits for each lot.

Recommendations:

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the West End Community Council: https://docs.google.com/spreadsheets/d/1qJcxl5qqQf2WyGWK6PjXcytyGqz13gJFL25AMEKGkNY/edit?gid=407899492#gid=407899492

Contact:

- **Jesse Urbancsik** | City Planning | 513-352-4843 | jesse.urbancsik@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Work with City Planning on the Major Subdivision process and request any associated zoning relief.
2. Parcel A needs the following zoning relief which can be requested along with the Major Subdivision review:
    - Per Section 1425-19-A, 1.5 (rounded to 1) off-street parking spaces are required per unit in RMX. An off-street parking space needs to be obtained, or a variance to allow for 0 off-street parking spaces needs to be requested.
3. After July 1, the effective date of the Connected Communities ordinance, the following will apply to the zoning review:
    - The property will be located in an RMX-T Zoning District, so no parking is required. If application is made after the July 1st effective date, only the relief for lot size and width noted in City Planning's comments, will be required.

Requirements to obtain permits:

1. Parcel B appears to have an off-street parking space in the rear yard, but it needs to be paved if it is not currently. Google Earth Streetview seems to show the space is broken-up concrete and gravel. Per Section 1425-37 (b) Surfacing, parking areas, maneuvering aisles, parking space, or loading space must be paved with asphalt, concrete, interlocking masonry pavers or surfaced with open honeycomb paving blocks which allow grass or ground cover to grow, except as otherwise authorized by the Zoning Administrator.

Recommendations:

- None

Contact:

- **Kate Meehan** | ZPE | 513-352-2441 | Kathleen.meehan@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. MSD has no requirements.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No comments at this time.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The subject development property is receiving water service from the following:

Address	Branch	Size	Account	Meter
458 Dayton St.	H-20216	3/4"	048755	5/8"
460 Dayton St.	H-11651	3/4"	048268	5/8"

2. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/ authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.

Recommendations:

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Gregory M. Phelia Jr.** | Fire Dept. | 513-357-7598| gregory.pheliajr@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

1. Urban Forestry has no issues or concerns.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Marianne Prue** | Urban Forestry | 513-861-9070 | marianne.prue@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The steps in the right of way will need an easement. Submit a Coordinated Report.
2. All work in the public right-of-way will require a separate DOTE permit.
3. The assigned addresses will remain as 458 & 460 DAYTON ST for the separate buildings. Per the Ohio Fire Code and the Cincinnati Municipal Code, the address numbers must be posted and visible from the street. Contact DTEaddress@cincinnati-oh.gov with questions.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The east wall (3.7 feet) is less than 5 feet and must have a 1-hour rating. The openings of the wall need to be less than 25 percent of the wall area.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. Coordinated Report will be required for easement. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Renee Bunch** | Law | 513-352-3339 | renee.bunch@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No Need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle |** Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

---

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

Rodney D. Ringer,
Development Manager

AD:RDR:hs

TRANSFER NOT NECESSARY
By: Starr Mia Thornton
12/2/2024 7:31 AM
Jessica Miranda
Hamilton County Auditor

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2024-0085046 Type: DE
Filed: 12/02/24 11:37:20 AM $106.00
Off. Rec.: 15303 01700 F 11 287

b1530301700Fb

[SPACE ABOVE FOR RECORDER'S USE]

Property: _____, Cincinnati, OH

DECLARATION OF EASEMENT

(creating a "no-build" area at 458-460 Dayton Street, Cincinnati, Ohio 45214)

THIS DECLARATION OF EASEMENT (**"Declaration"**) is made this 4 day of November, 2024 by **BADS LLC**, a Nevada limited liability company, the address of which is 7320 South Rainbow Boulevard, 102-11, Las Vegas, NV 89139 (the **"Grantor"**), for the benefit of **BADS LLC**, a Nevada limited liability company, the address of which is 7320 South Rainbow Boulevard, 102-11, Las Vegas, NV 89139 (**"Grantee"**).

Recitals:

A. By virtue of a deed recorded in OR Volume 14960, Page 02027, Hamilton County, Ohio Records, the Grantor owns the property located at 458 Dayton Street, Cincinnati, Ohio 45214, depicted on Exhibit A (*Site Map*) and described on Exhibit B (*Legal Description – Burdened Property*) hereto (the **"Burdened Property"**).

B. By virtue of a deed recorded in OR 14960, Page 02027, Hamilton County, Ohio Records, Grantee owns the adjoining property, including the building thereon, located at 460 Dayton Street, Cincinnati, Ohio 45214, depicted on Exhibit A and described on Exhibit C (*Legal Description – Benefitted Property*) hereto (the **"Benefitted Property"**).

C. In order to satisfy certain fire separation requirements established by the Ohio Building Code and in order to obtain certain permit approvals from the City of Cincinnati's Department of Buildings and Inspections, Grantee has requested that the Grantor execute this Declaration, thereby creating an approximately 5.10' -foot wide "no-build area" on the Burdened Property as shown on Exhibit A (the **"No-Build Area"**).

D. Because the Grantor currently has no intention to construct any buildings or parts thereof that will encroach or project into the No-Build Area and desires to assist Grantee in obtaining certain building permit approvals, the Grantor is agreeable to executing this Declaration.

NOW THEREFORE, the Grantor does hereby declare as follows:

1. **Grant of No-Build Easement.** The Grantor hereby grants, declares, and conveys to Grantee for the benefit of the Benefited Property a non-exclusive easement appurtenant over and across those portions of the Burdened Property **"No-Build Easement"**, depicted by the No-Build Area as shown on Exhibit A attached hereto.

2. **Purpose**. The purpose of the No-Build Easement is to ensure that the Benefitted Property and the structure thereon compiles with the applicable fire separation distance requirements established under 302.1 of the Ohio Building Code.

3. **Use Restriction**. Grantor hereby agrees and covenants that no building or structure, or part of a building or structure shall be constructed within, or project over or into, the No-Build Area.

4. **Irrevocability**. The No-Build Easement rights granted herein shall not be amended or terminated without the prior written consent of the City of Cincinnati, Department of Buildings and Inspections.

5. **Covenants to Run with the Land**. The provisions of this Declaration shall "run with the land" and shall inure to the benefit of and be binding upon the Grantor and Grantee and their respective assigns and successors-in-title with respect to the No-Build Area and Benefitted Property.

6. **Exhibits**. The following exhibits are attached hereto and made a part hereof:
Exhibit A - *Site Map*
Exhibit B - *Legal Description – Burdened Property*
Exhibit C - *Legal Description – Benefitted Property*

Executed on the date of acknowledgement set forth below.

Grantor: BADS LLC, a Nevada Limited liability company

Brian Armstrong

By:_____
Brian Armstong, Member

STATE OF Ohio)
) ss:
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me this 4 day of November, 2024 by Brian Armstrong, Grantor, as Member of BADS LLC, a Nevada limited liability company, who acknowledged that he did sign the foregoing instrument and the same is his free act and deed and that of the company.

DANIELLE JOY CONRAD
Commission # 2021-RE-825196
Electronic Notary Public
State of Ohio
My Comm. Expires Jan 14, 2026

Notary Public
My commission expires: _____

Notarial Act Performed by Audio visual communication

ACKNOWLEDGED AND ACCEPTED BY:

Grantee: BADS LLC,
A Nevada limited liability company

By: Brian Armstrong Date: 11/4/2024
Brian Armstrong, Member

STATE OF Ohio)
) ss:
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me this 4 day of November, 2024 by Brian Armstrong, Grantee, as Member of BADS LLC, a Nevada limited liability company, who acknowledged that he did sign the foregoing instrument and the same is his free act and deed and that of the company.

DANIELLE JOY CONRAD
Commission # 2021-RE-825196
Electronic Notary Public
State of Ohio
My Comm. Expires Jan 14, 2026

Notary Public
My commission expires:

Approved as to Form:
Assistant City Solicitor

Notarial Act Performed by Audio visual communication

This Instrument Prepared By:

Nathan J. Zukowitz, Esq.
PM Title, LLC
232 E. Market St.
Washington CH, OH 43160
File: 2023-3-21296

15303 01703

OHIO AUTHENTICATOR CERTIFICATE

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

_____ [signature of authenticator]

Danielle Joy Conrad [printed name of authenticator]

3894 Broadway [street address of authenticator]

Grove City OH 43123 [city, state, zip code of authenticator]

614-991-0827 [telephone number of authenticator]

State of Ohio):ss
County of Franklin

An Oath Administered to the signer with regard to the Notarial Act.

The foregoing authenticator certificate was subscribed and sworn to in my presence by Danielle Joy Conrad [printed name of authenticator] on this 14th day of November, 20 24.

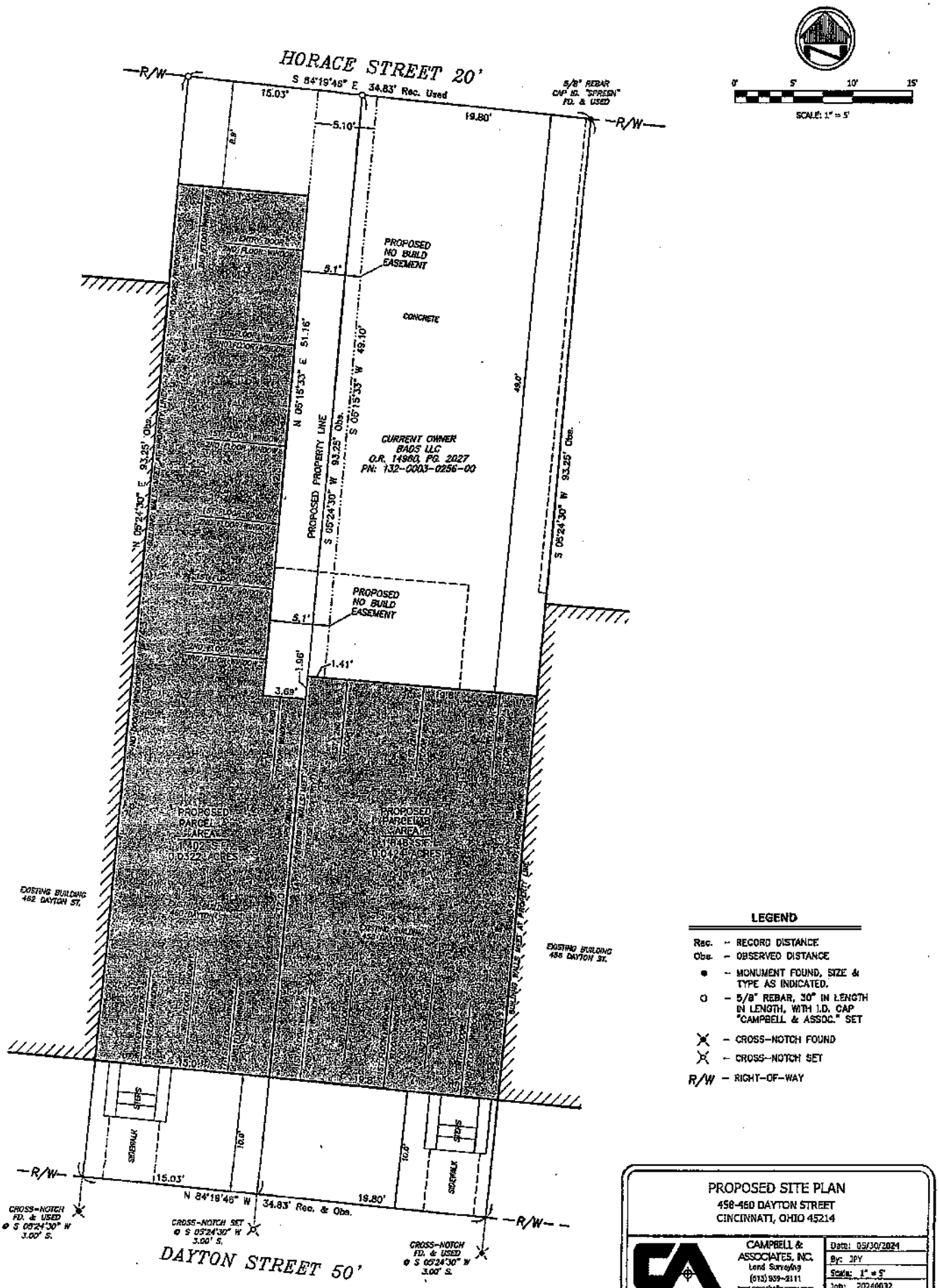
_____
Notary Public

Holly M. Albaugh
Notary Public, State of Ohio
My Commission Expires 07-21-2028

EXHIBIT A
to
Declaration of Easement

SITE MAP

15303 01705



LEGEND

Rec.	– RECORD DISTANCE
Obs.	– OBSERVED DISTANCE
●	– MONUMENT FOUND, SIZE & TYPE AS INDICATED.
○	– 5/8" REBAR, 30" IN LENGTH IN LENGTH, WITH I.D. CAP "CAMPBELL & ASSOC." SET
⊗	– CROSS-NOTCH FOUND
⊗	– CROSS-NOTCH SET
R/W	– RIGHT-OF-WAY

PROPOSED SITE PLAN
458-460 DAYTON STREET
CINCINNATI, OHIO 45214

CAMPBELL & ASSOCIATES, INC.
Land Surveying
(513) 939-2111
www.campbellsurvey.com
4939 Old Tower Court
Fairfield, Ohio 45014

Date:	05/30/2024
By:	JPY
Scale:	1" = 5'
Job:	20240032
Sheet	1 of 1

EXHIBIT B
to
Declaration of Easement

LEGAL DESCRIPTION – BURDENED PROPERTY

15303 01707

Parcel B Description
458 Dayton Street
Cincinnati, Ohio 45214
0.0424 Acres

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being part of Lot 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 (all recorded references made to Hamilton County Recorder's records), being part of the land conveyed to BADS LLC as recorded in O.R. 14960, Page 2027 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of Lot 7 of said Whiteman's Lot of E & F Avery's Subdivision and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 30.20' to a point thereon being the ***TRUE PLACE OF BEGINNING*** for the parcel of land described herein (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

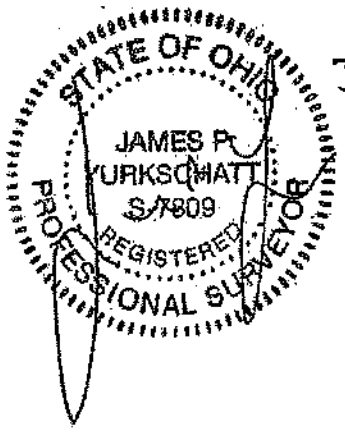
Thence N 05°24'30" E, along a new division line, a distance of 93.25' to a 5/8" rebar (cap id. "Campbell & Assoc.") set on the south right-of-way line of Horace Street (20' wide);

Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 19.80' to a 5/8" rebar (cap id. "Spreen") found and used thereon marking the northeast corner of said Lot 8 and the northwest corner of Lot 9 of said Whiteman's Lot of E & F Avery's Subdivision;

Thence S 05°24'30" W, along the east line of said Lot 8 and the west line of said Lot 9, a distance of 93.25' to a point on the north right-of-way line of Dayton Street (witness a cross-notch found and used at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 84°19'46" W, along the north right-of-way line of Dayton Street, a distance of 19.80' to the ***TRUE PLACE OF BEGINNING*** and containing 0.0424 acres (1,846 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024. All 5/8" rebar set are 30" in length and capped "Campbell & Assoc.".

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

No Build Easement
Dayton Street

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being part of Lot 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of Lot 7 of said Whiteman's Lot of E & F Avery's Subdivision and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 30.20' to a point thereon being the southeast corner of a proposed 0.0322 acre parcel and the southwest corner of a proposed 0.0424 acre parcel (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 05°24'30" E, along a new division line, a distance of 42.17' to a building corner thereon being the ***TRUE PLACE OF BEGINNING*** for the easement area of land described herein;

Thence N 85°39'59" W, along a building wall, a distance of 3.69' to building corner;

Thence N 05°15'33" E, along a building wall and the continuation thereof, a distance of 51.16' to a point on the south right-of-way line of Horace Street (20' wide);

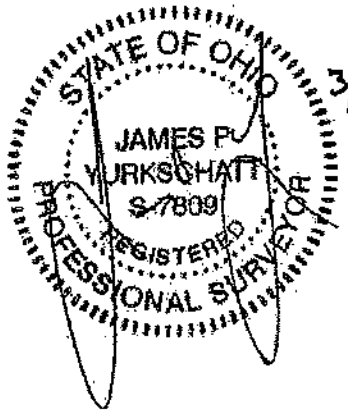
Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 5.10' to a point thereon;

Thence S 05°15'33" W, a distance of 49.10' to a point on a building wall;

Thence N 84°55'57" W, along a building wall, a distance of 1.41' to building corner on a new division line;

Thence S 05°24'30" W, along a new division line, a distance of 1.96' to the ***TRUE PLACE OF BEGINNING*** and containing 0.0059 acres (258 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024.

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

EXHIBIT C
to
Declaration of Easement

LEGAL DESCRIPTION – BENEFITTED PROPERTY

Parcel A Description
460 Dayton Street
Cincinnati, Ohio 45214
0.0322 Acres

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, part of Section 19, Town 3, Fractional Range 2, Miami Purchase, being parts of Lots 7 and 8 of Whiteman's Lot of E & F Avery's Subdivision as originally recorded in Deed Book 151, Page 542 and restored in Plat Book 17, Page 6 (all recorded references made to Hamilton County Recorder's records), being part of the land conveyed to BADS LLC as recorded in O.R. 14960, Page 2027 and being further bounded and described as follows:

Beginning at a cross-notch found and used marking the southwest corner of said Lot 7 and being the intersection of the east right-of-way line of Whiteman Street (40' wide) with the north right-of-way line of Dayton Street (50' wide).

Thence S 84°19'46" E, along the north right-of-way line of Dayton Street, a distance of 15.17' to a point thereon being the southeast corner of land conveyed to Knecht Investments LLC as recorded in O.R. 14711, Page 978 and the *TRUE PLACE OF BEGINNING* for the parcel of land described herein (witness a cross-notch found and used at S 05°24'30" W, a distance of 3.00' therefrom);

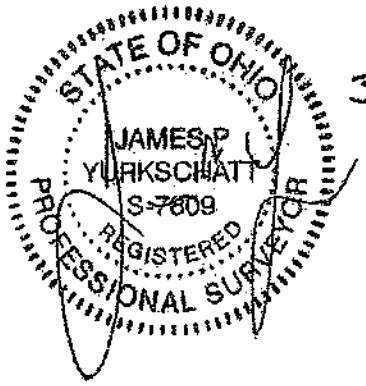
Thence N 05°24'30" E, along the east line of said Knecht Investments LLC land, a distance of 93.25' to a 5/8" rebar (cap id. "Campbell & Assoc.") set marking the northeast corner thereof and being on the south right-of-way line of Horace Street (20' wide);

Thence S 84°19'46" E, along the south right-of-way line of Horace Street, a distance of 15.03' to a 5/8" rebar (cap id. "Campbell & Assoc.") set thereon;

Thence S 05°24'30" W, along a new division line, a distance of 93.25' to a point on the north right-of-way line of Dayton Street (witness a cross-notch set at S 05°24'30" W, a distance of 3.00' therefrom);

Thence N 84°19'46" W, along the north right-of-way line of Dayton Street, a distance of 15.03' to the *TRUE PLACE OF BEGINNING* and containing 0.0322 acres (1,402 square feet) of land as surveyed by James P. Yurkschatt, P.S. 7809 of Campbell and Associates, Inc. on March 27, 2024. All 5/8" rebar set are 30" in length and capped "Campbell & Assoc.".

The basis of bearings for this survey is N 05°24'30" E as the east right-of-way line of Whiteman Street and is the same bearing shown on a survey of Surplus City Property made by the City of Cincinnati Division of Engineering dated June, 1962.



3/27/2024

Carol Howell

From: Carol Howell
Sent: Tuesday, August 27, 2024 3:19 PM
To: Kolks, Morgan; Bunch, Renee
Subject: RE: [External Email] FW: CPRE240047/458-460 Dayton Street/Lot Split (D)

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you!

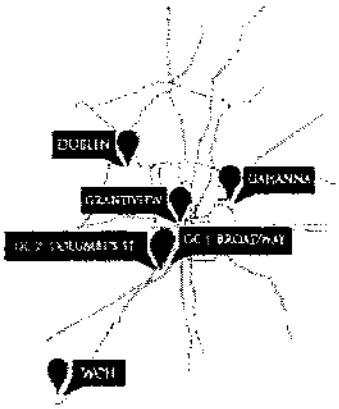
Carol Howell

PM Title, LLC
Offices in Grove City, Dublin,
Gahanna, Grandview & Washington C.H.

O 614.991.0827 ext. 309
C 614.565.9442
F 740.223.0354
pm-title.com

Find us on Facebook

PM TITLE, LLC.



From: Kolks, Morgan <morgan.kolks@cincinnati-oh.gov>
Sent: Tuesday, August 27, 2024 3:16 PM
To: Carol Howell <carol@pm-title.com>; Bunch, Renee <Renee.bunch@cincinnati-oh.gov>; Daniela Adams <daniela@pm-title.com>
Subject: RE: [External Email] FW: CPRE240047/458-460 Dayton Street/Lot Split (D)

Carol

Thank you for the information. An easement is not needed as the steps are on private property according to the plat.

Thanks!
Morgan

From: Carol Howell <carol@pm-title.com>
Sent: Tuesday, August 27, 2024 3:07 PM
To: Kolks, Morgan <morgan.kolks@cincinnati-oh.gov>; Bunch, Renee <renee.bunch@cincinnati-oh.gov>; Daniela Adams <daniela@pm-title.com>
Subject: [External Email] FW: CPRE240047/458-460 Dayton Street/Lot Split (D)

External Email Communication

Hello,

I am following up on my request below. Would you please review and advise?

Thanks,

Carol

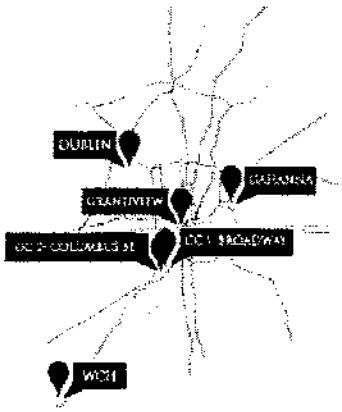
Carol Howell

PM Title, LLC
Offices in Grove City, Dublin,
Gahanna, Grandview & Washington C.H.

O 614.991.0827 ext. 309
C 614.565.9442
F 740.223.0354
pm-title.com

Find us on Facebook

PM TITLE, LLC.



From: Carol Howell
Sent: Wednesday, August 21, 2024 9:12 AM
To: morgan.kolks@cincinnati-oh.gov
Subject: CPRE240047/458-460 Dayton Street/Lot Split (D)

Hello Morgan,

On the attached Team Letter page 4, under Department of Transportation & Engineering the requirements state "The steps in the right of way will need an easement". Per the Surveyor and Architect, the steps are not in the "Right-of-Way". Would you please review and advise?

Thank you,

Carol

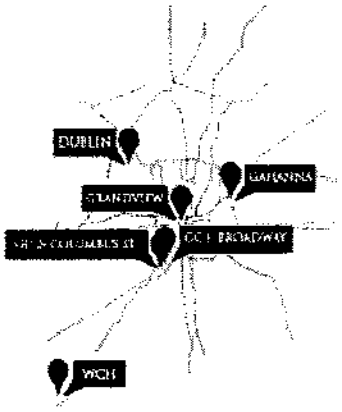
Carol Howell

PM Title, LLC
Offices in Grove City, Dublin,
Gahanna, Grandview & Washington C.H.

O 614.991.0827 ext. 309
C 614.565.9442
F 740.223.0354
pm-title.com

Find us on Facebook

PM TITLE, LLC.



ITEM 2

Honorable City Planning Commission **February 7, 2025**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land located at 808-818 Chateau Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 808-818 Chateau Ave, Cincinnati, OH 45204

Applicant/Property Owner: Spark Investments, LLC
640 Bear Run Ln.,
Lewis Center, OH 43035

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Application for a Division of Land
- Exhibit C Proposed Plat
- Exhibit D Development Plan
- Exhibit E Coordinated Site Review Letter
- Exhibit F Additional Correspondence

BACKGROUND:

The applicant, Spark Investments, LLC, has proposed a division of the subject property from one lot into six lots to facilitate the development of six single-family homes. The currently-vacant subject property is approximately 0.5096 acres in size and is zoned Residential Mixed Use – Middle Housing (RMX-MH). The RMX-MH zoning district requires a minimum lot size of 2,500 square feet. Each lot is approximately 3,700 square feet (0.0850 acres).

The proposed division of land is considered a Major Subdivision per Section 200-01-S5 and 200-01-S6 of the Cincinnati Subdivision Regulations as the Development Plan and Final Plat includes a proposed subdivision of land into more than three lots. Due to it being a Major Subdivision, the project requires review by the City Planning Commission.

CRITERIA/ANALYSIS – SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Cincinnati Subdivision Regulations establishes a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a "subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots."

The applicant is requesting a subdivision of land into more than three lots.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications.

According to Section 300-09 (a) (6) *Decision,* the City Planning Commission shall approve a Development Plan application when it finds:

Section 300-09 (a)(6) *Decision.*

(i) City Plans. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati* (2012). The proposed subdivision will facilitate the development of six single-family homes on a currently vacant lot. See "Consistency with Plans" of this staff report for more information.

(ii) Planning Principles. The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with the intent of the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) City Administration Standards, Rules, and Regulations. The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed through the City of Cincinnati's Coordinated Site Review (CSR) process to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to review by the City Planning Commission.

(iv) Design. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The proposed subdivision will not affect the natural topography, tree coverage, and natural drainage ways.

(v) Access and Public Service. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision has been reviewed by the appropriate City departments through the Coordinated Site Review process.

(vi) Multiple Phases. If applicable, the phasing plan will provide for an orderly and efficient development.

Not applicable to this proposal.

COORDINATED SITE REVIEW:

The proposed subdivision was reviewed by City departments through the Coordinated Site Review (CSR) process. The CSR team met with the applicant on October 17, 2023, to discuss the proposal. No departments had objections though some outlined future requirements for permitting (Exhibit E).

PUBLIC COMMENT AND NOTIFICATION:

Per Section 300-09(a)(3) of the Subdivision Regulations, notice of a complete application and the City Planning Commission meeting was sent to the applicant, property owners within 200-feet of the subject property, and the East Price Hill Improvement Association (EPHIA).

Per Section 300-09 (a)(2) of the Subdivision Regulations, a sign was also posted on the subject property to notify the public that the application is under review by the City. A letter of support was received from EPHIA (Exhibit F). Planning Staff also received a call regarding the survey process to create the plat.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) through the Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169). The proposed subdivision would facilitate the development of six single-family homes on a currently vacant lot.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this report; and

2) **APPROVE** the proposed Development Plan and Final Plat for 808-818 Chateau Avenue in East Price Hill because the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Respectfully submitted:

Emily Burns, City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Major Subdivision at 808-818 Chateau Ave in East Price Hill

EXHIBIT A

EXHIBIT B

APPLICATION FOR A DIVISION OF LAND

City Planning Commission
Cincinnati, Ohio

Property Address: 808, 810, 812, 812, 814, 816, 818 Chateau Ave.

Neighborhood: E. Price Hill **Parcel ID:** 175-0016-0247 **Date of Application:** _____

Request (Check all that apply):
- ☐ Subdivision of Land (up to 3 lots created)
- ☒ Subdivision of Land (4 or more lots created)
- ☒ Subdivision Improvement Plan
- ☐ Final Plat
- ☐ Other: _____

Additional Information:

Is the subject land located within a Hillside Overlay District?	☐ Yes	☒ No
Is the subject land located within a Special Flood Hazard Area?	☐ Yes	☒ No
Does the request include any rear lots (panhandle lots)?	☐ Yes	☒ No
Does the request include any air lots?	☐ Yes	☒ No
Does the request involve a street and/or utility extension/opening?	☐ Yes	☒ No
Will the request require the removal/demolition of an existing structure?	☐ Yes	☒ No

Applicant/Grantee: Spark Investments, LLC **Firm, Company, etc.:** c/o Jonathan Evans, Evans Engineering

Address: 640 Bear Run Ln., Lewis Center, Ohio 43035

Phone: _____ **Email:** kknoppe@gmail.com

Property Owner/Grantor (if different than applicant): Same

Firm, Company, etc.: _____

Property Owner Address: _____

Phone: _____ **Email:** _____

SUBMITTAL CHECKLIST

Application will not be considered complete until all items are submitted:

- ☒ Submittal Requirements of the applicable request as established in Chapter 4 of the *Subdivision Regulations*
- ☒ Proposed Plat showing information outlined in Sec. 400-03 of the Subdivision Regulations
- ☒ Current Deed(s) for Existing Lots
- ☐ Deed(s) for Proposed Lots
- ☐ Legal Description(s)
- ☒ Signed *Requirements for Notice Sign for the Subdivision of Land* Agreement – attached
- ☒ Copy of Coordinated Site Review Application or Recommendation Letter (CPRE Letter) – Only Applies to Major Subdivisions

AUTHORIZATION:

The applicant or agent undersigned does hereby certify that the information and statements given on the application, surveys, drawings, legal instruments, and inspections are to the best of their knowledge, true and correct. The undersigned further certifies their authorization to grant consent to the inspection by the employees of the City of Cincinnati of the described premise(s) before the Department of City Planning or the Planning Commission takes action on this application. The undersigned acknowledges and affirms that the approval of this application shall not warrant or guarantee access to, or the availability of, utility service to the subject premise(s) of this application.

_____ _____

Applicant/Grantee Signature Date Property Owner/Grantor Signature Date

STAFF USE ONLY

APPLICATION REVIEW:

- Tracking/Composition Number: _____
- Zoning of Subject Land: _____
- Zoning Compliance Affirmed by: _____
- Tentative Hearing Date: _____
- Notes/Other Requirements: _____
- Plat prepared by surveyor? ☐ Yes ☐ No
- Consolidation Plat Required? ☐ Yes ☐ No
- Requires variance approval by CPC? ☐ Yes ☐ No

APPROVAL:

Division of Land Approved By: _____ Date: _____

APPLICATION FOR A DIVISION OF LAND

City Planning Commission
Cincinnati, Ohio

REQUIREMENTS FOR NOTICE SIGN FOR THE SUBDIVISION OF LAND

Within 24 hours of the submission of a minor or major subdivision application, the applicant/ undersigned shall post a notice sign on the subject property in the form and manner prescribed below, pursuant to Sections 300-07 (b) and Section 300-09 (a)(2) of the Subdivision Regulations of the City of Cincinnati. The applicant/ undersigned shall cause the notice sign to remain posted until final disposition of the application.

- ☑ The sign shall be posted in a location on the subject property (outside of the public right-of-way) that remains visible from the property's primary street frontage (no more than 10 feet away from the public right-of-way).
- ☑ A photo verifying the sign is posted on the subject property shall be emailed to subdivisions@cincinnati-oh.gov within 24 hours of submittal of application. The photo shall demonstrate the location of the sign on the property in relation to the primary street frontage.
- ☑ The sign shall be returned to the City of Cincinnati Department of City Planning within 24 hours of the City's disposition on the requested application.
- ☑ Failure to return the sign, cause the sign to remain on site, or request a new sign if the sign disappears from the site, may be subject to Section 900-11 of the Subdivision Regulations below:

> **Section 900-11. – Penalties**
> Any person who fails to comply with, violates, or interferes with another person's effort to comply with any provision of these regulations shall be guilty of a minor misdemeanor, and on conviction thereof shall be fined $100 for each violation. Each day that any violation continues after notification by the Director of City Planning, or his or her designee, that a violation exists shall be considered a separate offense for purposes of penalties and remedies specified in this section.

The undersigned does hereby acknowledge and affirm that he or she shall comply with the aforementioned obligations in good faith.

Applicant/Grantee Signature Date

Department of City Planning Date

EXHIBIT C

Bearings:
Based on State Plane Coordinate System Ohio South Zone (NAD83).

Vertical Datum:
NGVD29 as Established by ODOT VRS GPS Observations Calibrated to City of Cincinnati Control Monuments

Vicinity Map N.T.S.

LEGEND

- Power Pole
- Telephone Pole
- WV MH — Water Valve Manhole
- SMH — Sanitary Manhole
- Double Grate Inlet
- Single Grate Inlet
- Fence Post
- Deciduous Tree
- OHU — Overhead Utility
- G — Gas Per Record
- W — Water Per Record
- Sanitary Sewer
- Storm Sewer
- X — Fence
- Tree Line
- Building Extents
- Concrete
- Asphalt
- Wall

Surveyor Note:

Easements may exist affecting the surveyed property. The engagement of a title professional may be required to further research and report on matters which affect, encumber or benefit the surveyed premise.

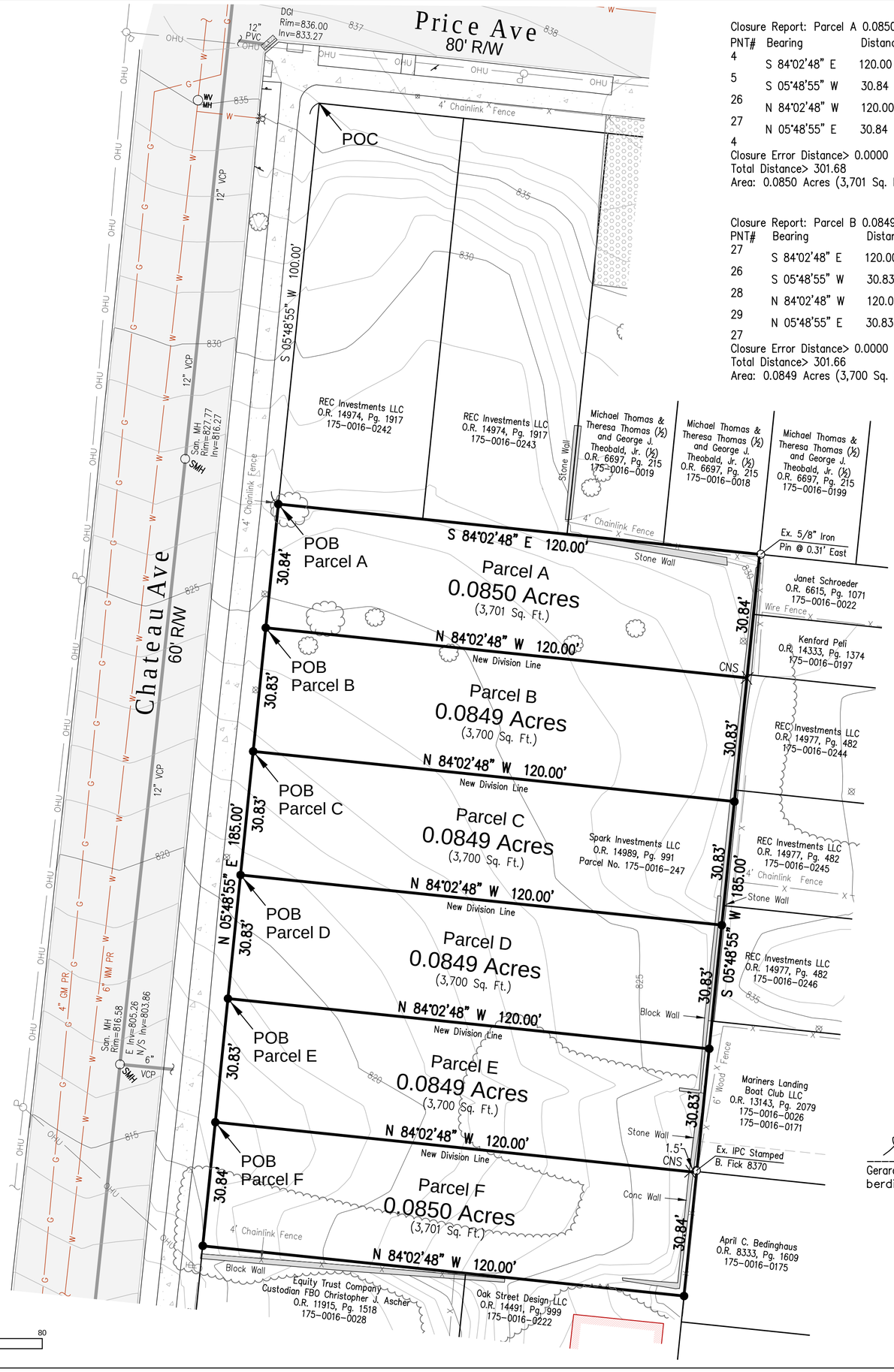
Survey References:
* Survey by Ayers & Graf Civil Engineers & Surveyors dated August 1950
* Consolidation Plat by Joseph N. Koopman dated June 16, 2016, P.B. 453, Pg. 16
* Consolidation Plat by G.J. Berding Surveying, Inc. dated 10-13-21

* Deeds of record as shown hereon.

- Indicates Set 5/8" x 30" Iron Pin and Cap
- Indicates Existing Iron Pin, unless noted otherwise

Monument Legend

20 0 10 20 40 80
1 inch = 20 feet



Closure Report: Parcel A 0.0850 Acres

PNT#	Bearing	Distance	Northing	Easting
4			409634.64	1384018.57
	S 84°02'48" E	120.00		
5			409622.19	1384137.92
	S 05°48'55" W	30.84		
26			409591.51	1384134.80
	N 84°02'48" W	120.00		
27			409603.96	1384015.45
	N 05°48'55" E	30.84		
4			409634.64	1384018.57

Closure Error Distance> 0.0000
Total Distance> 301.68
Area: 0.0850 Acres (3,701 Sq. Ft.)

Closure Report: Parcel B 0.0849 Acres

PNT#	Bearing	Distance	Northing	Easting
27			409603.96	1384015.45
	S 84°02'48" E	120.00		
26			409591.51	1384134.80
	S 05°48'55" W	30.83		
28			409560.84	1384131.68
	N 84°02'48" W	120.00		
29			409573.29	1384012.32
	N 05°48'55" E	30.83		
27			409603.96	1384015.45

Closure Error Distance> 0.0000
Total Distance> 301.66
Area: 0.0849 Acres (3,700 Sq. Ft.)

Closure Report: Parcel C 0.0849 Acres

PNT#	Bearing	Distance	Northing	Easting
29			409573.29	1384012.32
	S 84°02'48" E	120.00		
28			409560.84	1384131.68
	S 05°48'55" W	30.83		
30			409530.17	1384128.55
	N 84°02'48" W	120.00		
31			409542.61	1384009.20
	N 05°48'55" E	30.83		
29			409573.29	1384012.32

Closure Error Distance> 0.0000
Total Distance> 301.66
Area: 0.0849 Acres (3,700 Sq. Ft.)

Closure Report: Parcel D 0.0849 Acres

PNT#	Bearing	Distance	Northing	Easting
31			409542.61	1384009.20
	S 84°02'48" E	120.00		
30			409530.17	1384128.55
	S 05°48'55" W	30.83		
32			409499.50	1384125.43
	N 84°02'48" W	120.00		
33			409511.94	1384006.08
	N 05°48'55" E	30.83		
31			409542.61	1384009.20

Closure Error Distance> 0.0000
Total Distance> 301.66
Area: 0.0849 Acres (3,700 Sq. Ft.)

Closure Report: Parcel E 0.0849 Acres

PNT#	Bearing	Distance	Northing	Easting
33			409511.94	1384006.08
	S 84°02'48" E	120.00		
32			409499.50	1384125.43
	S 05°48'55" W	30.83		
34			409468.82	1384122.30
	N 84°02'48" W	120.00		
35			409481.27	1384002.95
	N 05°48'55" E	30.83		
33			409511.94	1384006.08

Closure Error Distance> 0.0000
Total Distance> 301.66
Area: 0.0849 Acres (3,700 Sq. Ft.)

Closure Report: Parcel F 0.0850 Acres

PNT#	Bearing	Distance	Northing	Easting
35			409481.27	1384002.95
	S 84°02'48" E	120.00		
34			409468.82	1384122.30
	S 05°48'55" W	30.84		
24			409438.14	1384119.18
	N 84°02'48" W	120.00		
25			409450.59	1383999.83
	N 05°48'55" E	30.84		
35			409481.27	1384002.95

Closure Error Distance> 0.0000
Total Distance> 301.68
Area: 0.0850 Acres (3,701 Sq. Ft.)

Total Area: 0.5096 Acres (22,200 Sq. Ft.)

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Gerard J. Berding
Gerard J. Berding, P.S. – 6880
berding@berdingsurveying.com

09/06/2023
Date

Revisions

OCCUPATION
As Shown On Plat
Notes

Plat of Survey
Survey Type

Spark
Chateau Avenue
Job Name

Section 30, Town 4, F.R. 1
City of Cincinnati
Hamilton County, Ohio
Site Location

MML	GJB	1" = 20'
Drawn By	*Checked By*	*Drawing Scale*

09/06/2023	21169
Issue Date	*Project Number*

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel

Copyright© 2023 G. J. Berding Surveying, Inc. All rights reserved.

EXHIBIT D

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF CINCINNATI SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE CHATEUA AVE., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF CINCINNATI.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35,/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET).

DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

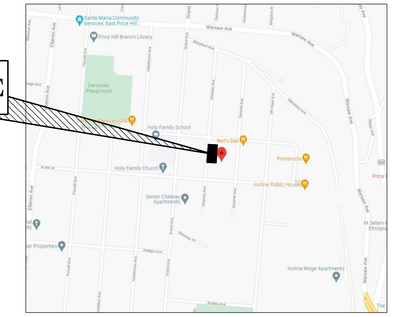
SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL

PLANS FOR THE CONSTRUCTION OF NEW RESIDENTIAL BUILDINGS KNOWN AS:

CHATEAU ROW

CHATEAU AVE., HAMILTON COUNTY, OHIO
JULY, 2024

PROPOSED SITE



LOCATION MAP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER:

SPARK INVESTMENTS LLC
640 BEAR RUN LN
LEWIS CENTER, OH 43035

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BERDING SURVEYING
741 MAIN STREET
MILFORD, OH 45150
GERRY BERDING, P.S.
513-831-5505

INDEX:

C-1 TITLE SHEET & GENERAL NOTES
C-1.1 SITE CONSTRUCTION DETAILS
C-2 EXISTING CONDITIONS & DEMO PLAN
C-3 SITE DIMENSION PLAN
C-3.1 UTILITY SERVICE PLAN
C-4 GRADING PLAN
C-5 STORMWATER POLLUTION PREVENTION PLAN

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

CB-2-2A, 2-2B, 2-2C (7-16-2021) CATCH BASINS NOs 2-2A, B & C
CB-2-3, 2-4 (7-16-2021) CATCH BASINS NO's 2-3 & 2-4
CB-2-5, 2-6 (7-16-2021) CATCH BASINS NO's 2-5 & 2-6
CB 3 (7-16-2021) CATCH BASIN NO. 3
CB 3A (7-16-2021) CATCH BASIN NO. 3A
MH 3 (7-16-2021) MANHOLE NO. 3
BP-7.1 (7-17-2020) NEW CURB RAMPS
HW-2.1 (7-20-2018) HALF-HEIGHT HEADWALLS

DEPARTMENT/ UTILITY TABLE:

GREATER CINCINNATI WATER WORKS
4747 SPRING GROVE AVE.
CINCINNATI, OHIO 45232
513-591-7836 (NEW BRANCH SALES)
513-591-7855 (RECORDS)

DUKE ENERGY (ELECTRIC)
LOGAN
513-882-2988

METROPOLITAN SEWER DISTRICT
OF GREATER CINCINNATI (MSD)
DEVELOPMENT SERVICES
1600 GEST ST.
CINCINNATI, OHIO 45204
513-244-5588 ROB KERN

CITY OF CINCINNATI
BUILDINGS AND INSPECTION AND
PERMIT CENTER (BUILDING & ZONING)
805 CENTRAL AVE.; 5th FLOOR
CINCINNATI, OHIO
513-352-4845

CITY OF CINCINNATI STORMWATER
MANAGEMENT UTILITY (SMU)
4747 SPRING GROVE AVENUE
CINCINNATI, OHIO 45232
513-591-5050

DUKE ENERGY (GAS)
EMMA
513-439-3886

CITY OF CINCINNATI
FIRE PREVENTION BUREAU
430 CENTRAL AVE.
CINCINNATI, OHIO 45202

CITY OF CINCINNATI
DEPARTMENT OF TRANSPORTATION
AND ENGINEERING (DOTE)
801 PLUM ST., ROOM 450
CINCINNATI, OHIO 45202
513-352-3424

OHIO811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

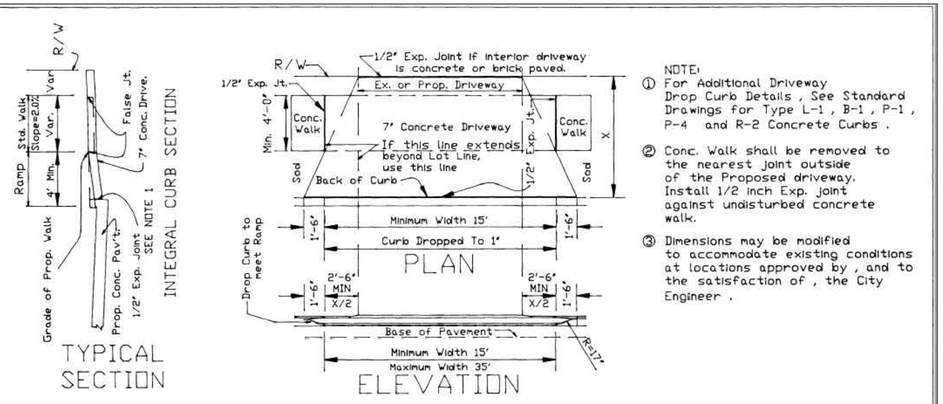
CHATEAU ROW
TITLE SHEET & GENERAL NOTES
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

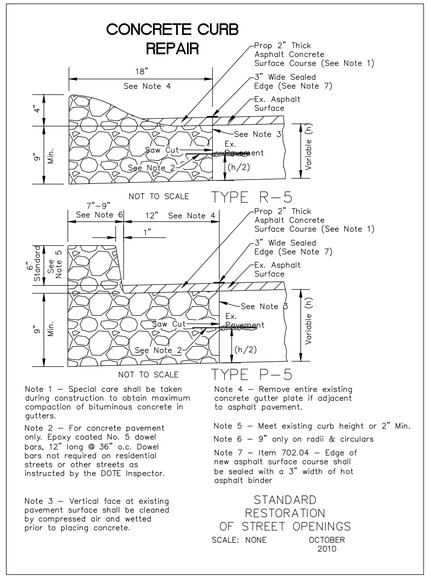
SCALE:	HORIZ.	VERT.
	1"=20'	N/A

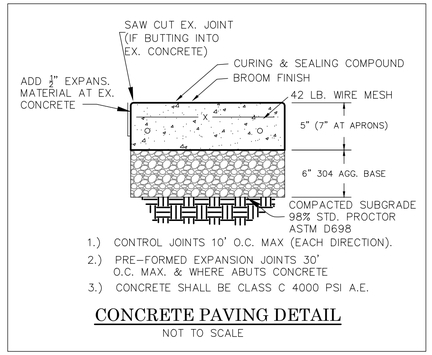
JOB. NO.	21-182
DATE	Dec. 11, 2024

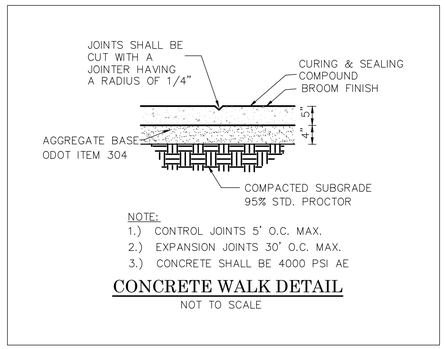
SHEET NO.

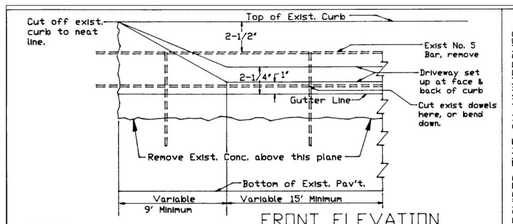
C-1





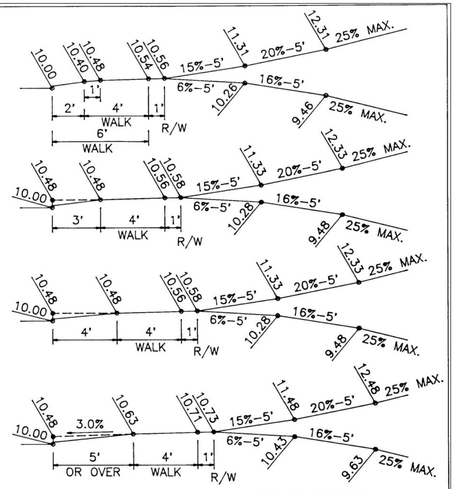






CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
REPLACING INTEGRAL CURB WITH DROP CURB AT DRIVEWAYS
SCALE: NONE
FEBRUARY , 1991
CITY ENGINEER
ACC. NO. 21509

NOTE : SECTION 721-143 OF THE CINCINNATI MUNICIPAL CODE PROVIDES THAT ON UNIMPROVED STREETS THE GRADE OF THE DRIVEWAY AT THE PROPERTY LINE SHALL BE DETERMINED BY ASCENDING FROM THE EDGE OF THE TRAVELED ROADWAY AT THE RATE OF 1/2" PER FOOT.



NOTE: R/W= RIGHT OF WAY
CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
MAXIMUM ASCENDING & DESCENDING
INTERIOR DRIVEWAY GRADES
FOR VARIOUS SIDEWALK LOCATIONS
NOT TO SCALE
MAY, 1995
CITY ENGINEER
ACC. NO. 21439
PAGE 019

OHIO811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHATEAU ROW
SITE CONSTRUCTION DETAILS
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A

JOB. NO.	21-182
DATE	Dec. 11, 2024

SHEET NO.

C-1.1

EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "RMX–MH". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE CINCINNATI ZONING DEPARTMENT.

2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.

3. PER FLOOD INSURANCE RATE MAP NUMBER 39061C0331F EFFECTIVE 02/16/2012, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.

4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.

5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.

6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN–KIND.

7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.

8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF–SITE FROM THE PROPERTY.

11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND

- Power Pole
- Telephone Pole
- Water Valve Manhole (WV MH)
- Sanitary Manhole (SMH)
- Double Grate Inlet
- Single Grate Inlet
- Fence Post
- Deciduous Tree
- Overhead Utility (OHU)
- Gas Per Record (G)
- Water Per Record (W)
- Sanitary Sewer (S)
- Storm Sewer
- Fence (x)
- Tree Line
- Building Extents
- Concrete
- Asphalt
- Wall

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHATEAU ROW
EXISTING CONDITIONS & DEMO PLAN
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB. NO.	21–182	
DATE	Dec. 11, 2024	

SHEET NO.

C–2

OHIO811 Before You Dig

LEGEND-PROP. FEATURES

NEW PORTLAND CEMENT CONCRETE PAVEMENT

NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

OHIO811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

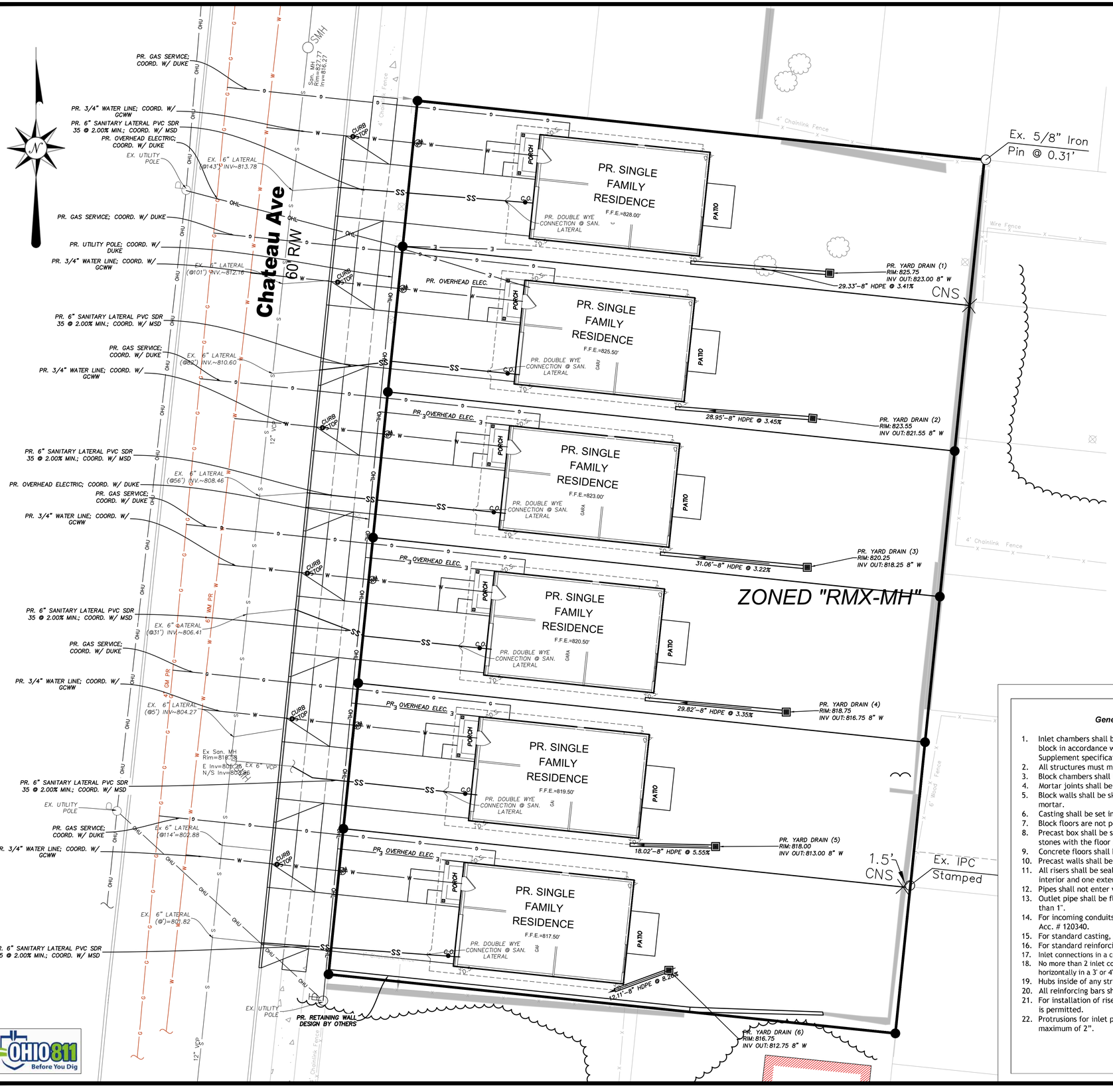
CHATEAU ROW
SITE DIMENSION PLAN
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A

JOB. NO.	21-182
DATE	Dec. 11, 2024

SHEET NO.

C-3



LEGEND-PROP. FEATURES

- W — PROPOSED DOMESTIC WATER SERVICE (3/4" METER; 3/4" LINE, TYPE K COPPER) ALL WATER LINES TO HAVE A MINIMUM OF 48" OF COVER
- SS — PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN.
- PROPOSED STORM SEWER
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- G — PROPOSED GAS SERVICE (SIZE TBD BY USE)
- DS — PR. DOWNSPOUT
- RD — PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BERDING SURVEYING.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
7. COORDINATE WITH MSD AND GCWW FOR BUILDING SEWER AND WATER TAPS.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
22. SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
24. GAS SERVICE TO BE INSTALLED BY DUKE ENERGY, FROM MAIN TO METER SETTING.
25. THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM ODOT, AND RESTORE THE PAVEMENT OF ROAD AS NEEDED.

General SMU Notes

1. Inlet chambers shall be precast or made from concrete block in accordance with latest ODOT CMS and City Supplement specifications.
2. All structures must meet standard inside dimensions.
3. Block chambers shall be made from solid slab blocks.
4. Mortar joints shall be a minimum of 3/8".
5. Block walls shall be skim coated with a minimum 1/8" mortar.
6. Casting shall be set in a bed of mortar.
7. Block floors are not permitted.
8. Precast box shall be set on a bed of 6" compacted #57 stones with the floor poured to match flow lines.
9. Concrete floors shall be a minimum of 6" thick.
10. Precast walls shall be a minimum 6" thick.
11. All risers shall be sealed with 2 rows of Con-seal. One interior and one exterior.
12. Pipes shall not enter within 8" of an inside corner.
13. Outlet pipe shall be flush with wall or protrude no more than 1".
14. For incoming conduits with diameter of 8" and smaller see Acc. # 120340.
15. For standard casting, see Acc. # 49017.
16. For standard reinforcing steel notes see Acc. # 49010.
17. Inlet connections in a cone section are not permitted.
18. No more than 2 inlet connections spaced 2'+/- apart horizontally in a 3' or 4' manhole section.
19. Hubs inside of any structure are not permitted.
20. All reinforcing bars shall clear interior face of wall by 2".
21. For installation of risers, a 1" tolerance in either direction is permitted.
22. Protrusions for inlet pipes shall be a minimum of 1" and a maximum of 2".
23. All pipes shall be set in a bed of mortar, dry fitting is not permitted.
24. Pipe edges shall be smooth. No jagged edges are permitted.
25. Shop drawings for precast structures must be approved prior to work commencing.
26. No knockouts are permitted.
27. No steps are permitted.
28. All penetrations shall be manufactured or cored and shall not exceed 4" greater than the conduit's outside diameter.
29. Shims are not permitted.

Typical Installation of Building Storm Sewer

1. **Connections to the SMU truck sewer shall be made via "insert a tee" or approved equal.**
2. **Connections to the SMU trunk sewer must be made above the spring line.**
3. **Reference SMU's current approved pipe policy for a list of approved materials.**

Typical Installation of Building Storm Sewer
Approved 120309
Eric Strayer
City Stormwater Management Engineer

CINCINNATI STORMWATER MANAGEMENT UTILITY
A Division of Greater Cincinnati Water Works

PAGE 2 OF 2

Revision DATE: 04/13/2021

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

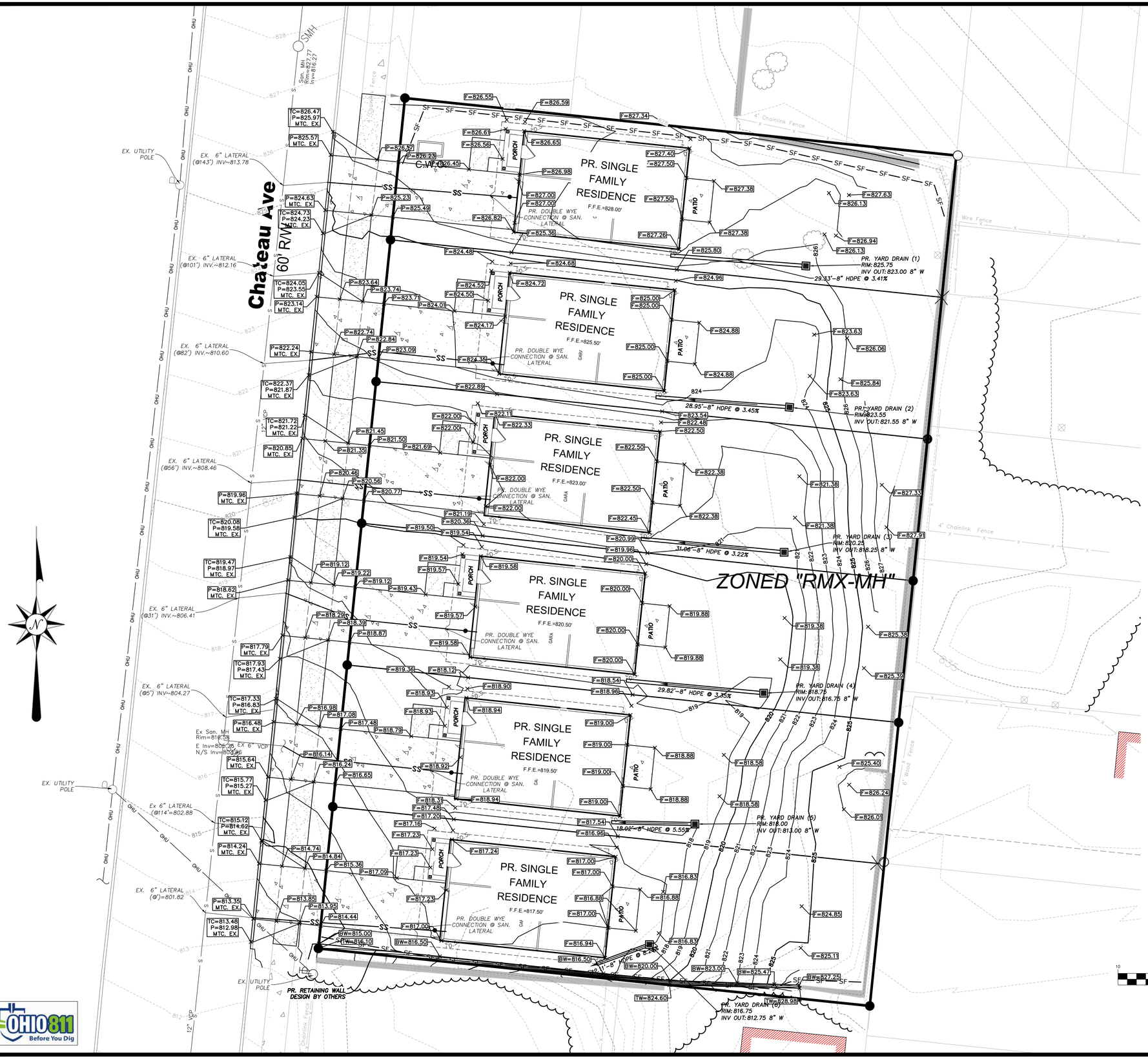
CHATEAU ROW
UTILITY SERVICE PLAN
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB. NO.	21-182	
DATE	Dec. 11, 2024	

SHEET NO.

C-3.1

OHIO811 Before You Dig



GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F =FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

EX. CONTOUR
PR. CONTOUR (MAJOR)
PR. CONTOUR (MINOR)

EROSION CONTROL LEGEND

SF — SILT FENCE

D.B. — DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER

CONSTRUCTION ENTRANCE

C.W.O. — CONCRETE WASHOUT

SITE NOTES:

PROJECT CONSISTS OF DEVELOPING A NEW COMMERCIAL BUILDING IN THE CITY OF CINCINNATI, OHIO.

TOTAL SITE AREA=0.51 ACRES
DISTURBED AREA=0.4 ACRES

PRE-DEVELOPMENT RUN-OFF COEFFICIENT C=0.30 (CALCULATED)
POST-DEVELOPMENT RUNOFF COEFFICIENT C=0.61 (CALCULATED)

SOIL TYPES ARE: SEE GEOTECHNICAL REPORT FOR DETAILED EVALUATION OF SOIL TYPES. COMMONLY, THE SOILS CONSIST OF HETEROGENEOUS MIXTURE OF CLAY, SILT, SAND AND SOME GRAVEL WITH SCATTERED COBBLES AND BOULDERS.

PRIOR & EXISTING USE: THE CURRENT USE OF THE PROPERTY IS VACANT COMMERCIAL GROUND.

CONSTRUCTION SCHEDULE: SEE SEQUENCE & CONTRACTOR'S SCHEDULE.

RECEIVING STREAM: OHIO RIVER

OHIO811 Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
DATE	BY	NO. & DESCRIPTION	

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHATEAU ROW
GRADING PLAN (WEST)
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB. NO.	21-182	
DATE	Dec. 11, 2024	

SHEET NO.

C-4

EROSION AND SEDIMENT CONTROL NOTES:

PRE–CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF CINCINNATI AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE UTILITY, WILL BE REQUIRED TO HOLD A PRE–CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE CITY OF CINCINNATI.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF CINCINNATI BY TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE–CONSTRUCTION MEETING
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
   D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
   E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF CINCINNATI PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A REPRESENTATIVE OF THE CITY OF CINCINNATI.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF CINCINNATI BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM AN SMU REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO REPRESENTATIVES OF THE CITY OF CINCINNATI UPON REQUEST.

SAFETY:

8. THE CITY OF CINCINNATI SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON–SUMP AREAS SHALL HAVE TEMPORARY ASPHALT DAMS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF–WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE–FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NO DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP–RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OR ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF AN SMU REPRESENTATIVE, THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF–SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF–WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR–STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH OHIO REVISED CODE, CHAPTER 3714.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OHCO00005–"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF–SITE FROM THE LOT ONTO STREETS.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT–O–LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

OHIO811 Before You Dig

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (ph=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12–15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10–10–10 OR 12–12–12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE 0.5 LBS	
	DOMESTIC RYEGRASS	0.25 LBS
	KENTUCKY BLUEGRASS	0.25 LBS
	2. TALL FESCUE	1 LBS
	3. DWARF FESCUE	1 LBS

2–1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVETCH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

2–2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL	1. TALL FESCUE	1 LBS

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (¼) OF AND INCH.

TEMPORARY AND PERMANENT SEEDING(CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING

A. TEMPORARY SEEDING–AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING– SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING";

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:
1. MECHANICAL– USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
2. ASPHALT EMULSION–APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
3. MULCH NETTING–USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

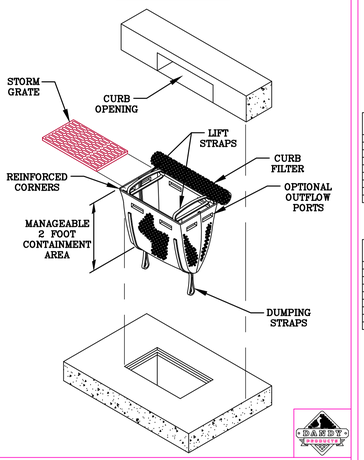
PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of a stream and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a stream and not at final grade	Within two days of the most recent disturbance if the area will lie dormant for more than 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

DANDY CURB SACK™



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

DANDY CURB SACK™ SPECIFICATIONS

NOTE: THE DANDY CURB SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW DANDY CURB SACK™ (BLACK)

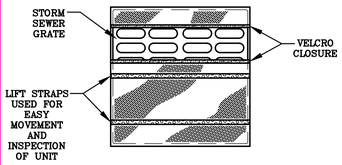
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5206 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec⁻¹	0.90

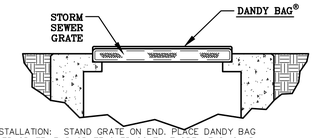
HI–FLOW DANDY CURB SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

DANDY BAG®

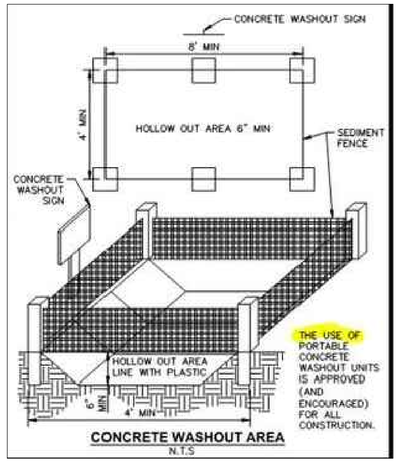




INSTALLATION: STAND GRATE ON END, PLACE DANDY BAG OVER GRATE, FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY CURB FILER BAG



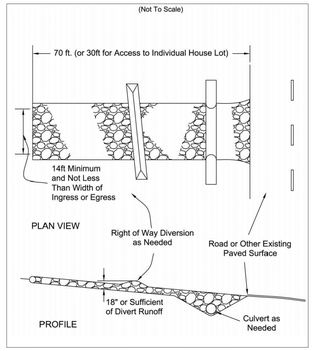
CONCRETE WASHOUT AREA
N.T.S

CONSTRUCTION SEQUENCE:

Table 8.2.2 A Construction Sequence for Small Construction Sites

Stage	Actions
Mark off set aside areas	1. Fence naturally vegetated areas and the dripline of trees that will be maintained and protected during construction.
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect down-stream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barriers(silt fence, filter socks and berms) and protection of catch basins with inlet protection.
	3. Install stone construction entrance prior to general grading or excavation or delivery of materials.
Prepare site and construct improvements	4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary.
	5. Grade site or excavate building foundation or basement.
	6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls.
	7. Construct the building and site improvements.
Final grading and stabilization	8. Complete land grading and shaping. Soils shall be roughly graded, followed by the spreading and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time.
	9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials.
	10. Remove temporary sediment control practices once vegetation is established.

Specifications for **Construction Entrance**



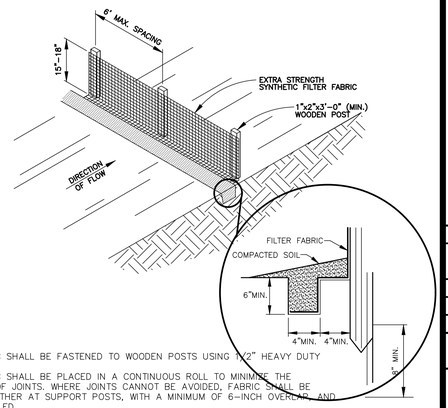
Specifications for **Construction Entrance**

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Constructionentrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1x10-3 cm/sec.

6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.



NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURANCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6–INCH OVERLAP, AND SECURELY SEALED.

SILT FENCE (SF) DETAIL
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	NO. & DESCRIPTION
		REVISIONS

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

CHATEAU ROW
SWPPP NOTES & DETAILS
CHATEAU AVE.
CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A

JOB. NO.	21–182
DATE	Dec. 11, 2024

SHEET NO.

C–5

October 13, 2023

Ms. Jill McGrail
Barron Peck Bennie & Schlemmer Co., LPA
Central Land Title Agency Co.
3074 Madison Road
Cincinnati, Ohio 45209

Re: 808-818 Chateau Avenue | Lot Split (D) – **(CPRE230059)** Final Recommendations

Dear Ms. McGrail,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **808-818 Chateau Avenue** in the Community of East Price Hill. It is my understanding that you are proposing to split the lot to create 6 single-family parcels. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Microsoft Teams conference call meeting** with you on **October 17, 2023 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. This proposal is a Major Subdivision because it meets the following criteria:
    - 200-01-S6 A request that seeks to subdivide a parcel of land into more than three lots.
2. More information about the major subdivision process and regulations may be found here: https://www.cincinnati-oh.gov/planning/subdivisions-and-lot-splits/

Requirements to obtain permits:

- None

Recommendations:

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the East Price Hill Improvement Association.

Contact:

- **Emily Burns** | City Planning | 513-352-4855 | emily.burns@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. The applicant needs to work with City Planning staff on the Major Subdivision process. The project is located in an RMX zoning district, which requires a minimum lot size of 2500 square feet for a single-family residence (lot sizes meet this requirement). Setbacks in RMX for future development are 20' front yard; 0/5' side yard; and 20' rear yard.

Requirements to obtain permits:

1. Once construction is ready to proceed, you will need to work with City Planning and Zoning Staff on the development.

Recommendations:

- None

Contact:

- **Kate Meehan** | ZPE | 513-352-2441 | Kathleen.meehan@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. An approved site utility plan will be required for each building to receive approved permit.
2. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdgc.org/customer_care/development_services/index.html Email questions to MSDAvailability@cincinnati-oh.gov

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
    - If detention is required by MSD, provide SMU with a copy of the follow items: approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
    - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. Utility Plan
    - Label all pipes materials.
    - In the public R/W, pipes to be DIP or RCP.
    - Show Top & Invert elevations for all Appurtenances.
    - Show slopes for all pipes.
    - Show how downspouts tie to the underground sewer system.
    - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
    - Tie into Curb inlets are NOT PERMITTED.
4. Grading Plan
    - Grading must show existing and proposed contours.
    - Impervious surfaces are NOT permitted to drain towards adjacent properties.
    - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).

- Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.

5. Erosion & Sediment Control Plan is required. Refer to link: https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
6. SMU Standards Plans Notes is required. Refer to link: https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/
7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
   - State Plane Coordinates (N,E) for all MH's and Catch Basins.
   - Inverts and Top elevations for all MHs and Catch Basins.
   - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. At the owner/developer expense a flow test will need to be conducted with a fire protection company and/or sprinkling company.
   a. Solo flow test: Flow and gauge the first fire hydrant south of Price Avenue on Chateau Street.
   b. Contact our dispatch office to schedule a flow test 513-591-7909 or 513-591-7910.
   c. If results come back poor and do not meet the flow requirements, water main work may be required.
   d. Email results to Richard.Roell@gcww.cincinnati-oh.gov

Requirements to obtain permits:

1. Must have a stamped and recorded plat for each parcel before any building permits will be approved or water service branches sold.
2. Each parcel will need to have its own water service branch. Water service lines are not to cross parcel lines.
3. The subject development property has inactive water service lines at the following:

Address	Branch #	Size	Notes
810 Chateau Av.	H-64939 - FOD	3/4"	*Lead on private side
814 Chateau Av.	H-26734 - FOD	3/4"	*Lead on private side

* Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of these water service lines (H-64939 and H-26734) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, it should be replaced with copper service line if it is to remain.

4. These water service lines can be repurchased or reactivated.
5. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at

Phillip.Young@gcww.cincinnati-oh.gov. Alternatively, this may be included with the installation of the other branches, if applicable.

Recommendations:

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. A site plan is needed showing 1 readily accessible Fire Hydrants within 400 feet of all sides of your project.
2. The minimum fire flow requirements for Residential structures (1, 2 and 3) family dwellings are 1000 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton B. Britton** | Fire Dept. | 513-357-7596 | elton.britton@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:

a. The development goal should be to earn at a minimum the LEED Certified rating level.
b. Rooftop solar should be considered in the design as a renewable energy source.
c. Site parking should be wired for electric vehicle charging.
d. Site areas designated for trash carts should also have at least equal space designated for recycling carts.
e. The use of trees in the landscape design should be included to enhance urban forestry.
f. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Matt Dickman** | Urban Forestry | 513-861-9070 | matthew.dickman@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A minimum of 10' of right of way from face of curb.
2. Sidewalk is 5' wide at property line with remaining space tree lawn.
3. Driveway length is 20' minimum from property line or less than 5'.
4. Provide City DOTE standard concrete driveway aprons. Driveways are to meet clearance requirements.
5. No continuous flush driveway. Provide 5' minimum full height curb between flares.
6. All work in the public right-of-way will require a separate DOTE permit.
7. The assigned addresses for the new homes will be 808, 810, 812, 814, 816, and 818 Chateau Avenue with the numbers increasing to the north. Once constructed, each home must have its address number posted and visible from the street. Contact DTEaddress@cincinnati-oh.gov with questions.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Compliance will start once you show what will be on the lots.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Director | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No comment at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle |** Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

---

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

Rodney D. Ringer,
Development Manager

AD:RDR:hs

EXHIBIT F

EAST PRICE HILL IMPROVEMENT ASSOCIATION

November 21, 2024

SENT ELECTRONICALLY

City of Cincinnati Zoning Hearing Examiner
805 Central Avenue, Cincinnati, Ohio 45202

RE: EPHIA Supports Autumn Woods Parcel Split Request at 808 Chateau Avenue

To whom it may concern,

On November 18th 2024, the recognized Community Council for East Price Hill, The East Price Hill Improvement Association voted in the General Assembly meeting open to the public at 3301 Price Avenue to support the request to split parcel 175-0016-0247-00 commonly known as 808 Chateau Avenue from one lot into six lots. No opposition was expressed at the meeting by any members of the community.

For your consideration,

President, East Price Hill Improvement Association
On behalf of the Board of Directors and the Residents of East Price Hill

513-341-8430
president@ephia.org
www.ephia.org

ITEM 3

Honorable City Planning Commission **February 7, 2025**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed Development Plan (Phase II) and Subdivision Improvement Plan for "The Crossbuck" at 3033 Jared Ellis Drive in Oakley.

GENERAL INFORMATION:

Location: 3033 Jared Ellis Drive in Oakley
Applicant: Local Oakley, LLC
Applicant Address: 7755 Montgomery Road, Cincinnati OH 45236

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Application for Division of Land
- Exhibit C – Development Plan and Final Plat
- Exhibit D – Subdivision Improvement Plan
- Exhibit E – Development Program Statement for PD-94
- Exhibit F – Coordinated Site Review Letter
- Exhibit G – Oakley Community Council Letter of Support

BACKGROUND:

The subject property, 3033 Jared Ellis Drive, is located in Planned Development #94 (PD-94) in Oakley. It is approximately 7.58 acres and located on part of the former Cast Fab property. It is situated between the railroad tracks to the south, I-71 to the west, Planned Development #89 – Graphite (PD-89) to the north, and Planned Development #64 – Oakley Station (PD-64) to the east. The Planned Development (PD-94) was established by City Council in October 2022 (Ord. 0322-2022) and a Final Development Plan was approved by the City Planning Commission on September 16, 2022. The City Planning Commission also reviewed and approved a Development Plan and Subdivision Improvement Plan on May 3, 2024.

The proposed development "The Crossbuck" (previously named "The Abbey" and "Arcadia") includes a total of 119 three-story townhomes on individual lots, organized around a series of private streets and alleys. The proposed streets are as follows: Switch and Spur Lanes running east-west; Junction Lane, Shortline Lane, and Crossbuck Point running north-south; and Boxcar Lane wrapping the perimeter of the development. Boxcar Lane and Crossbuck Point will serve as the two access points from Jared Ellis Drive. Proposed lot areas range from 998 to 1,273 square feet, and widths range between 18 and 25.5 feet. Homes will range from 1,300 to 2,200 square feet, with one to four bedrooms and two to four bathrooms. Each home will have a two-car garage and other optional upgrades to accommodate varying price ranges.

The applicant, Local Oakley LLC, is proposing an updated Subdivision Improvement Plan (SIP) for applicable site and infrastructure requirements for the full Planned Development, as well as a Development Plan for the second phase of construction, including a Major Subdivision to create the final 89 lots. The SIP was modified to reflect the changing of certain lot lines. The proposed subdivision and SIP require review by the City Planning Commission per Sections 200-01-S5, 200-01-S6, and 300-09-B of the Subdivision Regulations outlined below.

CRITERIA/ANALYSIS – SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Cincinnati Subdivision Regulations defines a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a "subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots, but excluding subdivisions that propose or require one or more of the following features:

(a) The opening, widening, extension or improvement of a street;

The proposal will create new private streets within the development and connect to public right-of-way at two points along Jared Ellis Drive.

(b) The installation, extension, or modification of a public utility service line, excluding tap connections to existing utility service lines;

The applicant will extend new service lines and utilities for the development, which is outlined in the Subdivision Improvement Plan (Exhibit D).

(c) A request involving a parcel of land that the owner or applicant intends to further subdivide and the planned subdivision together will result in four or more lots;

The previously approved Phase I proposal split the existing parcel into a total of 30 lots; the currently proposed Phase II further subdivides the parcel into 89 more lots. Both phases combined have a total of 119 lots.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications. According to Section 300-09 (a) (6) *Decision,* the City Planning Commission shall approve a development plan application when it finds:

(i) *City Plans*. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati* (2012) as well as the "Managing Our Future Growth" Focus Area of the *Oakley Master Plan* (2019). See "Consistency with Plans."

(ii) *Planning Principles.* The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) *City Administration Standards, Rules, and Regulations.* The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not

limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed by the City of Cincinnati's Coordinated Site Review Advisory Team in July of 2022 to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. No concerns were identified (Exhibit F).

(iv) *Design*. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The proposed development was reviewed by the Stormwater Management Utility and Urban Forestry during the Coordinated Site Review process and no concerns were identified (Exhibit F).

(v) *Access and Public Service*. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision was reviewed by the appropriate City departments through the Coordinated Site Review process and no concerns about existing traffic circulation or public services were identified (Exhibit F).

(vi) *Multiple Phases.* If applicable, the phasing plan will provide for an orderly and efficient development.

This application reflects Phase II.

COORDINATED SITE REVIEW:

The proposed subdivision was reviewed by City departments through the Coordinated Site Review process. The Coordinated Site Review Advisory Team met with the applicant in July of 2022 and issued a letter with their comments (Exhibit F). No concerns were identified.

PUBLIC COMMENT AND NOTIFICATION:

Notice of the February 7, 2025 City Planning Commission meeting was sent to property owners within 200 feet of the site and the Oakley Community Council. Per Section 300-09 (a)(2) of the Subdivision Regulations, a sign was also posted on the subject property to notify the public that the application is under review by the City.

The Oakley Community Council submitted a letter of support for the project during the Planned Development process in 2022 (Exhibit G). No additional correspondence has been received.

CONSISTENCY WITH PLANS:

Oakley Master Plan (2019)

The proposed subdivision is consistent with the Managing Our Future Growth Focus Area of the *Oakley Master Plan (2019),* including the goals to "Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood" (p. 80) and "Increase the percentage of owner-occupied homes" (p. 85). The current request will create 89 for-sale

townhomes, and the proposed design fosters a more dense and walkable neighborhood style than typical for single-family homes, with attached buildings, rear-facing garages, and common open spaces.

Plan Cincinnati (2012)
The proposed subdivision is also consistent with the Live Initiative Area of *Plan Cincinnati (2012),* including the goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164). The proposed project explicitly includes homes with a variety of sizes and finish options to accommodate different price points.

RECOMMENDATION:
The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

1. **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this report; and

2. **APPROVE** the proposed Development Plan (Phase II) and Subdivision Improvement Plan for 3033 Jared Ellis Drive in Oakley, as the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (b)(2) of the Subdivision Regulations.

Respectfully submitted:

Andrew Halt

Andrew Halt, AICP, PE, Senior City Planner
Department of City Planning & Engagement

Approved:

Katherine Keough-Jurs

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Proposed Major Subdivision at 3033 Jared Ellis Drive in Oakley

Exhibit A

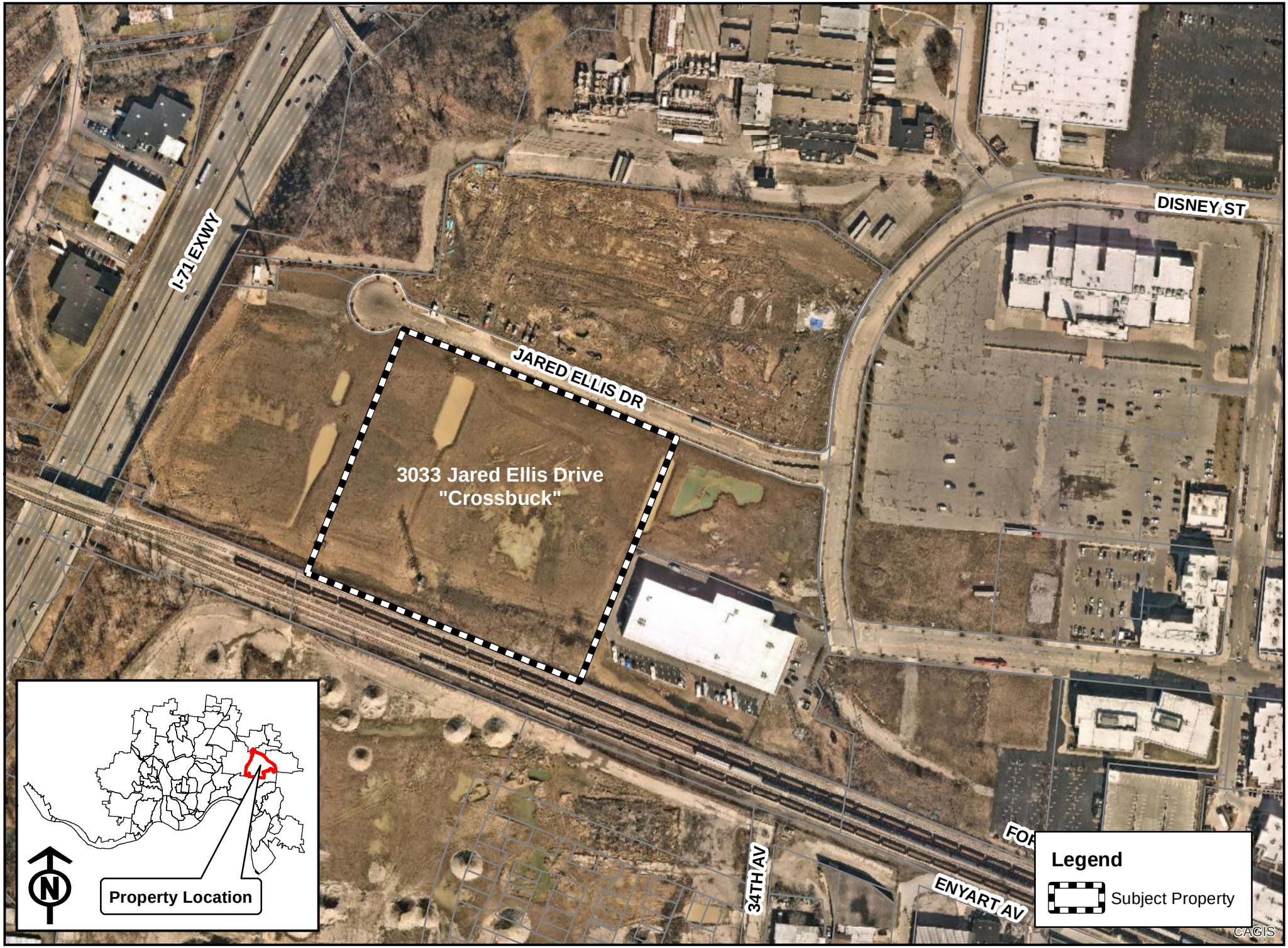


Exhibit B

Recd 1/3/2025

APPLICATION FOR A DIVISION OF LAND

City Planning Commission
Cincinnati, Ohio

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

Property Address: 3033 Jared Ellis Drive

Neighborhood: Oakley **Parcel ID:** 052-0001-0026 **Date of Application:** 1/3/2025

Request (Check all that apply):
- ☐ Subdivision of Land (up to 3 lots created)
- ☐ Subdivision of Land (4 or more lots created)
- ☑ Subdivision Improvement Plan
- ☐ Final Plat
- ☐ Other: _____

Additional Information:

Is the subject land located within a Hillside Overlay District?	☐ Yes ☑ No
Is the subject land located within a Special Flood Hazard Area?	☐ Yes ☑ No
Does the request include any rear lots (panhandle lots)?	☐ Yes ☑ No
Does the request include any air lots?	☐ Yes ☑ No
Does the request involve a street and/or utility extension/opening?	☐ Yes ☑ No
Will the request require the removal/demolition of an existing structure?	☐ Yes ☑ No

Applicant/Grantee: Andy Juengling, AICP **Firm, Company, etc.:** McBride Dale Clarion

Address: 5721 Dragon Way, Suite 300, Cincinnati, OH 45227

Phone: 513.561.6232 **Email:** ajuengling@mcbridedale.com

Property Owner/Grantor (if different than applicant): Bill Davin

Firm, Company, etc.: Local Oakley, LLC

Property Owner Address: 7755 Montgomery Road, Cincinnati, OH, 45236

Phone: 513.404.3490 **Email:** wdavin@cinci.rr.com

SUBMITTAL CHECKLIST

Application will not be considered complete until all items are submitted:

- ☑ Submittal Requirements of the applicable request as established in Chapter 4 of the *Subdivision Regulations*
- ☑ Proposed Plat showing information outlined in Sec. 400-03 of the Subdivision Regulations
- ☑ Current Deed(s) for Existing Lots
- ☑ Deed(s) for Proposed Lots
- ☑ Legal Description(s)
- ☑ Signed *Requirements for Notice Sign for the Subdivision of Land* Agreement – attached
- ☑ Copy of Coordinated Site Review Application or Recommendation Letter (CPRE Letter) – Only Applies to Major Subdivisions

AUTHORIZATION:

The applicant or agent undersigned does hereby certify that the information and statements given on the application, surveys, drawings, legal instruments, and inspections are to the best of their knowledge, true and correct. The undersigned further certifies their authorization to grant consent to the inspection by the employees of the City of Cincinnati of the described premise(s) before the Department of City Planning or the Planning Commission takes action on this application. The undersigned acknowledges and affirms that the approval of this application shall not warrant or guarantee access to, or the availability of, utility service to the subject premise(s) of this application.

[signature] 1/3/2025
Applicant/Grantee Signature Date

William H. Davin 12/20/24
Property Owner/Grantor Signature Date

STAFF USE ONLY

APPLICATION REVIEW:

- Tracking/Composition Number: _____
- Zoning of Subject Land: _____
- Zoning Compliance Affirmed by: _____
- Tentative Hearing Date: _____
- Notes/Other Requirements: _____
- Plat prepared by surveyor? ☐ Yes ☐ No
- Consolidation Plat Required? ☐ Yes ☐ No
- Requires variance approval by CPC? ☐ Yes ☐ No

APPROVAL:

Division of Land Approved By: _____ Date: _____

APPLICATION FOR A DIVISION OF LAND

City Planning Commission
Cincinnati, Ohio

REQUIREMENTS FOR NOTICE SIGN FOR THE SUBDIVISION OF LAND

Within 24 hours of the submission of a minor or major subdivision application, the applicant/ undersigned shall post a notice sign on the subject property in the form and manner prescribed below, pursuant to Sections 300-07 (b) and Section 300-09 (a)(2) of the Subdivision Regulations of the City of Cincinnati. The applicant/ undersigned shall cause the notice sign to remain posted until final disposition of the application.

- ☑ The sign shall be posted in a location on the subject property (outside of the public right-of-way) that remains visible from the property's primary street frontage (no more than 10 feet away from the public right-of-way).
- ☑ A photo verifying the sign is posted on the subject property shall be emailed to subdivisions@cincinnati-oh.gov within 24 hours of submittal of application. The photo shall demonstrate the location of the sign on the property in relation to the primary street frontage.
- ☑ The sign shall be returned to the City of Cincinnati Department of City Planning within 24 hours of the City's disposition on the requested application.
- ☑ Failure to return the sign, cause the sign to remain on site, or request a new sign if the sign disappears from the site, may be subject to Section 900-11 of the Subdivision Regulations below:

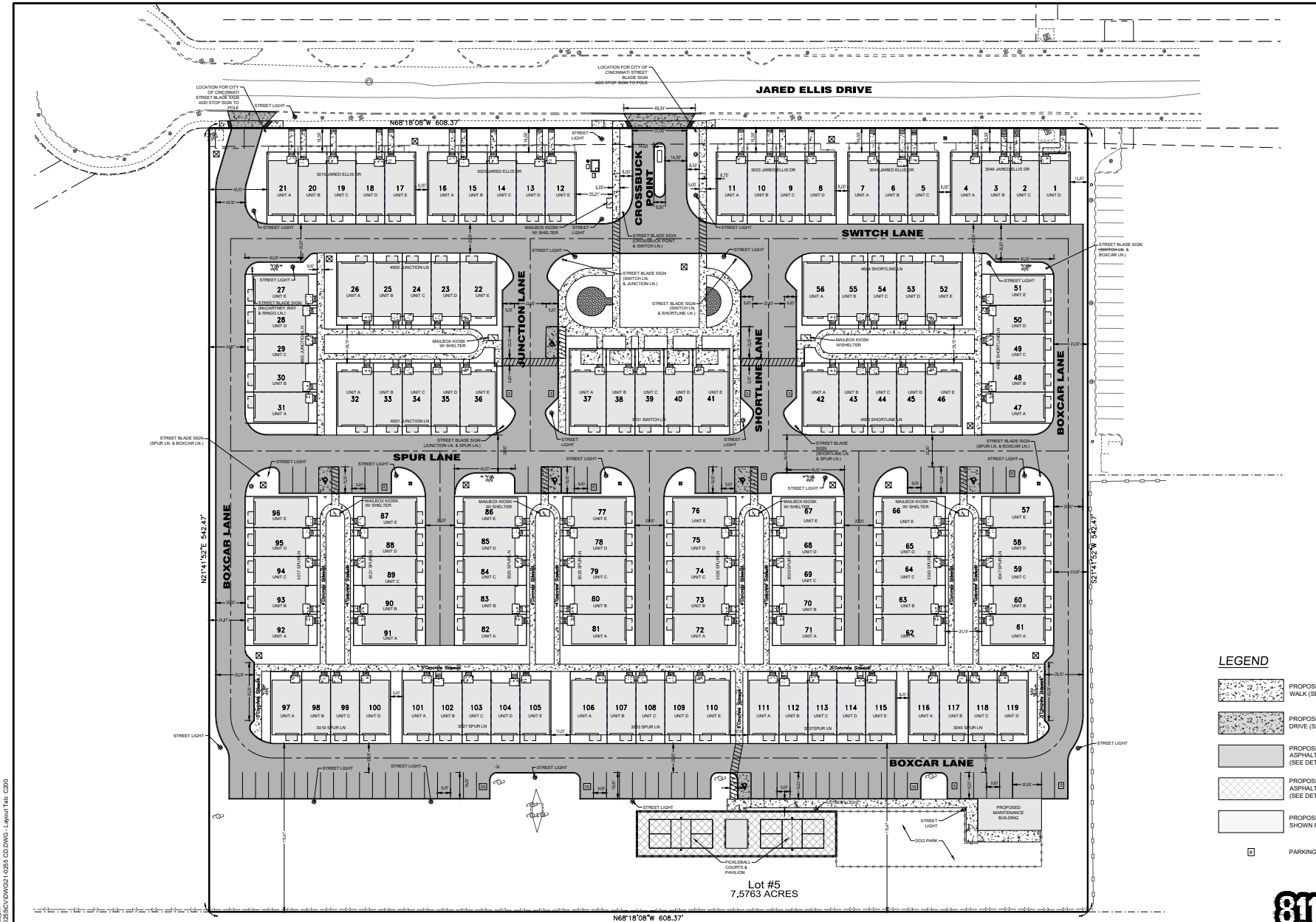
> **Section 900-11. – Penalties**
> Any person who fails to comply with, violates, or interferes with another person's effort to comply with any provision of these regulations shall be guilty of a minor misdemeanor, and on conviction thereof shall be fined $100 for each violation. Each day that any violation continues after notification by the Director of City Planning, or his or her designee, that a violation exists shall be considered a separate offense for purposes of penalties and remedies specified in this section.

The undersigned does hereby acknowledge and affirm that he or she shall comply with the aforementioned obligations in good faith.

Applicant/Grantee Signature — Date: 1/3/2025

Department of City Planning — Date: 01/8/25

Exhibit C



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION
2. PATH FOR VISITABILITY TO ALL UNITS IS THROUGH THE GARAGE

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk'd
1	Revised Plans per City of Cincinnati Review	05-12-23	MGB	JAB
2	Block Division	05-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised Per Building Permit	12-15-24	AB	JAB
6	Revised Per Client and Planning Revision	01-06-25	MGB	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OVERALL LAYOUT PLAN

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C200**

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C200

Basis of Bearing:
PLAT BOOK 473, PAGE 49

SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk.

CROSSBUCK

BEING A REPLAT OF LOT #3 OF CAST FAB SUBDIVISION
SECTION 28, TOWN 4, F. RANGE 2 BTM
COLUMBIA TOWNSHIP, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DUKE UTILITY EASEMENT DETAIL

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	21-0255 RP
Drawn by:	PAH
Checked By:	JOL
Issue Date:	1-3-25
Sheet:	3/4

COPYRIGHT © ALL RIGHTS RESERVED. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. ANY REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER IS PROHIBITED. ANY REPRODUCTION OF THESE PLANS SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER.

Plot time: Jan 03, 2025 - 11:02am
Drawing name: J:\2021\21-0255\SV\DWG\21-0255 RP.dwg - Layout Tab: Layout1

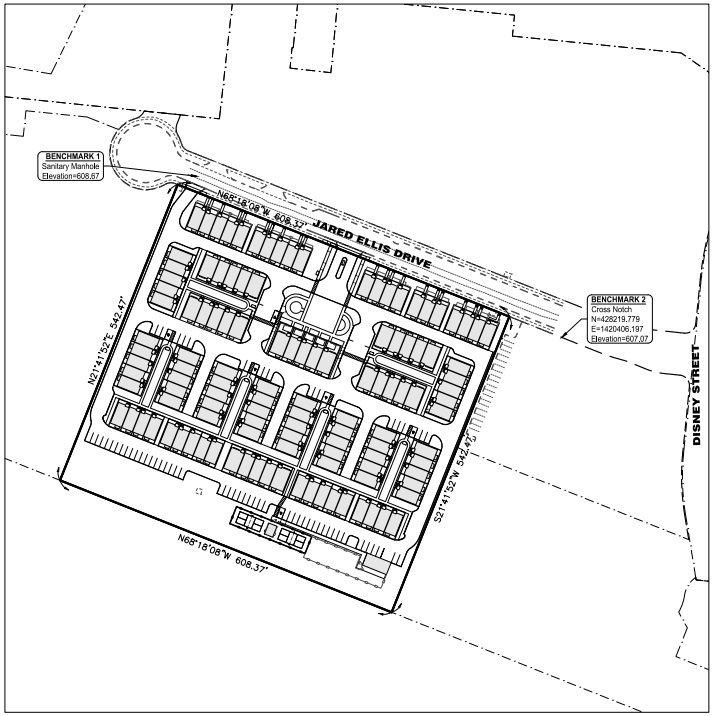
Exhibit D

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LEGEND

-Ex Sanitary M.H.	-Ex Gas Valve
-Ex Sanitary Clean Out	-Ex Gas Box
-Ex Storm M.H.	-Ex Gas Meter
-Ex Storm Catch Basin	-Ex Gas Marker
-Ex Storm Catch Basin	-Ex Gas Riser
-Ex Storm Yard Drain	-Ex Tele. M.H.
-Ex Storm Clean Out	-Ex Tele. Box
-Ex Storm Down Spout	-Ex Tele. Marker
-Ex Fire Hydrant	-Ex Cable Box
-Ex Water M.H.	-Ex Cable Marker
-Ex Water Valve	-Ex Fiber Optic M.H.
-Ex Water Meter	-Ex Fiber Optic Box
-Ex Water Service	-Ex Fiber Optic Marker
-Ex Fire Connection	-Ex Steam M.H.
-Ex Post Indicator Valve	-Ex Unidentified M.H.
-Ex Irrigation	-Ex Unidentified Riser
-Ex Irrigation Valve	-Ex Sign
-Ex Spigot	-Ex Mail Box
-Ex Elec. M.H.	-Ex Parking Meter
-Ex Elec. Box	-Ex Post
-Ex Elec. Meter	-Ex Bollard
-Ex Light Pole	-Ex Flag Pole
-Ex Yard Light	-Ex Signal Pole
-Ex Utility Pole	-Ex Pull Box
-Ex Guy Wire	-Ex Building
-Ex Guy Pole	-Ex Traffic Flow
-Ex Transformer	-Ex Monitoring Well
-Ex Air Conditioning	-Ex Boring
R/W -Ex Right of Way	-Ex Deciduous Tree
P/L -Ex Property Line	-Ex Evergreen Tree
(C) -Calculated	-Ex Deciduous Bush
	-Ex Evergreen Bush



AREA MAP
1"=100 FT

VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C000	TITLE SHEET	01-06-23	9	01-10-25
C001	GENERAL NOTES	01-06-23	3	01-10-25
C002	DETAILS	01-06-23	3	01-10-25
C003	DETAILS	01-06-23	3	01-10-25
C004	DETAILS	11-17-23	1	01-10-25
C005	DETAILS	01-10-25		
C100	EXISTING CONDITIONS	01-06-23	4	01-10-25
C101	DEMOLITION PLAN	01-06-23	4	01-10-25
C200	OVERALL LAYOUT PLAN	01-06-23	6	01-10-25
C201	LAYOUT PLAN (NORTHWEST)	01-06-23	5	01-10-25
C202	LAYOUT PLAN (NORTHEAST)	01-06-23	5	01-10-25
C203	LAYOUT PLAN (SOUTHEAST)	01-06-23	5	01-10-25
C204	LAYOUT PLAN (SOUTHWEST)	01-06-23	5	01-10-25
L300	MASTER PLANT SCHEDULE	11-03-23	3	01-10-25
L301	PLANTING PLAN- OVERALL TREE PLAN	11-03-23	3	01-10-25
L302	PLANTING PLAN- JARED ELLIS DR. W.	11-03-23	3	01-10-25
L303	PLANTING PLAN- JARED ELLIS DR. E.	11-03-23	3	01-10-25
L304	PLANTING PLAN- CENTRAL OPEN SPACE	11-03-23	3	01-10-25
L305	PLANTING PLAN- COURTYARD A	11-03-23	3	01-10-25
L306	PLANTING PLAN- COURTYARD B	11-03-23	3	01-10-25
L307	PLANTING PLAN- COURTYARD C-D	11-03-23	3	01-10-25
L308	PLANTING PLAN- COURTYARD E-F	11-03-23	3	01-10-25
L309	PLANTING PLAN- BUFFER WEST	11-03-23	3	01-10-25
L310	PLANTING PLAN- BUFFER EAST	11-03-23	3	01-10-25
L400	PLANTING NOTES	11-03-23	3	01-10-25
L401	DETAILS- PLANTING	11-03-23	3	01-10-25
L402	SITE NOTES	11-03-23	3	01-10-25
L403	SITE DETAILS	11-03-23	3	01-10-25
C400	OVERALL SITE UTILITY PLAN	01-06-23	7	01-10-25
C401	OVERALL SITE SANITARY SEWER PLAN	01-06-23	6	01-10-25
C402	OVERALL SITE DRAINAGE PLAN	01-06-23	7	01-10-25
C403	OVERALL WATER SERVICE PLAN	01-06-23	6	01-10-25
C404	WATER SERVICE PLAN (NORTHWEST)	01-06-23	6	01-10-25
C405	WATER SERVICE PLAN (NORTHEAST)	01-06-23	6	01-10-25
C406	WATER SERVICE PLAN (SOUTHEAST)	01-06-23	5	01-10-25
C407	WATER SERVICE PLAN (SOUTHWEST)	01-06-23	4	01-10-25
C408	SANITARY SEWER PROFILES	01-06-23	4	01-10-25
C409	SANITARY SEWER PROFILES	01-10-25		
C410	STORM SEWER PROFILES	01-06-23	6	01-10-25
C411	STORM SEWER PROFILES	01-06-23	6	01-10-25
C412	STORM SEWER PROFILES	01-06-23	6	01-10-25
C500	OVERALL GRADING & EROSION CONTROL PLAN	01-06-23	6	01-10-25
C501	GRADING PLAN (NORTHWEST)	01-06-23	5	01-10-25
C502	GRADING PLAN (NORTHEAST)	01-06-23	5	01-10-25
C503	GRADING PLAN (SOUTHEAST)	01-06-23	5	01-10-25
C504	GRADING PLAN (SOUTHWEST)	01-06-23	5	01-10-25
C505	GRADING & EROSION CONTROL DETAILS	01-06-23	3	01-10-25

OWNER/DEVELOPER

ONYX AND EAST
243 N. 5TH ST. SUITE 401
COLUMBUS, OH 43215
PH: (513) 324-0595

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

UTILITY COMPANIES

SANITARY SEWER	METROPOLITAN SEWER DISTRICT	(513) 244-1300
WATER	GREATER CINCINNATI WATER WORKS	(513) 591-7700
GAS	DUKE ENERGY	(513) 287-2594
ELECTRIC	DUKE ENERGY	(513) 287-3498
ELECTRIC (TRANSMISSION)	DUKE ENERGY	(513)-287-1418
TELEPHONE	CINCINNATI BELL TELEPHONE	(513) 397-5660
CABLE TV	TIME WARNER CABLE	(513) 489-5042

PROJECT SUMMARY

ZONING:	PD
PROPOSED USE:	TOWNHOMES
TOTAL UNIT COUNT:	119
TOTAL SITE ACREAGE:	7.5763 ACRES
OVERALL DENSITY:	15.71 D.U./ACRE
OPEN SPACE:	2.75 ACRES (36.3%)
PARKING:	2 GARAGE STALLS PER UNIT (238 TOTAL)
	90 TOTAL SURFACE SPACES
	6 ACCESSIBLE SPACES (MIN. 4 REQUIRED)

PERMIT SUMMARY

THE SCOPE OF THE PROPOSED CUT-FILL PERMIT INCLUDES FINE GRADING OPERATIONS; INSTALLATION OF PRIVATE SITE UTILITIES, STORMWATER DRAINAGE, PRIVATE ROADWAYS (ASPHALT WITH CONCRETE CURB) AND CONCRETE SIDEWALK.

BUILDING FOUNDATIONS AND RETAINING WALLS TO BE PERMITTED SEPARATELY.

CONTRACTOR TO OBTAIN RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN RIGHT-OF-WAY.

BENCHMARK 1

EXISTING SANITARY MANHOLE LOCATED ALONG THE CENTER OF JARED ELLIS DRIVE APPROXIMATELY 36 FEET NORTHEAST OF THE NORTHWEST PROPERTY CORNER.
ELEVATION=608.67-NAV 88

BENCHMARK 2

CROSS NOTCH SET BY BAYER BECKER LOCATED IN THE SIDEWALK SOUTHEAST ALONG JARED ELLIS DRIVE APPROXIMATELY 96 FEET SOUTHEAST OF THE NORTHEAST PROPERTY CORNER.
N=428219.779 E=1420406.197
ELEVATION=607.07-NAV 88

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	06-15-23	ETH	JAB
4	Duke Coordination Set	10-04-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AGC	JAB
6	Revised Per Client Revisions & Duke Coordination	12-19-23	MGS	JAB
7	Revised Per Client Revisions & Duke Coordination	02-01-24	MGS	JAB
8	Revised Per Building Permit	04-15-24	AJB	JAB
9	Revised Per Client and Planning Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
TITLE SHEET

bayer becker
Engineers | Surveyors | Landscape Architects
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C000**

THE CONTENTS OF THIS ALL DRAWINGS, SPECIFICATIONS, MODEL RENDERINGS AND ELECTRONIC MEDIA PROVIDED BY BAYER BECKER ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. ALL REPRODUCTIONS, IN WHOLE OR IN PART, MUST BEAR THE COPYRIGHT NOTICE OF BAYER BECKER. ALL RIGHTS RESERVED. ANY USE OF THESE DRAWINGS, SPECIFICATIONS, MODEL RENDERINGS AND ELECTRONIC MEDIA WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER IS PROHIBITED AND WILL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER. THE RECIPIENT SHALL INDEMNIFY AND HOLD HARMLESS BAYER BECKER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATIONS MADE TO THESE DRAWINGS, SPECIFICATIONS, MODEL RENDERINGS AND ELECTRONIC MEDIA WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER WILL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER. THE RECIPIENT SHALL INDEMNIFY AND HOLD HARMLESS BAYER BECKER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Plot time: Jan 10, 2025 - 2:26pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C000

SITE GENERAL NOTES

1. CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
2. ALL WORK SHALL BE COMPLETED ACCORDING TO CITY OF CINCINNATI DOTE STANDARDS OR ODOT C&M SPECIFICATIONS. IF A CONFLICT EXISTS, CITY STANDARDS PREVAIL.
3. ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION & MATERIAL SPECIFICATIONS.

SITE PERMITS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF CINCINNATI PERMITS FOR PROPOSED SITE WORK, INCLUDING (BUT NOT LIMITED TO): GCWW BRANCH APPLICATION, MSD TAP PERMIT, DOTE RIGHT-OF-WAY PERMIT (FOR UTILITY CONNECTIONS, STREET/WALK CLOSURE, AND PAVEMENT INSTALLATION), DOTE BARRICADE PERMIT, DOTE REVOCABLE STREET PERMIT (IF APPLICABLE).

SITE DEMOLITION NOTES

1. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY BAYER BECKER, DATED APRIL 2022. THE CONTRACTOR SHALL OBTAIN A COMPLETE COPY OF THE FINAL BASE MAP PRIOR TO BEGINNING WORK.
2. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY.
3. REMOVAL AND/OR RELOCATION OF ANY UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE DISCONNECTED PER THE ASSOCIATED UTILITY AGENCY'S REQUIREMENTS.
4. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
5. ALL CONTRACTORS INCLUDING, BUT NOT LIMITED TO, THE DEMOLITION, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, AND HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
6. WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, FACILITIES, AND STRUCTURES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE (WHETHER SHOWN ON THE PLANS OR NOT).
8. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT FACILITIES, INCLUDING BUILDINGS AND THOROUGHFARES, DURING THE CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CITY PERMITS FOR TEMPORARY SIDEWALK AND LANE CLOSURES AS NEEDED.
9. WHERE CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT, FOR CONCRETE, AN EXPANSION JOINT MATERIAL SHALL BE APPLIED.
10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL GRADE IN AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE SUCH AS TO PRESENT A NEAT, WELL-DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT FACILITIES.
11. TRENCHES FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED AND COMPACTED PER THE SITE GEOTECHNICAL REPORT AND/OR THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL ENGINEER.
12. UNDERCUTTING OPERATIONS (DETAILED IN THE GEOTECHNICAL ENGINEER'S REPORT) SHALL BE PERFORMED UNDER THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER.
13. ALL DIRT IMPORTED FROM OFFSITE TO BE USED AS STRUCTURAL FILL OR BACKFILL SHALL BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER (AND REPORTS PROVIDED TO OWNER) PRIOR TO PLACEMENT.
14. ALL PAVEMENT AND SITE FEATURES TO BE REMOVED SHALL BE HAULED OFFSITE AT THE DIRECTION OF THE OWNER.

MAINTENANCE OF TRAFFIC NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE C&M SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 7 OF OMUTCD. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-97.10, MT-99.10.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY OF CINCINNATI DOTE.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
5. IF THE CONTRACTOR SO ELECTS, HE MAY SUBMIT ALTERNATE METHODS FOR THE MAINTENANCE OF TRAFFIC, PROVIDED THAT THE INTENT OF THE ABOVE PROVISIONS IS FOLLOWED AND NO ADDITIONAL INCONVENIENCE TO THE TRAVELING PUBLIC RESULTS THEREFROM. NO ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED, IN WRITING, BY THE CITY OF CINCINNATI DOTE.
6. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
7. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE COUNTY ENGINEER.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

SITE DIMENSION PLAN NOTES

1. WHERE CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT; FOR CONCRETE, AN EXPANSION JOINT MATERIAL SHALL BE APPLIED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 5.0' TO THE FACE OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE NOTED.
4. ALL CURB SHALL BE ODOT TYPE 6 CURB, UNLESS OTHERWISE NOTED. SEE DETAIL 1/C002.
5. SEE DETAILS 3/C002 AND 4/C002 FOR PAVEMENT DETAILS.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 641 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL BE WHITE EXCEPT FOR ADA ACCESSIBLE PARKING SPACES WHICH SHALL BE PAINTED BLUE.
7. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. ACCESSIBLE PARKING SPACES SHALL HAVE STRIPING AND SIGNAGE MEETING 2010 ADA STANDARDS AND LOCAL REQUIREMENTS.

SITE GRADING PLAN NOTES

1. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
2. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL PROPOSED ELEVATIONS ARE TO THE FINISHED SURFACE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE CITY OF CINCINNATI BUILDING DEPARTMENT, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR AND SITE CIVIL ENGINEER.
4. ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT AND ALL ADDENDUMS.
5. THE CONTRACTOR SHALL INSTALL SILT FENCE (SEE SHEET C505) AROUND THE ENTIRE PERIMETER OF THE SITE TO PREVENT SEDIMENT RUNOFF TO SURROUNDING PROPERTIES.
6. WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
7. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES AFTER AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY THE OWNER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
8. PARKING ISLANDS AND PLANTING AREAS ARE TO BE BACKFILLED WITH TOPSOIL. BUILDING PAD SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE FOUNDATION PLAN. SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.

SITE UTILITY PLAN NOTES

1. ALL STORM SEWER SHALL BE PRIVATE AND HAVE A MANNING'S "n" VALUE EQUAL TO OR LESS THAN 0.012.
2. ALL WATER SERVICE MATERIALS AND CONSTRUCTION SHALL BE PER GCWW STANDARDS. SANITARY SERVICE AND STORMWATER MATERIALS AND CONSTRUCTION SHALL BE PER MSDGC AND SMH STANDARDS. GAS AND ELECTRIC SERVICE PROVIDED BY DUKE ENERGY. TELEPHONE SERVICE PROVIDED BY CINCINNATI BELL; CABLE PROVIDED BY TIME WARNER AND SMH.
3. ALL FRAMES AND GRATES LOCATED IN THE PAVEMENT SHALL BE H-20 TRAFFIC-BEARING.
4. ROOF DRAINS (RD) SHALL HAVE A MINIMUM SLOPE OF 1/8" / FT, UNLESS OTHERWISE NOTED.
5. REFER TO THE GEOTECHNICAL ENGINEER'S REPORT FOR TRENCH BACKFILL REQUIREMENTS.
6. IF QUESTIONS EXIST AS TO THE PURPOSE OR INTENT OF GRADES OR STAKES, THE CONTRACTOR SHALL NOT ASSUME, BUT SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
7. ALL STM PIPE LABELED AS CONC. SHALL BE REINFORCED CONCRETE PIPE PER ODOT 706.02. UNLESS OTHERWISE NOTED, STM PIPE CALLED FOR IN THE PLANS ARE TO BE PVC SDR-35.

SITE EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION CONTROL MEASURES PER THE OHIO EPA NPDES GENERAL PERMIT.
2. BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
3. AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.
4. SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
5. ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS AND PARKING LOT PAVEMENT SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY CITY OF CINCINNATI DOTE OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
6. IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
7. ALL EXISTING TREES AND BUSHES TO REMAIN SHALL BE PROTECTED WITH RIGID CONSTRUCTION FENCING AT THE DRIPLINE TO PROTECT ROOTS FROM DAMAGE. DO NOT STORE ANY EQUIPMENT OR MATERIALS UNDER THE DRIPLINE.
8. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.
9. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION. (SEE SHEET C505).
10. ALL DISTURBED ARES SHALL BE SEEDED. (SEE SHEET C505).

SMU STANDARD PLAN NOTES

1. ALL PLANS AND CONSTRUCTION WITHIN THE CITY OF CINCINNATI SHALL COMPLY WITH CHAPTER 720 OF THE CITY'S MUNICIPAL CODE ALONG WITH THE LATEST EDITIONS OF SMU'S: A) DETENTION OPERATION AND MAINTENANCE PLAN, A) FEES, C) STANDARD DRAWINGS, D) PIPE MATERIALS POLICY, AND E) RULES & REGULATIONS. THESE DOCUMENTS CAN BE DOWNLOADED FROM SMU'S WEBSITE AT: HTTP://WWW.CINCINNATI-OH.GOV/STORMWATER/. IF THERE ARE CONFLICTS BETWEEN THESE DOCUMENTS SMU SHALL BE CONTACTED TO RESOLVE THE ISSUE PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
2. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE INSTALLED AS EARLY AS POSSIBLE AND BE MAINTAINED THROUGHOUT THE PROJECT.
3. A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT IS REQUIRED IF THE TOTAL LAND DISTURBANCE WILL BE EQUAL TO OR GREATER THAN ONE ACRE IN A STORM ONLY SEWER AND/OR IF DISCHARGING TO A CREEK. A COPY OF THE PERMIT MUST ACCOMPANY THE REQUEST FOR APPROVAL OF THE PLAN.
4. SMU DOES NOT ALLOW TWO-PIECE CASTINGS OR SLAB TOP MANHOLES AND ONLY REINFORCED CONCRETE PIPE (RCP) OR DUCTILE IRON PIPE (DIP) IS PERMITTED WITHIN AN EASEMENT OR RIGHT-OF-WAY.
5. SMU DOES NOT ALLOW ANY DRAINAGE STRUCTURES WITHIN 5 FEET OF A DRIVEWAY.
6. ALL PUBLIC STORM DRAINAGE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND WITH THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THE GOVERNING SPECIFICATIONS THE MOST STRINGENT SHALL BE SMU SHALL BE CONTACTED TO RESOLVE ANY DISCREPANCIES PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
7. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER MAINLINE INSPECTION FEES, SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR OTHER FEES, WHICH HAVE BEEN ESTABLISHED BY CITY COUNCIL, CITY OF CINCINNATI.
8. ALL WORK DONE ON STORMWATER INFRASTRUCTURE WITHIN THE CITY OF CINCINNATI MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED AND BONDED THROUGH THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI.
9. A STORMWATER TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL ACCEPTANCE OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT. A SKETCH SHALL BE SUBMITTED BY THE PLUMBER, WHICH SHALL SHOW THE ELEVATION AND LOCATION OF THE STORMWATER TAP WITH RESPECT TO THE NEAREST STORM MANHOLE. A REQUEST FOR APPLICATION CAN BE SENT TO STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
10. ALL PUBLIC STORMWATER INFRASTRUCTURE THAT IS BEING TAPPED INTO MUST BE CORED, AND INSPECTED AS PART OF THE TAP PERMIT PROCESS.
11. ALL STORMWATER INFRASTRUCTURE WITHIN THIS DEVELOPMENT IS TO BE PRIVATE AND MAINTAINED BY THE OWNER(S). [ONLY IF APPLICABLE.]
12. STORMWATER INFRASTRUCTURE CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
13. NEAR THE COMPLETION OF WORK ON ALL STORMWATER INFRASTRUCTURE, THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL REQUEST CAGIS IDS FROM SMU FOR CONSTRUCTION OF THE WORK USING SAID IDS THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL CLOSE CIRCUIT TELEVISE (CCTV) THE PUBLIC STORMWATER MAINLINES AS WELL AS PROVIDE DIGITAL PHOTOGRAPHS OF THE LINES AND STRUCTURES. THE CCTV SHALL BE PIPELINE ASSESSMENT CERTIFICATION PROGRAM (PACP)-COMPLIANT AND SUBMITTED TO SMU FOR APPROVAL.
14. FINAL ACCEPTANCE: IN ORDER FOR SMU TO GRANT FINAL ACCEPTANCE THE FOLLOWING MUST BE SUPPLIED:
a. AS-BUILT DRAWINGS WITH ACCURATE LOCATIONS, DESCRIPTIONS, AND QUANTITIES OF THE INSTALLED MATERIALS
b. FINAL CLEANING AND INSPECTION BY THE OWNER OF THE INFRASTRUCTURE MUST BE COMPLETED AND WITHOUT CONFLICTS.
15. SMU RESERVES THE RIGHT TO REFUSE OWNERSHIP ON BEHALF OF THE CITY.

MSD SANITARY SEWER NOTES

[EFFECTIVE NOVEMBER 2014]

1. ALL PLANS AND CONSTRUCTION WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE "RULES AND REGULATIONS" MANUAL GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION , AND USE OF SANITARY AND COMBINED SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, EFFECTIVE MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTEWATER ENGINEERING MSD, 1600 GEST STREET, CINCINNATI, OHIO 45204.
2. ALL SANITARY SEWERS SHALL BE CONSTRUCTED UNDER THE INSPECTION OF THE SEWERS CHIEF ENGINEER, MSD.
3. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.
4. APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF UNDERGROUND UTILITIES.
5. ALL SANITARY SEWER PIPE SHALL BE PVC, SDR35, ASTM D-3034 IN ACCORDANCE WITH MSD RULES AND REGULATIONS, EXCEPT WHERE NOTED.
6. ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S" MSD ACCESSION NO. 49037.
7. SANITARY MANHOLES SHALL BE TEMPORARILY CONSTRUCTED TO AN ELEVATION OF TWO FEET ABOVE THE SURROUNDING GRADE BY MEANS OF AN ADDITIONAL MANHOLE SECTION OR BRICK MASONRY ON TOP OF THE CONE.
8. SANITARY BUILDING SEWERS FOR PUBLIC AND PRIVATE SEWERS SHALL NOT BE EXTENDED MORE THAN TEN (10) FEET BEYOND THE PROPOSED RIGHT-OF-WAY LINE, EASEMENT LINE OR, IN CASES OF PRIVATE SEWERS, NO MORE THAN TEN (10) FEET BEYOND THE MAIN LINE SEWER PRIOR TO ISSUANCE OF TAP PERMITS.
9. TWO-WAY CLEANOUTS SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE OR SANITARY SEWER EASEMENT, WHERE APPLICABLE, IN ACCORDANCE TO MSD ACCESSION NO. 61979.
10. ALL LOWEST FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 36 INCHES ABOVE THE CROWN OF THE SEWER AT THE POINT OF TAP CONNECTION TO SAID SEWER, WHETHER PUBLIC OR PRIVATE, AND/OR IN ACCORDANCE WITH CITY OF CINCINNATI SUPPLEMENT CC-S1-49 . ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS.
11. ALL MANHOLES ON PUBLIC SANITARY SEWERS SHALL HAVE STANDARD LIDS AND FRAMES, MSD ACCESSION. NO 49005, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR 3/4-INCH STAINLESS STEEL CINCH ANCHORS.
12. CONTRACTOR'S LICENSE - ALL WORK DONE ON SANITARY AND/OR COMBINED SEWERS WITHIN THE JURISDICTION OF THE METROPOLITAN SEWER DISTRICT MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED BY THE DEPARTMENT AND BONDED.
13. SANITARY BUILDING SEWERS SHALL BE CONNECTED TO THE MAIN LINE WITH WYES. TEE FITTINGS ARE TO BE USED ONLY WHERE SHOWN ON THE APPROVED PLAN.
14. A TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL APPROVAL OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT.
15. SANITARY SEWER CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
16. FOR SANITARY SEWER MANHOLES CONSTRUCTED IN PARKING LOTS, THE RIM ELEVATION SHALL BE 1" HIGHER THAN THE SURROUNDING GRADE AND THE PAVEMENT SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
17. FOR SANITARY MANHOLES CONSTRUCTED IN GRASS AREAS, THE RIM ELEVATION SHALL BE 3" HIGHER THAN THE SURROUNDING GRADE, AND THE FILL SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
18. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
19. TO ASSURE THAT STORMWATER DOES NOT ENTER THE SANITARY SEWER SYSTEM, A SCHEMATIC PLAN OF THE FOOTING AND FOUNDATION DRAINAGE SYSTEM, INCLUDING THE POINT OF DISCHARGE, IS NECESSARY.
20. THE CONTRACTOR SHALL TEST ALL MANHOLES LEAKAGE BY MEANS OF VACUUM TESTING. THE VACUUM TESTING CANNOT BE DONE UNTIL AFTER THE MANHOLES ARE SET TO FINAL GRADE AND THE MANHOLE CASTINGS ARE BOLTED DOWN. ALL LIFT HOLES SHALL BE PLUGGED. ANY OTHER OPENINGS, SUCH AS FOR PRESSURE RELIEF VALVES, SHALL BE TEMPORARILY PLUGGED TO ALLOW THE VACUUM TEST. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED AND CARE SHALL BE TAKEN TO SECURELY BRACE THE PLUGS FROM BEING DRIVEN INTO THE MANHOLE. THE VACUUM EQUIPMENT TEST HEAD SHALL BE PLACED IN THE OPENING OF THE CASTING ONLY, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VACUUM TESTING SHALL BE IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES MERCURY (10" HG) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES MERCURY (9" HG). THE MANHOLE SHALL PASS IF THE TIME MEETS OR EXCEEDS THE ALLOWABLE TIMES AS CALCULATED FROM ASTIM C1244, OR AS APPROVED BY THE ENGINEER. ALL MANHOLE REPAIR AND RETESTING REQUIRED BECAUSE OF THE FAILURE TO MEET THE TESTING REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR AT HIS COST.
21. INSTALLATION OF A PRIVATE FORCE MAIN REQUIRES A PERMIT FROM THE HAMILTON COUNTY BOARD OF HEALTH. CONTACT THE BOARD OF HEALTH AT 946-7852 REGARDING PERMIT AND INSPECTION.
22. ALL SANITARY SEWERS WITHIN THIS DEVELOPMENT TO BE PRIVATE ARE TO BE MAINTAINED BY THE OWNER.

THIS DRAWING AND ALL INFORMATION CONTAINED HEREON ARE THE EXCLUSIVE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE WRITTEN AUTHORIZATION OF BAYER BECKER. ALL REPRODUCTIONS OR COPIES OF THIS DRAWING MUST BEAR THE COPYRIGHT NOTICE OF BAYER BECKER AND THE NAMES OF THE REGISTERED PROFESSIONALS BY WHOM PREPARED. © 2023 BAYER BECKER

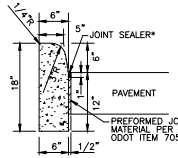
Item	Revision Description	Date	Drawn	Chk.
1	Date Coordinator Set	9-24-23	JAB	JAB
2	Revised Per Client Revisions & Duke Coordination	11-17-23	KXG	JAB
3	Revised Per Client and Planning Revision	01-10-24	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
GENERAL NOTES

bayer becker
Engineers | Surveyors | Planners
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

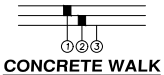
Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C001**

Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C001



1 C002 **O.D.O.T. TYPE 6 CURB DETAIL**
NOT TO SCALE

*NOTE: EXPANSION JOINT MATERIAL & JOINT SEALER ARE NOT REQUIRED FOR THAT PORTION OF THE CURB WHICH IS ADJACENT TO A FLEXIBLE TYPE PAVEMENT. BOTH MATERIALS ARE REQUIRED FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.

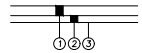


2 C002 **CONCRETE WALK**
NOT TO SCALE

1. ITEM 608 - 4" CONCRETE WALK
2. ITEM 304 - 4" AGGREGATE BASE
3. ITEM 203 - SUBGRADE COMPACTION

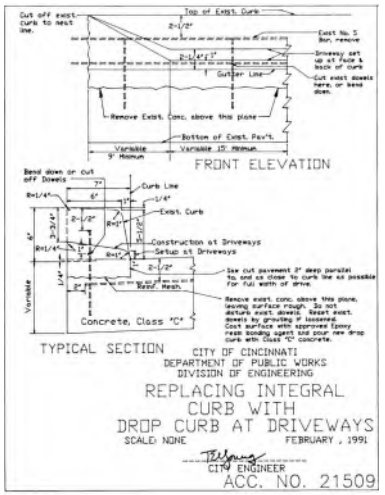
3 C002 **ASPHALT PAVEMENT**
NOT TO SCALE

1. ITEM 448 - 1-1/2" SURFACE COURSE, TYPE 1
2. ITEM 448 - 1-1/2" LEVELING COURSE
3. ITEM 301 - 6" ASPHALT CONCRETE BASE
4. ITEM 304 - 6" AGGREGATE BASE
5. ITEM 203 - SUBGRADE COMPACTION

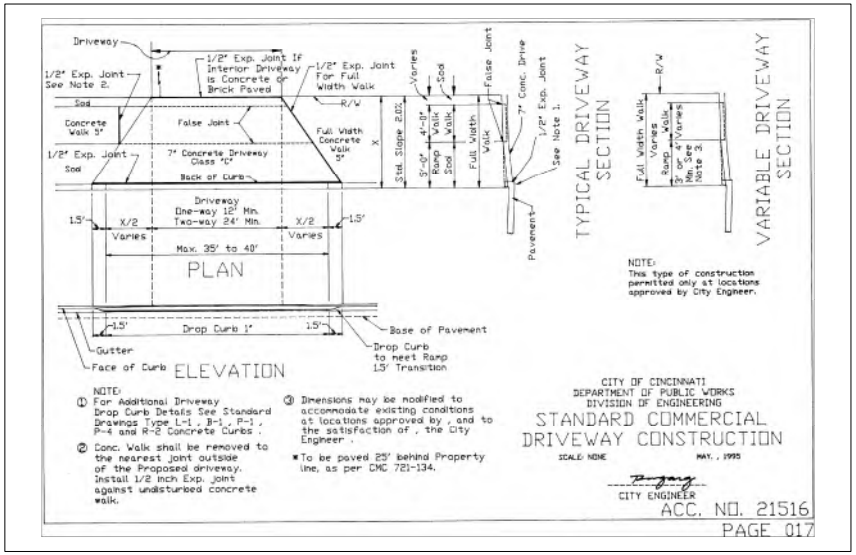


4 C002 **CONCRETE DRIVE DETAIL**
NOT TO SCALE

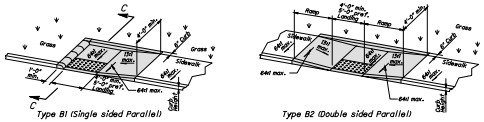
1. ITEM 608 – 5" CONCRETE PAVEMENT
2. ITEM 304 – 4" AGGREGATE BASE
3. ITEM 203 – SUBGRADE COMPACTION



7 C002 **CURB DETAIL**
NOT TO SCALE

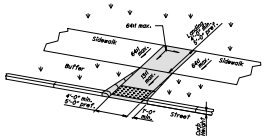


6 C002 **DRIVE DETAIL**
NOT TO SCALE



Type B1 (Single sided Parallel)

Type B2 (Double sided Parallel)



Type A2 (Perpendicular with returned curb)

8 C002 **CURB RAMP DETAILS**
NOT TO SCALE

CURB RAMP NOTES

DETECTABLE WARNINGS: Install Detectable Warnings on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.

DRAINAGE: Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding ¼" between the 1) pavement and gutter, and 2) gutter and ramp, are not allowed.

SURFACE TEXTURE: Texture concrete surfaces by coarse brooming transverse to the ramp slopes to be rougher than the adjacent walk.

JOINTS: Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a ½" Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines

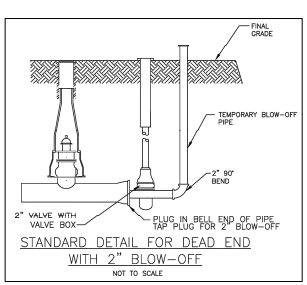
DETECTABLE WARNINGS:

Detectable Warnings are a distinctive surface patter of truncated domes which are detectable by cane or underfoot to alert people with vision impairments of their approach to streets and hazardous drop-offs.

Detectable Warnings are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or at blended curbs. A 24" strip of domes is to be installed for the full width of the ramp or walk. The depth of concrete underneath detectable warning products shall be a minimum of 4"

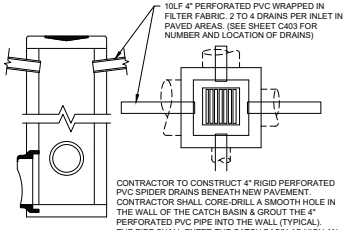
Truncated domes should be aligned with the primary direction of the ramp. Normally the detectable warnings should be flush with the back of the curb. For non-standard layouts, detectable warning materials may have to be mitered and placed segmentally.

Color of the detectable warnings should contrast with the surrounding concrete walk and ramp. Black is not an acceptable color. Approved products and guidance on color may be found on the Office of Roadway Engineering Service's Detectable Warnings Approved List. Install products as per manufacturer's printed instructions.

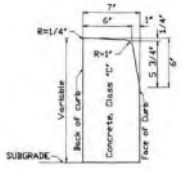


NOT TO SCALE

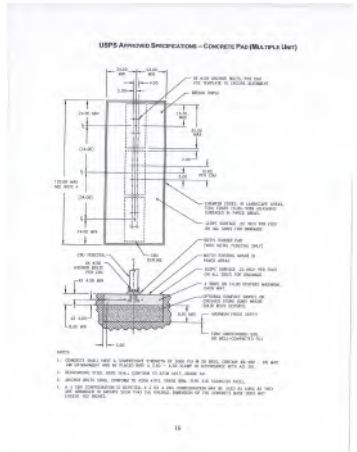
9 C002 **END 4" DOMESTIC WATER**
NOT TO SCALE



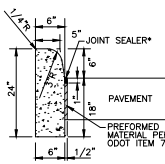
10 C002 **TYPICAL CATCH BASIN WITH SPIDER DRAINS**
NOT TO SCALE



CITY OF CINCINNATI
12 C002 **BATTERED TYPE S-1 CURB**
NOT TO SCALE

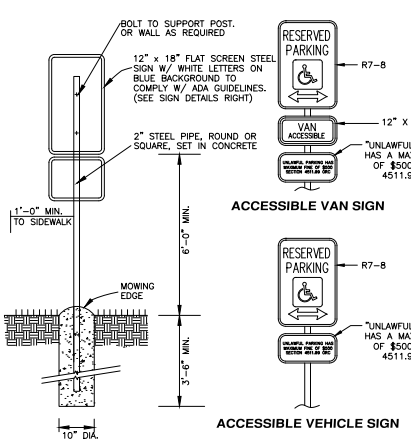


11 C002 **CBU DETAIL**
NOT TO SCALE



13 C002 **O.D.O.T. TYPE 6 MOD CURB DETAIL**
NOT TO SCALE

*NOTE: EXPANSION JOINT MATERIAL & JOINT SEALER ARE NOT REQUIRED FOR THAT PORTION OF THE CURB WHICH IS ADJACENT TO A FLEXIBLE TYPE PAVEMENT. BOTH MATERIALS ARE REQUIRED FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.



5 C002 **ADA ACCESSIBLE SIGN DETAILS**
NOT TO SCALE

Item	Revision Description	Date	Dwn	Chk
1	Date Coordinator Set	9-24-23	JAB	JAB
2	Revised Per Client Revisions & Duke Coordination	11-17-23	KDG	JAB
3	Revised Per Client and Phasing Revision	01-10-24	MGS	JAB

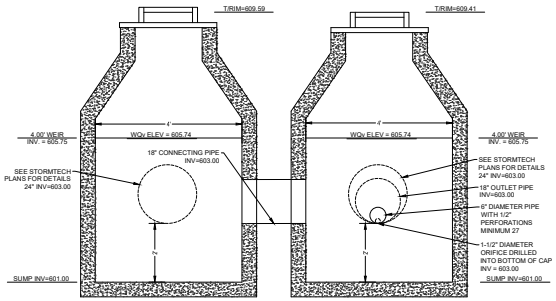
CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI, OHIO 45243
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
DETAILS

bayer becker
ARCHITECTURE | ENGINEERING | PLANNING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

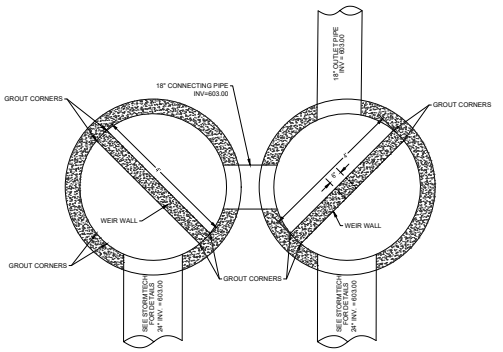
Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C002**

THIS DRAWING AND ALL INFORMATION, DESIGN, PLANS AND SPECIFICATIONS, WHETHER COPYRIGHTED OR NOT, ARE INSTRUMENTS OF SERVICE AND ARE THE EXCLUSIVE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. ALL REPRODUCTIONS OF THESE PLANS, IN WHOLE OR IN PART, ARE TO BEAR THE COPYRIGHT NOTICE OF BAYER BECKER. ALL RIGHTS RESERVED. COPYRIGHT © BAYER BECKER

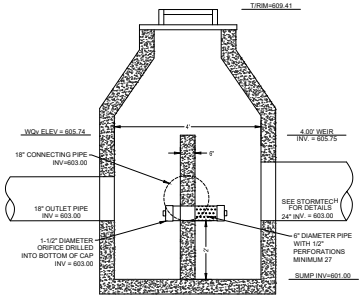
Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C002



STRUCTURE 75A **STRUCTURE 75B**



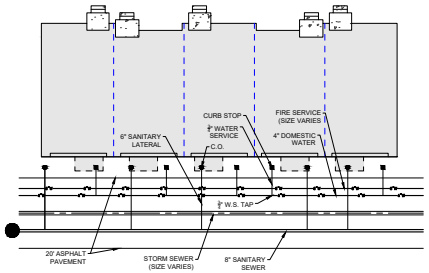
STRUCTURE 75A **STRUCTURE 75B**



STRUCTURE 75B

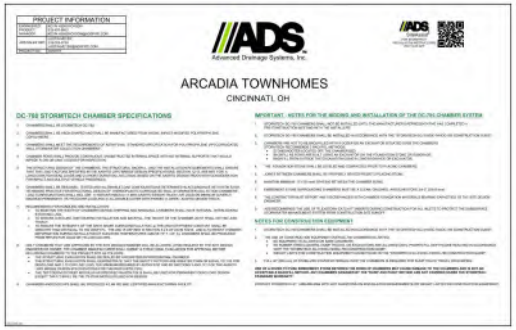
ODOT 48" STORM MANHOLE
OUTLET STRUCTURE 75A & 75B DETAIL

NOT TO SCALE



TYPICAL LATERAL CONNECTIONS

NOT TO SCALE



ADS

Advanced Drainage Systems, Inc.

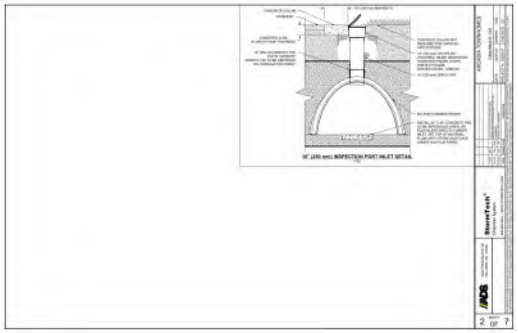
ARCADIA TOWNHOMES

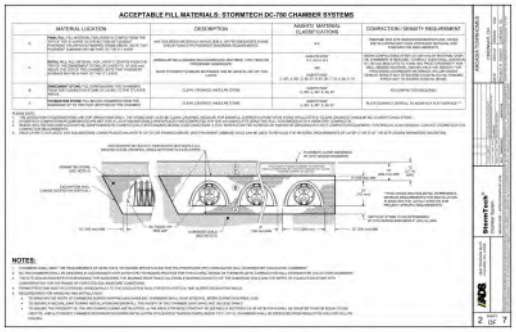
CINCINNATI, OH

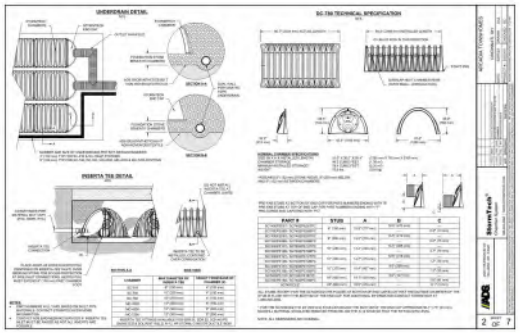
DC-780 STORMTECH CHAMBER SPECIFICATIONS

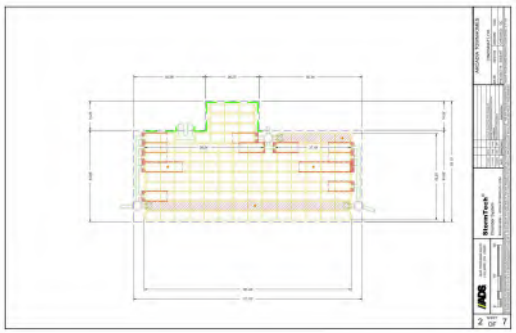
IMPORTANT - NOTES FOR THE HANDLING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

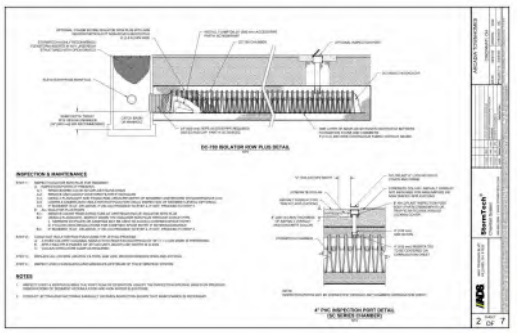
NOTES FOR CONSTRUCTION EQUIPMENT

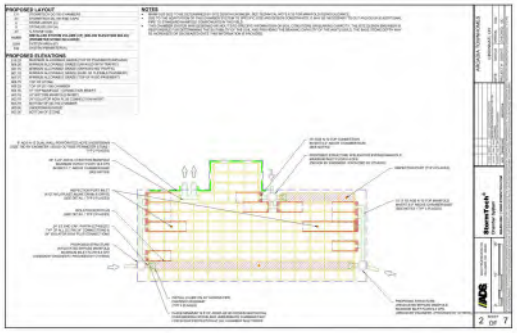












Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Date Coordinator Set	10-24-23	JAB	
4	Revised Per Client Revisions & Dole Coordination	11-17-23	AOG	JAB
5	Revised Per Client and Planning Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK HOMES, LLC
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

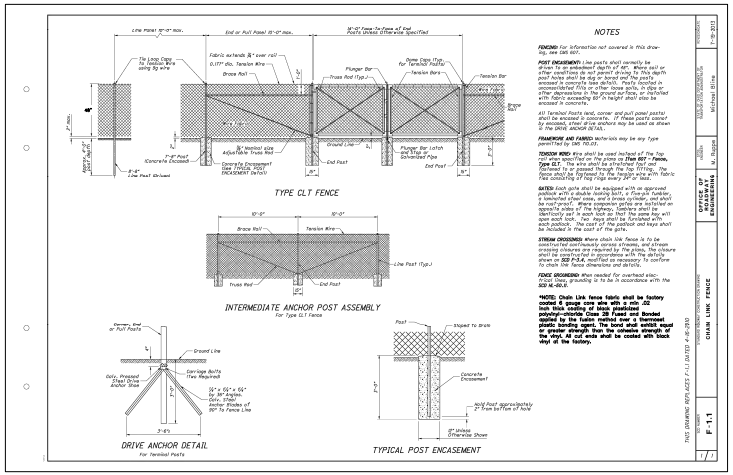
DETAILS

bayer becker
ENGINEERS | SURVEYORS | PLANNERS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	21-0255 CD
Drawn by:	ETH
Checked By:	JAB
Issue Date:	01-06-23
Sheet:	C003

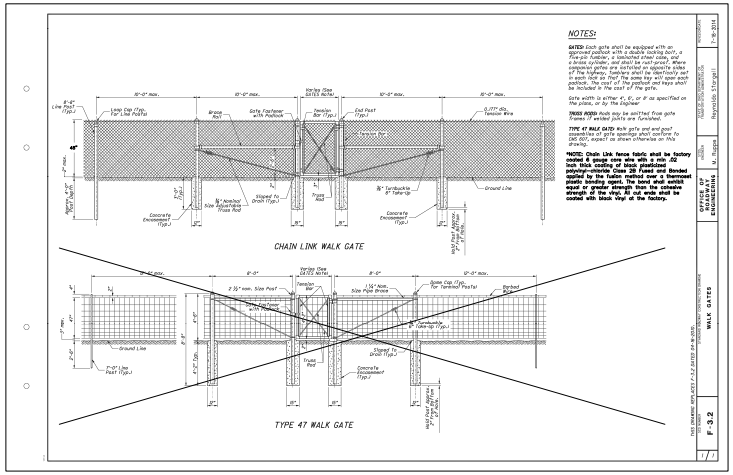
THE CONTENTS OF THIS ALL DRAWINGS, SPECIFICATIONS, AND CALCULATIONS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF BAYER BECKER. ALL RIGHTS RESERVED. COPYRIGHT © 2023

Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C003



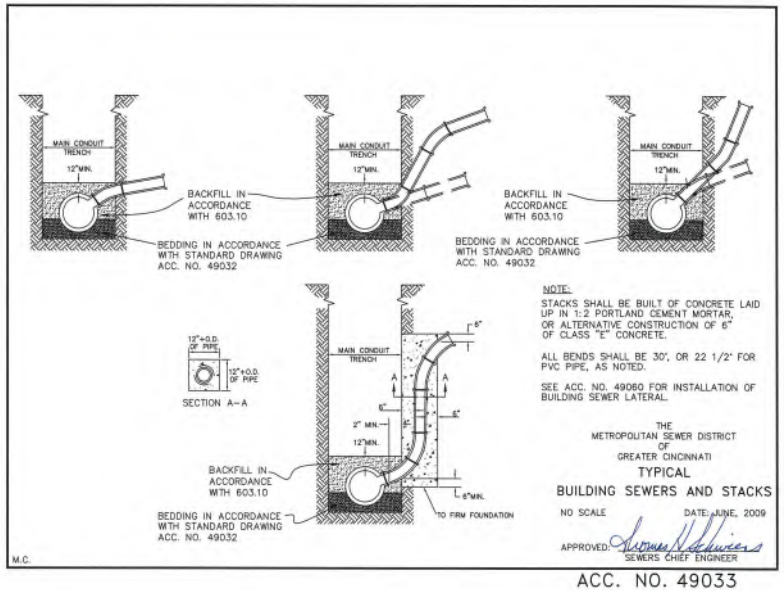
4' CHAINLINK FENCE

NOT TO SCALE

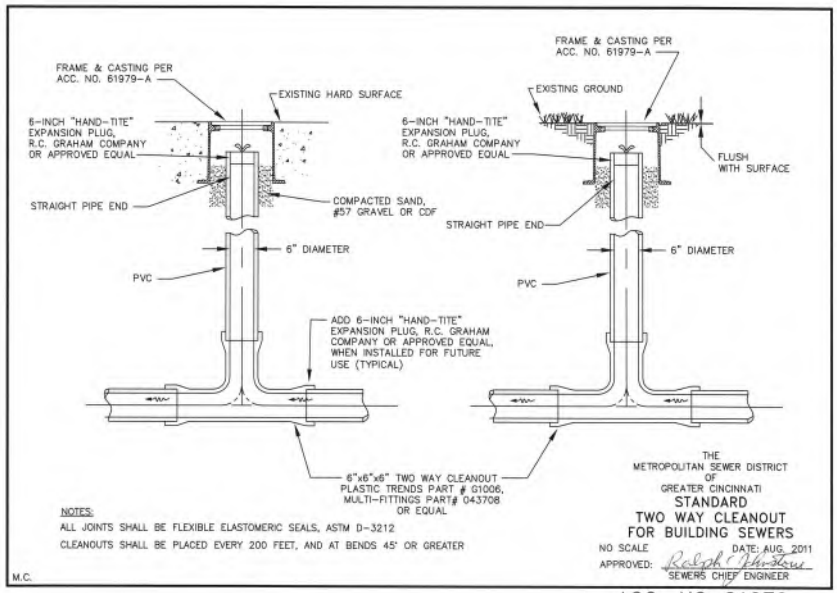


4' CHAINLINK GATE

NOT TO SCALE



ACC. NO. 49033



ACC. NO. 61979

Item	Revision Description	Date	Drawn	Chk.
1	Revised Per Client and Planning Division	01-10-25	MGR	JAB

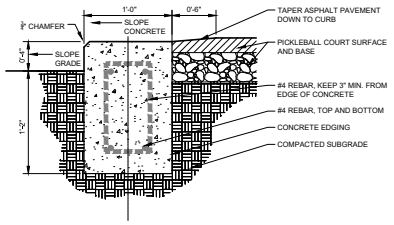
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
DETAILS

bayer becker
ENGINEERS & SURVEYORS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

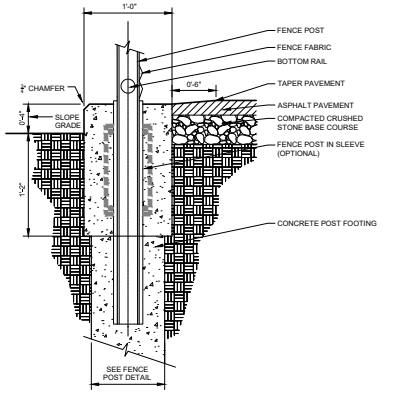
Drawing:	21-0255 CD
Drawn by:	ETH
Checked By:	JAB
Issue Date:	11-17-23
Sheet:	C004

THIS DRAWING AND SPECIFICATION, INCLUDING BUT NOT LIMITED TO ANY ELECTRONIC MEDIA, IS COPYRIGHTED BY BAYER BECKER AND IS NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. ALL REPRODUCTIONS, OR ANY OTHER FORMS OF REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, ARE TO BE DONE ONLY WITH THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. COPYRIGHT - ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C004



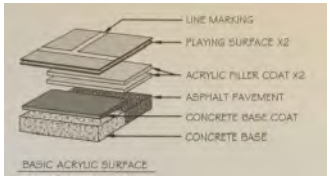
SECTION - CONCRETE COURT EDGING



SECTION - CONCRETE COURT EDGING AT FENCE POST

1 POURED CONCRETE COURT EDGE

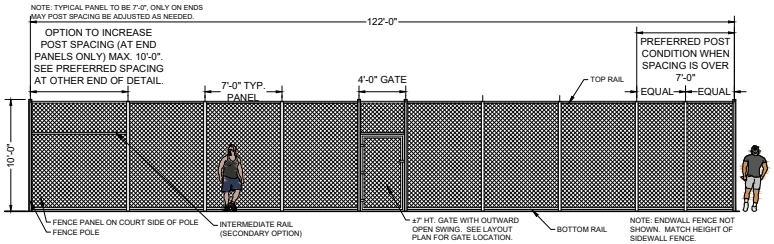
NOT TO SCALE P-19-MIA1-01



INSTALL PER MANUFACTUER'S RECOMMENDATIONS

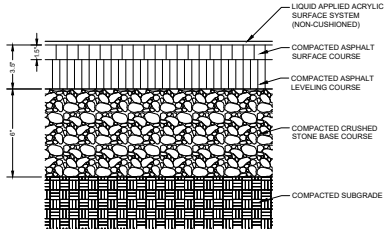
2 ACRYLIC COURT SURFACE SYSTEMS

NOT TO SCALE P-19-MIA1-03



3 ELEVATION - SIDEWALL FENCE WITH GATE

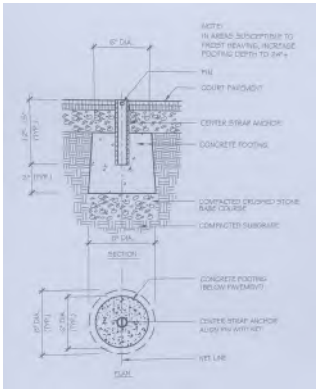
NOT TO SCALE DETAIL-FILE



NOTE: RECOMMENDED COURT SLOPE FROM 0.83% TO 1.0% (SIDE TO SIDE, NOT DIAGONAL)

4 ASPHALT COURT SECTION

NOT TO SCALE DETAIL-FILE

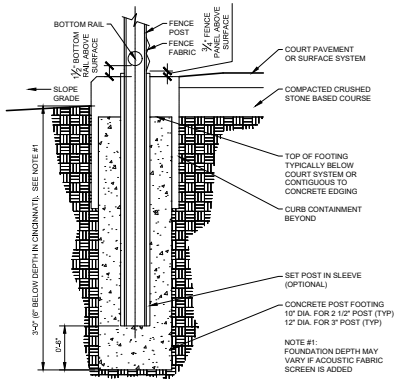


5 NET CENTER STRAP ANCHOR

NOT TO SCALE

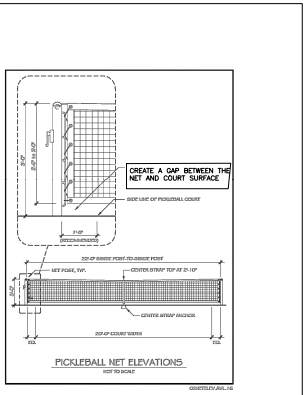
6 NOT USED

NOT TO SCALE



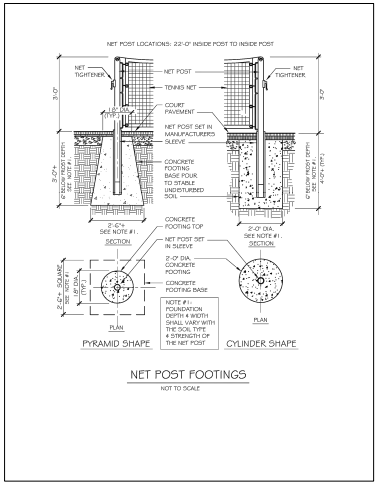
7 FENCE POST SECTION (TYPICAL CHAIN LINK)

NOT TO SCALE P-19-MIA1-10



9 PICKLEBALL NET ELEVATIONS

NOT TO SCALE

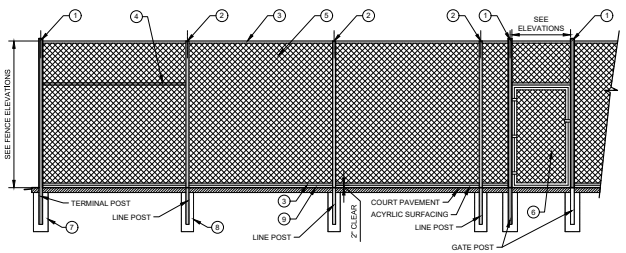


NET POST FOOTINGS

NOT TO SCALE

8 PICKLEBALL NET POST FOOTING

NOT TO SCALE



1. 3" SCHEDULE 40 STEEL (3.5" O.D.) TERMINAL & GATE POSTS, POWDER COAT, COLOR: BLACK
2. 2.5" SCHEDULE 40 STEEL (2.875" O.D.) LINE POSTS, POWDER COAT, COLOR: BLACK
3. 1-5/8" O.D. SCHEDULE 40 STEEL BOTTOM OR TOP RAIL, POWDER COAT, COLOR: BLACK
4. 1-5/8" MID RAIL (OPTION WHEN POST SPACING IS GREATER THAN 7', SEE ELEVATION). POWDER COAT, COLOR BLACK.
5. 1-3/4", 9-GAUGE MESH, VINYL-COATED, CHAIN LINK FABRIC, KNUCKLE SELVAGE TOP AND BOTTOM, ATTACHED TO COURT SIDE OF THE POSTS, COLOR: BLACK. ATTACH FENCE FABRIC TO LINE POSTS WITH WIRES EVERY 12". ATTACH FENCE FABRIC TO TERMINAL AND GATE POSTS WITH TENSION BANDS AND BARS, 12" O.C., ONE LESS THAN FENCE HEIGHT, BUT NO FEWER THAN THREE.
6. OUTWARD SWINGING GATE WITH NON-LOCKING LATCH. MATCH FENCE.
7. CONCRETE FOOTING AT LINE POST. SEE FENCE POST DETAIL.
8. CONCRETE FOOTING AT TERMINAL OR GATE POST. SEE FENCE POST DETAIL.
9. CONCRETE FOOTING AT TERMINAL OR GATE POST. SEE FENCT POST DETAIL.
10. FINISHED GRADE

11 PICKLEBALL FENCE MATERIALS

NOT TO SCALE P-19-MIA1-14

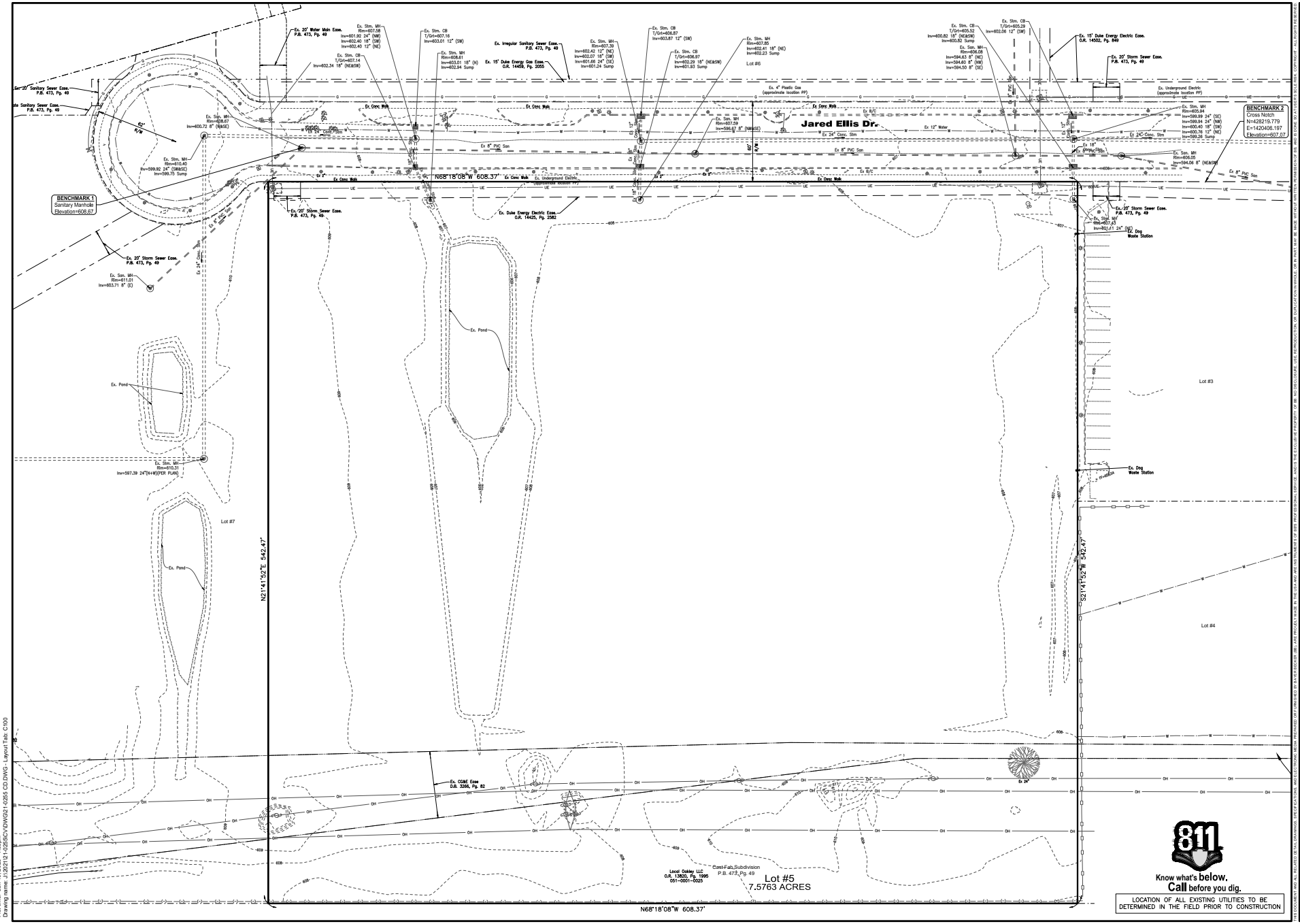
CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSS CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
DETAILS

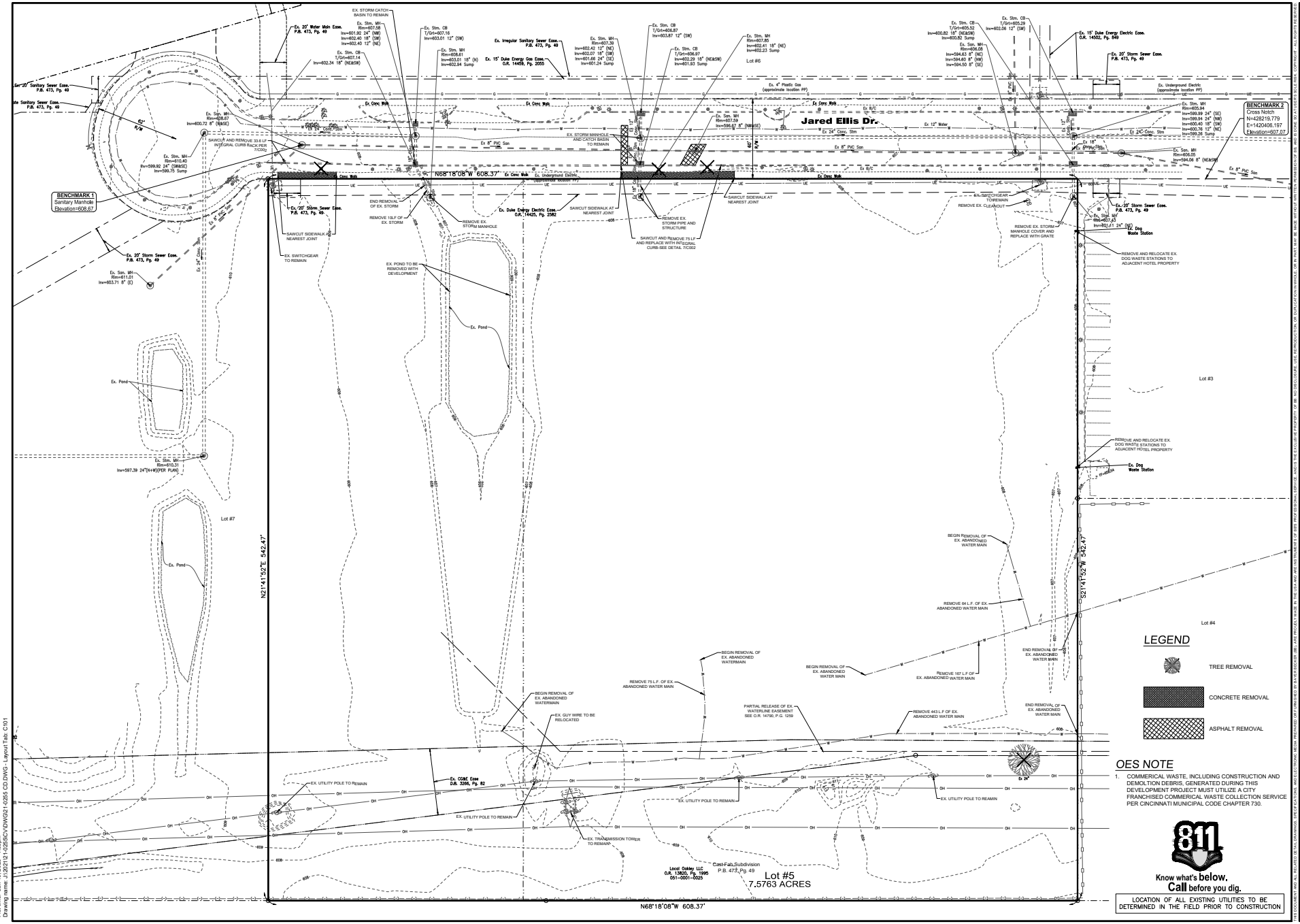
Item	Revision Description	Date	Drawn	Chk.

bauer becker
Bauer Becker Group, LLC
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

Drawing:	21-0255 CD
Drawn by:	ETH
Checked By:	JAB
Issue Date:	01-10-25
Sheet:	C005

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C005


Jared Ellis Dr.
BENCHMARK 1
Sanitary Manhole
Elevation=608.67
BENCHMARK 2
Cross Notch
N=428219.779
E=1420406.197
Elevation=607.07
N68°18'08"W 608.37'
N21°41'52"E 542.47'
S21°41'52"W 542.47'
N68°18'08"W 608.37'
Lot #3
Lot #4
Lot #5
7.5763 ACRES
Lot #6
Lot #7
Ex. Pond
Ex. Pond
Ex. Pond
Ex. Dog Waste Station
Ex. Dog Waste Station
Ex. 20' Storm Sewer Ease. P.B. 473, Pg. 49
Ex. 20' Water Main Ease. P.B. 473, Pg. 49
Ex. 20' Sanitary Sewer Ease. P.B. 473, Pg. 49
Ex. Irregular Sanitary Sewer Ease. P.B. 473, Pg. 49
Ex. 15' Duke Energy Gas Ease. O.R. 14459, Pg. 2055
Ex. 15' Duke Energy Electric Ease. O.R. 14502, Pg. 849
Ex. Duke Energy Electric Ease. O.R. 14425, Pg. 2582
Ex. CG&E Ease D.B. 3266, Pg. 82
Cast-Fab Subdivision P.B. 473, Pg. 49
Local Oakley LLC O.R. 13820, Pg. 1995 051-0001-0025
Ex. Underground Electric (approximate location PP)
Ex. 4" Plastic Gas (approximate location PP)
Ex. Undergound Electric (approximate location PP)
Ex. 24" Conc. Strm
Ex. 8" PVC San
Ex. 12" Water
Ex. Conc Walk
Ex. B/C
Ex. 18" PVC Strm
Ex. 6" PVC Strm
Ex. Strm. MH Rim=607.58 Inv=601.92 24" (NW) Inv=602.40 18" (SW) Inv=602.40 12" (NE)
Ex. Strm. CB T/Grt=607.16 Inv=603.01 12" (SW)
Ex. Strm. MH Rim=608.61 Inv=603.01 18" (N) Inv=602.94 Sump
Ex. Strm. CB T/Grt=607.14 Inv=602.34 18" (NE&SW)
Ex. Strm. MH Rim=607.39 Inv=602.42 12" (NE) Inv=602.07 18" (SW) Inv=601.66 24" (SE) Inv=601.24 Sump
Ex. Strm. CB T/Grt=606.87 Inv=603.87 12" (SW)
Ex. Strm. CB T/Grt=606.97 Inv=602.29 18" (NE&SW) Inv=601.83 Sump
Ex. Strm. MH Rim=607.85 Inv=602.41 18" (NE) Inv=602.23 Sump
Ex. Strm. CB T/Grt=605.52 Inv=600.82 18" (NE&SW) Inv=600.82 Sump
Ex. Strm. CB T/Grt=605.29 Inv=602.06 12" (SW)
Ex. Strm. MH Rim=606.08 Inv=594.83 8" (NE) Inv=594.60 8" (NW) Inv=594.50 8" (SE)
Ex. Strm. MH Rim=605.94 Inv=599.89 24" (SE) Inv=599.94 24" (NW) Inv=600.40 18" (W) Inv=600.76 12" (NE) Inv=599.24 Sump
Ex. Strm. MH Rim=606.05 Inv=594.06 8" (NE&SW)
Ex. Strm. MH Rim=607.63 Inv=601.61 24" (NE)
Ex. San. MH Rim=606.87 Inv=600.72 8" (NE&SE)
Ex. San. MH Rim=607.29 Inv=596.67 8" (NW&SE)
Ex. San. MH Rim=610.40 Inv=599.92 24" (SW&SE) Inv=599.75 Sump
Ex. San. MH Rim=611.01 Inv=603.71 8" (E)
Ex. San. MH Rim=610.31 Inv=597.39 24"(N+W)(PER PLAN)
Ex. 24" CMP
Ex. 36" CMP
Ex. 24" CMP
Ex. 18" CMP
Ex. 24" CMP
Ex. 24" CMP
Ex. 24



Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Duke Coordination Set	6-24-23	JAB	JAB
3	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
4	Revised Per Client and Planning Revision	01-10-24	MGB	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBUCK RIDGE ROAD
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

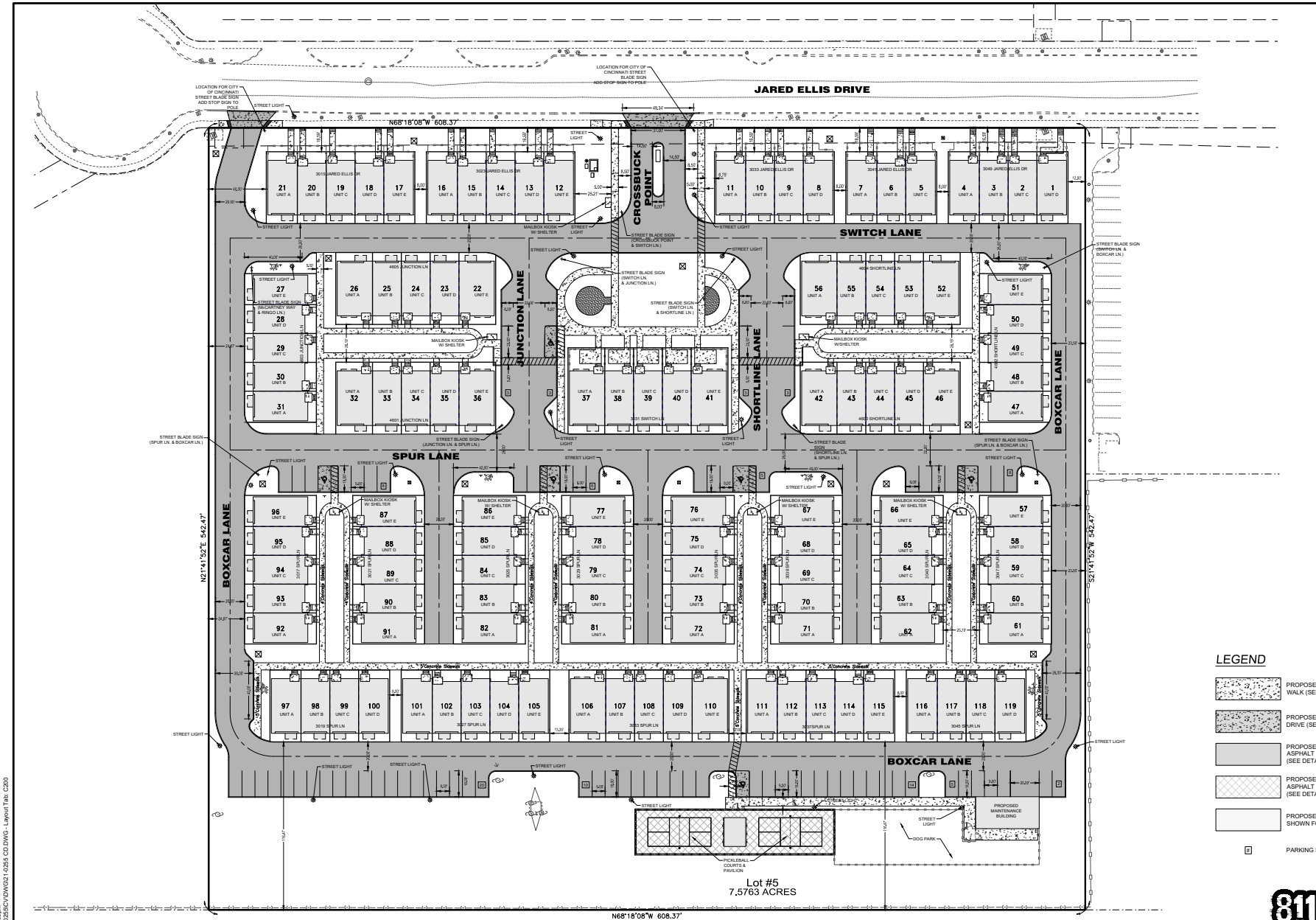
DEMOLITION PLAN

bayer becker
Engineers | Surveyors | Planners
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C101

THIS DRAWING AND ALL RELATED DRAWINGS, SPECIFICATIONS, DESIGN, REVISIONS OF ANY OF THE FOREGOING AND ANY RELATED WORK PRODUCT PREPARED BY BAYER BECKER ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF BAYER BECKER. ALL RIGHTS RESERVED. ANY USE, REPRODUCTION, DISTRIBUTION, DISPLAY, PUBLICATION, ADAPTATION, MODIFICATION OR CREATION OF DERIVATIVE WORKS BASED ON THIS DRAWING AND ALL RELATED DRAWINGS, SPECIFICATIONS, DESIGN, REVISIONS OF ANY OF THE FOREGOING AND ANY RELATED WORK PRODUCT PREPARED BY BAYER BECKER, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER IS STRICTLY PROHIBITED AND WILL BE ENFORCED TO THE FULLEST EXTENT OF THE LAW. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C101



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION
2. PATH FOR VISITABILITY TO ALL UNITS IS THROUGH THE GARAGE

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk'd
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	05-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised Per Building Permit	12-15-24	AB	JAB
6	Revised Per Client and Planning Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CONSTRUCTION DRAWINGS
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

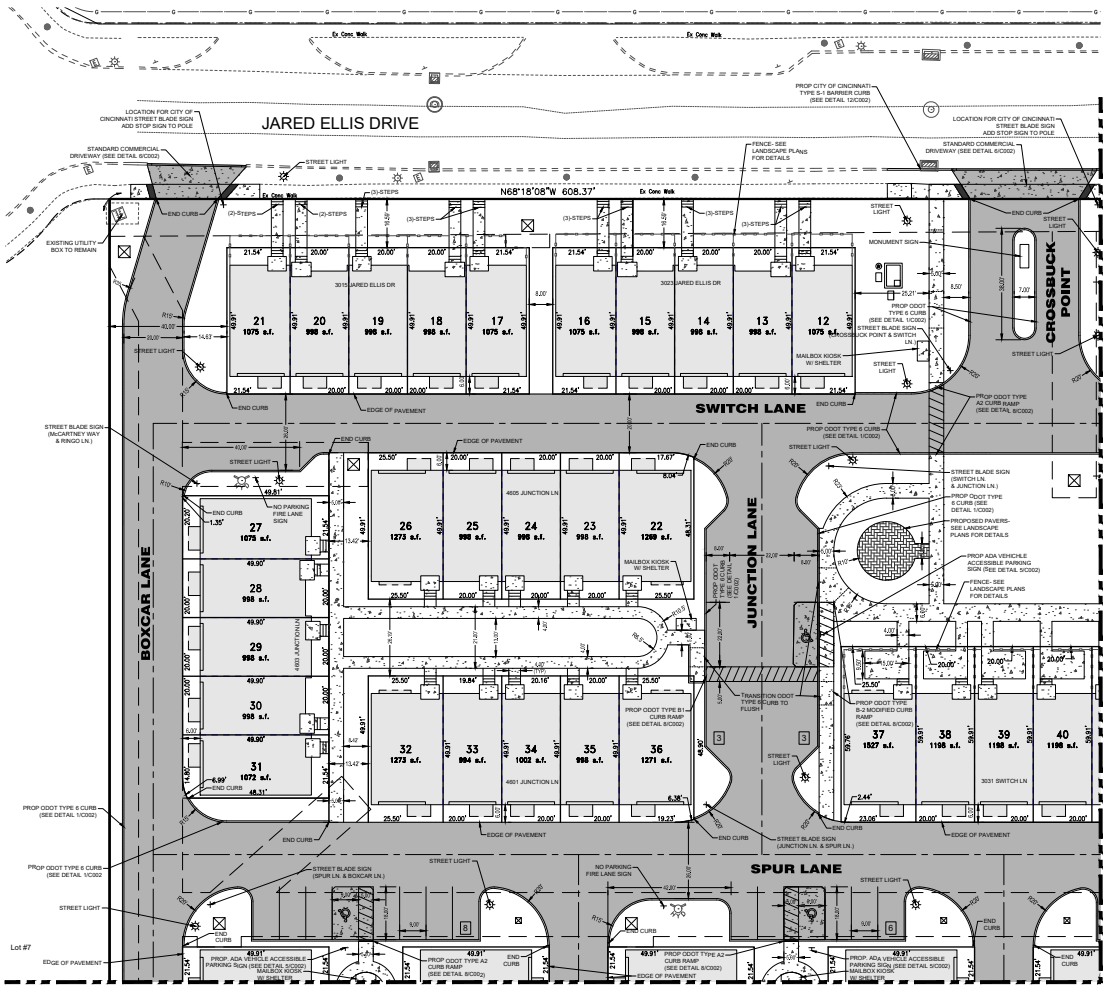
OVERALL LAYOUT PLAN

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C200

THIS DRAWING AND ALL INFORMATION, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY IT, WERE PREPARED AND DEVELOPED AS AN INSTRUMENT OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, BAYER BECKER SHALL BE DEEMED THE AUTHOR AND OWNER OF SUCH INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE DRAWING AND ALL INFORMATION, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY IT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF BAYER BECKER. © COPYRIGHT - ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C200



LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- PARKING SPACE COUNT

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MJS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AJG	JAB
5	Revised Per Client and Planning Revision	01-10-24	MJS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK POINT
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

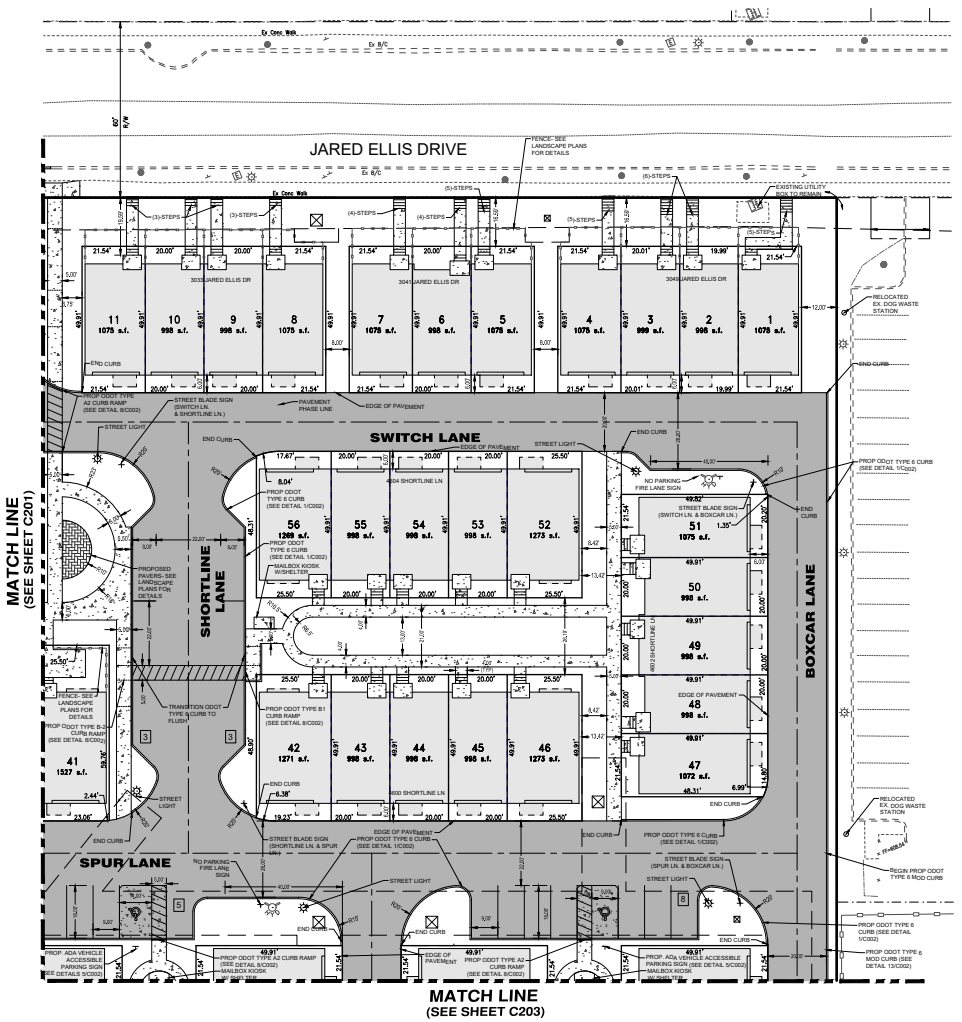
LAYOUT PLAN (NORTHWEST)

bayer becker
Civil Engineering
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C201

THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, AND DOCUMENTS ARE THE PROPERTY OF BAYER BECKER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER. COPYRIGHT © ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C201



LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
COLERAIN TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LAYOUT PLAN (NORTHEAST)

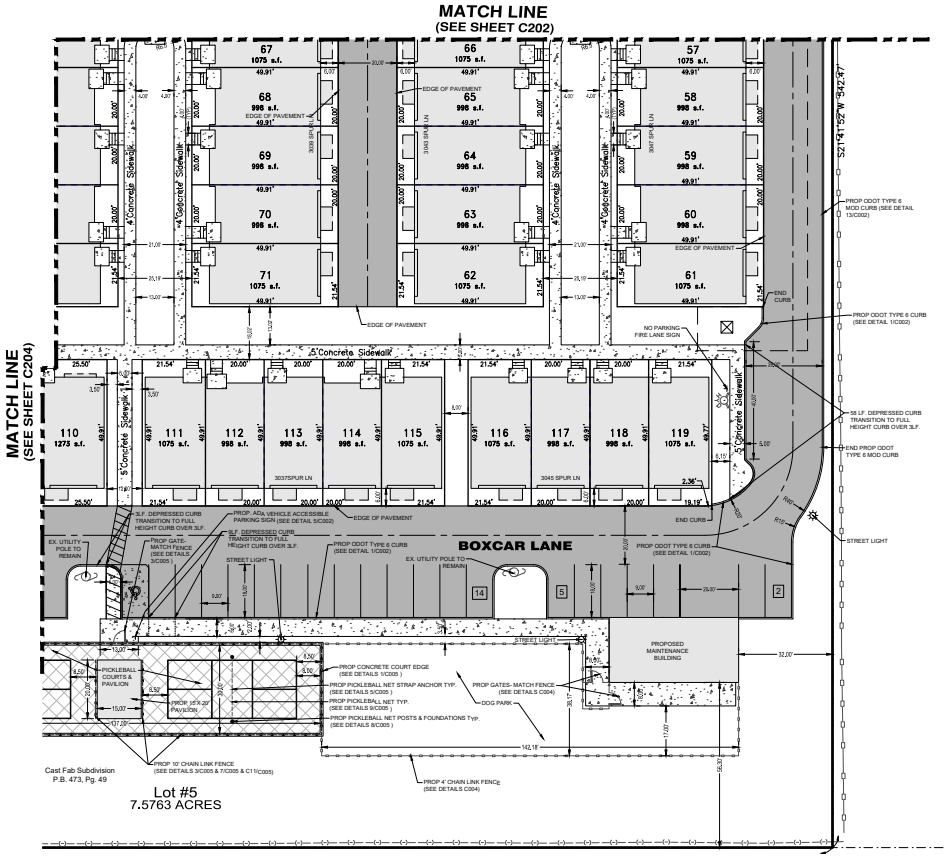
bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23

Sheet: C202

THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED BY BAYER BECKER ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. ALL REPRODUCTIONS, USE, OR DISCLOSURE OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER IS PROHIBITED. © COPYRIGHT BAYER BECKER 2022

Plot time: Jan 10, 2025 - 1:08pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C202



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised Per Client and Planning Revision	01-10-24	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK DEVELOPMENT GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

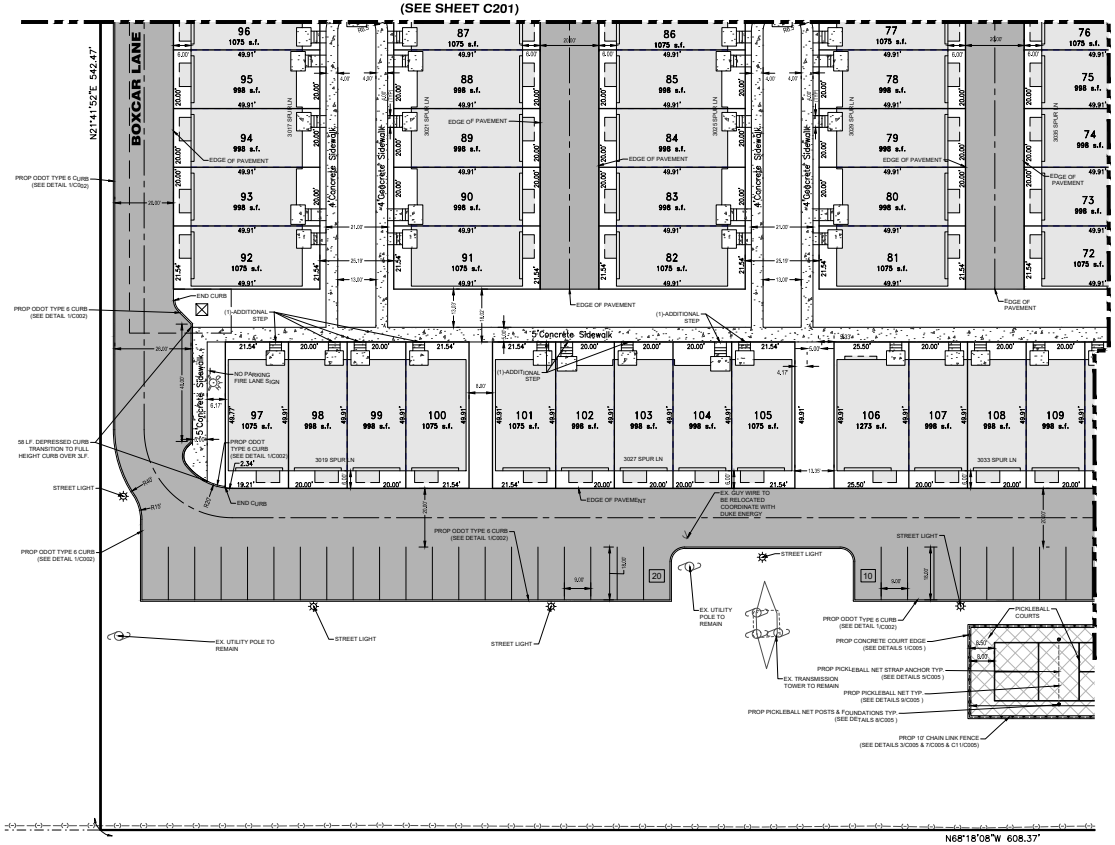
LAYOUT PLAN (SOUTHEAST)

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C203

THIS COMPLETE PLAN IS AN INSTRUMENT OF SERVICE, INCLUDING BUT NOT LIMITED TO ALL DRAWINGS, SPECIFICATIONS, DESIGN, AND MODELS PREPARED BY BAYER BECKER AND IS THE EXCLUSIVE PROPERTY OF BB. NO REPRODUCTION, USE, OR DISCLOSURE OF ANY PORTION OF THIS PLAN SHALL OCCUR WITHOUT THE EXPRESS WRITTEN PERMISSION OF BB, AND ANY SUCH UNAUTHORIZED USE SHALL CONSTITUTE A MATERIAL BREACH OF CONTRACT. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C203



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MDS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised For Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised For Client and Phasing Revision	01-10-25	MDS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK PARTNERS GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LAYOUT PLAN (SOUTHWEST)

bayer becker
Architecture | Engineering
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C204

THIS COPYRIGHTED SET OF PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO ANY ELECTRONIC MEDIA, REMAINS THE PROPERTY OF BAYER BECKER AND WAS PREPARED FOR USE ON THE SPECIFIC PROJECT AND SITE NAMED HEREIN. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY BAYER BECKER. ANY REUSE OR MODIFICATION OF THESE PLANS AND SPECIFICATIONS FOR ANY OTHER PURPOSE OR LOCATION, AND ANY USE OF SUBMITTED INFORMATION OR DESIGNS FOR ANY OTHER PROJECT OR ADDITIONS TO THIS PROJECT, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF BAYER BECKER, IS PROHIBITED. ALL UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS BAYER BECKER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C204

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
CAR FRA	14	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	2.0" Cal
CLA KEN	4	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal
GLE SH2	2	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.0" Cal
LIQ SLE	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B & B	2.0" Cal
LIR TUL	1	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
PLA BLO	6	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.0" Cal
QUE COC	8	Quercus coccinea	Scarlet Oak	B & B	2.0" Cal
QUE IMB	2	Quercus imbricaria	Shingle Oak	B & B	2.0" Cal
TIL STE	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	B & B	2.0" Cal
ULM EM2	4	Ulmus propinqua 'Emerald Sunshine'	Elm	B & B	2.0" Cal
ORNAMENTAL TREES					
AME GRA	20	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry Tree Form	B & B	2.0" Cal
CER AP2	4	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	B & B	2.0" Cal
CER MRL	8	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	B & B	
COR MIL	6	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	B & B	2.0" Cal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
ARO ARB	4	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal	36" Ht.
CLE CRY	16	Clethra alnifolia 'Crystalina'	Sugartina® Summersweet	5 gal	
COR ART	77	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
FOR LYN	18	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	B & B	30" Ht.
FOT AIR	64	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	3 gal	18" Ht.
HAM VIR	14	Hamamelis virginiana	Common Witch Hazel	B & B	48" Ht.
HYD MUN	33	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	3 gal	18" Ht.
HYD RS4	57	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	5 gal	24" Ht.
ITE LIT	20	Itea virginica 'Little Henry' TM	Virginia Sweetspire	3 gal	18" Ht.
PHY BUR	163	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" Ht.
RHU GRO	36	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal	18" Ht.
RHU TIG	19	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	36" Ht.
SPI BET	38	Spiraea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
BUX GR2	21	Buxus x 'Green Velvet'	Green Velvet Boxwood	B & B	18" Ht.
ILE DEN	10	Ilex glabra 'Densa'	Inkberry Holly	7 gal	
ILE PRI	4	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	20	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal	30" Ht.
JUN PFI	28	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
JUN FOR	1	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30" Ht.
JUN KA4	14	Juniperus communis 'Kalebab'	Kalebab Juniper	B & B	48" Ht.
JUN IPC	2	Juniperus horizontalis 'Pancake'	Pancake Creeping Juniper	3 gal	Clump
JUN B15	6	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	B & B	6' Ht.
THU BBZ	4	Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
VIB RHY	27	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	B & B	4' Ht.
ORNAMENTAL GRASSES					
CAL KAR	203	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN HEA	115	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
PAN SH3	1	Panicum virgatum 'Shenandoah'	Switch Grass	3 gal	Clump
SCH LIT	187	Schizachyrium scoparium	Little Bluestem	1 gal	
SES AUT	100	Sesleria autumnalis	Autumn Moor Grass	1 gal	
SPO HET	246	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	24	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
AST VIS	62	Astilbe chinensis 'Visions'	Visions Astilbe	2 gal	
ATH FIL	53	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
CAL NEP	69	Calamintha nepeta	Lesser Calamint	1 gal	
COR ZAG	56	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH PT6	20	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump
ECH UNN	18	Echinacea x 'PAS702918'	PowWow® White Coneflower	1 gal	
HEU CH9	88	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
HEU MRO	59	Heuchera x 'TNHEUMES'	Northern Exposure™ Sienna Coral Bells	1 gal	
HOS AND	34	Hosta x 'Sum and Substance'	Plantain Lily	3 gal	Clump
HOS DQN	35	Hosta x 'Dancing Queen'	Dancing Queen Hosta	1 gal	
NAR PO2	57	Narcissus poeticus	Poet's Daffodil	Bulb	
NEP IRA	205	Nepeta x faassenii Walker's Low	Walker's Low Catmint	2 gal	Clump
RUD HIR	48	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump
SAL NEM	34	Salvia nemorosa 'East Friesland'	East Friesland Perennial Sage	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	31,475 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSS CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

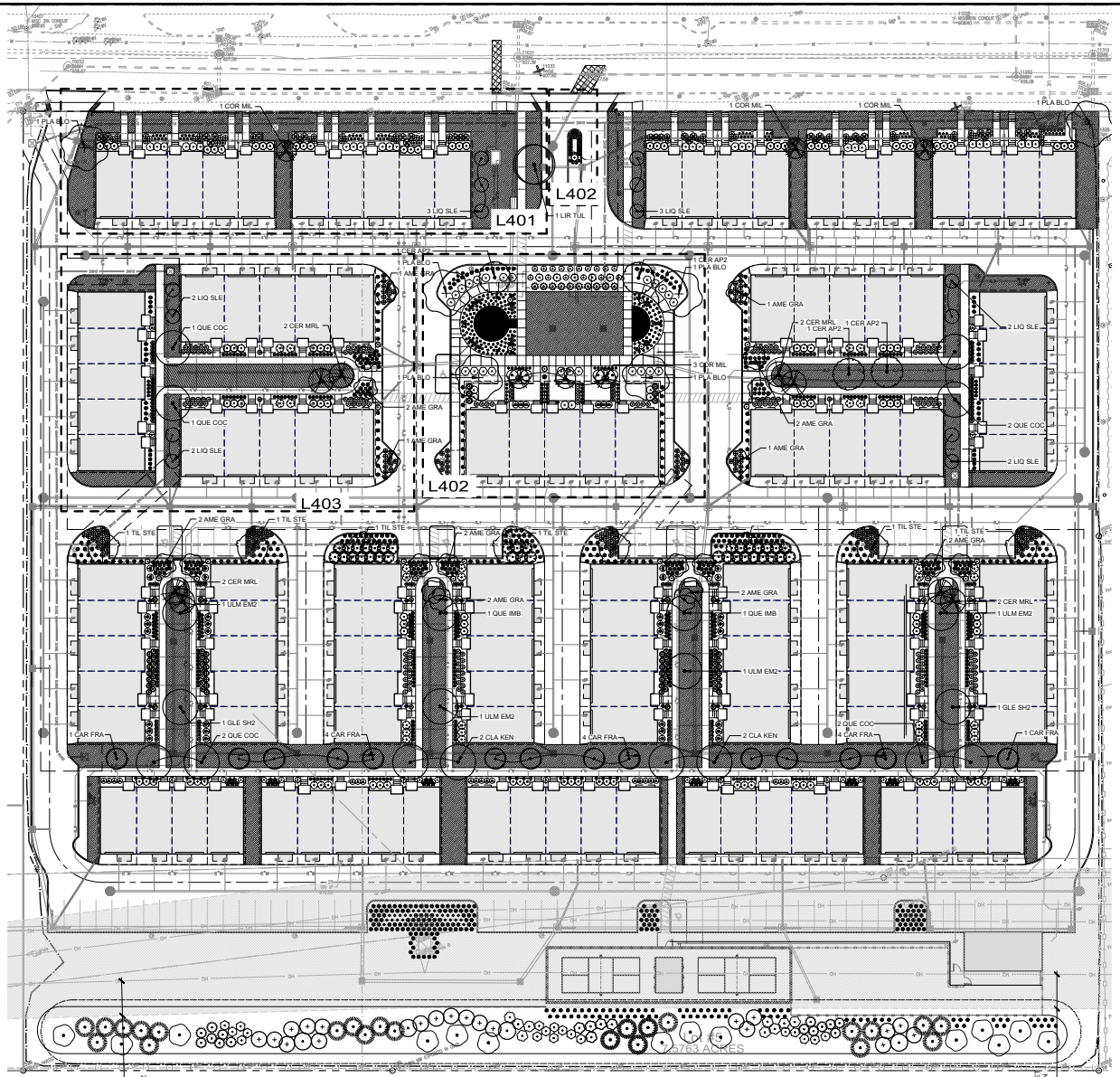
MASTER PLANT SCHEDULE

bayer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: L300

THIS DRAWING AND ALL INFORMATION, IDEAS AND CONCEPTS SHOWN, REFERRED OR IMPLIED IS AND SHALL REMAIN THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED, DISCLOSED, REPRODUCED OR ASSIGNED TO ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF BAYER BECKER. ALL RIGHTS RESERVED UNDER COPYRIGHT LAWS. © BAYER BECKER

Plot time: Jan 10, 2025 - 2:34pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout\Tab: Master Schedule



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
CAR FRA	14	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	2.0" Cal
CLA KEN	4	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal
GLE SH2	2	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.0" Cal
LIQ SLE	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B & B	2.0" Cal
LIR TUL	1	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
PLA BLO	6	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.0" Cal
QUE COC	8	Quercus coccinea	Scarlet Oak	B & B	2.0" Cal
QUE IMB	2	Quercus imbricaria	Shingle Oak	B & B	2.0" Cal
TIL STE	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	B & B	2.0" Cal
ULM EM2	4	Ulmus propinqua 'Emerald Sunshine'	Elm	B & B	2.0" Cal
ORNAMENTAL TREES					
AME GRA	20	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry Tree Form	B & B	2.0" Cal
CER AP2	4	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	B & B	2.0" Cal
CER MRL	8	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	B & B	
COR MIL	6	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	B & B	2.0" Cal

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	09-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & CIVIL COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI, OHIO 45202
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

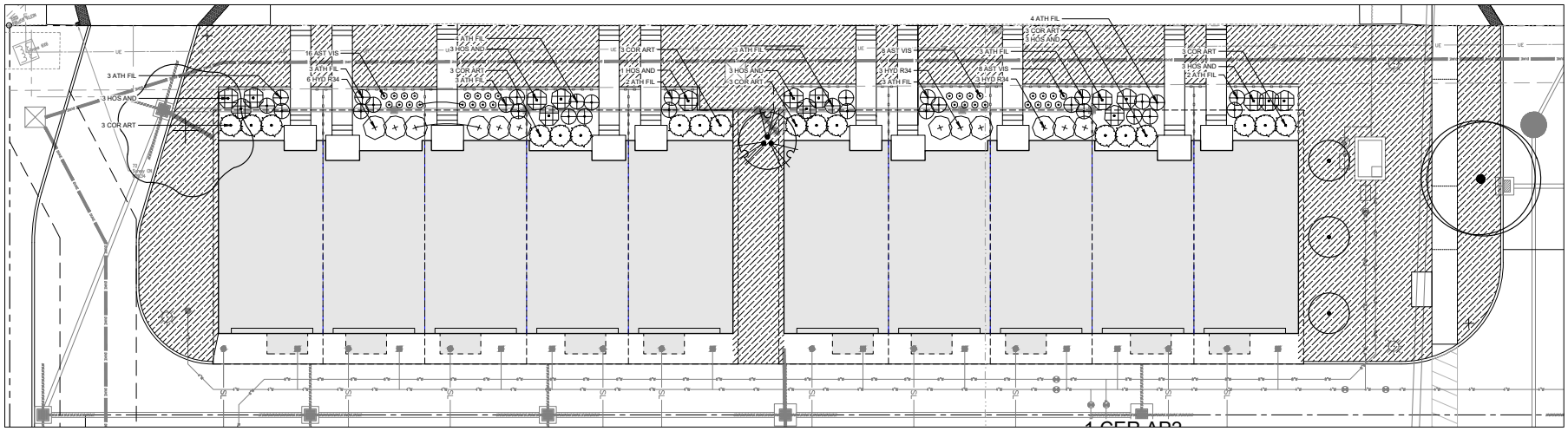
PLANTING PLAN - OVERALL TREE PLAN

bayer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: **L301**

THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY BAYER BECKER ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. ALL REPRODUCTIONS OF THESE PLANS AND SPECIFICATIONS, ALL OR IN PART, AND ALL USE AND DISCLOSURE THEREOF, MAY BE MADE ONLY WITH THE PRIOR WRITTEN CONSENT OF BAYER BECKER. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE RESERVED BY BAYER BECKER.

Plot time: Jan 10, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout\Tab: Tree Plan



PLANT SCHEDULE JARED ELLIS W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	18	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	12	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
ANNUALS AND PERENNIALS					
AST VIS	32	Astilbe chinensis `Visions`	Visions Astilbe	2 gal	
ATH FIL	30	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
HOS AND	16	Hosta x `Sum and Substance`	Plantain Lily	3 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	5,469 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L304.

Basis of Bearing:
State Plane NAD83 (2011)

0 5 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	09-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - JARED ELLIS DR. W.

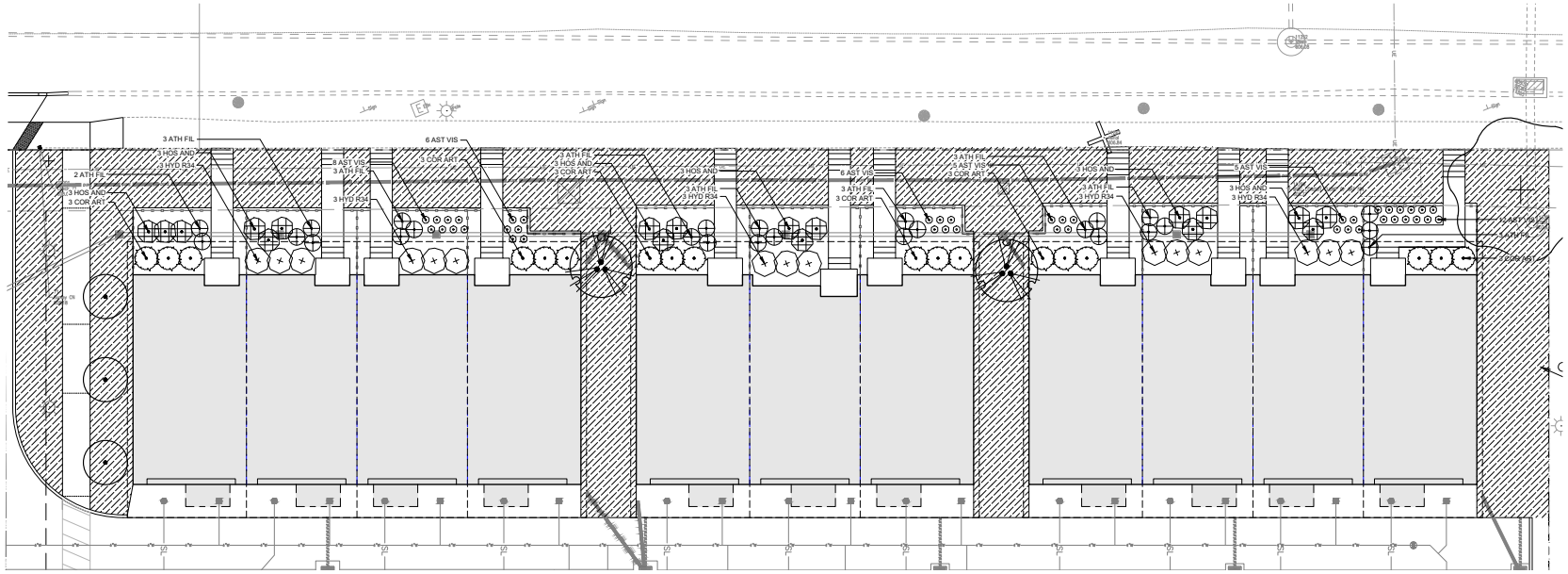
bayer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: **L302**

THIS DOCUMENT AND ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED, REPRODUCED OR DISCLOSED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS PERMISSION OF BAYER BECKER. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout1 Tab: JARED ELLIS DR W



PLANT SCHEDULE JARED ELLIS DRIVE EAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	18	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	15	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
ANNUALS AND PERENNIALS					
AST VIS	42	Astilbe chinensis `Visions`	Visions Astilbe	2 gal	
ATH FIL	26	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
HOS AND	18	Hosta x `Sum and Substance`	Plantain Lily	3 gal	Clump
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME		
GROUND COVERS					
	5,120 sf	Turf Sod	Drought Tolerant Fescue Blend		

Basis of Bearing:
State Plane NAD83 (2011)

0 5 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJS
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJS	MJS

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - JARED ELLIS DR. E.

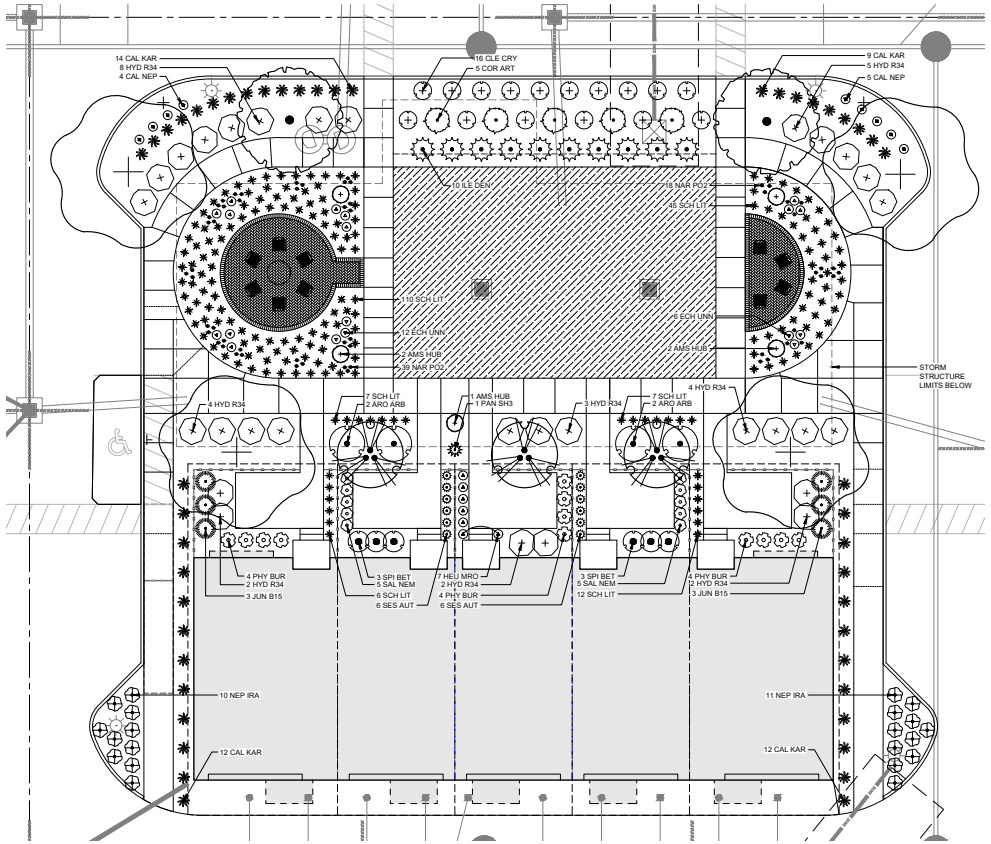
bayer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: L303

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. THIS DOCUMENT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED AND DEVELOPED AS AN INSTRUMENT OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL REPRODUCTIONS, IN WHOLE OR IN PART, MUST BEAR THE COPYRIGHT NOTICE OF BAYER BECKER. COPYRIGHT © ALL RIGHTS RESERVED

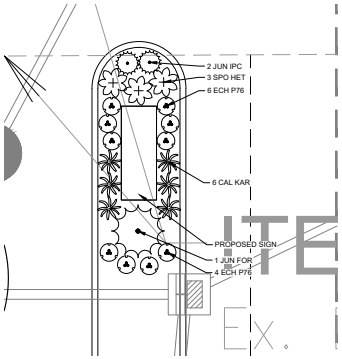
Plot time: Jan 10, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout1 Tab: JARED ELLIS DR E



PLANTING AT CENTRAL OPEN SPACE
SCALE 1" = 10'

PLANT SCHEDULE CENTRAL GREEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
ARO ARB	4	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal	36" Ht.
CLE CRY	16	Clethra alnifolia 'Crystalina'	Sugartinal® Summersweet	5 gal	
COR ART	5	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	30	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	5 gal	24" Ht.
PHY BUR	12	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" Ht.
SPI BET	6	Spiraea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
ILE DEN	10	Ilex glabra 'Densa'	Inkberry Holly	7 gal	
JUN B15	6	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	B & B	6` Ht.
ORNAMENTAL GRASSES					
CAL KAR	47	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN SH3	1	Panicum virgatum 'Shenandoah'	Switch Grass	3 gal	Clump
SCH LIT	187	Schizachyrium scoparium	Little Bluestem	1 gal	
SES AUT	12	Sesleria autumnalis	Autumn Moor Grass	1 gal	
ANNUALS AND PERENNIALS					
AMS HUB	5	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
CAL NEP	9	Calamintha nepeta	Lesser Calamint	1 gal	
ECH UNN	18	Echinacea x 'PAS702918'	PowWow® White Coneflower	1 gal	
HEU MRO	7	Heuchera x 'TNHEUNES'	Northern Exposure™ Sienna Coral Bells	1 gal	
NAR PO2	57	Narcissus poeticus	Poet's Daffodil	Bulb	
NEP IRA	21	Nepeta x faassenii 'Walker`s Low	Walker's Low Catmint	2 gal	Clump
SAL NEM	10	Salvia nemorosa `East Friesland'	East Friesland Perennial Sage	2 gal	Clump
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	1,980 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	



PLANTING AT ENTRY SIGN
SCALE 1" = 5'

PLANT SCHEDULE SIGN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
EVERGREEN SHRUBS					
JUN FOR	1	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30" Ht.
JUN IPC	2	Juniperus horizontalis 'Pancake'	Pancake Creeping Juniper	3 gal	Clump
ORNAMENTAL GRASSES					
CAL KAR	6	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
SPO HET	3	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
ECH P76	10	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	08-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSS CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

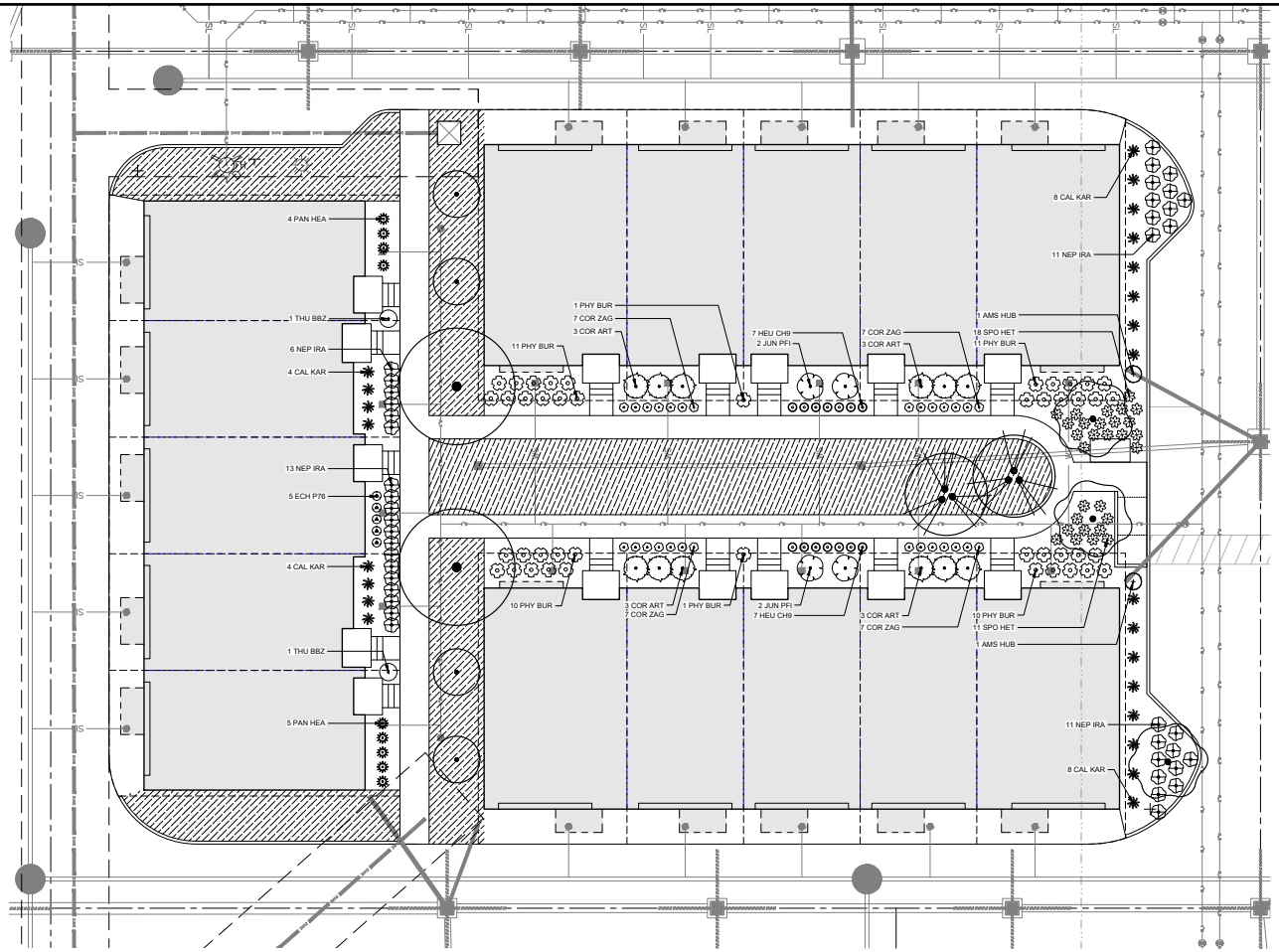
PLANTING PLAN - CENTRAL OPEN SPACE

bayer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: **L304**

THIS DRAWING AND ALL INFORMATION, IDEAS, AND PLANS CONTAINED HEREIN, ARE THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. © 2023 BAYER BECKER

Plot time: Jan 10, 2025 - 2:36pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP .dwg - Layout1\tab: CENTRAL OPEN SPACE



PLANT SCHEDULE CTYD A

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	12	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
PHY BUR	44	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" Ht.
EVERGREEN SHRUBS					
JUN PFI	4	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
THU BBZ	2	Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	24	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN HEA	9	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HET	29	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	2	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
COR ZAG	28	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH P76	5	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	14	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
NEP IRA	41	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	3,203 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

Basis of Bearing:
State Plane NAD83 (2011)

0 5 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk'd
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARD A

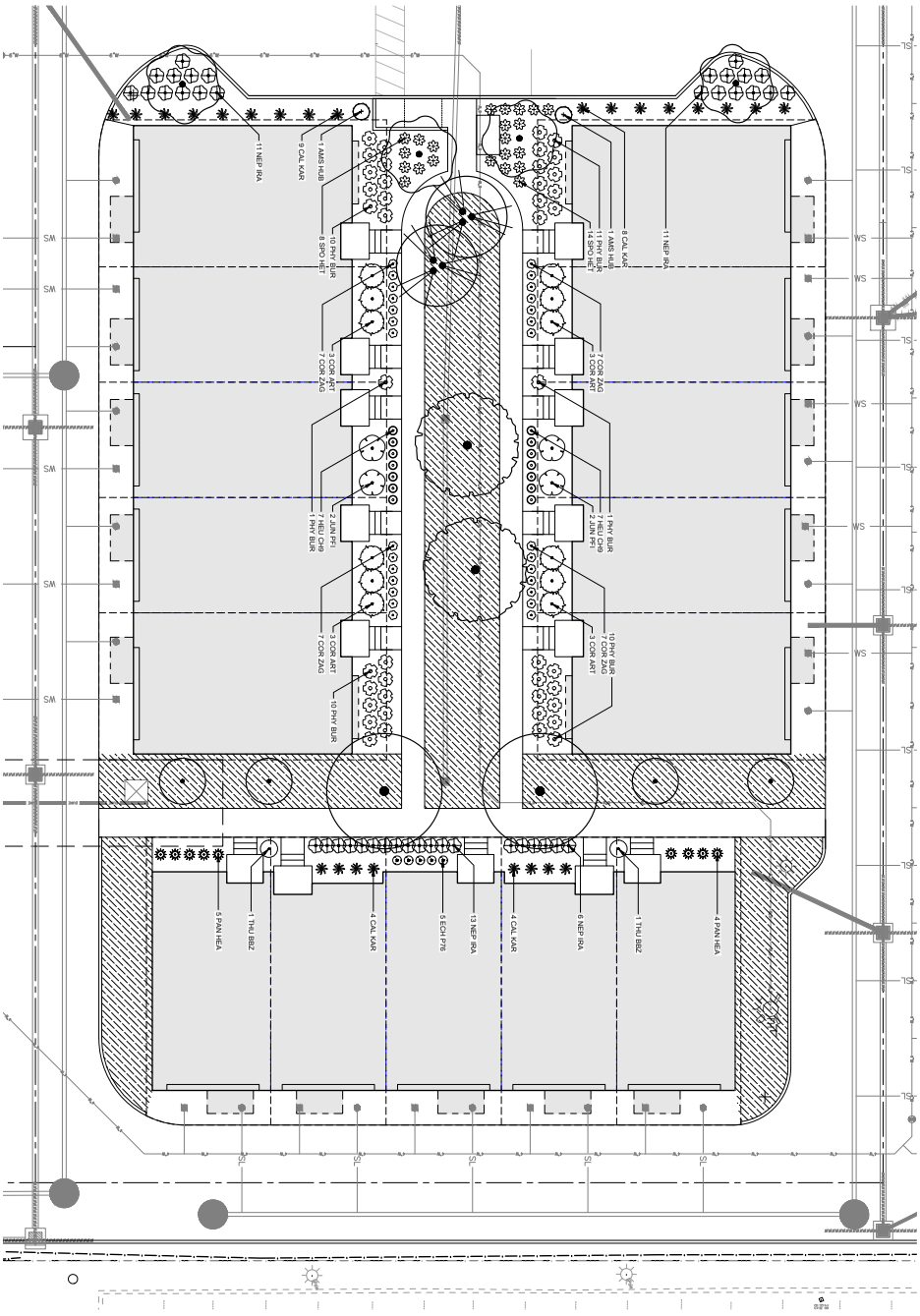
bauer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: **L305**

THIS DRAWING AND ALL DESIGNS, IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF BAUER BECKER LANDSCAPE ARCHITECTURE, LLC AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAUER BECKER LANDSCAPE ARCHITECTURE, LLC. ALL REPRODUCTIONS, IN WHOLE OR IN PART, MUST BEAR THE COPYRIGHT NOTICE OF BAUER BECKER LANDSCAPE ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 2:36pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout1\tab: COURTYARD A



PLANT SCHEDULE COURTYARD B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	10	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
PHY BUR	42	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	5 gal	18" Ht.
EVERGREEN SHRUBS					
JUN PFI	2	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
THU BBZ	2	Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	25	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN HEA	9	Panicum virgatum 'Heavy Metal'	Switch Grass	2 gal	Clump
SPO HET	22	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	2	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
ECH PYR	28	Echinacea purpurea 'Jspeak'	Zazzle Pink Duet Coneflower	2 gal	Clump
ECH PYE	5	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CHO	14	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
NEP RA	41	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 gal	Clump
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	1,833 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB) ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

Sheet: L306

Drawing: 21-0255LA PP
Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

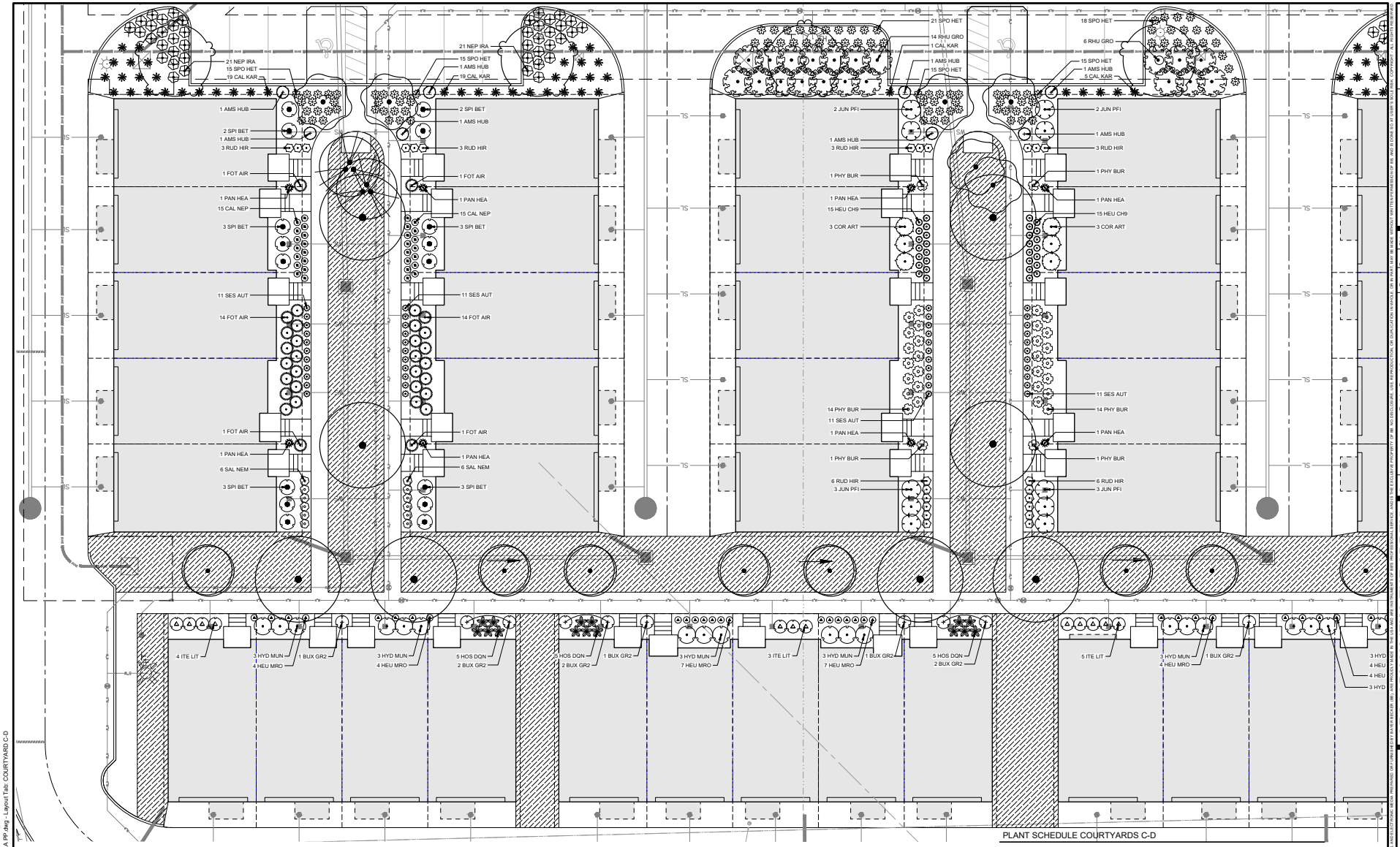
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARD B

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

SCALE: 1" = 10'

Base Plans NADS (2011)



PLANT SCHEDULE COURTYARDS C-D

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
TIL STE	4	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.0" Cal
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**
DECIDUOUS SHRUBS					
RHU GRO	12	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	10	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
SPO HET	39	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
HEU MRO	1	Heuchera x "TNHEUNESI"	Northern Exposure™ Sienna Coral Bells	1 gal	
NEP IRA	40	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
SYMBOL		**BOTANICAL NAME**	**COMMON NAME**		
GROUND COVERS					
		Turf Sod	Drought Tolerant Fescue Blend		

Basis of Bearing:
State Plane NAD83 (2011)

0 5 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	09-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK DEVELOPMENT GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

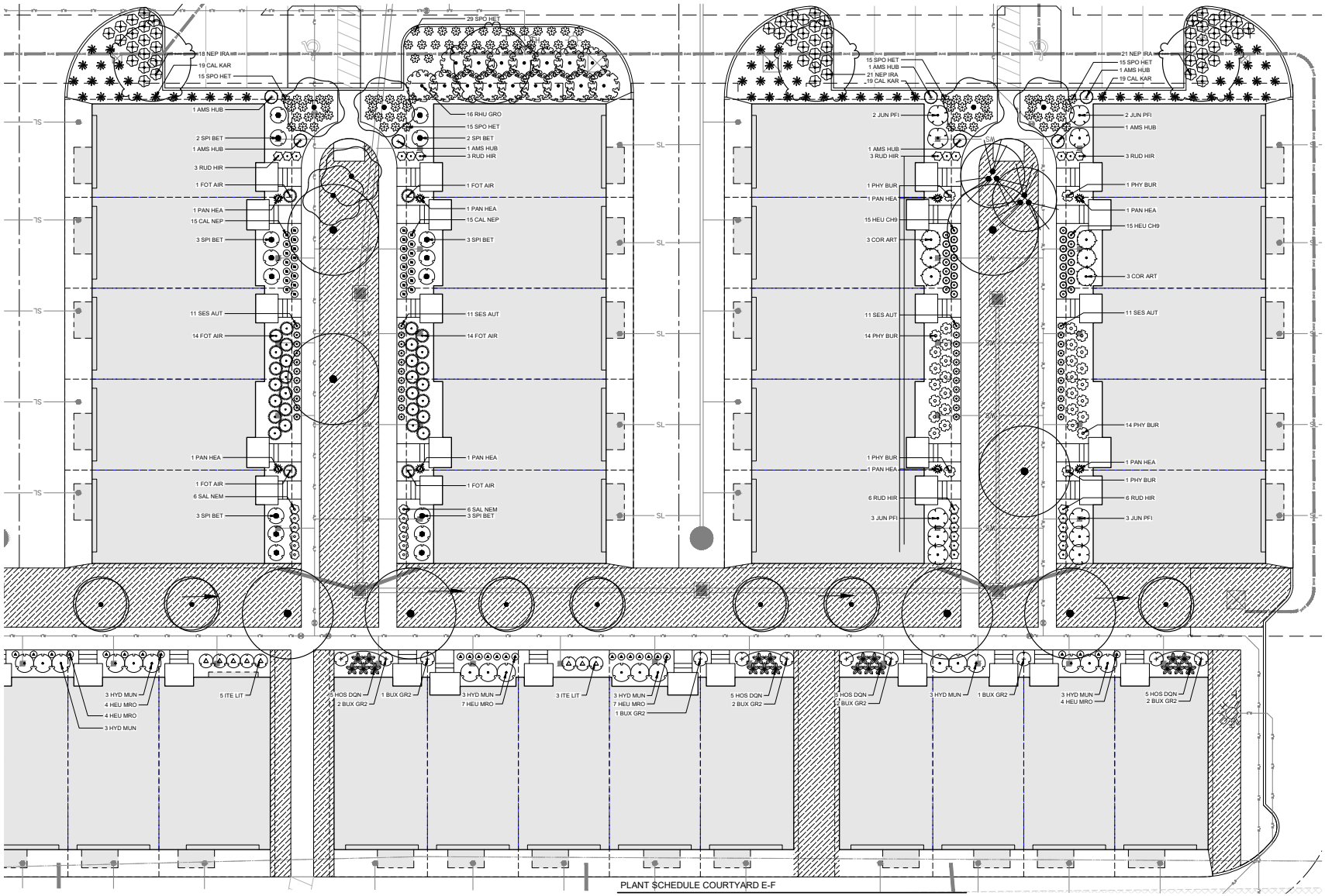
PLANTING PLAN - COURTYARDS C-D

bayer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: **L307**

THE CONTENTS OF THIS ALL DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER.

Plot time: Jan 10, 2025 - 2:38pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout1\tab: COURTYARD C-D



PLANT SCHEDULE COURTYARD E-F

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	6	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
FOT AIR	32	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	3 gal	18" Ht.
HYD MUN	12	Hydrangea quercifolia `Munchkin`	Oakleaf Hydrangea	3 gal	18" Ht.
ITE LIT	3	Itea virginica `Little Henry` TM	Virginia Sweetspire	3 gal	18" Ht.
PHY BUR	32	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
RHU GRO	16	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
SPI BET	16	Spiraea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
BUX GR2	11	Buxus x `Green Velvet`	Green Velvet Boxwood	B & B	18" Ht.
JUN PFI	10	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
ORNAMENTAL GRASSES					
CAL KAR	57	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	8	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SES AUT	44	Sesleria autumnalis	Autumn Moor Grass	1 gal	
SPO HET	89	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

ANNUALS AND PERENNIALS					
AMS HUB	7	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
CAL NEP	30	Calamintha nepeta	Lesser Calamint	1 gal	
HEU CH9	30	Heuchera x `Cherry Cola`	Cherry Cola Coral Bells	1 gal	Clump
HEU MRO	18	Heuchera x "TNHEUNESI"	Northern Exposure™ Sienna Coral Bells	1 gal	
HOS DQN	20	Hosta x `Dancing Queen`	Dancing Queen Hosta	1 gal	
NEP IRA	60	Nepeta x faassenii `Walker's Low`	Walker's Low Catmint	2 gal	Clump
RUD HIR	24	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump
SAL NEM	12	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	7,274 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

Basis of Bearing:
State Plane NAD83 (2011)

0 5 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	09-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	01-10-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK PROPERTY GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

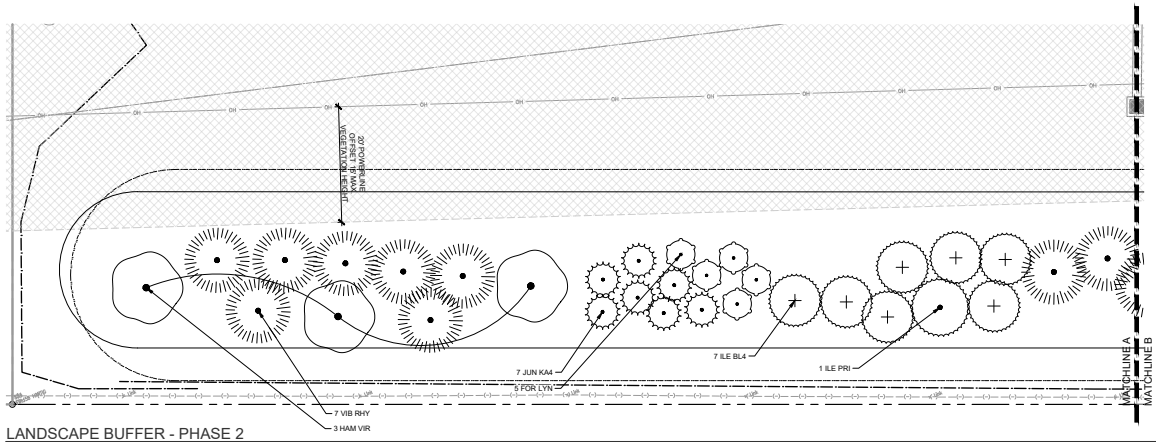
PLANTING PLAN - COURTYARDS E-F

bauer becker
LANDSCAPE ARCHITECTURE
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

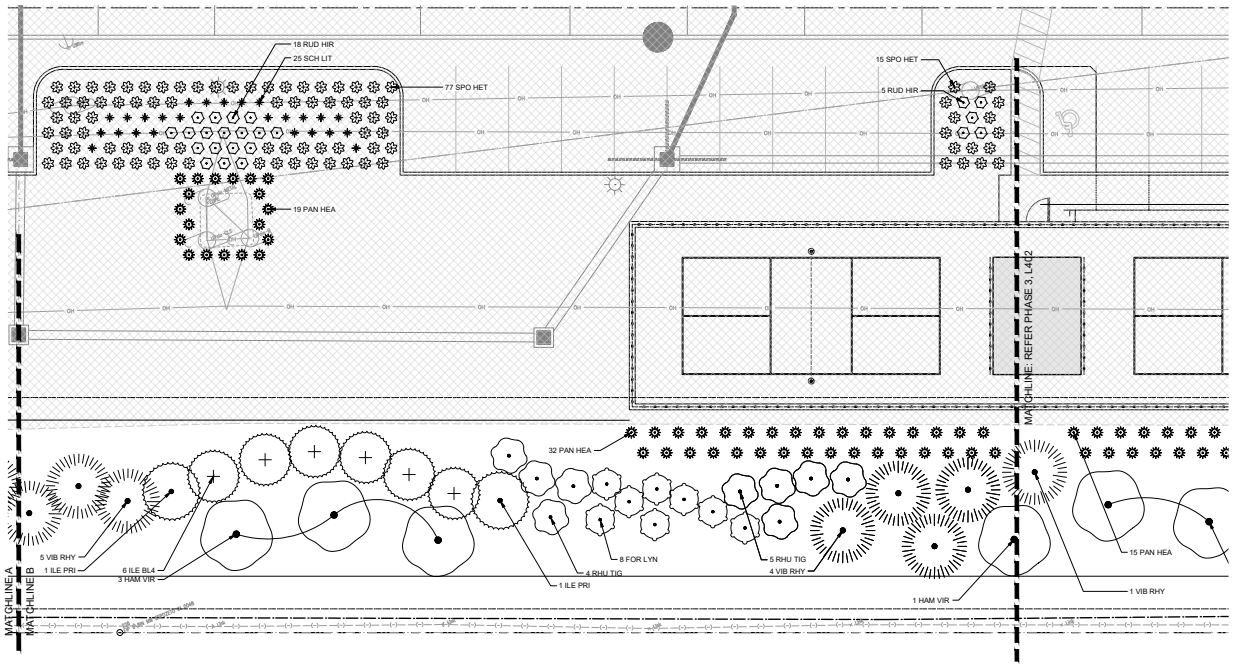
Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: L308

THIS DRAWING AND ALL INFORMATION, IDEAS AND CONCEPTS SHOWN, REVISIONS AND ALTERATIONS THEREOF ARE AND SHALL REMAIN THE PROPERTY OF BAUER BECKER LANDSCAPE ARCHITECTURE, LLC AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BAUER BECKER LANDSCAPE ARCHITECTURE, LLC. ALL REPRODUCTIONS, COPIES OR USES OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF BAUER BECKER LANDSCAPE ARCHITECTURE, LLC ARE PROHIBITED AND ARE A VIOLATION OF COPYRIGHT LAWS. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 2:38pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout1\tab: COURTYARD E-F



LANDSCAPE BUFFER - PHASE 2
SCALE 1" = 10'



LANDSCAPE BUFFER - PHASE 2
SCALE 1" = 10'

PLANT SCHEDULE AMENITY AND BUFFER - WEST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
FOR LYN	13	Forsythia x intermedia `Lynwood Gold`	Lynwood Gold Forsythia	B & B	30" Ht.
HAM VIR	7	Hamamelis virginiana	Common Witch Hazel	B & B	48" Ht.
RHU TIG	14	Rhus typhina `Tiger Eyes`	Tiger Eyes Sumac	5 gal	36" Ht.
EVERGREEN SHRUBS					
ILE PRI	3	Ilex x meserveae `Blue Prince` TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	13	Ilex x meserveae `Blue Princess`	Blue Princess Holly	5 gal	30" Ht.
JUN KA4	7	Juniperus communis `Kalebab`	Kalebab Juniper	B & B	48" Ht.
VIB RHY	20	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.
ORNAMENTAL GRASSES					
PAN HEA	51	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SCH LIT	25	Schizachyrium scoparium	Little Bluestem	1 gal	
SPO HET	92	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUD HIR	23	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump

Basis of Bearing:
State Plane NAD83 (2011)
0 5 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	08-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJB	MJB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

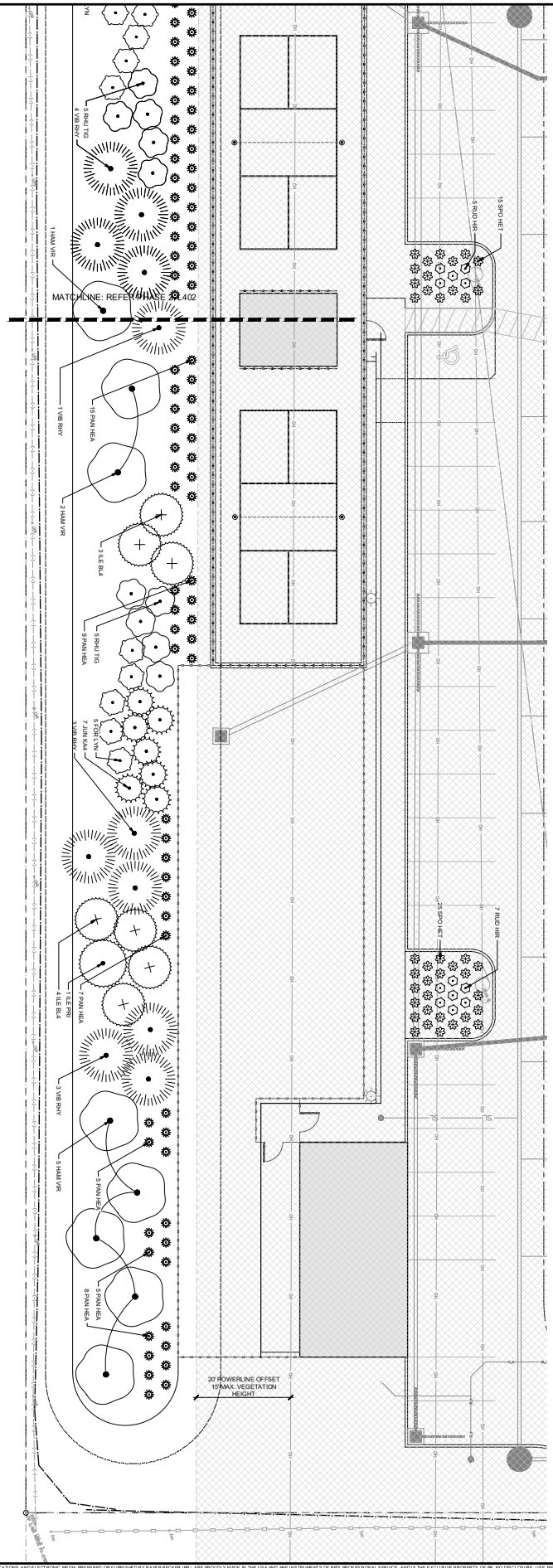
PLANTING PLAN - BUFFER WEST

bauer becker
LANDSCAPE ARCHITECTS
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: **L309**

ALL DRAWINGS, AND ALL IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF BAUER BECKER LANDSCAPE ARCHITECTS AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAUER BECKER LANDSCAPE ARCHITECTS. ALL REPRODUCTIONS OF THESE PLANS, IN WHOLE OR IN PART, MUST BEAR THE COPYRIGHT NOTICE OF BAUER BECKER LANDSCAPE ARCHITECTS. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 2:39pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout1 Tab: BUFFER WEST



PLANT SCHEDULE AMENITY AND BUFFER - EAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
FOR LYN	5	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	B & B	30" Ht.
HAM VIR	6	Hamamelis virginiana	Common Witch Hazel	B & B	48" Ht.
RHU TIG	5	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	36" Ht.
EVERGREEN SHRUBS					
ILE PRI	1	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	7	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal	30" Ht.
JUN KAI	7	Juniperus communis 'Kalaton'	Kalaton Juniper	B & B	48" Ht.
VIB RHY	7	Viburnum rhytidophylloides 'Alleghany'	Alleghany Viburnum	B & B	4' Ht.
ORNAMENTAL GRASSES					
PAN HEA	46	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HET	25	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUD HIR	7	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

Sheet: L310

Drawing: 21-0255LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - BUFFER EAST

Item	Revision Description	Date	Drwn	Chk:
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MJB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MJB	MJB

SCALE: 1" = 10'
0 10 20
Bearings based on NAD83 (2011)

SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

2 SUMMARY
A. SECTION INCLUDES:
1. PLANTS.
2. PLANTING SOILS.
3. MISCELLANEOUS PRODUCTS.

3 SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING SOILS.
4. PLANT MATERIALS: INCLUDE QUANTITIES, SIZES, QUALITY, AND SOURCES FOR PLANT MATERIALS.
5. PESTICIDES AND HERBICIDES: INCLUDE PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO THE PROJECT.
B. SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:
C. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
1. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
D. MATERIAL TEST REPORTS: FOR STANDARDIZED ASTM D 5268 TOPSOIL, EXISTING NATIVE SURFACE TOPSOIL, AND IMPORTED OR MANUFACTURED TOPSOIL.
E. WARRANTY: SAMPLE OF SPECIAL WARRANTY.

4 QUALITY ASSURANCE
A. INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.
1. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN DIVISION 01 SECTION "QUALITY REQUIREMENTS."
2. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
3. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.
B. SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
1. TESTING METHODS AND WRITTEN RECOMMENDATIONS SHALL COMPLY WITH USDA'S HANDBOOK NO. 60.
2. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING; WITH DEPTH, LOCATION, AND NUMBER OF SAMPLES TO BE TAKEN PER INSTRUCTIONS FROM LANDSCAPE LANDSCAPE ARCHITECT. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. REPORT SUITABILITY OF TESTED SOIL FOR PLANT GROWTH.
a. BASED UPON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. (92.9 SQ. M) OR VOLUME PER CU. YD. (0.76 CU. M) FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
b. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS, INCLUDING ALUMINUM, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COBALT, LEAD, LITHIUM, AND VANADIUM. IF SUCH PROBLEM MATERIALS ARE PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.
C. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PLANTS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
a. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS ARE SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
D. MEASUREMENTS: MEASURE PLANTS ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES (150 MM) ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH (100-MM) CALIPER SIZE, AND 12 INCHES (300 MM) ABOVE THE ROOT FLARE FOR LARGER SIZES.
2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.
E. PLANT MATERIAL OBSERVATION: LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

5 DELIVERY, STORAGE, AND HANDLING
A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.
B. BULK MATERIALS:
1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK FERTILIZERS, LIME, AND SOIL AMENDMENTS WITH APPROPRIATE CERTIFICATES.
C. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
D. HANDLE PLANTING STOCK BY ROOT BALL.
E. STORE BULBS, CORMS, AND TUBERS IN A DRY PLACE AT 60 TO 65 DEG F (16 TO 18 DEG C) UNTIL PLANTING.
F. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT WILL BE PLANTED IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION.

6 PROJECT CONDITIONS
A. FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
B. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
C. COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.
1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

7 WARRANTY
A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
a. DEATH & UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
b. STRUCTURAL FAILURES INCLUDING STORM DAMAGE FALLING OR BLOWING OVER.
c. FAULTY PERFORMANCE OF TREE STABILIZATION, EDGINGS.
d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
2. WARRANTY PERIODS FROM DATE OF PLANTING COMPLETION:
a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL
A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.
B. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
C. ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
D. LABELING: LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.

2.2 INORGANIC SOIL AMENDMENTS
A. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
1. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
B. SULFUR: GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH NO. 6 (3.35-MM) SIEVE AND A MAXIMUM OF 10 PERCENT PASSING THROUGH NO. 40 (0.425-MM) SIEVE.

2.3 MULCHES
A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: DOUBLE SHREDDED HARDWOOD BARK.

2.4 MISCELLANEOUS PRODUCTS
A. ANTIDESICCANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE RETARDER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN UNOPENED, SEALED, AND FULLY LABELED CONTAINERS AND MIX ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
B. TREE-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4" WIDE MINIMUM, WITH STRETCH FACTOR 33 PERCENT.
C. PRE-EMERGENT HERBICIDE: TO KILL GENERATING WEED SEEDLINGS, APPLY ONE OF THE FOLLOWING PRE-EMERGENT HERBICIDES AS MANUFACTURER'S RECOMMENDED RATE:
1. ORYZALIN (SURFLAN).
2. SIMAZIN (PRINCEP).
3. TRIFLURALIN (TREFLAN).
D. POST-EMERGENT HERMICIDE: TO KILL EMERGENT WEEDS DURING MAINTENANCE PERIOD, APPLY ONE OF THE FOLLOWING POST-EMERGENT HERBICIDES AT MANUFACTURER'S RECOMMENDED RATE;
1. SETHOXYDIM (VANTAGE).
2. FLUAZIFOP (FUSILADE)

PART 3 - EXECUTION

3.1 EXAMINATION
A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE.
1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET, OR MUDDY CONDITIONS.
3. SUSPEND SOIL SPREADING, GRADING, AND TILLING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND WHICH IS TOO DUSTY.
B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
C. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

3.2 PREPARATION
A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
B. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
C. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
D. LAY OUT PLANTS AT LOCATIONS DIRECTED BY LANDSCAPE ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
E. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
F. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING DIGGING, HANDLING, AND TRANSPORTATION.
1. IF DELIVERED TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY WITH ANTIDESICCANT AT NURSERY BEFORE MOVING TO ALLOW TWO WEEKS AFTER PLANTING.
G. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

3.3 PLANTING AREA ESTABLISHMENT
A. LOOSEN SUBGRADE OF PLANTING AREAS TO A MINIMUM DEPTH OF 18 INCHES (450 MM). REMOVE STONES LARGER THAN 1 INCH (25 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OFF OWNER'S PROPERTY.
1. APPLY FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
2. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
a. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
b. MIX LIME WITH DRY SOIL BEFORE MIXING FERTILIZER.
3. SPREAD PLANTING SOIL TO A DEPTH OF 18 INCHES (450 MM) BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
B. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
C. RESTORE PLANTING AREAS DAMAGED BY SUBSEQUENT CONSTRUCTION OPERATIONS.
D. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

3.4 EXCAVATION FOR TREES AND SHRUBS
A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED 8 INCHES TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
2. EXCAVATE AT LEAST 12 INCHES (300 MM) WIDER THAN ROOT SPREAD FOR CONTAINER STOCK TO ACCOMMODATE VERTICAL ROOTS FOR BARE-ROOT STOCK.
3. IF DRAIN LINES ARE SHOWN ON DRAWINGS OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF PERVIOUS BACKFILL OVER TILE.
B. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS OR OTHER DELETERIOUS MATERIALS.
C. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
D. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
E. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

3.5 TREE, SHRUB, AND VINE STAKING
A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
C. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
D. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
1. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
2. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOICE AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER. REPEAT WATERING AFTER PLANTING. DO NOT WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
E. AFTER THE LANDSCAPE ARCHITECT HAS EXAMINED THE TRUNKS OF NEW INSTALLED TREES, WRAP TREES OF 2-INCH CALIPER AND LARGER WITH TREE-WRAP TAPE. START AT THE BASE OF THE TRUNK AND SPIRAL COVER THE TRUNK TO THE HEIGHT OF THE FIRST BRANCHES. OVERLAP THE WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION; TAKE CORRECTIVE MEASURES REQUIRED BEFORE TREE WRAPPING.

3.6 TREE, SHRUB, AND VINE PRUNING
A. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
B. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES AS DIRECTED BY LANDSCAPE ARCHITECT.
C. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL AND ARBORICULTURAL PRACTICES. UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES FROM TREES AND SHRUBS; AND PRUNE TO RETAIN NATURAL CHARACTER.
D. DO NOT APPLY PRUNING PAINT TO WOUNDS.

3.7 GROUND COVER AND PLANT PLANTING
A. SET PLANT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED IN EVEN ROWS WITH TRIANGULAR SPACING.
B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
C. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
D. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
E. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

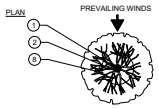
3.8 PLANTING AREA MULCHING
A. INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF 6 INCHES (150 MM) AND SECURE SEAMS WITH GALVANIZED PINS. PINS TO BE 8"-10" APART ALONG EDGES AND 12" MINIMUM IN CENTER.
B. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.
1. TREES AND TREE-LIKE SHRUBS IN TURF AREAS: APPLY ORGANIC MULCH RING OF 4-INCH (75-MM)) AVERAGE THICKNESS, WITH 36-INCH (900-MM) RADIUS AROUND TREES OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS OR VOLCANO MULCH.
2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH (50-MM) AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 4 INCHES (300 MM) BEYOND EDGE OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS.

3.9 PLANT MAINTENANCE
G. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
a. WATER EXISTING PROTECTED TREES AND VEGETATION WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
H. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
I. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PAST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

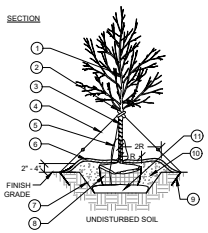
3.10 PESTICIDE APPLICATION
A. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
B. PRE-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
C. POST-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-EMERGED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

3.11 CLEANUP AND PROTECTION
A. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
B. PROTECT PLANTS FROM DAMAGE DUE T

PLAN



SECTION

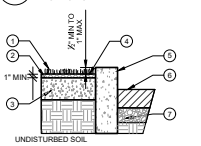


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. TREE WRAP (STD. MANUFACTURER)
4. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
5. 20 GAL. GATOR BAG (SEE NOTES)
6. MULCH
7. ROOTBALL PIT
8. ROOTBALL
9. 36" LONG #5 REBAR STAKE- DRIVE BELOW GRADE
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. TAMPED SETTTING BED 8" MIN. DEPTH

NOTES:
- A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
- B. 5"+ CALIPER TREES REQUIRE A 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE.
- C. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- D. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
- E. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- F. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. SEE PLANTING & PREPARATION NOTES.
  1"-4" CALIPER (1 BAG), 5" - 8" CALIPER (2 BAGS)

1 TREE PLANTING

NOT TO SCALE — 329343.46-06

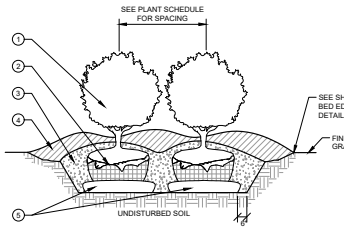


1. LAWN (SEEDED UNLESS SPECIFIED AS SOD).
2. ROOT LAYER. (SOD MIN. DEPTH AS SHOWN).
3. AMENDED TOPSOIL. SEE NOTES.
4. TOP OF GRADE TO BE MIN. 1/2" AND MAX. 1" BELOW ADJACENT PAVEMENT SURFACE.
5. ADJACENT CURB. SEE CURB DETAIL
6. PAVEMENT. SEE PAVEMENT DETAILS
7. PAVING BASE. SEE PAVEMENT DETAILS

NOTE: SEE SODDING AND/OR SEEDING NOTES.

4 LAWN AGAINST CURB DETAIL

NOT TO SCALE — 321613.16-11



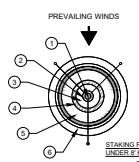
1. SHRUB
2. ROOTBALL
3. AMENDED TOPSOIL
4. MULCH
5. TAMPED SETTING BED

NOTES:
- A. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- B. SCARIFY BOTTOM AND SIDES OF PLANTING BED TO 4" MIN. DEPTH.
- C. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- D. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

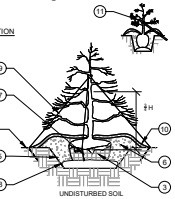
7 SHRUB BED PLANTING DETAIL

NOT TO SCALE — 329113.26-03

PLAN



SECTION

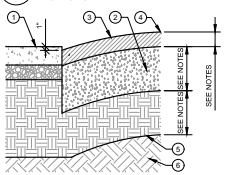


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. ROOTBALL
4. 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE (ONLY 5"+ CALIPER TREES)
5. ROOTBALL PIT
6. EARTHEN SAUCER OF AMENDED TOPSOIL
7. 36" LONG #5 REBAR STAKE (SEE NOTES)
8. TAMPED SETTTING BED 8" MIN. DEPTH
9. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
10. MULCH (SEE NOTES)
11. 1" x 24" WOOD STAKE TIED TO TREE WITH #9 GALVANIZED WIRE AND BLACK HOSE

NOTES:
- A. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- B. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
- C. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- D. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- E. ATTACH GUY WIRE AT 1/2 OF THE TREE HEIGHT.
- F. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
- G. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

2 EVERGREEN TREE DETAIL

NOT TO SCALE — 329343.46-03

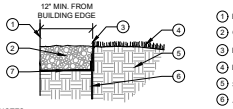


1. ADJACENT PAVEMENT (WALK OR CURB)
2. TOPSOIL
3. MULCH
4. PLANTING BED APEX
5. LOSENED SUBGRADE
6. UNDISTURBED SOIL

NOTES:
- A. TOP OF MULCH TO BE BELOW ADJACENT PAVEMENT FOR MULCH CONTAINMENT.
- B. SEE NOTES.

5 SHRUB BED EDGE DETAIL AT PAVEMENT

NOT TO SCALE — 329113.26-04

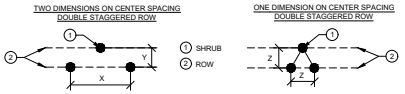


1. BUILDING EDGE
2. GRAVEL BED (3-5" DEPTH)
3. EDGING (1/2" ABOVE GRAVEL BED/FINISH GRADE)
4. LAWN/PLANTING BED
5. SOIL
6. ALUMINUM STAKE TO BE 1" BELOW TOP OF ALUMINUM EDGING - STAKE PER MANUFACTURER'S RECOMMENDATION
7. WEED CONTROL FABRIC WITH PRE-EMERGENT HERBICIDE

NOTES:
- A. SEE PLANS FOR DISTANCE FROM BUILDING EDGE.
- B. POSITIVE DRAINAGE AWAY FROM BUILDING.
- C. SEE PLANT INSTALLATION NOTES FOR ADDITIONAL INFORMATION ON WEED CONTROL FABRIC.

8 GRAVEL PLANTING EDGE DETAIL

NOT TO SCALE — 329113.26-01



1. SHRUB
2. ROW

NOTE:
X = SHRUB SPACING (NOTED 1ST ON PLANT SCHEDULE)
Y = ROW SPACING (NOTED 2ND ON PLANT SCHEDULE)

USED FOR TWO DIMENSION O.C. (ON CENTER) SPACING.
EXAMPLE: X' x Y'

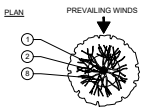
NOTE:
Z = ON CENTER DIMENSION

USED FOR MASS SHRUB PLANTINGS GIVEN ONE O.C. DIMENSION ON PLANT SCHEDULE)

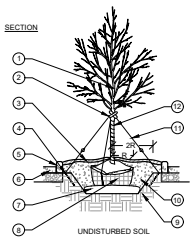
9 SHRUB SPACING DETAIL (TYP.)

NOT TO SCALE — 329333-01

PLAN



SECTION

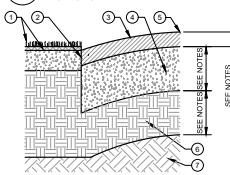


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. MULCH (SEE NOTES)
4. 36" LONG #5 REBAR STAKE (SEE NOTES)
5. CURB
6. PAVED SURFACE
7. TAMPED SETTTING BED 8" MIN. DEPTH
8. ROOTBALL
9. ROOTBALL PIT
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
12. TREE WRAP (STD. MANUFACTURER)

NOTES:
- A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
- B. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- C. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- E. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. ATTACH GUY WIRES TO THE CENTRAL LARGEST TRUNK.
- G. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
- H. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

3 TREE ISLAND PLANTING

NOT TO SCALE — 329343.46-07

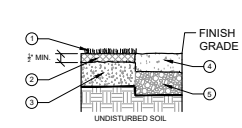


1. ADJACENT LAWN
2. VERTICAL EDGE
3. MULCH
4. TOPSOIL
5. PLANTING BED APEX
6. LOSENED SUBGRADE
7. UNDISTURBED SOIL

NOTES:
- A. SHOVEL CUT BED EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN LAWN AND PLANTING AREA TO CONTAIN MULCH.
- B. SEE NOTES.

6 SHRUB BED EDGE DETAIL AGAINST LAWN

NOT TO SCALE — 329113.26-05



1. LAWN/SOD AS SPECIFIED - HOLD DOWN 1/2" - 1" FROM FINISH GRADE
2. ROOT LAYER
3. 4" AMENDED TOPSOIL
4. PAVING SURFACE
5. PAVING BASE

NOTES:
- A. LAWN/SOD SURFACE TO BE INSTALLED FLUSH WITH ADJACENT PAVING SURFACE.
- B. SEE LAWN/SOD INSTALLATION NOTES FOR INSTALLATION PROCEDURE.

10 LAWN INSTALLATION AT PAVEMENT EDGE

NOT TO SCALE — 321623-01

GENERAL LANDSCAPE NOTES

A. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
B. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
E. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL TRAFFIC AND SAFETY REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.
F. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES. EASEMENTS, ETC.
G. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
H. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
I. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
J. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.
K. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED. GATOR BAGS TO BE INSTALLED AND FILLED BETWEEN JUNE AND AUGUST. (1) BAG REQUIRED FOR 1" - 4" CALIPER TREES AND (2) BAGS REQUIRED FOR 5"-8" CALIPER TREES.
L. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
M. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.
N. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.
O. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.
P. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

DESIGN BUILD IRRIGATION

A. FURNISH ALL DESIGN, LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION OF AN IRRIGATION SYSTEM TO SERVICE ALL LAWN AND PLANTED AREAS.
B. THE CONTRACTOR SHALL PROVIDE LAYOUT AND DESIGN COORDINATION WITH THE LANDSCAPE REQUIREMENTS OF THE PLANTING TYPES, LOCATIONS AND SHALL INCLUDE WATER SAVING PRODUCTS (LIKE EPA WATERSENSE) AND PRACTICES WHICH DEMONSTRATE THE HIGHEST LEVEL OF PERFORMANCE (WATER SAVING FEATURES).
C. SMART CONTROLLERS, HIGH-EFFICIENCY SPRAY NOZZLES, PRESSURE REGULATED HEADS, AND DRIPLINE IN BEDS MUST BE INCORPORATED. INDIVIDUAL SUB-ZONES MUST BE TAILORED TO THE WATERING REQUIREMENTS OF EACH MAJOR PLANT TYPE. UNDER NO CIRCUMSTANCES SHALL ANY TURF AREAS BE WATERED IN COMBINATION WITH PLANT BEDS. SPACING OF ALL SPRINKLER EQUIPMENT SELECTED SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS AS PUBLISHED. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.
D. IRRIGATION CONTRACTOR SHALL PARTICIPATE IN COORDINATION MEETINGS AS REQUIRED WITH THE OWNER'S REPRESENTATIVE AND RELATED PARTIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
E. THE IRRIGATION SYSTEM IS TO BE INSTALLED BY A CONTRACTOR WHO SPECIALIZES IN IRRIGATION DESIGN AND INSTALLATION AND HAS INSTALLED AT LEAST FIVE (5) PROJECTS OF EQUAL OR COMPARATIVE SIZE AND COMPLEXITY. IRRIGATION WORK SHALL BE PERFORMED BY A SINGLE FIRM, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND LICENSED AS A CONTRACTOR IN THE STATE WHERE THE PROJECT IS TO BE INSTALLED.
F. THE SYSTEM SHALL BE DESIGNED BY A CERTIFIED EPA WATERSENSE PARTNER, AS FOUND ON THE EPA WATERSENSE WEBSITE, OR MUST BE A MEMBER OF THE IRRIGATION ASSOCIATION (IA), FAIRFAZ, VA, AND HOLD A CID (CERTIFIED DESIGNER DESIGNER) QUALIFICATION.
G. REFERENCED STANDARDS: AMERICAN SOCIETY FOR TESTING AND MATERIALS, ANNUAL BOOK OF ASTM STANDARDS, LATEST EDITION.
H. CODES AND STANDARDS: IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING AGENCY REQUIREMENTS AND TO INDUSTRY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES, OR CONTRADICTORY REQUIREMENTS.
I. SUBSTITUTIONS: NO SUBSTITUTIONS FROM THE INITIAL PLAN WILL BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUESTS MUST BE MADE TWO (2) WEEKS IN ADVANCE OF THE PROJECT START DATE. IN THE EVENT THE CONTRACTOR WISHES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE, NEW DESIGN, AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE, AND THE DESIGN AS FUNCTIONAL. THE PROPOSED MATERIAL SUBSTITUTION MUST MEET THE ORIGINAL DESIGN INTENT AS IT PERTAINS TO WATER CONSERVATION.
J. APPROVAL AND SELECTION OF MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THIS PERFORMANCE SPECIFICATION IS SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATION. REMOVE REJECTED WORK AND MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.
K. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP. WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

Item	Revision Description	Date	Drawn	Chk'd
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	08-23-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & CIVIL COORDINATION	11-17-23	ADH	MJS
3	REVISED PER CLIENT & PHASING REVISION	03-15-24	MJS	MJS

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CHARTER TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS - PLANTING

bayer becker
Cincinnati, Ohio | Louisville, Kentucky
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA DT
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: L401

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF BAYER BECKER; AND WAS CREATED AND DEVELOPED FOR USE ON THE INTENDED PROJECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF BAYER BECKER. ALL RIGHTS RESERVED UNDER COPYRIGHT LAWS.

Plot time: Jan 10, 2025 - 2:34pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA DT.dwg - Layout1 Tab: L401 PLANTING DETAILS

UNIT PAVING

PART 1 - GENERAL

.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

.2 SUMMARY

A. SECTION INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS, AND SERVICES NECESSARY TO COMPLETE THE FOLLOWING SCOPE ITEMS AS INDICATED AND AS SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO:
1. BRICK PAVERS SET ON **SAND BED.**
2. CONCRETE UNIT PAVERS SET ON **SAND BED.**
3. EDGE RESTRAINTS.

.3 REFERENCES

A. THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS ARE REFERRED TO IN THIS SECTION:
1. AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM):
   a. ASTM C33 SPECIFICATION FOR CONCRETE AGGREGATES.
   b. ASTM C67 STANDARD TEST METHODS FOR SAMPLING AND TESTING BRICK AND STRUCTURAL CLAY TILE, SECTION 8, FREEZING AND THAWING
   c. ASTM C136 METHOD FOR SIEVE ANALYSIS FOR FINE AND COARSE AGGREGATE.
   d. ASTM C1319 STANDARD SPECIFICATION FOR CONCRETE GRID PAVING UNITS.
   e. ASTM C140 STANDARD TEST METHODS FOR SAMPLING AND TESTING CONCRETE MASONRY UNITS AND RELATED UNITS.
   f. ASTM C144 STANDARD SPECIFICATION FOR AGGREGATE FOR MASONRY MORTAR.
   g. ASTM C615 STANDARD SPECIFICATION FOR GRANITE DIMENSION STONE
   h. ASTM C936 SPECIFICATION FOR SOLID INTERLOCKING CONCRETE PAVING UNITS.
   i. ASTM C979 STANDARD SPECIFICATION FOR PIGMENTS FOR INTEGRALLY COLORED CONCRETE.
2. INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI):
   a. ICPI TECH SPEC TECHNICAL BULLETINS.
3. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI):
   a. ANSI A118, A119, A136 STANDARD FOR INSTALLATION OF CERAMIC TILE.

.4 ACTION SUBMITTALS

A. SUBSTITUTION REQUESTS: SUBMIT THE APPROPRIATE SUBSTITUTION REQUEST FORM NO LATER THAN THIRTY DAYS AFTER THE NOTICE TO PROCEED OF ANY PROPOSED MATERIAL SUBSTITUTIONS WITH ANY CORRESPONDING PROPOSED ADJUSTMENT OF THE CONTRACT PRICE. SUBSTITUTION REQUESTS SHALL NOT BE CONSIDERED AFTER THIS TIME.

B. PRODUCT DATA: FOR EACH TYPE OF PRODUCT BELOW, SUBMIT DATA BEFORE ORDERING.
1. PAVERS.
2. EDGE RESTRAINTS.
3. GEOTEXTILE.
4. SAND SETTING BEDS WITH SIEVE ANALYSES ACCORDING TO ASTM C 136.

C. SAMPLES FOR VERIFICATION: SUBMIT REPRESENTATIVE SAMPLES FOR EACH OF THE FOLLOWING:
1. FULL-SIZE UNITS OF EACH TYPE OF UNIT PAVER, EDGE FINISH, COLOR AND SURFACE FINISH. SHOW THE FULL RANGE OF COLOR AND OTHER VISUAL CHARACTERISTICS REPRESENTATIVE OF THE COMPLETED WORK. SUBMIT PHOTOGRAPHS OF UNIT PAVERS OUTDOORS IN THE SUN DRY AND THEN WET.
2. JOINT MATERIALS.
3. EDGE RESTRAINTS.

D. PHOTOGRAPHS OF MOCKUPS: SUBMIT IMAGES OF EACH MOCKUP.

E. FIELD VERIFICATION REPORT: WRITTEN CONFIRMATION THAT EXISTING AND PREVIOUS WORK IS COMPLETE AND CONFORMING.

F. UNSATISFACTORY CONDITION NOTICE: WRITTEN NOTICE IF UNSUITABLE EXISTING CONDITIONS ARE ENCOUNTERED.

.5 INFORMATIONAL SUBMITTALS

G. MATERIAL CERTIFICATES: PROVIDE A CURRENT MATERIAL CERTIFICATE FOR EACH MATERIAL INCLUDING A STATEMENT OF COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS.

H. MATERIAL TEST REPORTS:
1. UNIT PAVER TEST REPORTS: FOR EACH UNIT VARIETY PROPOSED FOR USE ON PROJECT, BY A QUALIFIED INDEPENDENT TESTING AGENCY, INDICATING COMPLIANCE WITH REQUIREMENTS, ACCORDING TO ASTM STANDARDS. BASE REPORTS ON TESTING WITHIN PREVIOUS THREE YEARS.

C. SAMPLE WARRANTY: FOR SPECIAL WARRANTIES.

D. MAINTENANCE DATA: RECOMMENDED PRODUCTS AND PROCEDURES FOR CLEANING, CARE AND PATCHING TO MATCH FOR MAINTENANCE MANUALS.

.6 SUSTAINABLE DESIGN SUBMITTALS

A. NONE REQUIRED.

.7 QUALITY ASSURANCE

A. FABRICATOR QUALIFICATIONS: SHOP THAT EMPLOYS SKILLED WORKERS WHO CUSTOM FABRICATE PAVING. INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY FABRICATOR DEMONSTRATING THEIR CAPABILITIES AND EXPERIENCE IN THE LAST FIVE YEARS. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF PRIOR OWNER'S CONTACT PERSONNEL AS REFERENCES.

B. INSTALLER QUALIFICATIONS: A FIRM EXPERIENCED IN INSTALLING UNIT PAVING SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT, WHOSE WORK HAS A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. CONCRETE UNIT PAVER QUALIFICATIONS ICPI LEVEL II INSTALLATION CERTIFICATE FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL SETTINGS.

C. PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE TO COMPLY WITH PROJECT MANAGEMENT AND COORDINATION REQUIREMENTS.

D. MOCKUPS: BUILD MOCKUPS TO VERIFY SAMPLE SELECTIONS MADE, TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.
1. NOTIFY ARCHITECT AT LEAST 14 DAYS IN ADVANCE OF DATES AND TIMES WHEN MOCKUPS WILL BE READY FOR REVIEW. SCHEDULE MOCKUP REVIEWS WITH A FLOAT TIME OF AT LEAST 30 DAYS BETWEEN THE FIRST MOCKUP REVIEW AND ANY REVISED MOCKUP.
2. BUILD MOCKUP OF EACH PAVEMENT TYPE.
3. PANEL NOT LESS THAN 10 FEET (3048 MM) SQUARE OR 100 SQUARE FEET (9.3 M2) FULL THICKNESS.
   a. INCLUDE AN EDGE RESTRAINT.
4. ASSEMBLE MOCKUPS IN THIS SECTION WITH OTHER PAVEMENT MATERIALS IN OTHER SECTIONS TO ENABLE REVIEW AS A GROUP BY THE ARCHITECT.
5. CHIP PART OF AN EXPOSED-FACE SURFACE FOR EACH FINISH, COLOR, AND TEXTURE, AND DEMONSTRATE ADEQUACY OF REPAIR TECHNIQUES TO MATCH ORIGINAL FINISH.
6. SUBMIT PHOTOGRAPHS TAKEN OUTDOORS IN THE SUN OF THE FULL MOCKUP DRY AND THEN WET AND WITH CLOSEUPS OF JOINTS AND FINISHES.
7. MOCKUPS REVIEWED BY THE ARCHITECT WITH "NO EXCEPTIONS" OR "MAKE CORRECTIONS NOTED" MAY BECOME PART OF THE COMPLETED WORK IF THEY ARE PROTECTED DURING THE WORK AND CONFORMING AT THE TIME OF SUBSTANTIAL COMPLETION.

E. FIELD OBSERVATION: GIVE NOT LESS THAN 14 WORKING DAYS' NOTICE SO THAT FIELD OBSERVATIONS MAY BE MADE OF THE FOLLOWING:
1. MOCKUP COMPLETION.
2. FIRST UNIT PAVER AREA COMPLETION PRIOR TO JOINT FILLING.

.8 WARRANTY

SPECIAL WARRANTY: THE CONTRACTOR AGREES TO REPAIR AND/OR REPLACE UNIT PAVING THAT FAIL IN MATERIALS AND EXECUTION WITHIN THE SPECIFIED WARRANTY PERIOD AT NO COST TO THE OWNER. THE OWNER SHALL MAKE THE FINAL DETERMINATION OF UNIT PAVING FAILURE.

F. FAILURES: FAILURES INCLUDE BUT ARE NOT LIMITED TO:
1. UNITS.
   a. SETTLEMENT OF UNIT PAVER AREAS CAUSING GRADES TO EXCEED ACCESSIBILITY REQUIREMENTS.
   b. LOOSE AND/OR ROCKING UNITS.
   c. FULL-DEPTH CRACKS AND EDGE TO EDGE CRACKS IN UNITS.
   d. CHIPPED, PITTED AND/OR SPALLED GREATER THAN 5 PERCENT OF UNIT FACE.
   e. LIPPAGE TO OTHER UNITS AND/OR ABUTTING SURFACES EXCEEDING 1/4 INCH (6 MM).
   f. PONDING WATER EXCEEDING 12 INCHES (304 MM) DIAMETER, 1/8 INCH (3 MM), DEEP 8 HOURS AFTER RAINFALL AND/OR PAVEMENT WASHING.
   g. EFFLORESCENCE SPOTS EXCEEDING 4 INCHES BY 4 INCHES (100 MM BY100 MM) AND MORE THAN 2 PERCENT OF TOTAL UNIT PAVED AREA.
   h. HEAVED PAVERS AND MORTAR BEDS FROM THERMAL EXPANSION AND CONTRACTION OF PAVERS AND SUBSTRATE.
2. JOINTS:
   a. LOOSE, ERODED AND/OR SETTLED JOINTS LONGER THAN 2 INCHES (50 MM) AND DEEPER THAN 1/8 INCH (3 MM) AND NOT EXCEEDING 2 PERCENT OF TOTAL JOINT LENGTH.
   b. EFFLORESCENCE STREAKS EXCEEDING 4 INCHES (100 MM) AND COVERING MORE THAN 2 PERCENT OF TOTAL JOINT LENGTH.
   c. BROKEN JOINTS LONGER THAN 2 INCHES (50 MM) AND DEEPER THAN 1/8 INCH (3 MM) FROM THERMAL EXPANSION AND CONTRACTION OF PAVERS AND SUBSTRATE.

C. EXCLUSIONS: EXCLUSIONS INCLUDE:
1. NORMAL WEAR AND TEAR, DAMAGE, OPERATOR ERROR, IMPROPER MAINTENANCE CONTRARY TO MANUFACTURER'S SUBMITTED RECOMMENDATIONS, VANDALISM, AND THEFT.

WARRANTY PERIOD: FROM DATE OF SUBSTANTIAL COMPLETION AS FOLLOWS:

BRICK UNIT PAVER ASSEMBLY: **FIVE** YEARS.

2. CONCRETE UNIT PAVER ASSEMBLY: **FIVE** YEARS.

E. BENEFIT: THE SPECIAL WARRANTY SHALL BE TO THE OWNER'S SOLE BENEFIT AND DOES NOT LIMIT THE CONTRACTOR'S OBLIGATIONS UNDER THE CONTRACTOR'S GENERAL WARRANTY AND CORRECTION PERIOD. THE OWNER AND/OR OPERATOR HAVING TO EFFECT EMERGENCY REPAIRS SHALL NOT DIMINISH OR VOID ANY WARRANTY.

F. WARRANTY REPLACEMENTS: UPON RECEIPT OF OWNER'S WARRANTY CLAIM, ORDER REPLACEMENTS MATCHING THE ORIGINAL MATERIAL, SIZE AND FINISH. REPLACE WORK WITHIN 30 DAYS OF THE WARRANTY CLAIM WHEN WEATHER CONDITIONS PERMIT. REPLACEMENT WORK SHALL MATCH AND SEAMLESSLY ABUT SURROUNDING WORK WITHOUT APPEARING TO BE AN OBVIOUS PATCH. COORDINATE ACCESS WITH OWNER AND PROTECT ALL EXISTING WORK FROM CONSTRUCTION DAMAGE.

G. PROVIDE AN EXTENDED WARRANTY FOR A PERIOD EQUAL TO THE ORIGINAL WARRANTY PERIOD FOR ANY REWORK AND/OR REPLACEMENTS.

1.9 DELIVERY, STORAGE, AND HANDLING

A. STORE UNIT PAVERS ON ELEVATED PLATFORMS IN A DRY LOCATION. IF UNITS ARE NOT STORED IN AN ENCLOSED LOCATION, COVER TOPS AND SIDES OF STACKS WITH WATERPROOF SHEETING, SECURELY TIED.

B. STORE AND HANDLE UNIT PAVERS AND RELATED MATERIALS TO PREVENT DETERIORATION OR DAMAGE DUE TO MOISTURE, TEMPERATURE CHANGES, CONTAMINANTS, CORROSION, BREAKING, CHIPPING, AND OTHER CAUSES.
1. LIFT UNITS CAREFULLY; DO NOT USE WIRE ROPE OR ROPES THAT MIGHT CAUSE STAINING. MOVE UNITS, IF REQUIRED, USING DOLLIES WITH CUSHIONED WOOD SUPPORTS.
2. STORE UNITS ON WOODEN PALLETS WITH NON-STAINING, WATERPROOF COVERS. ARRANGE TO DISTRIBUTE WEIGHT EVENLY AND TO PREVENT DAMAGE. VENTILATE UNDER COVERS TO PREVENT CONDENSATION.

C. STORE CEMENTITIOUS MATERIALS ON ELEVATED PLATFORMS, UNDER COVER, AND IN A DRY LOCATION. DO NOT USE CEMENTITIOUS MATERIALS THAT HAVE BECOME DAMP.

D. STORE AGGREGATES WHERE GRADING AND OTHER REQUIRED CHARACTERISTICS CAN BE MAINTAINED, AND CONTAMINATION AVOIDED.

STORE LIQUIDS IN TIGHTLY CLOSED CONTAINERS PROTECTED FROM FREEZING.

1.10 FIELD CONDITIONS

A. COLD-WEATHER PROTECTION: DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBGRADE, SUBSTRATES AND/OR SETTING BEDS. REMOVE AND REPLACE WORK DAMAGED BY FROST OR FREEZING.

1.11 ADDITIONAL MATERIAL

A. FURNISH EXTRA UNIT PAVERS THAT MATCH PRODUCTS INSTALLED AND THAT ARE PALLETIZED, PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. DELIVER EXTRA MATERIALS TO OWNER.
1. UNIT PAVERS: NO FEWER THAN 1% FULL-SIZE UNITS FOR EACH UNIT PAVER TYPE STAKED ON WOODEN PALLET WITH NON-STAINING, WATERPROOF COVER.
2. JOINTING SAND: **[ONE]** 50-POUND BAG OF JOINTING SAND.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. SOURCE LIMITATIONS: OBTAIN EACH TYPE OF UNIT PAVER, JOINT MATERIAL, AND SETTING MATERIAL FROM A SINGLE SOURCE WITH THE RESOURCES TO PROVIDE MATERIALS AND PRODUCTS OF A CONSISTENT QUALITY FOR THE DURATION OF THE CONTRACT.

2.2 BRICK PAVERS

A. BRICK PAVERS: HEAVY VEHICULAR PAVING BRICK; ASTM C 1272; **[TYPE F, APPLICATION PX] [TYPE R, APPLICATION PS] [TYPE R, APPLICATION PX] [TYPE R, APPLICATION PA]** AND THE FOLLOWING:
1. REQUIREMENTS:
   a. COMPRESSIVE STRENGTH: 8,000 PSI (55 MPA) AVERAGE, WITH NO INDIVIDUAL UNIT UNDER 7,200 PSI (50 MPA).
   b. ABSORPTION (ASTM C140): 6 PERCENT AVERAGE WITH NO UNIT GREATER THAN 7 PERCENT.
   c. FACE EDGES: EASED EDGES LESS THAN 1/16 INCH (1.5 MM).
   d. THICKNESS TOLERANCE: PLUS OR MINUS 1/4 INCH (6 MM).
   e. LENGTH & WIDTH TOLERANCE: PLUS OR MINUS 1/16 INCH (1.5MM).
   f. FACE DEVIATION FROM RECTANGULAR (OUT OF SQUARE): PLUS OR MINUS 1/16 INCH (1.5 MM).
   g. STATIC COEFFICIENT OF FRICTION OF FACE: MINIMUM DRY VALUE OF 0.6 BASED ON TESTING ACCORDING TO ASTM C1028.
   h. EFFLORESCENCE: BRICK SHALL BE RATED "NOT EFFLORESCED" WHEN TESTED ACCORDING TO ASTM C 67.
   i. FINISH AND SIZE: AS PER MATERIAL SCHEDULE ON THE DRAWINGS.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

B. TEMPORARY PROTECTIVE COATING: PRECOAT EXPOSED SURFACES OF BRICK PAVERS WITH A CONTINUOUS FILM OF A TEMPORARY PROTECTIVE COATING THAT IS COMPATIBLE WITH BRICK, MORTAR, AND GROUT PRODUCTS AND CAN BE REMOVED WITHOUT DAMAGING GROUT OR BRICK. DO NOT COAT UNEXPOSED BRICK SURFACES; HANDLE BRICK TO PREVENT COATED SURFACES FROM CONTACTING BACKS OR EDGES OF OTHER UNITS. IF, DESPITE THESE PRECAUTIONS, COATING DOES CONTACT BONDING SURFACES OF BRICK, REMOVE COATING FROM BONDING SURFACES BEFORE SETTING BRICK.

2.3 CONCRETE PAVERS

A. CONCRETE PAVERS: SOLID PAVING UNITS, MADE FROM NORMAL-WEIGHT CONCRETE WITH PIGMENTS COMPLYING WITH ASTM C 936 AND ASTM C979 AND THE FOLLOWING:
1. REQUIREMENTS:
   a. COMPRESSIVE STRENGTH (ASTM C140): 8,000 PSI (55 MPA) AVERAGE, WITH NO INDIVIDUAL UNIT UNDER 7,200 PSI (50 MPA).
   b. ABSORPTION (ASTM C140): AVERAGE ABSORPTION LESS THAN 5 PERCENT WITH NO UNIT GREATER THAN 7 PERCENT.
   c. RESISTANCE TO FREEZE-THAW (ASTM C1645): AVERAGE MASS LOSS NOT GREATER THAN 500 G/M2 AFTER 49 FREEZE-THAW CYCLES.
   d. FACE EDGES: EASED EDGES LESS THAN 1/16 INCH (1.6 MM).
   e. THICKNESS TOLERANCE: PLUS OR MINUS 1/4 INCH (6 MM).
   f. LENGTH & WIDTH TOLERANCE: PLUS OR MINUS 1/16 INCH (1.6 MM).
   g. FACE DEVIATION FROM RECTANGULAR (OUT OF SQUARE): PLUS OR MINUS 1/16 INCH (1.6MM).
   h. STATIC COEFFICIENT OF FRICTION OF FACE: MINIMUM DRY VALUE OF 0.6 BASED ON TESTING ACCORDING TO ASTM C1028.
   i. EFFLORESCENCE: LESS THAN 2 PERCENT OF UNITS IMPACTED.
   j. FINISH AND SIZE: AS PER MATERIAL SCHEDULE ON THE DRAWINGS.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

2.4 EDGE RESTRAINTS

A. PROPRIETARY STEEL ANGLE EDGE RESTRAINT: PROPRIETARY COMMERCIAL-STEEL EDGING, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH PRE-DRILLED SLOTS TO RECEIVE ANCHORS.
1. ACCESSORIES: STANDARD TAPERED ENDS, CORNERS, POST-INSTALLED ANCHORS AND SPLICERS.
2. TYPE, SIZE & COLOR: REFER TO MATERIAL SCHEDULE ON THE DRAWINGS.
3. MANUFACTURER: REFER TO MATERIAL SCHEDULE ON THE DRAWINGS.

CAST IN PLACE CONCRETE EDGE RESTRAINTS: COMPLY WITH REQUIREMENTS IN **SECTION 033000 "CAST-IN-PLACE CONCRETE"** FOR NORMAL-WEIGHT, AIR-ENTRAINED, READY-MIXED CONCRETE WITH MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI (20 MPA).

2.5 SUBSTRATES

A. [GRADED AGGREGATE FOR BASE: AS PER SECTION **312000 "EARTH MOVING"**.]

2.6 GEOTEXTILE.

A. ON GRADE GEOTEXTILE: NON-WOVEN MONOFILAMENT GEOTEXTILE FABRIC, MANUFACTURED FROM POLYOLEFINS OR POLYESTERS (SLIT FILMS NOT PERMITTED), WITH ELONGATION LESS THAN 50 PERCENT; COMPLYING WITH THE FOLLOWING, MEASURED ACCORDING TO TEST METHODS REFERENCED:
1. REQUIREMENTS:
   a. SURVIVABILITY: CLASS 2; AASHTO M 288.
   b. APPARENT OPENING SIZE: NO. 30 SIEVE, MINIMUM; ASTM D 4751.
   c. PERMITTIVITY: 1.00 PER SECOND, MINIMUM; ASTM D 4491.
   d. UV STABILITY: 70 PERCENT MINIMUM AFTER 500 HOURS' EXPOSURE; ASTM D 4355.
   e. WATER FLOW RATES: GREATER THAN 100 GPM PER SQ. FT. ASTM D 4491.
   f. PERCENT OPEN AREA: 4 PERCENT MINIMUM.
   g. ELONGATION: 50% MINIMUM; ASTM D4632.
   h. RECYCLED CONTENT: 20% MINIMUM.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

2.7 SAND SETTING-BED AND JOINTS FOR NON-POROUS UNIT PAVING

A. BEDDING SAND: SOUND, SHARP, WASHED, NATURAL SAND OR CRUSHED STONE COMPLYING WITH GRADATION REQUIREMENTS IN ASTM C 33/C 33M FOR FINE AGGREGATE. DO NOT USE MASON SAND OR ASTM C 144 SAND FOR THE BEDDING SAND.
1. WHERE CONCRETE PAVERS ARE SUBJECT TO VEHICULAR TRAFFIC, UTILIZE SANDS THAT ARE AS HARD AS PRACTICALLY AVAILABLE WITH MAXIMUM LOSS OF 8% MICRO-DEVAL DEGRADATION PER ASTM D7428.
2. SIEVE ACCORDING TO ASTM C 136.
3. BEDDING SAND MATERIAL REQUIREMENTS: CONFORM TO THE GRADING REQUIREMENTS OF ASTM C 33/C 33M WITH MODIFICATIONS AS SHOWN IN TABLE 1 OF ICPI SPECIFICATION.

B. POLYMERIC JOINTING SAND: CONFORM TO THE GRADING REQUIREMENTS OF ASTM C 144 AS SHOWN WITH MODIFICATIONS IN TABLE 2 OF ICPI SPECIFICATION.
1. REQUIREMENTS:
   a. SUITABLE FOR CONCRETE, BRICK AND STONE PAVERS ON AGGREGATE BEDS OVER A CONCRETE SUBSTRATE.
   b. SUITABLE FOR JOINT WIDTHS BETWEEN 1/8 INCH (3 MM) AND 4 INCH (101 MM).
   c. HAZE FREE AND SETS ABOVE 35 DEG F (2 DEG C).
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

2.8 ACCESSORIES

A. TEMPORARY SPACERS AND SHIMS: RESILIENT PLASTIC, NON-STAINING, SIZED TO SUIT JOINT THICKNESS.

PART 3 - EXECUTION

3.1 EXAMINING

A. FIELD VERIFICATION: BEFORE STARTING INSTALLATION WORK IN THIS SECTION, EXAMINE PRECEDING RELATED AND UNDERLYING WORK. VERIFY THAT SUCH WORK IS CONFORMING AND WITHIN SPECIFIED TOLERANCES.
1. EXAMINE SURFACES INDICATED TO RECEIVE UNITS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
2. SUBBASE: PROOF-ROLL ACCORDING TO SIMILAR REQUIREMENTS FOR SUBGRADE IN SECTION 312000 "EARTH MOVING" TO IDENTIFY SOFT POCKETS AND ANY AREAS OF EXCESSIVE YIELDING.
3. CORRECT ANY NON-CONFORMING WORK BEFORE PROCEEDING WITH WORK IN THIS SECTION.

B. UNSUITABLE CONDITIONS: SUBMIT WRITTEN NOTICE OF ANY CONDITIONS THAT THE CONTRACTOR CONSIDERS UNSUITABLE FOR WORK IN THIS SECTION AND THAT MAY LIMIT THE CONTRACTOR'S WARRANTY. NOTICES AND/OR CLAIMS OF UNSUITABLE CONDITIONS TO THE OWNER AFTER STARTING INSTALLATION WORK IN THIS SECTION SHALL NOT BE PERMITTED NOR LIMIT THE CONTRACTOR'S WARRANTY.

3.2 PREPARING

A. PROTECT EXISTING WORK: PROTECT UTILITIES, STRUCTURES, FOUNDATIONS, PAVEMENTS, LIGHTS, TOPSOIL, TREES, LAWNS AND PLANTS AND FROM POTENTIAL DAMAGE BY WORK IN THIS SECTION. REPAIR ANY DAMAGE CAUSED BY WORK IN THIS SECTION.

B. AGGREGATE SUBBASES: ROLL AND SWEEP TOP OF SUBBASE AND/OR BASECOURSE.

C. GEOTEXTILE: PLACE GEOTEXTILE OVERLAPPING ENDS AND EDGES AT LEAST 12 INCHES (300 MM).

3.3 INSTALLING, GENERALLY

A. DO NOT USE UNIT PAVERS WITH CHIPS, CRACKS, VOIDS, DISCOLORATIONS, OR OTHER DEFECTS THAT MIGHT BE VISIBLE OR CAUSE STAINING IN FINISHED WORK.

B. MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE RANDOM BLEND OF COLORS AND TEXTURES.

C. CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY DIAMOND BLADE SAW EQUIPMENT TO PROVIDE CLEAN, SHARP, UN-CHIPPED EDGES. CUT UNITS TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK, LIGHT POLE BASES AND UTILITY COVERS NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. HAMMER CUTTING IS NOT ACCEPTABLE. EASE CUT EDGES TO MATCH UNCUT EDGES.

D. WHEN CUTTING RESULTS IN UNITS WITH ANY SIDE LESS THAN 3 INCHES (76 MM) LONG, USE A MASONRY ADHESIVE TO BOND THE CUT UNIT LATERALLY TO AN ABUTTING FULL UNIT USING A SHIM TO PRODUCE A "DUMMY" JOINT.

E. USE MASONRY ADHESIVE TO BOND PAVER INSERTS INTO RECESSED UTILITY COVERS. ENSURE GREATER THAN 95% ADHESIVE CONTACT.

F. CUT LINES STRAIGHT AND TRUE AND FINISH FIELD-CUT EDGES TO MATCH SHOP-CUT EDGES. SCRIBE AND FIELD CUT PAVERS AS NECESSARY TO FIT AT OBSTRUCTIONS. PRODUCE NEAT JOINTS OF SIZE SPECIFIED OR INDICATED.

3.4 INSTALLING EDGE RESTRAINTS

A. EDGING GENERALLY: INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.
1. WHERE PAVERS SET ON A MORTAR BED FUNCTION AS THE EDGE RESTRAINT FOR PAVERS SET ON A SAND BED, INSTALL PAVERS SET ON MORTAR AND ALLOW THE MORTAR TO CURE BEFORE PLACING THE SAND SETTING BED AND THE REMAINDER OF PAVERS. CUT MORTAR BED PLUMB SO IT WILL NOT INTERFERE WITH THE SAND SETTING BED.

B. PROPRIETARY STEEL ANGLE EDGES: INSTALL EDGING AS SHOWN ON THE DRAWINGS.
1. LAYOUT EDGE WITHIN SPECIFIED TOLERANCES. BUTT JOINT INDIVIDUAL SEGMENTS AND LEAVE A 1/4 INCH (3 MM) GAP FOR EXPANSION NOT MORE THAN EVERY 40 FEET (12.19 M).
2. SHIM AND SECURE ANGLE TO CONCRETE SUBSTRATE WITH POST-INSTALLED ANCHORS NOT LESS THAN EVERY 2 FEET ON CURVES AND 4 FEET ON STRAIGHTS. USE ADDITIONAL ANCHORS AT JOINTS, AND CORNERS.

C. CONCRETE EDGES: INSTALL CAST IN PLACE CONCRETE EDGE RESTRAINTS AS PER **SECTION 033000 "CAST-IN-PLACE CONCRETE".**

3.5 SAND SETTING-BED PLACING

A. PLACE SCREED BOARDS AND SCREED TO A THICKNESS ALLOWING FOR SETTLEMENT AFTER COMPACTION WHEN UNIT PAVERS ARE IN PLACE. TAKE CARE THAT THE MOISTURE CONTENT REMAINS CONSTANT, AND THE DENSITY LOOSE AND UNIFORM UNTIL PAVERS ARE SET AND COMPACTED. DO NOT USE BEDDING MATERIAL TO FILL DEPRESSIONS AND/OR IRREGULARITIES IN THE SUBSTRATE.

B. USE STRING LINES TO MAINTAIN INTERNAL PATTERN BOND LINES AND SET PAVERS BEING CAREFUL NOT TO DISTURB THE SETTING BED.

C. MAINTAIN JOINT WIDTH WITHIN TOLERANCES USING TEMPORARY SPACERS AND/OR BUILT IN SPACER BARS.

D. VIBRATE PAVERS INTO SETTING BED WITH A LOW-AMPLITUDE PLATE VIBRATOR CAPABLE OF A 3500- TO 5000-LBF (16- TO 22-KN) COMPACTION FORCE AT 80 TO 90 HZ. USE VIBRATOR WITH NEOPRENE MAT ON FACE OF PLATE OR OTHER MEANS AS NEEDED TO PREVENT CRACKING AND CHIPPING OF PAVERS. PERFORM AT LEAST THREE PASSES ACROSS PAVING WITH VIBRATOR.
1. COMPACT PAVERS WHEN THERE IS SUFFICIENT SURFACE TO ACCOMMODATE OPERATION OF VIBRATOR, LEAVING AT LEAST 36 INCHES (900 MM) OF UNCOMPACTED PAVERS ADJACENT TO TEMPORARY EDGES.
2. BEFORE ENDING EACH DAY'S WORK, COMPACT INSTALLED CONCRETE PAVERS EXCEPT FOR 36-INCH (900 MM) WIDTH OF UNCOMPACTED PAVERS ADJACENT TO TEMPORARY EDGES (LAYING FACES).
3. AS WORK PROGRESSES TO PERIMETER OF INSTALLATION, COMPACT INSTALLED PAVERS THAT ARE ADJACENT TO PERMANENT EDGES UNLESS THEY ARE WITHIN 36 INCHES (90 MM) OF LAYING FACE.
4. BEFORE ENDING EACH DAY'S WORK AND WHEN RAIN INTERRUPTS WORK, COVER PAVERS THAT HAVE NOT BEEN COMPACTED AND COVER LEVELING COURSE ON WHICH PAVERS HAVE NOT BEEN PLACED WITH NON-STAINING PLASTIC SHEETS TO PROTECT THEM FROM RAIN. PROTECT OPEN JOINTS TO ENSURE NO INFILTRATION OF SEDIMENT AND/OR CONSTRUCTION DEBRIS AND WASTE.

E. WHEN PAVER FACES AND SIDES ARE COMPLETELY DRY, SPREAD DRY JOINT MATERIAL AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO SETTING-BED. VIBRATE PAVERS AND ADD ADDITIONAL JOINT MATERIAL UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS. FOLLOW POLYMERIC MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

F. FOR NON-POROUS AND OPEN GRID PAVING: LEAVE A SLIGHT SURPLUS OF JOINT MATERIAL ON THE SURFACE FOR JOINT FILLING. WHEN USING JOINT SAND WITH A BINDER OR POLYMERIC SAND, FOLLOW MANUFACTURER'S INSTRUCTIONS.

G. FOR POROUS PAVING: REMOVE EXCESS JOINT MATERIAL AND ENSURE REMAINING MATERIAL DOES NOT SCUFF AND/OR BLOW OUT.

H. DO NOT ALLOW TRAFFIC ON INSTALLED PAVERS UNTIL JOINT MATERIAL HAS BEEN VIBRATED INTO JOINTS.

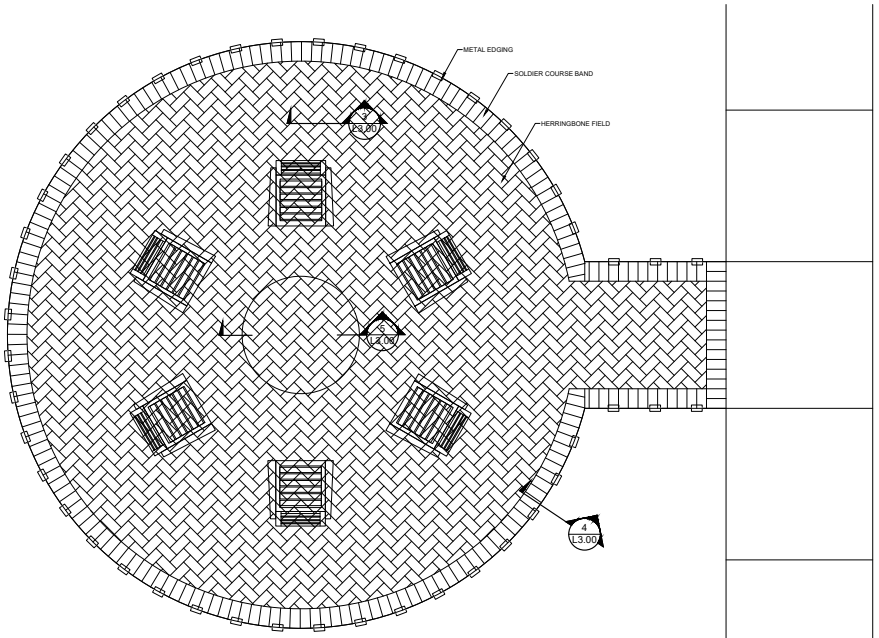
I. REPEAT JOINT-FILLING PROCESS 30 DAYS LATER IN AREAS WHERE JOINT MATERIAL HAS CONSOLIDATED LEAVING VOIDS.

3.6 CONSTRUCTION TOLERANCES

A. EDGES: COMPLY WITH TOLERANCES AS FOLLOWS:
1. HORIZONTAL ALIGNMENT: PLUS OR MINUS ½ INCH (13 MM).
2. VERTICAL ELEVATION: PLUS OR MINUS ¼ INCH (6 MM) OVER 10-FOOT (3 M) LONG STRAIGHTEDGE.
3. HORIZONTAL CURVATURE: SMOOTH CURVES PLUS OR MINUS ½ INCH (13 MM) WITHOUT CHORDS GREATER THAN 12-INCHES (303MM) LONG AND WITH SMOOTH TRANSITIONS EITHER SIDE OF TANGENT POINTS.

B. STONE UNIT PAVING: COMPLY WITH TOLERANCES AS FOLLOWS:
1. REINFORCED MORTAR BED THICKNESS: PLUS 1 INCH (25 MM), MINUS 0.0 INCH.
2. VARIATION IN JOINT THICKNESS: MINIMUM 1/4 INCH (6 MM), MAXIMUM 3/8 INCH (9 MM).
3. VARIATION IN MOVEMENT JOINT THICKNESS: MINIMUM 3/8 INCH (9 MM), MAXIMUM 1/2 INCH (13 MM).
4. SURFACE FLATNESS: GAP BELOW 10-FOOT (3 M) LONG STRAIGHTEDGE NOT TO EXCEED 1/8 INCH (3 MM) IN ANY DIRECTION.
5. VERTICAL ELEVATION ABUTTING GRATES & UTILITY COVERS: PLUS 1/4 INCH (6 MM), MINUS 0 INCH (0 MM)
6. PLANE BETWEEN ADJACENT UNITS (LIPPING): DO NOT EXCEED 1/8-INCH (3 MM), DIFFERENCE BETWEEN FACE SURFACE PLANES OF ADJACENT UNITS.
7. INTERNAL BOND LINES: PLUS OR MINUS 1/4 INCH (6 MM) OVER 50-FOOT (16 M).

C. CONCRETE UNIT PAVING: COMPLY WITH TOLERANCES AS FOLLOWS:
1. SAND BED THICKNESS: PLUS 3/8 INCH (10 MM), MINUS 3/8 INCH (10 MM) OVER 10-FOOT (3 M) LONG STRAIGHTEDGE (NON-CUMULATIVE).
2. TYPICAL SAND JOINT WIDTH: MINIUM 1/16 INCH (1.5 MM), MAXIMUM

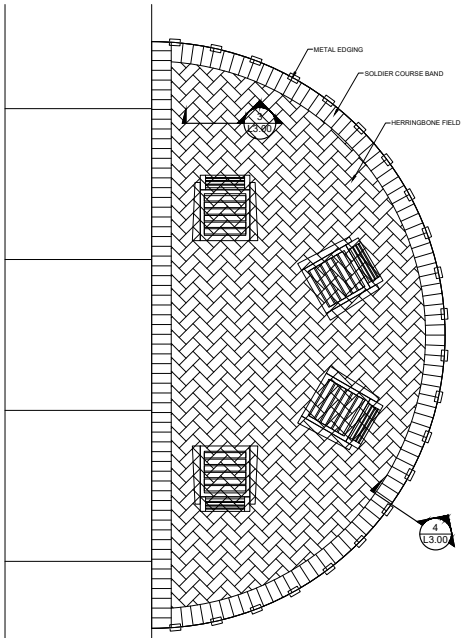


1 WEST PATIO ENLARGEMENT

1/2" = 1'-0"

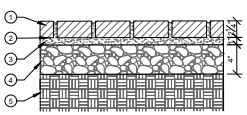
NOTE: FURNISHINGS PER OWNER
LOUNGE CHAIRS

FIRE PIT



2 EAST PATIO ENLARGEMENT

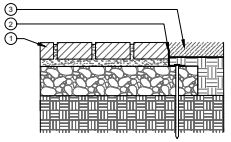
1/2" = 1'-0"



1. BRICK PAVER
2. NEOPRENE MODIFIED ASPHALT ADHESIVE
3. BITUMINOUS SETTING BED
4. COMPACTED AGGREGATE BASE
5. COMPACTED SUBGRADE

3 BRICK PAVERS, SAND SET, TYPICAL

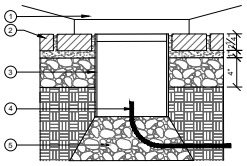
NOT TO SCALE P-21-ARC-14



1. BRICK PAVER
2. ALUMINIUM EDGING, INSTALL PER MFR, PERMALOC STRUCTURE EDGE, 1/8"x1-5/8"
3. ADJACENT PLANTING

4 EDGING AT BRICK PAVERS, TYPICAL

NOT TO SCALE P-21-ARC-15



1. FIRE PIT (ABOVE)
2. BRICK PAVER
3. QUAZITE BOX FOR GAS CONNECTION AND MANUAL SHUT-OFF
4. GAS LINE, REFER 'C' DWGS
5. DRAINAGE AGGREGATE

5 FIRE PIT GAS CONNECTION AT BRICK PAVERS

NOT TO SCALE P-21-ARC-16

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & CIVIL COORDINATION	11-17-23	ADH	MJS
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MJS	MJS

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSS TIMBERS TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

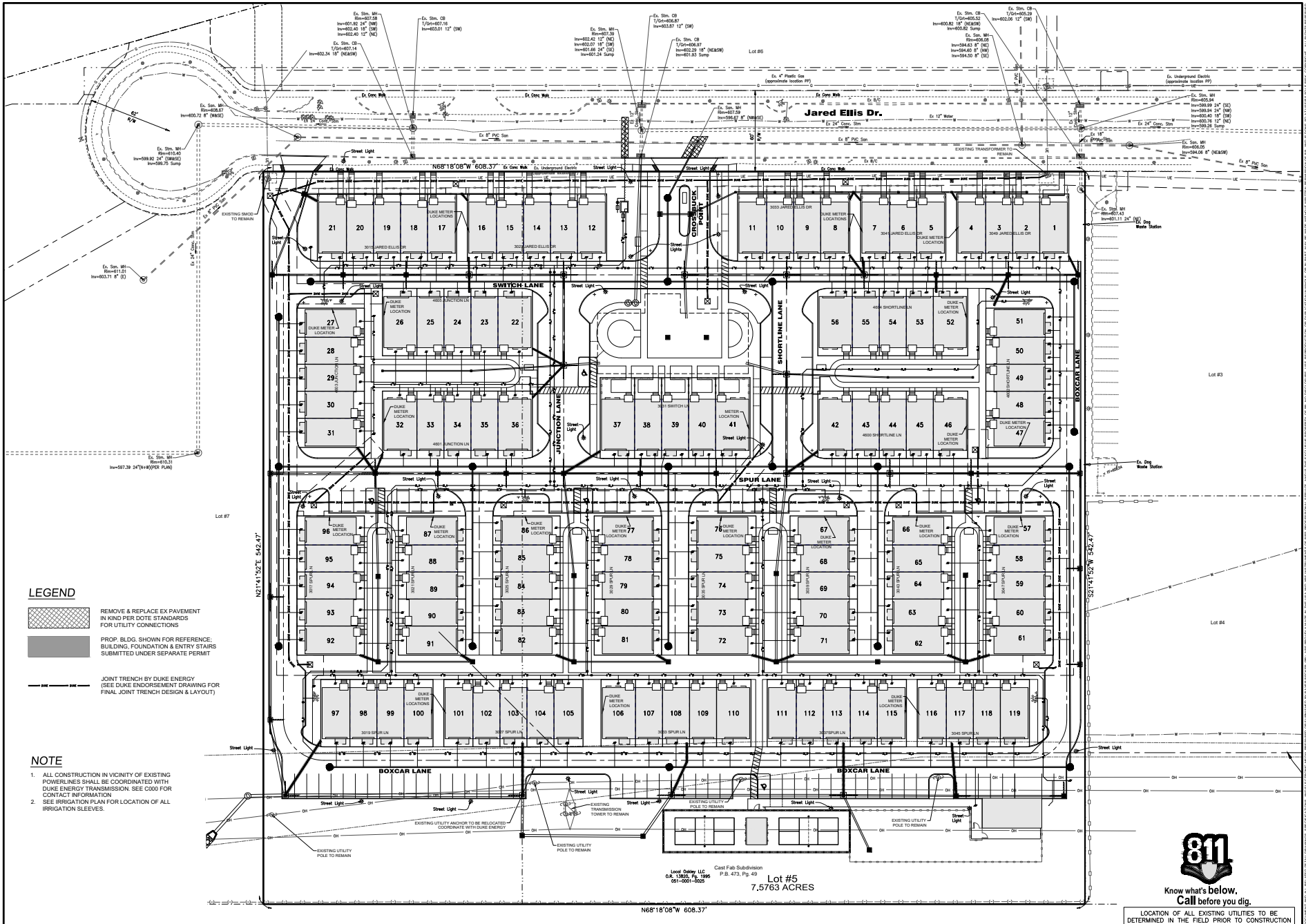
SITE DETAILS

bauer becker
LANDSCAPE ARCHITECTS
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: L403

ALL DRAWINGS, AND ALL COPIES THEREOF, REMAIN THE PROPERTY OF BAUER BECKER LANDSCAPE ARCHITECTS, LLC AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAUER BECKER LANDSCAPE ARCHITECTS, LLC. ANY REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BAUER BECKER LANDSCAPE ARCHITECTS, LLC IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ALL DRAWINGS, DESIGNS AND PLANS ARE THE PROPERTY OF BAUER BECKER LANDSCAPE ARCHITECTS, LLC AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAUER BECKER LANDSCAPE ARCHITECTS, LLC. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 2:33pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA.dwg -Layout Tab: CENTRAL OPEN SPACE



LEGEND

- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION
2. SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	08-15-23	ETH	JAB
4	Duke Coordination Set	10-04-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	12-01-23	MGS	JAB
6	Revised Per Client Revisions & Duke Coordination	03-01-24	MGS	JAB
7	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK POINT, LLC
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

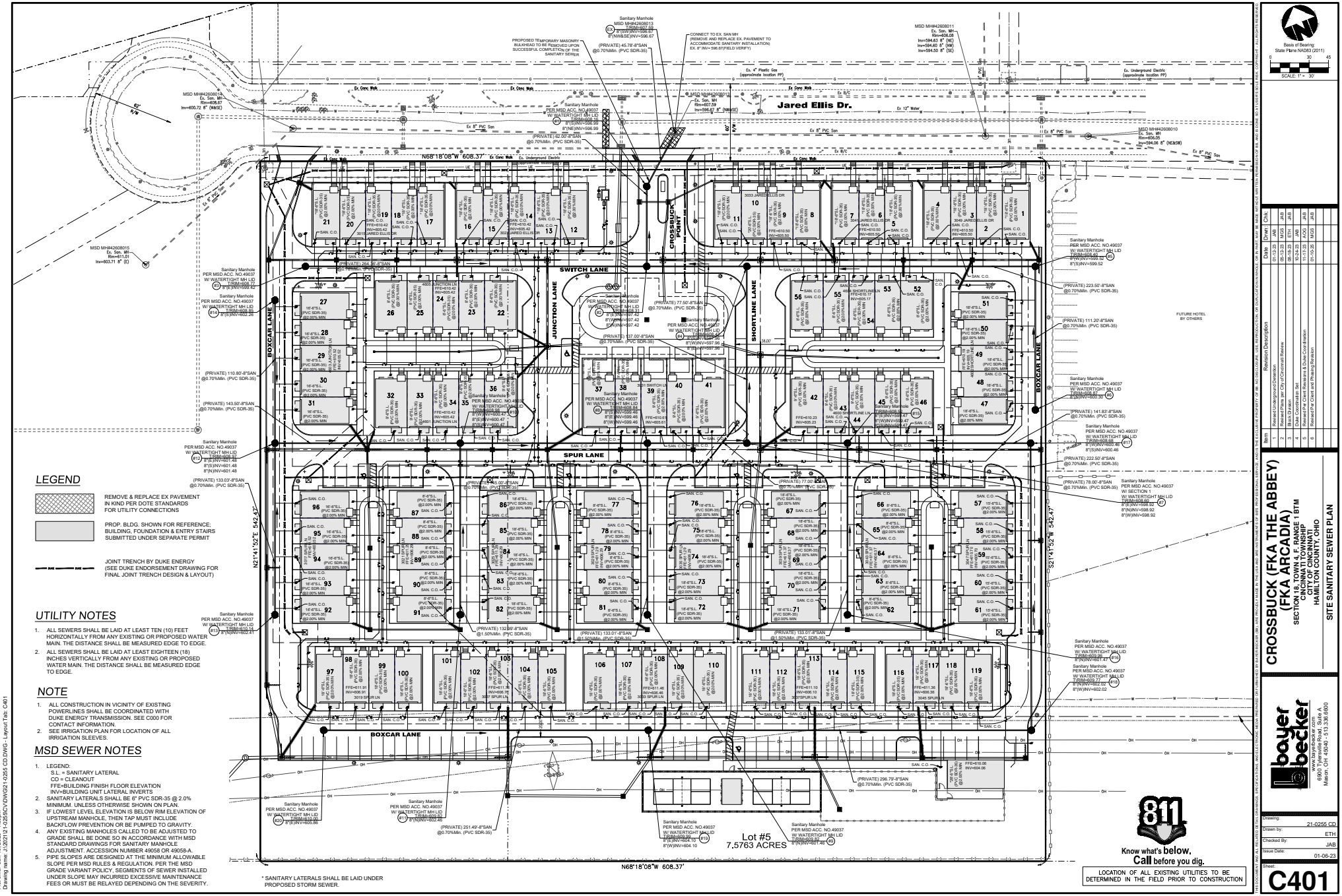
OVERALL SITE UTILITY PLAN

bauer becker
CIVIL ENGINEERS & SURVEYORS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C400

THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY BAUER BECKER ARE AND SHALL REMAIN THE PROPERTY OF BAUER BECKER. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH BAUER BECKER. THEY ARE NOT TO BE LOANED, COPIED OR DISCLOSED TO ANY UNAUTHORIZED PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF BAUER BECKER, AND IT IS UNDERSTOOD THAT THE RIGHTS OF COMMON LAW COPYRIGHT OF BAUER BECKER SHALL BE PRESERVED. ALL REUSE OF DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BAUER BECKER FOR ANY OTHER PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BAUER BECKER. ALL DRAWINGS ARE COPYRIGHTED BY BAUER BECKER. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C400



Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-12-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	09-15-23	ETH	JAB
4	Duke Coordination Set	10-24-23	JAB	MGS
5	Revised Per Client Revisions & Duke Coordination	12-14-23	MGS	JAB
6	Revised Per Client and Planning Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

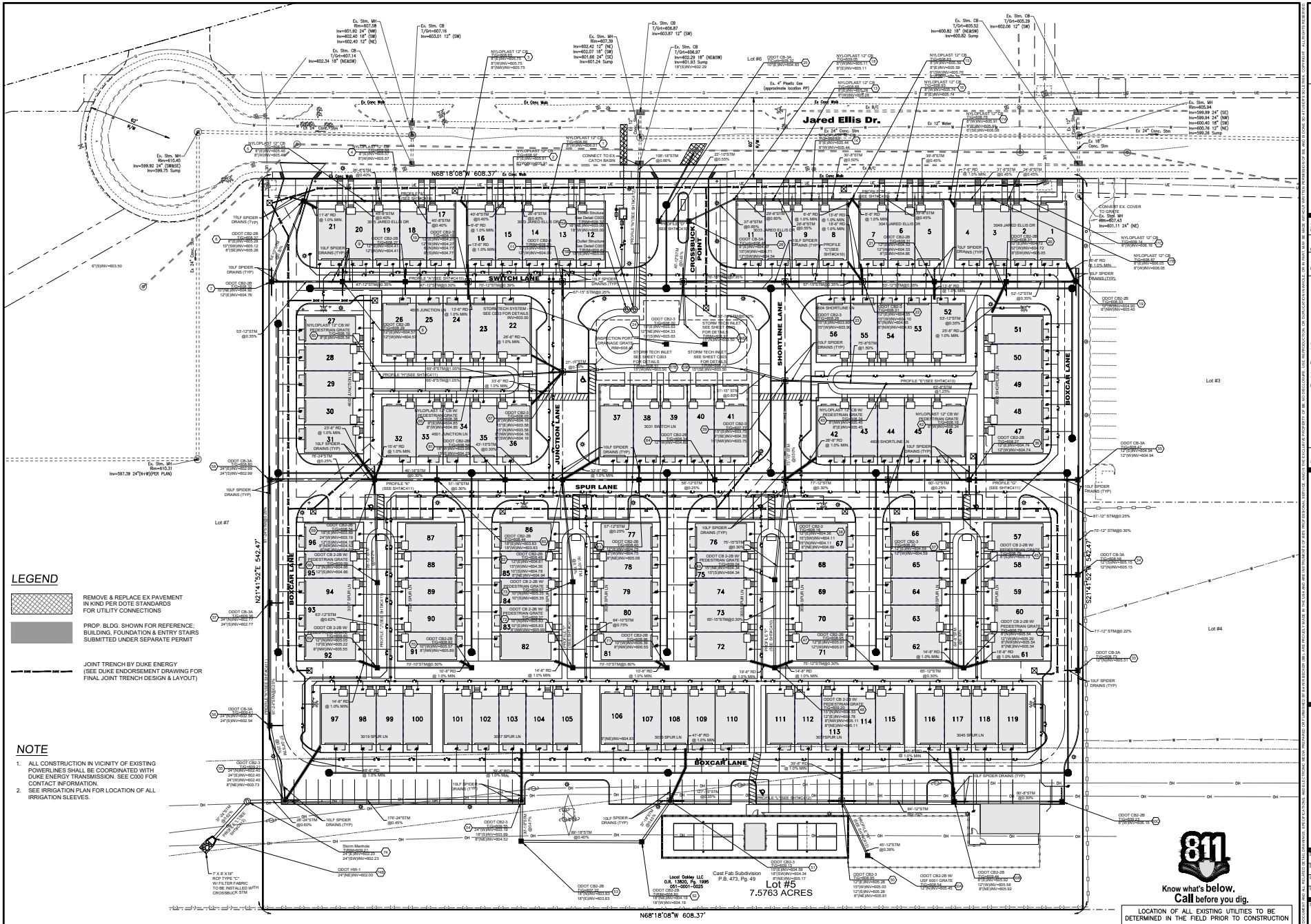
SITE SANITARY SEWER PLAN

bauer becker
Civil Engineering
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C401

THIS DRAWING AND ALL INFORMATION, DESIGN AND CONCEPTS CONTAINED THEREIN ARE THE PROPERTY OF BAUER BECKER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BAUER BECKER. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BAUER BECKER IS A VIOLATION OF FEDERAL COPYRIGHT LAWS AND SUBJECT TO LITIGATION.

Plot time: Jan 10, 2025 - 1:09pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C401



LEGEND

- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION.
2. SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MJG	JAB
3	Block Division	06-16-23	ETH	JAB
4	Duke Coordination Set	10-04-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	12-01-23	MJG	JAB
6	Revised Per Client Revisions & Duke Coordination	01-03-24	MJG	JAB
7	Revised Per Client and Phasing Revision	01-10-25	MJG	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

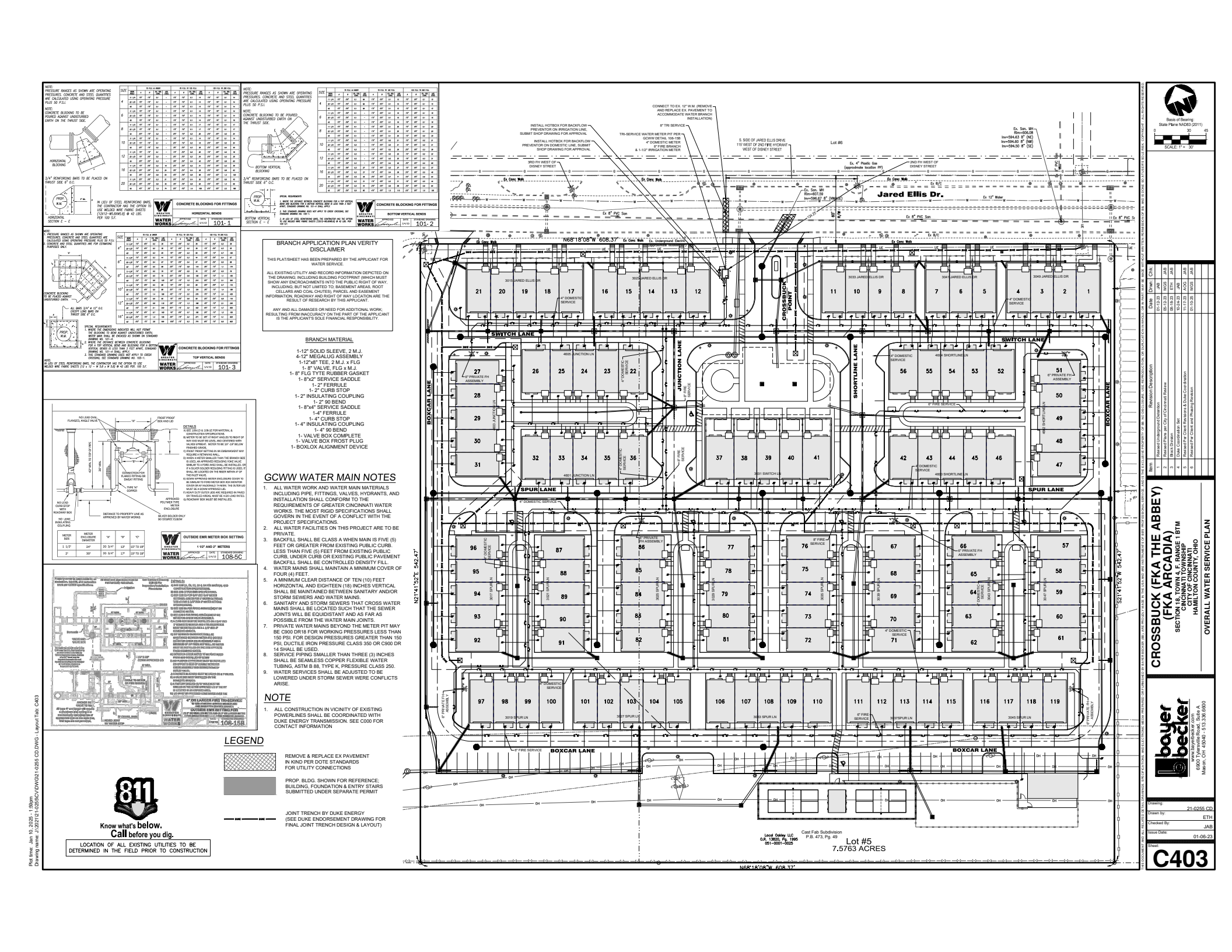
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE DRAINAGE PLAN

bayer becker
Architecture | Engineering | Planning
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C402

Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C402



Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-13-23	JAB	JAS
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAS
3	Block Division	08-16-23	ETH	JAB
4	Duke Coordination Set	10-04-23	JAB	JAS
5	Revised Per Client Revisions & Duke Coordination	12-19-23	JAB	JAS
6	Revised Per Client and Planning Revision	01-06-23	MGS	JAS

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK POINT
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OVERALL WATER SERVICE PLAN

bayer becker
Engineers | Surveyors | Planners
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C403

Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C403

LEGEND

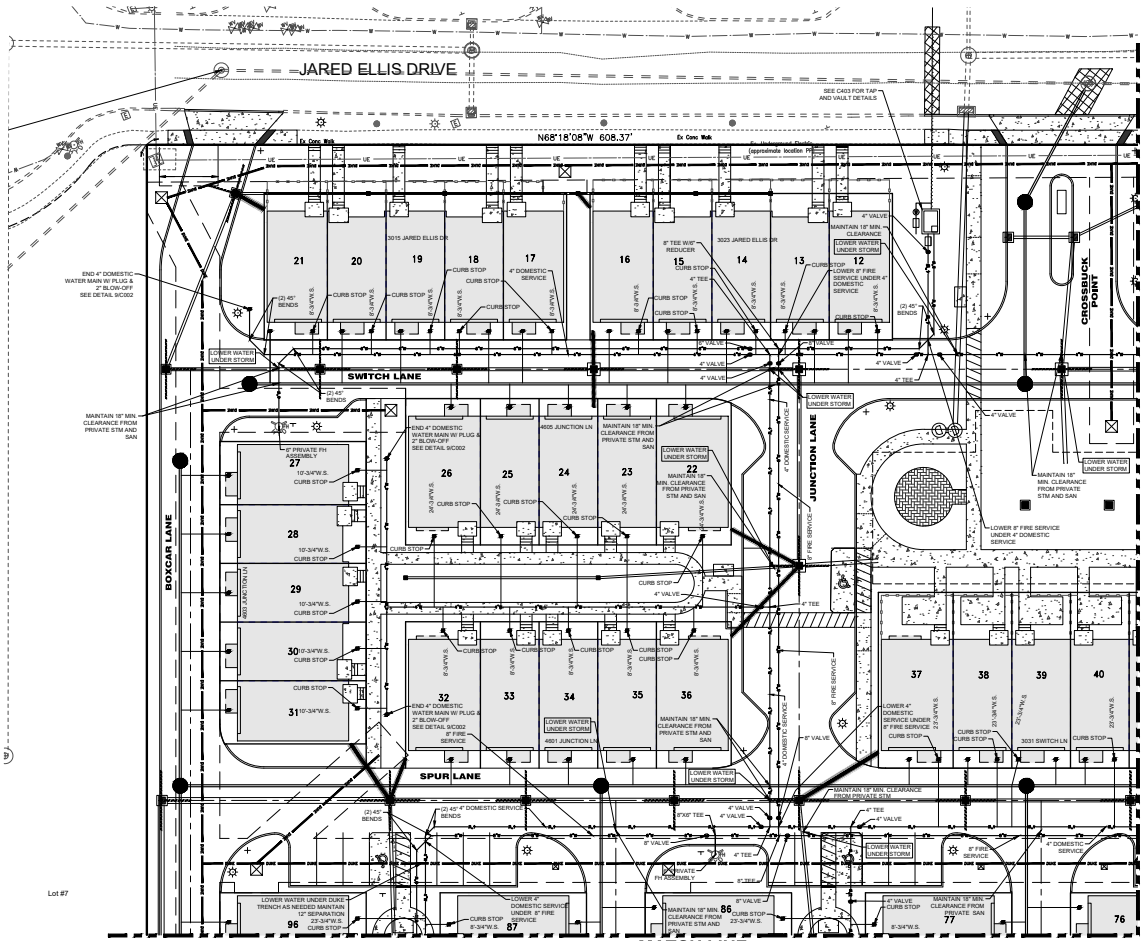
REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
3. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
4. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
5. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
6. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
   7.1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12", FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
8. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
9. WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WERE CONFLICTS ARISE.



Basis of Bearing: State Plane NAD83 (2011)

SCALE 1" = 20'

Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	08-18-23	ETH	JAB
4	Duke Coordination Set	10-24-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	12-19-23	MGS	JAB
6	Revised Per Client and Permit Revision	01-06-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSS KEYS TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHOIO

WATER SERVICE PLAN (NORTHWEST)

bayer becker
Architecture | Engineering | Consulting
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C404**

THIS COPYRIGHTED SET OF DRAWINGS AND SPECIFICATIONS, INCLUDING ELECTRONIC MEDIA, REMAINS THE PROPERTY OF BAYER BECKER AND WAS PREPARED FOR USE ON THE SPECIFIC PROJECT AND SITE DESCRIBED HEREIN. ALL REPRODUCTIONS, IN WHOLE OR IN PART, ARE PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER. COPYRIGHT © ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 1:39pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C404

LEGEND

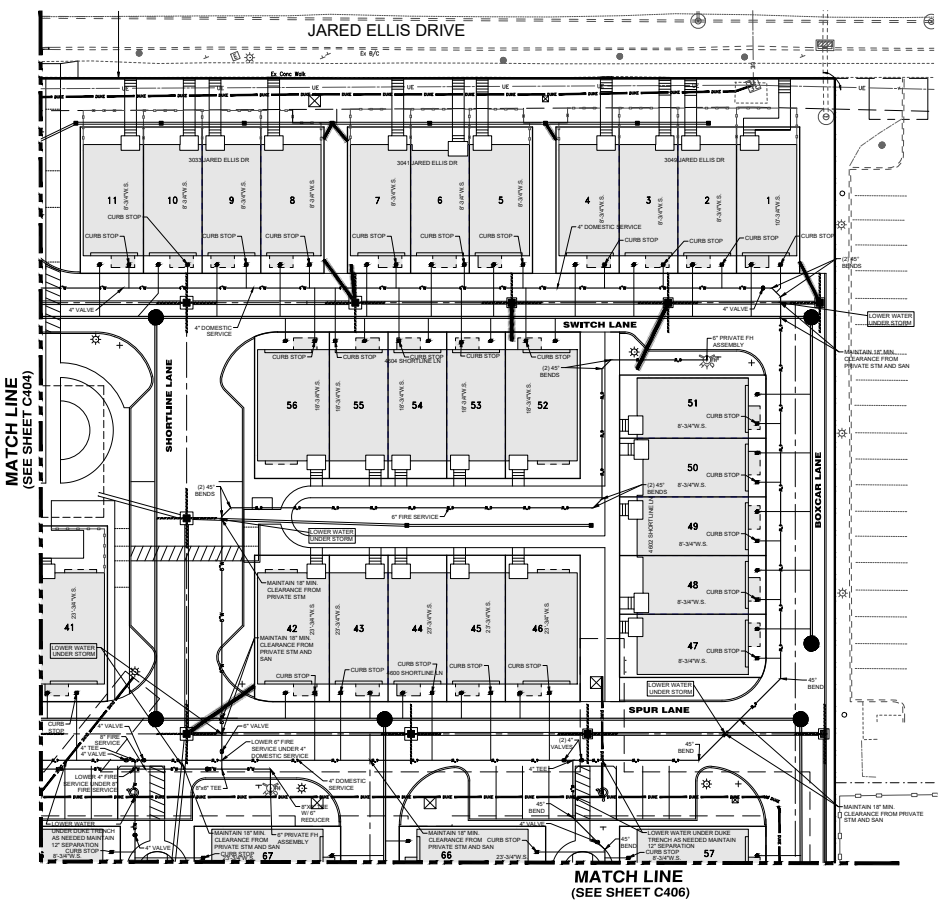
REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
3. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
4. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
5. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
6. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
   7.1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12", FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
8. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
9. WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WERE CONFLICTS ARISE.



Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	08-18-23	ETH	JAB
4	Duke Coordination Set	10-24-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	12-04-23	MGS	JAB
6	Revised Per Client and Planning Revision	01-06-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (NORTHEAST)

bayer becker
ARCHITECTURE | PLANNING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C405

THIS COPYRIGHTED PLAN IS EXCLUSIVELY OWNED BY BAYER BECKER, AND IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE ANY RIGHTS TO BE CONVEYED WHATSOEVER WITHOUT THE PRIOR WRITTEN AGREEMENT OF BAYER BECKER. ANY UNAUTHORIZED REUSE OF THESE PLANS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER, AND THE USER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS BAYER BECKER FROM ALL CLAIMS, INJURY, LOSS, DAMAGE, LITIGATION, LIABILITY AND EXPENSES, INCLUDING ATTORNEY'S FEES AND COURT COSTS, ARISING OUT OF OR RESULTING THEREFROM. ALL RIGHTS RESERVED.

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C405

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

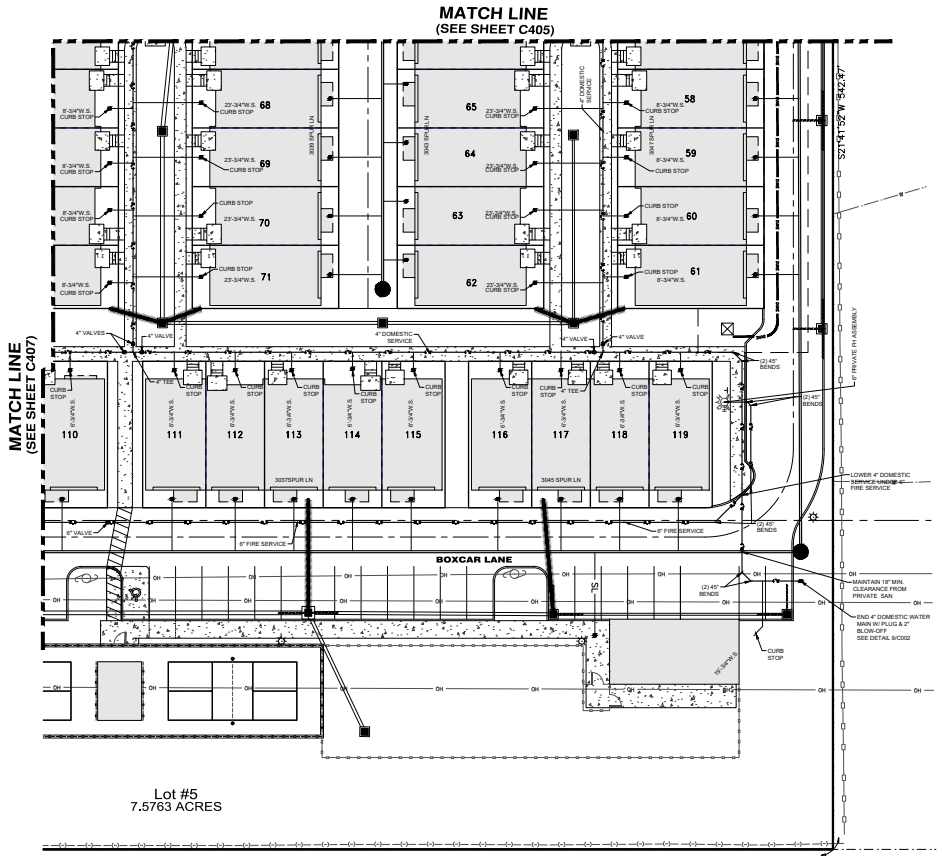
JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
3. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
4. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
5. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
6. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
   7.1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12", FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
8. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
9. WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WERE CONFLICTS ARISE.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION



811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Back Duleen	08-18-23	ETH	JAB
2	Duke Coordination Set	10-24-23	JAB	JAB
3	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
4	Revised Per Client Revisions & Duke Coordination	12-01-24	MGB	JAB
5	Revised Per Client and Planning Revision	01-10-25	MGB	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (SOUTHEAST)

bayer becker
ARCHITECTURE | PLANNING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C406

THIS COPYRIGHTED PLAN IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. ANY REUSE OF THIS PLAN IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER, INC. IS PROHIBITED AND WITHOUT LIABILITY TO BAYER BECKER, INC. BAYER BECKER, INC. RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C406

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

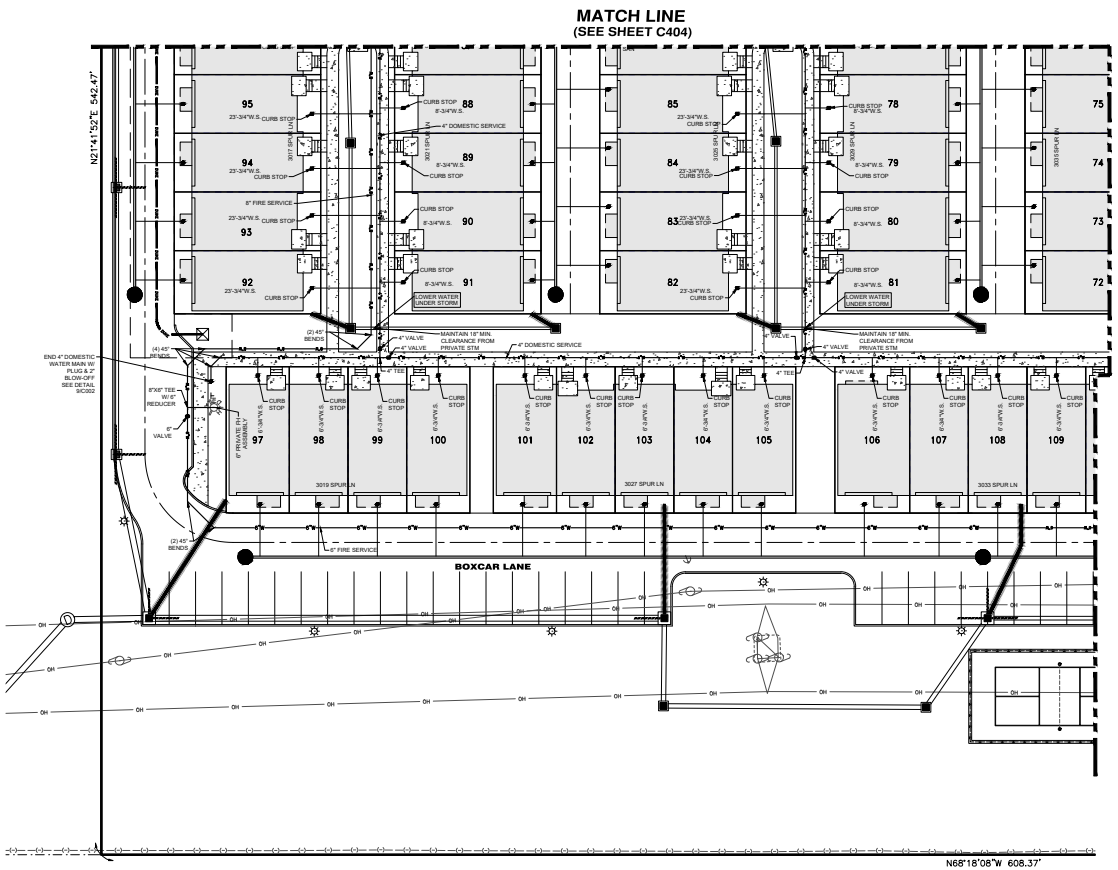
JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
3. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
4. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
5. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
6. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
   7.1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12", FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
8. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
9. WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WERE CONFLICTS ARISE.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION



811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 20 30

SCALE 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Back Division	09-18-23	ETH	JAB
2	Duke Coordination Set	10-24-23	JAB	JAB
3	Revised For Client Revisions & Duke Coordination	11-17-23	AOG	JAB
4	Revised For Client and Planing Revision	01-10-24	MGB	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

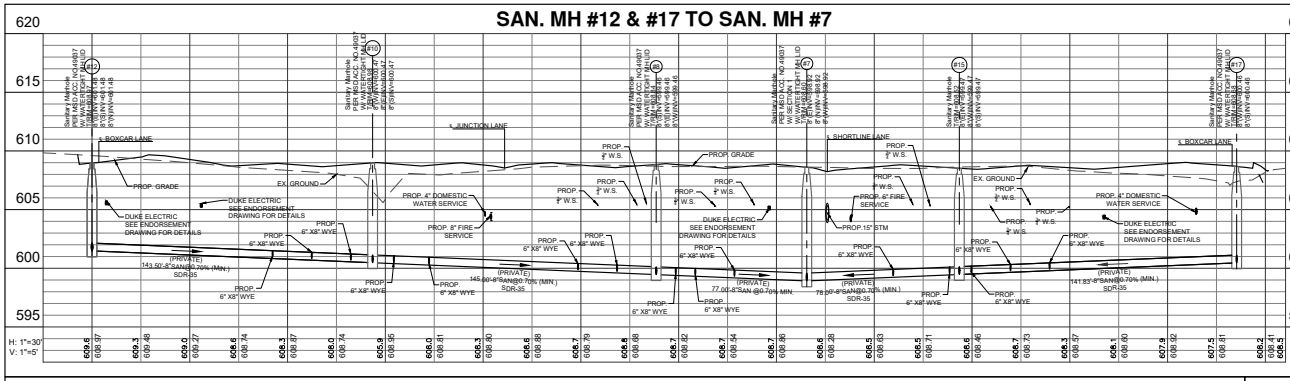
WATER SERVICE PLAN (SOUTHWEST)

bayer becker
ARCHITECTURE | PLANNING | DESIGN
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C407

THIS COPYRIGHTED ITEM IS AN INSTRUMENT OF SERVICE, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL DESIGN, AND IS PROTECTED BY FEDERAL COPYRIGHT LAW. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED AND MAY NOT BE REPRODUCED, CHANGED, OR DISPOSED OF IN ANY MANNER WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF BAYER BECKER. COPYRIGHT © ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C407



GRAPHIC SCALE

(VERTICAL) 1 inch = 5 ft.

(HORIZONTAL) 1 inch = 30 ft.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

NOTE:

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

Item	Revision Description	Date	Drawn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client and Planing Revision	01-10-24	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

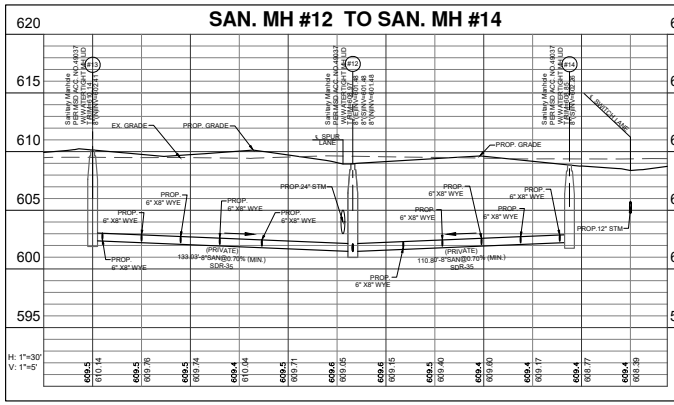
SANITARY SEWER PROFILE

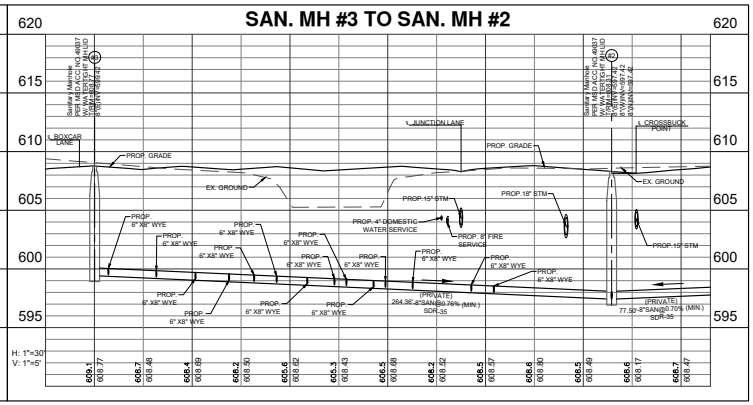
bayer becker
Engineers | Surveyors | Planners
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

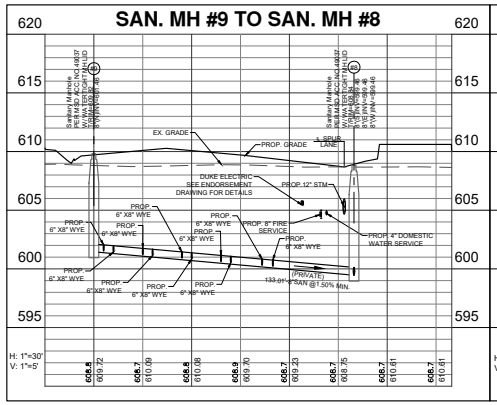
Drawing: 21-0255 PROFILES
Drawn by: MTL
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C408**

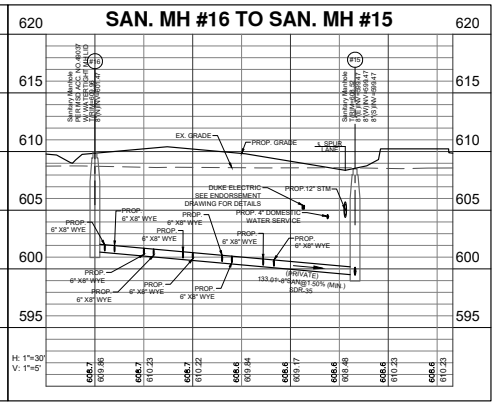
THIS DRAWING AND ALL INFORMATION, DESIGN, PROVISIONS AND LAYOUTS WHICH MAY BE EMBODIED OR DISCLOSED THEREON, ARE OWNED BY BAYER BECKER AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE PRIOR WRITTEN AGREEMENT OF BAYER BECKER, AND SHALL BE RETURNED TO BAYER BECKER UPON REQUEST.

Plot time: Jan 10, 2025 - 1:53am
Drawing name: J:\2021\21-0255\CIV\DWG\21-0255 Profiles.dwg - Layout Tab: C408









GRAPHIC SCALE
(VERTICAL)
1 inch = 5 ft.
0 15 30 60
(HORIZONTAL)
1 inch = 30 ft.

Know what's **below**,
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

NOTE:

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

Item	Revision Description	Date	Drwn	Chk

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

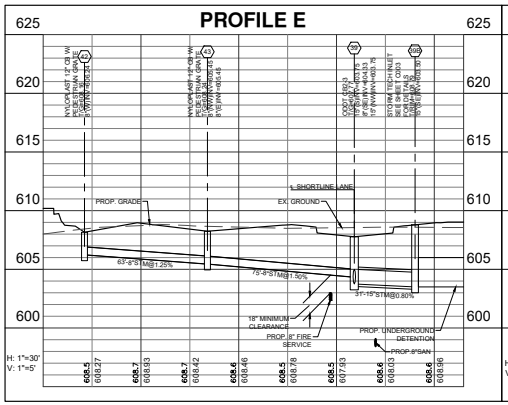
SANITARY SEWER PROFILE

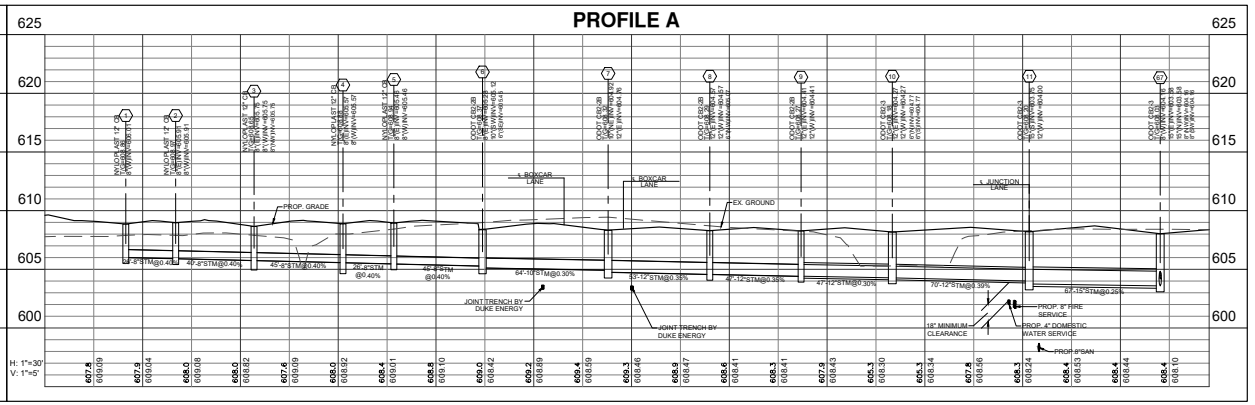
bauer becker
CIVIL ENGINEERS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

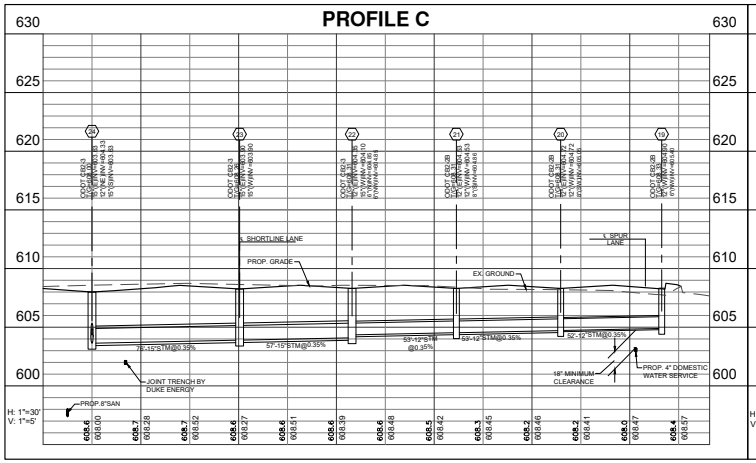
Drawing: 21-0255 PROFILES
Drawn by: MGS
Checked By: JAB
Issue Date: 01-10-25
Sheet: **C409**

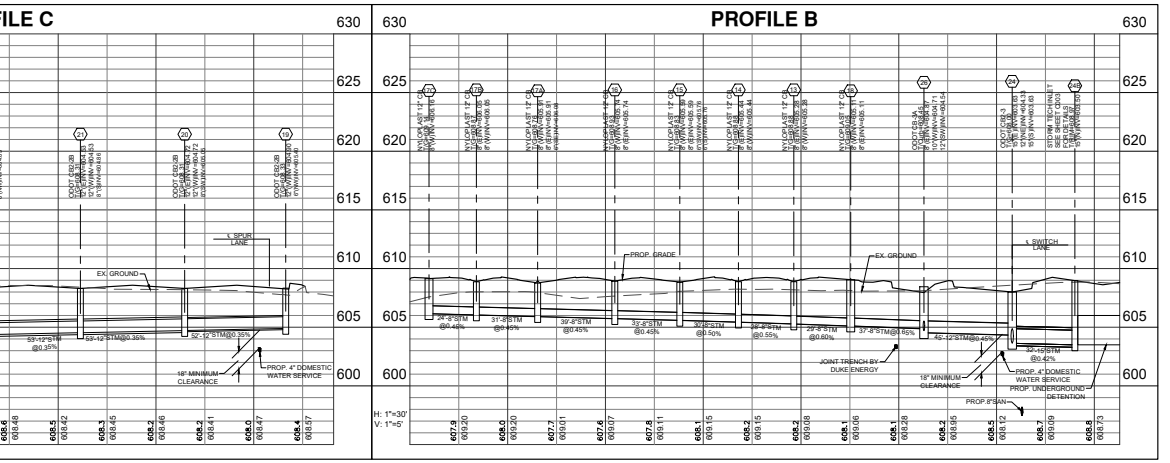
THIS DRAWING AND ALL INFORMATION, DESIGN AND CONCEPTS CONTAINED THEREIN ARE THE PROPERTY OF BAUER BECKER, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BAUER BECKER, LLC. © COPYRIGHT - ALL RIGHTS RESERVED

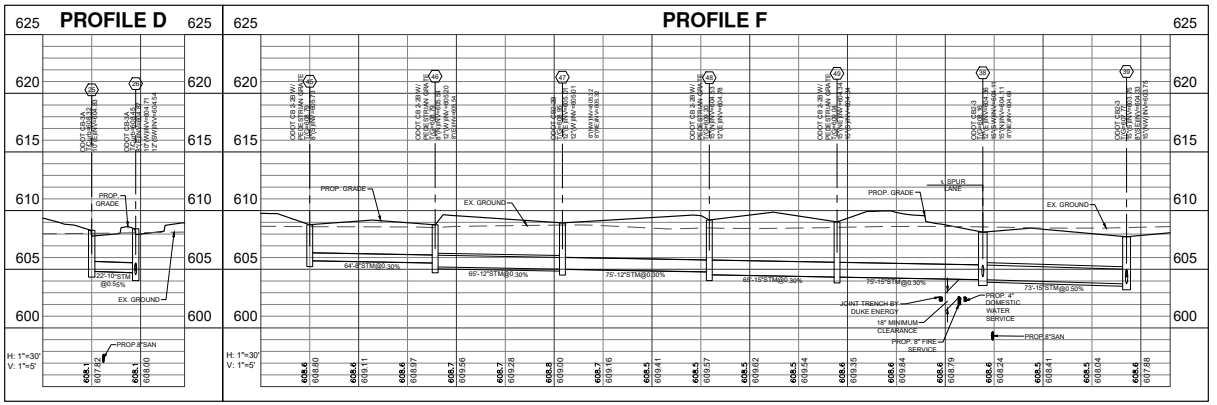
Plot time: Jan 10, 2025 - 11:59am
Drawing name: J:\2021\21-0255\CIV\DWG\21-0255 Profiles.dwg - Layout Tab: C409

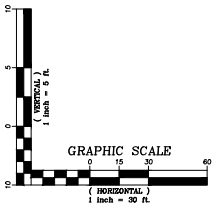












811
Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drawn	Chk.
1	Revised Underground Detention	01-12-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	03-13-23	MJG	JAB
3	Block Division	03-16-23	ETH	JAB
4	Duke Coordination Set	10-04-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	01-02-24	AJG	JAB
6	Revised Per Client and Paving Revision	01-06-25	MJG	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

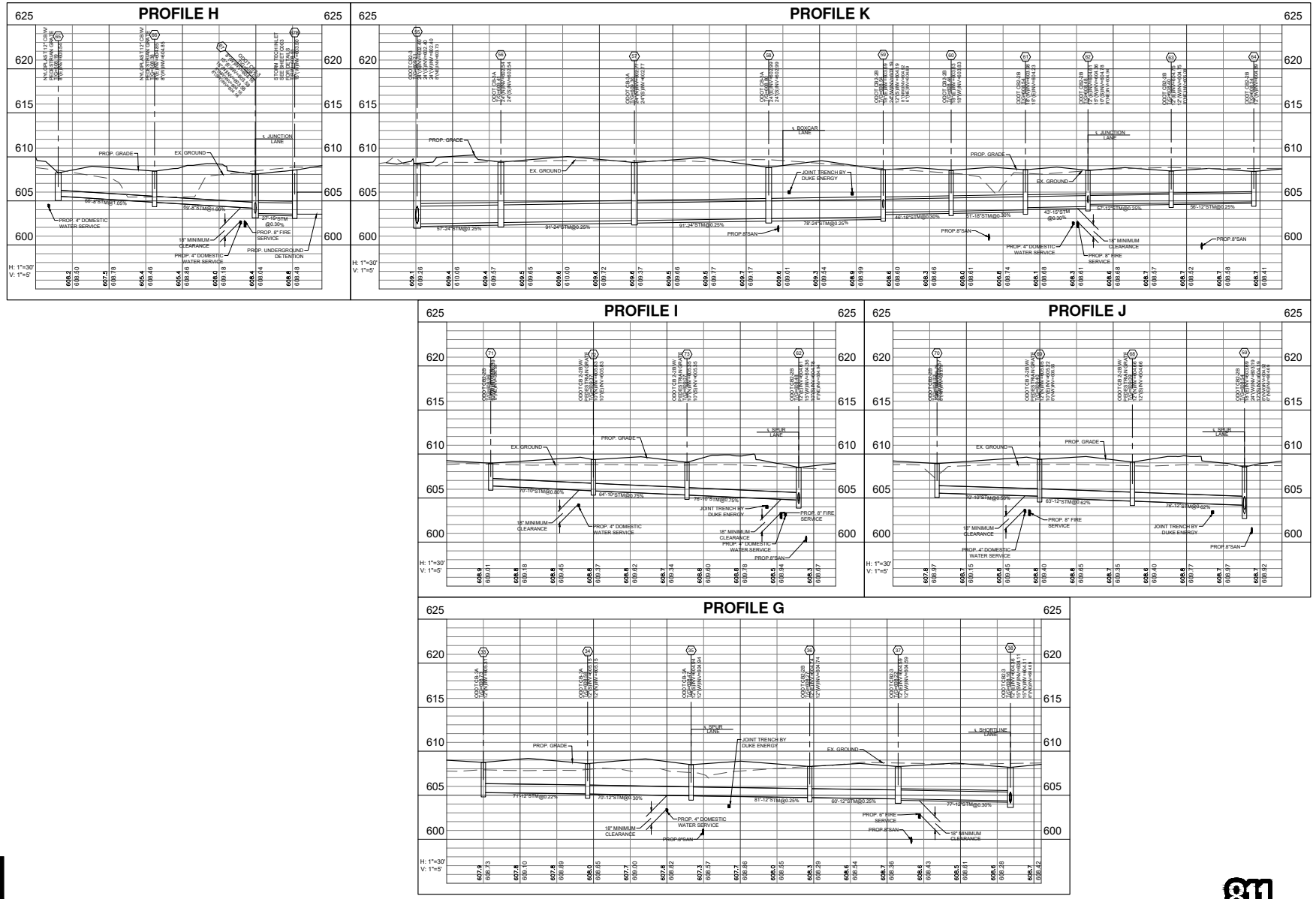
STORM SEWER PROFILES

bauer becker
CIVIL ENGINEERING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

Drawing: 21-0255 STORM PROFILES
Drawn by: JMW
Checked By: JAB
Issue Date: 01-06-23
Sheet: C410

THIS DRAWING AND ALL RELATED DRAWINGS, SPECIFICATIONS, MODELS, RECORDINGS, AND OTHER DOCUMENTS PREPARED BY BAUER BECKER, INC. ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, BAUER BECKER, INC. SHALL BE DEEMED THE AUTHOR AND OWNER OF SUCH INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THE PROPOSAL FOR, PREPARATION OR DELIVERY OF THESE INSTRUMENTS OF SERVICE SHALL NOT BE CONSTRUED AS CONVEYING OR RELEASING ANY RIGHTS OF OWNERSHIP OR ANY LICENSE TO USE THE INSTRUMENTS OF SERVICE BEYOND THE SCOPE OF THIS PROJECT. ANY REUSE OF THESE INSTRUMENTS OF SERVICE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BAUER BECKER, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BAUER BECKER, INC. AND USER SHALL INDEMNIFY AND HOLD HARMLESS BAUER BECKER, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITLE BAUER BECKER, INC. TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND BAUER BECKER, INC.

Plot time: Jan 10, 2025 - 11:57am
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 STORM PROFILES.DWG - Layout Tab: C410



GRAPHIC SCALE
(VERTICAL) 1 inch = 5 ft.
(HORIZONTAL) 1 inch = 30 ft.

Know what's below. Call before you dig.
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drwn	Chk
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MJG	JAB
3	Block Division	05-16-23	ETH	JAB
4	Duke Coordination Set	5-24-23	JAB	JAB
5	Revised Per Client Revisions & Duke Coordination	07-13-23	AJG	JAB
6	Revised Per Client and Permit Revision	01-05-24	MJG	JAB

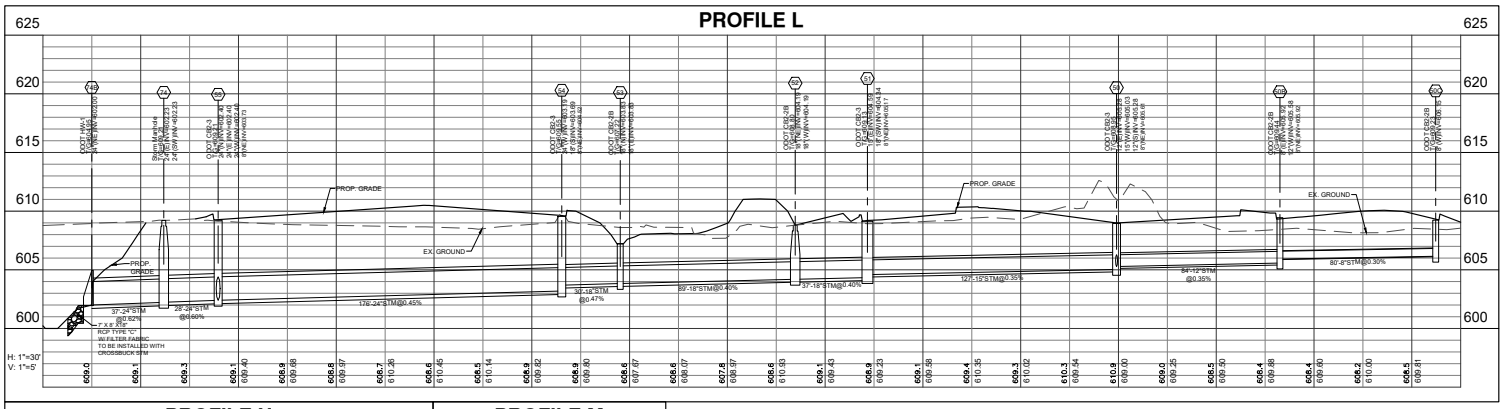
CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

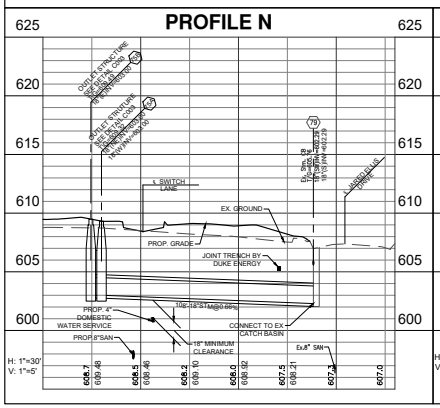
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

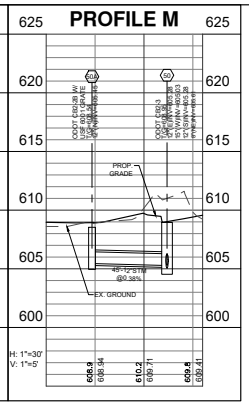
STORM SEWER PROFILES

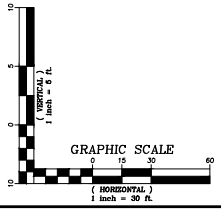
bauer becker
CIVIL ENGINEERS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

Drawing: 21-0255 STORM PROFILES
Drawn by: JMW
Checked By: JAB
Issue Date: 01-06-23
Sheet: C411









811
Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drwn	Chk
1	Revised Underground Detention	01-12-23	JAB	
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	05-15-23	ETH	JAB
4	Duke Coordination Set	5-24-23	JAB	
5	Revised Per Client Revisions & Duke Coordination	10-03-23	MGS	JAB
6	Revised Per client and Permit Revision	01-10-23	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

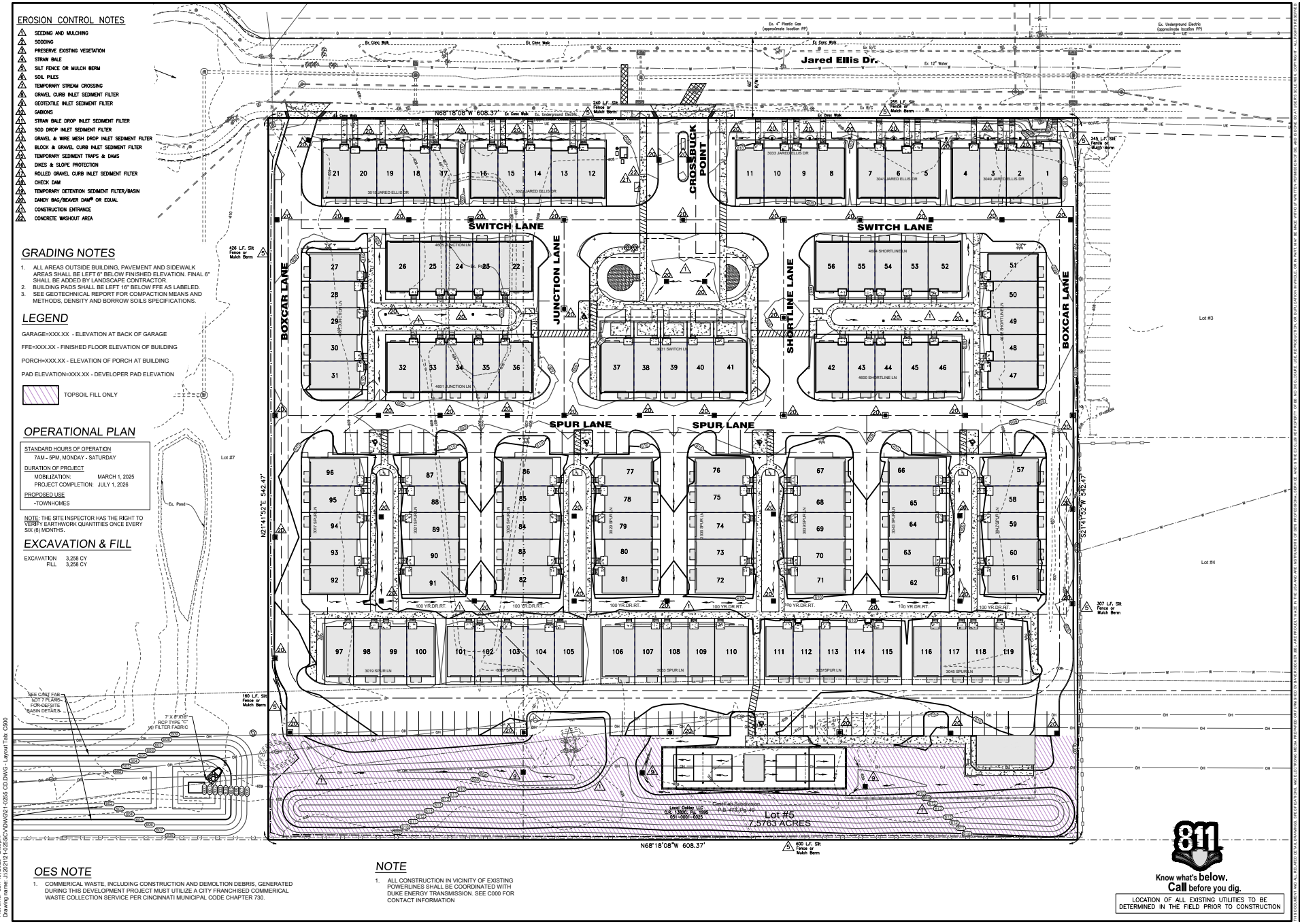
SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

bayer becker
Engineers | Surveyors | Planners
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 STORM PROFILES
Drawn by: JMW
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C412**

THIS DRAWING AND ALL RELATED DETAILS, SPECIFICATIONS, DESIGN, REMAINED OR FURNISHED BY BAYER BECKER ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, CHANGED OR ALTERED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. COPYRIGHT © BAYER BECKER



EROSION CONTROL NOTES

- SEEDING AND MULCHING
- SODDING
- PRESERVE EXISTING VEGETATION
- STRAW BALE
- SILT FENCE OR MULCH BERM
- SOIL PILES
- TEMPORARY STREAM CROSSING
- GRAVEL CURB INLET SEDIMENT FILTER
- GEOTEXTILE INLET SEDIMENT FILTER
- GABIONS
- STRAW BALE DROP INLET SEDIMENT FILTER
- SOD DROP INLET SEDIMENT FILTER
- GRAVEL & WIRE MESH DROP INLET SEDIMENT FILTER
- BLOCK & GRAVEL CURB INLET SEDIMENT FILTER
- TEMPORARY SEDIMENT TRAPS & DAMS
- DIKES & SLOPE PROTECTION
- ROLLED GRAVEL CURB INLET SEDIMENT FILTER
- CHECK DAM
- TEMPORARY DETENTION SEDIMENT FILTER/BASIN
- DANDY BAG/BEAVER DAM® OR EQUAL
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA

GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - DEVELOPER PAD ELEVATION

TOPSOIL FILL ONLY

OPERATIONAL PLAN

STANDARD HOURS OF OPERATION
7AM - 5PM, MONDAY - SATURDAY

DURATION OF PROJECT
MOBILIZATION: MARCH 1, 2025
PROJECT COMPLETION: JULY 1, 2026

PROPOSED USE
-TOWNHOMES

NOTE: THE SITE INSPECTOR HAS THE RIGHT TO VERIFY EARTHWORK QUANTITIES ONCE EVERY SIX (6) MONTHS.

EXCAVATION & FILL

EXCAVATION	3,258 CY
FILL	3,258 CY

OES NOTE

1. COMMERICAL WASTE, INCLUDING CONSTRUCTION AND DEMOLTION DEBRIS, GENERATED DURING THIS DEVELOPMENT PROJECT MUST UTILIZE A CITY FRANCHISED COMMERICAL WASTE COLLECTION SERVICE PER CINCINNATI MUNICIPAL CODE CHAPTER 730.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE 1" = 30'

Item	Revision Description	Date	Drawn	Chk'd
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised Per Cincinnati Building Review	12-19-23	AOG	JAB
6	Revised Per Cincinnati Planning Revision	01-06-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

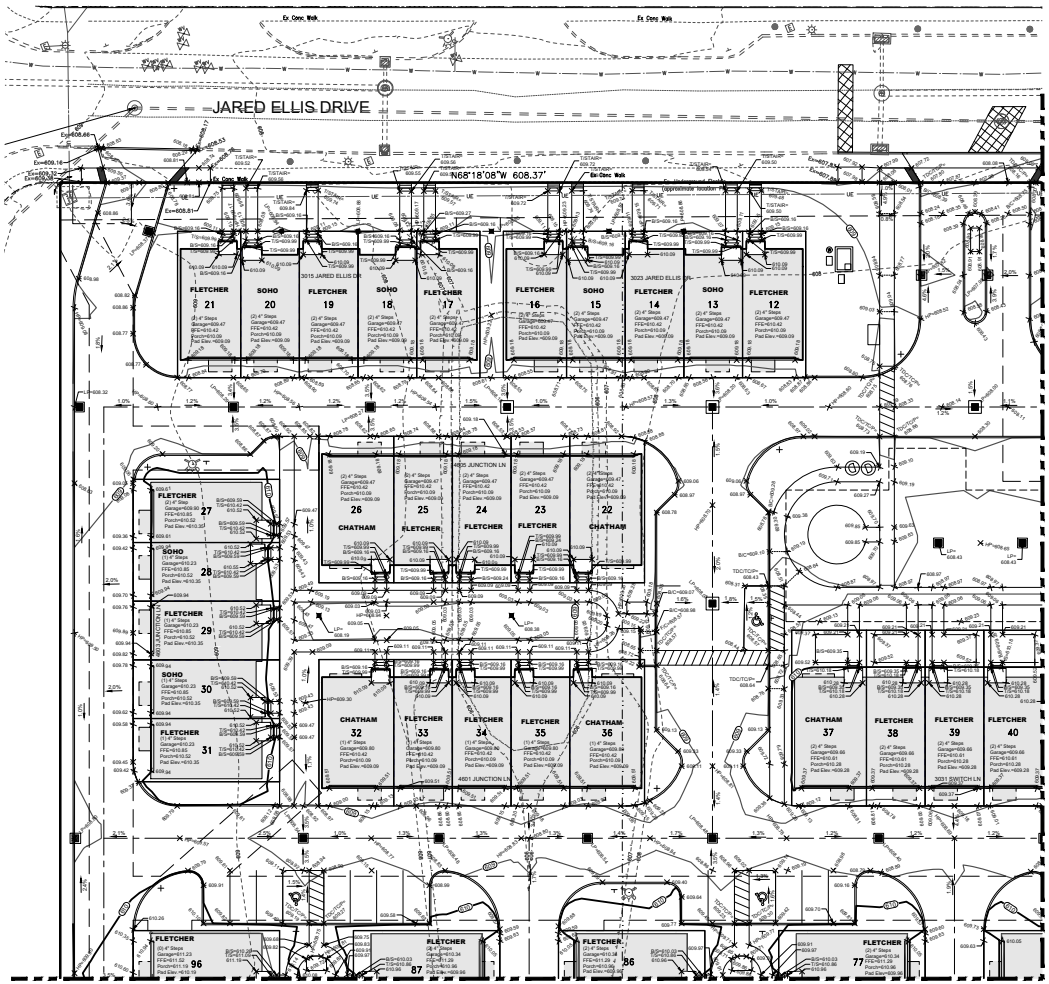
OVERALL GRADING & EROSION CONTROL PLAN

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C500

THIS DRAWING AND ALL INFORMATION, DESIGN AND PROCEDURES SET FORTH SHALL REMAIN THE PROPERTY OF BAYER BECKER AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED WITHOUT THE WRITTEN CONSENT OF BAYER BECKER. ALL RIGHTS RESERVED UNDER COPYRIGHT LAWS.

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C500



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk'd
1	Revised Plans per City of Cincinnati Review	05-15-23	MGB	JAB
2	Block Division	06-16-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOG	JAB
5	Revised Per Client and Planning Revision	01-10-25	MGB	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

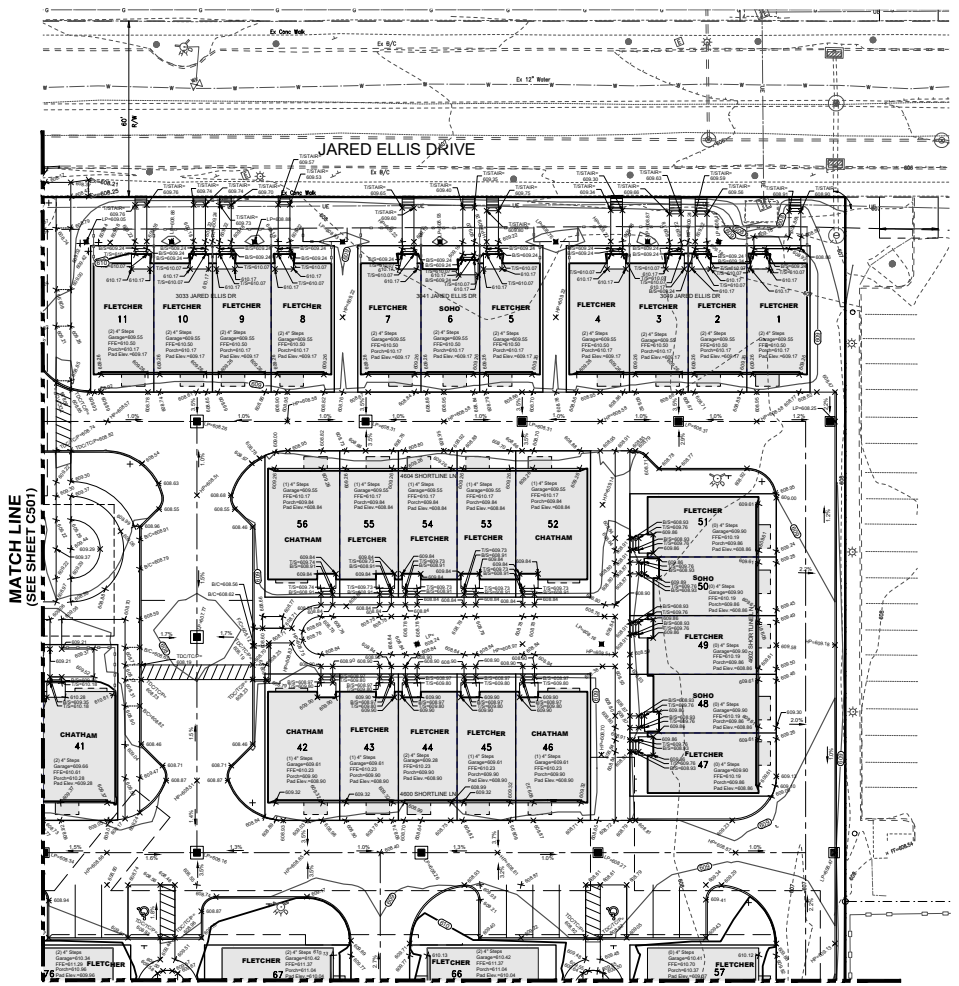
GRADING PLAN (NORTHWEST)

bayer becker
Engineers | Surveyors | Planners
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C501

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO ANY ELECTRONIC MEDIA, REMAINS THE PROPERTY OF BAYER BECKER AND SHALL NOT BE REUSED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. ANY REUSE WITHOUT SUCH PERMISSION WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BAYER BECKER. CONTRACTOR AND SUBCONTRACTORS SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND DIMENSIONS BEFORE BEGINNING ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO BAYER BECKER BEFORE BEGINNING WORK. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY WORK PERFORMED BY CONTRACTOR OR SUBCONTRACTORS THAT DEVIATES FROM THE CONTRACT DOCUMENTS.

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C501



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-15-23	MJS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AJG	JAB
5	Revised Per Client and Phasing Revision	01-10-24	MJS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK DEVELOPMENT GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

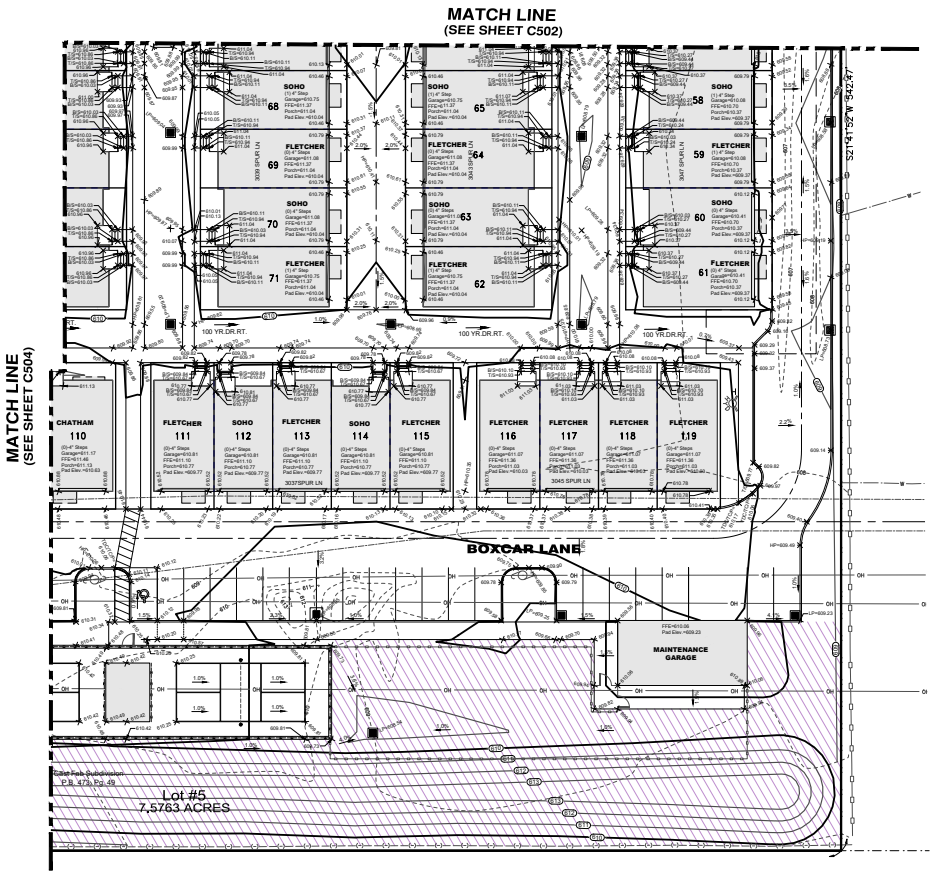
GRADING PLAN (NORTHEAST)

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C502

THIS COPYRIGHTED SHEET IS AN INSTRUMENT OF SERVICE, WHICH IS PROTECTED BY COPYRIGHT LAW. ANY REPRODUCTION, USE, PUBLICATION OR DISTRIBUTION OF ANY PART OF THIS SHEET WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER, INC. CONSTITUTES AN INFRINGEMENT OF COPYRIGHT LAW AND IS PROHIBITED.

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C502



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	Revised Plans per City of Cincinnati Review	05-15-23	MJS	JAB
2	Block Division	09-18-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	
4	2 Revised per Client Revisions & Duke Coordination	11-17-23	JAB	
5	Revised Per Client and Phasing Revision	01-10-24	MJS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK HOMES, LLC
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

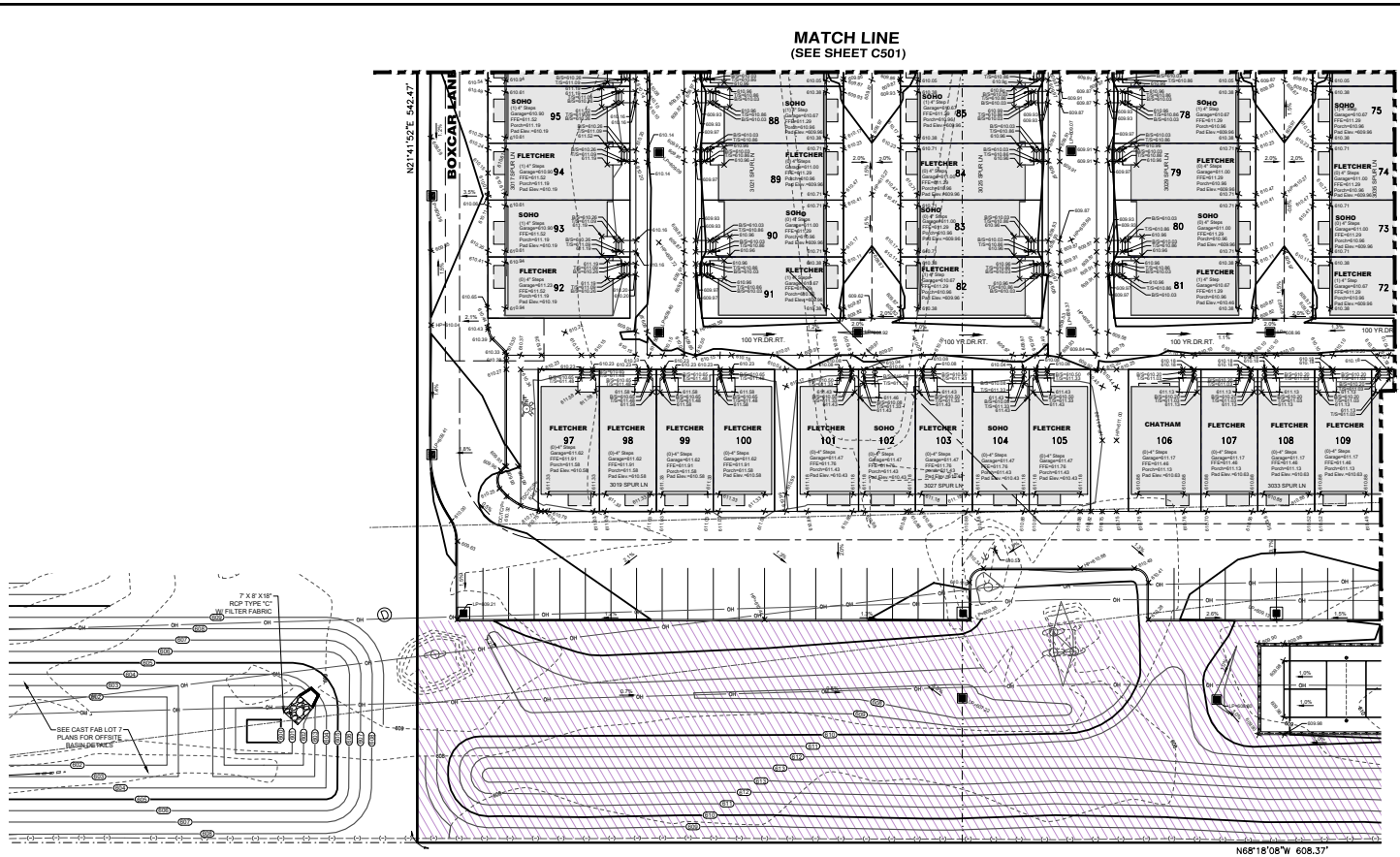
GRADING PLAN (SOUTHEAST)

bayer becker
Land Development Consultants
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C503

THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED BY BAYER BECKER ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. ALL REPRODUCTIONS, OR REPRESENTATIONS OF ALL OR ANY PORTION OF THE DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED BY BAYER BECKER, AND ANY USE OF THE SAME WITHOUT THE WRITTEN PERMISSION OF BAYER BECKER, IS PROHIBITED. ALL RIGHTS RESERVED. COPYRIGHT © BAYER BECKER, 2023

Plot time: Jan 10, 2025 - 2:01pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C503



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-15-23	MJS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Duke Coordination Set	10-24-23	JAB	JAB
4	Revised For Client Revisions & Duke Coordination	11-17-23	AJG	JAB
5	Revised For Client and Phasing Revision	01-10-25	MJS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING PLAN (SOUTHWEST)

bayer becker
ARCHITECTURE | ENGINEERING | SURVEYING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C504

THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED BY BAYER BECKER ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. BAYER BECKER SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHT, IN THE DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED BY BAYER BECKER. ALL REUSE OR REPRODUCTION OF THESE DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA, EXCEPT FOR THE PURPOSE AUTHORIZED IN WRITING BY BAYER BECKER, IS PROHIBITED. ALL RIGHTS RESERVED.

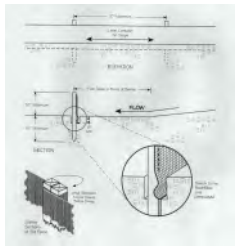
Plot time: Jan 10, 2025 - 2:01pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C504

Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10 lb./1000 sq. ft. of 20–10–10 or 10–10–10 fertilizer.) Seed with an appropriate mix or 12"x4" of Low Maintenance Turf Fescue Blend or 12"x4" of Low Maintenance Turf Bluegrass Blend with straw (70–90 lb. or one bale per 1000 sq. ft.) Anchor mulch by punching 2 inches into the soil with a dull, weighted disk or by using netting or other measures on steep slopes, or windy areas. Water gently every day or two to keep soil moist. Do not mow until grass reaches a height of 4 inches tall. Areas within 50 feet of a stream are to be stabilized within two (2) days if area is to remain idle for more the 21 days. Any seeding done between October 1st and March 1st shall utilize dormant seeding techniques according to page 147 of the ODNR Rainwater and Land Development manual.

Typical Lawn Seed Mixtures

Quality	Sunny Site	Shady Site
Kentucky bluegrass	50%	15%
Fine fescue	50%	70%
Perennial ryegrass	15%	15%
Seeding rate (lb./1000 sq. ft.)	3–4	4–5

SEEDING & MULCHING ⚠1



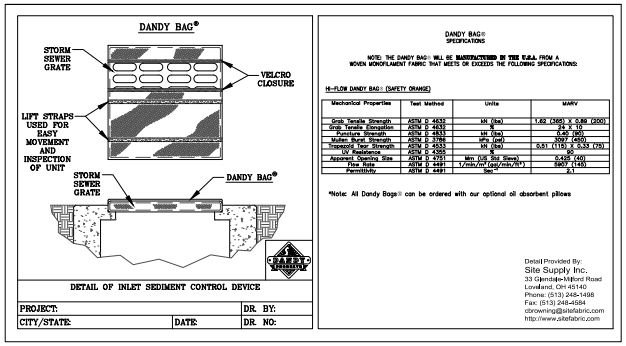
1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 8 in. of cloth are below the ground surface. Excess material shall lay on the bottom of the 6-in.-deep trench. The trench shall be backfilled and compacted per the onsite Geotechnical Engineer's specifications.
9. Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
10. Maintenance–Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around the ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed; 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

Criteria for Silt Fence Materials

1. Fence Posts–The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2-in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric shall be ODOT Type C Geotextile Fabric.

SILT FENCE DETAIL ⚠5

NOT TO SCALE



DANDY BAG® SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

H-FLOW DANDY BAG® (SAFETY ORANGE)

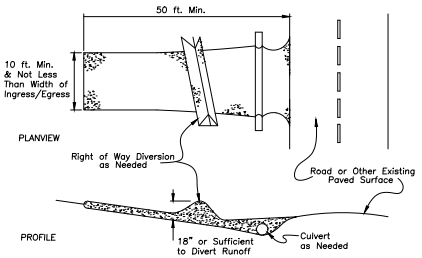
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	25 X 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	2067 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gpm/sqft)	3407 (140)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

Detail Provided By:
Site Supply Inc.
33 Glendale-Milford Road
Loveland, OH 45140
Phone: (513) 245-1498
Fax: (513) 248-4584
cbrowning@sitefabric.com
http://www.sitefabric.com

DANDY BAG DETAIL ⚠20

NOT TO SCALE

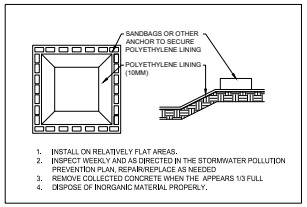


SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

1. *STONE SIZE – TWO–INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.*
2. *LENGTH – THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 50 FT.*
3. *THICKNESS – THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.*
4. *WIDTH – THE ENTRANCE SHALL BE AT LEAST 10 FT. WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.*
5. *BEDDING – A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.*
6. *CULVERT – A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.*
7. *WATER BAR – A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.*
8. *MAINTENANCE – TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.*
9. *CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF–SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION–SITE SHALL BE RESTRICTED FROM MUDDY AREAS.*
10. *CONSTRUCTION ENTRANCE SHALL BE PAVED WITHIN THE RIGHT OF WAY PER DOTE STANDARDS.*

TEMPORARY CONSTRUCTION ENTRANCE DETAIL ⚠21

NOT TO SCALE



1. INSTALL ON RELATIVELY FLAT AREAS.
2. INSPECT WEEKLY AND AS DIRECTED IN THE STORMWATER POLLUTION PREVENTION PLAN. REPAIR/REPLACE AS NEEDED
3. REMOVE COLLECTED CONCRETE WHEN THE APPEARS 1/3 FULL
4. DISPOSE OF INORGANIC MATERIAL PROPERLY.

CONCRETE WASHOUT AREA ⚠22

NOT TO SCALE

Item	Revision Description	Date	Drwn	Chk
1	Date Coordinator Set	9-24-23	JAB	
2	Revised per Client Revisions & Date Coordination	11-17-23	JAB	
3	Revised Per Client and Planning Revision	01-10-24	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSSBUCK GROUP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING & EROSION CONTROL DETAILS

bayer becker
ENGINEERS | SURVEYORS | PLANNERS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C505

THIS COMPUTER FILE IS DELIVERED AS AN INSTRUMENT OF SERVICE, AND IS THE PROPERTY OF BAYER BECKER. ALL REPRODUCTIONS, OR ANY USE OF THIS COMPUTER FILE FOR PURPOSES OTHER THAN THOSE FOR WHICH IT WAS PREPARED BY BAYER BECKER, OR ANY USE OF THIS COMPUTER FILE BY ANY PERSON OR ENTITY OTHER THAN BAYER BECKER, WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER, IS PROHIBITED. COPYRIGHT © ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 2:01pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C505

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
3033 JARED ELLIS DRIVE
8" PRIVATE SANITARY SEWER EXTENSION
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

811 Know what's below. Call before you dig.

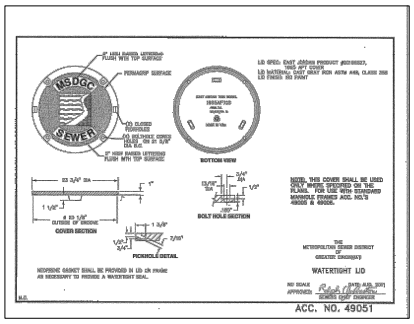
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

VICINITY MAP
NOT TO SCALE

MSD SANITARY SEWER NOTES

[EFFECTIVE NOVEMBER 2014]

1. ALL PLANS AND CONSTRUCTION WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE "RULES AND REGULATIONS" MANUAL GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION , AND USE OF SANITARY AND COMBINED SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, EFFECTIVE MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTEWATER ENGINEERING MSD, 1600 GEST STREET, CINCINNATI, OHIO 45204.
2. ALL SANITARY SEWERS SHALL BE CONSTRUCTED UNDER THE INSPECTION OF THE SEWERS CHIEF ENGINEER, MSD.
3. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.
4. APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF UNDERGROUND UTILITIES.
5. ALL SANITARY SEWER PIPE SHALL BE PVC, SDR35, ASTM D-3034 IN ACCORDANCE WITH MSD RULES AND REGULATIONS, EXCEPT WHERE NOTED.
6. ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S" MSD ACCESSION NO. 49037.
7. SANITARY MANHOLES SHALL BE TEMPORARILY CONSTRUCTED TO AN ELEVATION OF TWO FEET ABOVE THE SURROUNDING GRADE BY MEANS OF AN ADDITIONAL MANHOLE SECTION OR BRICK MASONRY ON TOP OF THE CONE.
8. SANITARY BUILDING SEWERS FOR PUBLIC AND PRIVATE SEWERS SHALL NOT BE EXTENDED MORE THAN TEN (10) FEET BEYOND THE PROPOSED RIGHT-OF-WAY LINE, EASEMENT LINE OR, IN CASES OF PRIVATE SEWERS, NO MORE THAN TEN (10) FEET BEYOND THE MAIN LINE SEWER PRIOR TO ISSUANCE OF TAP PERMITS.
9. TWO-WAY CLEANOUTS SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE OR SANITARY SEWER EASEMENT, WHERE APPLICABLE, IN ACCORDANCE TO MSD ACCESSION NO. 61979.
10. ALL LOWEST FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 36 INCHES ABOVE THE CROWN OF THE SEWER AT THE POINT OF TAP CONNECTION TO SAID SEWER, WHETHER PUBLIC OR PRIVATE, AND/OR IN ACCORDANCE WITH CITY OF CINCINNATI SUPPLEMENT CC-51-49. ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS.
11. ALL MANHOLES ON PUBLIC SANITARY SEWERS SHALL HAVE STANDARD LIDS AND FRAMES, MSD ACCESSION NO 49005, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR 3/4-INCH STAINLESS STEEL CINCH ANCHORS.
12. CONTRACTOR'S LICENSE - ALL WORK DONE ON SANITARY AND/OR COMBINED SEWERS WITHIN THE JURISDICTION OF THE METROPOLITAN SEWER DISTRICT MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED BY THE DEPARTMENT AND BONDED.
13. SANITARY BUILDING SEWERS SHALL BE CONNECTED TO THE MAIN LINE WITH WYES. TEE FITTINGS ARE TO BE USED ONLY WHERE SHOWN ON THE APPROVED PLAN.
14. A TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL APPROVAL OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT.
15. SANITARY SEWER CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
16. FOR SANITARY SEWER MANHOLES CONSTRUCTED IN PARKING LOTS, THE RIM ELEVATION SHALL BE 1" HIGHER THAN THE SURROUNDING GRADE AND THE PAVEMENT SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
17. FOR SANITARY MANHOLES CONSTRUCTED IN GRASS AREAS, THE RIM ELEVATION SHALL BE 3" HIGHER THAN THE SURROUNDING GRADE, AND THE FILL SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
18. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
19. TO ASSURE THAT STORMWATER DOES NOT ENTER THE SANITARY SEWER SYSTEM, A SCHEMATIC PLAN OF THE FOOTING AND FOUNDATION DRAINAGE SYSTEM, INCLUDING THE POINT OF DISCHARGE, IS NECESSARY.
20. THE CONTRACTOR SHALL TEST ALL MANHOLES LEAKAGE BY MEANS OF VACUUM TESTING. THE VACUUM TESTING CANNOT BE DONE UNTIL AFTER THE MANHOLES ARE SET TO FINAL GRADE AND THE MANHOLE CASTINGS ARE BOLTED DOWN. ALL LIFT HOLES SHALL BE PLUGGED. ANY OTHER OPENINGS, SUCH AS FOR PRESSURE RELIEF VALVES, SHALL BE TEMPORARILY PLUGGED TO ALLOW THE VACUUM TEST. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED AND CARE SHALL BE TAKEN TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE VACUUM EQUIPMENT TEST HEAD SHALL BE PLACED IN THE OPENING OF THE CASTING ONLY, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VACUUM TESTING SHALL BE IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES MERCURY (10" HG) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES MERCURY (9" HG). THE MANHOLE SHALL PASS IF THE TIME MEETS OR EXCEEDS THE ALLOWABLE TIMES AS CALCULATED FROM ASTIM C1244, OR AS APPROVED BY THE ENGINEER. ALL MANHOLE REPAIR AND RETESTING REQUIRED BECAUSE OF THE FAILURE TO MEET THE TESTING REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR AT HIS COST.
21. INSTALLATION OF A PRIVATE FORCE MAIN REQUIRES A PERMIT FROM THE HAMILTON COUNTY BOARD OF HEALTH. CONTACT THE BOARD OF HEALTH AT 946-7852 REGARDING PERMIT AND INSPECTION.
22. ALL SANITARY SEWERS WITHIN THIS DEVELOPMENT TO BE PRIVATE ARE TO BE MAINTAINED BY THE OWNER.



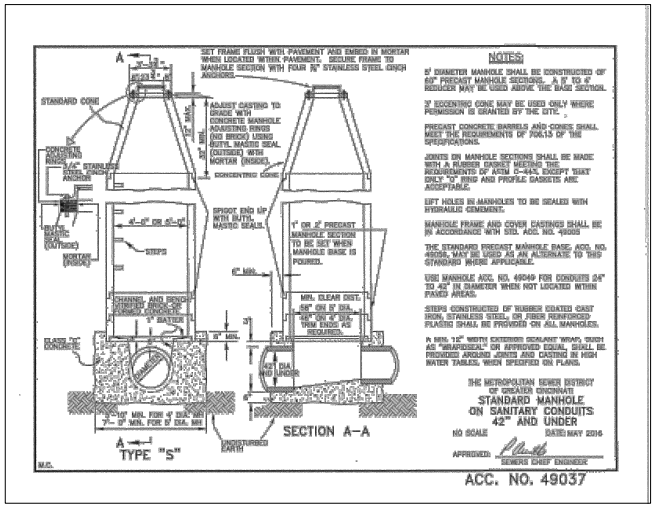
OWNER
ONYX AND EAST
243 N. 5TH ST. SUITE 401
COLUMBUS, OH 43215
PH: (513) 324-0595

APPLICANT
BAYER BECKER
6900 TYLERSVILLE ROAD, STE, A
MASON, OHIO 45040
513-466-8084

BENCHMARK #1 (NAVD88)
EXISTING SANITARY MANHOLE #42608014
ELEV= 608.67 (ADJUST +0.568 FEET TO ESTABLISH ELEVATIONS ON NGVD29)
NORTHING= 428494.373'
EASTING= 1419784.345'

BENCHMARK #2 (NAVD88)
EXISTING CROSS NOTCH EAST OF SITE ACCESS POINT
ELEV= 607.07 (ADJUST +0.568 FEET TO ESTABLISH ELEVATIONS ON NGVD29)
NORTHING= 428219.779'
EASTING= 1420406.197'

CINCINNATI SURVEY BENCHMARK: 6988
EXISTING SURVEY BENCHMARK SOUTHEAST OF THE SITE NEAR THE RAILROAD CROSSING ALONG MADISON ROAD
ELEV= 615.78
NORTHING= 426787.72'
EASTING= 1422398.63'



SHEET INDEX

TITLE SHEET	1 of 5
OVERALL SITE PLAN	2 of 5
SITE SANITARY SEWER PLAN	3 of 5
SITE SANITARY SEWER PROFILES	4 of 5
SITE SANITARY SEWER PROFILES	5 of 5

SANITARY SEWER #7211 (PRIVATE)

STATE OF OHIO — MIHAIL G. SEWASTAKIS — 91081 — REGISTERED PROFESSIONAL ENGINEER — 1-9-25

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER MSD COMMENTS	03-08-23	MGS	JAB
2	REVISED PER MSD COMMENTS	05-12-23	MGS	JAB
3	REVISED PER CLIENT AND ODFA COMMENTS	08-21-23	MGS	JAB
4	REVISED PER ODFA AND BLOCK SPLIT	09-19-23	MGS	JAB
5	REVISED PER MSD COMMENTS/ROW	10-04-23	JAB	JAB
6	REVISED PER MSD COMMENTS	10-30-23	JAB	JAB
7	REVISED PER MSD COMMENTS	11-06-23	MGS	JAB
8	REVISED PER CLIENT AND PHASING REVISION	01-09-25	MGS	JAB

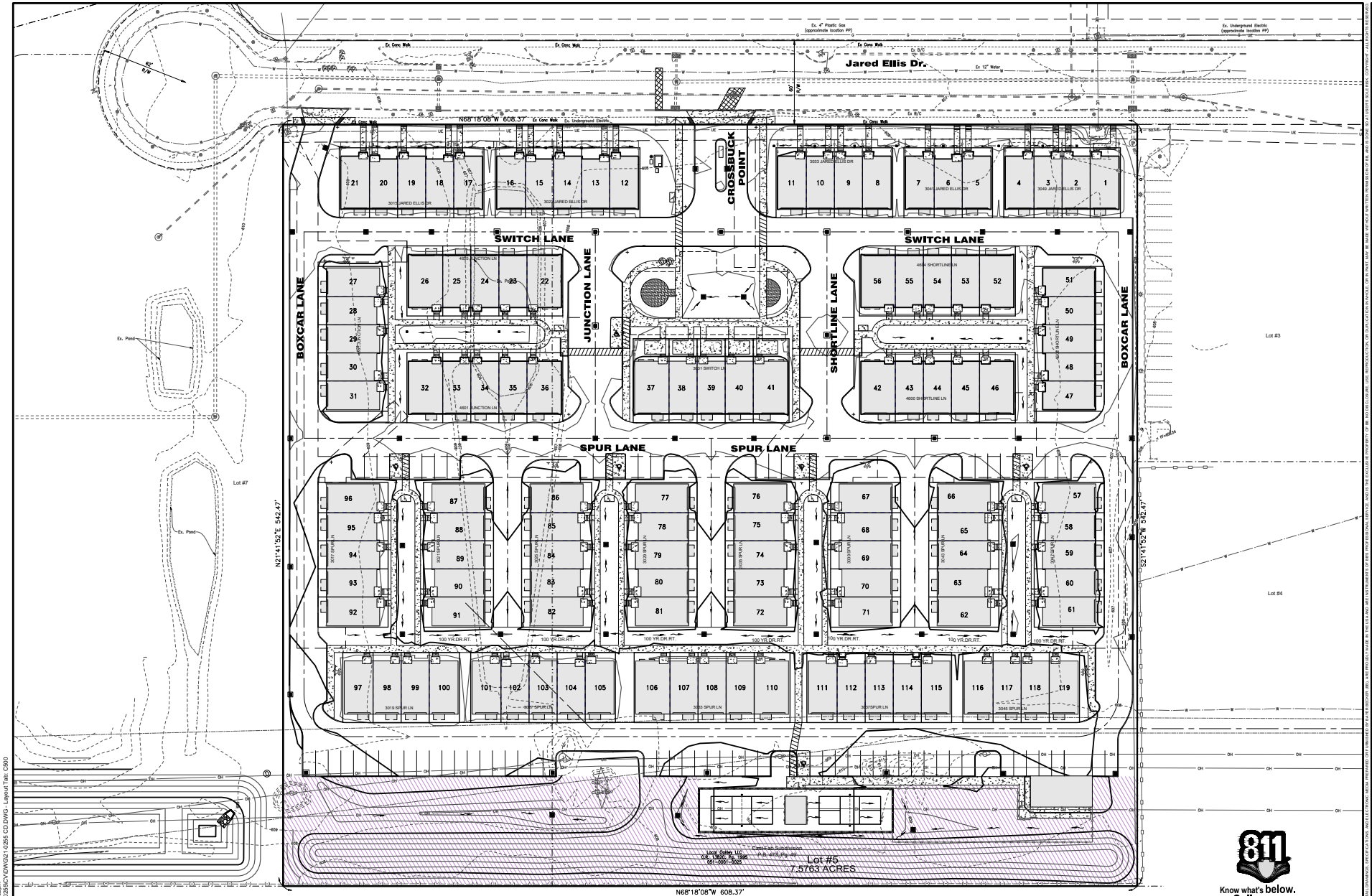
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
TITLE SHEET

bayer becker
ENGINEERS + SURVEYORS
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6000

Drawing: 21-0255 PROFILES
Drawn by: MTL
Checked By: JAB
Issue Date: 01-06-23
Sheet: 1 of 5

THIS DRAWING AND ALL INFORMATION, DESIGN, AND CONCEPTS CONTAINED THEREIN ARE THE PROPERTY OF BAYER BECKER, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED AND ARE NOT TO BE DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN AGREEMENT. BAYER BECKER, 2025. ALL RIGHTS RESERVED. COPYRIGHT ACT OF 1976.

Plot time: Jan 09, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 Profiles.dwg - Layout Tab: MSD Profiles



OES NOTE

1. COMMERICAL WASTE, INCLUDING CONSTRUCTION AND DEMOLTION DEBRIS, GENERATED DURING THIS DEVELOPMENT PROJECT MUST UTILIZE A CITY FRANCHISED COMMERICAL WASTE COLLECTION SERVICE PER CINCINNATI MUNICIPAL CODE CHAPTER 730.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

SANITARY SEWER #7211 (PRIVATE)

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

MIHAIL G. SEVASTAKIS 91081 REGISTERED PROFESSIONAL ENGINEER 1-9-25

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER MSD COMMENTS	03-08-23	MGS	JAB
2	REVISED PER MSD COMMENTS	05-12-23	MGS	JAB
3	REVISED PER CLIENT AND OEPA COMMENTS	06-21-23	MGS	JAB
4	REVISED PER OEPA AND BLOCK SPLIT	08-16-23	MGS	JAB
5	REVISED PER MSD COMMENTS/REVISIONS	10-04-23	JAB	JAB
6	REVISED PER MSD COMMENTS	10-30-23	MGS	JAB
7	REVISED PER MSD COMMENTS	11-06-23	MGS	JAB
8	REVISED PER CLIENT AND PHASING REVISION	01-09-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

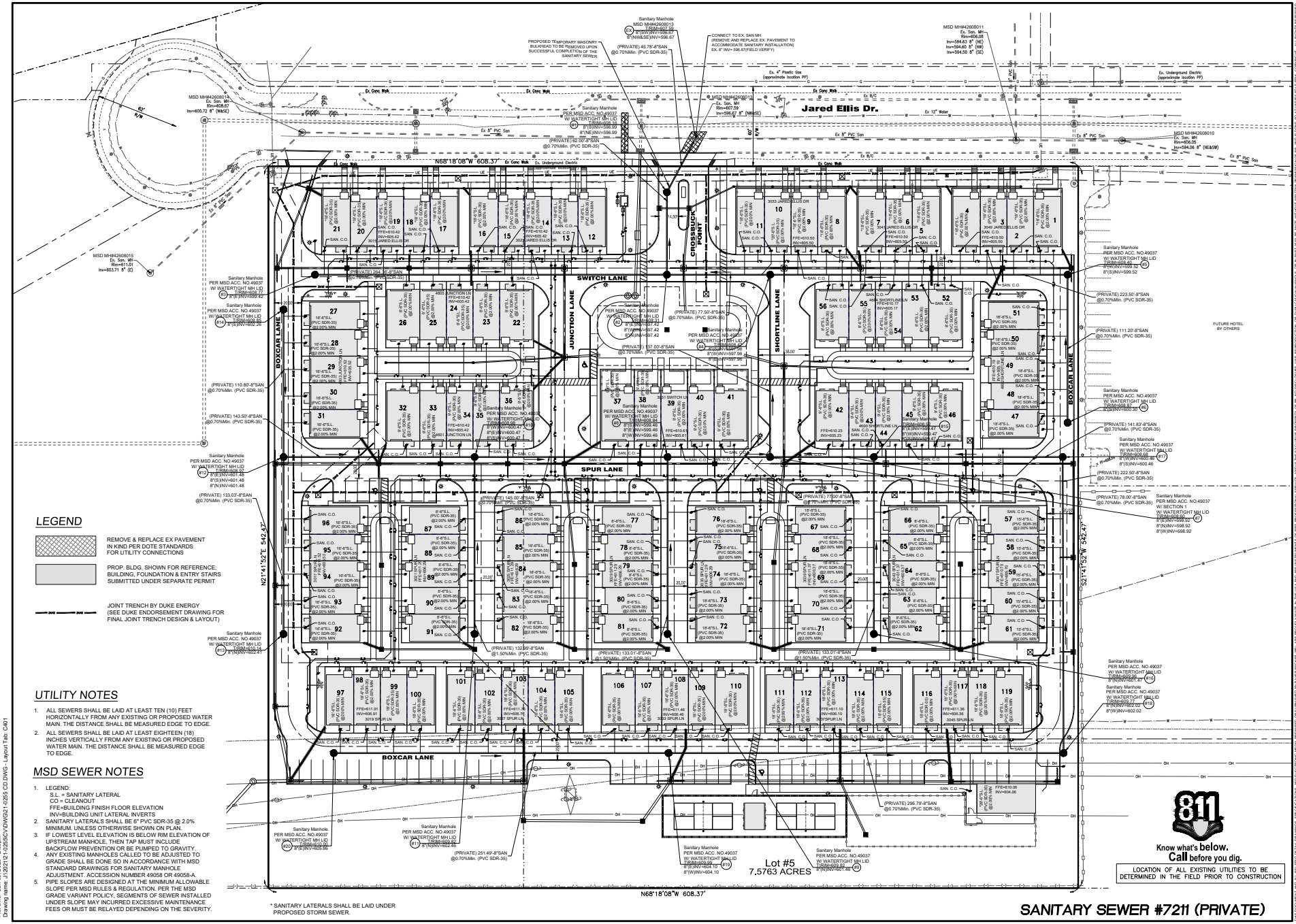
OVERALL SITE PLAN

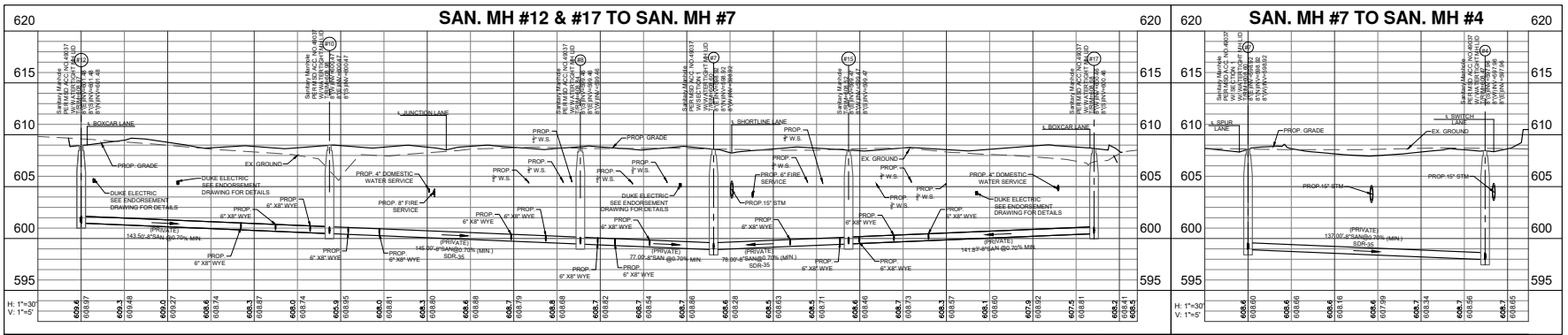
bayer becker
ARCHITECTURE | PLANNING
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

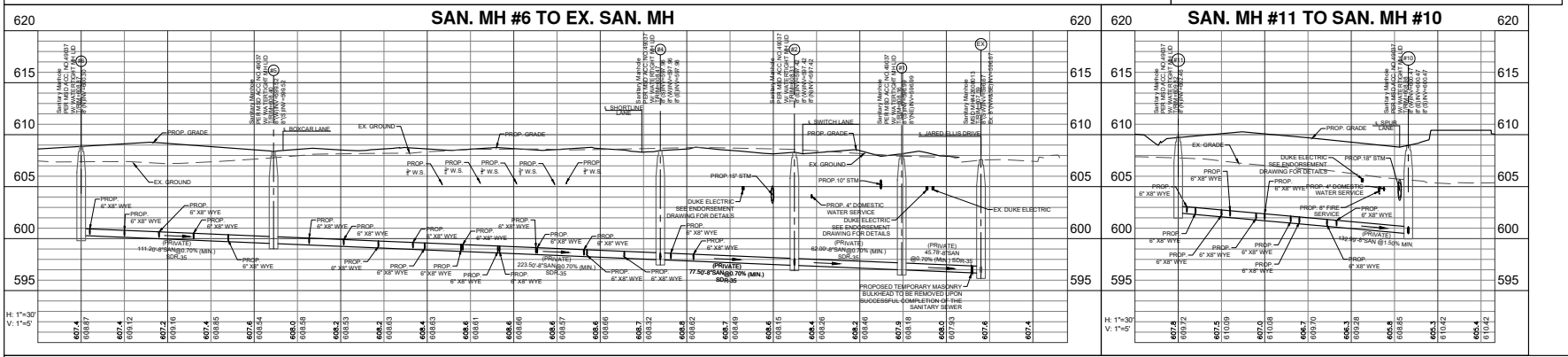
Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: 2 of 5

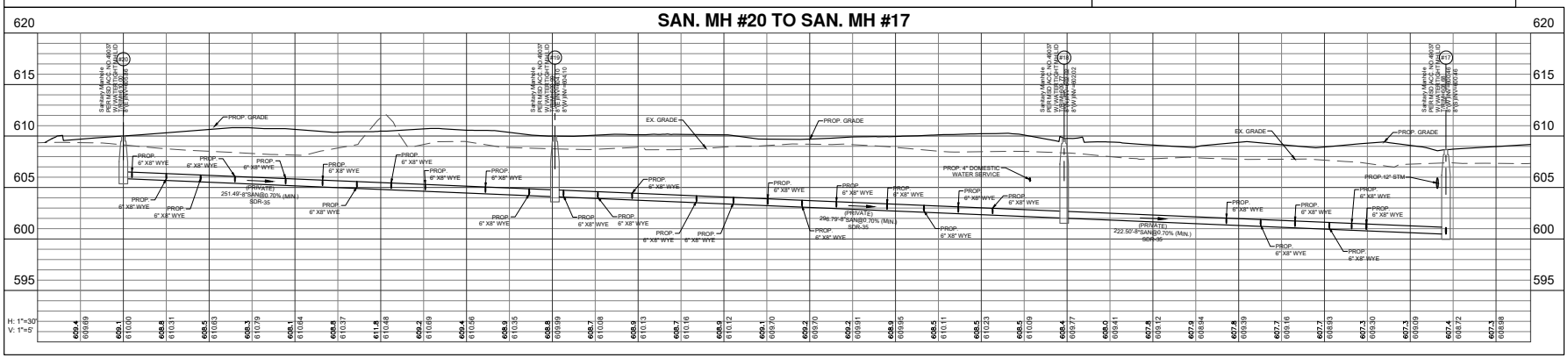
THE CONTENTS OF ALL DRAWINGS, SPECIFICATIONS, BIDDING DOCUMENTS, AND REVISIONS ARE INSTRUMENTS OF SERVICE OF BAYER BECKER AND ARE THE PROPERTY OF BB. NO REUSE, DISCLOSURE, OR REPRODUCTION OF BB DRAWINGS/DOCUMENTS, OR ANY PORTION THEREOF, SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF BB. ALL REUSE OR DISCLOSURE OF BB DRAWINGS/DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF BB SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BB. COPYRIGHT © 2023

Plot time: Jan 09, 2025 - 2:32pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C600


Jared Ellis Dr.
SWITCH LANE
JUNCTION LANE
SHORTLINE LANE
SPUR LANE
BOXCAR LANE
CROSSBUCK POINT LN
FUTURE HOTEL BY OTHERS
N68°18'08"W 608.37'
S68°18'08"W 608.37'
N21°41'52"E 542.47'
S21°41'52"W 542.47'
Lot #5
7.5763 ACRES
Sanitary Manhole
MSD MH#42608013
Ex. San. MH
Rim=607.59
8"(SW)INV=596.67
8"(NW&SE)INV=596.67
(PRIVATE) 45.78'-8"SAN
@0.70%Min. (PVC SDR-35)
PROPOSED TEMPORARY MASONRY BULKHEAD TO BE REMOVED UPON SUCCESSFUL COMPLETION OF THE SANITARY SEWER
CONNECT TO EX. SAN MH (REMOVE AND REPLACE EX. PAVEMENT TO ACCOMMODATE SANITARY INSTALLATION) EX. 8" INV= 596.67(FIELD VERIFY)
MSD MH#42608011
Ex. San. MH
Rim=606.05
Inv=594.63 8" (NE)
Inv=594.40 8" (NW)
Inv=594.50 8" (SE)
MSD MH#42608014
Ex. San. MH
Rim=608.67
Inv=600.72 8" (W&SE)
MSD MH#42608012
Ex. San. MH
Rim=607.59
Inv=596.67 8" (NW&SE)
MSD MH#42608010
Ex. San. MH
Rim=606.05
Inv=594.06 8" (NE&SW)
MSD MH#42608015
Ex. San. MH
Rim=611.01
Inv=603.71 8" (E)
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.42
8"(S)INV=599.52
(PRIVATE) 223.50'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 111.20'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 141.82'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 222.50'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 78.06'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 264.56'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 110.80'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 143.50'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 133.03'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 77.50'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 37.00'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 145.90'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 132.89'-8"SAN
@1.50%Min. (PVC SDR-35)
(PRIVATE) 133.01'-8"SAN
@1.50%Min. (PVC SDR-35)
(PRIVATE) 296.79'-8"SAN
@0.70%Min. (PVC SDR-35)
(PRIVATE) 251.49'-8"SAN
@0.70%Min. (PVC SDR-35)
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=608.97
8"(S)INV=600.23
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=608.97
8"(S)INV=602.20
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=608.97
8"(S)INV=601.48
8"(N)INV=601.48
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=610.14
8"(N)INV=602.41
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.06
8"(N)INV=601.47
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.72
8"(W)INV=602.02
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(N)INV=598.92
8"(W)INV=598.92
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(S)INV=600.46
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(N)INV=600.47
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(N)INV=601.46
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(N)INV=604.10
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(N)INV=601.48
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=610.00
8"(E)INV=600.88
Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
TRIM=609.92
8"(N)INV=602.46
Ex. 4" Plastic Gas (approximate location PP)
Ex. Underground Electric (approximate location PP)
Ex. 12" Water
Ex. 8" PVC San
Ex. Conc. Walk
Ex. B/C
3033 JARED ELLIS DR
3049 JARED ELLIS DR
3045 JARED ELLIS DR
3037 JARED ELLIS DR
3021 JARED ELLIS DR
3013 JARED ELLIS DR
3005 JARED ELLIS DR
3019 SPUR LN
3027 SPUR LN
3035 SPUR LN
3043 SPUR LN
3051 SPUR LN
3059 SPUR LN
3067 SPUR LN
3075 SPUR LN
3083 SPUR LN
3091 SPUR LN
3099 SPUR LN
3107 SPUR LN
3115 SPUR LN







GRAPHIC SCALE
(VERTICAL)
1 inch = 5 ft.
(HORIZONTAL)
1 inch = 30 ft.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

NOTE:

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

SANITARY SEWER #7211 (PRIVATE)

STATE OF OHIO
MIHAIL G. SEWASTAKIS
(8106)
REGISTERED
PROFESSIONAL ENGINEER
1-9-25

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER MSD COMMENTS	03-08-23	MGS	JAB
2	REVISED PER MSD COMMENTS	05-12-23	MGS	JAB
3	REVISED PER CLIENT AND ODFA COMMENTS	06-21-23	MGS	JAB
4	REVISED PER ODFA AND BLOCK SPLIT	09-19-23	MGS	JAB
5	REVISED PER MSD COMMENTS/PSWDAK	10-24-23	JAB	JAB
6	REVISED PER MSD COMMENTS	11-03-23	MGS	JAB
7	REVISED PER MSD COMMENTS	11-06-23	MGS	JAB
8	REVISED PER CLIENT AND PHASING REVISION	01-09-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSS CREEK TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

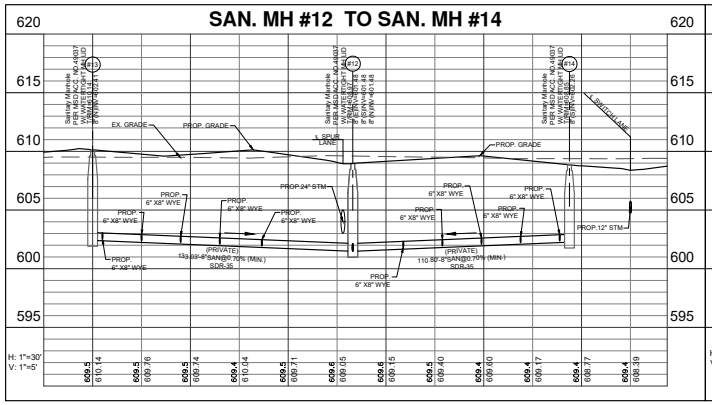
SITE SANITARY SEWER PROFILES

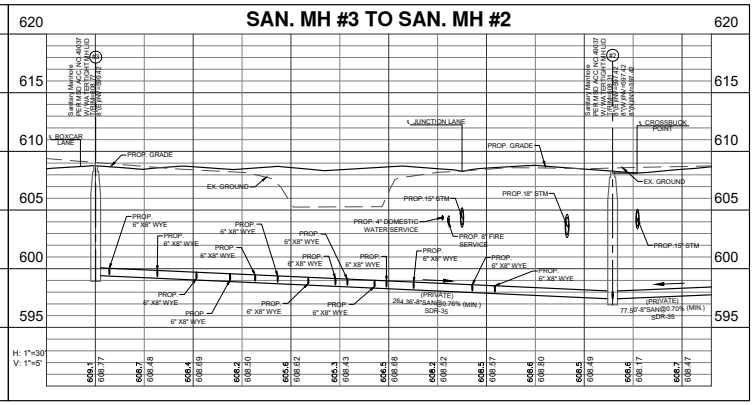
bauer becker
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

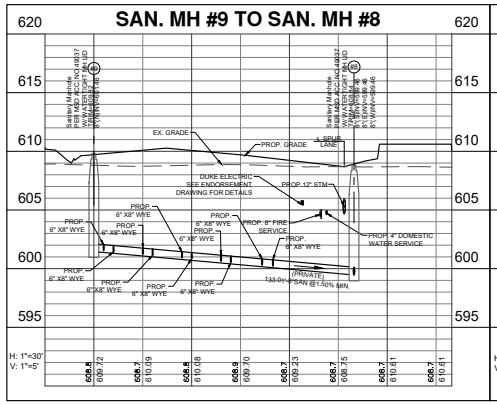
Drawing: 21-0255 PROFILES
Drawn by: MTL
Checked By: JAB
Issue Date: 01-06-23
Sheet: 4 of 5

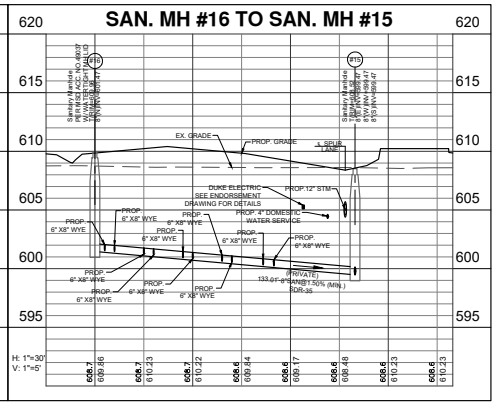
THIS COPYRIGHTED PLAN IS AN INSTRUMENT OF SERVICE, WHICH REMAINS THE PROPERTY OF BAUER BECKER, LLC AND SHALL NOT BE REUSED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAUER BECKER, LLC. © COPYRIGHT - ALL RIGHTS RESERVED

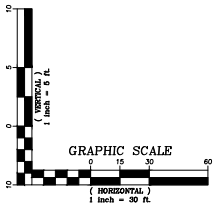
Plot time: Jan 09, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\CIV\DWG\21-0255 Profiles.dwg - Layout Tab: MSD Profiles











811
Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

NOTE:

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

SANITARY SEWER #7211 (PRIVATE)

STATE OF OHIO
MIHAIL G. SEVASTAKIS
91081
REGISTERED
PROFESSIONAL ENGINEER
1-9-25

Item	Revision Description	Date	Drwn	Chk

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CROSBY TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE SANITARY SEWER PROFILES

bayer becker
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	21-0255 PROFILES
Drawn by:	MGS
Checked By:	JAB
Issue Date:	01-09-25
Sheet:	5 of 5

THIS COPYRIGHTED PLAN IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER. NO REUSE OR REPRODUCTION OF THIS PLAN SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAYER BECKER. USE, REPRODUCTION OR REPUBLICATION OF THIS PLAN BY ANY ENTITY FOR ANY PURPOSE WHATSOEVER, EXCEPT AS EXPRESSLY AUTHORIZED BY BAYER BECKER, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER. COPYRIGHT © 2025 BAYER BECKER

Plot time: Jan 09, 2025 - 2:36pm
Drawing name: J:\2021\21-0255\CIV\DWG\21-0255 Profiles.dwg - Layout Tab: MSD Profiles

Exhibit E

Arcadia
3033 Jared Ellis Drive
Program Statement

Cristo Homes and the property owner, Local Oakley LLC., have joined together to develop the 7.576 acres contained in Lot 5 of the Cast Fab subdivision located at 3033 Jared Ellis Drive (Auditors Parcel 052-0001-0026-00). The vacant property is currently zoned "CG-A" Commercial General Auto Oriented District. To allow for the site to be developed as a 124 unit condominium community, an application is being requested for consideration to rezone the property "PD" Planned Development District.

The proposed development would have two points of access from Jared Ellis Drive and would provide internal circulation to the community through a series of private streets and alleys. The proposed 124 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from four to six homes per group. A total of 76 surface parking spaces are provided on site with each home containing a one or two car garage on the lower level. In response to comments from the Oakley Community Council to provide a range of price points for the homes, the developers are offering a variety of unit sizes and features. Homes which would range in size from 1,300 SF to 2,220 SF, could contain one to four bedrooms with two to four bathrooms. Each home would have a one or two car garage with the option of finished or unfinished living space adjacent on the lower level. Additional options for the homes include, interior finish upgrades, rooftop decks and balconies among other options. Providing a variety of home sizes and features allows for anticipated sales prices of $375,000 to $675,000. The community has been designed around open spaces with landscaping utilizing native plants and pollinator plants consistent with the Oakley Plant List. Lighting for the development will use residential style lamps mounted at 8 to 10 feet and located on the private streets and common areas. Arcadia would be developed in four phases with construction beginning Spring of 2023, weather permitting. It is anticipated that all phases of the Arcadia Development would be completed in 2028. Arcadia is bordered to the north and south by similar residential communities which are zoned "PD" Planned Development (#88 and 89) and is in the vicinity of "PD-#64" which would provide retail, entertainment, and other amenities to the residents of Arcadia within walking distance. Arcadia, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Pursuant to Section 1429.05 of the Zoning Code, we would offer the following information:

a) The proposed Arcadia "PD" will contain a total of 7.576 acres, in excess of the minimum two acres required for a "PD".

b) Local Oakley is the sole owner of record of the 7.576 acres in the proposed "PD" contained in Hamilton County Auditors Parcel 052-0001-0026-00.

c) Although there will be multiple buildings (124) within the "PD", they will each be on a separate lot to allow for home ownership.

d) No portion of the proposed "PD" is located in a Historic District.

e) No portion of the proposed "PD" is located in a Hillside Overlay District.

f) No portion of the proposed "PD" is located in an Urban Design Overlay District.

To allow the development to move forward as a 124 unit condominium development, it is necessary to request a "PD" Planned Development District. Although the 124 townhomes will be attached in groups of four or five, they will each be located on their own lot so that they can be sold as condominiums. To try to create this type of development within the single family residential districts, the only option would be cluster housing, which is designed for "protecting natural open space, ecological, topographical, or historic features". This standard does not apply to this site. Further, multiple variances would be required from front, side, and rear yard setback requirements, lot widths, and lot areas. The proposed "PD" Planned Development designation is the most appropriate district to allow the Arcadia development to move forward.

The developers of Arcadia have met with the Oakley Community Council on several occasions, and at their April 5, 2022 meeting, the Council voted unanimously to support the rezoning and project. The development has been through the Coordinated Site Preliminary Design Review process and has been submitted for Development Design Review. The development represents a $60 million dollar investment in the city by Cristo Homes and Local Oakley, LLC.

As expressed by the Oakley Community Council, "More home ownership is a key priority outlined in our master plan, which this proposed development fully embraces." The developers of Arcadia are excited at the possibility to offer this development in Oakley for sale, and respectfully request consideration of the "PD" Planned Development map amendment and Concept/Final Development Plan as proposed.

Exhibit F

July 14, 2022

Mrs. Anne F. McBride
McBride Dale Clarion
5721 Dragon Way, Suite 300
Cincinnati, Ohio 45227

Re: 3033 Jared Ellis Drive | Arcadia (D) – **(CPRE220043)** Final Recommendations

Dear Mrs. McBride,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **3033 Jared Ellis Drive** in the Community of Oakley. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **July 19, 2022 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement Department

Immediate Requirements to move the project forward:

1. **The applicant has submitted a zone change application to a Planned Development. The next steps are a public staff conference, City Planning Commission, then City Council**.

Requirements to obtain permits:

1. If approved by City Council in the end, then a Final Development Plan will need to be approved by City Planning Commission prior to permits being issued.

Recommendations:

1. Continue engagement with the Oakley Community Council and nearby property owners.

Contact:

- **Caroline Kellam** | City Planning | 513-352-4842 | caroline.kellam@cincinnati-oh.gov

City Planning & Engagement Department – Zoning

Immediate Requirements to move the project forward:

1. None. The applicant is seeking a zone change to a Planned Development District (PD). Please work with City Planner on the zone change.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Emily Ahouse** | ZPE | 513-352-4793 | emily.ahouse@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A PTI from the OEPA will be required for sewer extension. Please contact Jeff Chen at 513-244-1357 or jeff.chen@cincinnati-oh.gov for assistance.
2. An approved site utility plan will be required for each residence to receive approved permit.

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
   - For calculations refer to SMU Rules & Regs, Chapter 12 https://cincinnati-oh.gov/sites/stormwater/assets/File/smu_rules_and_regs(1).pdf
   - Submit following documents - detention calculations (pre-development runoff coefficient seems high?), drainage map, detailed drawing of Detention Control structure with elevations, detentions shop drawings (manufacturer drawing)
2. Utility Plan
   - Need clarification on flow route in and out of detention? How much flow is bypassing the detention?
   - Label all pipes materials
   - In the public R/W, pipes to be DIP or RCP
   - Show Top & Invert elevations for all Appurtenances
   - Show slopes for all pipes
   - Curb cuts: driveway aprons at min. 5' away from SMU inlets (drive apron at Jared Ellis Dr.)
3. Grading Plan
   - Impervious surfaces allowed to drain towards public R/W with limit of 800sf per project. See recommendation.
4. Erosion & Sediment Control Plan is required.
   - Refer to link: https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
5. SMU Standards Plans Notes is required.
   - Refer to link: https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/
6. NPDESS
   - Site is larger than 1 acre and discharges into storm only, require developer to submit NOI from the Ohio EPA.
7. As-Built Survey Requirements
   - As-Built survey is required.

8. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
    - State Plane Coordinates (N,E) for all MH's and Catch Basins
    - Inverts and Top elevations for all MHs and Catch Basins
    - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-309-2129 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. All new water service branch(es) must be connected to the existing 8-inch public water main in Jared Ellis Drive.
2. According to the "Overall Water Service Plan" C403 the location of the dual service branch and meter setting has the following concerns:
    a. Does not reflect the Standards of 108-14B the domestic arm needs to at the property line/right-of-way. Meter pit should be shown closer to the property line/right-of-way.
    b. A backflow device should be shown on the domestic line in a heated structure directly behind the meter pit.
    c. All driveway aprons, light poles, electric items, signs, and other pertinences should be 5-feet away from the meter pit and branch items.

Recommendations:

1. Greater Cincinnati Water Works has no concern with a dual service branch serving the site if the parcel remains a single lot and is owned by the property owner. The property owner is assumed to be the Homeowners Association.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed plumber and fire protection company that is bonded and certified with GCWW and fill out the Online Branch application https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. The minimum fire flow requirements for Residential structures (1, 2 and 3) family dwellings are 1000 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. The minimum fire flow requirements for Condominiums/Apartment Complex or Dwelling greater than a three-family dwelling is 1,800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

3. All dwelling houses or other minor use buildings or structures shall be so located that all parts thereof are not more than 500 feet from not less than one readily accessible public or private fire hydrant unless a greater distance is specifically approved by the fire chief.
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

Requirements to obtain Permits:

1. The weight of our apparatus is as follow:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

Recommendations:

- None

Contact:

- **Elton Britton** | Fire Dept. | 513-352-7596 | elton.britton@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapter 1031.
3. This project may need to include new City permanent public utility easements. The City's encumbrance of the easements must receive environmental approval from OES.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
   a. This site is included in the larger Oakley Mills development project and is part of the former Cast Fab Technologies property Ohio EPA Voluntary Action Program (VAP) site, which obtained a No further Action (NFA)/Covenant Not-to-Sue (CNS) status. The site should follow the requirements specified in the Environmental Covenant.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
   a. The development goal should be to earn at a minimum the LEED Certified rating level.
   b. Rooftop solar should be considered in the design as a renewable energy source.
   c. Site parking should be wired for electric vehicle charging.

d. Site areas designated for trash carts (or dumpsters) should also have at least equal space designated for recycling carts (or dumpsters).
e. The use of trees in the landscape design should be included to enhance urban forestry.
f. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | jacob.edwards@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. **Pavement for private streets need to meet City Standard for pavement section. See Subdivision Manual**.
2. Streetlights are private and need to be located on private property.
3. Use City standard driveway aprons, not street openings. No ADA ramps needed. Widths are acceptable.
4. All proper clearances must be met for the driveway apron locations.
5. **Work with Planning on naming the private streets**.
6. All work in the right of way will require a DOTE permit.
7. Before submitting permit applications, contact DTEaddress@cincinnati-oh.gov to have addresses assigned for each unit. Each group of units will be assigned an address number; each individual unit will be assigned a letter. Once constructed, each address must be posted. The range of assigned addresses will need to be posted on a sign near the entrance to the property and be visible from the street.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Separate building permit applications are required for each group of buildings.
2. Are CO's desired for each unit - individual CO applications will be required.
3. Specify the building code path to be used in the design. The RCO cannot be used with this type of development. The OBC must be utilized. Section 310.5.5 of the OBC may allow portions the RCO to be used.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. A public watermain runs through the development site. Please contact GCWW to discuss the possible relocation or abandonment of the watermain and vacation of the utility easement.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle |** Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

---

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

Rodney D. Ringer,
Development Manager

AD:RDR:hs

Exhibit G

PO Box 9244
Cincinnati OH 45209
oakleynow.com

June 21, 2022

Ms. Katherine Keough-Jurs, AICP
Director | Department of City Planning
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
Katherine.Keough-Jurs@cincinnati-oh.gov

RE: Zoning Request for Arcadia Townhomes | 3033 Jared Ellis Drive

At the April 5, 2022 meeting of the Oakley Community Council ("OCC"), representatives of McBride Dale Clarion presented on behalf of their client, Arcadia Townhomes, and made a request of the OCC for a letter of support. The presentation consisted of an updated proposal for 124 townhomes at 3033 Jared Ellis Drive, with a starting price point in the $350K range. Their initial presentation a month prior was for 94 townhomes starting in the $550K range, but they took our concerns about affordability to heart and came back with new proposal. As part of this presentation, they asked us to approve a zone change from CG-A to PD, or planned development.

A motion of "approval of a zone change to the planned development for both concept and final as presented" was made at the April 5, 2022 OCC meeting. As reflected in our meeting minutes (attached), the motion passed with eight yes votes and one abstention: 8-0-1.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at colleen.reynolds@oakleynow.com.

Sincerely,

Colleen M. Reynolds

Colleen M. Reynolds
President
Oakley Community Council

CC: OCC File

Honorable City Planning Commission **ITEM 4**
Cincinnati, Ohio **February 7, 2025**

SUBJECT: A report and recommendation on a proposed Development Plan and Final Plat for the subdivision of land at 1048 Considine Avenue in East Price Hill

GENERAL INFORMATION:

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects
2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority
1627 Western Avenue, Cincinnati OH, 45214

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Development Plan
- Exhibit C – Final Plat
- Exhibit D – Written Correspondence

BACKGROUND:

The petitioner, on behalf of Santa Maria Community Services (Santa Maria), is requesting a subdivision of land at 1048 Considine Avenue in East Price Hill, in order to construct a community service facility and daycare center associated with Planned Development #101, Santa Maria Community Services (PD-101). The subdivision is necessary to facilitate the development of the HeadStart, which will be owned and operated by the Cincinnati-Hamilton County Community Action Agency (CAA). Santa Maria is currently in the process of purchasing the subject property from the Cincinnati Metropolitan Housing Authority (CMHA) and is the primary developer of the project. However, CAA must own the land their facility operates on to receive certain funding.

The proposal will split the existing 6.34-acre parcel into a 3.58 acre and 2.77 acre parcel, respectively. Santa Maria will own the west lot, and CAA will own the east lot. Both lots would be accessed via the 28-foot wide access drive off Considine Avenue. A 24-foot cross access easement will be established on Santa Maria's lot, which fronts Considine Avenue, to permit usage of the access drive by CAA.

The property is zoned as Planned Development #101, Santa Maria Community Services (PD-101), and is currently vacant. Multi-family and single-family residences abut the site to the north, southwest, and southeast. The East Price Hill Neighborhood Business District also abuts the property to the south, and the northwest corner of the property is located within the Hillside Overlay District.

The proposed subdivision of land requires review by the City Planning Commission as it is considered a Major Subdivision per Section 200-01-S5 and 200-01-S6 of the Subdivision Regulations outlined below.

SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Subdivision Regulations defines a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots, but excluding subdivisions that propose or require one or more of the following features:

(g) A request involving property subject to the provisions of Cincinnati Municipal Code Chapter 1433, "Hillside Overlay Districts."

The proposal is located within the Hillside Overlay District. No development is proposed within the Hillside Overlay District.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications. According to Section 300-09 (a) (6) *Decision,* the City Planning Commission shall approve a development plan application when it finds:

(i) *City Plans*. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati* (2012) and the Community Theme of the *Price Hill Plan (2015)*. See "Consistency with Plans."

(ii) *Planning Principles.* The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) *City Administration Standards, Rules, and Regulations.* The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed through the City of Cincinnati's Coordinated Site Review (CSR) process in November of 2024 to ensure the proposal is consistent with applicable development standards. No concerns were identified.

(iv) *Design*. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The proposed development was reviewed by Stormwater Management Utility and Urban Forestry during the Coordinated Site Review process. No concerns were identified.

(v) *Access and Public Service*. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision was reviewed by the Department of Traffic and Engineering and the Cincinnati Fire Department through the Coordinated Site Review process. No concerns were identified.

(vi) Multiple Phases. If applicable, the phasing plan will provide for an orderly and efficient development.

The proposed development will be completed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive, with construction anticipated to begin in the second quarter of 2025. Phase II will include the development of the HeadStart building and its parking, with construction roughly anticipated to begin in the first quarter of 2026.

COORDINATED SITE REVIEW:

The proposed subdivision was reviewed at the Development Design Review level through the City's Coordinated Site Review process in November of 2024. No concerns were identified.

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the January 23, 2025 Public Staff Conference and the February 7, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the East Price Hill Improvement Association (EPHIA), and Price Hill Will.

The Department of City Planning and Engagement held a virtual Public Staff Conference on January 23, 2025 for the proposed Major Amendment and Final Development Plan for PD-101. The Major Subdivision was also discussed during this meeting. There was one member of the public in attendance, as well as members of City staff and the development team. The attendee indicated general support for the project.

EPHIA issued a letter of support for the project on November 15, 2021. A second letter of support for the proposed subdivision was submitted on January 30, 2025 (Exhibit D). No other correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to "build a robust public life" (p. 149) and the strategy to "create a welcoming civic atmosphere" (p. 153). Both Santa Maria and CAA are valued community assets that have helped build stronger, more self-sustaining communities in Cincinnati for decades. The completion of this project, including the requested lot split, will advance Santa Maria and CAA's work and provide additional resources for Cincinnati residents.

Price Hill Plan (2015)

In the *Price Hill Plan (2015)*, portions of the subject site are identified as both a "Development Opportunity Cluster" and greenspace (p. 16). The proposed subdivision will facilitate new development in an area that has been identified as an opportunity zone and includes extensive landscaping and plantings to enhance the site.

Additionally, the project is consistent with the "Community" theme of the plan, particularly the goal to make Price Hill "a very neighborly, safe, and family-friendly community in which to live, work, and play" (p. 30). The proposed development will enable more efficient operation and delivery of service for Santa Maria, and the inclusion of the CAA HeadStart will add a childcare resource to the area, making the neighborhood more family-friendly and fostering the desired "live, work, play" atmosphere. Santa Maria and CAA are also both identified as partners for implementation of various action steps throughout the plan.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the decision criteria for Development Plans, as outlined in Section 300-09 (a)(6) of the Subdivision Regulations, and as detailed in this report; and

2) **APPROVE** the proposed Development Plan and Final Plat for 1048 Considine Avenue in East Price Hill, as the proposed subdivision is generally consistent with General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

Respectfully submitted:

Gabrielle Couch, City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Exhibit A

Proposed Major Subdivision at 1048 Considine Avenue in East Price Hill

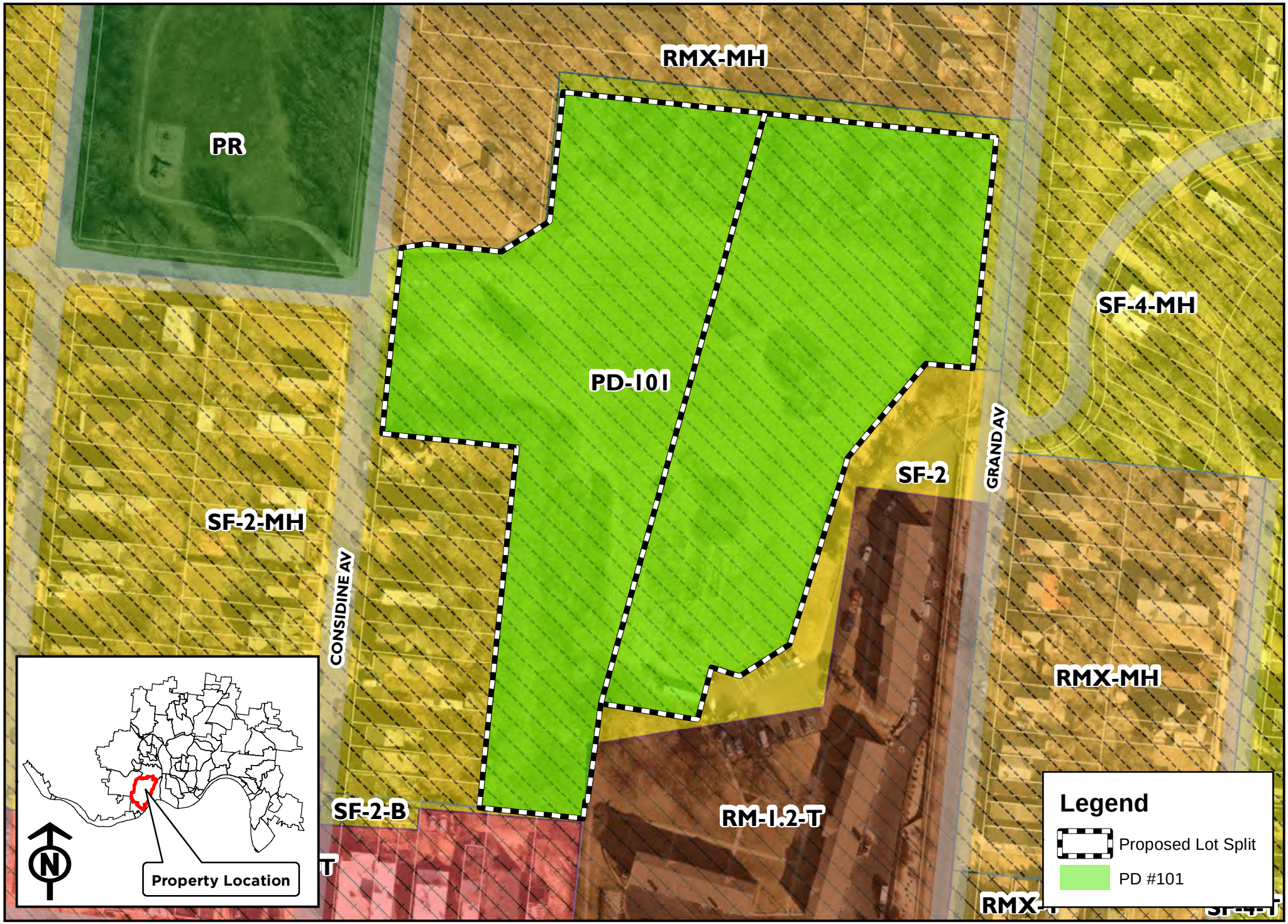
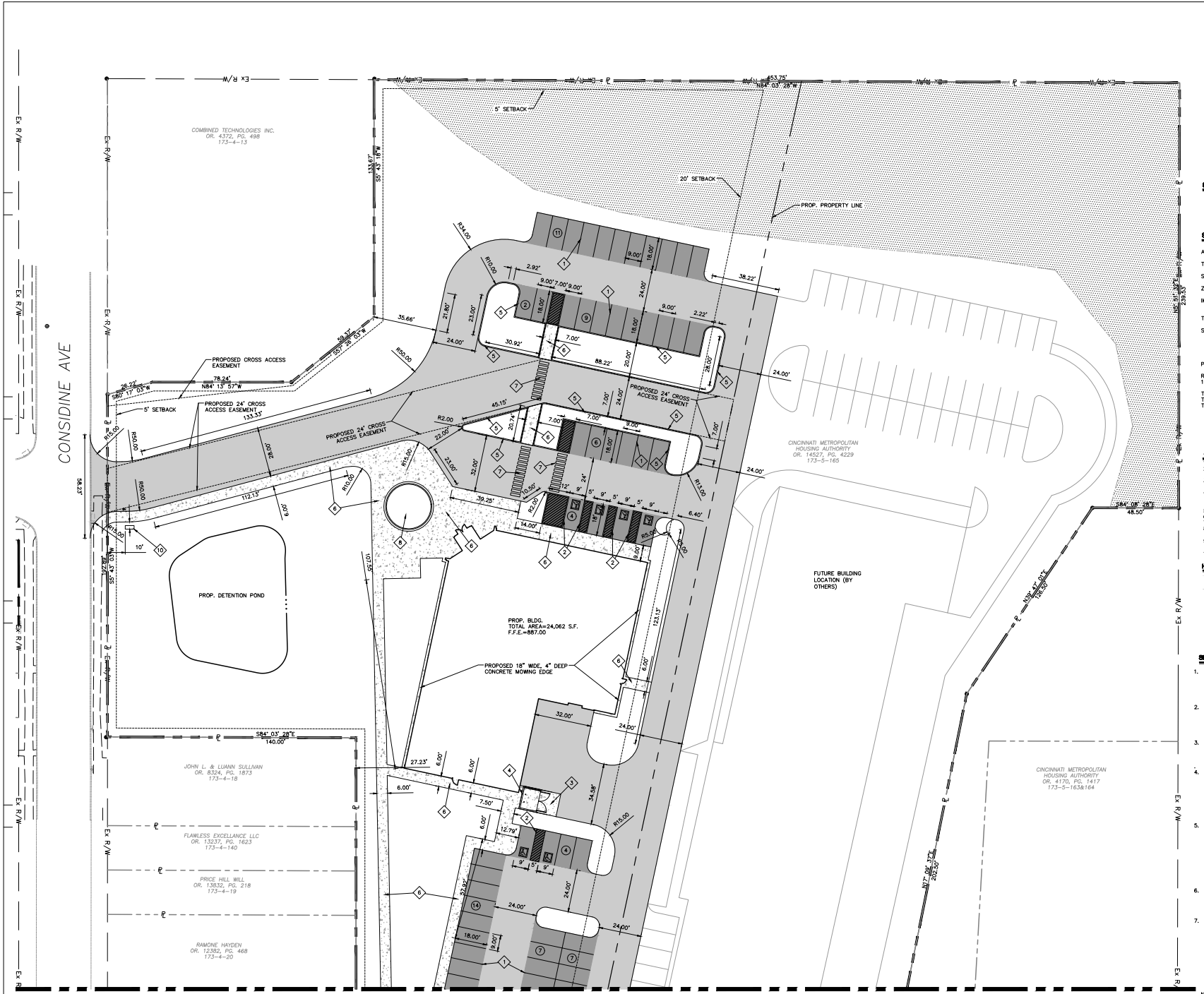


Exhibit B



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

SITE LEGEND:

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE

TAX DISTRICT/PARCEL: 017300040165

SITE AREA: 3.71 AC.

ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)

IMPERVIOUS AREA: EXISTING = 0.12 AC.
PROPOSED = 1.71 AC.

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: REAR – 20'
FRONT – 5'
SIDE – 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
1 FOR EVERY 400 S.F. = 61 SPACES

TOTAL PROPOSED STANDARD PARKING SPACES = 65
TOTAL PROPOSED ADA PARKING SPACES = 6
TOTAL PARKING SPACES = 71

CODED NOTES:

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL STRIPING, AND SIGN, SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB, SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK, SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302
10. PROP. SIGN (SEE ARCH. FOR DETAILS)

HATCH LEGEND:

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION ; THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL DESIGNS, PLANS, SPECIFICATIONS, BUILDING MODELS PRESENTED ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF DNK ARCHITECTS, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DNK ARCHITECTS, INC.

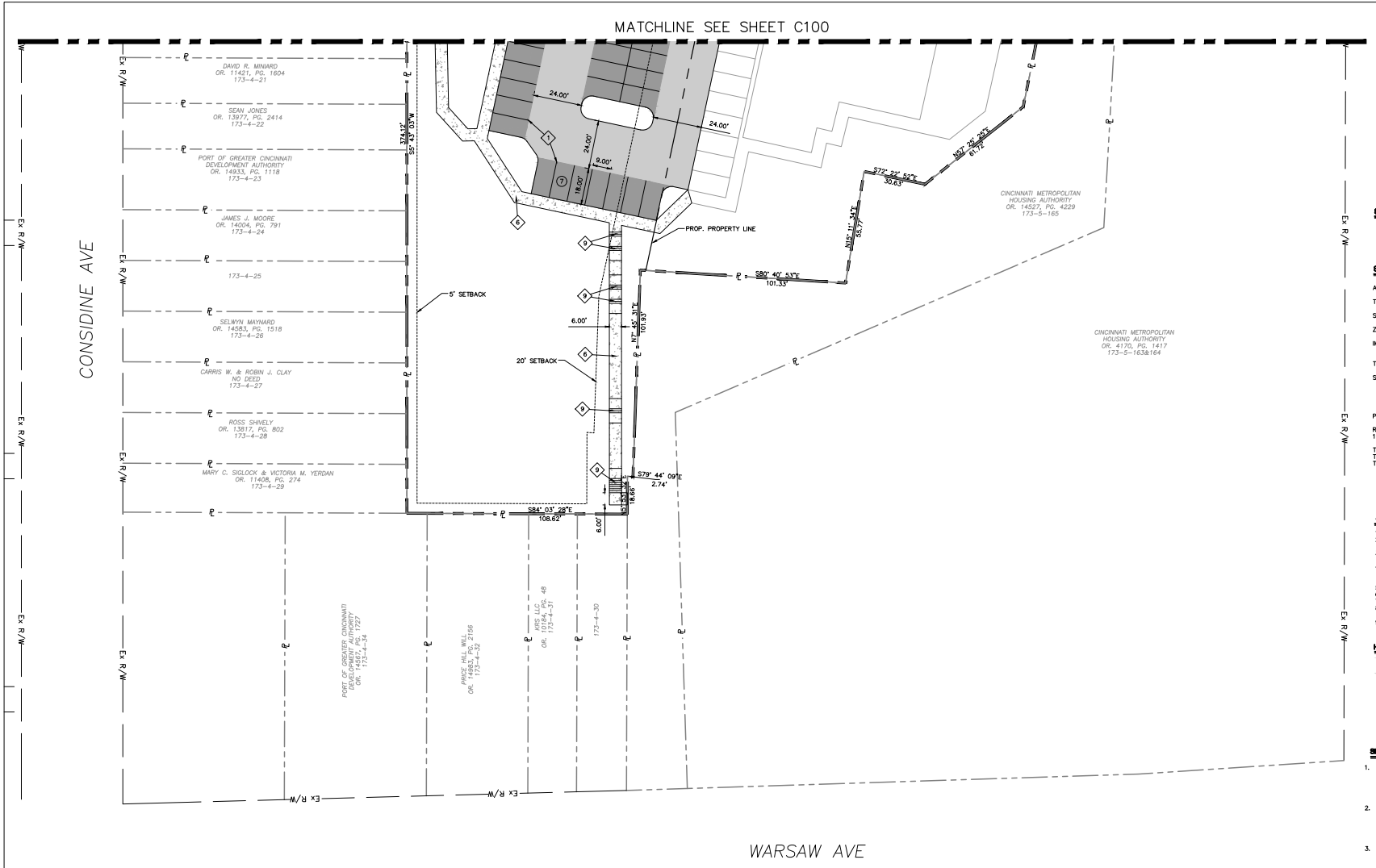
REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	
SHEET TITLE: SITE PLAN	
DISCIPLINE/SHEET NUMBER: C100	

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

SITE LEGEND

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE

TAX DISTRICT/PARCEL: 017300040165

SITE AREA: 3.71 AC.

ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)

IMPERVIOUS AREA: EXISTING = 0.12 AC.
PROPOSED = 1.71 AC.

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: REAR – 20'
FRONT – 5'
SIDE – 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
1 FOR EVERY 400 S.F. = 61 SPACES

TOTAL PROPOSED STANDARD PARKING SPACES = 65
TOTAL PROPOSED ADA PARKING SPACES = 6
TOTAL PARKING SPACES = 71

CODED NOTES (7)

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL, STRIPING, AND SIGN, SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB, SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK, SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302

HATCH LEGEND

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION ; THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

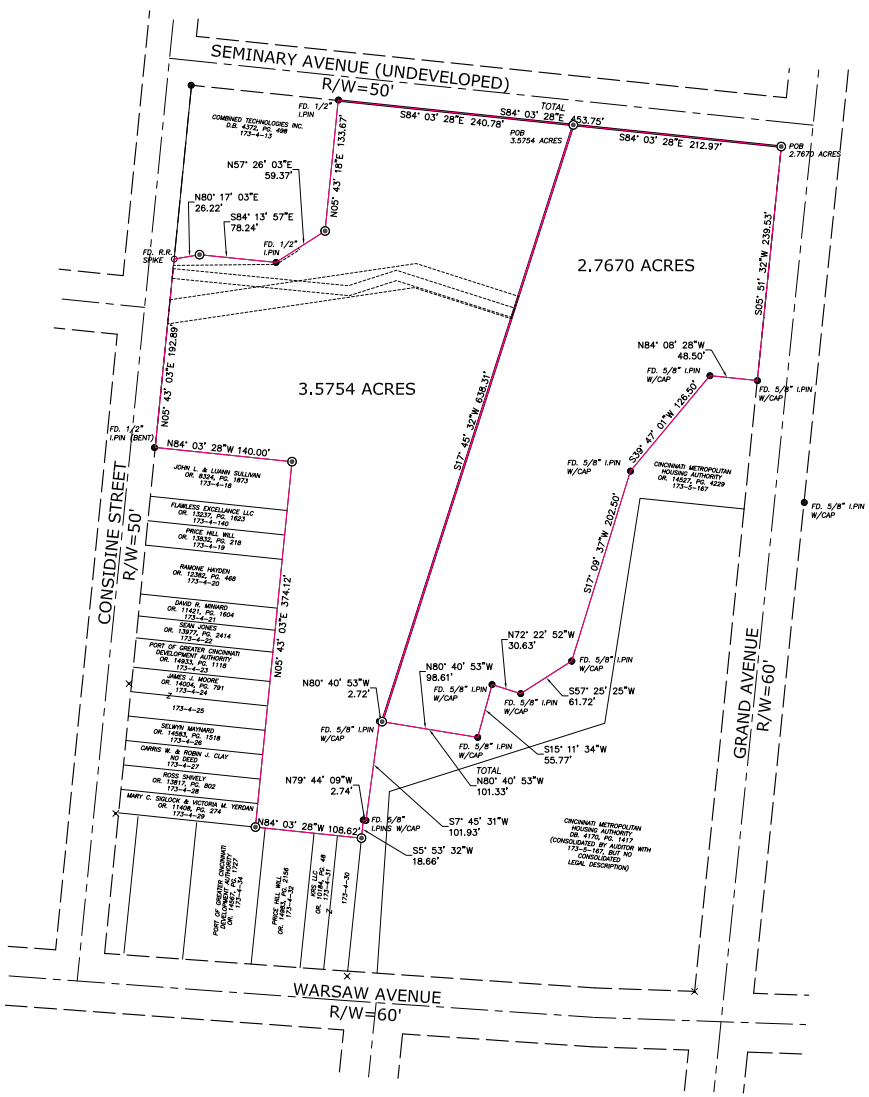
SHEET TITLE:
SITE PLAN

DISCIPLINE/SHEET NUMBER:
C101

© copyright DNK ARCHITECTS, INC 2020

Exhibit C

PARCEL SPLIT SURVEY



LEGEND

- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN SET W/CAP "FINN S-7181 OH"
- IRON PIPE FOUND (AS NOTED)
- CHISELED "X" FOUND
- CHISELED "X" SET
- MAG NAIL

SUBJECT PROPERTY

CINCINNATI METROPOLITAN HOUSING AUTHORITY
D.B. 4215, PG. 1166
AUDITOR'S PARCEL NO. 173-0004-0165
TOTAL AREA - 6.3424 ACRES

DOCUMENTS

DEEDS AND PLATS AS NOTED HEREON.

VICINITY MAP ~ N.T.S.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICA DATUM OF 1983 (86 ADJ). BASED ON GPS OBSERVATIONS OF THE HAMILTON COUNTY GPS HORIZONTAL CONTROL NETWORK.

3.5754 ACRE CLOSURE

North: 411801.5887' East: 1383666.0408'
Segment #1 : Line
Course: S17° 45' 32"W Length: 638.31'
North: 411193.6973' East: 1383471.3483'
Segment #2 : Line
Course: N80° 40' 53"W Length: 2.72'
North: 411194.1378' East: 1383468.6642'
Segment #3 : Line
Course: S07° 45' 31"W Length: 101.93'
North: 411093.1408' East: 1383454.9039'
Segment #4 : Line
Course: N79° 44' 09"W Length: 2.74'
North: 411093.6291' East: 1383452.2077'
Segment #5 : Line
Course: S05° 53' 32"W Length: 18.66'
North: 411075.0667' East: 1383450.2920'
Segment #6 : Line
Course: N84° 03' 28"W Length: 108.62'
North: 411086.3108' East: 1383342.2616'
Segment #7 : Line
Course: N05° 43' 03"E Length: 374.12'
North: 411458.5685' East: 1383379.5332'
Segment #8 : Line
Course: N84° 03' 28"W Length: 140.00'
North: 411473.0619' East: 1383240.2845'
Segment #9 : Line
Course: N05° 43' 03"E Length: 192.89'
North: 411664.9923' East: 1383259.5011'
Segment #10 : Line
Course: N80° 17' 03"E Length: 26.22'
North: 411669.4177' East: 1383285.3480'
Segment #11 : Line
Course: S84° 13' 57"E Length: 78.24'
North: 411661.5551' East: 1383363.1920'
Segment #12 : Line
Course: N57° 26' 03"E Length: 59.37'
North: 411693.5121' East: 1383413.2275'
Segment #13 : Line
Course: N05° 43' 18"E Length: 133.67'
North: 411826.5151' East: 1383426.5536'
Segment #14 : Line
Course: S84° 03' 28"E Length: 240.78'
North: 411801.5886' East: 1383666.0409'
Perimeter: 2118.27' Area: 155743 Sq. Ft.
Error Closure: 0.0001 Course: S39° 59' 59"E
Error North: -0.00010 East: 0.00008
Precision 1: 21182660

2.7670 ACRE CLOSURE

North: 411779.5414' East: 1383877.8657'
Segment #1 : Line
Course: S05° 51' 32"W Length: 239.53'
North: 411541.2576' East: 1383853.4147'
Segment #2 : Line
Course: N84° 08' 28"W Length: 48.50'
North: 411546.2083' East: 1383805.1681'
Segment #3 : Line
Course: S39° 47' 01"W Length: 126.50'
North: 411448.9971' East: 1383724.2222'
Segment #4 : Line
Course: S17° 09' 37"W Length: 202.50'
North: 411255.5117' East: 1383664.4758'
Segment #5 : Line
Course: S57° 25' 25"W Length: 61.72'
North: 411222.2801' East: 1383612.4660'
Segment #6 : Line
Course: N72° 22' 52"W Length: 30.63'
North: 411231.5512' East: 1383583.2728'
Segment #7 : Line
Course: S15° 11' 34"W Length: 55.77'
North: 411177.7304' East: 1383568.6574'
Segment #8 : Line
Course: N80° 40' 53"W Length: 98.61'
North: 411193.6976' East: 1383471.3487'
Segment #9 : Line
Course: N17° 45' 32"E Length: 638.31'
North: 411801.5889' East: 1383666.0412'
Segment #10 : Line
Course: S84° 03' 28"E Length: 212.97'
North: 411779.5416' East: 1383877.8659'
Perimeter: 1715.04' Area: 120531 Sq. Ft.
Error Closure: 0.0003 Course: N44° 16' 27"E
Error North: 0.00025 East: 0.00024
Precision 1: 5716806

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

PATRICK S. FINN OHIO P.S. 7181 DATE

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 Inch = 60 ft.

REVISIONS:

PARCEL SPLIT SURVEY

SECTION 36, TOWN 4, FRACTIONAL RANGE 1
STORRS TOWNSHIP, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STAMP:

FIELD	DRAFT	CHECK
NR/TB	PF	PF

ARCADIS NO. 147530
DATE: DECEMBER 2024
SCALE: 1"=60'
PRINT DATE:
SHEET NO.: 1/1

D:\147530_DRA_MRA\Civil_Production\02_Survey\Deed\Split\2024-12-21 Legal Descriptions and Plat.dwg, 12/20/2024 8:03:27 pm, Pat Computer, Inc.

Exhibit D

EAST PRICE HILL IMPROVEMENT ASSOCIATION

January 30, 2025

SENT ELECTRONICALLY
Planning Commission
City Council
cc: H.A. Musser (Santa Maria Community Services)
cc: Mark Lawson (Community Action Agency , Cincinnati - Hamilton County)
cc: Price Hill Will

RE: PD-101 ,1048 Considine Avenue , Santa Maria

Please let this communication serve as a statement of support for the proposed lot split at 1048 Considine requested by Santa Maria Community Services.

On January 20, 2025, the East Price Hill Improvement Association (EPHIA) passed a motion at the regularly scheduled general meeting open to the public supporting the lot split at 1048 Considine, with Santa Maria controlling 3.5745 acres, subject to two contingencies. After EPHIA President Amber Kassem received new information on January 23, 2025, a special public meeting was held on January 29, 2025, where the Board of Directors and Trustees unanimously voted to remove the contingencies, ensuring no negative impact on funding for the proposed Santa Maria project and Community Action Agency's HeadStart building and program.

We are excited to see this space transformed into a productive and positive hub serving Price Hill families in a much-needed way.

For your consideration,

President, East Price Hill Improvement Association
On behalf of the Board of Directors and the Residents of East Price Hill

513-341-8430
president@ephia.org
www.ephia.org

ITEM 5

Honorable City Planning Commission **February 7, 2025**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2608-2622 Euclid Avenue in Corryville.

GENERAL INFORMATION:

Location: 2608-2622 Euclid Avenue, Cincinnati, OH 45219 (Exhibit A)

Petitioner: Kingsley + Co.
P.O. Box 19967
Cincinnati, OH 45219

Owners Authorized Representative: Taft Stettinius & Hollister LLP
Sonya S. Jindal Tork, Esq.
425 Walnut Street, Suite 1800
Cincinnati, OH 45202

Request: To change the zoning of the property from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD).

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Petition for Zone Change
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Development Program Statement
- Exhibit F Concept Plan
- Exhibit G Coordinated Site Review Letter
- Exhibit H Petitioner Community Engagement Summary
- Exhibit I Additional Correspondence
- Exhibit J CUF Parking and Transportation Analysis

BACKGROUND:

The subject property, comprised of five parcels, is 1.7029 acres in size, and located on the northeast corner of the intersection of E. Corry Street and Euclid Avenue in the Corryville neighborhood. The site currently consists of a vacant office building as well as four single-family buildings which will be vacant by July 31, 2025. The subject site is currently zoned Residential Mixed Use – Transportation Corridor (RMX-T) on the northern portion and Office General – Transportation Corridor (OG-T) on the southern portion. The petitioner, Kingsley + Co., is proposing to build a student housing development to help alleviate the demand for student housing around the University of Cincinnati, which is located two blocks west of the subject property.

ADJACENT LAND USE AND ZONING:

The property requested to be rezoned is currently zoned Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T). The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning:	Residential Mixed Use – Transportation Corridor
Existing Use:	Single-family and low-intensity multi-family residential

East:

Zoning:	Residential Mixed Use – Transportation Corridor
Existing Use:	Single-family and low-intensity multi-family residential

South:

Zoning:	Commercial Community – Auto-Oriented – Transportation Corridor (CC-A-T) and Office General – Transportation Corridor (OG-T)
Existing Use:	Kroger, multi-family apartment building with townhome frontage

West:

Zoning:	Planned Development (PD)
Existing Use:	Multi-family apartment building with walk-up units

PROPOSED DEVELOPMENT:

Kinglsey + Co. is proposing to build a student housing development. The development will consist of one building with approximately 170-185 units ranging from studios to four-bedroom apartments as well as four-bedroom townhomes. The number of beds would range between 460 and 500. The proposed development would also include roughly 1.19 parking space per unit, or 205-225 parking spaces. The site is within a quarter mile of the University of Cincinnati's main campus, several bus stops, and supporting businesses, including Kroger.

Building

The proposed building is a 7-story structure and approximately 282,165 gross square feet in size. It is similar in scale to the housing developments to the west and south of the site. Due to the downward slope of the site along Euclid Avenue, only 5 stories are visible from E. Corry Street. The building is surrounded on 3 sides by 3-story townhomes, with a 4- to 6-foot step-back from the top of the townhomes. The first floor includes a lobby and interior bicycle parking. The second floor of the building includes an inner courtyard with an amenity deck, fitness space, and pool. (Exhibit F)

Parking and Circulation

The proposed Concept Plan and Development Program Statement includes parking spaces on-site in a 2.5 story podium parking garage. Vehicular ingress/egress to the parking garage will be accessed from E. Corry Street on the south side of the site. The petitioner indicates an overall parking ratio of around 1.19 parking space per unit. The final parking ratio will be based upon the finalized number of dwelling units. The plan also includes a total of 180-215 bicycle parking spaces spread between a common bike room on the first floor of the structure and within private units.

Environmental Considerations
The proposed development will meet a minimum of LEED silver standards, as stated in the Development Program Statement.

Open Space, Landscaping, and Buffering
Final landscaping and buffering will be submitted with the Final Development Plan. The Concept Plan outlines that the total open space area, including common and private open space defined per §1401-01, will be 15,600-24,000 SF (28.2-43.3% of the site).

Schedule
The petitioner has indicated that ground-breaking for the project is anticipated in August 2025, with construction completed and ready for occupancy by August 1, 2026.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:
Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements,* PD Districts and development within PD Districts must comply with the following:

a. ***Minimum Area*** *– The minimum area of a PD must be 1.5 contiguous acres.*

The proposed zone change area is 1.7029 contiguous acres (Exhibit A and C).

b. ***Ownership*** *– Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

Address	Parcel ID	Owner	Beneficial Owner
2608 Euclid Ave	092-0002-0031-00	2608 Euclid LLC	Kingsley Investment Group, LLC
2612 Euclid Ave	092-0002-0029-00	2612 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2614 Euclid Ave	092-0002-0027-00	2614 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2620 Euclid Ave	092-0002-0025-00	Corryville Properties LLC	Steven Houck and Jason Recher
2622 Euclid Ave	092-0002-0024-00	Ronald L. Pennington	N/A

The applicant provided property owner authorization statements for all the properties listed above, authorizing their inclusion in the PD application.

c. ***Multiple buildings on a lot*** *– More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicates a single building to be constructed on the site. The total gross square footage of all seven floors of the building will be approximately 282,165 sf. (Exhibit F).

d. ***Historic Landmarks and Districts*** *– Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

The subject property is not located within a Historic District and is not a Historic Landmark.

e. ***Hillside Overlay Districts*** *– Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The subject property is not located within the Hillside Overlay District.

f. ***Urban Design Overlay District*** *– Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The subject property is not located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibits E and F). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

a. ***Plan Elements*** *– A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan (Exhibit F) and Development Program Statement (Exhibit E) that includes sufficient information regarding proposed uses, building location, street access, pedestrian circulation systems, and open space and landscaping. See *Proposed Development* for more information.

b. ***Ownership*** *– Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

c. Address	Parcel ID	Owner	Beneficial Owner
2608 Euclid Ave	092-0002-0031-00	2608 Euclid LLC	Kingsley Investment Group, LLC
2612 Euclid Ave	092-0002-0029-00	2612 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2614 Euclid Ave	092-0002-0027-00	2614 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2620 Euclid Ave	092-0002-0025-00	Corryville Properties LLC	Steven Houck and Jason Recher
2622 Euclid Ave	092-0002-0024-00	Ronald L. Pennington	N/A

The applicant provided property owner authorization statements for all the properties listed above, authorizing their inclusion in the PD application.

d. ***Schedule*** *– Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The petitioner has provided a schedule for the proposed development. The estimated timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report. An approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan is approved, or the City Planning Commission approves an extension per Sec. 1429-11.

e. ***Preliminary Reviews*** *– A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process. No objections were raised, though some departments provided requirements for future permitting, as detailed in Exhibit G.

f. ***Density and Open Space*** *– Calculations of density and open space area.*

The Development Program Statement indicates a total unit count between 170 and 185 dwelling units on the 1.293 acre-site (this area does not include the portion of the zone change within the right-of-way) which results in a density range of approximately 131 – 143 units/acre. The exact density will be calculated once the final number of dwelling units is determined as part of the Final Development Plan submittal. Additionally, the Concept Plan indicates that approximately 28.2-43.3% of the site will be preserved as open space. A landscape plan will be required as part of the Final Development Plan submittal.

g. ***Other Information*** *– Any other information requested by the Director of City Planning or the City Planning Commission.*

Signage

The proposed development will comply with the signage regulations for multi-family buildings as outlined in §1427 of the Zoning Code. Final sign plans will be submitted at the time of the Final Development Plan.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requires significantly more detail than the Concept Plan, such as detailed site plans, floor plans, elevations, landscaping plans, utility plans, signage, and more. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission

to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process at the Development Design Review level. A meeting with the petitioner and project partners was held on November 26, 2024, to allow the petitioner the opportunity discuss the comments outlined by each of the departments. No objections were voiced regarding the zone change or Concept Plan, however, additional requirements need to be met before permits are obtained. The full letter is attached as Exhibit G.

The petitioner received a copy of the comments from each of the departments and will be working with the departments to address these requirements prior to submitting a Final Development Plan.

PUBLIC COMMENT AND NOTIFICATION:

The development team has been actively engaged with the Corryville community. A list of engagements completed by the petitioner is included in Exhibit H. From conversations with the community, the developer added the surrounding townhomes, plans to include solar panels, and added amenities.

The Department of City Planning and Engagement held a virtual Public Staff Conference on the proposed zone change on January 7, 2025. Notice of the Public Staff Conference and the February 7, 2025 City Planning Commission meeting was sent to property owners within a 400-foot radius of the subject property, the Corryville Community Council, and the Mount Auburn Community Council. There were 27 community members in attendance along with the petitioner and development team. During the staff conference, the development team provided a summary of the proposed project.

During the discussion portion of the Public Staff Conference, community members expressed general support of the proposed uses, especially former and current University of Cincinnati students. The greatest concern was related to the number of cars the project will bring to the street, and its effect on the already limited parking availability in the neighborhood. Long-term residents expressed that they especially have noticed an existing lack of parking and anticipated this project will worsen the situation. Concern was also raised about the temporary removal of on-street parking during the construction process.

In response to concerns raised during the Public Staff Conference, the petitioner revised their plan to include more vehicular and bicycle parking. Originally, the Concept Plan and Development Program Statement called for 165-180 parking spaces and 170-200 bicycle spaces. The revised plan calls for 205-225 parking spaces and 180-215 bicycle spaces.

A letter of support regarding the proposed zone change and Concept Plan was submitted to the Department of City Planning and Engagement from the Corryville Community Council (Exhibit I). Additionally, 127 letters of support were gathered from community members by the developer. The department received 5 letters of opposition outlining concerns about the project (Exhibit I). Concerns primarily continued to focus around on-street parking, citing the difference between the number of proposed beds (460-500) and the number of initially proposed parking spaces (165-180). Overflow cars are no longer allowed to park at the Corryville Recreation Center, already exacerbating the on-street parking congestion. There are requests for a parking study and an updated neighborhood plan

in Corryville. Additionally, there were concerns about the lack of information sharing between the Corryville Community Council and the Corryville residents regarding the proposed project.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* (2012) to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the corresponding Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169). The proposed development would provide housing geared towards the student population of the University of Cincinnati, alleviating housing pressure on the surrounding community.

Green Cincinnati Plan (2023)

The proposed zone change and development are consistent with the Building & Energy Focus Area of the *Green Cincinnati Plan* (2023), specifically the Goal to "Reduce building emissions 30% from 2021 levels by 2030" (p. 62) and the corresponding Strategy to "Decrease energy usage in new buildings through adoption of energy efficiency and electrification technologies" (p. 62). The proposed Development Program Statement indicates that the project would be built to a minimum of LEED silver standards.

University Impact Area Solutions Study (2016)

The proposed zone change and development are consistent with the *University Impact Area Solutions Study* (2016) Housing Goal to "Develop and maintain quality housing" (p. 54).

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

   The proposed uses are compatible with the surrounding land use patterns and consistent with applicable plans as outlined in the *Consistency with Plans* section of this report. The project abuts a similar Planned Development and is within a quarter mile of the University of Cincinnati's main campus.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

   The proposed Planned Development would permit the cohesive development of five properties in proximity to the University of Cincinnati's main campus. The proposed development would not be permitted under either the existing RMX-T or OG-T zoning districts due to the FAR ratio, height, setbacks, and use. The proposed Concept Plan and Development Program Statement allow for the development of quality student housing that activates the street which would not be allowed under base zoning.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

   The proposed project is not permitted within the existing zoning districts due to the FAR ratio, height, setbacks, and use. The PD zoning district allows for a cohesive site plan that provides needed student housing and activates the street frontage. Additionally, the proposal increases community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

   All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

ANALYSIS:

The proposed zone change from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) would reactivate currently vacant or underutilized properties and allow for the coordinated development of five parcels. The proposal would allow for the development of a multi-unit building with townhomes along the façade to activate the right-of-way. If the RMX-T portion of the site was rezoned to OG-T, the proposed development would need a Floor Area Ratio variance of 1.69 or 95,000 SF, setback variances, and a conditional use variance for first floor residential use. If the OG-T portion of the site was rezoned to RMX-T, the proposed development would need a height variance of 28' and setback variances. In both cases, the required variances would likely be prohibitive to the proposed development.

The proposed development is also consistent with *Plan Cincinnati (2012),* the *Green Cincinnati Plan (2023),* and the *University Impact Area Solutions Study (2016).* The development of the site as a 170 to 185 residential dwelling unit building, focused on student housing, will help alleviate housing pressure in the Corryville neighborhood.

The primary concern arising from community engagement revolved around parking. It is the view of Staff of the Department of City Planning and Engagement that the on-street parking concerns voiced by residents are an on-going issue that cannot be resolved through one development project, even if the on-site parking supply was significantly increased from what is currently proposed. In 2020, Walker Consultants conducted a parking and transportation analysis of the CUF neighborhood, located just south of the University of Cincinnati and experiencing similar parking concerns as Corryville related to the University and continuing development. The study determined that parking supply is just one component of real and perceived parking availability, and that a more effective and sustainable solution is to better manage existing parking.

Building additional parking *is* a legitimate solution to solving the parking issues in CUF—this is a solution to alleviate the perceived parking congestion and frustrations surrounding the issues. However, based on the above described new parking paradigm and the sharing of

parking spaces, it is Walker's belief that the land could be reserved for higher and better uses. It is not until all other options have been perused that additional parking should be considered. At this time, the management of the existing parking needs addressed. (Exhibit J, p. 43)

Staff of the Department of City Planning and Engagement believe that Planned Development (PD) is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. PD also provides assurance to the City and the community of the intended uses and scale of the development. The PD process ensures that any significant modification to this would constitute as a Major Amendment to the Concept Plan and Development Program Statement, requiring additional public engagement and a public hearing.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD), including the Concept Plan and Development Program Statement, for the following reasons:

1. The zone change and Concept Plan is consistent with the Goals in the Live Initiative Area of *Plan Cincinnati* and the Building and Energy Focus Goals in the *Green Cincinnati Plan*. It is also consistent with Goals in the Housing area identified in the *University Impact Area Solutions Study*.

2. The PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. The zone change and Concept Plan are necessary to establish a PD for a site that allows for the development of more student housing units.

3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

RECOMMENDATION:

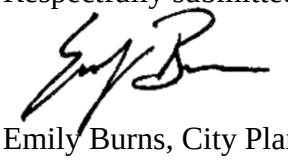
The staff of the Department of City Planning and Engagement recommends the City Planning Commission take the following actions:

1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;

2) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

3) **APPROVE** the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.

Respectfully submitted:



Emily Burns, City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Planned Development at 2608-2622 Euclid Avenue in Corryville

EXHIBIT A

EXHIBIT B

PETITION FOR CHANGE OF ZONING OF PROPERTY LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati Date: 11-26-2024

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the OG-T and RMX-T Zone District to the PD Zone District.

Location of Property (Street Address): See Development Program Statement attached for property addresses and parcel numbers.

Area Contained in Property (Excluding Streets): Approximately 1.7029 acres

Present Use of Property: Medical office building, single-family home student rentals, two-family home dwelling student rental

Proposed Use of Property & Reason for Change: Student housing

Property Owner's Signature: Sonya Jindal

Name Typed: Sonya Jindal Tork, authorized representative for 2608 Euclid LLC, 2612 Euclid Avenue LLC, 2614 Euclid Avenue LLC, Corryville Properties LLC, and Ronald L. Pennington (See attached property owner authorization statements (Exhibits A, B, C, D and E).)

Address: 425 Walnut St., Suite 1800, Cincinnati, OH 45202 Phone: 513-357-9335

Agent Signature: Sonya Jindal

Name Typed: Sonya Jindal Tork, Esq., Taft Stettinius & Hollister LLP

Address: 425 Walnut St., Suite 1800, Cincinnati, OH 45202 Phone: 513-357-9335

Please Check if the Following Items are Attached

Application Fee X Copies of Plat X Copies of Metes and Bounds X

PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati Date: 11-26-2024

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the OG-T and RMX-T Zone District to the PD Zone District.

Location of Property (Street Address): See Development Program Statement attached for property addresses and parcel numbers.

Area Contained in Property (Excluding Streets): Approximately 1.7029 acres

Present Use of Property: Medical office building, single-family home student rentals, two-family home dwelling student rental

Proposed Use of Property & Reason for Change: Student housing

Property Owner's Signature: Sonya Jindal

Name Typed: Sonya Jindal Tork, authorized representative for 2608 Euclid LLC, 2612 Euclid Avenue LLC, 2614 Euclid Avenue LLC, Corryville Properties LLC, and Ronald L. Pennington (See attached property owner authorization statements (Exhibits A, B, C, D and E).)

Address: 425 Walnut St., Suite 1800, Cincinnati, OH 45202 Phone: 513-357-9335

Agent Signature: Sonya Jindal

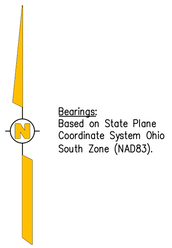
Name Typed: Sonya Jindal Tork, Esq., Taft Stettinius & Hollister LLP

Address: 425 Walnut St., Suite 1800, Cincinnati, OH 45202 Phone: 513-357-9335

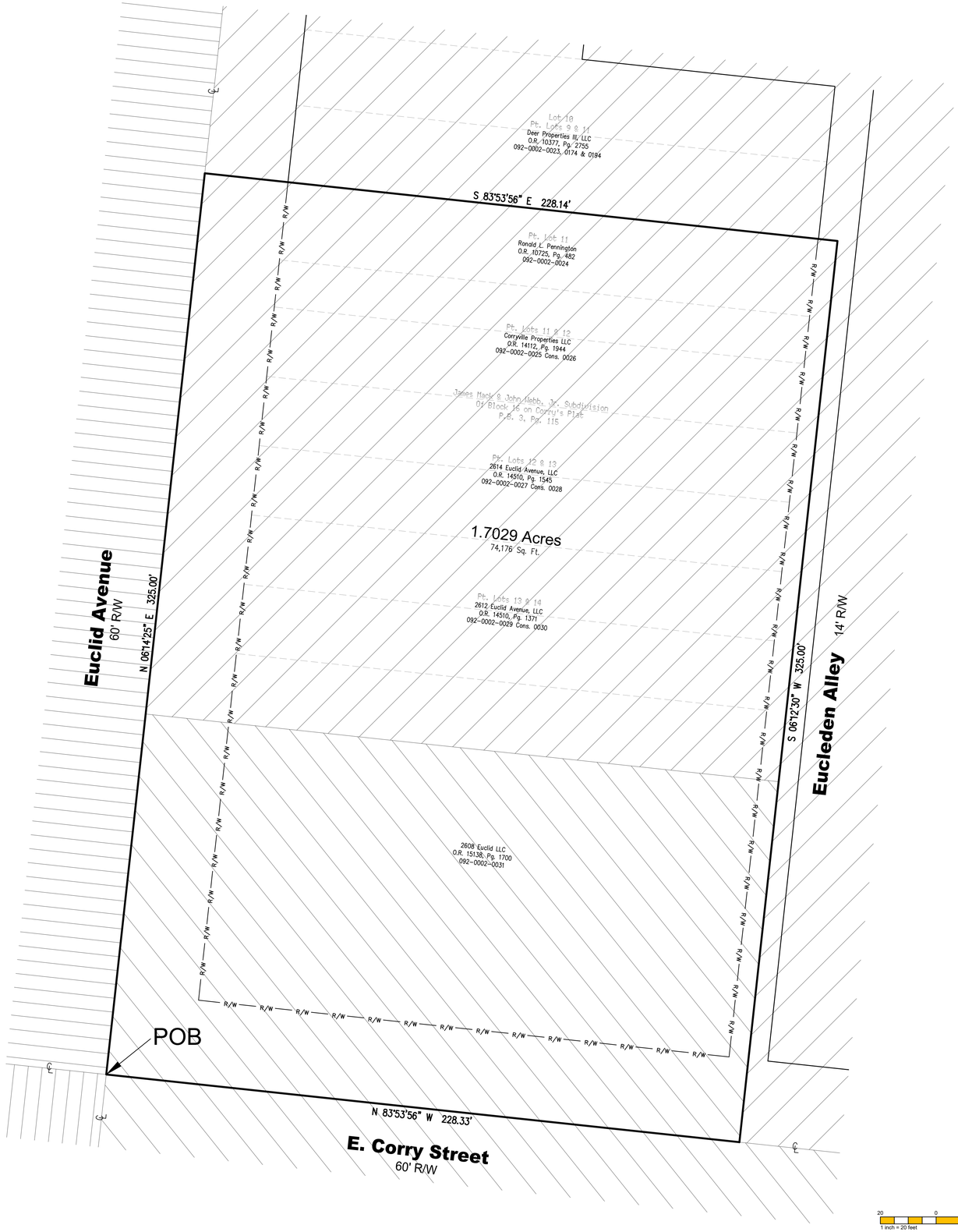
Please Check if the Following Items are Attached

Application Fee X Copies of Plat X Copies of Metes and Bounds X

EXHIBIT C



Bearings:
Based on State Plane Coordinate System Ohio South Zone (NAD83).



Area to be Reclassified
1.7029 Acres

3.8468 ACRES AREA TO BE RECLASSIFIED

CURRENTLY ZONED RMX-T

CURRENTLY ZONED OG-T

CURRENTLY ZONED PD

CURRENTLY ZONED CC-A-T

20 0 10 20 40 80
1 inch = 20 feet

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

Gerard J. Berding P.S. - 6880
berding@berdingsurveying.com

10/23/2024
Date

Revisions

Zone Change Plat
Survey Type

Kingsley
Euclid & Corry
Job Name

Section 14, Town 3, F.R. 2
City of Cincinnati
Hamilton County, Ohio
Site Location

MML	GJB	1" = 20'
Drawn By	*Checked By*	*Drawing Scale*

10/23/2024	21193.10
Issue Date	*Project Number*

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel

Copyright© 2024 G. J. Berding Surveying, Inc. All rights reserved.

EXHIBIT D

Berding Surveying

GPS Surveying • 3D Laser Scanning

1.7029 Acres – Area to be Reclassified

Situated in Section 14, Town 3 Fraction Range 2, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of E. Corry Street and the centerline of Euclid Avenue;

Thence with the centerline of said Euclid Avenue, North 06°14'25" East, 325.00 feet;

Thence leaving said centerline of Euclid Avenue, South 83°53'56" East, 228.14 feet to the centerline of Eucleden Alley;

Thence with the centerline of said Eucleden Alley, South 06°12'30" West, 325.00 feet to the centerline of aforesaid E. Corry Street;

Thence with the centerline of said E. Corry Street, North 83°53'56" West, 228.33 feet to the **POINT OF BEGINNING**.

Containing 1.7029 Acres to be reclassified.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83.

Gerard J. Berding

Gerard J. Berding, P.S. - 6880

10/23/2024
Date

STATE OF OHIO
GERARD J. BERDING
6880
REGISTERED PROFESSIONAL SURVEYOR

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com

DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST FOR
2608-2622 EUCLID AVENUE, CORRYVILLE, CINCINNATI, OHIO
(Updated January 28, 2025)

1. **Applicant/Petitioner.**

Kingsley + Co. (the "Developer")
PO Box 19967
Cincinnati, Ohio 45219

2. **Authorized Representative/Agent.**

Taft Stettinius & Hollister LLP
Sonya S. Jindal Tork, Esq.
425 Walnut Street, Suite 1800
Cincinnati, Ohio 45202

3. **Summary of Request and Zoning Information.**

2608 Euclid Avenue is currently zoned OG-T (Office General- Transit) and 2612, 2614, 2620, and 2622 Euclid Avenue are currently zoned RMX-T (Residential Mixed Use). The Developer is seeking to rezone the site to a Planned Development (PD) zoning designation. This rezoning aligns well with the surrounding zoning designations and nearby developments. To the north of the property, multi-family and single-family homes are present. To the east is a dense student housing project which has the Planned Development (PD) zoning status. Additionally, to the south, there is OG-T zoning, which allowed for a dense student housing development. Given the nearby zoning designations, this property is well-suited to fit within the neighborhood envelope and contribute positively to the community.

4. **Ownership. (Cincinnati Zoning Code §1429-09(b))**

The properties comprising the development site and their owners are listed below:

Address	Parcel ID	Owner	Beneficial Owner
2608 Euclid Ave[1]	092-0002-0031-00	2608 Euclid LLC	Kingsley Investment Group, LLC
2612 Euclid Ave[2]	092-0002-0029-00	2612 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2614 Euclid Ave[3]	092-0002-0027-00	2614 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2620 Euclid Ave[4]	092-0002-0025-00	Corryville Properties LLC	Steven Houck and Jason Recher
2622 Euclid Ave[5]	092-0002-0024-00	Ronald L. Pennington	N/A

5. **Plan Elements. (Cincinnati Zoning Code §1429-09(a) and §1429-09(e))**

a. **Project Description:** Kingsley + Co., a minority-owned development firm, presents The Euclid and Corry Development, an innovative student housing project

[1] See Exhibit A for a copy of 2608 Euclid LLC's re-zone authority letter, authorizing its inclusion in this PD Application.
[2] See Exhibit B for a copy of 2612 Euclid Avenue LLC's re-zone authority letter, authorizing its inclusion in this PD Application.
[3] See Exhibit C for a copy of 2614 Euclid Avenue LLC's re-zone authority letter, authorizing its inclusion in this PD Application.
[4] See Exhibit D for a copy of Corryville Properties LLC re-zone authority letter, authorizing its inclusion in this PD Application.
[5] See Exhibit E for a copy of Ronald L. Pennington's re-zone authority letter, authorizing its inclusion in this PD Application.

strategically positioned in Cincinnati's Corryville neighborhood. Responding to the critical shortage of student housing near the University of Cincinnati, this development will provide modern, high-quality accommodations designed to support the academic and personal growth of students. With amenities such as co-working areas, study rooms, a fitness center, and a pool, the project aims to foster a balanced and supportive living environment that enhances the student experience. The Euclid and Corry Development not only meets the housing needs of today's students but also reflects Kingsley + Co.'s commitment to community engagement, sustainability, and architectural excellence.

b. **Project Objectives:**

i. **Overview and Alignment with Plan Cincinnati and City Approved Corryville Neighborhood Plans:** In direct alignment with key priorities, goals, and objectives outlined in Plan Cincinnati and the City's approved neighborhood plans for Corryville including 2016 University Impact Area Solutions Study and the 2005 University Urban Renewal Plan, and Connected Communities this proposal aims to:

- Revitalize aging, underutilized properties and creating critically needed quality student housing and parking to students attending nearby colleges and universities.

- Enhance the quality of life for residents by offering modern amenities, a vibrant community atmosphere, and business/co-working spaces

- Promote sustainable and walkable urban living while supporting public transportation.

ii. **Alignment with 2016 University Impact Area Solutions Study:** This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, ***"As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple***

dwelling units and bedrooms." (p. 17) By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve."*** (p. 43)

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes. (p. 17)

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as…"safety…and blight."*** (pp. 15, 43)

iii. **Alignment with Plan Cincinnati and 2005 University Urban Renewal Plan.** Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati. (p. 164)

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

The project also aligns with the following goals outlined in Plan Cincinnati:

- "Provide a full spectrum of housing options and improve housing quality and affordability." (p. 164)

- "Improve the quality and number of moderate to high-income rental and homeowner units" (p. 165)

- "Focus revitalization on existing centers of activity" (p. 86)

- "Assemble…underutilized properties for development and expansion" and consider "[a]ccess to public transportation and "proximity to residential populations" "to pinpoint the locations with the highest likelihood of success" (p. 119)

c. **Site Description:** Located at 2608-2622 Euclid Avenue, this project is ideally situated less than 0.25 miles from the University of Cincinnati's main campus and close to multiple public transit options, including four nearby bus stops. This prime location supports a walkable, transit-oriented lifestyle that is highly appealing to students. The site's spacious layout accommodates the development of approximately 180 student housing units with extensive on-site amenities while blending seamlessly into the existing neighborhood. The project will replace a defunct office building and inefficient single family homes, which will be demolished in preparation for construction. Positioned near Corryville's local businesses, the development will contribute to the vibrancy of the area while offering students a secure, well-connected place to live, study, and thrive.

d. **Proposed Land Use:** The proposed land use includes:

i. Approximately 180 units, consisting of:

- Studios: 21 units
- 1 Bedroom: 24 units
- 2 Bedroom: 52 units
- 2 Bedroom Townhouse: 1 unit
- 4 Bedroom: 63 units
- 4 Bedroom Townhouse: 19 units

ii. Approximately 214 on-site vehicle parking spaces underneath a podium (increased from the originally proposed 173 spaces).

iii. Approximately 203 bicycle parking spaces (increased from the originally proposed 182 spaces).

iv. Amenities, including a pool, co-working areas, fitness center, and study rooms for residents.

See Exhibit F for the Developer's Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans, which includes a development summary with potential PD zoning ranges for the development.

e. **Amenities:** The development will offer a variety of amenities designed to support students in both their academic and personal pursuits. These amenities will include a pool for relaxation and leisure, a modern co-working area and dedicated study rooms to foster productivity and collaboration, and a fully equipped fitness center to help residents maintain a balanced and healthy lifestyle.

f. **Building Height and Configuration:** Incorporating valuable feedback from the community, the proposal balances critical student housing needs while respecting the neighborhood's character with:

i. A 5-story building on 2.5 stories of a podium parking garage facing Euclid Avenue and E. Corry Street.

ii. Townhomes surrounding the podium parking garage and multi-family structure, allowing us to align with the design aesthetic of nearby projects and establish a natural setback.

g. **Parking:** The project provides ample parking with approximately 214 off-street parking spaces, resulting in an approximate ratio of 1.19 spaces per unit.

h. **Density, Open Space, Pedestrian Circulation and Streetscaping:**

i. The maximum total number of units is anticipated to be approximately 185. This is a density of approximately 143 dwelling units per acre.

ii. Open spaces as defined in Cincinnati Municipal Code § 1401-01-O4 are proposed to include approximately 10,600 – 11,500 sf of "open space", 4,500 – 10,000 sf of "common open space" and 500 – 2,500 sf of "private open space."

iii. The plans for dedicated sidewalks, landscaping, a pool, and on-site green spaces, including rooftop areas, contribute to a pedestrian-friendly and community-oriented environment.

iv. Streetscape elements such as street trees, benches, and trash receptacles are intended to be included.

v. Final details related to sidewalks, open space calculations, dimensions, and elements in the public right-of-way will be determined at the time of any filing for a Final Development Plan.

i. **Proposed Landscaping and Buffering.** Final landscaping and buffering will be determined at the time of any filing for a Final Development Plan; however, we offer the following perspectives. Landscaping shall be provided in open space wherever it is possible to sustain plant life and not impede other land uses. Buffer planting shall be used, wherever possible, to define public and semi-private to private spaces, including but not limited to the separation between sidewalks and ground floor residential uses.

j. **Access and Connectivity:** The development is strategically located near four bus stops and is less than 0.25 miles from the University of Cincinnati's main campus, offering exceptional accessibility for residents. Its proximity to key transit options and the university supports sustainable transportation choices and enhances convenience for students.

k. **Environmental Considerations:** The project will incorporate sustainable design principles to minimize its environmental footprint. Energy-efficient systems and environmentally friendly construction practices will be employed to reduce energy consumption and promote sustainability. The project will be built to a minimum of LEED silver standards.

l. **Exterior Lighting:** Final exterior lighting will be determined at the time of any filing for a Final Development Plan; however, we offer the following perspectives. All site lighting shall be positioned to effectively and safely illuminate streets and sidewalks. Lighting shall be shielded to ensure that light is directed away from adjacent residential properties. Proposed exterior lighting and height of lighting will confirm to §1421-39 of the Cincinnati Zoning Code.

m. **Signage:** Final signage will be determined at the time of any filing for a Final Development Plan. A signage plan will be submitted with the Final Development Plan and will follow the requirements of Section §1427 of the Cincinnati Zoning Code as a residential multi-family building.

n. **Refuse Storage, Fencing, and Walls:** Refuse storage, fencing, and walls will be in compliance with the associated sections of the Cincinnati Municipal Code per §1421-33 "Fences and Walls" and §1421-35" Refuse and Storage Areas.

o. **Concept Plan:** See Exhibit F for the Developer's Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans.

p. **Rezoning Plat:** See Exhibit F.

q. **Metes and Bounds:** See Exhibit F.

6. **Schedule/Timeline. (Cincinnati Zoning Code §1429-09(c)).** The Developer plans to break ground on the project in August 2025, marking the start of construction. The goal is to complete the building and have it ready for residents to move in by August 1, 2026.

7. **Preliminary Reviews. (Cincinnati Zoning Code §1429-09(d))**

a. **Geo-technical, Sewage, Water, Drainage, Approval and Permitting.** The proposed project is moving forward following the City's Coordinated Site Review (CSR) process and received a letter from the CSR Advisory Team on November 22, 2024 outlining recommendations of the City. A CSR Advisory Team meeting is scheduled for November 26, 2024, after which the Developer will address departmental feedback. The Developer is committed to collaborating with relevant agencies and departments, including DOTE, MSD, GCWW, Duke Energy, and Cincinnati Bell dba Altafiber, to address recommendations and ensure compliance with all local regulations and requirements. The necessary approvals and permits, including rezoning to a Planned Development, will be pursued to meet City guidelines.

b. **Refuse Collection:** Trash and waste facilities shall be provided on-site and located in areas to limit visibility.

8. **Community Engagement and Collaboration:** The Developer has been actively engaging and collaborating with the community and the City for over two years throughout the planning process.

a. The Developer has been actively engaged with the Corryville Community Council and surrounding residents in the Corryville community. (See Exhibit G, Community Engagement Summary).

b. The Developer received a letter of support for the project from the Corryville Community Council based on proposal that included approximately 471 beds and 174 parking spaces. (See Exhibit H, Corryville Community Council Letter of Support).

c. The Developer has received hundreds of letters of support for the project from the community. (See Exhibit I, Community Letters of Support).

d. The Developer has proactively worked to engage with the community to address concerns and improve the quality of the development, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes.

e. To ensure alignment with community needs, the Developer participated in the Department of City Planning & Engagement's Virtual Public Staff Conference on January 7, 2024, and subsequently met with a Corryville community real estate developer to gather additional feedback on the development. Based on this valuable feedback, the Developer revised its Concept Plan and Program Development Statement, notably increasing:

   i. Vehicle parking spaces: From 173 to approximately 214 spaces.
   ii. Bicycle parking spaces: From 182 to approximately 203 spaces.

The Euclid and Corry Development offers a plethora of public benefits, demonstrates responsiveness to community needs and wishes, and represents a significant step toward addressing critical student housing needs, providing quality and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood, while contributing positively to Corryville's urban landscape, all in alignment with key priorities and objectives of Plan Cincinnati and the City-approved neighborhood plans for Corryville.

DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST FOR
2608-2622 EUCLID AVENUE, CORRYVILLE, CINCINNATI, OHIO
(Updated January 28, 2025)

EXHIBITS

A. 2608 Euclid Ave – 2608 Euclid LLC Ownership Authorization Statement
B. 2612 Euclid Ave – 2612 Euclid Avenue LLC Ownership Authorization Statement
C. 2614 Euclid Ave – 2614 Euclid Avenue LLC Ownership Authorization Statement
D. 2620 Euclid Ave – Corryville Properties LLC Ownership Authorization Statement
E. 2622 Euclid Ave – Ronald L. Pennington Ownership Authorization Statement
F. Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans (Updated January 28, 2025)
G. Community Engagement Summary (Updated January 28, 2025)
H. Corryville Community Council Letter of Support
I. Community Letters of Support

EXHIBIT F

KINGSLEY + CO.
Building to INSPIRE.™

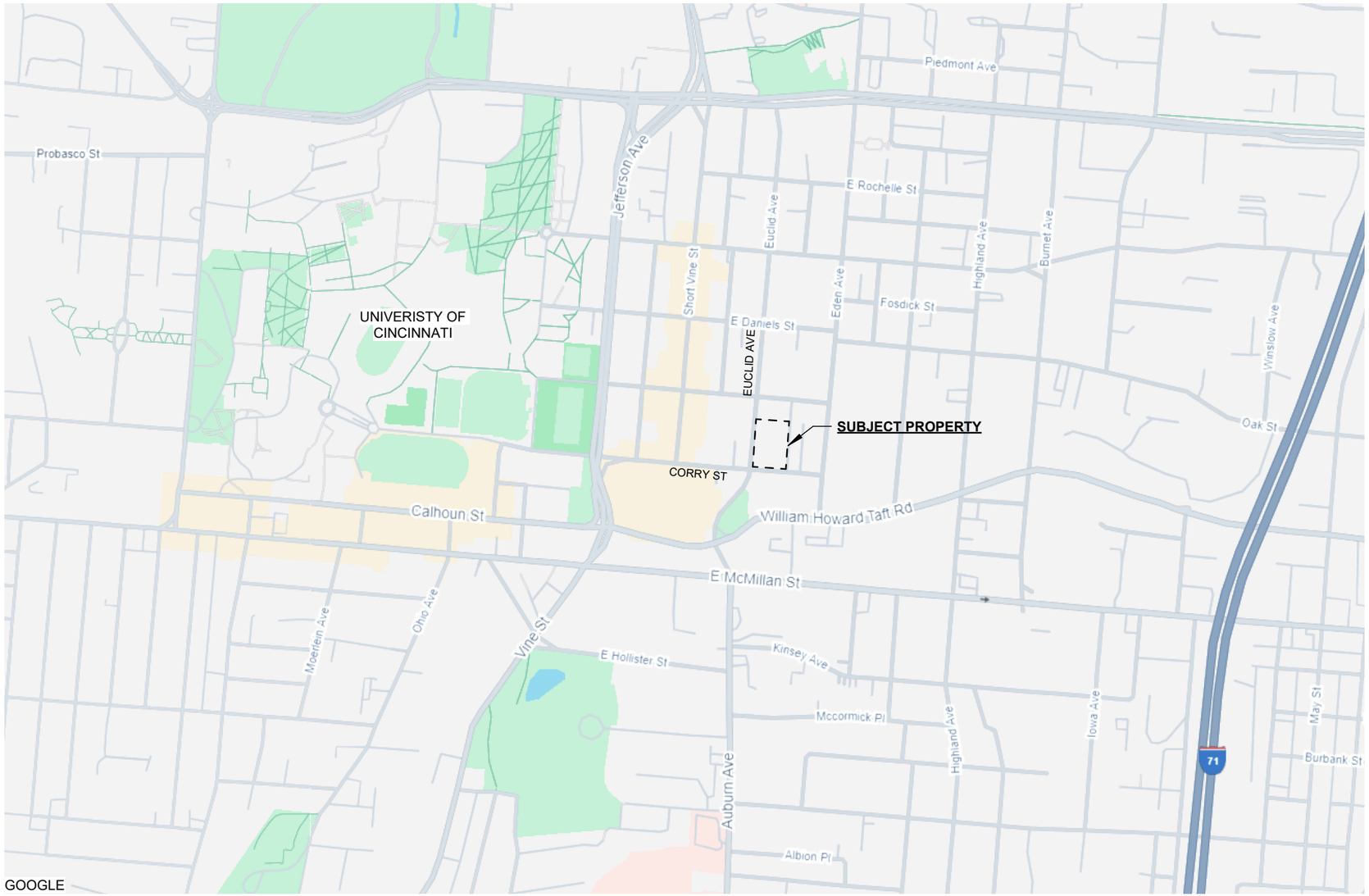
EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

02.07.2025

MYEFSKI ARCHITECTS
©2024 MYEFSKI ARCHITECTS,INC

EVANS ENGINEERING



K+CO.

EUCLID + CORRY DEVELOPMENT

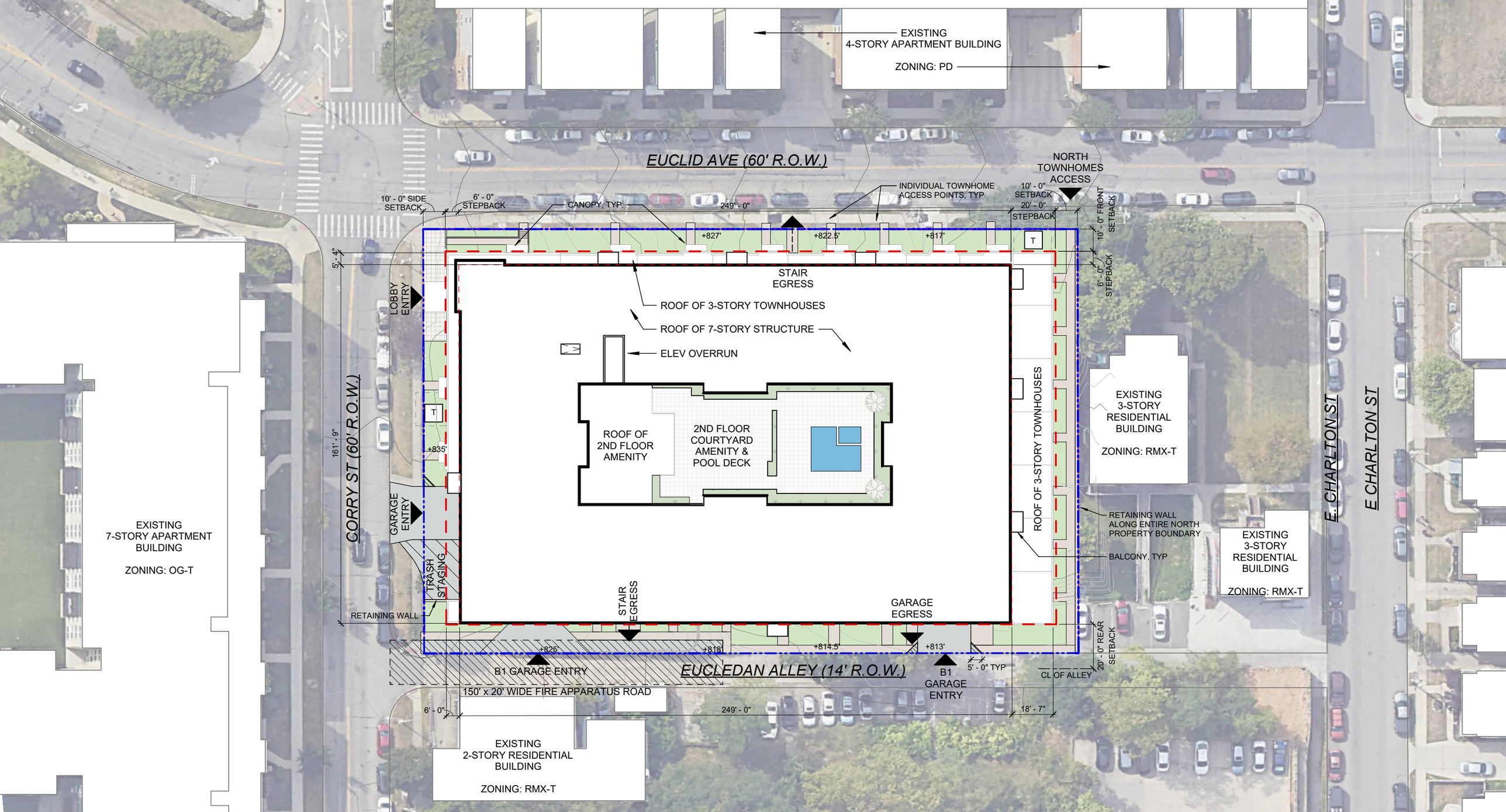
CINCINNATI, OH

LOCATION PLAN

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS,INC



K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

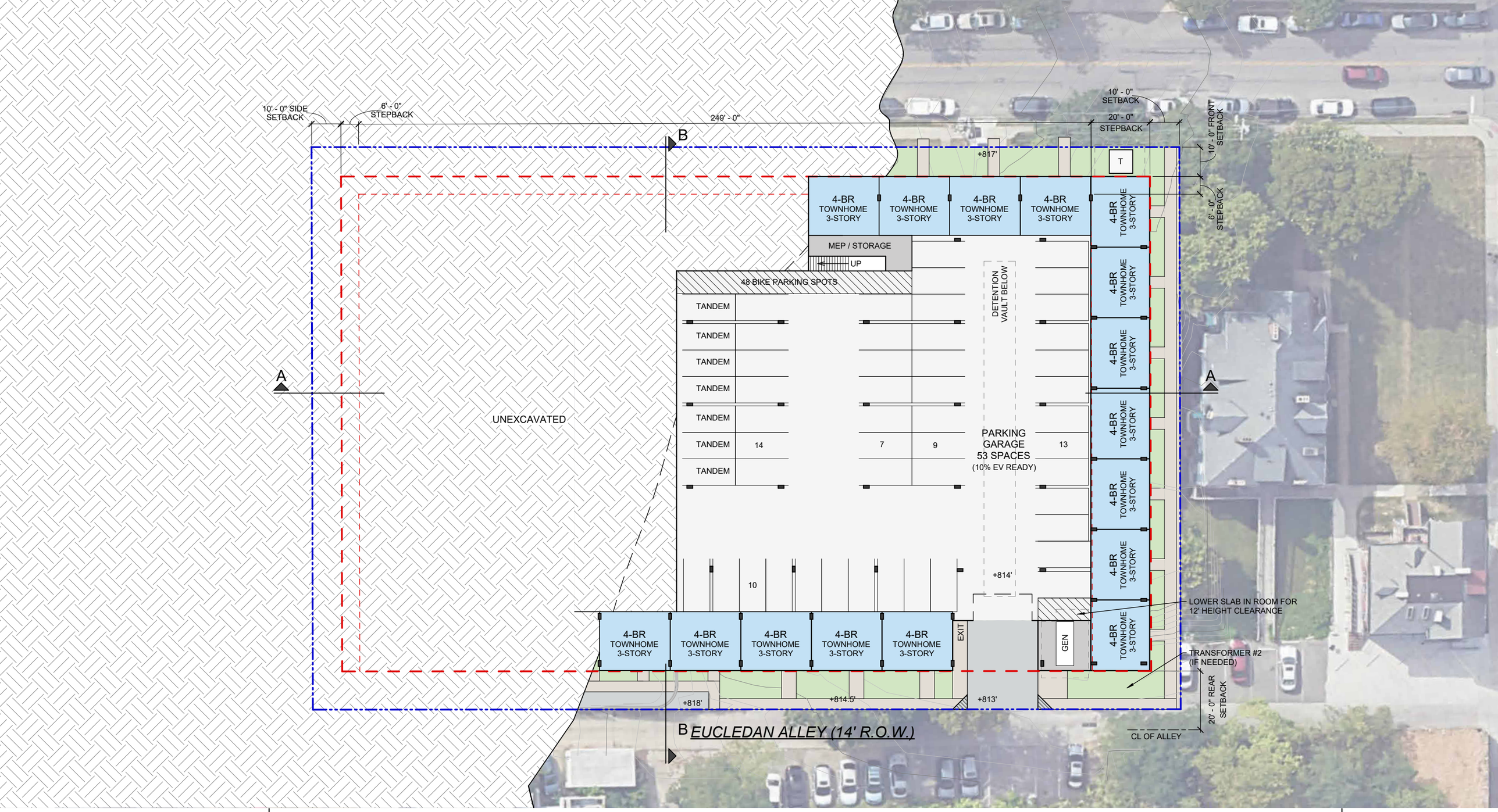
SITE PLAN

0 20' 40' 80'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS,INC



K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

LEVEL B2 PLAN

1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS,INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

LEVEL B1 PLAN

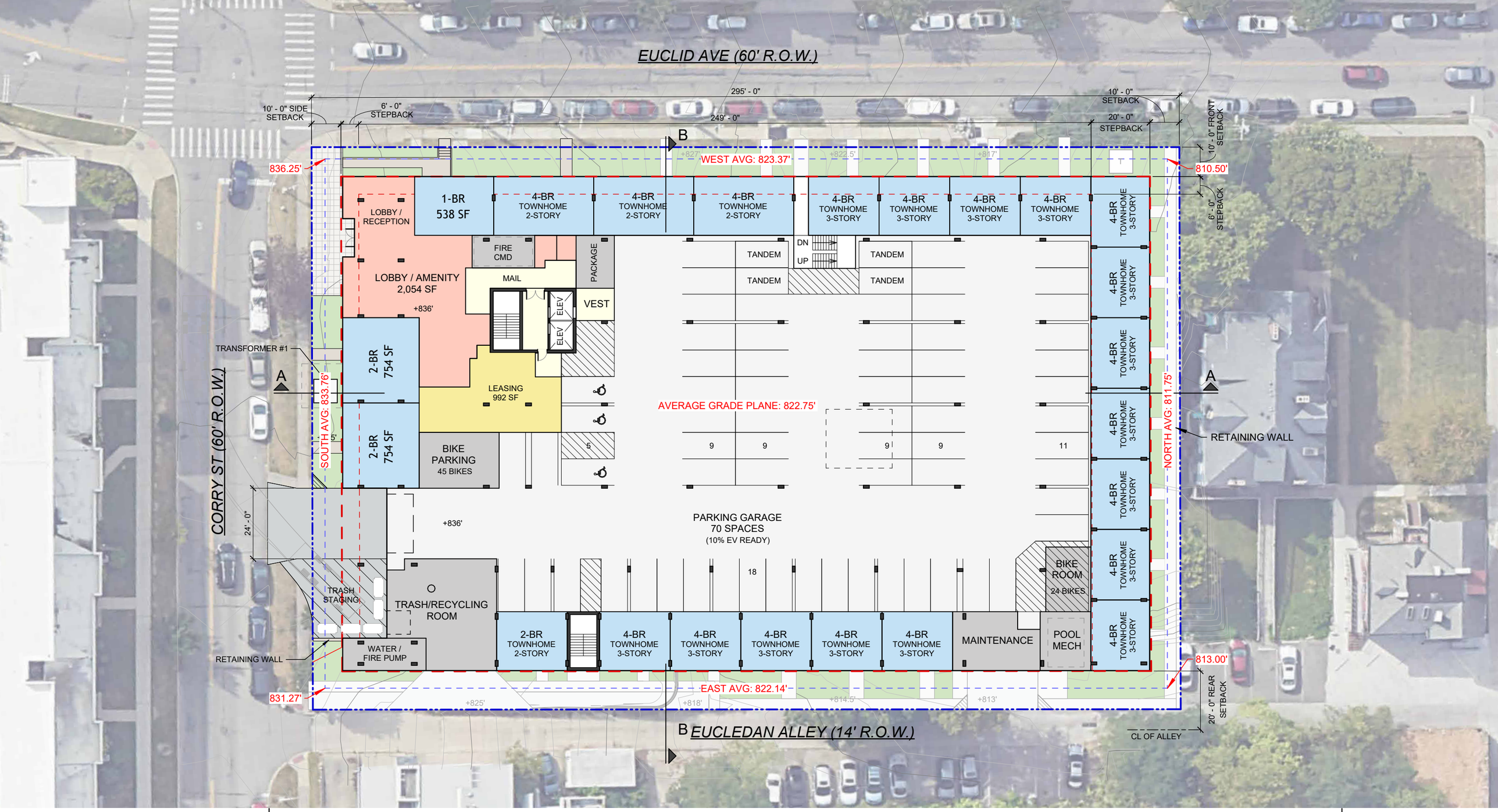
1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS, INC



K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

LEVEL 01 PLAN

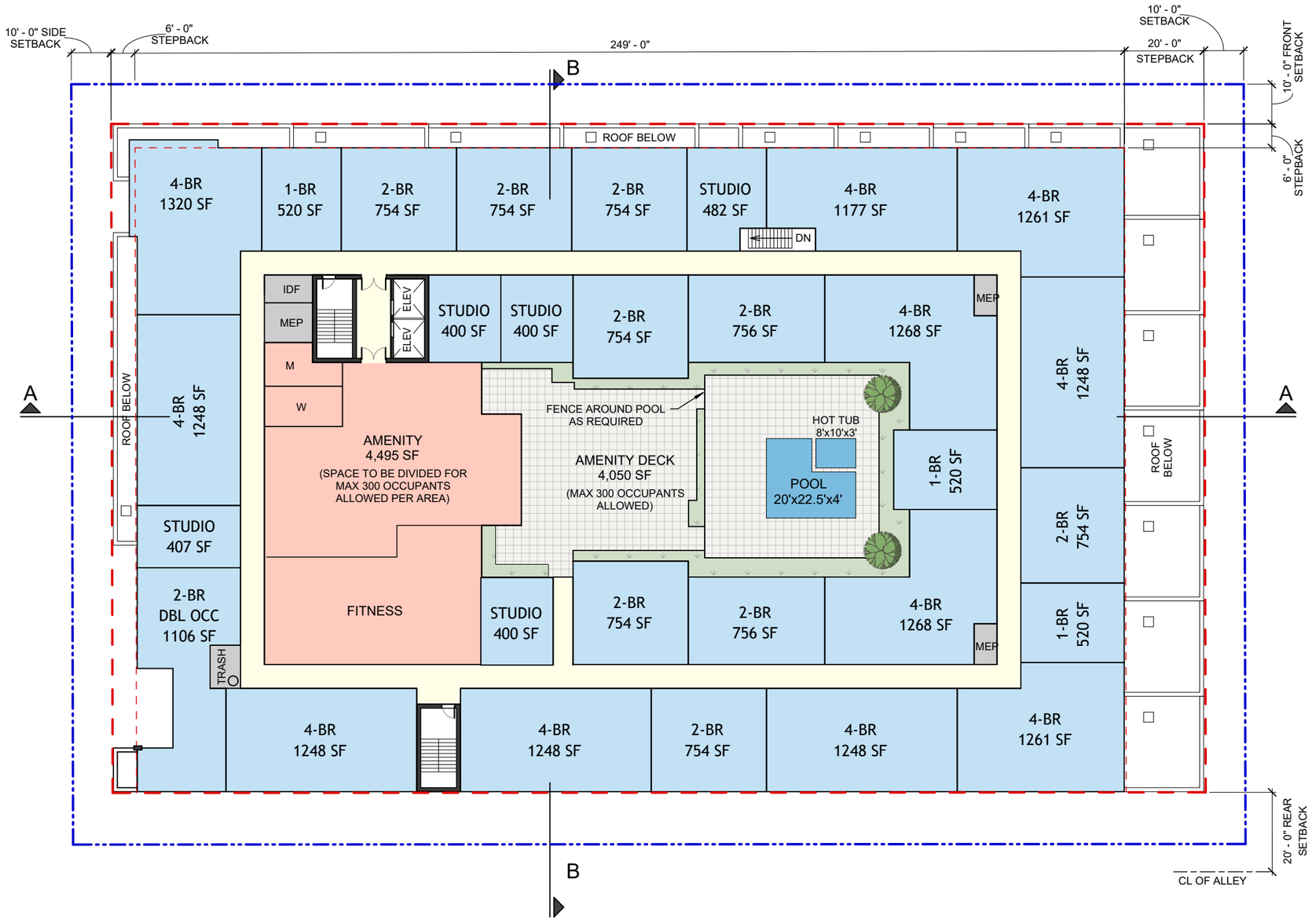
1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS, INC



K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

LEVEL 02 PLAN

1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

LEVELS 03-06 PLAN

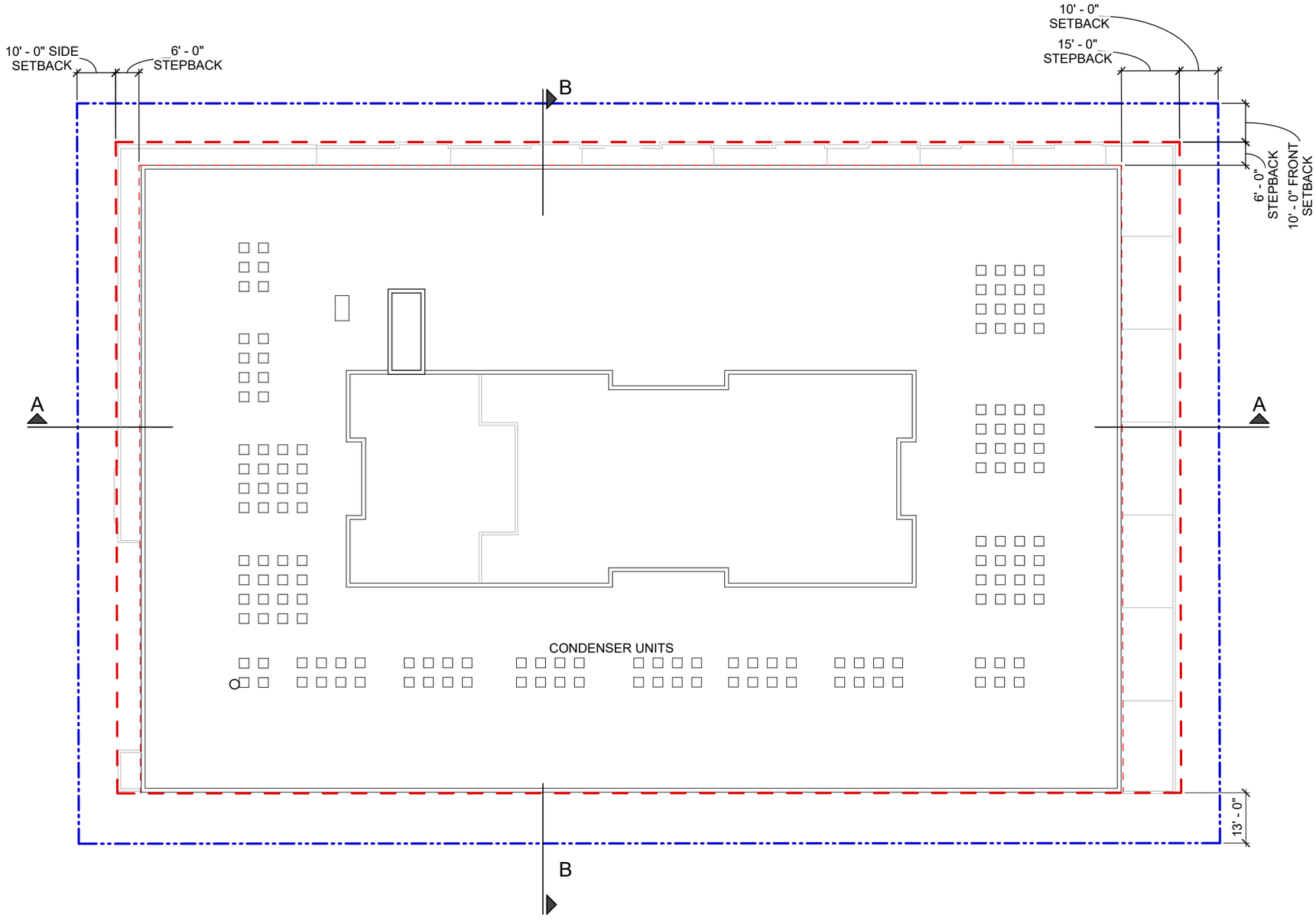
1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS, INC



K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

ROOFTOP PLAN

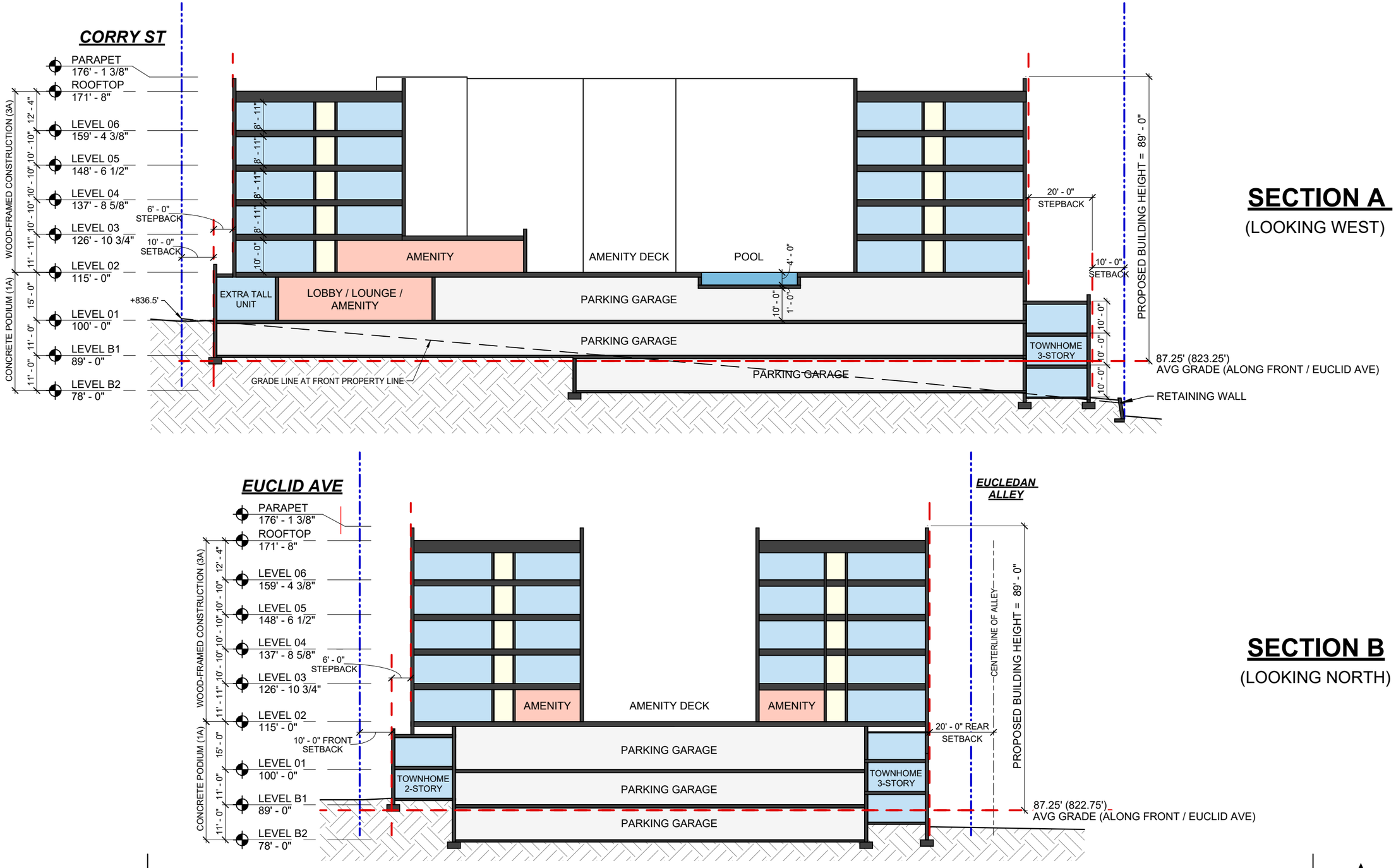
1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS INC



SECTION A
(LOOKING WEST)

SECTION B
(LOOKING NORTH)

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

BUILDING SECTIONS
1" = 30'-0"

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS
©2025 MYEFSKI ARCHITECTS, INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

WEST ELEVATION ALONG EUCLID AVE

0 10' 20' 40'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS,INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

SOUTH ELEVATION ALONG CORRY ST

0 10' 20' 40'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

EAST ELEVATION ALONG ALLEY

0 10' 20' 40'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

NORTH ELEVATION

0 10' 20' 40'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS, INC

CONTEXT ELEVATION ALONG EUCLID AVE

SCALE: 1" = 30'-0"

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

CONTEXT STREET ELEVATIONS

0 15' 30' 60'

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS,INC

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

EXTERIOR VIEW FROM SOUTHWEST

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS, INC

Development Summary

Floor	Floor Height	Floor Elev.	Residential	Amenity	Leasing/ Office	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet										
Level B2	11.00	-22.00	7,626			0	133	266	17,262	**25,287**
Level B1	11.00	-11.00	10,115			184	989	1,497	33,165	**45,950**
Level 1	15.00	0.00	12,091	2,827	992	381	977	3,388	24,333	**44,989**
Level 2	11.92	15.00	24,787	4,449		4,200	790	421		**34,647**
Level 3	10.83	26.92	27,685			4,067	674	397		**32,823**
Level 4	10.83	37.75	27,685			4,067	674	397		**32,823**
Level 5	10.83	48.58	27,685			4,067	674	397		**32,823**
Level 6	12.33	59.42	27,685			4,067	674	397		**32,823**
Roof		71.75								
FAR Gross Area			**165,359**			**21,033**	**5,585**			**191,977**
Total Building Gross Area			**165,359**	**7,276**	**992**	**21,033**	**5,585**	**7,160**	**74,760**	**282,165**

*FAR Gross Area excludes parking garage, storage, mechanical and common recreation areas

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	**191,977**
Proposed FAR	**340%**

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	**203**

Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	**214**

Unit Matrix

	Studio	1-BR	2-BR	2-BR D.O.	4-BR	4-BR TH	2-BR TH	Total	Beds / Floor
Target Area	405	520	755	1065	1250	1440			
Level B2						16		**16**	64
Level B1						3	1	**4**	14
Level 1		1	2					**3**	5
Level 2	5	3	9	1	11			**29**	74
Level 3	4	5	10		13			**32**	81
Level 4	4	5	10		13			**32**	81
Level 5	4	5	10		13			**32**	81
Level 6	4	5	10		13			**32**	81
Total Units	**21**	**24**	**51**	**1**	**63**	**19**	**1**	**180**	
Unit Mix	11.7%	13.3%	28.3%	0.6%	35.0%	10.6%	0.6%	**100%**	

Total Bedrooms

Total Beds	21	24	102	4	252	76	2	**481**
Total Baths	21	24	102	2	252	76	2	**479**
Bed Mix	4.4%	5.0%	21.2%	0.8%	52.4%	15.8%		**100%**
Target Mix	4%	6%	23%		67%			100%

338 rentable sf / bed (excludes townhomes)

PD ZONING SUMMARY

SITE AREA	56,415 sf (1.30 ac)
BUILDING HEIGHT *	89' - 95'
FRONT SETBACK (EUCLID AVE)	10'
FRONT STEP-BACK	6' (90%) / 4' (10%)
SIDE SETBACK (CORRY ST)	10'
SOUTH SIDE STEP-BACK	6' (85%) / 4' (15%)
SIDE SETBACK (NORTH)	10'
NORTH SIDE STEP-BACK	20'
REAR SETBACK (ALLEY) **	20'
UNIT COUNT	170 - 185
BED COUNT	460 - 500
VEHICLE PARKING	205 - 225
BIKE PARKING ***	180 - 215
OPEN SPACE	10,600 - 11,500 sf
COMMON OPEN SPACE	4,500 - 10,000 sf
PRIVATE OPEN SPACE	500 - 2,500 sf

*MEASURED FROM AVERAGE GRADE ALONG FRONT PROPERTY LINE TO TOP OF PARAPET, EXCLUDES STAIR & ELEVATOR OVERRUNS
**MEASURED FROM CENTERLINE OF ALLEY
***TOTAL WITHIN COMMON BIKE ROOM & WITHIN PRIVATE UNITS

SETBACK & STEPBACK EXCEPTIONS
1. DECORATIVE AND UNIT ENTRANCE CANOPIES & SUPPORTS ALLOWED UP TO 3' PROJECTION INTO SETBACKS
2. MAIN BUILDING ENTRANCE CANOPY & SUPPORTS ALLOWED UP TO 10' PROJECTION INTO SETBACK
3. BALCONIES ALLOWED UP TO 6' PROJECTION INTO SETBACKS OR STEP-BACKS
4. ARCHITECTURAL ORNAMENT ALLOWED 1' PROJECTION INTO SETBACKS OR STEP-BACKS

PARKING COMPARISON

VEHICLE PARKING

ORIGINAL Vehicle Parking Calcs	
None Required	
Level B2	24
Level B1	92
Level 1	57
Total Provided	**173**

CURRENT Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	**214**

BICYCLE PARKING

ORIGINAL Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	9
1 / unit (LEED):	177
Provided	
Ground Floor	120
Level B1	0
Level B2	0
In Unit:	62
Total Provided:	**182**

CURRENT Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	**203**

K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH

DEVELOPMENT SUMMARY

02.07.2025

MYEFSKI ARCHITECTS

©2025 MYEFSKI ARCHITECTS, INC

November 22, 2024

Mr. Chinedum Ndukwe
Kingsley Consulting, LLC
PO Box 19967
Cincinnati, Ohio 45219

Re: 2608-2622 Euclid Avenue | Euclid Complex (D) – **(CPRE240091)** Final Recommendations

Dear Mr. Ndukwe,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your development of a 171-unit multi-family development design to cater specifically to student housing, offering a total of 475 beds. The project will feature a variety of floor plans, including studios, 1-bebroom, 2-bedroom, and 4-bebdroom units, all complemented by on-site amenities for residents. The total project construction cost is estimated to be $53 million. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Microsoft Teams conference call meeting** with you on **November 26, 2024 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. The site is zoned OG-T and RMX-T. Rezoning to either would create the need for significant variances (see Zoning comments). As such, we recommend that the applicant work with Planning staff to discuss the possibility of rezoning the site to a Planned Development (PD).

Requirements to obtain permits:

- None

Recommendations:

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the Corryville Community Council.

Contact:

- **Emily Burns** | City Planning | 513-352-4855 | emily.burns@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. This site is very complicated from a zoning perspective due to two different zoning designations on the property. The following review outlines the zoning relief needed for two re-zoning scenarios.
2. If the RMX-T zoned portion of the site was re-zoned to the OG-T zoning designation.
    - The maximum FAR in the OG-T is 1.75. Based on the site size of 56,400 SF, the 1.75 FAR, would allow a maximum of 98,700 SF (excluding parking, storage and

mechanicals). 193,944 SF of space is proposed (FAR of 3.44). This exceeds the allowed FAR of 98,700 SF by approximately 95,000 SF and a Floor Area Ratio variance of 1.69 or 95,000 SF would be needed as per section 1407-07.

- A conditional use is needed for first floor residential use as per section 1407-05.
- A landscape plan / bufferyard plan is required to be submitted. Bufferyard "A" is required where the OG-T zone abuts the RMX-T zone on the north boundary as per zoning code section 1423-13-A. More detail is needed on this required 10' bufferyard.
- There are setback lines shown on drawing C-3, but more specific setback info is needed to be able to evaluate the setbacks. Note on setbacks- The front setback minimum of 20' in the OG-T increases by 2' for every 10' above a building height of 25 feet. The side setbacks increase by 3' for every 10' above 25' in height- there are two sides. The rear setback increases by 3' for every 10' above 25' in building height. It appears that the building is approximately 75' tall, which will impact the required setbacks as there are 5 increments above 25'. The height is based on the existing grade at the front (facing Corry) extending to the top of the façade/parapet.
- For the two side yard setbacks, the height of 75' requires an additional 5 increments of 3' = 15' on each side for a total required minimum setback on each side of 20 feet. For the front setbacks, the 20' required increases by 5 increments of 2' = 10' for a total of 30' of front setback. The rear setback requires 5 increments of 3' added to the 20' = 35' required. Variances are needed for all four sides of the building, but confirmation of the setbacks is required, before finalizing the exact distance. Section 1407-07; 09; 11; 13.

3. Is there a dumpster or loading area?
4. If the OG-T zoned portion of the site was re-zoned to the RMX-T zoning designation.
    - A height variance of 28' is needed from the 47' maximum height allowed in the RMX-T to allow a 75' tall building at its façade height facing Corry (the front is on Corry based on this being the shortest frontage dimension). This is based on section 1405-04 and 1405-07.
    - There are setback lines shown on drawing C-3, but more specific setback info is needed to be able to exactly evaluate the setbacks. For the front (south) setback, a 20' setback is required and an approximately 10' setback variance would be needed; For the rear (north) setback, a 20' setback is required and an approximately 10' rear setback variance would be needed. For the sides, a corner side setback variance would be needed if the side (east/west) setbacks are less than 10' (1/2 of the required front setback as per section 1421-23), but confirmation of what the side setbacks are is needed to confirm.
    - The multi-family land use is permitted in the RMX-T.
    - No parking is required in the T district. (parking is provided in a parking garage below the building).

Requirements to obtain permits:

1. All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

Recommendations:

1. Due to the extensive number and scope of variances needed in the two scenarios outlined above, zoning staff recommends that the applicant discuss the possibility of re-zoning the site to a PD so as to eliminate the need for zoning variances. (If the site is zoned RMX-T or OG-T, zoning variances would be an additional step after any such re-zoning.).

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The current tap fee schedule is available at MSDGC.org/Development. Fees adjust on 1 January of each year and are based on domestic water meter size.
2. Any fee credits due will be based on the size of any domestic water meters removed from service. Document abandoned meters through GCWW.
3. Your Sewer Availability letter directs you to connect to Euclid, Corry, or Eucleden. Use the connection that works for you.
4. Contact Ian Laseke at 513-478-4158 to initiate the detention review prior to building permit approval.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
    - If detention is required by MSD, provide SMU with a copy of the following items: Approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
    - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. Utility Plan
    - Label all pipes materials.
    - In the public R/W, pipes to be DIP or RCP.

- Show Top & Invert elevations for all Appurtenances.
- Show slopes for all pipes.
- Show how downspouts tie to the underground sewer system.
- Curb cuts: driveway aprons at min. 5' away from SMU inlets.
- Tie into Curb inlets are NOT PERMITTED.

4. Grading Plan
   - Grading must show existing and proposed contours.
   - Impervious surfaces are NOT permitted to drain towards adjacent properties.
   - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
   - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
5. Erosion & Sediment Control Plan is required. Refer to link: https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
6. SMU Standards Plans Notes is required. Refer to link: https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/
7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
   - State Plane Coordinates (N,E) for all MH's and Catch Basins.
   - Inverts and Top elevations for all MHs and Catch Basins.
   - Slopes, sizes, and materials for all storm lines.

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. At the owner/developer expense a Solo flow tests will need to be conducted with a fire protection company and/or sprinkling company.
   a. Flow the first fire hydrant east of Euclid Avenue on E. Corry Street and gauge the first fire hydrant east of Euclid Avenue on E. Corry Street.
   b. Flow the first fire hydrant east of Euclid Avenue on Charlton Street and gauge the first fire hydrant east of Euclid Avenue on Charlton Street.
   c. Contact our dispatch office to schedule a flow test 513-591-7909 or 513-591-7910.
   d. If results come back poor and do not meet the flow requirements, other measures may be required for sprinkling.
   e. Email results to Richard.Roell@gcww.cincinnati-oh.gov

Requirements to obtain permits:

1. A stamped and recorded consolidation plat is required before any new branch(es), or meter(s) sold.
2. The subject development has inactive and active water service lines at the following property:

Address	Branch #	Size	Meter #	Size	Notes
2608 Euclid Av.	H-35613	5/8" - FOD ** Not useable; Lead on public and private side			
2600 Euclid Av.	H-235819	1"	235819	1"	*Lead on private side
2612 Euclid Av.	H-29543	3/4"	29543	5/8"	*Lead on private side
2614 Euclid Av.	H-37400	5/8"	058487	5/8"	*Lead on public and private side
2620 Euclid Av.	H-79137	3/4"	047208	5/8"	*Lead on private side
2622 Euclid Av.	H-44287	5/8"	058406	5/8"	*Lead on public and private side

** Ferrule Ordered Drawn (FOD) -this inactive branch cannot be repurchased.

* Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of these water service lines (H-235819, H-29543, and H-79137) and the public side and private side of these water service branches. (H-37400 and H-44287) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, the water service lines should be replaced with copper service lines if they are to remain.

3. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/ authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
4. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov

Recommendations:

1. The 2024 water service line and meter fees can be found at https://www.cincinnati-oh.gov/water/construction-projects/forms-specifications/
2. There is no current flow test data near this development. At the owner's/developer's expense a flow test will need to be conducted.
3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. 1,800 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

Requirements to obtain Permits:

1. A site plan is needed to show there are at least two readily accessible fire hydrants within 400' from all parts of the structures.
2. Any Fire Department Connections are to be within 50'of a fire hydrant.
3. Hydrants and FDC placement are not to block fire apparatus access to the structures.
4. Hydrants, FDC's and PIV locations are to be reviewed with the Fire Department.
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
6. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
7. Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
8. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
9. The weight of our apparatus is as follows:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

CFD longest wheelbase is on our Heavy Rescues = 248"

**CFD longest rear overhang is on our tandem axle Ladder trucks = 120"

Recommendations:

- None

Contact:

- **Elton Britton** | Fire Dept. | 513-357-7596 | elton.britton@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If site plans require excavation or fill of quantities above 500 cy, an environmental review will be required by OES. When completing the excavation and fill permit, identify the disposal and borrow site locations for all material. "TBD" will not be accepted. Specify if fill material will be soil or engineered fill, such as sand or gravel.
2. If offsite sourced fill is to be placed onsite which exceeds 500 cy, then it must receive OES environmental approval as per City Municipal Code Chapters 1101 and 1031. A

current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

3. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/.

Recommendations:

1. Answers to questions:
   a. Mandatory building requirements are included in the Building Code and Zoning code. Some City incentive programs have requirements that support sustainability initiatives. There are no mandatory sustainability initiatives separate from these codes or incentive programs.
   b. PV, solar panels, and EV charging are not required.
   c. Use of natural gas is allowed. Both natural gas and diesel generators are allowed. Generators must meet Ohio EPA air permitting requirements.
2. The following recommendation is based on State of Ohio requirements:
   a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
3. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies in support of the Green Cincinnati Plan:
   a. The development goal should be to earn at a minimum the LEED Certified rating level.
   b. Rooftop solar should be considered in the design as a renewable energy source.
   c. Site parking should include electric vehicle charging stations.
   d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
   e. The use of trees in the landscape design should be included to enhance urban forestry.
   f. The use of pervious surfaces should be maximized to the extent practical in the design.
   g. Landscape design should consider the use of native species.
   h. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

1. Tree protection standards must be incorporated into the project specifications with tree protection zones established around the existing street trees adjacent to the construction limits of the project. Urban Forestry can assist with these standards upon request.

Requirements to obtain permits:

1. If existing street trees need to be removed during the course of this project, a public tree work permit must be issued to the developer by Urban Forestry before their removal. The developer must also reimburse the city for the valuation of the trees, as well as the cost of their replacement.
2. Incorporation of tree wells and/or tree lawn and street trees with addition of new sidewalk and/or replacement of the existing. Trees improve air quality, reduce the urban heat island, and enhance the aesthetics and livability of streets, while also boosting property values and supporting economic activity. The Cincinnati Park Board and the Urban Forestry Program encourage the developers to integrate street trees into future planning to create more sustainable and attractive urban spaces. Doug Fritsch, Urban Forester for the South District, can provide recommendations for species selection and final approval of any new street trees.
3. Does the creation/modification of existing surface lot trigger the new zoning landscape requirements for addition of trees on the property?

Recommendations:

- None

Contact:

- **Doug Fritsch** | Urban Forestry | 513-861-9070 | doug.fritsch@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A Traffic Impact Study will be needed at this time. Contact DOTE for scope of study.
2. 10' minimum of right of way from the face of curb to the back of walk is needed Euclid and Corry, 5' sidewalk and 5' tree lawn minimum. 2% cross slope is needed in the right of way. Set building elevation accordingly.
3. No separate drive apron is permitted for the trash. Consider using the proposed garage entrance apron.
4. Use the City standard driveway apron. Provide the proposed width on the plans.
5. Garage doors/gates need to be set 20' minimum back from the property line.
6. No encroachments are permitted in the right of way, including walls and foundations.
7. Remove any unused driveway aprons and restore them to City standards.
8. Maintain pedestrian access during construction. See the Traffic Management Plan Guidelines on the DOTE website: https://www.cincinnati-oh.gov/dote/permits-licenses/
9. Note that Eucledan Alley is one-way north.
10. All work in the public right-of-way will require a separate DOTE permit.
11. The assigned address for the building is 100 E CORRY STREET. This is the address that should be used for all permits, licenses, marketing, etc. It is up to the owner/developer to determine the secondary designations (letter, number, or combination) for each residential unit. However, any of the townhome units that cannot be accessed from the interior of the main building will need to be assigned separate addresses by the city, based on the street

the unit is accessed from. Contact DTEaddress@cincinnati-oh.gov to have all the additional addresses assigned prior to applying for the building permit.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The building will be classified as a high-rise.
2. Verify level 1 is van accessible.
3. The fire command center must comply with OBC 911.
4. A geo-technical report will be required at the time of permit submission.
5. A code analysis will be required at the time of permit submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No requirement at this time.
2. If this development were to create an encroachment in City right of way or property, a permanent change in the use of City right of way or City property or would require additional right of way to be dedicated, a Coordinated Report will be required. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Renee Luttrell** | Law | 513-352-3338 | renee.luttrell@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Robert Bertsch** | DCED | 513-352-3773 | robert.bertsch@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No Need for Health to review the project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle |** Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

---

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

Rodney D. Ringer,
Development Manager

AD:RDR:hs

EXHIBIT H

2608-2622 Euclid Avenue, Corryville, Cincinnati
Community Engagement Summary
(Updated January 28, 2025)

- **June 30, 2023:** Kingsley + Co. meeting with Bill Crawford, President of Corryville Community Council, for initial project introduction.
- **August 2, 2023:** Kingsley + Co. Zoom call with Corryville Community Council Board Members to discuss the project.
- **August 7, 2023:** Kingsley + Co. meeting with owners of 2630 Euclid Ave at 9:30 AM.
- **August 8, 2023:** Kingsley + Co. presentation to the Corryville Community Council general body.
- **August 14, 2024:** Kingsley + Co. follow-up meeting with owners of 2630 Euclid Ave at 9:30 AM.
- **August 19, 2024:** Kingsley + Co. meeting with owner of 2626 Euclid Ave at 11:00 AM.
- **August 30, 2024:** Kingsley + Co. follow-up meeting with Bill Crawford, President of Corryville Community Council.
- **Week of November 4-8, 2024:** Kingsley + Co. door-to-door engagement with residents on Euclid, Eden, and Corry to discuss the project and gather signed letters of support.
- **November 11, 2024:** Kingsley + Co. continued door-to-door engagement with residents to discuss project and gather additional letters of support.
- **Week of November 11, 2024:** Kingsley + Co. continued door-to-door engagement with neighbors to discuss the project. Direct outreach to residents in the immediate vicinity.
- **November 12, 2024:** Kingsley + Co. presentation to the Corryville Community Council general body. Formal presentation of updated plans and request for support.
- **November 20, 2024:** Kingsley + Co. received a letter of support from Corryville Community Council to rezone the property to a PD.
- **January 7, 2025:** Kingsley + Co. participated in the Department of City Planning & Engagement's Virtual Public Staff Conference on January 7, 2024 to gather additional community feedback on the development.
- **January 10, 2025:** Kingsley + Co. and Taft Law meeting with Dan Schimberg/Uptown Properties to discuss the Euclid development and address parking concerns.
- **January 13, 2025:** Kingsley + Co. presentation of the Euclid development at the Mt. Auburn Community Council January Board meeting.
- **January 21, 2025:** Kingsley + Co. presentation of the Euclid development at the Mt. Auburn Community Council General Body meeting.
- **January 28, 2025:** Kingsley + Co. submitted a revised Concept Plan and Program Development Statement to the City, increasing:
    - Vehicle parking spaces to approximately 214 (from 173), resulting in an approximate ratio of 1.19 spaces per unit.
    - Bicycle parking spaces to approximately 203 (from 182).

EXHIBIT I

20 November 2024

To: The Honorable Council of the City of Cincinnati
The Planning Commission

Re: Kingsley and Co. Development at 2600 Euclid

Councilors:

On November 13th, 2024, Kingsley and Co. presented – for the third time – their proposed project, to be located at the intersection of Euclid and Corry Streets, to the monthly meeting of the Corryville Community Council.

As presented to the Council, we understand that Kingsley and Co. is requesting that the property be rezoned as a PD and developed according to those parameters.

We appreciate the manner in which Kingsley and Co. has responded to the community feedback they received in response to their original development plan as presented on August 8th, 2023. The building height, form, and parking provisions have all been altered in response to community feedback. We enjoy having positive relationships with developers who invest in our neighborhood. We particularly appreciate that the townhome aspect of the development is in context with the surrounding, existing neighborhood.

Kingsley and Co. specifically noted that they looked to the existing neighborhood or area plans for Corryville to gain insight into neighborhood desires – we have recently applied for a new neighborhood plan as there is no Corryville Neighborhood plan. Corryville, and other neighborhoods highly impacted by quickly changing local employment centers such as the University of Cincinnati and UC Health, need to be prioritized in the creation of neighborhood plans that reflect the will and need of their current residents.

At the November 12th meeting, the neighborhood members voted to write a letter of support for Kingsley and Co.'s development proposal. However, this vote was not unanimous; the dissention amongst neighborhood residents had varying causes but the most prominent was about parking. Kingsley and Co. have asserted that they will be providing 174 parking spaces for this 471-bed building. Neighborhood residents are concerned that they are not providing enough parking to reasonably accommodate the expected student residents; Corryville already has a parking problem due to the neighborhood location of UC and UC health. The neighborhood has one Residential Parking Permit area in place (Bellevue Avenue). However, according to the recently implemented Connected Communities plan, *Kingsley and Co. are not required to provide any parking at this building*; rather, they are providing parking as a realistic market response. The blanket creation and implementation of Connected Communities is having an unbalanced impact on neighborhoods such as Corryville and additional student housing to accommodate UC's growing student population will only exacerbate the impact on existing residents, both students, renters, and homeowners.

We encourage the city council to revisit Connected Communities and engage with neighborhood councils, Invest in Neighborhoods, Working in Neighborhoods, and other relevant groups, to evaluate the equitable implementation of this new policy.

We look forward to continued engagement with Kingsley and Co. on their development and request that they return to our Community Council with any significant changes to their proposal. Additionally, this letter of support applies only to the project as presented on November 13th, 2024 and does not equate to support for grant applications, TIF requests, or full tax abatement. These items should be brought before the Corryville Community Council if Kingsley and Co. wishes to gain our support.

For the Corryville Community Council -

William Crawford, Jr.

President

107 E. University Avenue #1
Cincinnati, OH 45219
January 7, 2025

Emily Burns
City Planner
Dept. of City Planning
emily.burns@cincinnati-oh.gov

RE: Proposed Zone Change from OG-T and RMX-T
To Planned Development at 2608-2622 Euclid Avenue in Corryville

Dear Ms. Burns:

I urge the City Planning Commission to deny approval for this project because the developer expects to find and, if found, confiscate 300 street parking spaces for his tenants in Corryville. Further, the developer stated at a public meeting on Nov. 12 that the construction project itself will reduce the amount of off street parking by 20 spaces. Corryville does not have 20 spare parking spaces that it can afford to lose. And, during the construction process, how many construction workers and vehicles will require parking? Where will those tradespeople park?

On Nov. 12, 2024 the developer stated that the project will create:

172 units
174 parking spaces
471 beds

If you perform this simple math equation subtracting 174 from 471, you will derive that an additional 297 **(nearly 300 public parking spaces)** will be required on the streets of Corryville to accommodate tenants of the proposed development.

The developer is quick to point out that “not all tenants will have cars.” From my experience in my own recent research on East University Avenue, three blocks from the proposed development, 80 – 90 percent of the students have cars. The few students who I have found without cars happen to be international students.

Though there was a presentation by this developer at the Nov. 12, 2024 meeting of the entire Corryville Community Council (CCC), the council has been remiss in publicizing meeting agendas. Meeting dates are publicized as the second Tuesday of the month, but the CCC does not post meeting agendas in advance on the public website. Thus, a Corryville resident would be unable to look at the website and review relevant action items. I do not believe that Cincinnati or University of Cincinnati media are sent copies of the agenda for public meetings of the CCC.

As of writing this letter on January 7, 2025, the minutes from the CCC November 12 meeting have yet to be posted on its public website. Corryville owners, renters, tenants have not been informed about this potential development and the parking havoc that it will unleash throughout the neighborhood.

Though I will present a chronology in the subsequent paragraphs, I was present during two different presentations by this developer: to the Corryville Community Council Board on Tuesday, Sept. 3 and to the entire Corryville Community Council on Tuesday, Nov. 12.

I am a senior citizen resident of Corryville with intermittent ambulatory issues. I have personal concerns for not only myself but also for other permanent, long-term residents of the neighborhood who have not been properly notified of this project. Since August 2009 I have resided within three blocks of the proposed development. Prior to this, from 1999 to 2002 I resided in an historic mansion converted to condos at 2605 Eden Avenue, located at the opposite corner from the proposed development. I am very familiar with the intersection of Corry Street and Euclid Avenue. Kroger is on one corner, and two different apartment complexes are on the opposite corners. Semi trucks and other smaller grocery and delivery vehicles regularly turn into Kroger's loading area approaching from that intersection. City buses also turn at the intersection.

During my two tenures in Cincinnati, I have witnessed **University of Cincinnati enrollment growth from 33,342 in Fall 1999** to **53,235 in Fall 2024, an increase of nearly 20,000 students.** In the past **decade,** student enrollment has increased by approximately **10,000 students**. Though it is understood that not all of those students moved into Corryville, a reasonable person could assume that many of those students DID choose to reside in Corryville. In an attached spread sheet, you will see that there are 32 units in my block of East University Avenue with 69 occupants. There are currently 65 vehicles associated with the occupants of those units:

# Buildings	11
#Units	32
#Occupants	69
#Cars	65
#Off street spaces	5
#Street parking spaces	12

I have been researching Corryville parking issues since August 21, 2024. Through a series of interactions with the Corryville Community Council I have discovered several irregularities, improprieties and issues that may have legal ramifications.

Currently in front of the house where I reside on East University, there are five spaces for residents to park. This number includes one handicapped parking space assigned to my neighbor. Assuming that the homeowner is parked in the handicapped spot for which he applied, **four remaining spots are expected to park vehicles for DOZENS of residents.** In past years, the overflow cars on our street parked at the Cincinnati Recreation Center that has entrances off of both Vaughn Street and Eden Avenue.

On **August 21, 2024,** the **Cincinnati Recreation Center** placed notices on vehicles stating that it will begin towing vehicles that are parked between the hours of 11 p.m. and 5 a.m.

Upon receipt of that notice I contacted a board member of the Corryville Community Council who shared my initial text message with other CCC board members. At that time, I requested to attend what should have been the September 3 CCC board meeting to express my concerns and to explore remedies to the Corryville parking crisis.

According to **By Laws** for the **Corryville Community Council,** it states that board meetings are open to the public and that notice of meetings is given "**not less than five nor more than thirty days"** before a meeting, excluding the day of the meeting. I was not notified of the board meeting time and location until a few hours before the meeting. When I reached the board meeting that was already underway, **the developer of this 2608-2622 Euclid Avenue project was presenting to the board.** The board meeting was attended by a few CCC board members, and no representatives of either the public or the news media. Though I walked in mid-way through the developer's presentation, I never heard the developer state the number of public, street parking spaces that his project will require.

From what I have been able to determine, the CCC Board does not publicize Agendas or Actions taken at their board meetings. It almost appears that the CCC Board desires to meet in secret.

This developer erroneously claims in his **Community Engagement Summary** that he made an August 8, 2024 presentation before the Corryville Community Council general body. The entire "general body" of the CCC **meets the second Tuesday of the month.** Aug. 8 was a Thursday and no minutes for such a meeting appear on the CCC website. However, the developer did present to the full CCC on Tuesday, Sept. 10, when I was unable to attend. The meeting minutes posted on the Corryville Community Council website do not state anything about the number of street parking spaces that this development will require. Therefore, any Corryville residents not in attendance at this meeting would have no idea of the project's requirement for public, street parking.

I am concerned that the Corryville Community Council does not appear to publicize Agendas prior to either board meetings or the full neighborhood council meetings. **The general public, not attending the meeting, would have no way of knowing that a developer was presenting a proposal that could require 20 to 300 parking spaces along Corryville's crammed streets.**

MY QUESTIONS FOR THE CINCINNATI DEPT. OF PUBLIC PLANNING ARE:

WHERE DO YOU PROPOSE TO PARK NEARLY 300 ADDITIONAL VEHICLES ON CORRYVILLE STREETS?

Further, what is the penalty to the developer if the project FAILS to provide the 174 spots that are promised?

What do you consider to be "affordable housing" as referenced by this developer?

On that note I will interject that a Corryville Community Council board member on November 12 asked the developer what his rental rates will be. **The developer DECLINED to answer the amount of "affordable" rent that he intends to charge.** Selling apartments "by the bed" may sound "affordable" but in reality, if students are paying $700 to $900 "per bed," a four bedroom "unit" will

rent for $2,800 to $3,600 per month. Ouch. As a senior citizen on a modest income, I don't consider that to be "affordable" housing.

On the contrary, I rent the entire first floor of a 1909 historic home. I am not required to share the space with three other people. I have a front porch and a fenced backyard. I have very affordable housing. However, if I am forced to move out of my affordable, historic residence because a developer wants to steal the public street parking that I have used the past 15 years, I will be unable to find reasonable housing at a comparable price. I may be forced to move and reside like one of ***"The Golden Girls,"*** (TV sitcom) four aging women sharing a single housing unit. Essentially, this proposed project **will steal** up to 300 street parking spaces, and has the potential to drive out permanent and long-term home owners and renters.

This development is a THREAT to 300 or more current Corryville residents who are being asked to forfeit their street parking to this developer and this proposed development.

I see what's in it for this developer. I DO NOT SEE WHAT'S IN IT FOR US ---- the students and permanent, long-term residents of Corryville.

I urge you to delay approval on this project until permanent residents and people with ambulatory challenges in Corryville can be notified. In addition, the Corryville Community Council needs to hold either a special meeting or another meeting advertised in the news media to explain the ramifications if this project proceeds. If there were sign in sheets when the CCC vote was taken Nov. 12, 2024, we do not know if those who voted are actual Corryville residents. Minutes from the November CCC meeting were not posted on their website as of January 7, 2025.

Further, the developer claimed that he had public engagement with neighbors. The developer may have engaged, but I'd like to see affidavits stating that he advised Corryville residents they would see **an influx of 300 additional cars** to be parked on their streets. I strongly suspect that the developer did not carefully explain that he has the potential to require 471 parking spaces when he only intends to provide 174 off-street parking spaces. During the Nov. 12, 2024 presentation to the Corryville Community Council, the developer breezed through the parking portion of his presentation proclaiming that not all of his proposed residents will have cars. From my experience in the half block of East University Avenue where I reside, only a handful of students and residents lack a car. As a 15-year resident of the neighborhood, I have noted that students have off campus jobs and co-op assignments for which they use their vehicles.

The public has not been adequately notified by the Corryville Community Council of this project. Further, the notice of the Jan. 7, 2025 Cincinnati Dept. of City Planning hearing came out on Friday, Dec. 20 at the start of what is a two-week, winter holiday break for many people. UC students were on break and many students were visiting families in other parts of the state, country and planet. Corryville residents were not focused on the dramatic influx of cars that this development will bring into the neighborhood.

The Corryville Community Council formed a parking committee as a result of an Oct. 8 meeting. That committee currently has a request before Cincinnati transportation officials. In addition, we were told that Corryville might be eligible for a parking study in 2026, with the results to come out in 2027.

UC's enrollment has increased nearly 20,000 students from Fall 2009 to Fall 2024, and 10,000 students in the recent decade. UC employees and commuter students also park on Corryville streets,

further eliminating street parking for residents. UC students are in Corryville for a few years and are not necessarily vested in creating long-term parking solutions.

Based on my observations, the City of Cincinnati and the University of Cincinnati, working in collaboration with the citizens of Corryville, have an opportunity to explore creative avenues to address parking challenges in the community. We should strive to be a **MODEL CITY** for creatively addressing the challenges that we face. I propose that an inter-disciplinary **TASK FORCE** be created to address these issues.

Cincinnati is better than this. Cincinnati is bigger than what I see happening. To me, Cincinnati is a small, big city. When I chose to return to Cincinnati in 2009, I could have chosen Chicago, or Boston or New York City, but I returned to Cincinnati because I didn't want the parking and commute hassles associated with larger cities. Cincinnati has been a refuge for me where I have retained affordable rent. However, if I am unable to find a parking space near my current Corryville residence, I will be forced to move, and I will be unable to find comparable rent.

As a human being, I am disappointed and disillusioned with some of the rental prices on Cincinnati student apartments. Some developers seem to be "sticking" it to students selling residences "by the bed." These students are the future of our country. They will be the teachers, engineers and medical professionals. How we treat the students now will be how they treat our aging population.

I was disappointed to hear the developer decline to publicly reveal his rental rates. Further, I resented when he claimed "blight" in Corryville. He also cited a dated 2016 study which is now nine years old.

Corryville needs a ***PARKING STUDY*** right now. The current project at Euclid and Corry Avenue should be tabled until the City of Cincinnati, the University of Cincinnati, and the Corryville Community Council can form a **TASK FORCE** to produce a permanent parking SOLUTION. Enough is enough. It's time to take action.

Sincerely,

Debra Benjamin
Corryville Resident

East University Avenue Between Euclid and Vaughn

Southside of E. University	Units	#Occupants	Cars	Off Street -Yes	No
101-103	5	15	15		x
105	2	6	6		x
107	2	4	4		x
109	2	2	2		x
111	3	6	3		x
Northside of E. University					
100-102	4	9	9		x
104	2	6	6		x
*106	2	Renovation 5	5		x
108	1	5	5	5	
110	2	4	3		x
112	7	7	7		x

There are a total of approximately 12 street parking spaces.
Two of the spaces are designated handicapped for 2 residents.

TOTAL	**32**	**69**	**65**	**5**	

1

January 5, 2025

Emily Burns
Dept. of City Planning & Engagement
Cincinnati, OH

emily.burns@cincinnati-oh.gov

RE: 2608-2622 Euclid Avenue Public Hearing Jan. 7, 2025

Dear Ms. Burns:

Since approximately 2004 I have owned three, multi-family residences along E. University Avenue, between Euclid and Eden Avenue in Corryville, three blocks from the proposed development.

I have kept my rental rates affordable for a senior citizen who has been a reliable, permanent tenant since 2009, for international students, and other UC students. At one of my properties (corner of University and Vaughn) I was able to create three, off-street parking spaces. Because the remaining two properties are elevated from the street, I was unable to create off-street parking, and East University Avenue does not have alleys.

In addition to more than 60 University Avenue residents who need to park in approximately 17 parking spaces, UC commuter students and UC employees compete for the same street parking spaces (if vacated) along East University between Euclid and Eden avenues. At the Nov. 12, 2024 meeting of the Corryville Community Council, the developer of the Euclid project stated that he will build 172 units (with 471 beds) and provide ONLY 174 parking spaces. Providing 471 beds also means that there may be at least 300 additional vehicles parked on Corry, Euclid and respective side streets. Already in Corryville we have a parking crisis as evidenced by the Corryville Recreation Center denying parking to local residents.

The developer claimed at the Nov. 12 meeting of the Corryville Community Council that 20 street parking spaces will be removed from Corryville parking inventory due to the construction project. Parking spaces will be required for construction workers and tradespeople. Corryville cannot afford to lose 20 parking spaces during the construction process. Current residents will be unable to park.

Corryville residents have formed a committee to address the current parking deficit. When Corryville residents cannot park in one block, they migrate to the next block. The displaced parkers from that block then migrate to the next block in search of parking. Unless the developer provides sufficient off street parking for all of his tenants, this project should be stalled. This development should not be allowed to displace existing neighborhood residents who already rely on those spots. This project has the potential to interfere with the livelihood of small scale landlords who may lose permanent, long term tenants and future renters because the proposed development has consumed blocks of Corryville's street parking inventory. I urge you to encourage this developer to provide adequate off street parking.

Sincerely,

Gregory P. Boyasko

Burns, Emily

From: Martin M. Wilkinson <martinmwilkinson@gmail.com>
Sent: Monday, January 6, 2025 8:18 PM
To: Burns, Emily
Cc: Martin M. Wilkinson
Subject: [External Email] Corryville, OH Parking Project 2025

You don't often get email from martinmwilkinson@gmail.com. Learn why this is important

External Email Communication

Re: Proposed Zone Change from OG-T and RMX-T
To Planned Development at 2608-2622 Euclid Avenue in Corryville, OH

Ms. Burns,

I was a resident of Corryville for about 8 years, beginning in December of 2008. I lived at 2800 Euclid Avenue #3, until I moved to the Price Hill area, where I currently still reside..

At the time that I lived in the Corryville area, we had significant issues with parking along Euclid Avenue under the best of circumstances. Although I no longer live in the area, I do occasionally visit friends that still live in the area, and frequently stop at the new Kroger building. I have noticed serious issues with parking on many of these visits. On one occasion, I had to park at Kroger and walk down the hill to my friend's apartment.

From one of those friends, it has come to my attention that there will be a project beginning in the near future that will effectively reduce the existing number of available parking spaces significantly more than they currently are.

In my experience, and in my opinion as an outsider looking in, this is a horrible idea. The residents there already have issues, as apparently the Cincinnati Recreation Center in the area, which used to allow parking by residents, is no longer permitting that, and is even towing cars from their parking area. I understand that it is their property, and that it was a favor that they were permitting residents to park their overnight, and that favors can be rescinded, but that just makes the parking situation revert back to its previously existing horrible conditions.

I implore you to work with the projector coordinators and the residents of Corryville that are going to be affected by this significant reduction in available parking, and try to come up with a different plan of attack that will inconvenience the residents less than they are with the currently proposed resident parking reduction issues.

Thank you for your time and understanding in this matter.

Martin Wilkinson

Emily Burns 1/1/25

Cincinnati City Planner

Regarding: Planned Zone change from OG-T and RMX-T to
Planned Urban Development at 2608-2622 Euclid Avenue in Corryville

Dear Ms. Burns,

I have been renovating housing for University of Cincinnati students In Corryville for more than forty years. The first house I renovated is at 17 East University. When I bought the house, the front porch had been torn off. Later I bought the house at 21 East University and its porch had been torn off but the porch roof was supported by 4 by 4 rough hewn posts. Photographs from 12/2/93 still exist on the Hamilton County Auditors website under “images” on the righthand column. As you can see from the recent photographs, both porches have been restored. In the case of 21 East University, the restored porch replicates the porches of its sister buildings at 25 and 27 East University. The porch at 17 East University was designed by an architect to match the original porch.

I gradually acquired all of the southside houses from Van Street (17 East University) to and including the building at the SW corner of Euclid and University. This row of houses forms a beautiful French Second Empire architectural street scape (with the exception of 19 East University) of buildings that were constructed between 1890 and 1895.

The advent of the street car in 1888 resulted in a building boom in neighborhoods like Corryville as Cincinnati residents escaped the crowded and polluted environment of the “basin”. Over the Rhine had the highest density in 1900 of any neighborhoods in the United States.

Families moving to the “hilltops” were considerably larger than today. Without any of our modern household labor saving devices, it was very

difficult to manage the household without domestic help. Thus, most of the buildings in that era had third floors to accommodate the “help”. For example, 21 East University is listed at having 3000 finished square feet, or 1000 square feet per floor. They make very desirable homes for UC students.

Corryville buildings have had the ideal combination of high return on investment with very low risk. They are incredibly well-built brick buildings that can be purchased unseen from the Auditors website on a square footage basis with the simple assumption that all of the mechanicals (plumbing, electrical, heating etc..) need to be replaced; they are extremely high grade “shells” often selling for a small premium to the cost of land, gas lines, and sewer connections. Many of the houses I have renovated were vacant when I purchased them.

Within the last several years, a vacant frame building on a small lot (a tear down except it wasn’t worth tearing down) was flipped several times until someone finally renovated it adding five cars to a Vaughn street with a very large parking deficit.

The reason I am providing this history is that Corryville has experienced a boom analogous to the 1890-1910 period, but without the benefit of street cars and street car behavior. Corryville wasn’t built for the automotive age. Also, the “boom” has occurred somewhat gradually over 20 or so years because it has been driven totally by UC enrollment growth and the desirability of the renovated existing housing stock for student living.

So, what has suddenly changed? For years the Corryville Recreation Center has been providing considerable free parking in their lot. The use of their parking lot by people who do not use their facility has become so great that they have finally been forced to reclaim their parking capacity for their own clients.

I currently am renovating a house at 106 East University that has the potential to increase street parking by 5 cars. I should have, but I didn't see this parking crisis coming. Perhaps from an overall parking perspective it may not matter because the next highest bidder was intending to do the same thing as this is what the economics dictate.

I and developers like myself have become a big part of the problem by returning occupancy to street car era density levels to satisfy student demand. I am actively searching for ways to alleviate the parking problem for my tenants. Several years ago, I created a 14-space lot off of Van Street behind 17 East University. Prior to that I tore down a house on Vaughn to create a 15-space lot on Vaughn Street.

Here is an important point for you to consider. Developers like myself are only using the existing density which comes with the existing property. This represents a marked difference with the proposed PUD zone change in which new increased density is being created.

I have forwarded a letter that was sent to Mr. Curtis Hines of Traffic Engineering that describes the erosion of parking spaces that has occurred in the past with recommendations on ways to restore them.

This may be outside the scope of your current zoning request, but Corryville desperately needs a comprehensive design plan. In November 2023 a representative of UC made a presentation to the Corryville Community Council with schematic diagrams illustrating UC's desire to make University Avenue the main entrance to UC from Reading Road. The plan was attractive until it was revealed that it would take two years and 140 parking spaces would be lost during that time. This resulted in severe opposition with the recommendation that UC needed to do more planning. Unfortunately, UC hasn't returned.

I happened to be involved in a Clifton community plan (circa 1975-1980) managed by Ron Kull from the Cincinnati Planning Department and remember how much community time and involvement was involved. The plan proved extremely important to the community in that it restricted fast food restaurants thereby saving the Esquire Theater from demolition for a new Wendy's.

Based on my experience of over forty years in Corryville, it is my recommendation that the current zoning request be denied and that there be a moratorium on future development until an overall plan is developed as it is currently impossible to conduct planning on an ad hoc basis without a community plan as a reference. The parking waves from a project of this size will be felt throughout Corryville.

Thanks For your consideration,

Thomas J. Fruth
Twin Towers
1208 South Ridge Drive
Cincinnati, Ohio 45224
1-717-919-4015
T9439f@gmail.com

Burns, Emily

From: emily.burns@cincinnati-oh.gov
To: tom fruth
Subject: RE: [External Email] PD at 2608-2622

From: tom fruth <t9439f@gmail.com>
Sent: Wednesday, January 29, 2025 4:21 PM
To: Burns, Emily <emily.burns@cincinnati-oh.gov>
Subject: [External Email] PD at 2608-2622

External Email Communication

Attn. Ms Emily Burns Cincinnati City Planner

RECOMMENDATIONS
I strongly recommend that the requested zone change be denied because of its excessive density and resulting parking damage it will inflict on the entire Corryvile neighborhood..
I also recommend that every effort be made to complete a Neighborhood Design Plan for Corryville. I was a member of the 1982 (?) Clifton plan which was pivotal in preventing the Esquire Theater from being turned into a Wendy restaurant. The case went all the way to the Ohio Supreme Court. Surprisingly, 40 some years later, I have the privilege of repeating the experience as a member of the current Clifton neighborhood plan. Needless to say, the Hyde Park Square development news has been very motivating for our members. .

BACKGROUND
Between 1977 and today I have renovated about 14 houses and smaller apartment buildings in Corryville; Most of the houses were vacant at the time of purchase, but a few were purchased from older occupants who were moving. My almost 50 years experience gives me a perspective on the trajectory of one of Cincinnati's most important but underappreciated neighborhoods.The high number of vacant buildings is a reflection of the population's decline from 7482 in 1960 to 3327 in the 2010 census. The 2020 census of 4373, an increase of 31.4%, reflects the dramatic expansion of UC students seeking housing which is a reflection of UC's dramatic enrollment increases. Corryville has been able to absorb this influx due to a combination of three factors: renovation of vacant houses, renovation of low density homes into higher density UC student rentals, and the construction of appropriate sized and designed new apartment complexes. The result is a beneficial transformation of Corryville until now. The Corryville Recreation Center has recently made a very reasonable decision from their viewpoint: Parking of cars by individuals who were not using the Recreation Center was adversely influencing them. The Recreation Center made the decision to restrict parking to individuals using the Center. This effectively "threw" about 25 cars onto the public street where no available spaces existed resulting in a "parking crisis" for blocks surrounding the corner of Eden and University. As an adjacent property owner, I have to admit that I had been lulled into a false sense of parking security as the Recreation Center had more or less been assumed to be a "public" parking lot. Please find attached a letter to Curtis Hines DOT I wrote for the Corryville Council parking committee.which describes the erosion of parking that has occurred over the last 10 years due to various factors; pedestrian safety being the major component.
Unfortunately for the current developer, the Recreation Center crisis coincided with his decision to build

a 471 bed UC "dormitory" less than 3 blocks to the north. With only 171 off street parking spaces, the project has the potential of adding 300 cars. Now expert opinion estimates only 50 to 70 percent of those beds will be accompanied by a car. Using an average of 60%, results in 283 less 171 or 112 additional cars looking for street parking which is currently nonexistent..Another way of looking at the project is 471 new Corryville residents represents 45% of the 2010 to 2020 decade population increase.

POTENTIAL VALUE OF CORRYVILLE

Consider that Corryville is surrounded by some of the city's largest employers: The University of Cincinnati on the west and Childrens and the UC hospital complex on the north. The new I-71 Martin Luther King exit and entrance is generating an office complex to the east. Each night thousands of employees leave the neighborhood to return home on clogged interstate highways, because, in my estimation, there is a lack of available suitable housing that is exemplified by a newly built (2006) 222 Stetson, a 2000 square foot townhouse that sold in April of last year for $380,000.
While new housing is definitely needed the real opportunity lies in the existing housing stock which was built in the street car era. Eden, Bellevue, University, and Euclid all have examples of architecturally beautiful brick houses, most having sizable third floors for their maids. In 1890 Corryville was an attractive suburb for those wealthy enough to escape the basin area. Over-the-Rhine was in 1900 the densest neighborhood in the United States with a population of almost 40,000.
As an example of Corryville's housing potential, I have attached photos of two restored houses at 17 and 21 East University Avenue.Their square footages are 4085 and 3000. They were built in 1893 and 1890. Their architectural style is described on a Victorian Streetscape monument (17, 19, 21, 25, 27 East University) which is shown on the attached photo. One last photo and I will explain my vision.
Look at the photo of 235 Fosdick. It has 2795 square feet and was built in 1888 and has parkay wood floors. Hard to imagine that Corryville was a very upscale neighborhood in 1888. Now 235 Fosdick compares very well with any of the houses on the west side of the 3500 block of Middleton in Gaslight Clifton which are selling for more than $700,000.Of course a Corryville location can't compare with a Gaslight Clifton location (few Cincinnati neighborhoods can) but it can come close, much closer.

MAIN ENTRANCE TO THE UNIVERSITY OF CINCINNATI

In November of 2023, a representative of UC made a presentation at the Corryville Community Council showing University Avenue being "redesigned" as the main entrance. The sketches taking considerable wall space were wonderful and had taken considerable time to produce. Since I owned quite a few parcels on University, the presentation was so intoxicating that it temporarily blocked a nagging thought: Does UC own University Avenue? Or where is the beginning of the planning process?. The presentation had a sort of "done deal" aspect to it. Then someone asked how long it would take and the response was 2 years with no consideration expressed for the 140 parking spaces that would be lost on University Avenue. At that point I need to apologize for rudely telling him to come back when he had done the appropriate planning. When there was no response, my architect contacted the representative and was told that UC didn't want to antagonize the community. That was a misunderstanding of my position, I wasn't against the plan, I was against the planning process failing to take the form I had experienced years earlier with Ron Kull of the Cincinnati Planning Department.
My purpose in bringing this up is that it further validates what I see as the importance of Corryville and the need for a neighborhood design plan involving all of the stakeholders: UC, Childrens and UC hospitals, Cincinnati Planning, property owners, and community representatives. Corryville Community Council support for the present zoning rests of a vote taken without membership verification with affirmative votes depending on a group of "incentivized transient friendlies". No relevant or important

stakeholders, especially institutional stakeholders, were involved in the decision to support the zone change. The demand for student housing as UC continues to expand has driven the cost of land to well over two million dollars per acre which means there are very few residential areas in Corryville that are safe. Considering the size of the current zoning request, making a decision request without a planning framework will be detrimental to the future of Corryville.

Best Regards

Thomas J, Fruth
t9439f@gmail.com

CORRYVILLE PARKING 12/10/2024

I am writing to you on behalf of the Corryville Community Council to request your assistance in addressing a parking crisis regarding the Corryville Recreation Center's decision to start towing vehicles within their lot as a counter to discourage usage from individuals not intending to use the Center.

The demand for UC student housing has dramatically increased the neighborhood density. Many brick houses (3 floors 3000 square feet for example) have been renovated for student housing. With many of these formerly single-family homes becoming resident to five or six students, this greatly exacerbates the parking crisis in Corryville.

The implementation of the City's pedestrian safety program has had significant positive results but has resulted in the elimination of parking spaces due to setback requirements at intersections. Five spaces were lost at the two entrances/exits for the Recreation Center. (Cincinnati CAGIS maps have a time feature that allows comparisons back to1993.)

Michael Pachan, a retired City architect and I did a recent driving survey of the area around the Recreation Center to determine the potential for parking spaces. (Maps were presented at the last Council meeting.) Here is a summary of what we found:

7 spaces on Rochelle at the south side of Hampton Inn which are reserved for tour buses could be quickly made available. These spaces are rarely used. After years of inquiring, I found one person who has ever seen a tour bus there. Furthermore, the seemingly low

demand for these parking spots does not justify the zone's existence. Alternatively, advance reservations could be made, potentially through CPD, allowing time for the vacant tour bus to be located in a more beneficial location for the neighborhood. The Hampton Inn has many options available to them that could solve this problem.

The potential 28 spaces we found due to 30 foot stop sign setbacks involve pedestrian safety, but the City traffic engineers have already demonstrated that they have innovative ways for accommodating pedestrian safety and parking demand with the use of intersection "bump-outs". Similar Hamilton Avenue intersections already implement these "bump out" features that are freeing up the parking spaces we are seeking.

We are fortunate to have a "crisis" that is produced not only by increased population demand but has the available money to create the solution. The Corryville Tax Incremental Financing District has a balance of $13,938,049.21 which is only exceeded by the OTR East balance of $20,835,852.91

The Recreation Center parking changes are analogous to a new building without parking suddenly throwing 25 cars onto neighborhood streets. Consider the headaches that would occur if it happened in Hyde Park Square or Gaslight Clifton.

The Corryville Recreation Center has agreed to delay their towing plan to provide some time for resolution of the problems.

Thanks for your consideration.

We would like to reiterate our desire to see an public-transit overarching solution toward the parking related crisis across Uptown and Cincinnati broadly, and we propose this plan only as a short term solution to a long-term problem to be addressed.

Composed by	Approved by
Tom Fruth	Bill Crawford
Corryville Landlord for 50 years	Corryville Council President

Outlook

[External Email] Concern over Euclid development.

From email@timehof.com <email@timehof.com>
Date Tue 1/7/2025 1:04 PM
To Burns, Emily <emily.burns@cincinnati-oh.gov>

You don't often get email from email@timehof.com. Learn why this is important

External Email Communication

Emily Burns,
When the people that want to build this development on Euclid came to the Corryville Community council meeting, they were planning on putting an 18 story building on that corner. After hearing objections, they reduced this to 10 stories. The 18 storys would have shaded the whole block. I have solar cells I live on Eden avenue. Is this zoning change so that they can put a tall building like that in this space? The zoning that exists is adequate for all the development in Corryville so far. There are still residents and home owners besides students living here. Unfortunately, the neighborhood character has been undermined by the University and developers. Do they plan an end run around the community's objections? Why is this zoning change necessary?

Thank you for hearing my concerns. As a fifty year resident in this house, I have watched the neighborhood go from residential to dormatory. Businesses do not thrive in the summer anymore. The neighborhood went from 86% black in 1975 when I bought it to 14.6% black now. The cities population is 46% black while the universities population is 8.6% black. This seems like a racist land grab in hindsight in my opinion. Corryville had a swimming pool with ball diamonds and we were traded a rec center for that space (which is now the molecular biology building and a beautiful garden with no trespassing signs) and promised a water park which has for the last 20 years at least remained a mulch covered mud patch next to the basketball courts. No ball field at all. They got rid of all the elementary and secondary schools in the neighborhood except for Hughs highschool. Fairview, Marry middle school and Shields were abandoned as schools forcing families with children out. UC has with the help of the city, prevented me from using my front yard for parking, because as I was told, they (UC) didn't want to lose a curb cut parking space for their lower paid employees. I was told this by the cement contractor for uptown properties who was trying to secure a permit for me. (Probably to shut me up) I find it outrageous that they can tear down these old historic pre-car buildings, and put their development 3 feet from the sidewalk, with the absolute minimalum parking and yet won't let me use my 25 ft front yard to make my life easier.
Thank you for your attention to this matter.
Timothy Hof
2714 Eden Avenue
(513) 378-6811

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

I am writing as a resident of 2612 Euclid Ave, to express my strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

I am writing as a resident of 2612 Euclid Ave, to express my strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Payton Caldwell

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Quentin Burgess

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

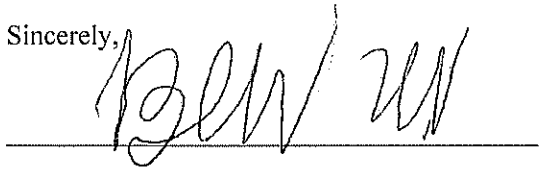
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

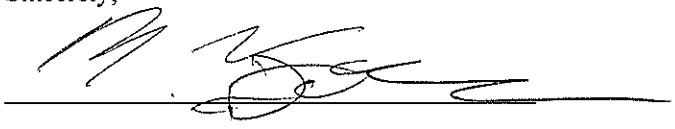
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

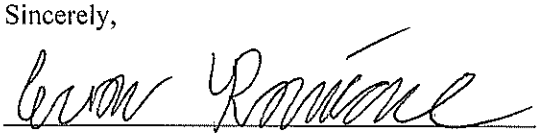
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

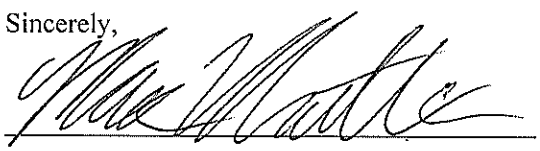
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

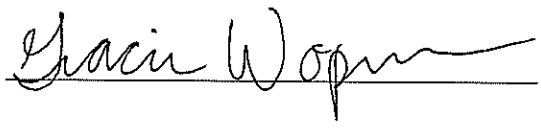
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Drew Hartley

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

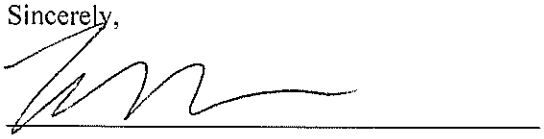
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

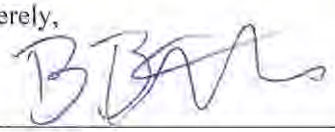
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

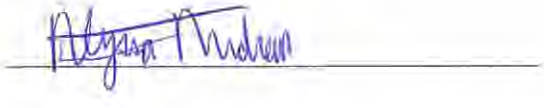
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Elizabeth Creech

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

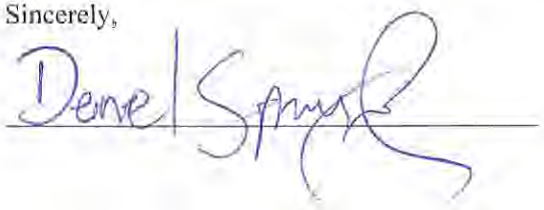
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

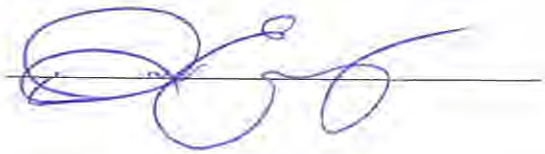
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Cody Mc

2918 Vaughn Street Apt B

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

2908 vaughn street APT 2

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Isabelle Wright

217 E University Ave

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

217 E University Avenue
Cincinnati, OH
45219

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

220 Fosdick

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Dan Foslick

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

219 Fosdick

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Madalyn P 722 Fosdick St

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Jim Mellon 240 Oak St

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

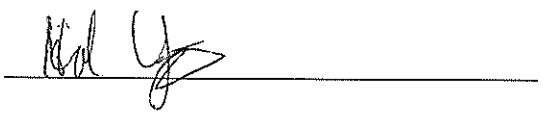
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

DaShon Washington

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Travis Schubert

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

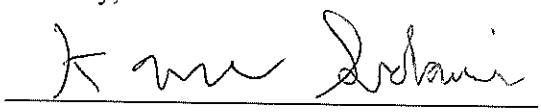
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Madison Basilone

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Carrie Bistrek

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Leah Hall

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

RAMSIGN

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

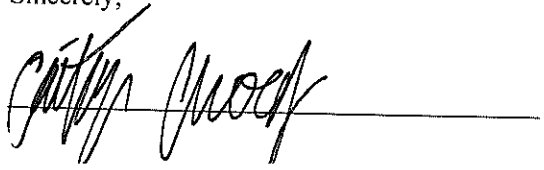
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

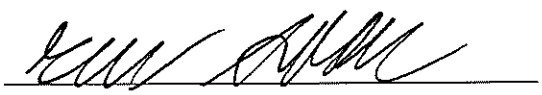
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

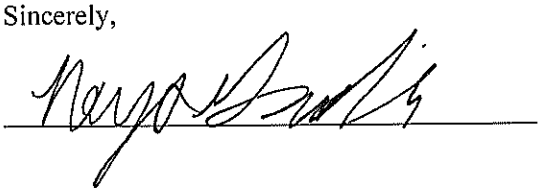
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Emma R

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Ashleigh Stout

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Lauren Goodyear

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

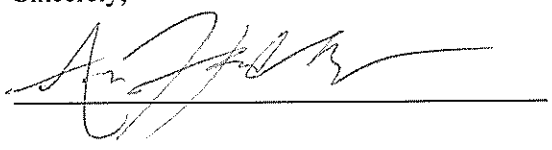
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Charlotte Ackermann

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Reagan Pearson

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Taylor Sullivan

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

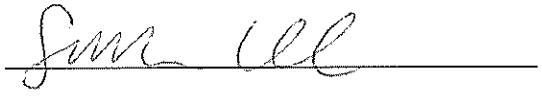
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Isabella Matturro

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

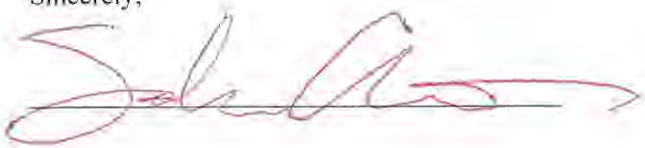
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

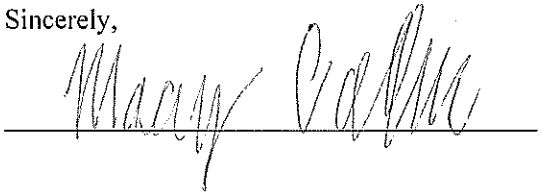
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

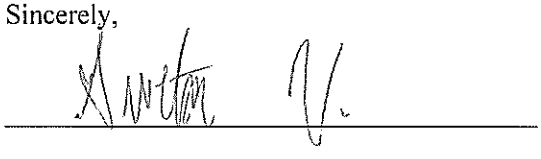
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Brooke Madison

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Marlis Berger

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Sophia Sacks

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Kylle Spencer

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

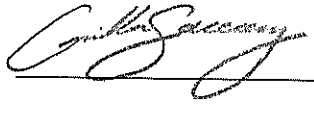
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

J. Paige Cornett

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

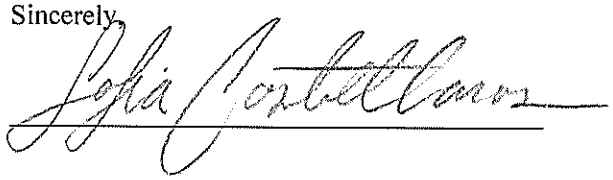
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Jaclyn Williams

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Matthew Rals

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Clara Weber

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Chi Do

Phi Do

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

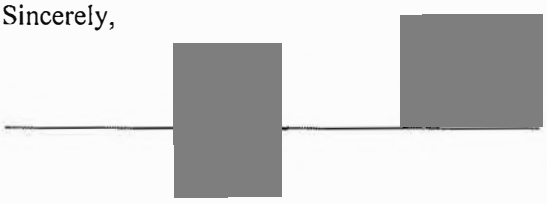
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,



To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Sean Lau

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

Amy Bowling

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight.***"

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity.***"

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels,***" a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

To: The Honorable Council of the City of Cincinnati and The Planning Commission

Subject: Euclid and Corry Development – Letter of Support re: Proposed Re-Zoning to Planned Development

Dear Honorable Council Members and Planning Commission,

We write to express our strong support for the proposed rezoning of the properties located at 2608, 2612, 2614, 2620, and 2622 Euclid Avenue in Corryville to a Planned Development. This redevelopment project aligns with Plan Cincinnati and the City's approved neighborhood plans for Corryville by revitalizing aging, underutilized properties and creating critically needed quality student housing and parking. The Euclid and Corry Development will provide 172 modern units with 471 beds and 174 parking spaces. This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, "***As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.***" By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to "***guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***"

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes "***may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations***" or with fire and health codes.

- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to "***improve the neighborhood experience by addressing quality of life issues such as safety and blight***."

Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to "***target investment to geographic areas where there is already economic activity***."

- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to "***support and stabilize our neighborhoods.***"

- Offering modern, safe, and well-maintained housing for students, contributing to the availability of "***quality healthy housing for all income levels***," a key goal of Plan Cincinnati.

- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

We respectfully urge you to approve this zone change, enabling the Euclid and Corry Development to bring meaningful housing solutions and positive economic impacts to Corryville while adhering to the City's long-term planning goals.

Sincerely,

ana Gehner 2705 Euclid Ave

EXHIBIT J

WALKER CONSULTANTS

6602 East 75th Street, Suite 210
Indianapolis, IN 46250

317.842.6890
walkerconsultants.com

January 31, 2020

Matt Bourgeois
Executive Director
CHCURC
2510 Ohio Ave, Suite C
Cincinnati, OH 45219

Nathan Hess
President
CUFNA
2364 West McMicken Avenue
Cincinnati, OH 45214

Tom Erbeck
President
CHBA
2510 Ohio Ave, Suite C
Cincinnati, OH 45219

Re: CUF Parking and Transportation Analysis
Parking Consulting/Planning Services
Walker Project No. 13-3442.00

Dear Matt, Tom, and Nathan:

Walker is pleased to submit the following final report of our neighborhood parking and transportation study for Clifton Heights Community Urban Redevelopment Corporation (CHCURC), the Clifton Heights-University Heights-Fairview Neighborhood Association (CUFNA), and Clifton Heights Business Association (CHBA) in Cincinnati, Ohio.

This report presents a summary of our study methodology, findings, and recommendations.

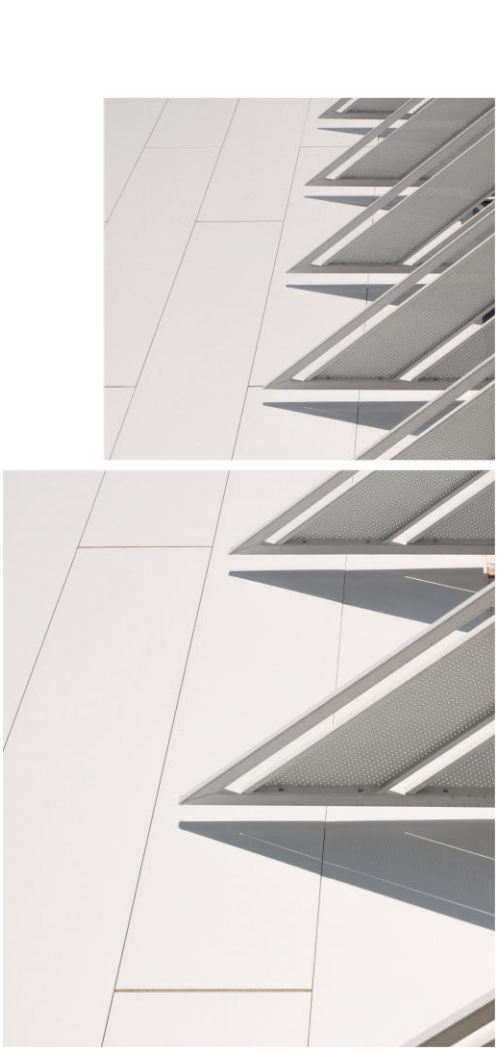
We appreciate the opportunity to be of service to you on this project. If you have any questions or comments, please do not hesitate to call.

Sincerely,

WALKER CONSULTANTS

John Gettings
Analyst

John W. Dorsett, AICP, CPP
Senior Vice President



CUF Parking and Transportation Analysis

Clifton Heights-University Heights-Fairview

Cincinnati, Ohio

January 31, 2020

Prepared for:
Matt Bourgeois, CHCURC
Tom Erbeck, CHBA
Nathan Hess, CUFNA

WALKER CONSULTANTS

TABLE OF CONTENTS

EXECUTIVE SUMMARY **II**
Project Description ii
Summary Findings iii
Summary Recommendations ii
STAKEHOLDER FEEDBACK & ISSUE IDENTIFICATION **1**
Initial Possible Action Items 2
SUPPLY & DEMAND ANALYSIS **3**
BENCHMARKING **9**
Higher Educational Benchmarking 9
Population and Enrollment Comparisons *10*
Parking Ratios *11*
Neighborhood Benchmarking 12
Austin, TX (University of Texas at Austin) *13*
Boulder, CO (University of Colorado Boulder) *14*
Columbus, OH (The Ohio State University) *14*
Indianapolis, IN (Butler University and IUPUI) *15*
FINDINGS AND RECOMMENDATIONS **18**
Off-Street Parking Management Recommendations 18
On-Street Parking Management Recommendations 20
Parking Management Plans *20*
Parking System Basics *20*
Cincinnati Mobile Phone Parking App *24*
Automated Parking Guidance Systems *25*
Seattle's E-Park Program *29*
License Plate Recognition (LPR) *30*
To Build or Not to Build? *32*
Transportation Demand Management Strategies 34
CONCLUSION **37**
Order of Magnitude Costs 38

EXECUTIVE SUMMARY

KEY TAKEAWAYS

1. *Treating the on-street and off-street parking as an entire system will ensure visitors and residents are able to find appropriate parking.*
2. *Parking demand can be met by managing existing parking more efficiently. This will require additional investments in parking enforcement officers and auditing of the on-street utilization.*
3. *Parking supply is only one side of the equation; the CUF neighborhood has opportunities to incentivize residents and commuters to come to the neighborhood and the University of Cincinnati campus via other modes than the single-occupant vehicle.*
4. *UC can mitigate impacts on surrounding neighborhoods through policy, communication, transportation options, and parking enforcement support.*

SUMMARY RECOMMENDATIONS

- Market and promote higher utilization of existing **off-street parking**
  - Encourage users to park off street through pricing strategies
  - Use signage and wayfinding to direct vehicles to the available spaces in the off-street facilities
  - Promote any potential remote/satellite parking options
  - Work with owners of private off-street parking facilities to allow all users, not just residents of a particular development
  - Work to encourage the minimization or elimination of reserved parking
- Manage, maintain, and enforce all **on-street parking**
  - Implement a plan that aligns with the goals of the neighborhood to manage the number of and types of vehicles allowed to park on street—through a residential parking permit program (RPP), paid parking, etc.
  - Work with multiple City departments to ensure the appropriate areas are enforced, cleaned, signed, etc.
  - Reach out to the University of Cincinnati parking enforcement to broker a deal to assist in the enforcement of the neighborhood
- Strive to create a **walkable environment independent of parked vehicles**
  - Work with the University parking department to encourage and ensure transportation demand management (TDM) strategies are part of their mission
  - Collaborate with developers, landlords, and leasing agencies to unbundle parking and implement TDM strategies working towards the goal of the elimination of single-occupant vehicles
  - Encourage a “park once” philosophy where users leave their vehicle and use alternative modes for shorter trips

PROJECT DESCRIPTION

As a result of the entitlement process for *The District*, a Trinitas Ventures redevelopment in Clifton Heights-University Heights-Fairview (CUF), a parking study was decided to assist in solving the existing parking problem within CUF. This report is not to establish parking ratios for Trinitas or any other development in CUF. As the neighborhood navigates future developments, the analysis and recommendations herein, which are anticipated to alleviate the existing demands for parking while anticipating additional parking demand, could assist in maneuvering how to do so. This report is the culmination of data collection, an open forum, evolving conversations about the nature of parking and commuting in CUF and in the University of Cincinnati.

This report walks the reader through Walker's data collection, findings, and recommendations.

SUMMARY FINDINGS

- Many residences do not have garages or driveways for housing vehicles overnight – rely on on-street parking
- Street sweepers are not on a schedule – do not notify when it will take place. They do not work with parking enforcement to enforce/tow cars on street so that the sweeping may occur
- Enforcement needs to be more thorough – in all parts of CUF, not just business district
    - Stolen street signs need replaced, old street signs need removed, and many instances need new signage for newer complications
    - Improper parking too close to corner – sightlines are poor at intersections due to parking on street too close to corners
- The parking structures are not seen as an option – are viewed as too expensive and inconvenient
- The University needs to be part of the solution because they are part of the problem
    - Cars sit on street for months at a time even though code says otherwise
    - Illegal bedroom/tenants adding to parking problem
    - UC shuttles are too narrowly focused on the University
- Implement a residential parking permit program
- Parking in business district is easy

01 Stakeholder Feedback & Issue Identification

STAKEHOLDER FEEDBACK & ISSUE IDENTIFICATION

In the development process, due to a myriad of factors, including financial, operational, regulatory requirements, and/or physical/operational limitations, developers and municipalities (through zoning and the approval process) choose whether to build less housing built with more parking or more housing built with less parking. Off-street parking requirements for residential multi-family developments are trending down with newer development tending to have fewer parking spaces per unit compared to older ones. A multi-family complex built in 1970, which likely has approximately 1.5 spaces per unit, finds itself next to a new building with a ratio of 1.0 or lower. This may appear as an injustice and cause frustration with older residents who have witnessed the changes of neighborhood—especially when these residents live in a home built without amenities amiable to a motor vehicle—no diveway or garage associated—as is the case with many homes in CUF. These implications impact residents not only directly (parking themselves) but also friends, contractors, and anyone visiting their home. However, it is important to note that public opinion as to how land uses are utilized have changed. **Moreover, transit services, technology, transportation options, and the demographics of the individuals residing and visiting the areas have all changed.** This is precisely what has occurred in neighborhood of Clifton Heights-University Heights-Fairview (CUF). It is not exclusive to CUF—similar instances are observed within municipalities across the United States. In many of these scenarios, frustrations – real and perceived – arise.

In order to better understand these issues Walker, along with DSD Advisors, the Clifton Heights-University Heights-Fairview Neighborhood Association (CUFNA), and Clifton Heights Community Urban Redevelopment Corporation (CHCURC), facilitated an open community forum. In the over 2-hour long meeting, there were 25 attendees representing residents, the University of Cincinnati, and landlords/businesses. Three questions were asked during this community session: W*hat is going well? What could be improved?* And *What is the successful 5- or 10-year vision for the community?* The highlights from the meeting are as follows:

What is going well?

- *Access to entertainment and food amenities in walking distance*
- *Walkability*
- *Areas with and without meters*
- *Plentiful garage parking*
- *Summers are good with plentiful street parking*
- *Enjoy the free parking after 6:00 p.m.*
- *UC shuttles*
- *Easy to cycle within CUF*
- *Easy access to Red Bikes*
- *Enjoy the scooter companies*
- *Parking in business district is easy*
- *Like the parking app for smartphones*

What could be improved?

- *UC shuttles are too narrowly focused on the University*
- *Would appreciate street car expansion into CUF*
- *Psychologically, the parking structures are not seen as an option – are viewed as too expensive*
- *Sightlines are poor at intersections due to parking on street too close to corners*
- *University Court and Hastings Street are dead ends – need better signage*

- *University Court might become a problem with increased competition for on-street parking*
- *Several streets have parking on both sides and make it tight for delivery trucks or ambulances to commute through*
- *Many residences do not have garages or driveways*
- *Straight Street is always full*
- *Cars sit on street for months at a time even though code says otherwise*
- *Illegal bedroom/tenants adding to parking problem*
- *Like the idea of one side of the street for permits (residents) and paid parking on the other side (visitors)*
- *Enforcement needs to be more thorough – in all parts of CUF, not just business district*
    - *Stolen street signs*
    - *Improper parking too close to corner*
- *UC police should be brought in to help facilitate and enforce*
- *Street sweepers are not on a schedule – do not notify when it will take place*
- *Street sweepers do not work with parking enforcement to enforce/tow cars on street so that the sweeping may occur*
- *Long-term parking would be an excellent option – similar to airport*
- *There are still "patient parking" signs on Straight Street where hospital used to be – does not insight confidence in on street parking maintenance*
- *Little to no loading or 15-minute parking options*
- *Would like ZipCar as an option*
- *The University needs to be part of the solution because they are part of the problem*
- *No other large mixed-use developments should be planned*

What is the successful 5- or 10-year vision for the community?

- *Create an overnight only parking garage option*
- *Fairview Avenue could have angled parking – either back in or pull in*
- *Remote parking lot of UC students – shuttle lots*
- *Implement a residential parking permit program*
- *Autonomous vehicles and transportation network companies (TNCs) make transit more feasible*
- *More ridesharing*
- *Good public transit system*

Other Comments:

- *Some object to friendlier enforcement – currently, only enforce when complaints occur*

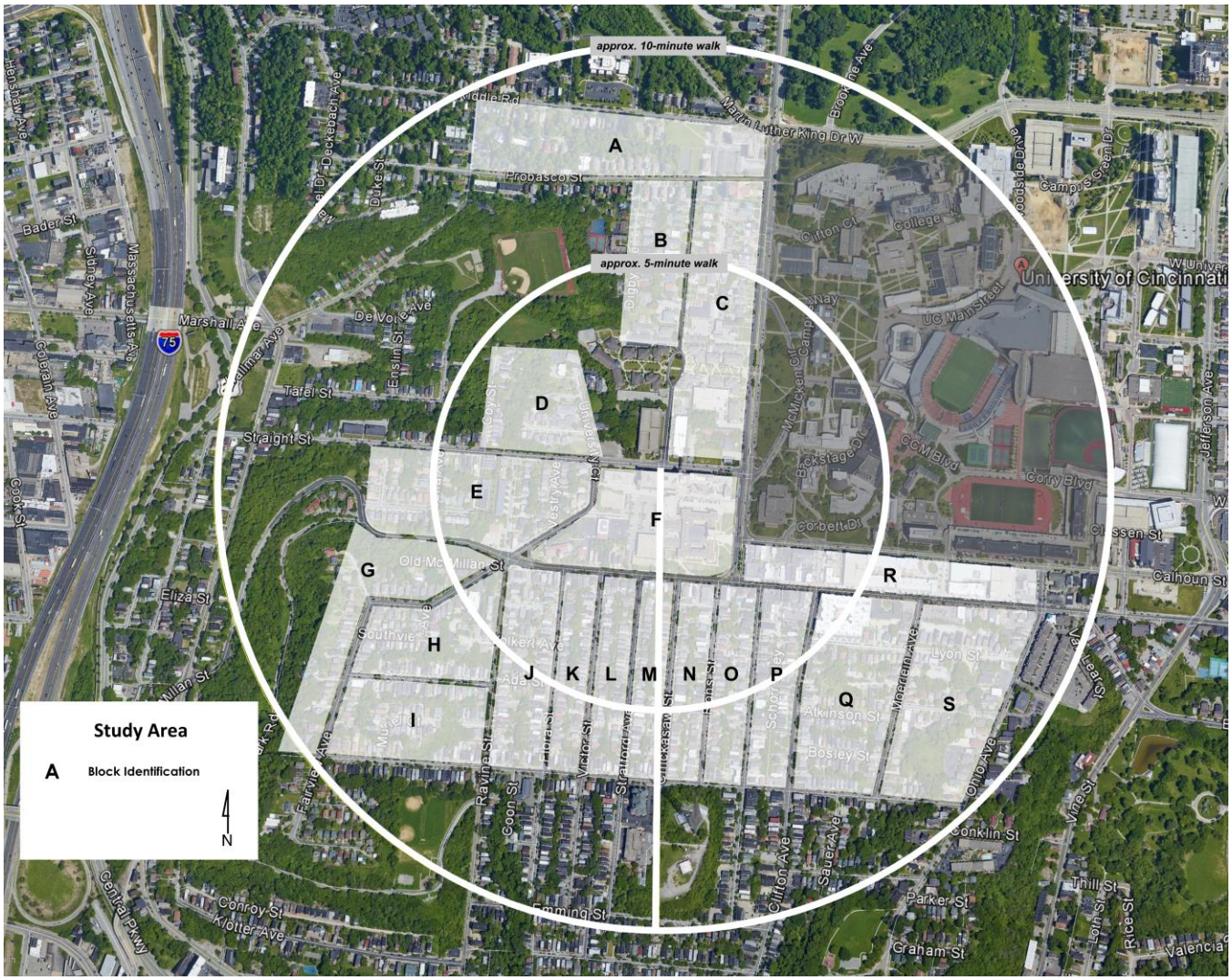
INITIAL POSSIBLE ACTION ITEMS

After compiling the above described ideas and concerns, the following action item strategies were identified for possible implementation. These possible action items should be vetted and prioritized as a community through a steering committee. Some of these action items could be easily implemented by the City with little costs, while others create long-term financial burdens on staffing, etc.

1. Better market the available off-street parking in the structures
2. Ensure parking and regulation (no parking) signage is up to date and accurate throughout CUF
3. Enforce parking restrictions more regularly and consistently, addressing <u>all</u> rules and regulations
4. Implement a residential parking permit program (variations discussed in later section)

SUPPLY & DEMAND ANALYSIS

In addition to the community meeting on Monday, September 23, 2019, parking inventory and occupancy counts were performed. During the summer months, when UC campus population was not fully in session, Walker performed inventory and occupancy counts. Then, Tuesday, September, 24th, Walker performed an additional round of occupancy counts. This date was mutually decided upon as it allowed for students to be in session and form their regular habits. The data collection day was clear and sunny. Upon review of the morning, midday, and afternoon counts, it was decided an additional count in the evening was desired. In order to satisfy this request, Walker performed one final count on Saturday, November 9th. Saturday, November 9th was the Satruday prior to Veteran's Day—a UC holiday—making it less likely that the campus would be as occupied as a typical weekend. All counts were performed through field verification from Walker staff. The map below displays the study area. While this study area only represents a portion of CUF, it is intended to act as a sample for the entire neighborhood. The selected, centralized portion generates the most demand for parking.



On September, 24th Walker counted parked cars at three times during the day: morning (9:00 a.m. – 10:00 a.m.), midday (11:15 a.m. – 12:15 p.m.), and afternoon (2:00 p.m. – 3:00 p.m.). The November 9th count occurred in

the evening (8:00 p.m. – 9:00 p.m.). This approach was intended to provide snapshots in time, during which concurrent neighborhood demand was quickly, efficiently, and accurately measured. The following tables and "heat maps" display the occupancy percentages of each of these counts by block. These provide a visual representation of demand. The peak demand was observed during the midday count. It is important to note: Walker did not count empty spaces, but parked cars. This means that in many instances there may be vehicles parked illegally allowing for more or less vehicles to park on a particular block face. For instance, if an on-street block face allows for 10 spaces legally, but an additional car is parked illegally on either end, this location could be at 120% occupancy. On the contrary, if a vehicle is parked inefficiently, not allowing other vehicles to park, it is possible the facility doesn't allow for 100% capacity. This is why all facilities, on- and off- street should aim for no more than 90-95% occupancy at any given time. When a parking facility exceeds this threshold, even though there might be available spaces, a user tends to perceive the parking as full.

	Occupancy			
Block	Morning	Midday	Afternoon	Evening
A	103.4%	106.7%	100.7%	102.7%
B	140.0%	152.5%	142.5%	142.5%
C	120.2%	122.8%	109.6%	104.4%
D	72.7%	83.1%	80.5%	77.9%
E	83.9%	92.3%	96.5%	82.5%
F	97.9%	95.8%	97.9%	97.9%
G	78.1%	70.3%	45.3%	60.9%
H	80.0%	103.3%	69.2%	74.2%
I	87.6%	83.1%	78.7%	75.3%
J	102.4%	121.4%	83.3%	95.2%
K	94.8%	102.1%	97.9%	92.7%
L	101.0%	98.0%	105.0%	104.0%
M	100.0%	108.0%	98.9%	100.0%
N	92.0%	109.2%	97.7%	92.0%
O	102.2%	106.7%	96.7%	100.0%
P	103.8%	102.5%	98.7%	102.5%
Q	82.9%	97.6%	82.9%	81.7%
R	52.1%	59.6%	53.0%	49.5%
S	73.7%	77.4%	72.3%	69.3%
Total	79.4%	86.2%	78.1%	76.3%
On Street	95.0%	103.1%	92.9%	93.1%
Off Street	46.0%	50.0%	46.3%	40.2%

Exhibit 1: Morning Occupancy Heat Map

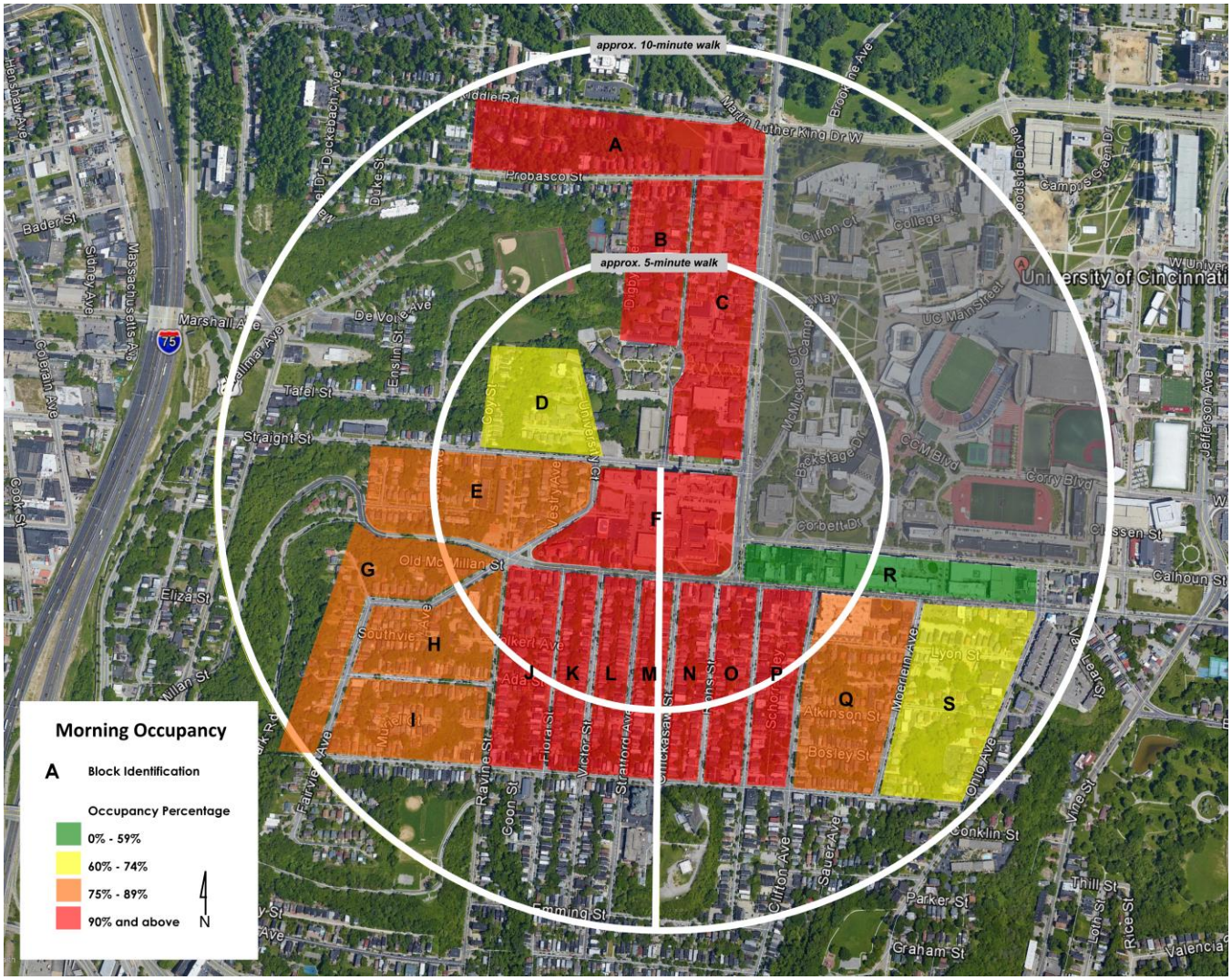


Exhibit 2: Midday Occupancy Heat Map

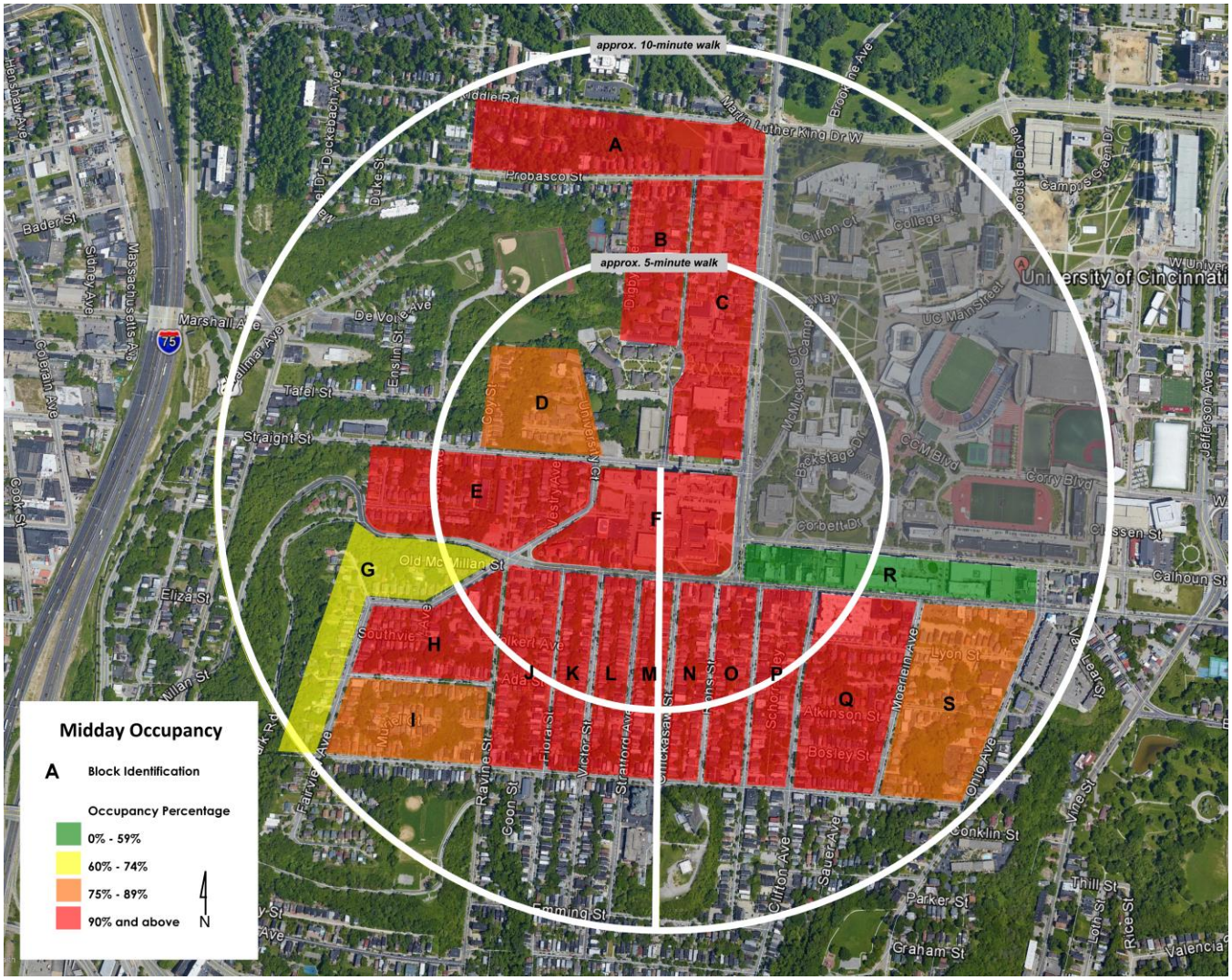


Exhibit 3: Afternoon Occupancy Heat Map

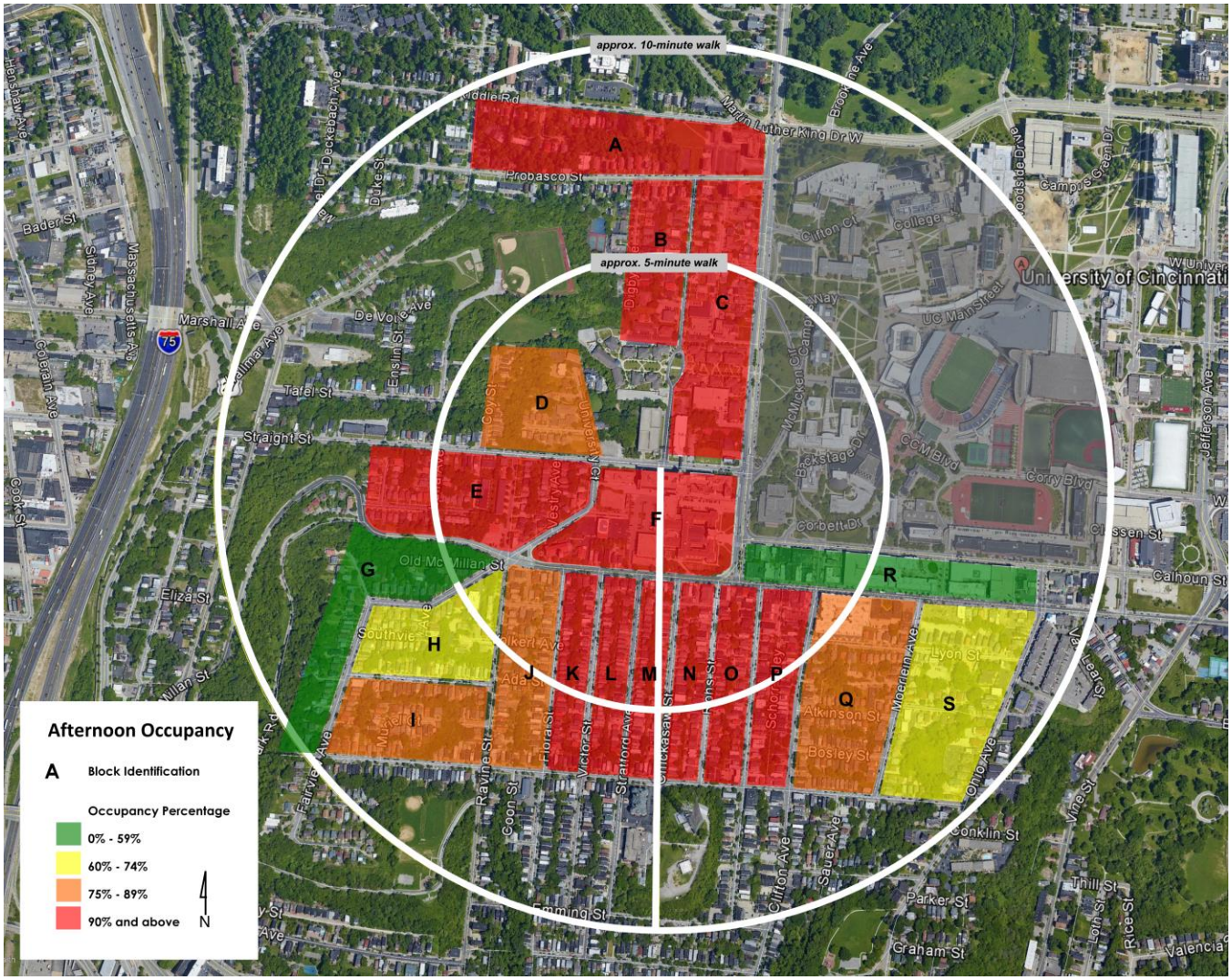
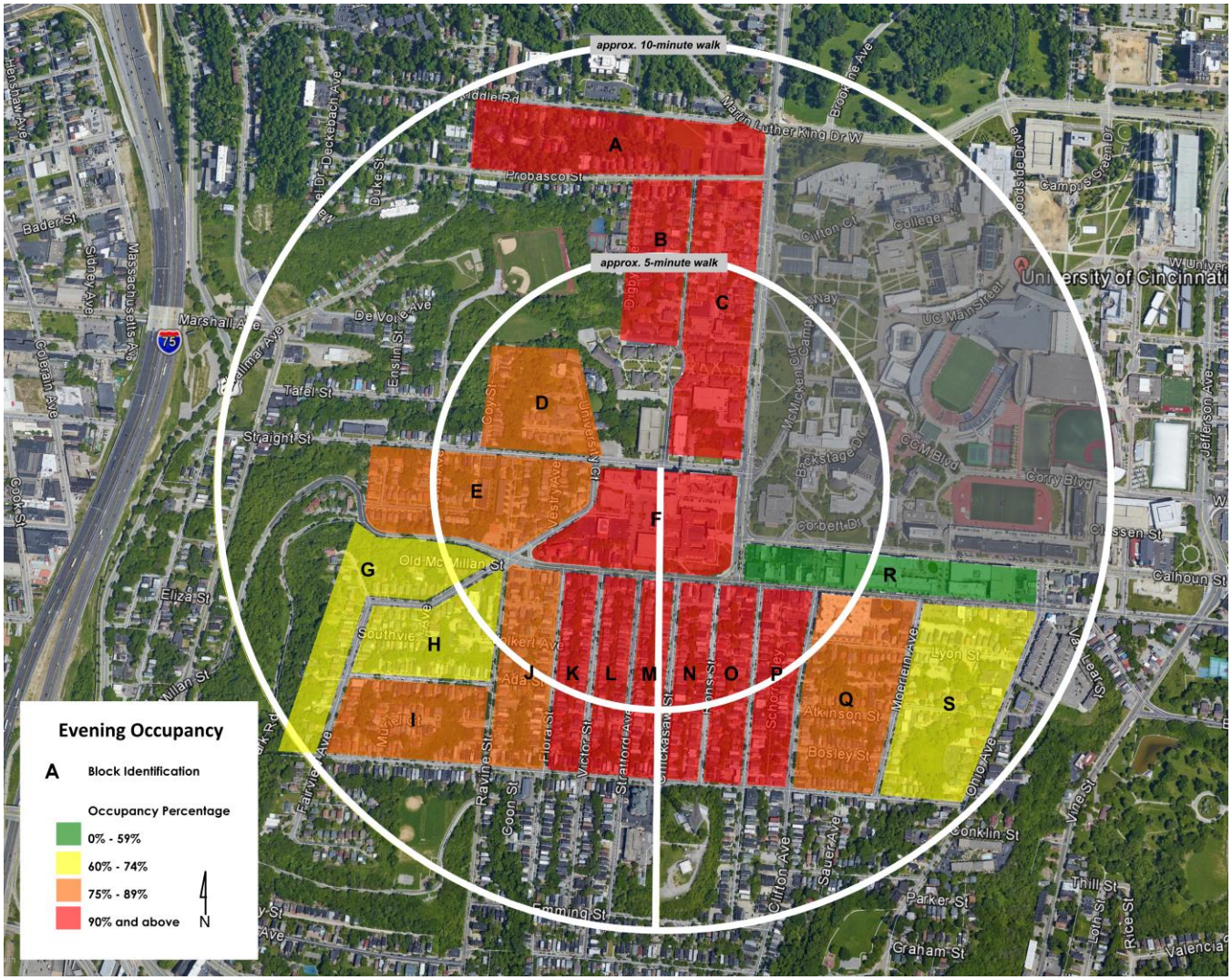


Exhibit 4: Evening Occupancy Heat Map



The heat maps display how the peak parking demand conditions within CUF were observed on Tuesday during the 12:00 p.m. hour. At this time, parking was generally busy, though spaces were available in both parking garages on block R (U Square West Garage and U Square East Garage). The most desirable, and most easily visible, on-street spaces were extremely busy. This is especially the case for the blocks nearest the center of the neighborhood – Blocks A, B, C, H, J, K, M, N, O, and P all experienced greater than 100 percent occupancy during the midday counts. 103% of all on-street spaces were occupied during the peak. Overall, the entire system, was 86.2 percent occupied during the midday counts.

During this same count, only 50 percent of off-street parking spaces were occupied and (likely because of this) block R was only 59 percent occupied. As previously described, a system is able to sustain occupancy up to approximately 90-95 percent without user frustrations or increased circulation. Beyond this, users are driving around the block or up the top floor of a garage in search of the last parking spaces. This frustrates users and makes it feel as though all parking is full even though 5 or 10 percent still remain. Since the entire system

peaked at only 86.2 percent, it is arguable that there is a parking shortage, as 13.8 percent of all parking is still available. However, the problem exists *where* that parking is located.

BENCHMARKING

In addition to the other analysis performed, Walker researched comparable academic institutions and municipalities. The first compares higher educational institutions in similar urban settings such as the University of Cincinnati (UC) in CUF. The latter compares neighborhoods that have implemented residential parking permit programs in response to demand from a college or university. These separate benchmarking strategies allow for a better real-world understanding of what institutional and municipal changes look like.

UC's impact to the surrounding neighborhoods has a history that extends all the way to it inception. The campus has been shaping the neighborhood and vice versa. In 1977, the university became a state institution—one ramifications being increased enrollment[1]. The enrollment has increased since the late seventies, however, the institution and the surrounding environment has had difficulties keeping up. The demand for housing meant many owner-occupied residences were converted to renter-occupied dwellings—likely increasing the number of vehicles per household. In more recent history, development companies have changed the landscape to include mixed-use developments with multifamily housing, which can ease some pressures in the neighborhoods. There are communities with university experiences very similar to this across the United States.

HIGHER EDUCATIONAL BENCHMARKING

The competitive environment surrounding academic institutions—competition for resources, students, faculty, etc.—offers a compelling backdrop against which to evaluate a University's operations, characteristics and amenities. Identifying peer institutions against which to measure these factors provides decision makers with general information concerning their standing among like institutions. For the purposes of this project, stakeholders, along with Walker, have identified seven (7) peer institutions to be compared to the University of Cincinnati:

- University of Louisville (Louisville, Kentucky)
- University of Pittsburgh (Pittsburgh, Pennsylvania)
- University of Buffalo (Buffalo, New York)
- North Carolina State University (Raleigh, North Carolina)
- University of Wisconsin – Milwaukee (Milwaukee, Wisconsin)
- Indiana University-Purdue University -Indianapolis (Indianapolis, Indiana)
- Georgia Institute of Technology (Atlanta, Georgia)

[1] Clifton Heights Community Urban Redevelopment Corporation, 2019. http://www.cliftonheights.org/about/about-clifton-heights/

POPULATION AND ENROLLMENT COMPARISONS

The transportation and parking needs of a university are directly related to the size and distribution of the student population and its geographical setting. Of the peers identified, the City of Cincinnati ranks in the middle in terms of metropolitan statistical area population. However, in terms of total student population with nearly 40,000 students, UC ranks as the largest institution compared. Peer student populations range as low as 21,400 (University of Louisville) to over 38,000 (University of Cincinnati). A summary of student enrollment and metropolitan populations for the most recent year available from each institution are shown in the tables below.

	Location	Metro Area Population
University of Cincinnati	Cincinnati, Ohio	2,180,000
University of Louisville	Louisville, Kentucky	1,290,000
University of Pittsburgh	Pittsburgh, Pennsylvania	2,330,000
University of Buffalo	Buffalo, New York	1,140,000
North Carolina State University	Raleigh, North Carolina	1,340,000
University of Wisconsin - Milwaukee	Milwaukee, Wisconsin	1,580,000
Indiana University-Purdue University -Indianapolis	Indianapolis, Indiana	2,030,000
Georgia Institute of Technology	Atlanta, Georgia	5,880,000
Mean		2,227,143
Median		1,580,000

	Undergraduate Enrollment	Graduate Enrollment	Total Student Enrollment
University of Cincinnati	26,932	11,130	38,062
University of Louisville	15,642	5,789	21,431
University of Pittsburgh	19,330	9,343	28,673
University of Buffalo	21,607	9,896	31,503
North Carolina State University	25,199	10,280	35,479
University of Wisconsin - Milwaukee	20,256	4,677	24,933
Indiana University-Purdue University -Indianapolis	21,246	8,333	29,579
Georgia Institute of Technology	16,049	16,674	32,723
Mean	19,904	9,285	29,189
Median	20,256	9,343	29,579

The need for parking and transportation facilities is a function of the trips necessary to access a need (a class, the dining hall, a place of employment, etc.). The origins and destinations of these trips play a role in the mode choices for the travelers. For university students, the location of their housing compared to the location of their classrooms can be the primary concern in determining when and how a trip is taken. Compared to its peers, UC houses between seven and eleven percent fewer students on campus, requiring these students to seek transportation to and from campus or to seek out nearby rental properties. Detailed information relating to the campus housing ratio is shown in the following table.

	Resident Student Population*	On-Campus Ratio	Total Students
University of Cincinnati	9,135	24%	38,062
University of Louisville	4,929	23%	21,431
University of Pittsburgh	12,329	43%	28,673
University of Buffalo	11,026	35%	31,503
North Carolina State University	13,482	38%	35,479
University of Wisconsin - Milwaukee	4,987	20%	24,933
Indiana University-Purdue University -Indianapolis	3,549	12%	29,579
Georgia Institute of Technology	14,071	43%	32,723
Mean	9,196	31%	29,189
Median	11,026	35%	29,579

*Includes all dorms, sorrorities, fraternities, and college-owned, operated, or affiliated housing

Source: U.S. News & World Report

PARKING RATIOS

Student housing might force visitors of the campus to drive and find parking within the campus parking system. Utilizing the student population information, and including faculty/staff populations, a measurement of parking ratios was gathered. Parking ratios, similar to the surrounding comparisons of peers, a comparison of built parking spaces can be useful. These ratios compare the total number of parking spaces to the total population on campus. These ratios do not display utilizations or the details by user group but show how UC compares in relation to the number of built or available spaces on campus.

	Total Faculty/Staff/Student Population	Total Parking Spaces	Ratio
University of Cincinnati	49,056	11,500	0.23
University of Louisville	28,303	7,132	0.25
University of Pittsburgh	36,067	4,400	0.12
University of Buffalo	37,554	14,000	0.37
North Carolina State University	44,638	18,000	0.40
University of Wisconsin - Milwaukee	32,675	5,197	0.16
Indiana University-Purdue University -Indianapolis	46,723	12,954	0.28
Georgia Institute of Technology	46,723	12,954	0.28
Mean	38,955	10,662	0.27
Median	37,554	12,954	0.28

As displayed, the parking ratios range from 0.12 at the University of Pittsburgh to 0.40 at North Carolina State University. UC's ratio of 0.23 falls within this range, however falls short of both the mean and median of peer institutions. This along with the lack of infrastructure for privately-owned off-street parking (garages, driveways, etc.), the high percentage of renter-occupied housing, the low rate of UC live-in residents, and the growing enrollment, all add to the pressures for parking demand in the surrounding neighborhoods. The University of Pittsburgh appears to be successfully "getting away" with a ratio of 0.12. This might not be the case. It is possible that the users in this system are more frustrated than those at UC. These comparisons also do not account for the publicly available parking infrustrucure. In many instances, where higher educational institutions are nestled in an urban environment, private parking operators account for an unidentified percentage of parked vehicles driving to and from campus every day. Moreover, the University- and publicly-provided transit systems, and the users perceptions of utilizing these sysmems, vary from institution to institution. Because of this, a great deal of cation should be used when comparing UC to other higher educational campus.

These peer institutions allow for a comparison of parking being provided compared to the total campus population**. While these figures can provide some level of context, it is not reasonable to assume other universities have right-sized their parking systems**, nor is there a measure of how many of these spaces would be considered "convenient" or not. Walker urges CUF, the City of Cincinnati, and UC to treat this data as such. In many instances at higher educational institutions, there is adequate parking, however, it is not located in the parts of campus that those find convenient.

NEIGHBORHOOD BENCHMARKING

As described above, UC is bordered by a neighboring historically residential neighborhood. The residents in this neighborhood have experienced firsthand the growth and successes of the University. Because of this growth and success at UC, the neighborhoods have changed dramatically over the past 50 years. While CUF is unique and creates its own challenges, many instances are shared across the United States. Walker has researched neighborhoods surrounding higher educational institutions to display an array of options. These are nearly all municipally-instituted programs that assist to manage the parking demand in the neighborhoods bordering the colleges or universities. All of the options have advantages and disadvantages. Walker has attempted to describe these in a narrative format. The success of each program is dependent upon the impetus for the scheme and the management of it thereafter. Walker is unable to comment on these areas. It is highly recommended that management of any program be budgeted for, as this will greatly impact the success of that particular program.

Town and gown relationships regarding parking were identified as an important aspect of this study. Walker has identified five (4) municipalities with six (5) universities to be compared to the CUF neighborhood:

- Austin, TX (University of Texas at Austin)
- Boulder, CO (University of Colorado Boulder)
- Columbus, OH (The Ohio State University)
- Indianapolis, IN (Butler University and IUPUI)

AUSTIN, TX (UNIVERSITY OF TEXAS AT AUSTIN)

The City of Austin has a total of seven zones where RPPs may occur. In each of these zones, the permitting process must start from the communities and do not begin with the municipality or other organizations. This means that the RPPs will only occur in locations where they are truly desired and necessary. However, the drawback to this methodology means the permit programs can be scattered throughout the City and surrounding the University. The changes in block face allowing for visitors, then potentially not, can be cumbersome for visitors or those unfamiliar with parking in the area. This is displayed in the following image. The orange area represents the University RPP zone.

Source: City of Austin

To create an additional level of confusion, even within the University zone restrictions vary with each RPP. For instance, one street (the 2300 block of Shoal Creek Boulevard) allows for visitors (without a permit) to park Monday through Friday from 7:00 a.m. to 7:00 p.m., then one block away (at the 2300 block of Longview Street)

no visitors are allowed at any time. These intricacies make for a catered product while adding to the complexities of understanding and enforcing the program.

One area worth noting in the City of Austin's residential parking permit programs are the renewal periods. For all zones outside of the orange University zone, the renewal period is at the beginning of the calendar year. However, for the orange University zone, the renewal begins August 1st. This allows for all resident students who move into the neighborhood the ability to purchase a permit and limit the number of vehicles on street. The program only allows for two permits to be registered per household. Residents moving to the area must know and plan for this. The City of Austin requires no proof of vehicle ownership, only proof of residency (either homeowner or lessee).

BOULDER, CO (UNIVERSITY OF COLORADO BOULDER)

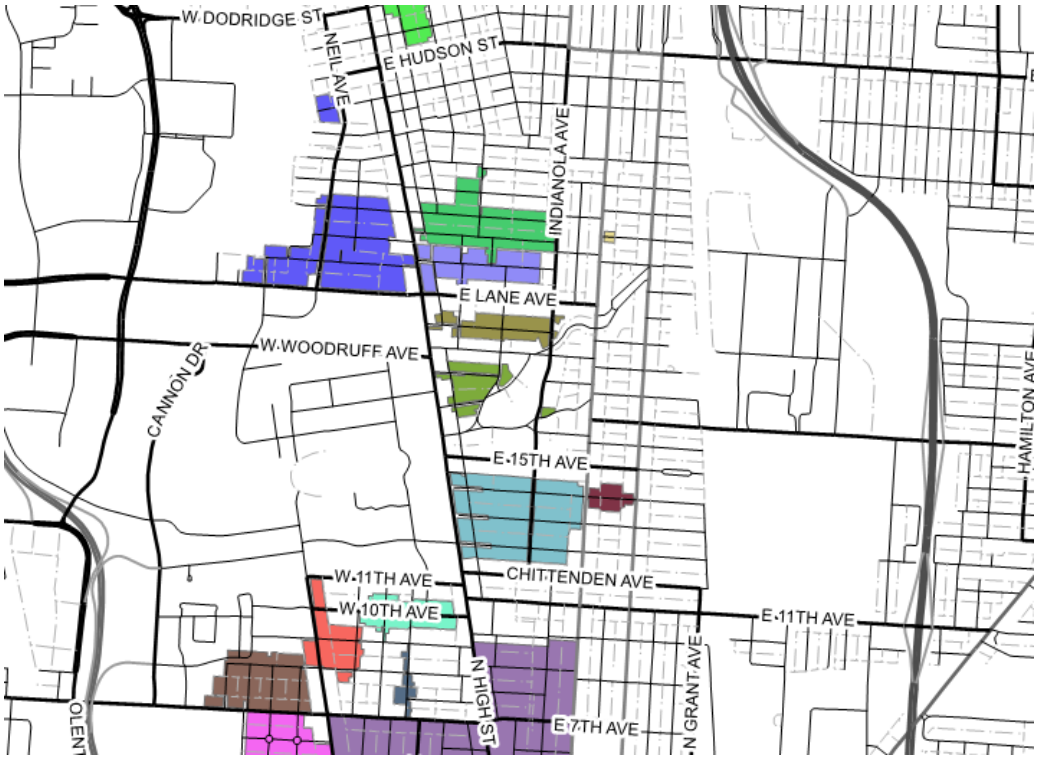
In the neighborhoods surrounding the University of Colorado Boulder, the City of Boulder has implemented neighborhood permit parking programs (NPP). Boulder's NPP has specific time limits based on the neighborhood or zone. Some of these zones are close together (within several blocks). Unlike many of these example Cities' RPP programs, Boulder allows for the public (non-permit holders) to park in nearly all of the RPP zones. The times of day and maximum time allowed vary by zone. In all of the case studies where the programs change throughout the municipality or neighborhoods, signage is imperative. Users of the system must know what they are and are not allowed to do.

In the City of Boulder, an RPP applicant must provide proof of residency and vehicle registration with their name on the registration. However, the application also specifies, "If parents or grandparents' car, a written notarized statement is required stating name of applicant as primary driver and how they are related. The statement must include the owner's name, address, telephone number, vehicle plate#, vin#, make of car, a photo ID and must be signed. If Business vehicle, must be on Business Letter Head.[2]" This measure is likely to deter abuse of the program while still allowing for students to participate in the program. The program states a maximum of two permits per person, with exceptions for four per person in particular neighborhoods. This appears to be needlessly high. Moreover, the additional paperwork and hurdles for the applicants and the management needed to review the paperwork by the City make for an ungainly process. This could be mitigated my limiting the number of permits per household. Limiting by person could create issues with occupancy per household, etc. This is not the problem that is trying to be solved in this study in CUF.

COLUMBUS, OH (THE OHIO STATE UNIVERSITY)

The City of Columbus has several permit zones near and surrounding the Ohio State University Campus. These RPP's were created individually on a case-by-case basis (similar to Austin, Texas). Because of this, there are no clear and defined zones that shape an area but rather are in reaction to specific blocks or neighborhoods that desire the program. Many of these vary on a block face by block face basis and have different regulations for each, as shown in the following figure.

[2] https://www-static.bouldercolorado.gov/docs/RESIDENT-_application_2018_Revised-1-201807190818.pdf?_ga=2.169465505.1497468393.1574281575-62552210.1574281575



Source: City of Columbus

While this piecemealed approach might be confusing to a visitor of the area, it allows for a detailed permit program that is catered to the specific needs or desires of that neighborhood. For instance, in some of the RPP zones, no visitor parking is allowed at any time, some allow for paid visitor parking during working (daytime) hours and do not allow parking for non-permitted vehicles, and finally others charge a higher rate for parking at night than during the day[3]. In the City of Columbus example, the RPPs are very transparent—all revenues generated within the RPP zones are maintained within those zones. The revenues help to manage, market, and evaluate the program regularly. Moreover, they also pay for and encourage utilizing alternative modes and remote employee parking options. This transparency is not always viable in a municipal setting and adds an additional level of complexity to initiating a program. However, if successful, can sustain the success of the program indefinitely.

The City of Columbus requires RPP applicants to have vehicle registration and proof of residency. The requirements do not specify that proof of vehicle registration must be in the name of the applicant.

INDIANAPOLIS, IN (BUTLER UNIVERSITY AND IUPUI)

The City of Indianapolis has two examples of where a higher educational institution has necessitated municipal regulations in an adjacent neighborhood. The two institutions are Butler University and Indiana University-Purdue University Indianapolis. While the two institutions are very different – Butler a smaller private institution in a neighborhood setting and IUPUI a larger urban campus with a commuter population, the need for an RPP because of the university impacts are the same.

[3] https://www.columbus.gov/publicservice/parking/Parking-Management-Plans---Permit-Parking/

Butler University, in the Butler-Tarkington neighborhood of Indianapolis, has taken over the responsibility of managing all parking within the bounds of the neighborhood surrounding the University. This responsibility was enacted by the City of Indianapolis which forced the University to do so. The bounds of this RPP are not as localized as some of these examples, nor is it limited to certain blocks, but rather the entire neighborhood. No faculty, staff, or students are permitted to park on street within the neighborhood, with the exception of those who are residents. Proximal parking is limited to only those who have a residential permit, while less proximal parking only restricts faculty, staff, and student nonresidents from parking. The size of this RPP allows for a clear-cut understanding of regulations for both visitors to the campus and residents. While at the same time, the inconsistencies within the RPP make for more confusing guidelines.

The City of Indianapolis manages the permit process while Butler University manages the parking enforcement. This collaboration works within the Butler-Tarkington neighborhood. It is worth noting, there are very few restaurants, shops, and businesses in the immediate proximity to campus. Nearly all parcels are residential. Because of this, the regulations are adequate.

Nearer to downtown Indianapolis, the Ransom Place neighborhood also has an RPP implemented by the City. Ransom Place, a 13-block historical neighborhood dating back to the 1880s, is nearly surrounded by Indiana University-Purdue University Indianapolis (IUPUI). This community is zoned in such a way that it makes for building or incorporating off-street parking near impossible, as open space must account for 55% of each parcel and the parcel geometries are long and slender. The substantial growth of IUPUI, since its inception in 1969, has raised concerns for parking in the neighborhood. Ransom Place residents primarily park their vehicles on street.

For this RPP, all permits are sold by the City, while, it is Walker's understanding, all enforcement is regulated on a complaint basis only. For a small residential program such as this, a complaint basis might be the most financially feasible. However, this can create frustrations within the neighborhood and question an RPP's effectiveness. In both Indianapolis examples, the City requires verification of current residence and Indiana vehicle registration. This means that out of state registrations are not accepted. However, similar to Boulder, Colorado, the City stipulates, "If vehicle is registered to a company, you must provide a letter on company letterhead stating that vehicle is a company vehicle and said letter must be signed by a company supervisor. If vehicle is not registered to the approved address, you must provide the copy of the registration along with 2 forms of ID reflecting the approved address (i.e. utility bill, lease, check stub or similar document).[4]" The City of Indianapolis states they reserve the right to refuse or deny the request of an RPP application if off-street parking is available. This is a process that does create more options for on-street availability, however could also increase the risk taken by the City in creating consistent enforcement of this regulation.

[4] https://citybase-cms-prod.s3.amazonaws.com/ace93420410341e4a7020939fd6db7bb.pdf

02 Findings & Recommendations

FINDINGS AND RECOMMENDATIONS

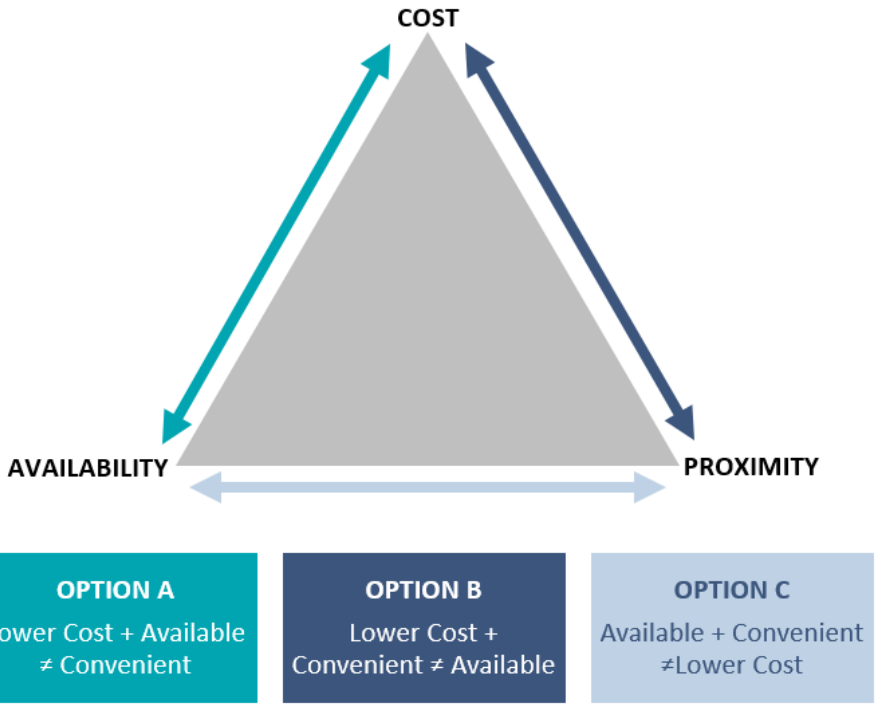
Based on the occupancy data collected, there are obvious geographical locations where parking demand is higher than others. From Flora Street in the west to Clifton Avenue in the east between McMillan and Warner Streets, the occupancy was very high. This extends north in the blocks west of Clifton Avenue north of Calhoun Street. The large demand for spaces in these locations might not come as a surprise to many. Aside from geographical locations, there are also types of facilities that have higher demand than others. From Walkers observations off-street parking always has availability. This is not the case with on-street parking. It is not infrequent to see off-street parking facilities restricted to certain users, such as residents. This management lowers efficiency and causes more parking to be built for all users.

Based on observations, research, and findings, Walker has recommendations in two general categories for the neighborhood. These will be detailed in the following section.

1. Market and promote higher utilization of existing off-street parking
    a. Encourage users to park off street through pricing strategies
    b. Use signage and wayfinding to direct vehicles to the available spaces in the off-street facilities
    c. Work with owners of private off-street parking facilities to allow all users, not just residents of a particular development
    d. Work to encourage the minimization or elimination of reserved parking
2. Manage, maintain, and enforce all on-street parking
    a. Implement a plan that aligns with the goals of the neighborhood to manage the number of and types of vehicles allowed to park on street (this could come in a number of forms)
    b. Work with multiple City departments to ensure the appropriate areas are enforced, cleaned, signed, etc.
    c. Reach out to the University of Cincinnati parking enforcement to broker a deal to assist in the enforcement of the neighborhood
    d. Work with the University parking department to encourage and ensure transportation demand management (TDM) strategies are part of their mission
    e. Collaborate with developers, landlords, and leasing agencies to unbundle parking and implement TDM strategies

OFF-STREET PARKING MANAGEMENT RECOMMENDATIONS

There are some aspects of off-street management that are independent of on-street management, such as marketing, signage, wayfinding, and the elimination of reserved parking. However, one of the biggest factors that pushes users into less utilized (or less desired spaces) is cost. The cost for parking off street, especially parking long term (2 or more hours), must be less than on street. In many places in CUF, this is the case right now. However, the vast majority of on-street parking is unregulated and free. Correlating parking cost to demand is a common pricing strategy used by parking providers. This practice entails recognizing the three desired characteristics related to a user's parking experience: cost, proximity, and availability. Using the following figure, Walker is illustrating that not every user is able to have all three desired parking characteristics concurrently. A user may weigh their options and choose which two characteristics they value most. It is important to note these are not Walker's rules; they are a reflection of how the market works.



These principles suggest:

A. If parking is inexpensive and available, it is not likely to be convenient
B. Inexpensive, convenient parking is unlikely to remain available
C. In order to offer parking that is available and convenient, it cannot be cheap

In order to create a system like this, off-street parking must be represented as option A in the example above. Currently, most of the on-street is represented as option B but we want to change that through management recommendations to be option C as this will create a more predictable system. So, we cannot discuss the management or marketing of off street without discussing the management of on street – it must be treated as a whole system. If just the on-street recommendations are implemented and not the off-street (or vice versa), the system would likely still not be successful.

In order to reduce demand on-street, the off-street parking must be better marketed. Walker recommends having the off-street parking displayed as an option for residents who have more than two vehicles per household. Working with the owners of the larger facilities will allow for an appropriate monthly rate. Moreover, marketing all available monthly parking options within CUF, similar to what is done downtown Cincinnati, allows users to decide what option is best for them. This keeps the monthly rates at an appropriate market level. The signage and wayfinding for these facilities should also be better distributed throughout the neighborhood. This can be done on street posts and online prior to arrival.

There are several off-street parking facilities in CUF that are gated or have parking access controls. This is typical of new residential developments. However, many of the residential spaces might be underutilized and sit vacant for hours throughout the day. Even more so, some spaces might never be filled if a resident chooses not to park in the facility or chooses not to own a car. For these spaces, Walker recommends the developer or leasing agency to allow outside users to park. Offer a rate – parking is in high demand in the area and if on-street spaces become more regulated there will likely be more of a demand for off street spaces. Parking facilities are very expensive to build and maintain. Additional revenue can assist in offsetting these costs. In doing so, however,

this could change the type of facility from a private to a commercial parking facility, from the City's perception. This would require zone code changes to allow for this. It is feasible, but an additional step to allow for this to occur.

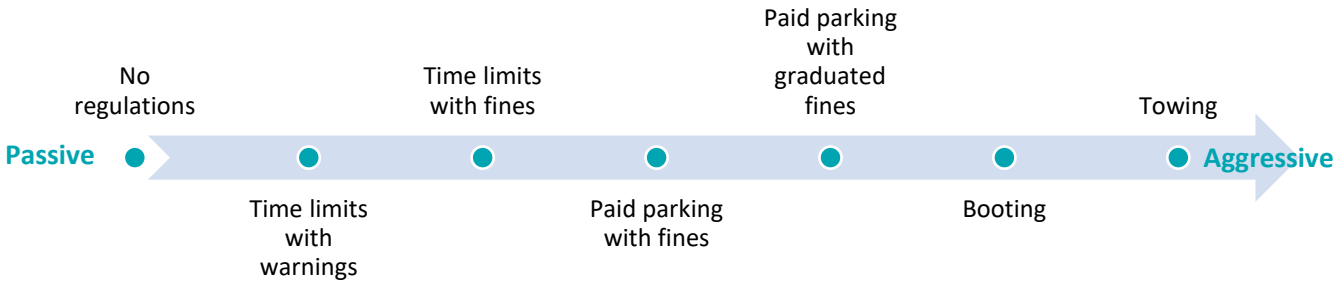
ON-STREET PARKING MANAGEMENT RECOMMENDATIONS

PARKING MANAGEMENT PLANS

In many mid-sized communities, there is difficulty deciding between being too aggressive or too passive. In CUF's case, it is clear the enforcement is too passive. The following introduces some policy-related best practices that the neighborhood may want to consider implementing to improve parking enforcement efforts. No matter the system that is decided, the enforcement and management needs to ensure that the parking system can be used in the most efficient way possible.

Note that any changes to enforcement policies should be combined with a public outreach process so that merchants, landlords, tenants, and stakeholders are aware of any policy changes and do not feel like the process is unduly punitive. The public outreach should focus on explaining the benefits of enforcement as a way encourage long-term parking off street and short-term parking on street, as well as protecting the residents who do not have any other options.

Combining changes to enforcement with a new residential parking permit program, paid parking, and/or timed parking may make sense from a public reaction standpoint.



PARKING SYSTEM BASICS

There are two primary reasons why communities decide to adopt, increase, or maintain parking rates. The first is to induce human behavior using economics. Users of the parking system will quickly modify their parking behaviors if they incur costs in the form of user fees. For instance, if rates are charged for on-street parking, employees will be motivated to find long-term parking areas that are either less expensive or free, keeping prime on-street spaces available for business patrons. Most users will see the convenience of nearby on-street parking and opt to pay the rates, while a small percentage might not be willing to pay and will go out of the way to find free or less expensive parking farther away. This balances parking utilization to address the supply and demand challenges. In the instance of CUF, implementing paid parking, increasing rates where it already occurs, or regulating parking on-street all have the potential to push users elsewhere – ideally off street to long-term locations. This would impact UC commuters and might be enough to move them off street. This could also impact residents whose vehicles remain unmoved all day for them to do the same.

The second reason a city chooses to adopt rates, or in this case adopt rates, increase rates, or regulate the on-street in some form, is to create a self-sustaining parking enforcement program. The intention is not to create a

profit center from parking revenues, but to pool revenues into a self-sustaining parking auxiliary fund. This fund should include the parking debt service and maintenance requirements of all existing public parking facilities, both on- and off-street. On-street meter rates and the garage rates all comprise potential parking revenue sources. The revenues of one source alone are insufficient to cover total parking system costs.

It is Walker's understanding that enforcement revenues, through fines, do not directly support further enforcement. This makes it difficult for the parking enforcement FTEs to be managed and allocated throughout the City. While well beyond the realm of this study, Walker urges the City to consider changes to current policies and practices. The proposed changes are intended to help improve the overall delivery of parking services not only in CUF, but in the rest of the City.

As displayed in the heat maps and described in the *Supply & Demand Analysis* section, there are many vehicles parked illegally. Enforcement can assist with a large portion of this. However, in some cases the streets are too narrow to act as a two-way street and have cars parked on both sides. It makes for a very congested environment. Because of this, it might be necessary for a traffic analysis to be performed. It is very possible that an emergency service vehicle is unable to make it through several of the residential streets in CUF due to the large number of on-street vehicles. Making every other street one way, could curb this issue. This is especially true of the north/south streets south of McMillan Street as displayed below:

The following listed items describe some of Walker's recommendations for the CUF parking system:

1. **Increase Enforcement** — Walker recommends that parking enforcement maintains a presence in CUF that deters from scofflaw behaviors and repeat offenders. Through meetings and a public forum, Walker heard repeatedly that lack of concern by residents for getting ticketed in the CUF neighborhood. Maintaining an enforcement presence and utilizing more efficient enforcement equipment can reduce this activity. Additionally, it is important that there is a cohesion of the on- and off-street systems, meaning the enforcement of one impacts the other. After the meters have stopped and when parking

enforcement is off duty, the Cincinnati Police Department (or potentially UC Police) could carry the weight of illegal parking enforcement for the on street. Law enforcement should know and not have a concern for parking enforcement during regular enforcement hours.

2. **Public Relations** — Conduct a public relations campaign explaining the benefit of implementing a more rigorous parking enforcement program. Consider a 30-day warning period for users.

3. **Promote Long-Term Parking Areas** — Promoting long-term parking areas that can accommodate employee and resident parking, which we define as parking greater than 2-hours. These can vary based on their locations and desires. A residential parking permit program can allow for residents to have priority on street in their neighborhood, while lower-cost off-street facilities in a commercial area can allow for some on-street spaces to remain available for visitors. Additionally, this can allow service workers to have a lower cost option for parking in the neighborhood.

4. **Enhance the Quality and Safety of Existing Streets and Parking Facilities** — Improve lighting, pedestrian, and streetscape to make people feel safer accessing underutilized facilities. Convert several north/south streets to one-way streets in an attempt to make them less congested and more easily navigable.

5. **Promote Greater Walkability** — CUF is a relatively compact and walkable area. The two publicly available parking structures are within 2-3 blocks of most major destinations and a large percentage of housing. Encouraging more walking will help support retail store-fronts and businesses by creating more foot traffic while also giving residents an alternative to leaving their vehicle on-street.

6. **Improve Parking Directional Wayfinding and Signage** – Locating public parking can often be the most challenging task for motorists, especially for short-term users and visitors. By creating and installing uniform signage and a logo that is easily identifiable, intuitively understood and properly located, the City can help direct users to public parking areas and distribute demand across the neighborhood. This could also extend to digital signage online.

7. **Marketing** — Marketing the location and availability of public parking using new technology and conventional means has great impacts on users' knowledge of available parking. The City has some public parking information available on its website, however, finding parking related to the CUF neighborhood or any neighborhood outside of the downtown proves difficult. Walker recommends updating this with changes to public parking and more information on the rebranding of long-term parking areas. The City should engage in a robust public relations program aimed at communicating its parking policies and practices. Continued education is important to acceptance of a parking program.

8. **Shared Parking** — Pursue shared parking opportunities with privately-owned parking facilities. To more effectively utilize the existing parking supply, consider shared parking agreements that make privately-owned parking spaces available for public use during certain days of the week and certain hours of the day when these are not needed for private use.

9. **Oversell Factor** – Existing off-street facilities that allow paid monthly parking to occur should consider utilizing the practice of overselling the spaces. This is an industry-accepted norm where the assumption is made that at no time is everyone on site at the same time. On a typical day, not all permit holders will be present at the same time. Some are travelling for work or leisure, sick at home, working remotely,

running errands, etc. Due to the commonplace for this to occur, Walker typically recommends an oversell factor between 15% and 30%. This is a figure that can be fine-tuned based upon car counts.

RESIDENTIAL PARKING PERMIT PROGRAMS

One reoccurring theme throughout the community meeting was the frustration and concern with individuals from outside the neighborhood disregarding the regulations of on-street parking and occupying valuable spaces for long periods of time. Many individuals described the issue as users of the University parking on-street in the neighborhoods to the south of campus, which frustrates residents the neighborhood. Residential parking permits (RPP) have historically been used to ensure that neighborhood residents have priority use of on-street parking. In a typical program, residents may obtain permits that allow them to park on a particular block, or in a particular area. To be effective, the total number of parking permits allocated to a neighborhood should be fewer than the number of available on-street spaces. These permits may be free to the resident or sold for an annual fee. In few cases, permits are sold to a limited number of non-residents, usually at a higher price. Each residence may be limited to one or two permits and some municipal agencies offer the ability to request additional short-term guest permits. Vehicles failing to display a residential parking permit may be subject to time restrictions (such as 2-hour limits), may be required to pay a meter, or may be prohibited from parking altogether. These are all options that stakeholders need to decide.

Walker supports a community-led initiative for requesting the need for a residential parking permit program within the CUF neighborhood and the surrounding neighborhoods, if necessary. RPPs should almost never be introduced by the local governing agency or forced upon a neighborhood as part of a larger economic development initiative or, in this case, to ease town and gown relations. It should remain the responsibility of the local government to react to the nature of the neighborhood and subsequently establish local ordinances detailing the program policies and regulatory requirements. These ordinances already exist in Cincinnati. Therefore, publicizing them so that the neighborhoods included within the boundaries of the RPP are aware of its existence, is an issue worth backing.

A request for an RPP review should be recognized by petition in one of two ways. Either through a municipality-recognized neighborhood association or by an individual neighborhood blocks. Typically, the residential density factor within each neighborhood will determine whether a neighborhood association or a neighborhood block request is the more suitable approach. Cincinnati's regulations state that 60% of the households in the district must approve of the measure. Typically, once an RPP ordinance is established, RPPs may be added as needed through neighborhood and individual requests. **Caution should be exercised when developing an RPP, as once a sufficient percentage of users vote in favor of parking restrictions, it is nearly irreversible.** However, the current procedures do state: "The RPP district may be discontinued with a majority petition from the residents or with a letter from the affected recognized community group. The City has the right to eliminate the program if the costs become too high."

Skepticisim has been shared with the steering committee relating to the feasibility of an RPP passing in a heavily renter occupied area. This is likely a legitimate concern. However, the 60% threshold necessary to covert a district to an RPP is viewed by Walker as a low bar—it would not be unusual to see 85% or 90%. Because of this, Walker recommends maintaining the current ordinance and proceeding with caution, knowing full well, the potential to not pass. Walker also recommends involving land owners early on in the process through the CHBA.

Costs

There are potential financial and operating impacts associated with an RPP. The municipal agency will be required to bear additional operating costs to provide enforcement labor, maintenance labor and administrative

labor to manage the program. Enforcement personnel may be stretched too thin to cover the RPP areas frequently enough to provide an incentive for compliance. When an RPP is primarily enforced on a complaint basis, as has been described, users learn that they are often able to disregard the system. Scofflaws persist and the system fails.

Administrative labor will also be required to review new and additional applications, as well as manage the inventory and distribution of additional permits. The current permit fees for an RPP in Cincinnati are $30 for the entire year. This should be evaluated by the City to ensure it covers the additional costs necessary - should cover the operating and maintenance costs associated with an RPP program. Typical operating costs include labor, enforcement vehicle, equipment and regulatory signs. The City should review the costs associated and reevaluate the permit fees.

Enforcement

The current RPP ordinance states it is to be enforced from 9:00 a.m. to 5:00 p.m., Monday through Friday. However, these hours might not be appropriate for the CUF neighborhood. Establishing RPP hours of operation should factor peak periods of activity when competition for the same on-street parking inventory is greater than 85% utilization with a minimum of 25% utilization by non-resident vehicles. Counts should occur regularly to ensure the RPP is maintaining an appropriate utilization. If an RPP were to create an environment where spaces are under- or over utilized, the program should be reconsidered. The City should aim for an 85% target occupancy for all on street spaces.

Eligibility

The current eligibility requirements state that one must simply live, work, own a business and/or own property within the designated RPP zone in order to be eligible for a permit. Walker agrees with these procedures and regulations. There appeared to be some confusion as to what this entailed in the open community meeting where some residents assumed that an RPP would only allow for owner-occupied residents to obtain a permit. This is not currently the case and Walker does not endorse this stance. A tenant paying rent has equal right to the allowed two permit maximum per household as an owner-occupied resident - Ownership does not supersede renting. However, with these potential regulations of limiting two vehicles on street per household, the on-street parking will likely become much more predictable and usable. Moreover, this is why the importance of options and transportation demand management is some important.

CINCINNATI MOBILE PHONE PARKING APP

The City has a mobile phone application, Cincy EZPark, that provides cell phone users with access to information regarding parking meter duration, cost, and the ability to extend a meter. The smartphone parking application provides information for on-street parking only and does not include information regarding, provided capacity, or operating hours, etc. These aspects will be addressed in the following section titled *Automated Parking Guidance Systems*.

MARKETING SPACE AVAILABILITY

Walker recommends heavily marketing all publicly-available parking in CUF. Besides some of the recommendations discussed in this report, like automated parking guidance system (APGS) signs, Walker developed some recommendations to market space availability in the neighborhood, specifically related to off-street parking.

- The City of Cincinnati posts an inventory of downtown parking facilities and rates, along with car and bike rentals, public transit information, and information on taxi cabs.[5] Additionally, the City updates a report quarterly, displaying available monthly parking[6]. Partnering with parking operators would allow the City/CUF to contact parking operators and record monthly space availability to report and, in turn, assist in marketing. These posts should be comprehensive to include neighborhoods such as CUF, as the demand for on-street parking is equally as great in CUF as portions of downtown Cincinnati.
- APGS data could also be used to assist with the parking occupancy reports. Using the branding recommendations discussed above, post signage of a consistent theme throughout the neighborhood, indicating any publicly available parking. Patrons will soon recognize the branded logo and become more familiar with all parking facilities available to them.

AUTOMATED PARKING GUIDANCE SYSTEMS

An automated parking guidance system (APGS) is an automated information network that provides parking availability and directional guidance to motorists. APGS utilizes dynamic signage to display occupancy information and/or directional arrows at key decision points so that motorists know what to expect and where to find parking as they drive to or through a facility.

There are three basic levels of parking guidance for a facility:

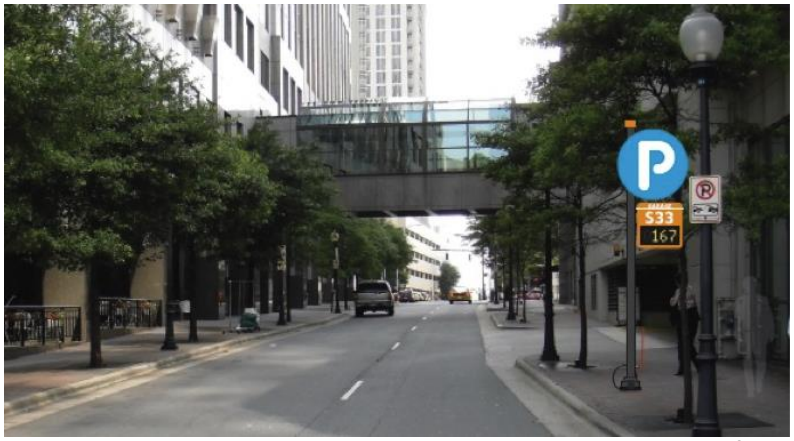
1. Facility-Status
2. Space-Availability-by-Floor-Level
3. Single-Space-Monitoring

FACILITY-STATUS

Facility-Status is used to communicate parking availability to motorists before they enter a facility. Count modules, (loops, cameras, magnetic sensors, or ultrasonic sensors) monitor the number of vehicles that enter and exit the facility to maintain an overall count of vehicles in the facility. The count modules track the number of vehicles traveling in and out of the facility and communicate the facility status to a dynamic sign via a zone controller, communication points, a gateway and a server. For example, if a facility has 1,000 spaces when the facility is empty, the counter is set at 1,000. Each time a car enters the facility, the count is reduced by one, and each time a car exits the facility, the count is increased by one, thereby keeping a count of the number available stalls.

[5] https://www.downtowncincinnati.com/exploring-downtown/downtown-cincinnati-parking

[6] *https://www.downtowncincinnati.com/docs/default-source/stakeholder-docs/may-2018-parking-for-website_final.pdf*



Dynamic signage (typically LED) displays the number of available spaces and/or color-coded messages such as “Full” in red, or “Open” in green. Directional arrows may also be displayed if multiple facilities are being monitored. Signage can be installed on roadways or highways so that motorists can determine where they will park as they travel to the facility. If multiple facilities are involved, signage can advise and direct motorists to the facility or facilities with the most available spaces. In addition, mobile apps enable motorists to view space availability remotely, allowing them to plan where to park in advance of arrival.

LEVEL SPACE AVAILABILITY

Level Space Availability is similar to Facility Status, but it provides the parking availability on a per level, per zone or per row basis. Count modules (loops, cameras, magnetic sensors, or ultrasonic sensors) are strategically located at the entrance and exit point(s) of each level, zone or row to count the number of cars on each level or in each area.

Dynamic signage is strategically located so motorists can see the availability and/or arrows prior to entering the level or row, enabling them to proceed to the next level or row rather than needlessly circulating a full level or row.

The sign on the left enables motorists to quickly determine the level on which they are most likely to find available parking. The blue sign on the right advises on the location and quantity of ADA stalls. If the ADA stalls are not able to be segregated from other stalls by loops or sensors, single space monitoring would be required.

Similar to facility status, level space availability accuracy will drift over time requiring regular manual recalibration or automatic reset at night. Due to the increased number of count locations, this effort is typically more intensive for level space availability than it is for facility status. The frequency of the manual recalibration varies based on the unique characteristics of each facility but may be required daily.

SINGLE-SPACE-MONITORING

Single-space-monitoring utilizes individual count modules in every parking stall. Real-time occupancy data is sent and displayed as cars pull in and out of parking stalls.

In covered facilities, ultrasonic sensors with multi-colored LEDs are installed above each stall. The standard colors are red (to indicate a full space) and green (to indicate an open space). When a motorist approaches a row they can easily identify available parking stalls by looking for a green light. Other color options include blue (to indicate an open ADA stall) and yellow (to indicate a reserved stall). This is particularly helpful in facilities with long drive lanes that motorists are not required to drive through to get to the next section.

The available parking stalls in the photo below are signaled by the green overhead lights that keep this stall from being overlooked and unused.

Parking lots and open roofs can utilize wireless in-ground magnetic field sensors in place of ultrasonic sensors and multi-colored colored LEDs. The occupancy data is still sent and displayed at key decision points, but there is no light above the parking stall to signal the motorist.

Several manufacturers of video-based sensors utilize cameras and imaging algorithms rather than ultrasonic transmitters to detect vehicular presence. As an added feature, the cameras provide License Plate Recognition (LPR) functionality that adds benefits such as License Plate Inventory (LPI), lost car locator, location-based rates and enforcement alerts.

The cameras are located in the center of the drive lane (rather than over individual spaces). One camera sensor can monitor two to six spaces depending on the location geometry and sensor manufacturer. The additional cost of the camera-based sensors is offset by the reduced cost of running one line of conduit in the drive aisle versus two rows of conduits for ultrasonic sensors (one on each side of the drive aisle), and approximately half as many cameras and lights to individual space sensors and lights. This allows camera sensor pricing to remain competitive with the higher-end ultrasonic solutions.

License plate recognition offers additional features such as lost vehicle assistance, location-based pricing, and reserved space enforcement, by using the license plate as a location-based identifying credential.

Single-space-monitoring provides the highest level of accuracy, as there is minimal opportunity for a car to drive out of the range of the sensors (or cameras), and the type of stall (ADA, reserved, carpool, etc.) may also be monitored. As one would expect, single space monitoring is the most expensive level of parking guidance and is often cost-prohibitive.

APGS COSTS

Costs can vary widely. Facility-status systems can cost as little as $10,000 or as much as $50,000 or more, depending on the number of entry/exit locations (count modules), and the quality, quantity, and locations of dynamic signs.

Count modules average $1,500 per module (per lane). A basic sign can cost $1,000 to $3,000 whereas a custom sign can cost $5,000 to $20,000. Installation is site-specific and can easily be 50% of the total cost, depending on the complexity of the system, the facility and the distances for running conduit.

Level/area guidance systems typically cost $10,000 to $15,000 per level/area, depending on the number of count modules, the quality, and quantity of dynamic signs and the complexity and distance for running conduit. Individual ultrasonic space guidance systems typically cost $400 to $600 per space, and camera-based systems typically cost $500 to $700 per space, depending on the complexity and size of the installation, system features, and the quality and quantity of dynamic signs.

The cost to maintain a system for 5 years typically averages 2% to 5% of the project cost.

Who should pay for these systems? In CUF, the City does not own or manage any public parking. So these systems would need to be implemented by the owners and operators of the publicly available parking facilities. If desired or necessary, the City or CUF could work with these owners and operators to install and maintain APGS so that it is integrated into the parking system. The capabilities exist for this to be operated alongside and be integrated with the mobile app and parking enforcement, especially if license plate recognition are utilized.

SEATTLE'S E-PARK PROGRAM

In 2010-11, the City of Seattle initiated an automated parking guidance system that provides real-time information regarding available parking spaces both on-line and via dynamic signage. Motorists can use e-Park by accessing the city's parking website which provides real-time parking space availability by participating locations and a parking map covering both participating and non-participating e-Park locations or using dynamic signage located along major routes leading into the city's downtown. The signage provides a list of the facility names and the number of spaces available.

The city reached out to owners of parking garages located within the downtown for purposes of identifying interest in partnering together on the automated parking guidance. During the program's inception, six garages were part of the system.

The program now includes 14 parking facilities representing more than 7,000 spaces and located within the city's Retail District, Central Waterfront, Pioneer Square, and Pike Place Market areas[7].

Cincinnati has several structures that include APGS, many of which are maintained by the Cincinnati Center City Development Corporation (3CDC). The example with Seattle is unique in that the City partnered with privately owned facilities to market them as a system, as they are used in the real world.

The following are a list of some benefits of APGS:

- Customer Service: Parking guidance makes it easier to find a parking space. This saves the motorist time and aggravation. Motorists will be less anxious and less frustrated, making their parking experience more pleasant. Car location assistance is also available with LPR systems, some ultrasonic systems, and 3rd-party vendors.
- Profit: Enhanced customer service may generate more repeat customers. If a reputation for providing a positive parking experience catches on, more motorists would be inclined to park there. External dynamic signage could also attract motorists.
- The Environment: Motorists will spend less time driving through the garage looking for parking, which reduces greenhouse gases/carbon emissions.
- Security: When LPR is employed, security or police can search for and locate particular license plates. Some vendors also provide video surveillance.

[7] [7] *http://www.seattle.gov/transportation/projects-and-programs/programs/parking-program/e-park*

- Planning: Counting systems provide excellent occupancy data for statistical analysis and planning purposes.
- All systems provide hourly and daily occupancy data (note that most PARCS systems already provide this, as well as duration of stay).
- Level and zone systems provide location-specific data.
- Individual space systems provided space-specific data.
- LPR systems provide duration of stay and frequency of visit, as well as the ability to identify parkers by state, and ultimately, the owner of the vehicle.

LICENSE PLATE RECOGNITION (LPR)

Current enforcement uses officers on foot or in a car searching for expired meters or mis-parked vehicles, or cars parked in wrong locations. This is time consuming and costly and if a more complex system is implemented can become even more time consuming.

In place of meters (or in the case of a residential parking permit program, stickers or hang tags), parking privileges could be issued online using the permit holder's license plate. With this system, a license plate would act as a digital permit. This allows for an entire municipality to be enforced through mobile license plate recognition. This practice cuts labor costs related to the enforcement process as a license plate recognition (LPR) unit can cover more areas in less time and/or with greater frequency. When visitors to the neighborhood are present, they are using the pay-by-plate method on a mobile app or at a kiosk, whereas potential residential parking permit holders are registering their license plates online (or through the mobile app). In this instance, LPR is the method of enforcement, there is no need for meters, hang tags, or stickers of any kind. Moreover, enforcement officers would not even need to stop or exit the LPR vehicle, as tickets could be issued via mail. The avoidance of hang tags, and their associated labor and materials is an additional cost-saving mechanism.

Walker recommends that CUF encourage the City of Cincinnati implement an LPR system. Two LPR-equipped vehicles would be able to patrol the entire neighborhood quickly and efficiently with great accuracy, multiple times throughout the day. This would cut down on labor costs, but more importantly, would allow for a timely and accurate ticketing systems. Compliance would increase, because users would learn that they cannot "game the system." An LPR system can identify offenders while bringing a better service to those who are utilizing the facilities appropriately. Typically, parking systems that introduce LPR see an initial uptick in revenue. Ultimately, however, most enforcement programs end up with similar revenues, but have dramatically improved efficiency and better compliance.

License plate recognition enables parking enforcement officers (PEOs) to drive rather than walk while conducting enforcement. The LPR system consists of two vehicle-mounted cameras (on the left and right sides of the car), a processor (in the trunk), and a touch screen computer installed on the dashboard or connected to the floor, between the driver and passenger seats. All data is downloaded and recorded in a separate stationary workstation/server.

The vehicle-mounted cameras read the license plate data through optical character recognition (OCR) to photograph and record vehicle's license plates. The license plate data is interfaced with the multi-space meter and digital permit software to identify non-credentialed vehicles. If an unidentified license plate is read by the camera, the software 'pings,' signaling the PEO that the license plate is in unpaid or expired status.

License plate recognition is dependent upon capturing accurate license plate images, which can be challenging for several reasons:

1. There is no standardization of license plates in the U.S. Different states have different formats, fonts, colors, reflectivity, etc. Some stack characters and some use images.
2. Vanity plates alter number and letter sequences.
3. Snow, rain, sand, dirt, and salt may obscure the image.
4. Bicycles, bike racks, trailer hitches, etc. may obscure images.
5. People can intentionally cover all or part of their plate.
6. Lighting and shadows change throughout the day and the year
7. Cars may be parked at different angles in different parking areas.
8. Cars may back into a stall with no front license plate.

Staff is often required to analyze, confirm, or correct the LPR images; however, 100% accuracy is not required. If the cameras capture some of the license plate accurately it should provide enough data to identify and locate the vehicle in the system, and the image can be compared to the live vehicle for verification. The timestamped images captured with the LPR cameras can act as photographic proof that the individual was parked illegally thus reducing the percentage of successful citation appeals.

AIMS, Genetec, NuPark, and Tannery Creek Systems are a few examples of firms that offer a vehicle mounted LPR system that includes special vehicle mounted cameras to capture the plate, vehicle location, and wheel stem location as the enforcement vehicle drives past parked vehicles. A computer mounted inside the vehicle records the data, GPS position, and checks the data to determine the length of stay based on the previous data inputs.

Parking enforcement vehicle with cameras highlighted

The cost for one LPR camera equipped vehicle is approximately $35,000 - $45,000, plus the cost of the vehicle. In addition to the initial cost, there are on-going fees for cloud based services and on-going support.

Other options for obtaining license plate data of parked vehicles includes handheld LPR devices that scan the plate and enter the data to verify, bicycle mounted and Segway mounted LPR systems. Walker used a vehicle mounted LPR system to capture parked vehicle information to determine average length of stay and evaluate the enforcement.

User Functions

Operationally, this type of parking system also results in a system which runs smoothly, even during times of high volumes. Visitors pay on foot at kiosks or by mobile app instead of going to a meter. Since enforcement can be managed with less labor, enforcement is also likely to be more consistent and efficient, which reduces the number of violators (or repeat violators) and keeps more spaces open for those following the rules.

While an LPR system allows for a more attractive environment and saves costs through not having physical meters spread across the bock faces, it also has potential to cause confusion with visitors. The absence of meters at every space can lead visitors to believe that parking is free of charge. Because of this, there should be

clear and adequate signage and wayfinding directing users to pay at kiosks using their license plate. There should be signs throughout one's drive in CUF. Additionally, this visitor information should be described thoroughly online on any visitor information page of the City's website.

COLLABORATION WITH OUTSIDE FORCES

Walker recommends the stakeholder group urge UC to support the City and neighborhood by continuing to educate their students as to the rules and regulations outside the campus bounds. Advertising the locations of free/available on-street parking as well as conveying the restricted/prohibited on-street parking within the surrounding neighborhoods may go a long way towards curbing behaviors. The users of the campus either know now or will find out about the available parking surrounding the campus. It is the University's duty to educate the visitors of their campus as to the regulations in place. How and where this information is displayed could be discussed with UC officials. It is recommended that neighborhood organizations within CUF reach out to UC officials regularly to educate and update on any changes that have or are anticipated to occur. This process would serve twofold purposes:

(1) Point out to UC that CUF is working to educate their users to park appropriately, and
(2) allow UC officials to have input in what is conveyed and ask questions.

As it stands, campus affiliates are allowed to park in all of the of the on-street locations surrounding campus, as they are either paid or free parking. For this to change, neighborhoods need to take accountability for availing themselves of an RPP. Additionally, the City should react to the community grievances by educating about a potential RPP program, and by ensuring that enforcement is routinely undertaken. UC supporting the neighborhood in creating, maintaining, communicating, and enforcing a successful program and remaining transparent on the regulations of parking in the neighborhood are among the best ways to maintain a collaborative relationship.

If desired, UC parking enforcement could take on the added burden of enforcing the potential RPP. This could be achieved through an agreement with the City. Walker rarely recommends law enforcement to enforce parking issues, be it university or municipality. This is in large part because it will never (and should never) be law enforcements number one issue—there will always be more life threatening concerns that trump parking. Parking should be managed and enforce by a team of individuals who's sole responsibility is parking. Because of this, the discussions and agreements should be done between the City's parking enforcemtn and UC's parking enforcement.

Outside of UC, other big influencers are developers and landlords. The stakeholders should collaborate with developers, landlords, and leasing agencies to unbundle parking and implement transportation demand management strategies. These steps, if marketed appropriately can create a smoother transition to the potential RPP. The educational process, similar to that of UC students within the University, should be to allow options and choice. Educate incoming tenants of the parking and transit available ensures the user can make the decision. The following section, "Transportation Demand Management Strategies," expands on what the University, businesses, landlords, and leasing agencies can do to market and educate users of alternatives to a single occupancy vehicle.

TO BUILD OR NOT TO BUILD?

There are areas of CUF that temporarily experience higher levels of demand that appear to strain the local parking supply, while nearby areas continually experience a substantial parking surplus. Even though available

supply may exist within one, these localized challenges may form perceptions that parking is inadequate. This is especially true upon review of the on-street parking. In any municipal environment, on-street parking is the most highly visible parking, and because of this, it becomes more occupied quicker. When visitors to the neighborhood are looking for parking within the vicinity of a location, they may see many occupied on-street spaces and assume parking is very difficult to find. When in actuality, a substantial number of spaces at any given time are available off street. This is a common problem associated with municipal environments. Many communities are rethinking how best to address the challenges of parking and are pursuing management solutions as opposed to committing to long-term capital investments. This course of action has proven to promote positive perceptions and to increase access to available supply.

The following provides an overview of how communities are starting to think about parking planning.

Old Parking Paradigm	New Parking Paradigm
"Parking Problem" means inadequate parking supply.	There are many types of parking problems (management, pricing, enforcement, etc.)
Abundant parking supply is always desirable.	Too much supply is as harmful as too little. Public resources should be maximized and sized appropriately.
Parking should be provided free, funded indirectly, through rents and taxes.	Users should pay directly for parking facilities. A coordinated pricing system should value price parking with on-street parking priced the highest.
Innovation faces a high burden of proof and should only be applied if proven and widely accepted.	Innovations should be encouraged. Even unsuccessful experiments often provide useful information.
Parking management is a last resort, to be applied only if increasing supply is infeasible.	Parking management programs should be applied to prevent parking problems.

Walker's recommendations fall in line with the new parking paradigm column listed above. These recommendations help to guide appropriate management principles and the right sizing of parking within the neighborhood. As additional development makes its way to CUF, the City should review the parking elements of its zoning ordinance to ensure that parking is available for residents, employees, and patrons of new developments alike. Through management strategies, employing parking minimums in CUF may not be necessary.

Shared parking is defined as parking spaces that can be used to serve two or more individual land uses without conflict or encroachment. One of the fundamental principles of town planning from the earliest days of the automobile has always been to share parking resources rather than to have each use or building have its own parking. The resurgence of many central cities resulting from the addition of vibrant residential, retail, restaurant and entertainment developments continues to rely heavily on shared parking for economic viability. In addition, mixed-use projects in many different settings have benefited from shared parking. There are numerous benefits of shared parking to a community at large, not the least of which is the environmental benefit of significantly reducing the square feet of parking provided to serve commercial development.

The interplay of land uses in a mixed-use environment produces a reduction in overall parking demand. For example, a substantial percentage of patrons at one business (restaurant) may be employees of another downtown business (office). This is referred to as the "effects of the captive market." These patrons are already parking and contribute only once to the number of peak hour parkers.

It was brought to Walker's attention that in the past the Clifton Heights Business Association (CHBA) was working to relax existing zoning to allow for additional off-street parking to be built. Building additional parking *is* a legitimate solution to solving the parking issues in CUF—this is a solution to alleviate the perceived parking congestion and frustrations surrounding the issues. However, based on the above described new parking paradigm and the sharing of parking spaces, it is Walker's belief that the land could be reserved for higher and better uses. It is not until all other options have been perused that additional parking should be considered. At this time, the management of the existing parking needs addressed. Moreover, the reality of having zoning ordinances relaxed does not mean the problems are solved, as parking is extremely expensive to build.

NEW FACILITY COSTS

Parking costs include land, construction, and operations and maintenance costs and can vary depending upon the local market. For above-grade structured parking with modest architectural features and that is built on a site that allows for favorable parking geometry, Walker estimates construction costs to be $20,000 to $25,000 per space in Cincinnati. Assuming soft costs to be 20 percent of construction costs, total project costs per space would total nearly $27,000. Walker also assumes a minimum annual operating cost per space of $500 per space which includes revenue collection, accounting, management, cleaning, lighting, facility maintenance, snow removal, insurance, equipment, and administration.

Walker was notified by the CUFNA staff that UC is currently utilizing Camp Washington pakring as an inexpensive alternative to structured parking (or even potentially more proximal surface parking) on site. This location is used as a trial site for satellite park and ride options for UC faculty, staff, and students. There has been an overwhelming acceptance of these parking spaces. The success hints at the potential for future remote/satellite parking options.

TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

Adding parking supply is not the only way to accommodate parking needs. It is possible (and often less costly) to make existing parking supply—or at least the most convenient parking supply—adequate to neighborhood needs by shifting demand and reducing the number of single-occupancy vehicles (SOVs) brought to campus each day. This is referred to as transportation demand management or TDM. With an investment of effort, it may be possible to enhance these demand reductions through policy changes, targeted communications, programmatic enhancements and incentives, and pricing disincentives. With a large population that likely does not need a vehicle on a regular basis, such as the campus population at UC, there is great opportunity for TDM strategies to have an impact.

In addition to SOVs arriving in the neighborhood every day, it was observed and stated in meetings than individuals are likely drving within the neighborhood itself. This might be a trip from a residence within CUF to go to UC or from a residence to grab a bite to eat on Clifton Avenue. In these examples, not one parkig space is needed for a single vehicle, but two. A system that allows, and even encourages, vehciles to move is an unsustainable system. The parking management recommendations (enforcement, time limits, RPP, etc.) coupled with the TDM recommendations herein disincentivize drivers from moving vehilces within the neighborhood

and promote a "park once" philosophy. If a resident has a parking space through an RPP program in front of their home and parking is not free (and heavily monitored), they are less inclined to drive within the neighborhood and more inclined to use an alternative mode for those short trips. These TDM recommendations make act as the *pull* factors to get users out of their SOVs for those short inter-neighborhood trips while the parking management recommendations act as *push* factors to get the users out of SOVs.

At current, UC has an expansive transit system spanning a multitude of routes over great distances. It would be worth it to the CUF community to urge UC to reevaluate their use of shuttles and ask some of the following questions:

- Is this the most efficient use of campus finances or shuttle routes?
- Are the routes regularly utilized?
- Are there opportunities to collaborate with Metro?
- What are the headways for each route? It is likely that students appreciate and utilize the routes if the headways are less than 15 minutes. However, if students did not bring a vehicle to campus at all, these routes would likely become more crowded, or the routes might even need to change. UC parking and transportation should also be challenged to ensure that *all* transportation opportunities are advertised equally.
- When an incoming freshman is researching or learning about options to arrive on campus, are they informed of transit options at the same weight as parking? The marketing and education is vitally important to the success of TDM strategies.
- Are the shuttles promoting a "park once" philosophy?
- Are the shuttles encouraging use of UC parking facilities for long-term parking or are they availing faculty, staff, and students the opportunities to park for free in neighborhoods?

The following are a list of TDM strategies that the UC community should ensure are a part of their mission. This impact is greater than any other impact within CUF. Additionally, it will likely make a student, faculty, or staff member's transportation experience at UC much more enjoyable. Allowing options and a choice for all members is important, as not all members are able to participate at all points of their lives. For some, they may be students who only need a car to go home three or four times a year while the vehicle sits unused majority of the time. For these users, we want to give them as many options to not need to do this as possible. Others, might be faculty, staff, or students who commute to campus and leave to go work immediately after, or they have a young child in daycare and they want the option to go get them at any time. These circumstances are understandable, however, they might change if they no longer work or when the child grows up to be in school. The options suggested below, will not be used by everyone and some may never want to leave their vehicle. To these sceptics, for every user that *does* decide to utilize one of the recommended strategies, they allow more parking availability for the users who do want to park.

- Invest in and evaluate transit
    - Work with UC and Metro to look at ways to better service the CUF area population
    - Making users feel comfortable with the shuttle program will help to utilize the bus system
    - Consider planning for efficient passenger waiting areas for transportation network companies (TNCs), e.g., Lyft and Uber, to pick-up and drop-off passengers
- Introduce carpooling to school or work
    - Correlate and identify the true costs of commuting—this is especially important to those who travel great distances to be on campus as identified in the GIS mapping of home addresses
        - The University of California, Santa Barbara Transportation and Parking Services has a commuter cost calculator: https://www.tps.ucsb.edu/commuter-cost-calculator

- Introduce vanpooling
    - Engage a third-party vendor (e.g., Enterprise); they will do much of the work to establish, promote, communicate, and manage the program.
- Incorporate bicycle and pedestrian improvements into neighborhood projects
    - Widen sidewalks, where possible in the right-of-way, to prioritize multimodal transportation
    - Add additional bike racks
    - Improve and add additional bike lanes/paths/routes
    - Manage/maintain surface paint of crosswalks, bike paths, etc.
    - Encourage employers, especially UC, to provide more access to shower and locker facilities
    - Add additional Red Bike bike-share locations as demand/popularity dictates
- Introduce and enhance TDM support services
    - Guaranteed Ride Home
        - Intended for unanticipated events and emergencies (e.g., called to pick up a sick child)
    - Carshare
        - Contract with an outside provider to place carshare cars on campus both Zipcar and Enterprise have campus-partnership programs.
        - Carshare is scalable. As demand grows, the third-party provider will likely add cars.
        - The more vehicles there are, the more people use it (as confidence grows that a vehicle will be available as they need it).
        - Encourage employers to set up accounts for business use. This reduces the number of people who feel they need to commute alone because they need their cars for work.
    - Ridematching
        - Implement and utilize a tool for ridematching such as an online interface where users may register to take part in the program.
        - Educate consumers that they don't need to share a work address or even a neighborhood to share the ride—all they need is to share one of the few corridors that come to CUF.
    - Bikeshare
        - Encourage additional bikeshare locations within CUF – research the possibility of electrified or assisted bikeshare bikes.
        - Bikeshare can provide daytime mobility within the campus or between campus and City locations. This helps support people who come to campus without personal vehicles.
        - Bikeshares can help enhance a community's bike culture, by introducing more people to bicycle use, and can make drivers more accustomed to sharing the road with cyclists.
- Bicycle and pedestrian recommendations
    - Improve inadequate or confusing pedestrian crossings with pavement markings, wayfinding, traffic control (signal, flashing beacon, roundabout, etc.), and accessibility
    - Decrease conflicts between pedestrians and other modes traveling by implementing separate bicycle and pedestrian paths and/or vehicle lanes for highest use facilities; limit vehicular use within areas of high pedestrian activity; additional/enhanced sidewalks
    - Install ADA-compliant ramps for those areas not in compliance
    - Construct additional sidewalks or multiuse paths to promote continuity of a pedestrian path network
    - Consider increasing the amount of lighting fixtures along well-used sidewalks
    - Repair damaged sidewalks which create hazards for pedestrians

  - Develop a new Bicycle Master Plan consistent with the overall transportation network for the community or stick with the current municipal Bike Plan[8]
  - Identify improvement areas for bicycle and pedestrian infrastructure improvements
  - Inventory bicycle use and identify areas where bicycle storage is inadequate and where it is substantial
- Marketing and communications
  - TDM must be marketed so that people are both aware of the programs, and see how they fit their individual needs
  - Many individuals choose their mode of commuting through habit—because of this, it is imperative to get alternative transportation information into the hands of new employees and students immediately
  - The presence of these programs needs to be a constant undercurrent in the communications that come from parking

CONCLUSION

Walker recommends the stakeholder committee move forward with the following:

- Market and promote higher utilization of existing off-street parking
  - Encourage users to park off street through pricing strategies
  - Use signage and wayfinding to direct vehicles to the available spaces in the off-street facilities
  - Promote any potential remote/satellite parking options
  - Work with owners of private off-street parking facilities to allow all users, not just residents of a particular development
  - Work to encourage the minimization or elimination of reserved parking
- Manage, maintain, and enforce all on-street parking
  - Implement a plan that aligns with the goals of the neighborhood to manage the number of and types of vehicles allowed to park on street—through a residential parking permit program (RPP), paid parking, etc.
  - Work with multiple City departments to ensure the appropriate areas are enforced, cleaned, signed, etc.
  - Reach out to the University of Cincinnati parking enforcement to broker a deal to assist in the enforcement of the neighborhood
- Strive to create a walkable environment independent of parked vehicles
  - Work with the University parking department to encourage and ensure transportation demand management (TDM) strategies are part of their mission
  - Collaborate with developers, landlords, and leasing agencies to unbundle parking and implement TDM strategies working towards the goal of the elimination of single-occupant vehicles
  - Encourage a “park once” philosophy where users leave their vehicle and use alternative modes for shorter trips

As these recommendations are implemented, there are likely to be impacts to the CUF neighborhood as well as the surrounding neighborhoods—Corryville, Clifton, Avondale, and Mount Auburn, etc. These impacts could be positive, through displaying expamples of how a parking system could be managed. But the impacts could also

[8] https://www.cincinnati-oh.gov/bikes/bicycle-transportation-plan/

be negative to the surrounding neighborhoods, by pushing users to adjacent unmanaged parking facilities. These are not all of the impacts that could occur, there are many more—some projected and some unforeseen. CUFNA should be aware and work with adjacent neighborhood associations to mitigate these potential ramificaitons of changes to the parking system.

ORDER OF MAGNITUDE COSTS

In addition to marketing, public relations, increased enforcement, updated technologies, implementing parking management changes, and promoting walkability, Walker encourages CUF and the City to learn from and help shape their decisions from the examples provided in the *Benchmarking* section of this study. On- and off-street parking, although owned and operated by different entities, should be viewed as one cohesive system. Users in the real world view it as such and because of this, should be managed in a similar fashion.

Walker finds that often a general overview of parking is first needed to establish a context for decision-making regarding the parking system. This portion of the report is intended to build that foundation with a brief overview. Fundamentally, there is no such thing as a free parking space. At the end of the day, someone is paying both, directly and indirectly, the true costs of "free" parking. If parkers are not paying directly than who is?

- The community pays through taxes levied for the delivery of services.
- Residents pay through taxes – if the property is rented, those taxes are paid for by the rent payments.
- Developers pay for parking when they are required to meet off-street parking zoning requirements which raises project costs, which are passed along to end consumers of their product.
- Employers pay through higher office rents.
- Consumers pay in the sales price of goods and services; retailers pass along costs to consumers.
- End users can pay at a meter, kiosk, mobile phone app for on-street, or pay station within an off-street parking facility, directly paying for the parking (although even these costs are often only subsidizing a portion of the true costs).

The reality of the above-listed truth should be transparent to the citizens of Cincinnati and the CUF neighborhood. If a residential parking permit program is decided, it should be made very clear that the cost for the RPP permit is *not* covering the true cost of providing that on-street parking space and is only covering the nominal labor costs associated with filing the paperwork. In providing parking to the community, the City is administering a scarce resource that has intrinsic value and associated costs. Thus, parking should be viewed as an asset that requires continual stewardship to serve the goals of the community.

Walker includes the following table on changes and updates to the parking system as part of the wider education process. Since parking represents a significant community investment and costs, Walker has displayed a rough order of magnitude costs for the recommendations. These costs are generalizations and subject to further refinement.

List of rough order of magnitude costs for potential options/recommendations:

Recommendations	Estimated Unit Cost	Year 1/ Initial Capital Cost
Branding and marketing budget	$50,000-$100,000 annually	$50,000-$100,000
Full-time TDM coordinator position	$60,000-$80,000 annually	$60,000-$80,000
Automated parking guidance system with facility status signage at entry	$20,000-$70,000 per facility, every ten years	$20,000-$70,000
Updated static signage at entry points of neighborhood	$200-$1,000 per sign	$1,000-$5,000
Increased parking enforcement	$10-$25 per hour per employee (should be covered by fine revenues) + benefits	$40,000-$200,000
License plate recognition update to enforcement team	$35,000-$45,000, plus the cost of the vehicle	$75,000-$85,000
Add additional on-street payment kiosks (if additional paid parking is an option)	$10,000 per kiosk	$100,000-$800,000
Increase time limit signage, update/replace if regulations change	$50 per sign	$5,000-$10,000
*Updated/increased lighting in neighborhood**		
Subtotal		**$0.35MM-$1.35MM**

*Walker is unable to speak to these costs.

SUBJECT: A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects
2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority
1627 Western Avenue, Cincinnati OH, 45214

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101, Santa Maria Community Services in East Price Hill, to move the proposed building locations closer to the perimeter property line.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – PD-101 Approved Development Program Statement
- Exhibit C – PD-101 Approved Concept Plan
- Exhibit D – Major Amendment Petition Letter
- Exhibit E – Amended Concept Plan
- Exhibit F – Intended Statement of Conveyance from CMHA
- Exhibit G – Intended Statement of Conveyance from Santa Maria
- Exhibit H – Written Correspondence

BACKGROUND:

Planned Development #101 (PD-101), Santa Maria Community Services, was established on February 28, 2024 by Ordinance 82-2024, in which City Council approved the zone change and Concept Plan and Development Program Statement. The project encompasses 6.34 acres of land at 1048 Considine Avenue in East Price Hill to be developed into a community service facility and daycare center. The site is currently vacant and owned by the Cincinnati Metropolitan Housing Authority (CMHA). The land was formerly occupied by several multi-family buildings owned by CMHA that were demolished over 10 years ago. The property is adjacent to the East Price Hill Neighborhood Business District, and the northwest corner of the site is located within the Hillside Overlay District.

The request for a Major Amendment is being made by the petitioner on behalf of Santa Maria Community Services (Santa Maria), who will own and operate the community service facility. Santa Maria is an independent, nonprofit organization founded by the Sisters of Charity. They provide more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents, and foster neighborhood revitalizations. Santa Maria is currently in the process of purchasing the site from CMHA.

The Cincinnati-Hamilton County Community Action Agency (CAA) will also be involved during the second phase of the project. CAA is a private, nonprofit organization that offers various services to low-income individuals and families in a holistic approach to help lift them out of poverty. The services they provide include job training, housing assistance, heating assistance, entrepreneurial coaching, and childcare. CAA intends to

operate a HeadStart on the site.

The petitioner's current proposal requires a Major Amendment to the Concept Plan and Development Program Statement of PD-101, because the location of the two proposed buildings has moved closer to the perimeter property lines than was established in the approved Concept Plan.

ADJACENT LAND USE AND ZONING:

The site is currently zoned Planned Development (PD-101). The adjacent zoning and land uses are as follows:

North:

Zoning: Residential Mixed (RMX)
Use: Small apartment complexes and single-family homes

East:

Zoning: Single-Family Residential (SF-4), Residential Multi-Family (RM-1.2)
Use: Single-family homes, CMHA Horizon Hills apartment complex

South:

Zoning: Commercial Community – Mixed (CC-M)
Use: Commercial spaces with upper-floor residential

West:

Zoning: Single-Family Residential (SF-2), Parks and Recreation (PR)
Use: Single-family homes, Glenway Park

PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:

The proposed project consists of two new buildings housing a community service facility and a daycare center, respectively. The community service facility will consolidate all of Santa Maria's existing scattered-site programs, services, and administrative functions into one two-story building, with 80-90 surface parking spaces. The daycare center will house a Community Action Agency HeadStart, anticipated to serve approximately 200 students per day, in another two-story building with 50-60 surface parking spaces. Accessory uses on the site may include a playground and a 4-H area with raised gardening beds. Other site improvements include landscaping, seating, and walking trails.

The project will be constructed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive. Phase II will include the development of the HeadStart building and its parking. A major subdivision application, which was submitted concurrently with the proposed Major Amendment and will be considered as Item 4 on the February 7, 2025 agenda, followed by a sale to CAA (see Exhibit G), is required for Phase II.

The Major Amendment changes the location of the two proposed buildings to be closer to the perimeter property lines than was established in the approved Concept Plan and Development Program Statement. The approved Concept Plan establishes a minimum setback of 50 feet for the Santa Maria building, and several hundred feet for the southern face of the CAA building. The Major Amendment proposes a minimum setback of 27.23 feet for the Santa Maria building, and 80 feet for the southern face of the CAA building. The footprint and orientation of the proposed parking lots have also changed to mirror the rotated position of the proposed buildings.

The soil and hillside conditions on the site necessitated these changes in order to continue the project. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed. The change is considered a Major Amendment to revise the Concept Plan accordingly.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

According to §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

a. ***Minimum Area*** *– The minimum area of a PD must be two contiguous acres.*

The existing Planned Development consists of 6.34 contiguous acres.

b. ***Ownership*** *– Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has provided an Intended Statement of Conveyance from CMHA for the sale of 1048 Considine Avenue to Santa Maria (Exhibit F).

c. ***Multiple Buildings on a Lot*** *– More than one building is permitted on a lot.*

The approved Concept Plan and Development Program Statement indicate two buildings on the parcel, including offices for Santa Maria and a HeadStart. An application for a Major Subdivision was submitted concurrently with the proposed Major Amendment to the Concept Plan that will split the land such that one building will be located on each parcel. The Major Subdivision is filed under a separate request and will be considered as Item 4 on the February 7, 2025 agenda.

d. ***Historic Landmarks and Districts*** *– Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor contains any historic landmark.

e. ***Hillside Overlay Districts*** *– Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The site is partially located within the Hillside Overlay District. No development is proposed within the Hillside Overlay District.

f. ***Urban Design Overlay District*** *– Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

a. ***Plan Elements*** *– A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a proposed Major Amendment to the Concept Plan that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

b. ***Ownership*** *– Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The petitioner has provided an Intended Statement of Conveyance from CMHA for the sale of 1048 Considine Avenue to Santa Maria (Exhibit F).

c. ***Schedule*** *– Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The project will be constructed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive, with construction anticipated to begin in the second quarter of 2025. Phase II will include the development of the HeadStart building and its parking, with construction roughly anticipated to begin in the first quarter of 2026.

d. ***Preliminary Reviews*** *– A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The project has been reviewed through the City's Coordinated Site Review Process at both the Preliminary and Development Design Review levels (see "Coordinated Site Review").

e. ***Density and Open Space*** *– Calculations of density and open space area.*

The two proposed buildings occupy approximately 0.46 acres (20,074 sq. ft.) of the 6.34 acre site, leaving 93% of the site available as open space.

MAJOR AMENDMENT:

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested for PD-101 because the petitioner wishes to move the position of the proposed buildings closer to the perimeter property lines than what was established in the approved Concept Plan and Development Program Statement.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement. A Final Development Plan for Phase I of PD-101 was submitted concurrently with the proposed Major Amendment to the Concept Plan and Development Program Statement. The Final Development Plan is filed under a separate request and will be considered as Item 7 on the February 7, 2025 agenda.

COORDINATED SITE REVIEW:

The proposed project was reviewed at the Preliminary Design Review level through the City's Coordinated Site Review process in July of 2023, and the Development Design Review level in November of 2024. No concerns were identified during the most recent review.

DIVERSITY AND ECONOMIC INCLUSION:

The petitioner, DNK Architects, is a certified Minority Business Enterprise (MBE) recognized by the City's Department of Economic Inclusion.

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the January 23, 2025 Public Staff Conference and the February 7, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the East Price Hill Improvement

Association (EPHIA), and Price Hill Will.

The Department of City Planning and Engagement held a virtual Public Staff Conference on January 23, 2025 for the proposed Major Amendment and Final Development Plan for Planned Development #101. One member of the public was in attendance, as well as members of City staff and the development team. The attendee indicated general support for the project.

EPHIA issued a letter of support for the project on November 15, 2021. A second letter of support for the related subdivision (considered as Item 4 on the February 7, 2025 agenda) was submitted on January 30, 2025 (Exhibit H). No other correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Major Amendment is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to "build a robust public life" (p. 149) and the strategy to "create a welcoming civic atmosphere" (p. 153). Both Santa Maria and CAA are valued community assets that have helped build stronger, more self-sustaining communities in Cincinnati for decades. The completion of this project will advance Santa Maria and CAA's work and provide additional resources for Cincinnati residents.

Price Hill Plan (2015)

In the *Price Hill Plan (2015)*, portions of the subject site are identified as both a "Development Opportunity Cluster" and greenspace (p. 16). The proposed Major Amendment will facilitate new development in an area that has been identified as an opportunity zone and includes extensive landscaping and plantings to enhance the site.

Additionally, the project is consistent with the "Community" theme of the plan, particularly the goal to make Price Hill "a very neighborly, safe, and family-friendly community in which to live, work, and play" (p. 30). The proposed Major Amendment will enable a more efficient operation and delivery of service for Santa Maria, and the inclusion of the CAA HeadStart will add a childcare resource to the area, making the neighborhood more family-friendly and fostering the desired "live, work, play" atmosphere. Santa Maria Community Services and CAA are also both identified as partners for implementation of various action steps throughout the plan.

CITY PLANNING COMMISSION ACTION:

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;*

   The proposal is an amendment to an already approved and established Planned Development district. The proposed Major Amendment does not include any changes to the established community service facility and daycare center uses, both of which are compatible with applicable plans (see "Consistency with Plans") and the surrounding land use patterns. Adjacent uses are primarily residential, with some commercial located in the Neighborhood Business District to the south. The proposed community service facility and HeadStart are community-based uses that will serve the adjacent residential population and are also accessible to the adjacent commercial corridor.

2. *The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposal is an amendment to an already approved and established Planned Development district. The proposed building locations were moved closer to the perimeter property lines to accommodate the hillside conditions on the site, necessitating Major Amendment approval.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;*

   The proposal is an amendment to an already approved and established Planned Development. As described above, the proposed building locations were moved closer to the perimeter property lines to accommodate the hillside conditions on the site, necessitating Major Amendment approval.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design and building location.*

   All aspects are covered in the submitted Concept Plan and Development Program Statement and the concurrently submitted Final Development Plan.

ANALYSIS:

The proposed project will reactivate a currently vacant property into a productive development that will provide services to the local community through two reputable and long-standing Cincinnati organizations. The proposed uses are community-based services that will benefit the surrounding residential population. The project is supported by East Price Hill, and the development team have done thorough engagement throughout the process.

The requested Major Amendment proposes to adjust the building locations on the site to be closer to the perimeter property lines than was established in the approved Concept Plan, and moves the footprint and orientation of the parking lots to mirror the rotated position of the buildings. The soil and hillside conditions on the site necessitated these changes in order to continue the project. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is necessary for the completion of the proposed project at 1048 Considine Avenue in East Price Hill. The project is a benefit to the community, and the originally approved Concept Plan required modification due to soil conditions on the site.

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is in compliance with §1429-12 *Amendments to a Planned Development Concept Plan*. The proposal is consistent with the purpose of the Planned Development District Regulations, and the petitioner has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill as outlined in this report.

Respectfully submitted:

Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Proposed Major Amendment to the Concept Plan for PD #101 - Santa Maria Community Services at 1048 Considine Avenue in East Price Hill

Exhibit A

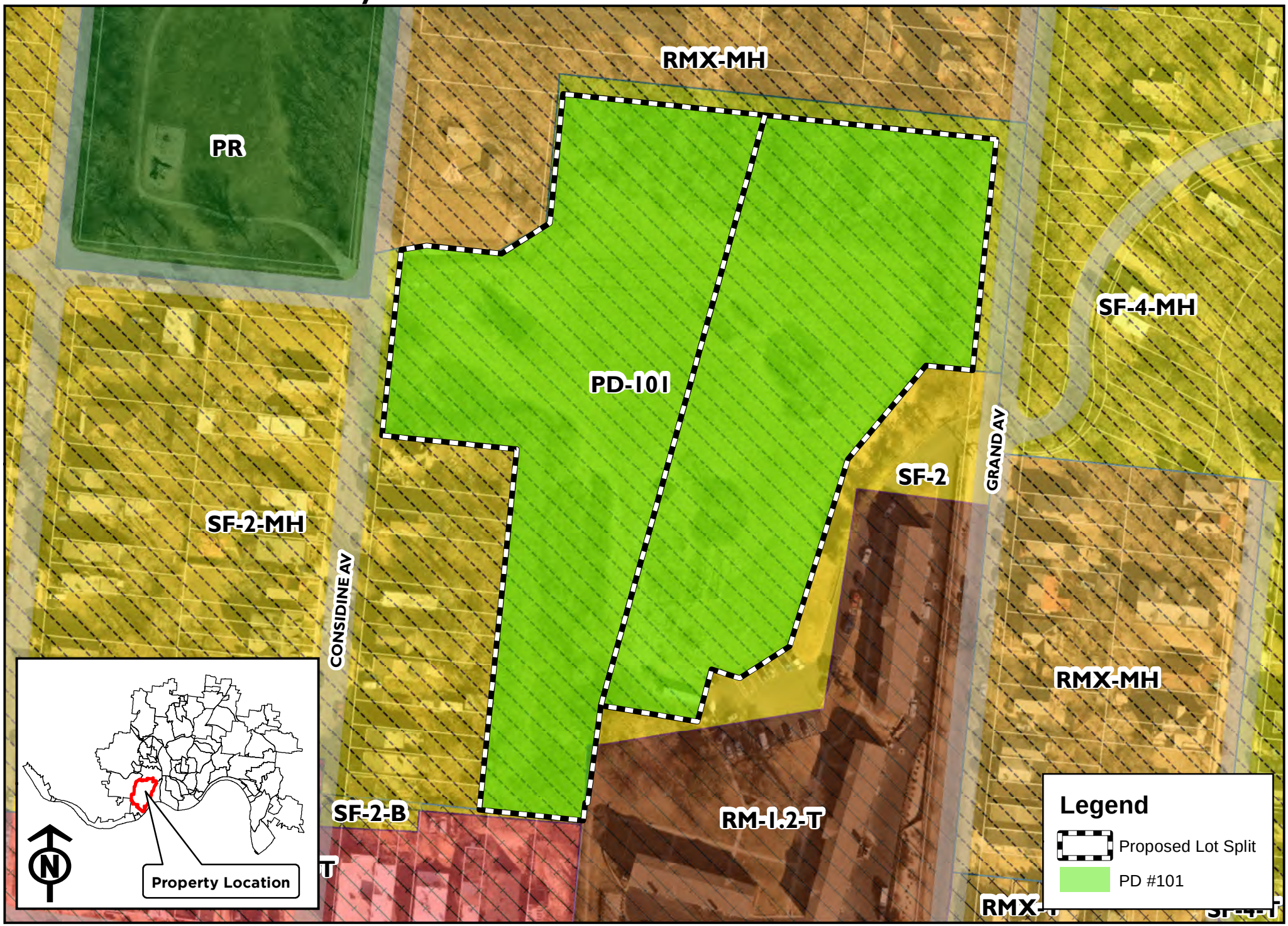


Exhibit B

DNK

PROGRAM STATEMENT

Cincinnati Metropolitan Housing Authority (CMHA) is the current owner of the property at 1048 Considine Avenue. CMHA is in the process of selling the property to Santa Maria. The site is approximately 6.84 acres. The surrounding land uses are predominantly residential, including both single-family and multi-family, with a park to the northwest of the site and some commercial to the southwest. The northeast portion of the site is located within the Hillside Overlay District. The land is vacant and has been for over ten years. Previously the land contained several multi-family buildings owned by CMHA. The property is currently zoned "SF-2", Single Family District.

The land at 1048 Considine Ave. is projected to be used for the development of two buildings, one being a Community Service Facility (§ 1401-01-C16) operated by Santa Maria Community Services, an independent organization founded by Sisters of Charity. Santa Maria provides more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents and foster neighborhood revitalizations. The second building will be occupied by HeadStart that has a mission to engage and support children and families by providing the educational foundation that inspires life-long learning. The HeadStart building will be a Day Care Center (§ 1401-01-D) for approximately 200 students each day, ages from infant to 5 yrs. of age. Santa Maria will be splitting the site and selling a portion of the 6.84 acres of land to CAA/HeadStart for the new building. This will be considered a Major Subdivision. Construction of the new HeadStart building will follow Santa Maria in development, constituting a second phase.

Accessory uses associated with the development include raised gardens in partnership with the local 4H group; a playground servicing the Day Care Center; walking trails; and parking to service both buildings. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code: §1421-33 "Fences and Walls," and §1421-35 "Refuse and Storage Areas."

It is proposed to change the current zoning SF-2 to "PD" Planned Development District. The PD zoning allows the integration of aligned services on a single site. The proposed zoning more appropriately addresses the future use of the site. The Santa Maria building will be between 24,000-29,000 square feet including two stories, not to exceed 45' in height. The HeadStart building will be between 20,000-30,000 square feet including two stories, not to exceed 40' in height.

There is approximately 80-90 parking spaces provided for the Santa Maria building and approximately 50-60 spaces for the HeadStart building. Parking will be in compliance with Sections 1425-25 "Off Street Parking and Loading Dimensions," and 1425-29 "Parking Lot Land Use" of the Cincinnati Municipal Code.

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Mixed (CN-M) and Commercial Community – Mixed (CC-M) zoning districts (§ 1427-37 "Signs Standards for the C and UM Districts"). The East Price Hill Improvement Association Community Council (EPHIA) has written a letter in support of the development at 1048 Considine Ave., see attachment. EPHIA sees Santa Maria as a beneficial partner and resource for the Price Hill community.

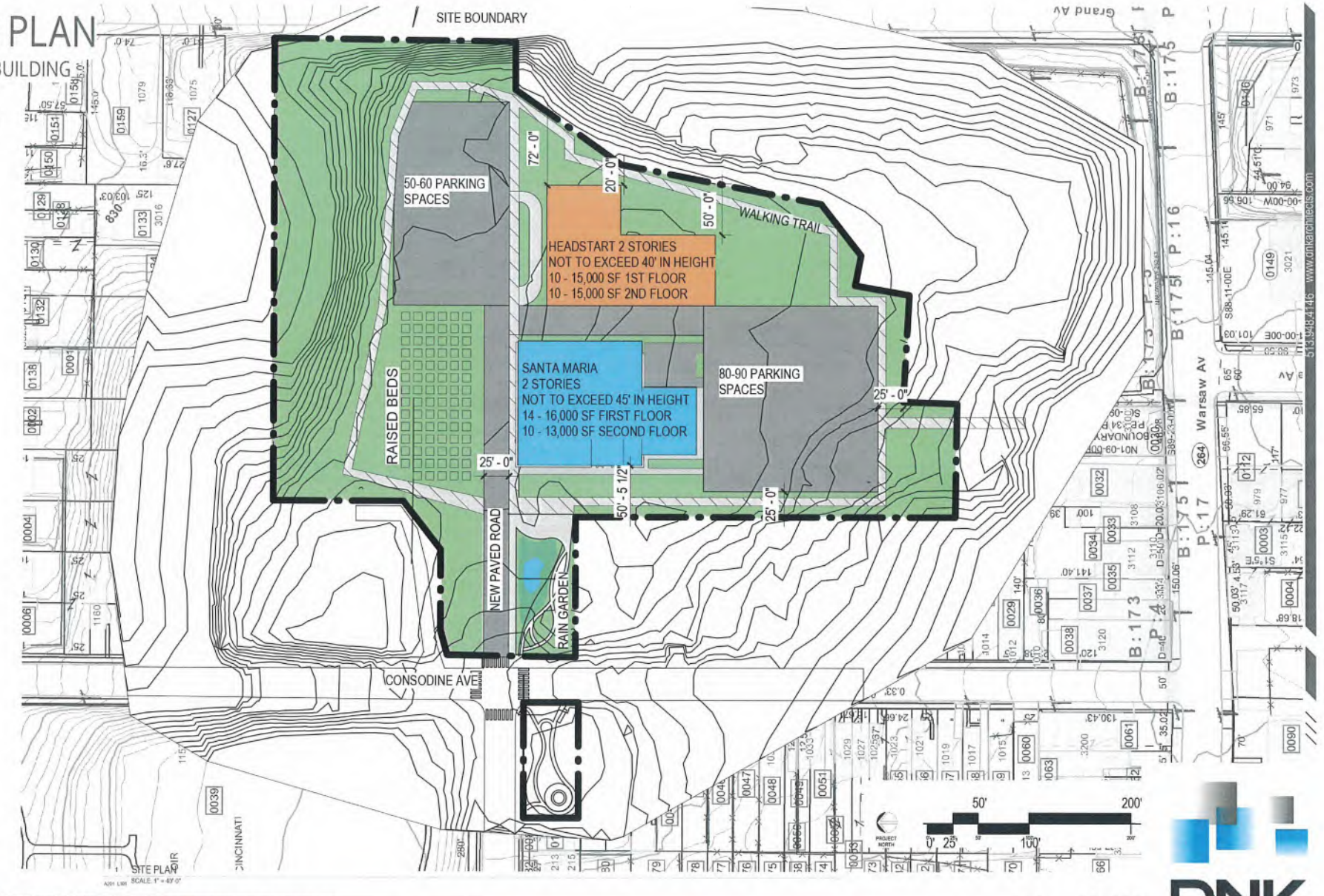
Development on the Considine site will revitalize the property and area along with an infusion of dollars in the community.

Exhibit C

SITE PLAN

OFFICE BUILDING

03/02/23



SITE PLAN
SCALE: 1" = 40'-0"

ARCHITECTURE INTERIOR DESIGN PLANNING LANDSCAPE ARCHITECTURE

DNK

Exhibit D

January 7, 2025 revised

Gabrielle Couch

City Planner

City of Cincinnati Department of City Planning and Engagement

Two Centennial Plaza

805 Central Avenue, Suite 720

Cincinnati, OH 45202

Subject: Major Subdivision Submission -1048 Considine Ave., Cincinnati, Ohio

Dear Ms. Couch,

The purpose of this letter is to petition for a Change of Zoning of the Property Located in the City of Cincinnati, Ohio. I hereby submit for a final development plan/Major Subdivision for the subject property.

The property address is 1048 Considine Ave. The area of the parcel is 6.34 acres. The property is currently vacant. The proposed use of the property is community service facility and proposed daycare center.

It is the intent of Santa Maria Community Services to build a new community service facility on the site so that the organization can consolidate their operations that are now in several buildings into one location.

Respectfully submitted,

David Kirk, RA, NCARB, AIA, NOMA

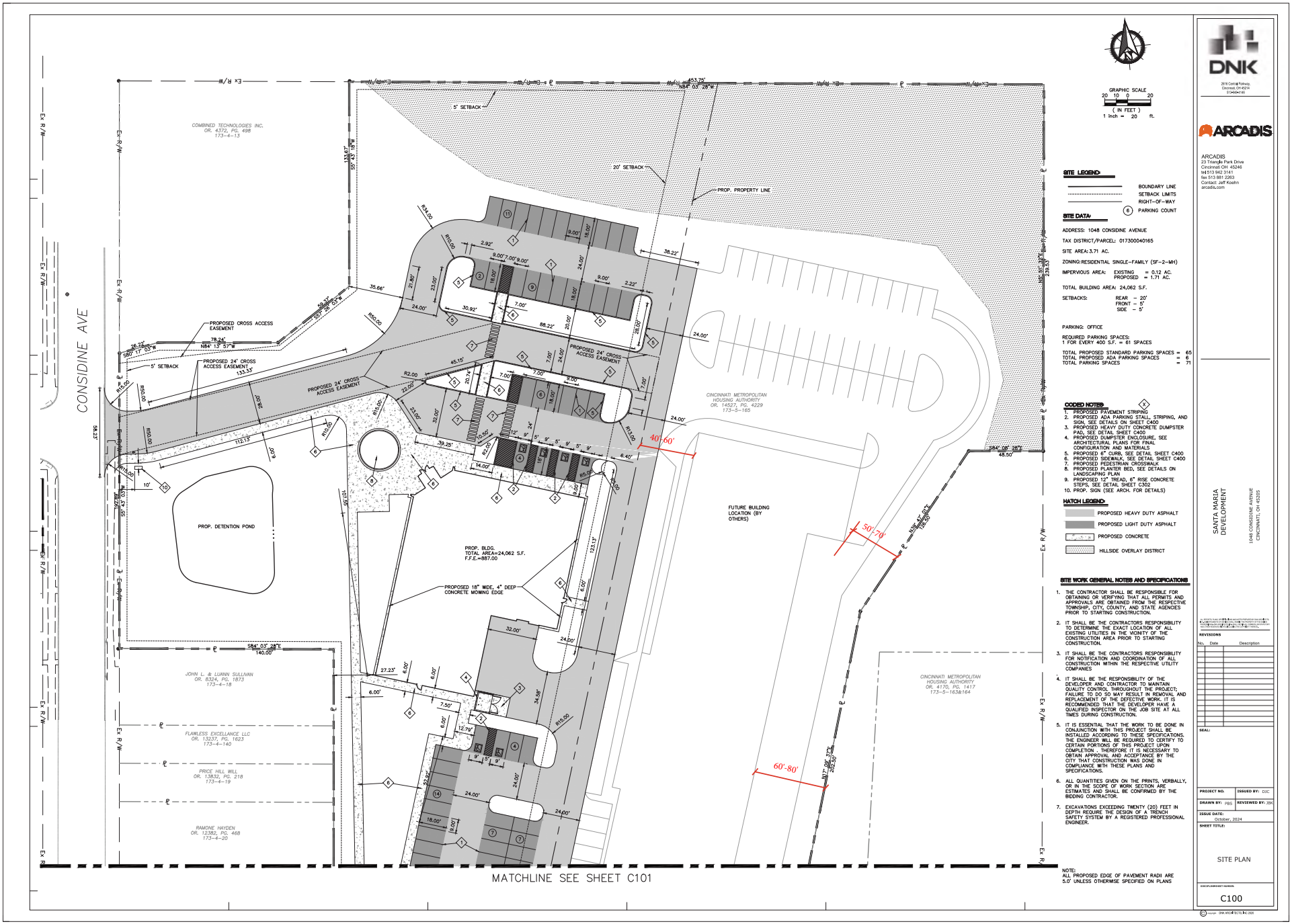
President/CEO

ARCHITECTURE ● INTERIOR DESIGN ● PLANNING

CINCINNATI, OHIO ● LEXINGTON, KENTUCKY

tel 513.948.4146 toll free 888.771.2195 fax 513.679.4712
www.dnkarchitects.com

Exhibit E



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

SITE LEGEND:

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE

TAX DISTRICT/PARCEL: 017300040165

SITE AREA: 3.71 AC.

ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)

IMPERVIOUS AREA: EXISTING = 0.12 AC.
PROPOSED = 1.71 AC.

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: REAR – 20'
FRONT – 5'
SIDE – 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
1 FOR EVERY 400 S.F. = 61 SPACES

TOTAL PROPOSED STANDARD PARKING SPACES = 65
TOTAL PROPOSED ADA PARKING SPACES = 6
TOTAL PARKING SPACES = 71

CODED NOTES:

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL, STRIPING, AND SIGN. SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400.
4. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB, SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK, SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302
10. PROP. SIGN (SEE ARCH. FOR DETAILS)

HATCH LEGEND:

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

DNK
ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

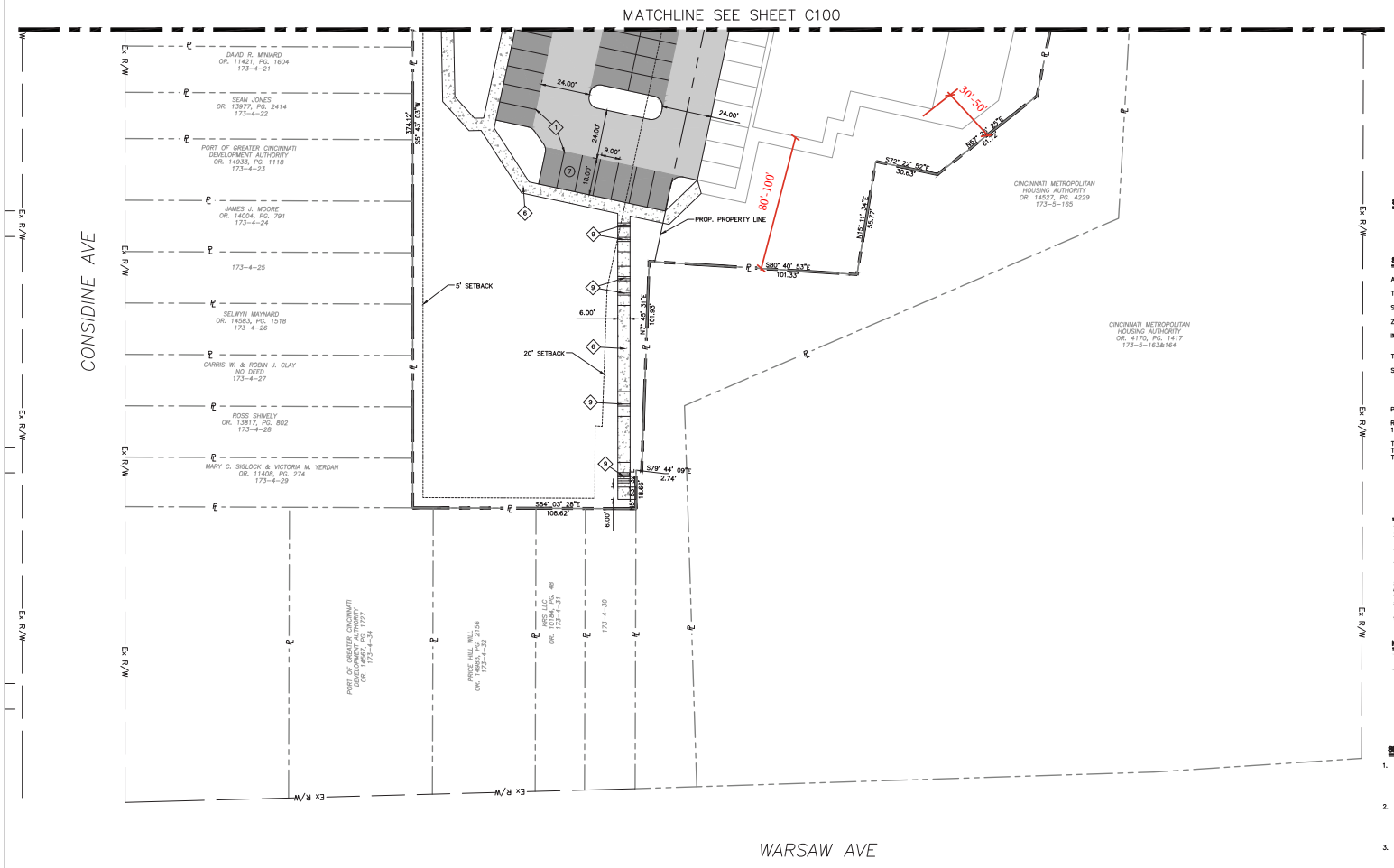
No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE: SITE PLAN

C100



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

SITE LEGEND:

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE

TAX DISTRICT/PARCEL: 017300040165

SITE AREA: 3.71 AC.

ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)

IMPERVIOUS AREA: EXISTING = 0.12 AC.
PROPOSED = 1.71 AC.

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: REAR – 20'
FRONT – 5'
SIDE – 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
1 FOR EVERY 400 S.F. = 61 SPACES

TOTAL PROPOSED STANDARD PARKING SPACES = 65
TOTAL PROPOSED ADA PARKING SPACES = 6
TOTAL PARKING SPACES = 71

CODED NOTES:

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL, STRIPING, AND SIGN, SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB, SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK, SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302

HATCH LEGEND:

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION . THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

DNK
3611 Central Parkway
Cincinnati, OH 45219
513-533-7150

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE: SITE PLAN

C101

© copyright DNK ARCHITECTS INC 2020

Exhibit F

December 20, 2024

To Whom It May Concern:

The real property known as 1048 and 1053 Considine Avenue, Cincinnati, Ohio (hereinafter referred to as "the Property") is owned by Cincinnati Metropolitan Housing Authority ("CMHA") with offices at 1627 Western Ave. Cincinnati, Ohio 45214. The telephone number for CMHA is 513-455-3071.

It is CMHA's intent to sell the Property to Santa Maria Community Services, Inc., or its affiliate, for redevelopment and construction of a new office building that will allow Santa Maria Community Services, Inc. to consolidate several of its buildings into one office building.

Santa Maria Community Services, Inc. has stated its intent to sell 2.76 acres of the 6.34 acres to Cincinnati-Hamilton County Community Action Agency ("CHCCAA"). CHCCAA has stated its intent to develop the land for construction of a new Head Start daycare center. CHCCAA represents that the building will be no more than two stories in height.

OWNERSHIP INFORMATION:

Legal Owner: Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati, Ohio 45214

Intended Beneficial Owners: Santa Maria Community Services, Inc. 617 Steiner Avenue, Cincinnati, Ohio 45204 Cincinnati Hamilton County Community Action Agency

Intended Statement of Conveyance: CMHA has passed Resolution No. 6151 authorizing the Chief Executive Officer of CMHA to negotiate and execute any and all documents necessary for the sale and closing of the Property at or above fair market value to Santa Maria Community Services, Inc., or its affiliate, after approval authorizing disposition is received from the Department of Housing and Urban Development (HUD) Special Application Center (SAC).

The Property is includes:
1048 Considine Ave.:

Hamilton County Parcel ID:	173-0004-0165-00
	173-0004-0166-00
	173-0004-0167-00
	173-0004-0168-00
	173-0005-0166-00

1053 Considine Ave.:

Hamilton County Parcel ID:	173-0004-0040-00

I trust this information provides the information needed. Please do not hesitate to contact us should additional documentation be needed or you have further questions. CMHA appreciates your attention to this matter.

Thank you,

Gregory D. Johnson, MS, PHM, EDEP
Chief Executive Officer

EXECUTIVE OFFICE 1627 WESTERN AVE., CINCINNATI, OHIO 45214

Phone: (513) 721-4580 **Fax:** (513) 665-3106 **TDD:** (800) 750-0750 **Website:** www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

Exhibit G

SANTA MARIA COMMUNITY SERVICES℠

Helping Families Help Themselves Since 1897

December 13, 2024

Re: 1048 Considine Avenue – Auditor Parcel # 173-0004-0165
1053 Considine Avenue – Auditor Parcel # 173-0004-0040-00

To Whom It May Concern:

Santa Maria Community Services, Inc. ("SMCS") is working to secure the vacant property at 1048 and 1053 Considine to construct a new office/human services facility to house most of their work currently conducted in seven scattered-site buildings in the Price Hill area. The property is currently owned by Cincinnati Metropolitan Housing Authority, which intends to sell the property to Santa Maria Community Services once they receive approval to do so from the U.S. Department of Housing and Urban Development.

Once Santa Maria Community Services acquires the property, they intend to sell off a portion of the property to the Community Action Agency Cincinnati-Hamilton County ("CAA") for them to build an Early Head Start/Head Start facility to serve up to 200 children ages 0-5.

Beneficial Owners:

Santa Maria Community Services
617 Steiner Avenue
Cincinnati, OH 45204
(513) 557-2700

Community Action Agency Cincinnati-Hamilton County
1740 Langdon Farm Rd
Cincinnati, OH 45237
(513) 569-1840

As future owners of this property, SMCS and CAA will maintain and upkeep the buildings, drives, parking areas, utilities, common areas and common facilities of the development. Also, to our knowledge, there are no restrictive covenants associated with this property.

Sincerely,

H.A. Musser, Jr.
President & CEO
Santa Maria Community Services

Mark Lawson
President & CEO
Community Action Agency Cincinnati-Hamilton County

PRESIDENT & CEO
H.A. Musser, Jr.
MA, MSW

BOARD OF DIRECTORS
Chair
Jorge Seda
GE Aviation, Retired

Vice Chair
David Sparks
Mariner Wealth Advisors

Secretary
Kaitlyn Carrender
Cincinnati Children's

Treasurer
Robert Fohl
Metcut Research, Inc.

Immediate Past Chair
Guillermo Villa
Johnson & Johnson

OFFICES
Administration
617 Steiner Avenue
Cincinnati, OH 45204
(513) 587-6952

Early Childhood Development/ Stable Families/ Health & Wellness
3301 Warsaw Avenue
Cincinnati, OH 45205
(513) 557-4062

Education Advancement/ Employment Assistance/ Financial Stability
3208 Warsaw Avenue
Cincinnati, OH 45205
(513) 557-4060

Youth Development/ Joe Williams Family Center
2312 Glenway Avenue
Cincinnati, OH 45204
(513) 557-7282

SantaMaria-Cincy.org
@SantaMariaCincy

United Way Partner Agency
FUNDED IN PART BY city of CINCINNATI
Workforce Council of Southwest Ohio
JFS HAMILTON COUNTY JOB & FAMILY SERVICES
Torch AWARDS BBB for Ethics 2023 WINNER

Exhibit H

EAST PRICE HILL IMPROVEMENT ASSOCIATION

January 30, 2025

SENT ELECTRONICALLY
Planning Commission
City Council
cc: H.A. Musser (Santa Maria Community Services)
cc: Mark Lawson (Community Action Agency , Cincinnati - Hamilton County)
cc: Price Hill Will

RE: PD-101 ,1048 Considine Avenue , Santa Maria

Please let this communication serve as a statement of support for the proposed lot split at 1048 Considine requested by Santa Maria Community Services.

On January 20, 2025, the East Price Hill Improvement Association (EPHIA) passed a motion at the regularly scheduled general meeting open to the public supporting the lot split at 1048 Considine, with Santa Maria controlling 3.5745 acres, subject to two contingencies. After EPHIA President Amber Kassem received new information on January 23, 2025, a special public meeting was held on January 29, 2025, where the Board of Directors and Trustees unanimously voted to remove the contingencies, ensuring no negative impact on funding for the proposed Santa Maria project and Community Action Agency's HeadStart building and program.

We are excited to see this space transformed into a productive and positive hub serving Price Hill families in a much-needed way.

For your consideration,

President, East Price Hill Improvement Association
On behalf of the Board of Directors and the Residents of East Price Hill

513-341-8430
president@ephia.org
www.ephia.org

Honorable City Planning Commission **ITEM 7**
Cincinnati, Ohio **February 7, 2025**

SUBJECT: A report and recommendation on a proposed Final Development Plan for Phase I of Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects
2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority
1627 Western Avenue, Cincinnati OH, 45214

Request: A proposed Final Development Plan for Phase I of Planned Development #101, Santa Maria Community Services in East Price Hill, to develop a Community Service Facility.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Final Development Plan Petition Letter
- Exhibit C – Cover Sheet
- Exhibit D – Survey of Existing Site Conditions
- Exhibit E – Site Plan
- Exhibit F – Engineering Plans
- Exhibit G – Landscape Plan
- Exhibit H – Architectural Plans
- Exhibit I – Project Rendering
- Exhibit J – Intended Statement of Conveyance from CMHA
- Exhibit K – Written Correspondence

BACKGROUND:

Planned Development #101 (PD-101), Santa Maria Community Services, was established on February 28, 2024 by Ordinance 82-2024, in which City Council approved the zone change and Concept Plan and Development Program Statement. The project encompasses 6.34 acres of land at 1048 Considine Avenue in East Price Hill to be developed into a community service facility and daycare center. The site is currently vacant and owned by the Cincinnati Metropolitan Housing Authority (CMHA). The land was formerly occupied by several multi-family buildings owned by CMHA that were demolished over 10 years ago. The property is adjacent to the East Price Hill Neighborhood Business District, and the northwest corner of the site is located within the Hillside Overlay District.

The Final Development Plan for Phase I is being submitted by the petitioner on behalf of Santa Maria Community Services (Santa Maria), who will own and operate the community service facility. Santa Maria is an independent, nonprofit organization founded by the Sisters of Charity. They provide more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents, and foster neighborhood revitalizations. Santa Maria is currently in the process of purchasing the site from CMHA.

ADJACENT LAND USE AND ZONING:

The site is currently zoned Planned Development (PD-101). The adjacent zoning and land uses are as follows:

North:

Zoning: Residential Mixed (RMX)
Use: Small apartment complexes and single-family homes

East:

Zoning: Single-Family Residential (SF-4), Residential Multi-Family (RM-1.2)
Use: Single-family homes, CMHA Horizon Hills apartment complex

South:

Zoning: Commercial Community – Mixed (CC-M)
Use: Commercial spaces with upper-floor residential

West:

Zoning: Single-Family Residential (SF-2), Parks and Recreation (PR)
Use: Single-family homes, Glenway Park

DESCRIPTION OF PROJECT:

The petitioner is proposing to develop Phase I of the currently vacant site at 1048 Considine Avenue into a community service facility that will consolidate Santa Maria's existing scattered-site programs, services, and administrative functions into one location. Phase I encompasses the western 3.58-acre portion of the site.

Buildings

Phase I of the proposed development consists of one building that will house the community service facility. The building will be two stories, measuring 26 feet in height at the base of the roof. The building footprint totals 12,514 square feet and will be located 27.23 feet from the nearest property line. Exterior materials include a mixture of wood-look metal panels and manufactured stone.

Accessory Uses

A 4-H Area is indicated to the west of the building, which will include landscaping and raised gardening beds. A fence is proposed around the detention pond that will be between 4 and 6 feet in height. Screening around the dumpster will be made of wood and cast stone, and 6 feet in height.

Parking and Circulation

Phase I of the proposed development includes 71 surface parking spaces. The site will be accessed via a 28-foot-wide private access drive off Considine Avenue. A Traffic Analysis approved by the Department of Transportation and Engineering (DOTE) concluded that a traffic light at the access point is not necessary. There will also be a pedestrian accessway at the southern end of the site connecting the project to Warsaw Avenue.

Open Space, Landscaping, and Buffering

The proposed building footprint occupies 0.29 acres (12,514 square feet) of the 3.58-acre site, leaving approximately 92% of the site available as open space. The landscape plan (Exhibit G) indicates 78 trees on the site, as well as a number of shrubs, perennials, and ornamental grasses. A circle planter located at the building's entry plaza is also proposed, with up to 55 plantings and three benches lining it to the south.

Consistency with Concept Plan

The Final Development Plan is consistent with the concurrently submitted Major Amendment to the Concept Plan and Development Program Statement that was considered as Item 6 on the February 7, 2025 agenda.

§1429-13 FINAL DEVELOPMENT PLAN:

According to §1429-13 *Final Development Plan,* following approval of a PD District with a Concept Plan and Development Program Statement, a Final Development Plan must be submitted to the City Planning

Commission. A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop, and this plan must conform substantially to the approved Concept Plan and Development Program Statement.

Consistent with the provisions of §1429-13, the following information was provided and attached to this report:

a. **Survey –** A survey showing the site boundary, topography, and existing utilities is included as Exhibit D.

b. **Site Plan** – A site plan showing the proposed building, parking, pedestrian paths, and access drive is included as Exhibit E. The site plan is consistent with the concurrently submitted Major Amendment to the Concept Plan.

c. **Engineering Plans** – Engineering plans, including the Site Construction Detail, Demolition Plan, Utility Plan, Grading Plan, and the Erosion Prevention and Sediment Control Plan are included as Exhibit F.

d. **Open Space** – Approximately 92% of the site will be preserved as open space.

e. **Schematic Building Plans** – Schematic building plans are included as Exhibit H. The plans are consistent with the concurrently submitted Major Amendment to the Concept Plan and Development Program Statement in size, location, and height.

f. **Landscape Plans** – A landscape plan with tree, shrub, and perennial plantings, as well as the proposed entry plaza circle planter and seating, is included as Exhibit G.

g. **Phased Schedule –** The proposed Final Development Plan is for Phase I of the project.

h. **Ownership -** The property is owned by the Cincinnati Metropolitan Housing Authority. An Intended Statement of Conveyance for the sale of 1048 Considine Avenue to Santa Maria is included as Exhibit J.

i. **Statement of Uses –** The principal use of the site is a community service facility. The use is consistent with the concurrently submitted Major Amendment to the Concept Plan and Development Program Statement.

j. **Future Ownership and Control** – Upon completion, Santa Maria will own and manage the property included in Phase I of the project. Phase II will be under separate ownership.

k. **Restrictive Covenants** – No restrictive covenants exist on the property.

l. **Other Information**

Noise Levels

Noise levels during the construction and use of the proposed Final Development Plan is pursuant to § 909-3, *Loud Noise,* and based on the requirements for the adjacent zoning district for the receiving property. The proposed project shall be in compliance with the provisions outlined in §909-3 with acknowledgement that the "Receiving or Affected Property" in this case shall be Single Family Residential (SF). The following permanent noise levels shall apply to the proposed Final Development Plan for PD-38:

Table 1 | Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 | Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 | Friday through Saturday

Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

Signage

All signage within the subject site shall be in compliance with the provisions outlined in §1427-37, *Signs Standards for the C and UM Districts*, of the Cincinnati Zoning Code. Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance.

CITY PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN:

The City Planning Commission may approve a Final Development Plan for a development in a PD District (§1429-15) on consideration of the following:

a. **Consistency** – The Final Development Plan is consistent with the purpose of the Planned Development District Regulations, specifically that:

- It allows for a more efficient and economically feasible development of property.
- It ensures an orderly and thorough planning and review, which has produced quality design and development.
- It provides for more creative development through flexibility in the design.
- It allows for common open space and provides for its maintenance.

b. **Adequate Streets** – The existing public streets and traffic infrastructure are adequate to serve the proposed development, as determined by the Traffic Analysis approved by DOTE.

c. **Adequate Infrastructure** – The petitioner continues to coordinate with City permitting agencies and departments to address infrastructure requirements for the site. A Development Design Review for the project was conducted through the Coordinated Site Review process and no concerns were identified (see "Coordinated Site Review"). Engineering plans are also included as Exhibit F.

d. **Covenant** – The Department of City Planning and Engagement requires covenants by the owner of the property in a form acceptable to the City Solicitor to be recorded indicating that the open spaces, parking areas, walks and drives as shown on the plan may not be used for any other purpose. The owner must further covenant that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years The applicant will need to provide any necessary covenants in accordance with §1429-15 in connection with the submission of building permit applications.

e. **Release of Covenants** – The City Manager, on receipt of a recommendation from the Director of City Planning and Engagement, may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable.

f. **Compatibility** – The proposed uses, location and arrangement of structures, parking areas, open spaces, and landscaping are compatible with surrounding development, as it is adjacent to medium-density multifamily apartments to the immediate southeast, and the East Price Hill business district to the south. The nine adjacent single-family homes to the west are adequately buffered by landscaping and a minimum setback of 27.23 feet between those properties and any buildings or parking on the site. The residential properties to the north are adequately buffered by the landscape and slope of the hillside, which extends roughly 90 feet into the site.

g. **Sufficiency of Legal Documents** – Provided legal documents meet development standards.

h. **Sufficiency of Provisions for Maintenance of Common Areas** – Upon completion, Santa Maria will own and manage the property included in Phase I of the project.

COORDINATED SITE REVIEW:

The proposed project was reviewed at the Preliminary Design Review level through the City's Coordinated Site Review process in July of 2023, and the Development Design Review level in November of 2024. No concerns were identified during the most recent review.

DIVERSITY AND ECONOMIC INCLUSION:

The applicant, DNK Architects, is a certified Minority Business Enterprise (MBE) recognized by the City's Department of Economic Inclusion.

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the January 23, 2025 Public Staff Conference and the February 7, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the East Price Hill Improvement Association (EPHIA), and Price Hill Will.

The Department of City Planning and Engagement held a virtual Public Staff Conference on January 23, 2025 for the proposed Major Amendment and Final Development Plan for PD-101. There was one member of the public in attendance, as well as members of City staff and the development team. The attendee indicated general support for the project.

EPHIA issued a letter of support for the project on November 15, 2021. A second letter of support for the related subdivision (considered as Item 4 on the February 7, 2025 agenda) was submitted on January 30, 2025 (Exhibit K). No other correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Final Development Plan is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to "build a robust public life" (p. 149) and the strategy to "create a welcoming civic atmosphere" (p. 153). Santa Maria is a valued community asset that has helped build stronger, more self-sustaining communities in Price Hill for decades. The completion of this project will advance Santa Maria's work and provide additional resources for Price Hill residents.

Price Hill Plan (2015)

In the *Price Hill Plan (2015)*, portions of the subject site are identified as both a "Development Opportunity Cluster" and greenspace (p. 16). The proposed project will provide new development in an area that has been identified as an opportunity zone and includes extensive landscaping and plantings to enhance the site.

The project is consistent with the "Community" theme of the plan, particularly the goal to make Price Hill "a very neighborly, safe, and family-friendly community in which to live, work, and play" (p. 30). The proposed development will enable more efficient operation and delivery of service for Santa Maria, improving the resources available to Price Hill residents. Santa Maria Community Services is identified as a partner for implementation of various action steps throughout the plan.

ANALYSIS:

The proposed project will reactivate a currently vacant property into a productive development that will provide services to the local community through a reputable and long-standing Cincinnati organization. The proposed use is for a community-based service that will benefit the surrounding residential population. The project is supported by East Price Hill, and the applicant has done thorough engagement throughout the process.

The proposed Final Development Plan for Phase I of Planned Development #101, Santa Maria Community Services, is consistent with the provisions of the concurrently submitted Major Amendment to the Concept Plan and Development Program Statement.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Final Development Plan is in compliance with §1429-15 *Planning Commission Approval of Final Development Plan* as outlined in this report. Further, the proposal substantially conforms with the concurrently submitted Major Amendment to the Concept Plan and Development Program Statement, contingent on City Council's approval.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed Final Development Plan for Phase I of Planned Development #101, Santa Maria Community Services, for the following reasons:

1. The Final Development Plan is consistent with the concurrently submitted Major Amendment to the Concept Plan and Development Program Statement.
2. The development is compatible with the existing character of the surrounding development and provides an adequate buffer between abutting residential uses.
3. The proposed Final Development Plan meets the specific purposes of the Planned Development zoning designation §1429-01 as it ensures orderly development and thorough planning and review procedures that lead to quality design and development.
4. The Final Development Plan is consistent with goals in *Plan Cincinnati (2012)* and partially consistent with the goals in the *Price Hill Plan (2015).*

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Final Development Plan for Phase I of Planned Development #101, Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill.

Respectfully submitted:

Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Proposed Final Development Plan for Phase 1 of **PD #101 - Santa Maria Community Services at 1048 Considine Avenue in East Price Hill**

Exhibit A

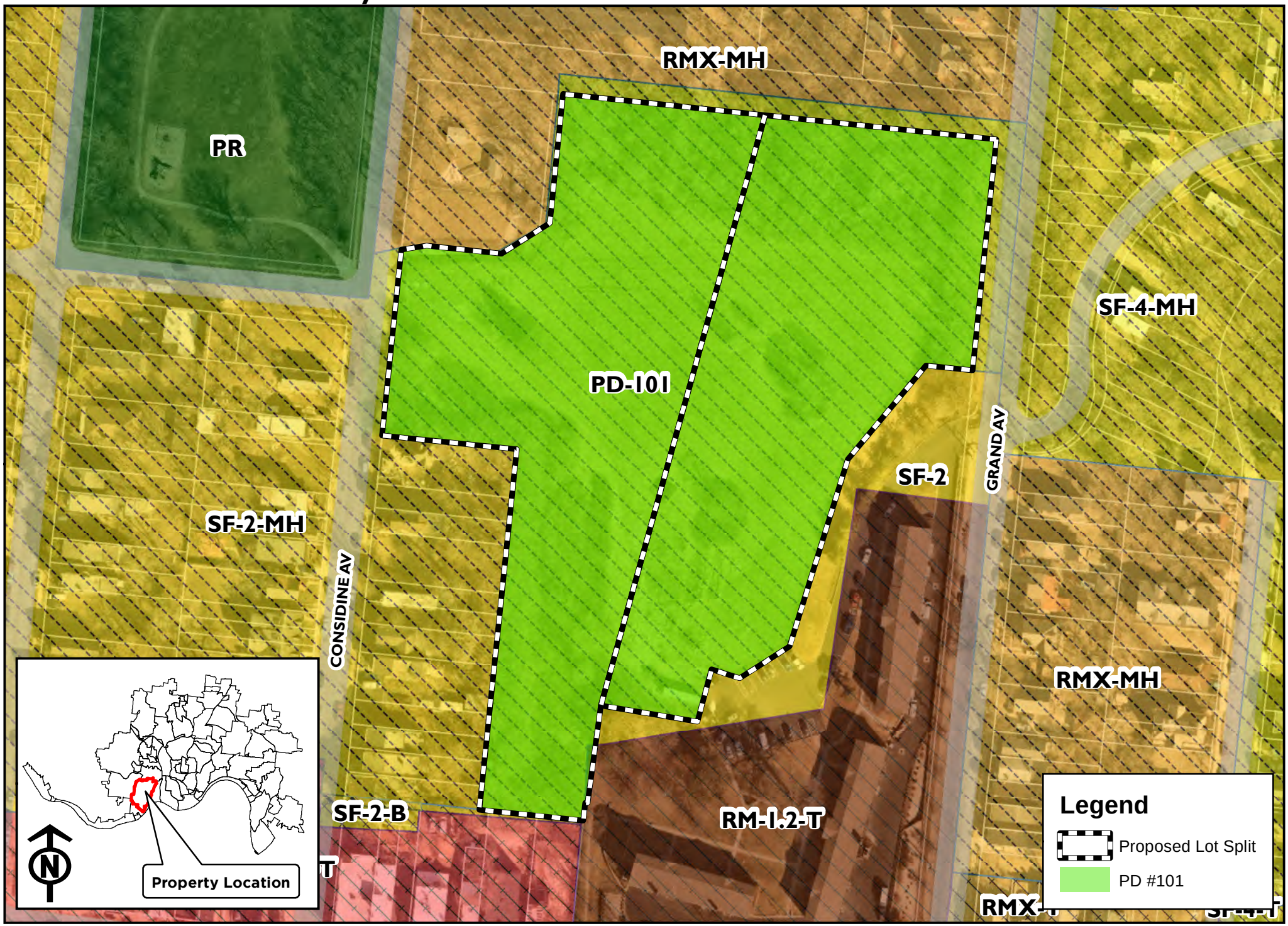


Exhibit B

January 7, 2025 revised

Gabrielle Couch

City Planner

City of Cincinnati Department of City Planning and Engagement

Two Centennial Plaza

805 Central Avenue, Suite 720

Cincinnati, OH 45202

Subject: Major Subdivision Submission -1048 Considine Ave., Cincinnati, Ohio

Dear Ms. Couch,

The purpose of this letter is to petition for a Change of Zoning of the Property Located in the City of Cincinnati, Ohio. I hereby submit for a final development plan/Major Subdivision for the subject property.

The property address is 1048 Considine Ave. The area of the parcel is 6.34 acres. The property is currently vacant. The proposed use of the property is community service facility and proposed daycare center.

It is the intent of Santa Maria Community Services to build a new community service facility on the site so that the organization can consolidate their operations that are now in several buildings into one location.

Respectfully submitted,

David Kirk, RA, NCARB, AIA, NOMA

President/CEO

ARCHITECTURE ● INTERIOR DESIGN ● PLANNING

CINCINNATI, OHIO ● LEXINGTON, KENTUCKY

tel 513.948.4146 toll free 888.771.2195 fax 513.679.4712
www.dnkarchitects.com

Exhibit C

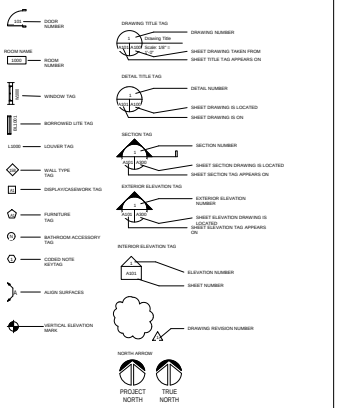
SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING

1048 CONSIDINE AVE.

PERMIT SET

SYMBOLS

REFERENCE SYMBOLS LEGEND



PROJECT PERSPECTIVE

PROJECT TEAM

OWNER:
SANTA MARIA COMMUNITY SERVICES
617 STEINER AVENUE
CINCINNATI, OH 45204
PH: (513) 557-2700

ARCHITECT:
DNK ARCHITECTS, Inc.
2616 CENTRAL PARKWAY
CINCINNATI, OHIO 45214
PH: (513) 948-4146 FAX: (513) 679-4712

MECHANICAL/ELECTRICAL/PLUMBING:
MOTZ
447 MORGAN STREET
CINCINNATI, OH 45206
PH: (513) 621-5400

STRUCTURAL:
GOP LIMITED
WAYCROSS CENTER NORTH 431 OHIO PIKE, SUITE 100N
CINCINNATI, OH 45255
PH: (513) 800-0168

CIVIL:
ARCADIS IBI GROUP
23 TRIANGLE PARK DR #2300
Cincinnati, OH 45246
PH: (513) 942-3141

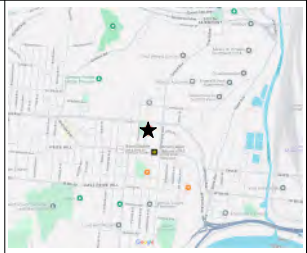
ABBREVIATIONS

'G	WORD + ING
A.F.F.-	ABOVE FINISHED FLOOR
ACM	ALUMINUM COMPOSITE PANEL
ACT.-	ACOUSTICAL CEILING TILE
ADA.-	AMERICANS WITH DISABILITIES ACT
ADD'L.-	ADDITIONAL
ADJ.-	ADJUSTABLE
ALUM.-	ALUMINUM
ANSI.-	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM.-	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B&B-	BALLED AND BURLAPPED
B/-	BOTTOM OF
BD.-	BOARD
BLDG.-	BUILDING
BLKG.-	BLOCKING
BOC.	BACK OF CURB
BOS.	BOTTOM OF STEEL
BTM.	BOTTOM
BTWN.	BETWEEN
BYND	BEYOND
C.P.	CENTER POINT
CAL.	CALIPER
CAL.	CALIPER
CFMF	COLD FORMED METAL FRAMING
CL	CENTER LINE
CLG	CEILING
CM	CONSTRUCTION MANAGEMENT
CONSTR	CONSTRUCTION
CRS.	COURSING
CT.	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	CENTER
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DR	DOOR
DTL.	DETAIL
DWG. (S.)	DRAWING (S)
DWR	DRAWER
EL.	ELEVATION
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP.	EXPOSED
EXT	EXTERIOR
F.N.D.	FEMININE NAPKIN DISPENSER
F.N.R.	FEMININE NAPKIN RECEPTACLE
F.T.	FIRE TREATED
FIN	FINISH (ED)
FLR	FLOOR
FOC	FACE OF CURB
G.B.	GRAB BAR
GA.	GAUGE
GALV	GALVANIZED
GYP.	GYPSUM
H.P.	HIGH POINT
HB	HOSE BIB
HDW.	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPL	HIGH PRESSURE LAMINATE
HRS	HOURS
HT	HEIGHT
ID	INSIDE DIAMETER
IN. DIA	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
L.B.	LOAD BEARING
L.F.	LINEAL FEET
M.R.	MOISTURE RESISTANT
MAINT	MAINTENANCE
MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MH.	MANHOLE
MIN	MINUTES
MIN	MINIMUM
MTL.	METAL
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
N.I.C.	NOT IN CONTRACT
N/A	NOT APPLICABLE
NLB	NOT LOAD BEARING
NTS.	NOT TO SCALE
O.C.	ON CENTER
O.H.	OPPOSITE HAND
OD.	OUTSIDE DIMENSION
OPNG	OPENING
P.T.	PRESSURE TREATED
PCP	PORTLAND CEMENT PLASTER
PLAM	PLASTIC LAMINATE
PREP	PREPARE
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
QT	QUARRY TILE
QTB	QUARRY TILE BASE
QTY	QUANTITY
R	RADIUS
RAD	RADIUS
RB	RUBBER BASE
REC	RECOMMEND/ RECOMMENDED
RECP	RECEPTION
REF	REFRIGERATOR
REINF	REINFORCING
RM	ROOM
RMS	ROOMS
RT	RUBBER TREAD
S.C.D.	TOILET SEAT COVER DISPENSER
S.F.	SQUARE FOOT
S.O.G.	SLAB ON GRADE
S.S.	STAINLESS STEEL
SC	SEALED CONCRETE
SCH	SCHEDULE
SCHED	SCHEDULE
SHF.	SHELF
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
STD	STANDARD
STL.	STEEL
STN	STAINLESS
STRUCT	STRUCTURE / STRUCTURAL
T.O.S.	TOP OF STEEL
T.P.	TOILET PARTITION
T.T.D.	TOILET TISSUE DISPENSER
T/	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VRB	VENTED RUBBER BASE
VSF	VINYL SHEET FLOORING
W.C.	WATER CLOSET
W.R.B.	WEATHER RESISTANT BARRIER
W/	WITH
WD	WOOD
WF	WOOD FLOORING

PROJECT INDEX

DRAWING NO.	SHEET DESCRIPTION
GENERAL	
T001	COVER SHEET
LIFE SAFETY	
G101	LIFE SAFTEY PLAN
CIVIL	
C001	EXISTING CONDITIONS & DEMOLITION
C100	SITE PLAN
C101	SITE PLAN
C200	UTILITY PLAN
C201	UTILITY PLAN
C202	STORM PROFILES & DETAILS
C300	GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C400	SITE DETAILS
C500	EP&SC NOTES
C501	EP&SC DETAILS
C502	EP&SC PHASE I
C503	EP&SC PHASE I
C504	EP&SC PHASE II
C505	EP&SC PHASE II
LANDSCAPE	
L-1	SITE LANDSCAPE PLAN
L-2	LANDSCAPE PLAN - KEY FOR ENLARGED PLANS
L-3	ENTRY DROP OFF AREA - ENLARGEMENT PLAN
L-4	ENTRY DROP OFF AREA - ENLARGEMENT PLAN
L-5	LANDSCAPE ENLARGEMENT PLAN - SITE ENTRY PLAN
L-6	ROOF DECK PLAN
L-7	SEED - SOD PLAN
L-8	ZONAL IRRIGATION PLAN (INSTALLED - DESIGN BUILD)
L-9	PLANT LIST AND DETAILS
L-10	LANDSCAPE NOTES
L-11	CONSTRUCTION DETAILS
ARCHITECTURAL	
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	FIRST FLOOR REFLECTED CEILING PLAN
A104	SECOND FLOOR REFLECTED CEILING PLAN
A105	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	WALL SECTIONS
A305	WALL SECTIONS

VICINITY MAP



DNK
2616 Central Parkway,
Cincinnati, OH 45214
513-948-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

REVISIONS

No.	Date	Description

SEAL:

DAVID KIRK 10098 REGISTERED PROFESSIONAL ENGINEER

David Kirk, License #10098
Expiration Date 12/31/2025

PROJECT NO.: 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: TG
ISSUE DATE: 11-17-24	

SHEET TITLE:

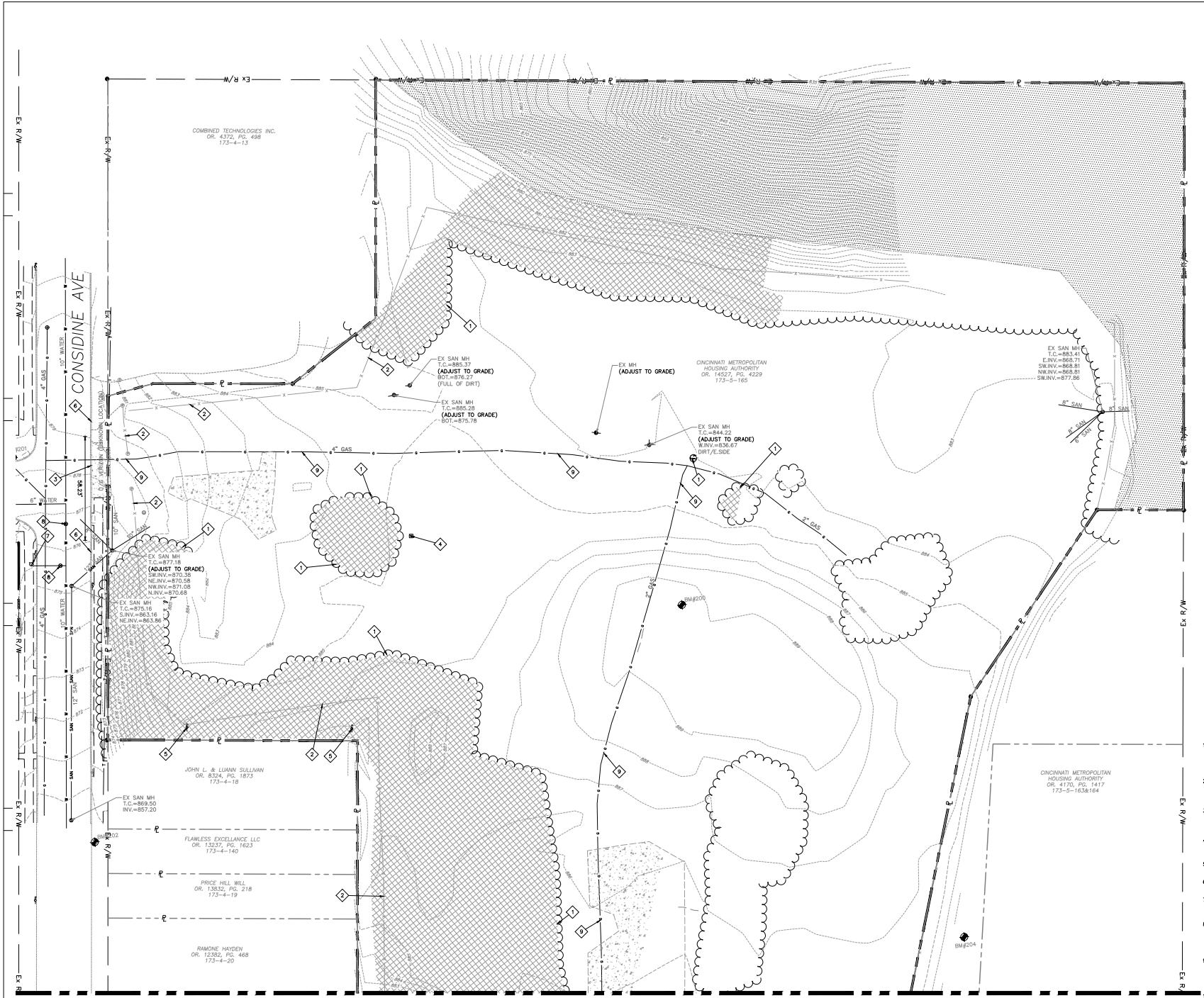
COVER SHEET

PROJECT: A=DISCIPLINE; SHEET NUMBER:

T001

copyright DNK ARCHITECTS, INC 2020

Exhibit D



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

EXISTING LEGEND:

- SIGN
- EX. SANITARY LINE — SAN —
- EX. STORM SEWER LINE — STM —
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY BOX
- LIGHT POLE
- COMMUNICATION BOX
- MAIL BOX
- SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- GAS LINE — G —
- WATER LINE — W —
- GAS METER
- IRON PIN FOUND (AS NOTED)
- UNDERGROUND ELECTRIC LINE — E —
- UNDERGROUND COMMUNICATION LINE — T —
- OVERHEAD POWER LINE — OHL —
- UNDERGROUND FIBER OPTIC LINE — FO —
- FENCE — x — x —
- PROPERTY LINE
- CONTROL POINT

CODED NOTES:

1. EXISTING TREES TO BE REMOVED
2. EXISTING FENCE TO BE REMOVED TO PROPERTY LINE
3. EXISTING CURB TO BE REMOVED
4. EXISTING WATER METER TO BE REMOVED
5. EXISTING POLE TO REMAIN
6. EXISTING CURB TO REMAIN
7. EXISTING FIRE HYDRANT TO REMAIN
8. EXISTING WATER VALVE TO REMAIN
9. EXISTING ABANDONED GAS SERVICE TO BE REMOVED

HATCH LEGEND:

- CONCRETE (TO BE REMOVED)
- HILLSIDE OVERLAY DISTRICT

DISTURBED AREA:

137,582 S.F. = 3.16 AC.

DEMOLITION PLAN NOTES

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE, EXCEPT AS NOTED.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEETS C502-C503 PRIOR TO COMMENCING DEMOLITION.
5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS. REMOVE AND REINSTALL.
6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
8. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UNDERGROUND VERIZON LINE ALONG THE WESTERLY PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS FOUND, DO NOT DISTURB EXISTING LINE.

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-484-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

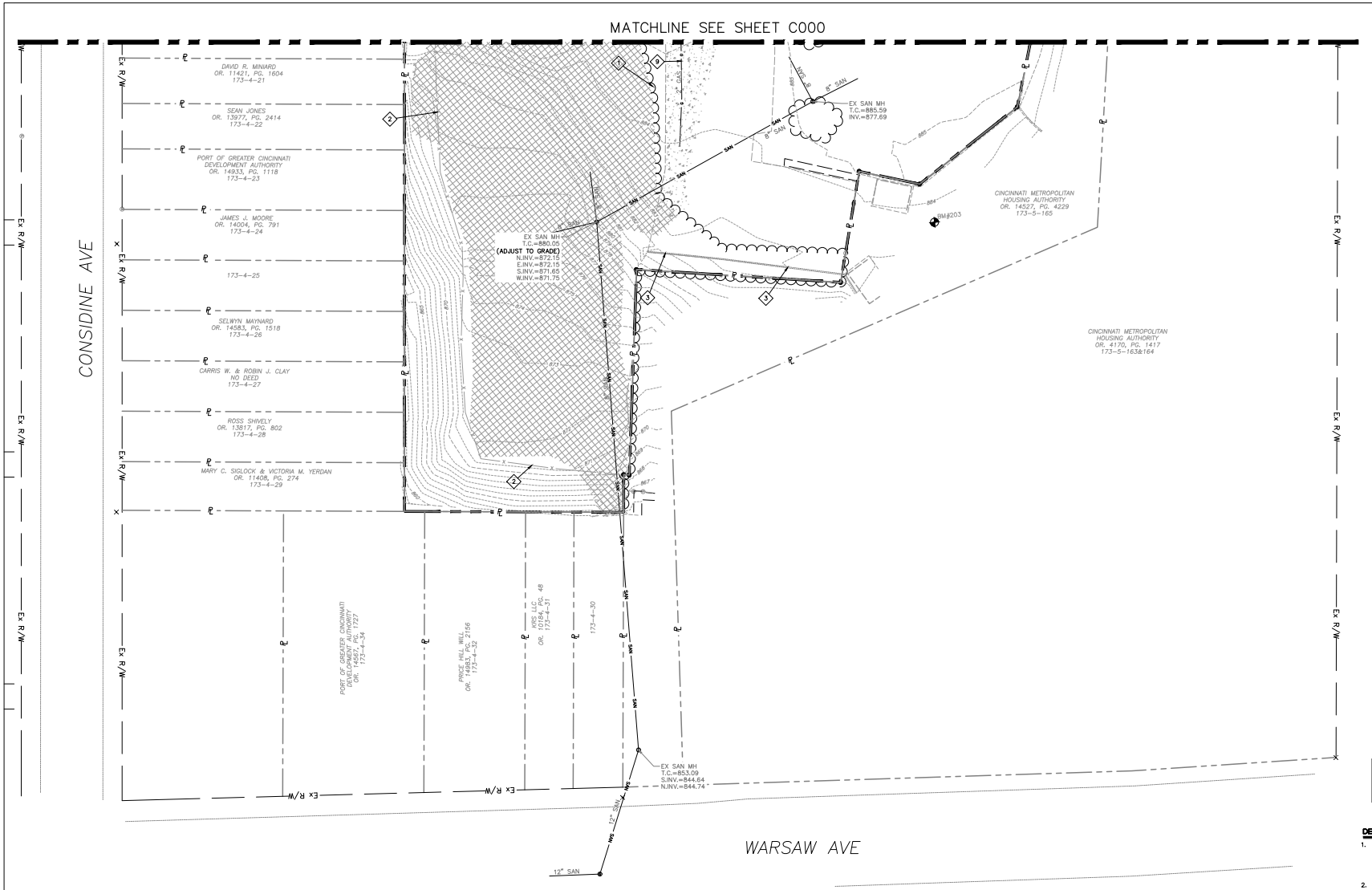
SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION

DISCIPLINE/SHEET NUMBER

C000

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

EXISTING LEGEND

SIGN	
EX. SANITARY LINE	SAN
EX. STORM SEWER LINE	STM
FIRE HYDRANT	
WATER VALVE	
WATER METER	
UTILITY BOX	
LIGHT POLE	
COMMUNICATION BOX	
MAIL BOX	
SANITARY MANHOLE	
SANITARY CLEANOUT	
BENCHMARK	
GAS LINE	G
WATER LINE	W
GAS METER	
IRON PIN FOUND (AS NOTED)	
UNDERGROUND ELECTRIC LINE	E
UNDERGROUND COMMUNICATION LINE	T
OVERHEAD POWER LINE	OHL
UNDERGROUND FIBER OPTIC LINE	FO
FENCE	
PROPERTY LINE	
CONTROL POINT	

CODED NOTES

1. EXISTING TREES TO BE REMOVED
2. EXISTING FENCE TO BE REMOVED TO PROPERTY LINE
3. EXISTING CURB TO BE REMOVED
4. EXISTING WATER METER TO BE REMOVED
5. EXISTING POLE TO REMAIN
6. EXISTING CURB TO REMAIN
7. EXISTING FIRE HYDRANT TO REMAIN
8. EXISTING WATER VALVE TO REMAIN

HATCH LEGEND

- CONCRETE (TO BE REMOVED)
- HILLSIDE OVERLAY DISTRICT
- LIMITS OF TREE CLEARING

DISTURBED AREA:

137,582 S.F. = 3.16 AC.

DEMOLITION PLAN NOTES

1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE, EXCEPT AS NOTED.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEETS C502-C503 PRIOR TO COMMENCING DEMOLITION.
5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS. REMOVE AND REINSTALL.
6. SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
8. THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UNDERGROUND VERIZON LINE ALONG THE WESTERLY PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS FOUND, DO NOT DISTURB EXISTING LINE.

DNK
2618 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL REPRODUCTIONS OF THESE INSTRUMENTS SHALL BE MADE AVAILABLE TO AND SHALL BE THE PROPERTY OF THE OWNER, BUT THE ARCHITECT SHALL RETAIN THE RIGHT TO CONTROL THE NUMBER AND DISPOSITION OF ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION

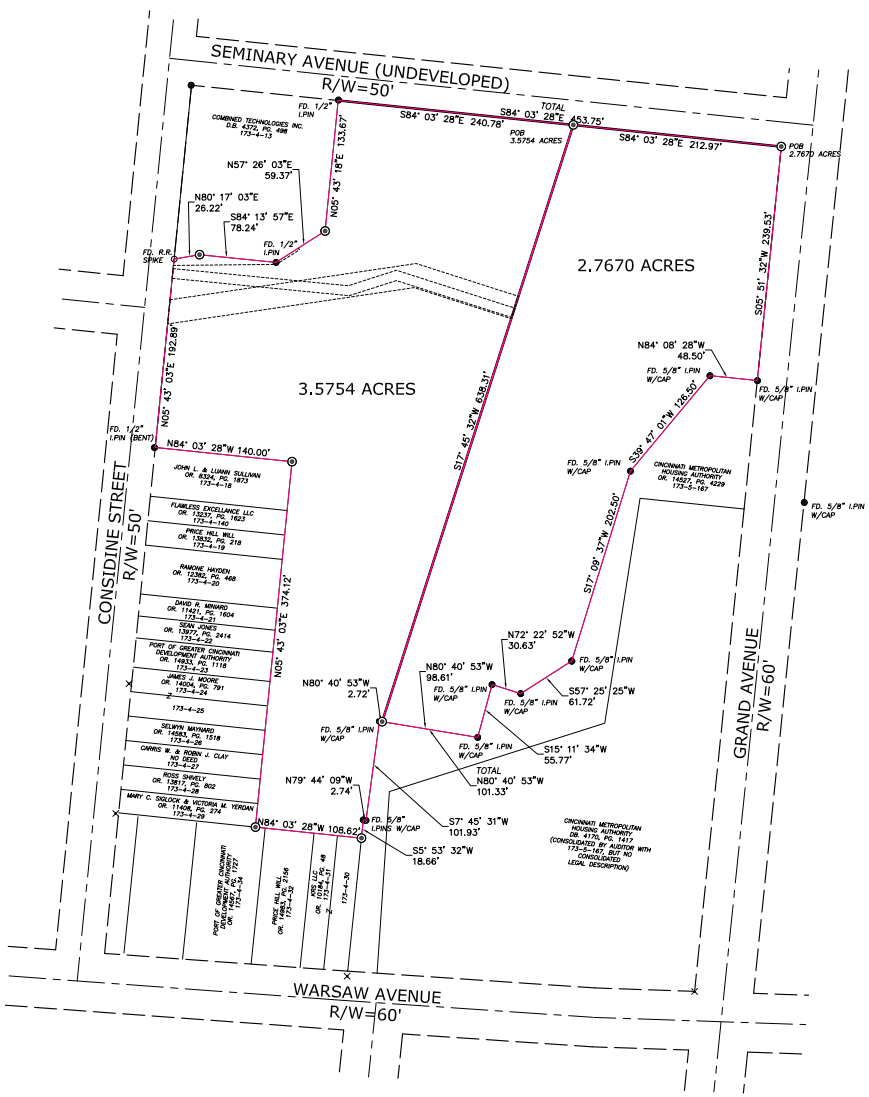
DISCIPLINE/SHEET NUMBER:

C001

© copyright DNK ARCHITECTS, INC 2020

Exhibit E

PARCEL SPLIT SURVEY



SUBJECT PROPERTY

CINCINNATI METROPOLITAN HOUSING AUTHORITY
D.B. 4215, PG. 1166
AUDITOR'S PARCEL NO. 173-0004-0165
TOTAL AREA – 6.3424 ACRES

DOCUMENTS

DEEDS AND PLATS AS NOTED HEREON.

VICINITY MAP ~ N.T.S.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICA DATUM OF 1983 (86 ADJ). BASED ON GPS OBSERVATIONS OF THE HAMILTON COUNTY GPS HORIZONTAL CONTROL NETWORK.

3.5754 ACRE CLOSURE

North: 411801.5887' East: 1383666.0408'
Segment #1 : Line
Course: S17° 45' 32"W Length: 638.31'
North: 411193.6973' East: 1383471.3483'
Segment #2 : Line
Course: N80° 40' 53"W Length: 2.72'
North: 411194.1378' East: 1383468.6642'
Segment #3 : Line
Course: S07° 45' 31"W Length: 101.93'
North: 411093.1408' East: 1383454.9039'
Segment #4 : Line
Course: N79° 44' 09"W Length: 2.74'
North: 411093.6291' East: 1383452.2077'
Segment #5 : Line
Course: S05° 53' 32"W Length: 18.66'
North: 411075.0667' East: 1383450.2920'
Segment #6 : Line
Course: N84° 03' 28"W Length: 108.62'
North: 411086.3108' East: 1383342.2616'
Segment #7 : Line
Course: N05° 43' 03"E Length: 374.12'
North: 411458.5685' East: 1383379.5332'
Segment #8 : Line
Course: N84° 03' 28"W Length: 140.00'
North: 411473.0619' East: 1383240.2845'
Segment #9 : Line
Course: N05° 43' 03"E Length: 192.89'
North: 411664.9923' East: 1383259.5011'
Segment #10 : Line
Course: N80° 17' 03"E Length: 26.22'
North: 411669.4177' East: 1383285.3480'
Segment #11 : Line
Course: S84° 13' 57"E Length: 78.24'
North: 411661.5551' East: 1383363.1920'
Segment #12 : Line
Course: N57° 26' 03"E Length: 59.37'
North: 411693.5121' East: 1383413.2275'
Segment #13 : Line
Course: N05° 43' 18"E Length: 133.67'
North: 411826.5151' East: 1383426.5536'
Segment #14 : Line
Course: S84° 03' 28"E Length: 240.78'
North: 411801.5886' East: 1383666.0409'
Perimeter: 2118.27' Area: 155743 Sq. Ft.
Error Closure: 0.0001 Course: S39° 59' 59"E
Error North: -0.00010 East: 0.00008
Precision 1: 21182660

2.7670 ACRE CLOSURE

North: 411779.5414' East: 1383877.8657'
Segment #1 : Line
Course: S05° 51' 32"W Length: 239.53'
North: 411541.2576' East: 1383853.4147'
Segment #2 : Line
Course: N84° 08' 28"W Length: 48.50'
North: 411546.2083' East: 1383805.1681'
Segment #3 : Line
Course: S39° 47' 01"W Length: 126.50'
North: 411448.9971' East: 1383724.2222'
Segment #4 : Line
Course: S17° 09' 37"W Length: 202.50'
North: 411255.5117' East: 1383664.4758'
Segment #5 : Line
Course: S57° 25' 25"W Length: 61.72'
North: 411222.2801' East: 1383612.4660'
Segment #6 : Line
Course: N72° 22' 52"W Length: 30.63'
North: 411231.5512' East: 1383583.2728'
Segment #7 : Line
Course: S15° 11' 34"W Length: 55.77'
North: 411177.7304' East: 1383568.6574'
Segment #8 : Line
Course: N80° 40' 53"W Length: 98.61'
North: 411193.6976' East: 1383471.3487'
Segment #9 : Line
Course: N17° 45' 32"E Length: 638.31'
North: 411801.5889' East: 1383666.0412'
Segment #10 : Line
Course: S84° 03' 28"E Length: 212.97'
North: 411779.5416' East: 1383877.8659'
Perimeter: 1715.04' Area: 120531 Sq. Ft.
Error Closure: 0.0003 Course: N44° 16' 27"E
Error North: 0.00025 East: 0.00024
Precision 1: 5716806

LEGEND

- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN SET W/CAP "FINN S-7181 OH"
- IRON PIPE FOUND (AS NOTED)
- CHISELED "X" FOUND
- CHISELED "X" SET
- MAG NAIL

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

PATRICK S. FINN OHIO P.S. 7181 DATE

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 Inch = 60 ft.

REVISIONS:

PARCEL SPLIT SURVEY

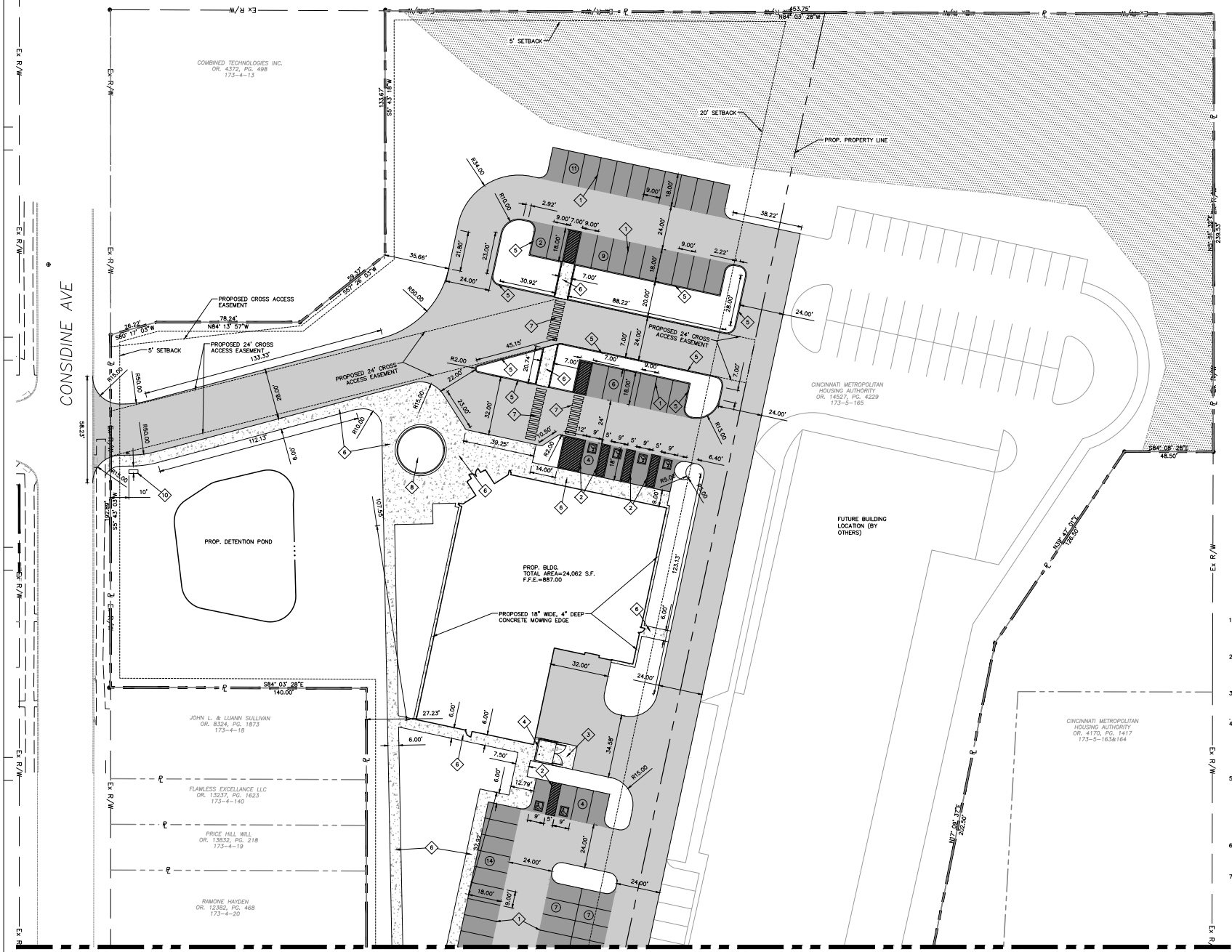
SECTION 36, TOWN 4, FRACTIONAL RANGE 1
STORRS TOWNSHIP, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STAMP:

FIELD	DRAFT	CHECK
NR/TB	PF	PF

ARCADIS NO. 147530
DATE: DECEMBER 2024
SCALE: 1"=60'
PRINT DATE:
SHEET NO.: 1/1

C:\Users\PFinn_ARCADIS\Desktop\2025_Desktop\Current\2024-124 Legal Descriptions and Plats\Split\ 124-24-2024.dwg Layout: ESRI 8 (24.02.2024 @ 09:43:27 pm - by Paul Computers, Inc.



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

SITE LEGEND

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE

TAX DISTRICT/PARCEL: 017300040165

SITE AREA: 3.71 AC.

ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)

IMPERVIOUS AREA: EXISTING = 0.12 AC.
PROPOSED = 1.71 AC.

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: REAR – 20'
FRONT – 5'
SIDE – 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
1 FOR EVERY 400 S.F. = 61 SPACES

TOTAL PROPOSED STANDARD PARKING SPACES = 65
TOTAL PROPOSED ADA PARKING SPACES = 6
TOTAL PARKING SPACES = 71

CODED NOTES

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL STRIPING, AND SIGN, SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB, SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK, SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302
10. PROP. SIGN (SEE ARCH. FOR DETAILS)

HATCH LEGEND

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION ; THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL DRAWINGS, PLANS, SPECIFICATIONS, BUILDING MODELS PREPARED BY THE ARCHITECT'S PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

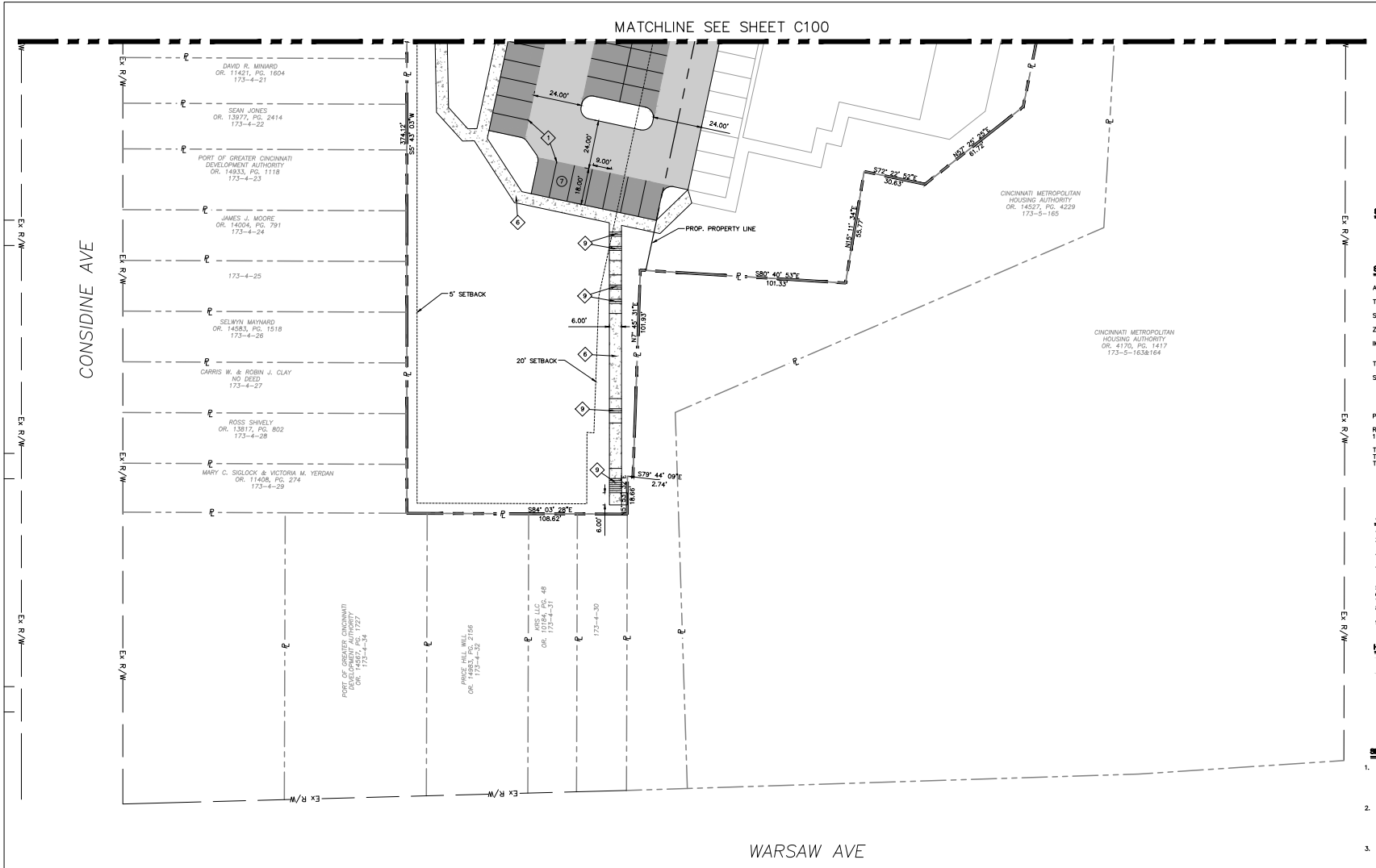
SHEET TITLE:

SITE PLAN

DISCIPLINE/SHEET NUMBER:

C100

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

SITE LEGEND

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- (6) PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE

TAX DISTRICT/PARCEL: 017300040165

SITE AREA: 3.71 AC.

ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)

IMPERVIOUS AREA: EXISTING = 0.12 AC.
PROPOSED = 1.71 AC.

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: REAR – 20'
FRONT – 5'
SIDE – 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
1 FOR EVERY 400 S.F. = 61 SPACES

TOTAL PROPOSED STANDARD PARKING SPACES = 65
TOTAL PROPOSED ADA PARKING SPACES = 6
TOTAL PARKING SPACES = 71

CODED NOTES (7)

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL, STRIPING, AND SIGN, SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB, SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK, SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302

HATCH LEGEND

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION ; THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

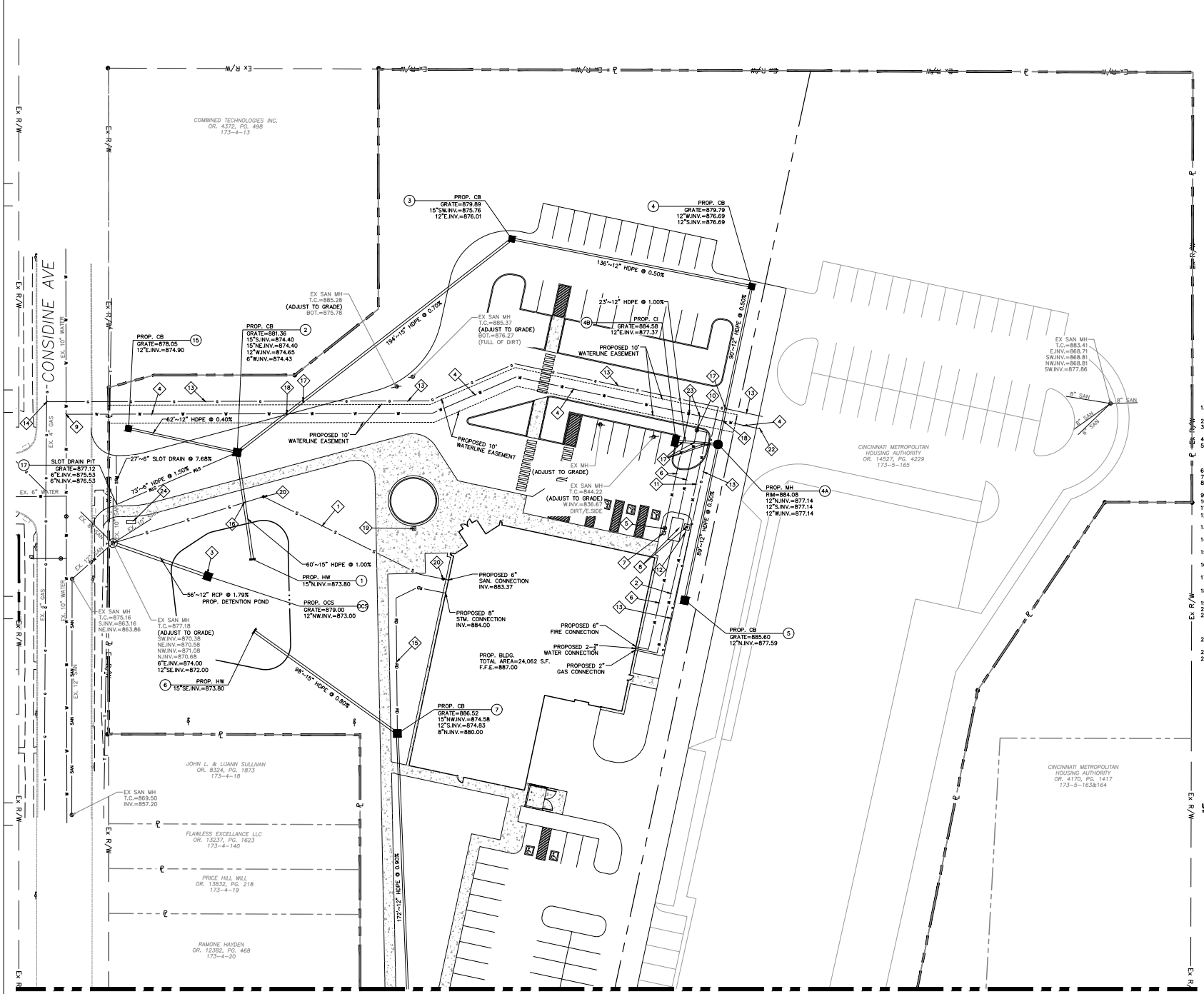
PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:
SITE PLAN

DISCIPLINE/SHEET NUMBER:
C101

© copyright DNK ARCHITECTS, INC 2020

Exhibit F



MATCHLINE SEE SHEET C201

UTILITY LEGEND:

SIGN	
EX. SANITARY LINE	SAN
EX. STORM SEWER LINE	STM
FIRE HYDRANT	
WATER VALVE	
WATER METER	
UTILITY BOX	
LIGHT POLE	
COMMUNICATION BOX	
MAIL BOX	
SANITARY MANHOLE	
SANITARY CLEANOUT	
BENCHMARK	
GAS LINE	G
WATER LINE	W
GAS METER	
IRON PIN FOUND (AS NOTED)	
UNDERGROUND ELECTRIC LINE	E
UNDERGROUND COMMUNICATION LINE	T
OVERHEAD POWER LINE	OHL
UNDERGROUND FIBER OPTIC LINE	FO

CODED NOTES:

1. PROPOSED 6" SDR-35 SANITARY SERVICE LATERAL.
2. PROPOSED 2-1 " DOMESTIC WATER SERVICE
3. PROPOSED OUTLET CONTROL STRUCTURE, SEE DETAIL SHEET C202
4. PROPOSED 8" WATER MAIN
5. PROPOSED FIRE HYDRANT CONNECTION WITH TWO 2-1/2 INCH SWIVEL FITTINGS. FINAL PIPING CONFIGURATION AND DETAILS BY FIRE SUPPRESSION ENGINEER.
6. PROPOSED 6" FIRE LINE
7. PROPOSED PRIVATE FIRE HYDRANT
8. PROPOSED FROST PROOF BOX AND METER, SEE DETAIL SHEET C400
9. PROPOSED 10"X8"X10" TEE
10. PROPOSED WATER VALVE
11. PROPOSED 2" WATER SERVICE
12. PROPOSED 2" x 2-1 " REDUCER, REFER TO MEP PLANS FOR FINAL SIZING
13. PROPOSED GAS SERVICE, REFER TO MEP PLANS FOR SIZING
14. PROPOSED GAS SERVICE TO EXISTING 4" GAS MAIN CONNECTION
15. PROPOSED 8" ROOF DRAIN CONNECTION, MAINTAIN 2% MINIMUM SLOPE.
16. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND SANITARY CROSSING.
17. MAINTAIN 18" VERTICAL CLEARANCE AT STORM/WATER AND GAS CROSSING.
18. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSING.
19. EXISTING WATER METER TO BE ABANDONED
20. PROPOSED SANITARY CLEANOUT
21. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT.
22. CONTRACTOR TO CAP END OF PROPOSED 8" WATER MAIN
23. PROPOSED 8"x6"x8" TEE
24. PROPOSED SIGN (SEE ARCH DETAILS)

HATCH LEGEND:

PROPOSED CONCRETE

GENERAL NOTES:

1. A PLUMBING PERMIT AND INSPECTION ARE REQUIRED FROM THE CITY OF CINCINNATI PLUMBING SECTION.
2. IF LOWEST LEVEL BUILDING ELEVATION IS BELOW THE RIM ELEVATION OF AN UPSTREAM MANHOLE, THEN THE SANITARY TAP MUST INCLUDE A BACKFLOW PREVENTER.
3. PROPOSED SANITARY LATERAL TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE

UTILITY PLAN NOTES

1. SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
2. WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 36 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
4. WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
5. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. CONTRACTOR TO CONFIRM ALL WATER SERVICE MATERIALS WITH OWNER.
7. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND TAKE DEWATERING MEASURES AROUND FOUNDATIONS AND UTILITY STRUCTURES DURING CONSTRUCTION PROCESS.

DNK
2618 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS PREPARED BY THE ARCHITECTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECTS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: ###
DRAWN BY: ###	REVIEWED BY:###
ISSUE DATE: October, 2024	

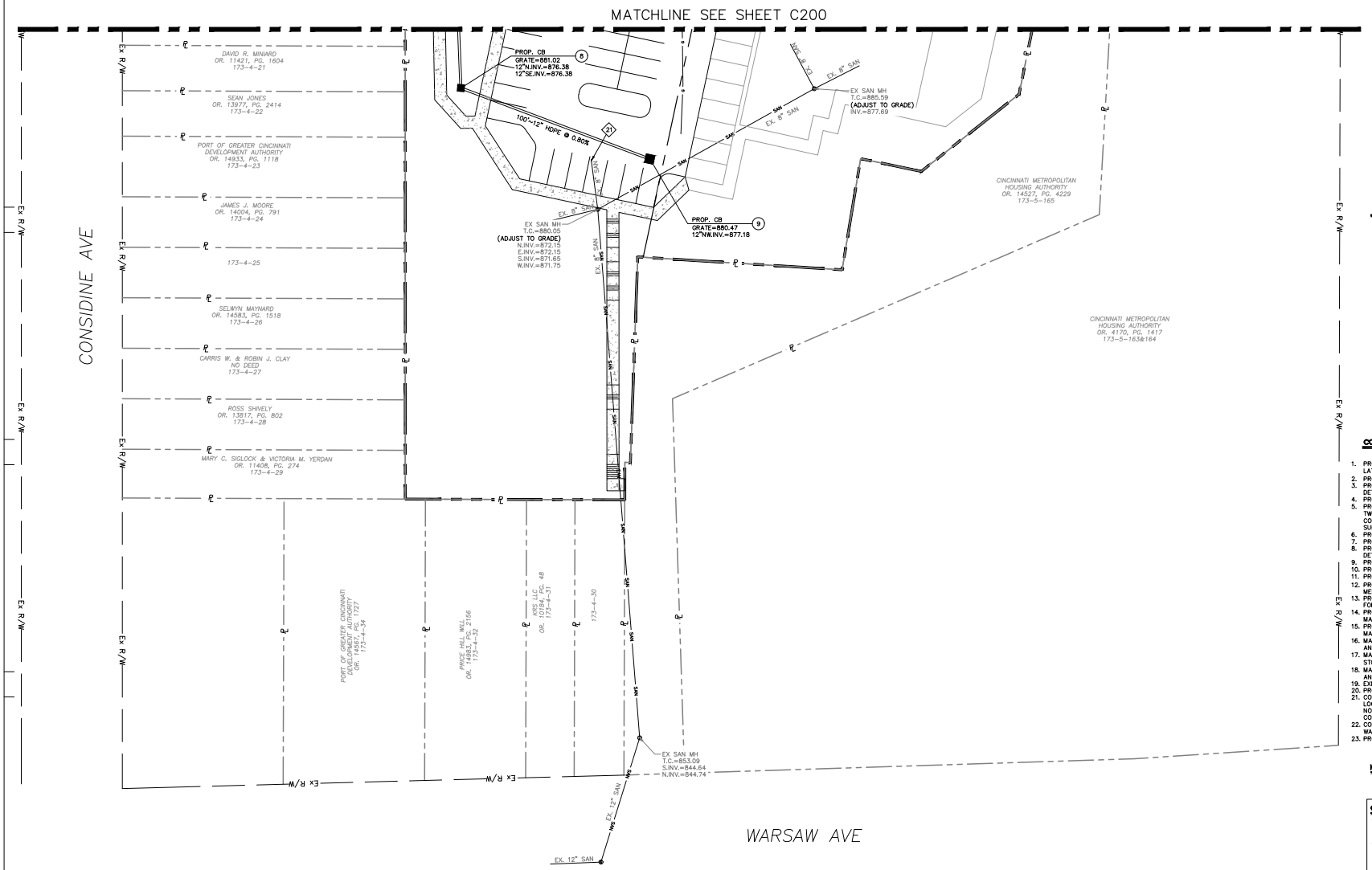
SHEET TITLE:

UTILITY PLAN

DISCIPLINE/SHEET NUMBER

C200

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

UTILITY LEGEND:

SIGN	
EX. SANITARY LINE	—SAN—
EX. STORM SEWER LINE	—STM—
FIRE HYDRANT	
WATER VALVE	
WATER METER	
UTILITY BOX	
LIGHT POLE	
COMMUNICATION BOX	
MAIL BOX	
SANITARY MANHOLE	
SANITARY CLEANOUT	
BENCHMARK	
GAS LINE	—G—
WATER LINE	—W—
GAS METER	
IRON PIN FOUND (AS NOTED)	
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND COMMUNICATION LINE	—T—
OVERHEAD POWER LINE	—OHL—
UNDERGROUND FIBER OPTIC LINE	—FO—

CODED NOTES:

1. PROPOSED 6" SDR-35 SANITARY SERVICE LATERAL
2. PROPOSED 2-$\frac{1}{2}$" DOMESTIC WATER SERVICE
3. PROPOSED OUTLET CONTROL STRUCTURE, SEE DETAIL SHEET C202
4. PROPOSED 8" WATER MAIN
5. PROPOSED FIRE HYDRANT CONNECTION WITH TWO 2-1/2 INCH SWIVEL FITTINGS. FINAL PIPING CONFIGURATION AND DETAILS BY FIRE SUPPRESSION ENGINEER.
6. PROPOSED 6" FIRE LINE
7. PROPOSED PRIVATE FIRE HYDRANT
8. PROPOSED FROST PROOF BOX AND METER, SEE DETAIL SHEET C400
9. PROPOSED 10"X8"X10" TEE
10. PROPOSED WATER VALVE
11. PROPOSED 2" WATER SERVICE
12. PROPOSED 2" x 2-$\frac{1}{2}$" REDUCER, REFER TO MEP PLANS FOR FINAL SIZING
13. PROPOSED GAS SERVICE, REFER TO MEP PLANS FOR SIZING
14. PROPOSED GAS SERVICE TO EXISTING 4" GAS MAIN CONNECTION
15. PROPOSED 8" ROOF DRAIN CONNECTION, MAINTAIN 2% MINIMUM SLOPE.
16. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND SANITARY CROSSING.
17. MAINTAIN 18" VERTICAL CLEARANCE AT STORM/WATER AND GAS CROSSING.
18. MAINTAIN 18" VERTICAL CLEARANCE AT STORM AND WATER CROSSING.
19. EXISTING WATER METER TO BE ABANDONED
20. PROPOSED SANITARY CLEANOUT
21. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT.
22. CONTRACTOR TO CAP END OF PROPOSED 8" WATER MAIN
23. PROPOSED 8"X6"X8" TEE

HATCH LEGEND:

PROPOSED CONCRETE

GENERAL NOTES:

1. A PLUMBING PERMIT AND INSPECTION ARE REQUIRED FROM THE CITY OF CINCINNATI PLUMBING SECTION.
2. IF LOWEST LEVEL BUILDING ELEVATION IS BELOW THE RIM ELEVATION OF AN UPSTREAM MANHOLE, THEN THE SANITARY TAP MUST INCLUDE A BACKFLOW PREVENTER.
3. PROPOSED SANITARY LATERAL TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE

UTILITY PLAN NOTES

1. SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
2. WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 36 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
4. WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
5. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. CONTRACTOR TO CONFIRM ALL WATER SERVICE MATERIALS WITH OWNER.
7. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND TAKE DEWATERING MEASURES AROUND FOUNDATIONS AND UTILITY STRUCTURES DURING CONSTRUCTION PROCESS.

DNK
2618 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED. THESE DOCUMENTS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED, AND NO OTHER USE, REUSE, OR ALTERATION OF THESE DOCUMENTS MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: ###
DRAWN BY: ###	REVIEWED BY: ###
ISSUE DATE: October, 2024	

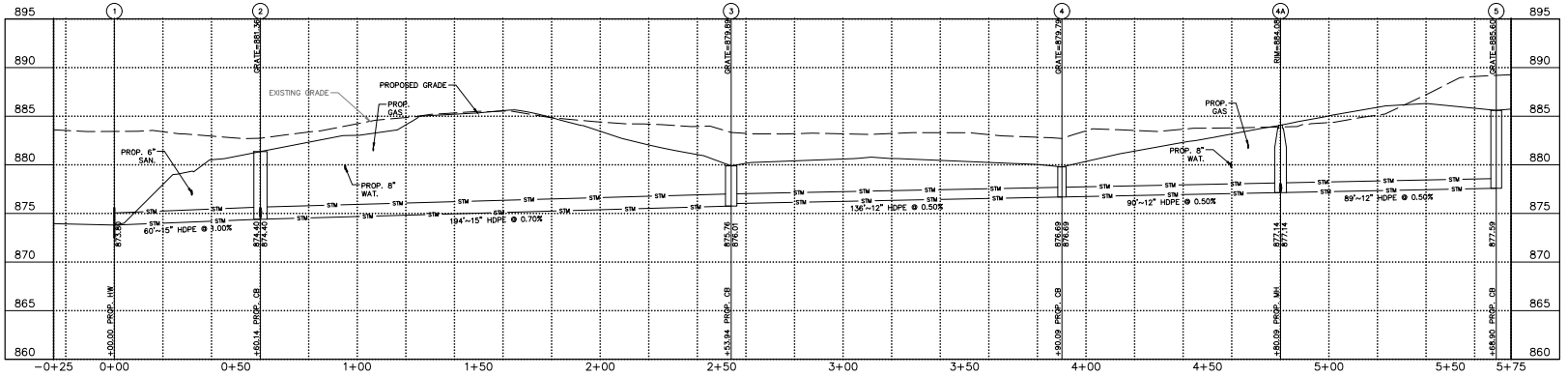
SHEET TITLE:

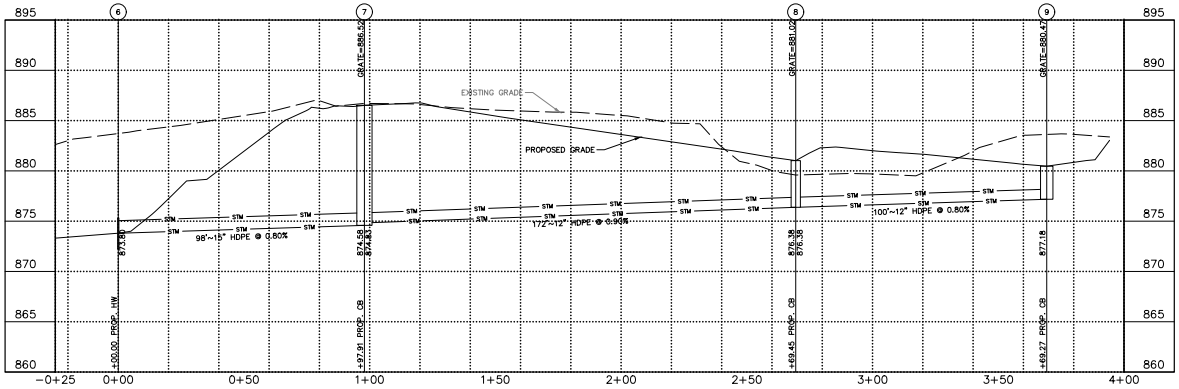
UTILITY PLAN

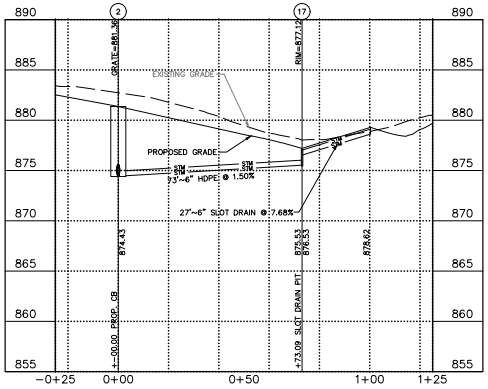
DISCIPLINE/SHEET NUMBER:

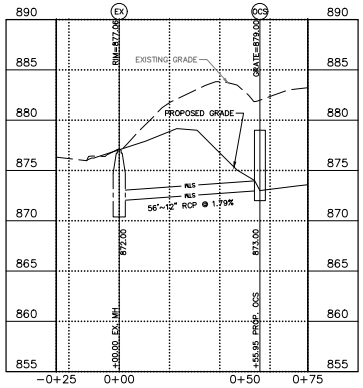
C201

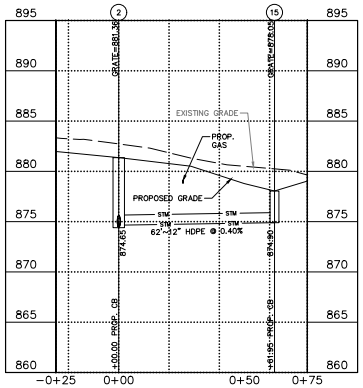
© copyright DNK ARCHITECTS, INC 2020

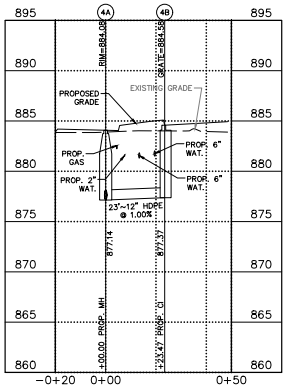




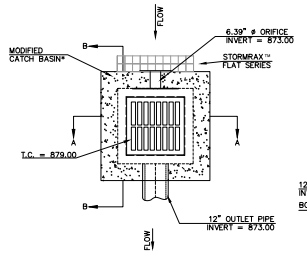


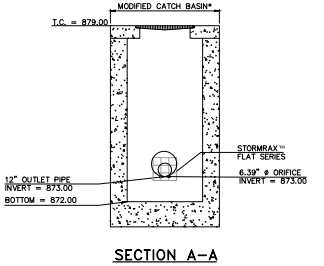






STORM PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

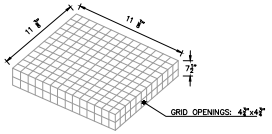




OUTLET CONTROL STRUCTURE (OCS) DETAIL
SCALE: 1"=2'

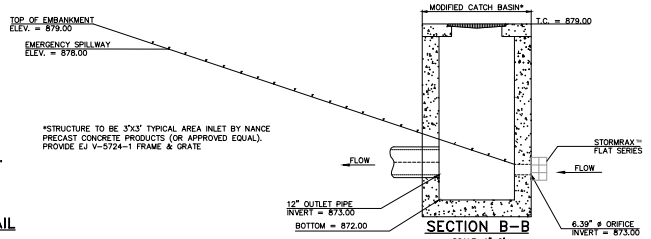
SECTION A–A
SCALE: 1"=2'

STORM PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



NOTE: MOUNTED WITH 8" X 3" ZINC PLATED WEDGE ANCHORS.

STORMRAX™ FLAT SERIES, ISOMETRIC DETAIL
SCALE: NTS



SECTION B–B
SCALE: 1"=2'

DNK
2816 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES AND FIELD DATA PREPARED BY OR FURNISHED TO THE ARCHITECT OR ENGINEER UNDER THIS AGREEMENT ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ARCHITECT OR ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT OR ENGINEER.

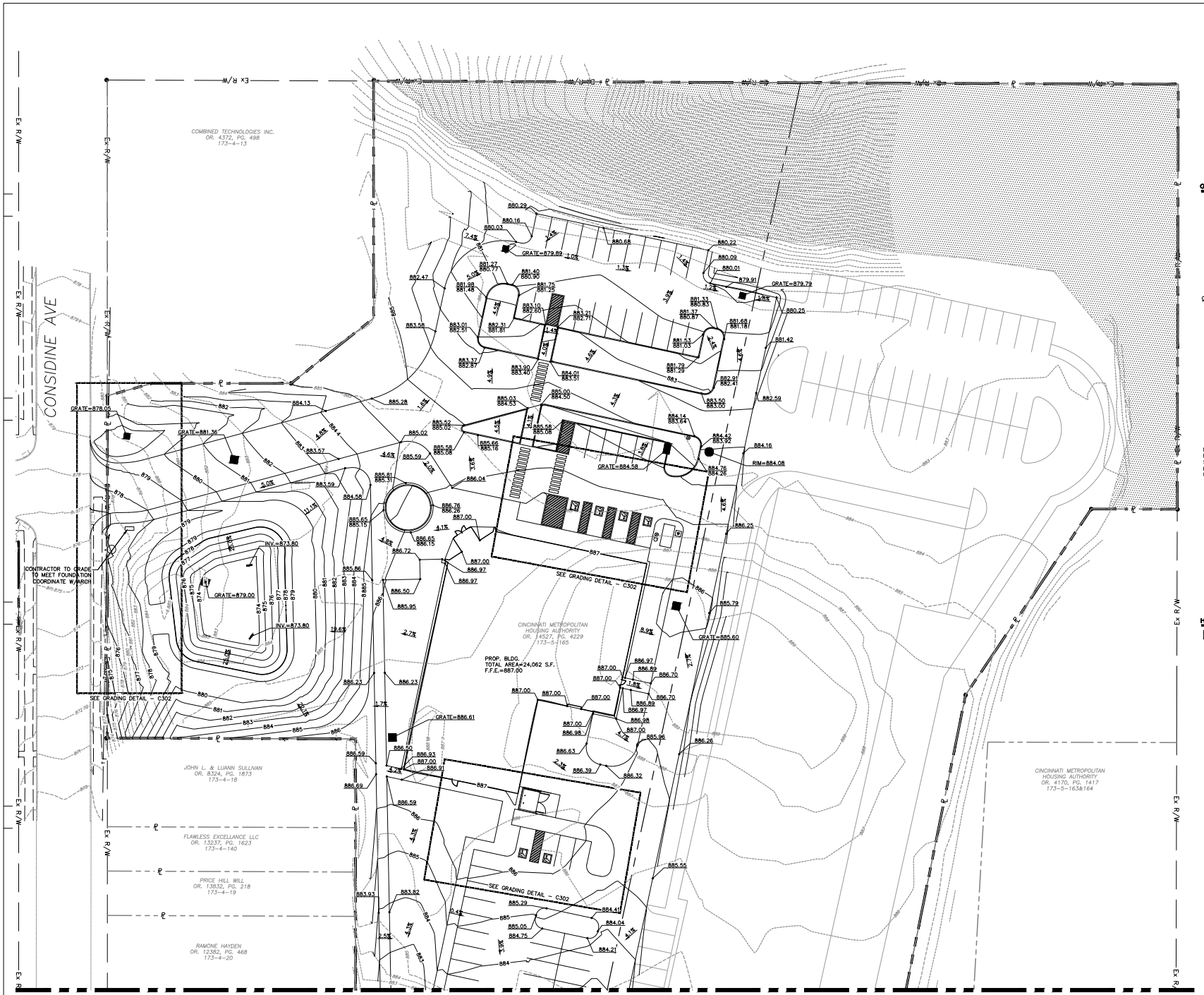
REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	
SHEET TITLE: STORM PROFILES & DETAILS	
DISCIPLINE/SHEET NUMBER: C202	

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

GRADING LEGEND

600	PROPOSED 5' CONTOUR
600	PROPOSED 1' CONTOUR
600	EXISTING 5' CONTOUR
600	EXISTING 1' CONTOUR
XXX.XX	PROPOSED PAVEMENT GRADE
XXX.XX	PROPOSED GROUND GRADE
EX.=XXX.XX	MATCH EXISTING GRADE
XXX.XX	PROPOSED TOP OF CURB
XXX.XX	PROPOSED EDGE OF PAVEMENT
GRATE=XXX.XX	PROPOSED TOP OF GRATE
F.F.E.=21.95	FINISHED FLOOR ELEVATION
XX%	PROPOSED SLOPE
	PROPOSED DRAINAGE BOUNDARY
	MAJOR STORM RUNOFF PATH
	CONSTRUCTION LIMITS

EARTHWORK ANALYSIS

CUT	=	6,458 C.Y.
FILL	=	2,310 C.Y.
NET	=	4,148 C.Y. (CUT)

NOTE:
EARTHWORK ANALYSIS IS SURFACE TO SURFACE ONLY (DOES NOT INCLUDE BUILDING PAD, UTILITY TRENCHES, ETC.) AND TO BE USED AS A REFERENCE ONLY.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA
DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

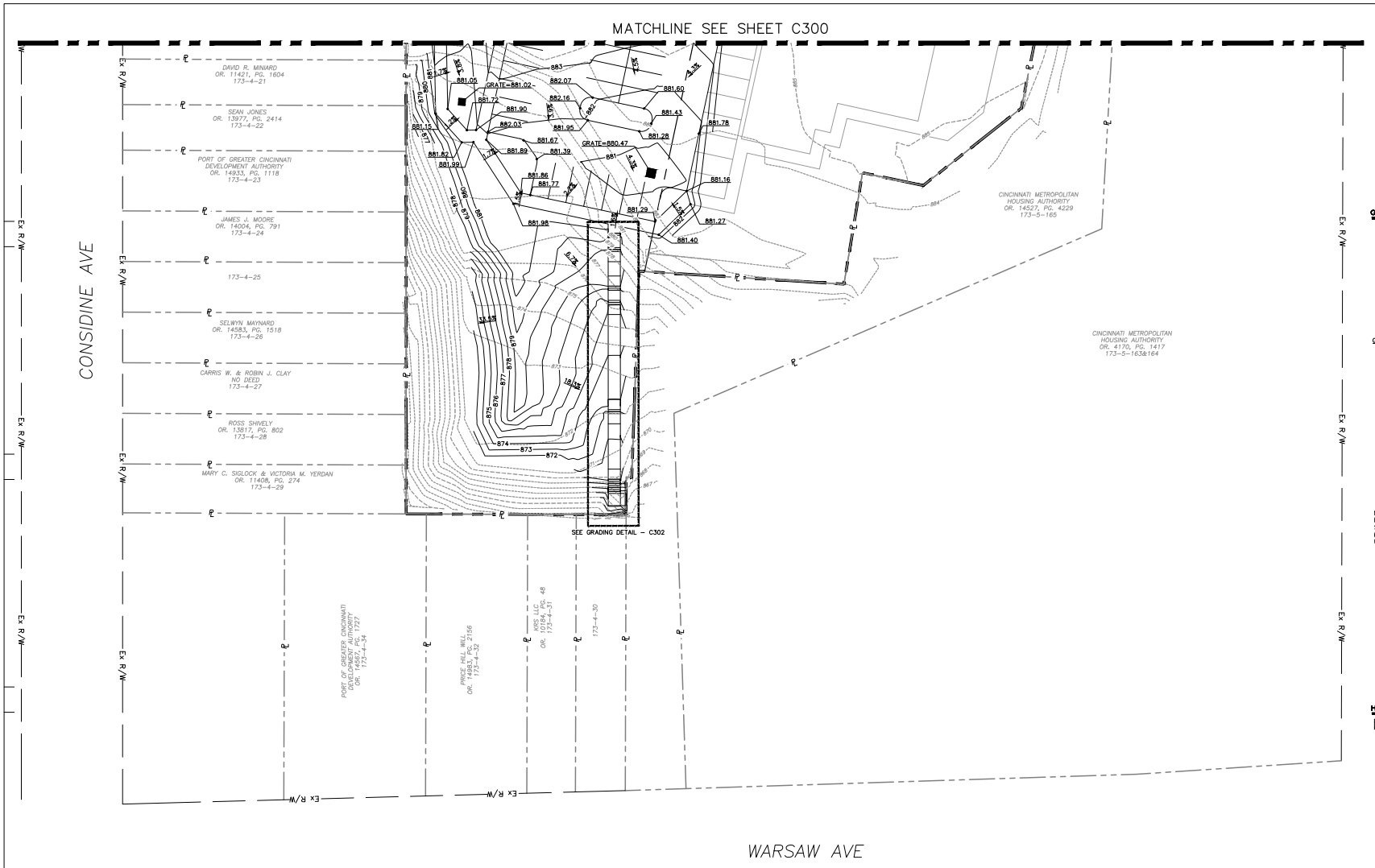
PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

GRADING PLAN

C300

DNK ARCHITECTS, INC. 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

GRADING LEGEND

- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- XXX.XX PROPOSED PAVEMENT GRADE
- XXX.XX PROPOSED GROUND GRADE
- EX.=XXX.XX MATCH EXISTING GRADE
- XXX.XX PROPOSED TOP OF CURB
- XXX.XX PROPOSED EDGE OF PAVEMENT
- GRATE=XXX.XX PROPOSED TOP OF GRATE
- F.F.E.=21.95 FINISHED FLOOR ELEVATION
- XX% PROPOSED SLOPE
- PROPOSED DRAINAGE BOUNDARY
- MAJOR STORM RUNOFF PATH
- CONSTRUCTION LIMITS

EARTHWORK ANALYSIS

CUT	=	6,458 C.Y.
FILL	=	2,310 C.Y.
NET	=	4,148 C.Y. (CUT)

NOTE:
EARTHWORK ANALYSIS IS SURFACE TO SURFACE ONLY (DOES NOT INCLUDE BUILDING PAD, UTILITY TRENCHES, ETC.) AND TO BE USED AS A REFERENCE ONLY.

HATCH LEGEND

- HILLSIDE OVERLAY DISTRICT

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL DESIGNS, PLANS AND DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF DNK ARCHITECTS, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DNK ARCHITECTS, INC.

REVISIONS

No.	Date	Description

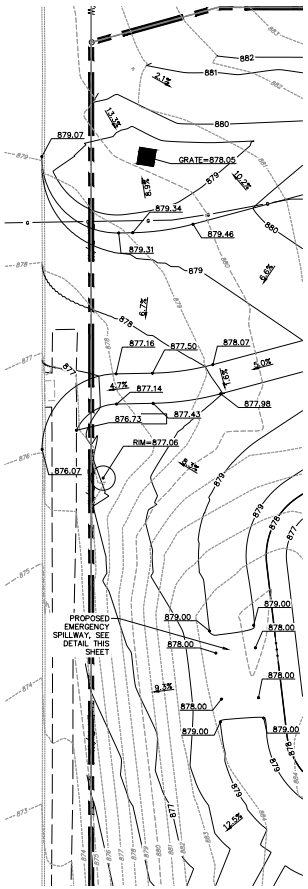
SEAL:

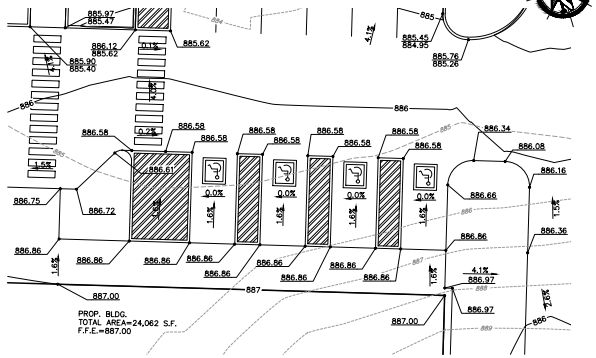
PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

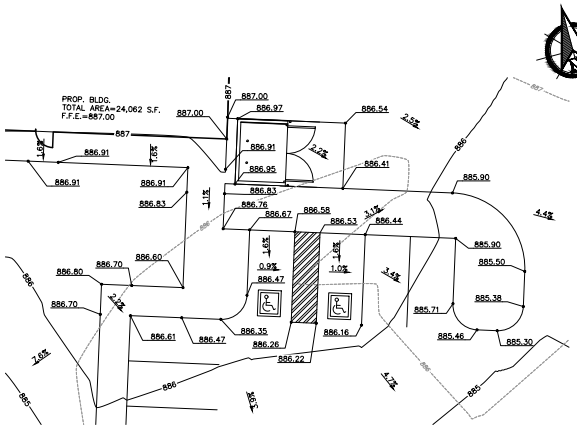
SHEET TITLE:
GRADING PLAN

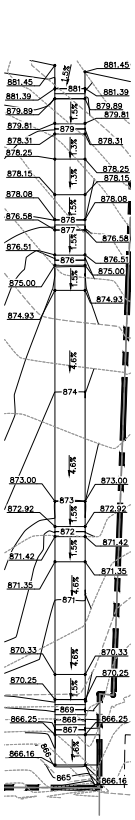
DISCIPLINE/SHEET NUMBER:
C301

© copyright DNK ARCHITECTS, INC 2020





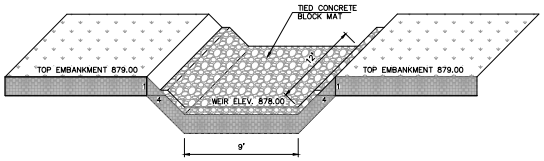




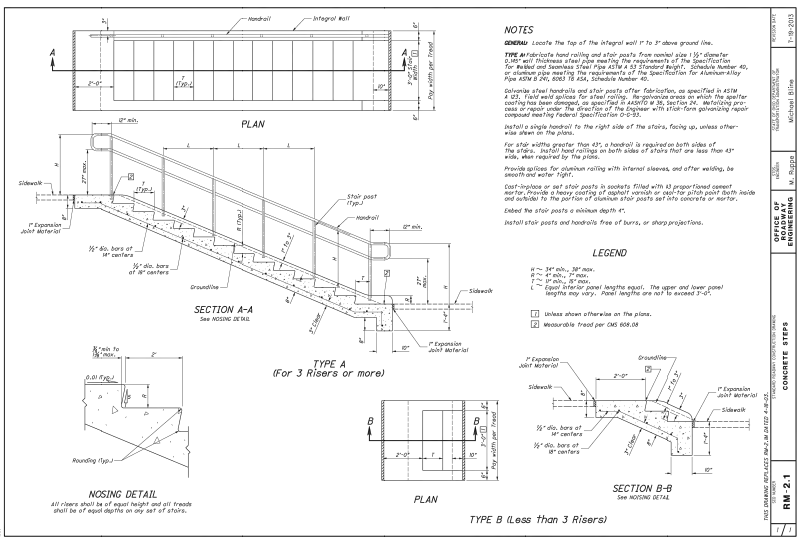
GRAPHIC SCALE
10 5 0 10
(IN FEET)
1 inch = 10 ft.

GRADING LEGEND

600	PROPOSED 5' CONTOUR
600	PROPOSED 1' CONTOUR
600	EXISTING 5' CONTOUR
600	EXISTING 1' CONTOUR
XXX.XX	PROPOSED PAVEMENT GRADE
XXX.XX	PROPOSED GROUND GRADE
EX.=XXX.XX	MATCH EXISTING GRADE
XXX.XX	PROPOSED TOP OF CURB
XXX.XX	PROPOSED EDGE OF PAVEMENT
GRATE=XXX.XX	PROPOSED TOP OF GRATE
F.F.E.=21.95	FINISHED FLOOR ELEVATION
XX%	PROPOSED SLOPE
	PROPOSED DRAINAGE BOUNDARY
	MAJOR STORM RUNOFF PATH
	CONSTRUCTION LIMITS



EMERGENCY SPILLWAY DETAIL
SCALE: NTS



DNK
2056 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, AND OTHER DOCUMENTS PREPARED BY THE ENGINEER AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ENGINEER. THE ENGINEER SHALL RETAIN ALL PERTINENT COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHTS.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

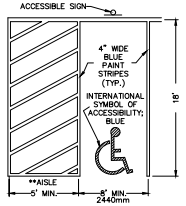
GRADING DETAILS

DISCIPLINE/SHEET NUMBER:

C302

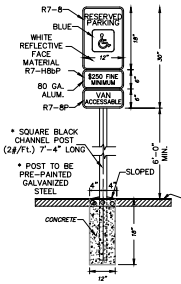
© copyright DNK ARCHITECTS, INC 2020

ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH ANSI 4.28.5. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. SEE ACCESSIBLE PARKING SIGN DETAIL.



** 5'-0" MIN. AISLE FOR REGULAR SPACE
**8'-0" MIN. AISLE FOR VAN ACCESSIBLE SPACE
SEE SITE PLAN FOR ACTUAL DIMENSIONS

ACCESSIBLE PARKING SPACE
NO SCALE



ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH ANSI 4.28.5. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

ANSI 4.28.5 FINISH AND CONTRAST THE CHARACTERS, SYMBOLS, AND BACKGROUND OF SIGN SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

SPACES COMPLYING WITH 4.1.2(5)(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

NOTE:
1. ONE IN EIGHT ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE, BUT NOT LESS THAN ONE.
2. PARKING SIGN MAY BE PLACED ON PROPOSED BUILDING DIRECTLY IN FRONT OF ACCESSIBLE PARKING STALL AT HEIGHT CONSISTENT WITH DETAIL.

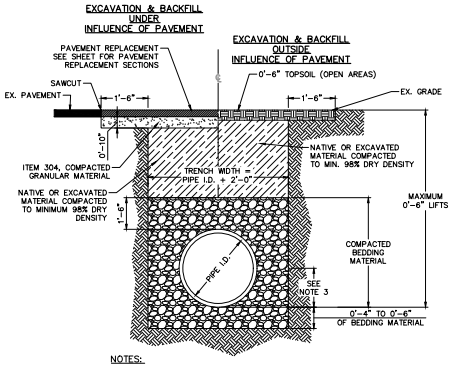
ACCESSIBLE PARKING SIGN
NO SCALE

PAINTED ISLANDS

4" SOLID WHITE LINE PAVEMENT MARKINGS
4" SOLID BLUE LINE PAVEMENT MARKINGS FOR ADA ISLANDS

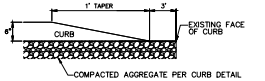
PARKING STRIPING
SOLID WHITE LINE

PARKING STRIPING DETAIL
NO SCALE

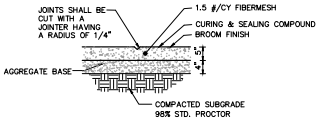


NOTES:
1. ALL PIPE BEDDING IS TO CONSIST OF 8'S, 9'S, OR WASHED 57'S.
2. REFER TO OSHA REQUIREMENTS FOR MAXIMUM ALLOWABLE TRENCH SLOPES.
3. THE BEDDING FOR THIS PORTION OF THE PIPE EMBEDMENT ZONE MUST BE RECOMPACTED TO PROPER DENSITIES AFTER MOVING SUPPORT SYSTEM FORWARD.
4. PROVIDE FILTER FABRIC WHEN VERY FINE OR UNSTABLE MATERIAL IS ENCOUNTERED.
5. APPLY ITEM 407 TACK COAT TO VERTICAL FACE OF SAWCUT PAVEMENT.

UTILITY CONDUIT - OPEN CUT DETAIL
NO SCALE



CURB END TRANSITION DETAIL
NO SCALE

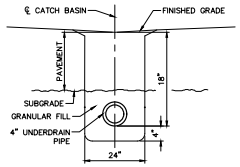


NOTE:
1.) CONTROL JOINTS 5' O.C. MAX.
2.) EXPANSION JOINTS 1/2" @ 50' O.C. MAX.
3.) CONCRETE SHALL BE 4000 PSI AE
4.) 1/8" (1.04%) MIN. TO 1/4" (2.08%) MAX. CROSS SLOPE ON PROPOSED SIDEWALK
5.) MAXIMUM LONGITUDINAL SLOPE ON SIDEWALK IS 5%
6.) CONTRACTOR SHALL COMPLY WITH ALL CURRENT ADA ACCESSIBILITY GUIDELINES FOR CONSTRUCTION OF PROPOSED SIDEWALK

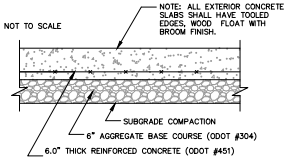
(ON-SITE WALK ONLY)

CONCRETE SIDEWALK
NO SCALE

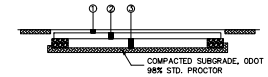
FINGER DRAINS SHALL CONSIST OF 10 LIN. FT. OF 4" PERFORATED UNDERDRAIN PIPE, ASTM F-405 HEAVY DUTY OR ASTM F-667 HEAVY DUTY-SLOT PERFORATED ONLY, LAID OUT OF ALL CATCH BASIN STRUCTURES (WITH INVERTS 18" BELOW T/C) IN FOUR DIRECTIONS, UNLESS OTHERWISE NOTED, AT 1.00% UP STREAM ENDS TO BE PLUGGED. NO. 57 AGGREGATE SHALL EXTEND FROM A POINT 4" BELOW THE UNDERDRAIN PIPE TO THE BOTTOM OF THE PAVEMENT BASE FOR THE LENGTH OF THE UNDERDRAIN. THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION. COSTS TO BE INCLUDED IN PRICE BID FOR ITEM 605.



FINGER DRAIN DETAIL
NO SCALE



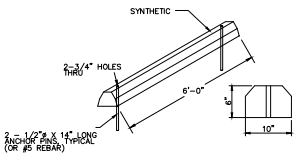
CONCRETE PAVEMENT FOR TRASH ENCLOSURE + LOADING SPACE
NO SCALE



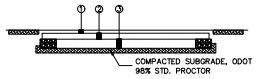
①1.5" SURFACE COURSE (ODOT #448 TYPE 1)
②2.0" INTERMEDIATE COURSE (ODOT #448 TYPE 2)
③6.0" AGGREGATE BASE COURSE (ODOT #304)

* PAVEMENT SECTIONS SHOWN IS FOR BIDDING PURPOSES ONLY. ARCADIS MAKES NO WARRANTY OF PAVEMENT PERFORMANCE.

ASPHALT PAVING SECTION - STANDARD DUTY
NO SCALE



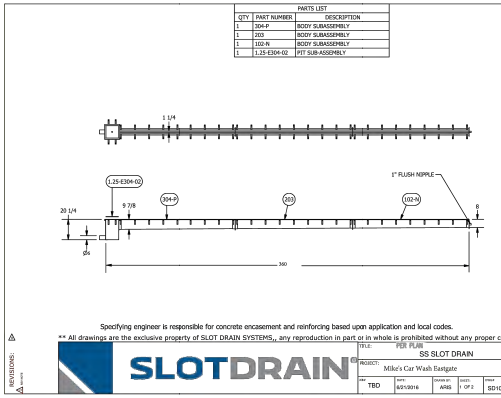
WHEEL STOP DETAIL
NO SCALE



①1.5" SURFACE COURSE (ODOT #448 TYPE 1)
②3.0" INTERMEDIATE COURSE (ODOT #448 TYPE 2)
③8.0" AGGREGATE BASE COURSE (ODOT #304)

* PAVEMENT SECTIONS SHOWN IS FOR BIDDING PURPOSES ONLY. ARCADIS MAKES NO WARRANTY OF PAVEMENT PERFORMANCE.

ASPHALT PAVING SECTION - HEAVY DUTY
NO SCALE



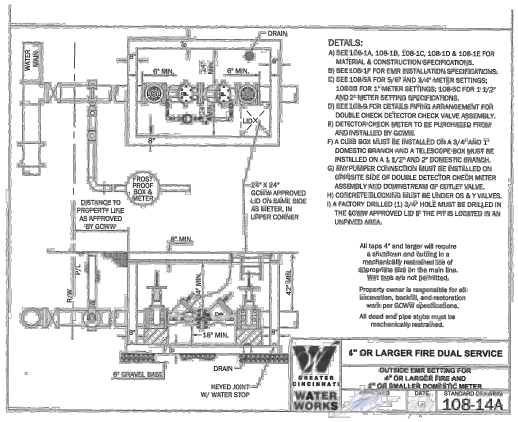
Specifying engineer is responsible for concrete encasement and reinforcing based upon application and local codes.

** All drawings are the exclusive property of SLOT DRAIN SYSTEMS,. any reproduction in part or in whole is prohibited without any proper consent.

SLOTDRAIN®
TITLE: SS SLOT DRAIN
PER PLAN
PROJECT: Mike's Car Wash Eastgate
TBD | 6/21/2016 | ARB | 1 OF 2 | SD101501A

SLOT DRAIN NOTES

1. Excavate a trench allowing for room underneath and on both sides of Slot Drain®. There should be a minimum of 6" of concrete surrounding the drain.
2. It is recommended to pre-pour a concrete pad underneath the Slot Drain® pit so it can be properly secured. If no pad is poured, peg the sump pit down (using the flat bar mounting brackets bolted to the sides of the sump and wooden stakes) before Slot Drain® is connected.
3. Install all Slot Drain® pits and piping, making sure that the Slot Drain® pit walls are reinforced to prevent sidewall bowing.
4. Bolt the last (deepest) section of Slot Drain® to the Slot Drain® pit. If a Slot Drain® pit is not being used, start at the deepest section. Bolt all remaining sections of Slot Drain® together using the numbered flanges as a guide. For example, if you have a section 102, a section 203, a section 304 and a Slot Drain® pit. First, bolt flange 4 of section 304 to the Slot Drain® pit side marked 4. Next, bolt flange 3 of section 304 to flange 3 of section 203. Finally, bolt flange 2 of section 203 to flange 2 of section 102. Use a continuous bead of silicone sealant between all bolted sections.
5. Use wooden stakes to set the desired elevation of drain sections. Secure drain sections to the stakes with the mounting holes provided on the leveling brackets.
6. Once Slot Drain® is secured and the appropriate elevation is achieved, for structural support, tie the rebar from the floor grid into the rebar/leveling bars on the drain assembly. Cover the opening with the duct tape, or insert Styrofoam if needed.
7. To ensure that Slot Drain® will not float, it is recommended that the concrete be poured in two stages. Once adequate time for the first concrete pour to set has elapsed, the floor slab can be completed. The use of a pencil vibrator is strongly recommended to make sure that the concrete has completely surrounded Slot Drain®, leaving no bubbles or voids.
8. Once the concrete slab is firm, first remove the tape or Styrofoam from the slot and then break out all metal tabs to ensure a continuous open slot. Using the paddle, clean out the Slot Drain®.



DETAILS:
A) SEE 108-1A, 108-1B, 108-1C, 108-1D & 108-1E FOR MATERIAL & CONSTRUCTION SPECIFICATIONS.
B) SEE 108-1F FOR EMR INSTALLATION SPECIFICATIONS.
C) SEE 108-5A FOR 5/8" AND 3/4" METER SETTINGS; 108-5B FOR 1" METER SETTINGS; 108-5C FOR 1 1/2" AND 2" METER SETTING SPECIFICATIONS.
D) SEE 108-6 FOR DETAILS PIPING ARRANGEMENT FOR DOUBLE CHECK DETECTOR CHECK VALVE ASSEMBLY.
E) DETECTOR-CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GCWW.
F) A CURB BOX MUST BE INSTALLED ON A 3/4" AND 1" DOMESTIC BRANCH AND A TELESCOPE BOX MUST BE INSTALLED ON A 1 1/2" AND 2" DOMESTIC BRANCH.
G) BW PUMPER CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DOUBLE DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
H) CONCRETE BLOCKING MUST BE UNDER OS & Y VALVES.
I) A FACTORY DRILLED (1) 3/4" HOLE MUST BE DRILLED IN THE GCWW APPROVED LID IF THE PIT IS LOCATED IN AN UNPAVED AREA.

All taps 4" and larger will require a shutdown and tutting in a mechanically restrained line of appropriate size on the main line. Wet taps are not permitted.

Property owner is responsible for all excavation, backfill, and restoration work per GCWW specifications.

All dead end pipe stubs must be mechanically restrained.

GREATER CINCINNATI WATER WORKS

6" OR LARGER FIRE DUAL SERVICE
OUTSIDE EMR SETTING FOR 4" OR LARGER FIRE AND 6" OR SMALLER DOMESTIC METER
DATE: | STANDARD DRAWING: 108-14A

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL DRAWINGS, PLANS, SPECIFICATIONS, AND MODELS PREPARED BY THE ARCHITECT, AS INSTRUMENTS OF SERVICE, SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

SITE DETAILS

DISCIPLINE/SHEET NUMBER:

C400

copyright DNK ARCHITECTS, INC 2020

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR IS TO ADHERE TO THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL; DEP REGULATIONS AND THE REGULATIONS OF THE CITY OF CINCINNATI AND THE BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER MANAGEMENT DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF CINCINNATI.
2. SEDIMENT AND EROSION CONTROL FACILITIES, AND STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.
3. ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY FAST GROWING COVER AND/OR MULCH, IMMEDIATELY AFTER EARTH DISTURBING ACTIVITY ENDS IN THOSE AREAS WHERE GRADING ACTIVITY HAS CEASED AND FINE GRADING WILL NOT TAKE PLACE FOR AT LEAST 14 DAYS.
4. CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION.
5. SILT FENCE SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN HALF THE HEIGHT OF THE FENCE.
6. MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: CUT AREA 2:1; FILL AREAS 2:1 (UNLESS NOTED OTHERWISE).
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED REPAIRED AS NEEDED AND CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. SEEDING AND FERTILIZING RATES FOR TEMPORARY AND PERMANENT SEEDING OF GRASS SHALL BE PER ITEM 659.
9. IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND /OR SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES OR THE COSTS OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
10. ALL SIDE DITCHES TO BE CLEANED AND/OR REGRADED TO PROVIDE PROPER DRAINAGE.
11. TOPSOIL IS TO BE SPREAD OVER LAWN AREAS AT COMPLETION OF CONTRACT (PROVIDE 4" MINIMUM SPREAD).
12. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
13. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
14. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
15. THE GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY THE ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
16. IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN 1.00% UNLESS OTHERWISE NOTED.
17. IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.
18. THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
19. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL ABE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
20. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. RETENTION/DETENTION POND(S) WILL BE CLEAN AND FREE OF DEBRIS ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED.
22. NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT OWNER AND/OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
23. IF ONSITE SEDIMENT BYPASSES THE INSTALLED EROSION CONTROL MEASURES AND ACCUMULATES OFFSITE ON ADJACENT PROPERTIES, THE CONTRACTOR MUST CONTACT MAP ENGINEERS FOR INSTRUCTIONS CONCERNING THE APPROPRIATE METHODS FOR REMOVAL AND DISPOSAL OF THE SEDIMENT. THE CONTRACTOR MUST ALSO CONTACT THE AFFECTED ADJACENT PROPERTY OWNERS. AND OBTAIN THEIR PERMISSION TO PERFORM THE REQUIRED OFFSITE WORK TO PROPERLY REMOVE AND DISPOSE OF THE SEDIMENT.
24. CONTRACTOR SHALL UTILIZE PROPER DEWATERING PRACTICES FROM THE ONSITE WORK AREA WHEN DEWATERING ANY AREAS SO AS TO MINIMIZE THE ESCAPE OF SEDIMENT ONSITE. CONTRACTOR SHALL PROVIDE THE NECESSARY DETAILS AND INFORMATION TO TDEC SHOULD THIS WORK BE REQUIRED. THE CONTRACTOR MUST ALSO PROPERLY FILTER THE DISCHARGED WATER TO MINIMIZE THE ESCAPE OF SEDIMENT THROUGH USE OF FILTER BAGS, OR OTHER APPROVED METHODS.
25. ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED, AND IF NECESSARY REPAIRED, AT LEAST TWICE EVERY SEVEN CALENDAR DAYS, BUT AT LEAST 72 HOURS APART AND WITHIN 24 HOURS BEFORE AND AFTER EACH RAINFALL EVENT GREATER OR EQUAL TO 0.5-INCH, AND DURING PROLONGED RAINFALL EVENTS.

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCE TO STORMWATER RUNOFF

1. ONLY ENOUGH PRODUCT REQUIRED FOR THE JOB WILL BE STORED ONSITE.
2. ALL MATERIALS STORED ONSITE WILL BE IN A NEAT AND ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABELS.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. ALL OF THE PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER WHENEVER POSSIBLE.
6. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL PRACTICES ARE FOLLOWED.

SPILL CONTROL PRACTICES

1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA WILL BE KEPT VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING.
5. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT A PARTICULAR TYPE OF SPILL FROM RE-OCCURRING. A DESCRIPTION OF EACH SPILL, THE CAUSE, AND CLEANUP MEASURES WILL BE INCLUDED.
6. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR THE DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND WILL ASSIGN OTHER PERSONNEL, WHOSE NAMES WILL BE POSTED IN THE ONSITE OFFICE TRAILER OR OTHER ACCESSIBLE PLACE SUITABLE FOR THE PURPOSE, TO RECEIVE SPILL PREVENTION AND CLEANUP TRAINING.
7. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE OHIO EMERGENCY MANAGEMENT AGENCY (OEMA) AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, THE SWPPP ENGINEER WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE RE-OCCURRENCE OF SUCH RELEASES.

ADDITIONAL INSPECTION/MAINTENANCE NOTES

1. INSPECTIONS SHALL BE CONDUCTED ONCE A WEEK, A AND AFTER 0.5" OF RAINFALL AND BEFORE ANTICIPATED RAIN EVENTS. FOR BARRIERS, INCLUDING BUT NOT LIMITED TO SILT FENCE AND INLET PROTECTION, SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
3. INSPECTIONS WILL INCLUDE ALL DISTURBED AREAS, SEDIMENT CONTROL STRUCTURES, OUTFALL POINTS AND STREAMS LOCATED ON SITE.
4. INSPECTIONS WILL BE PROPERLY DOCUMENTED ACCORDING TO THE REQUIREMENTS OF THE GENERAL PERMIT.
5. IF INSPECTIONS FIND THAT MAINTENANCE (I.E. FAILURE OF CONTROL OR IMPROPER INSTALLATION) IS REQUIRED, ACTION TO CORRECT MUST BE TAKEN BEFORE THE NEXT STORM EVENT BUT NO LATER THAN 7 DAYS AFTER IDENTIFICATION.
6. IF THE INSPECTOR FINDS THAT CONTROLS ARE PROPERLY INSTALLED AND MAINTAINED BUT PROVIDE INADEQUATE PROTECTION, THE PROJECT ENGINEER SHALL MODIFY THE SWPPP WITHIN 7 DAYS OF IDENTIFICATION. THESE CHANGES SHALL BE IMPLEMENTED ON SITE WITHIN 14 DAYS.
7. IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
8. INSPECTOR SHALL MAINTAIN A RAIN GAUGE ON SITE.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

GENERAL NOTES

1. PRE-CONSTRUCTION IMPERVIOUS ACREAGE = 0.12 AC.

   POST-CONSTRUCTION IMPERVIOUS ACREAGE = 1.71 AC.

   CHANGE IN IMPERVIOUS ACREAGE = 1.59 AC
2. ALL AREAS TO REMAIN BARE MORE THAN 15 DAYS MUST BE TEMPORARILY STABILIZED.
3. PROJECT IS ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY FEMA FLOOD MAP 39061C0331F DATED 2/16/2012.

SOLID/SANITARY/TOXIC WASTES

1. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL
2. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
3. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
4. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN APPROVED C&DD LANDFILL. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS.
5. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
6. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
7. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,320 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
8. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
9. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
10. THE CONTRACTOR SHALL CONTACT OEPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (GREATER THAN 25 GALLONS) OR THE PRESENCE OF SHEEN.
11. OPEN BURNING IS NOT PERMITTED ON THE SITE.
12. EXPOSED LITTER, DEBRIS, CHEMICALS, ETC. SHALL BE PROPERLY STORED OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.

INSPECTION/MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
   A. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
   B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
   C. SILT FENCES AND CHECK DAMS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE OR CHECK DAM.
   D. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40%.
   E. MINIMIZE OFF-SITE SEDIMENT TRACING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
   F. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
   G. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
2. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
3. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
4. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.

GENERAL NOTES

1. ALL SLOPES GREATER THAN OR EQUAL TO 35% SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THESE SLOPES HAS TEMPORARILY OR PERMANENTLY CEASED.

SEQUENCE OF CONSTRUCTION

UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN STRICT ACCORDANCE WITH THE SWPPP THROUGHOUT THE DURATION OF THE PROJECT. BOTH THE SWPPP AND THE NOC SHALL REMAIN ON FILE WITHIN THE JOB TRAILER DURING CONSTRUCTION. A COPY OF THE NOC DOCUMENTS SHALL BE POSTED ON A JOB BOARD LOCATED NEAR THE CONSTRUCTION ENTRANCE. A SIGN ON THE JOB BOARD WILL INDICATE THAT THE SWPPP IS IN THE JOB TRAILER, AND WILL INCLUDE: SITE CONTACT/OWNER, COMPANY NAME, EMAIL ADDRESS, ADDRESS, AND TELEPHONE NUMBER OF THE SITE CONTACT/OWNER.

1. ENSURE NOTICE OF INTENT (N.O.I.) IS FILED. INSTALL EROSION CONTROL MEASURES INCLUDING CONSTRUCTION EXIT AND SILT FENCE AS SHOWN ON THE EROSION PREVENTION AND SEDIMENT CONTROL SHEET OF THESE PLANS. INSPECTION OF EROSION CONTROL MEASURES AS OUTLINED IN NOTES. REPAIRS AND /OR REPLACEMENTS SHALL BE MADE AS NECESSARY.
2. INSPECTION OF EROSION CONTROL MEASURES AS OUTLINED IN NOTES. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY.
3. STRIP AND STOCKPILE TOPSOIL. PRE-CONSTRUCTION VEGETATION SHALL NOT BE DISTURBED MORE THAN 14 DAYS PRIOR TO ANY EXCAVATING ACTIVITIES.
4. MASS GRADE AS REQUIRED.
5. CONSTRUCT GRAVEL ROADS.
6. REDISTRIBUTE TOPSOIL. ALL AREAS DISTURBED BY CONSTRUCTION THAT WILL NOT BE PAVED SHALL BE GRADED AND HAVE VEGETATION ESTABLISHED.
7. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS REACHED A DENSITY OF 70% GROWTH. ENSURE NOTICE OF TERMINATION (N.O.T.) IS FILED.

NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED.

REFER TO SHEET C300-C302 FOR ALL PROPOSED GRADES.

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER:
ARCADIS
23 TRIANGLE PARK DRIVE
CINCINNATI, OHIO 45246

DESIGNER CONTACT: JEFF KOEHN

P: 513-942-3141
F: 513-881-2283
E: JEFF.KOEHN@ARCADIS.COM

EXISTING SITE CONDITIONS:
VACANT LOT

PROJECT DESCRIPTION:
IMPROVEMENTS WILL INCLUDE A NEW OFFICE BUILDING, PARKING LOT, DUMPSTER ENCLOSURE, DETENTION POND, AND SIDEWALK.

DISTURBED AREA:
3.11 ACRES.

SITE DRAINS TO:
THE SITE WILL SHEET FLOW TO A SERIES OF PROPOSED STORM STRUCTURES, INTO AN ONSITE DETENTION POND AND EVNETUALLY INTO THE EXISTING COMBINED SEWER.

RECEIVING STREAM:
UNNAMED TRIBUTARIES TO THE MILL CREEK.

SITE BMP'S:
FINAL LOCATIONS OF ALL SITE BMP'S INCLUDE DUMPSTER, CONCRETE TRUCK WASH, MATERIAL STORAGE, AND TOPSOIL STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. IF FINAL LOCATION OF BMP'S DIFFER FROM THE LOCATIONS SHOWN, CONTRACTOR SHALL MODIFY SWPPP AND INFORM CITY OF CINCINNATI OF NEW LOCATION OF BMP'S.

ADJACENT AREAS:
ADJACENT PROPERTIES ARE ZONED: SF-2MH, RMX-MH, SF-2-B, AND SF-2-T

SOILS:
SOILS ON SITE CONSIST OF UAXIC (URBAN LAND-UDORTHENTS COMPLEX), UAAXC (URBAN LAND-ALFIC UDARENTS-AVA COMPLEX), UAEXF (URBAN LAND-ALFIC UDARENTS-EDEN COMPLEX), AND UASXC (URBAN LAND-ALFIC UDARENTS-SWITZERLAND COMPLEX).

EROSION AND SEDIMENT MEASURES:
PROVIDE INLET PROTECTION OF ALL NEW AND EXISTING DRAINAGE STRUCTURES INDICATED ON THIS PLAN.

ANY OFF-SITE BORROW OR SPOIL AREAS SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH BY DEP. ALL EROSION AND SEDIMENT CONTROL MEASURES FOR OFF-SITE AREAS NOT COVERED BY A SEPARATE NOI OR SWPPP SHALL BE COORDINATED WITH OEPA.

ALL TRENCH OR EXCAVATION GROUNDWATER CONTAINING SEDIMENT MUST BE EFFECTIVELY TREATED PRIOR TO DISCHARGE INTO THE STORM SEWER SYSTEM.

REMOVAL OF STANDING MUDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/FILTER BAG COMBINATION OR SAID WATER WILL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.

USE ALL MEANS NECESSARY TO CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF SITE.

CRITICAL AREAS:
NONE.

JURISDICTION:
ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF CINCINNATI AND/OR OEPA.

RUNOFF:
THE PRE-CONSTRUCTION RUNOFF COEFFICIENT C=0.45 THE POST-CONSTRUCTION RUNOFF COEFFICIENT C=0.70.

CONSTRUCTION:

ESTIMATED START DATE: TBD
ESTIMATED COMPLETION DATE: TBD

SEEDING TYPE & RATES:

TEMPORARY –	120	LB/ACRE (PLS) RYE
PERMANENT –	100	LB/ACRE (PLS) KY 31 FESCUE
	20	LB/ACRE (PLS) KOBE LESPEDEZA
	10	LB/ACRE (PLS) KOREAN LESPEDEZA
	5	LB/ACRE (PLS) RED TOP

STORMWATER POLLUTION PREVENTION NOTES

WASTE DISPOSAL NOTES (WDN):

1. CONCRETE TRUCK WASHOUT LOCATION SHALL BE IN A TEMPORARY TRUCK WASH AREA LOCATED AT THE ENTRANCE. WASHOUT SHALL BE CONTAINED WITH A PIT OR TRENCH WITH NO MATERIAL LEAVING THE SITE OR IMPACTING VEGETATED OR NON-DISTURBED AREAS. DISPOSAL OF MATERIAL SHALL INCLUDE THE BREAKING OF MATERIAL INTO SMALL AMOUNTS FOR TRASH DISPOSAL OR REMOVAL FROM SITE TO AN APPROPRIATE LANDFILL. AREA: 20' X 20' WASTE DISPOSAL AREA W/ 6" #57 STONE GRAVEL PAD ENCLOSED BY SILT FENCE. WASHOUT OF CONCRETE DRUM AT SITE IS PROHIBITED.
2. PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTED FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL. AREA: 20'X 20' WASTE DISPOSAL AREA W/ 6" #57 STONE GRAVEL PAD, WITH ENCLOSED (LOCKABLE) STRUCTURE FOR CHEMICAL/PAINT STORAGE.
3. ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE. AREA 10' X 10'WASTE DISPOSAL AREA W/ 6" #57 STONE GRAVEL PAD SURROUNDED BY 18" HIGH EARTH BERM. AREA SHALL BE MODIFIED AS NECESSARY BASED ON FUEL TANK-SIZE (AS APPLICABLE).
4. SOLID AND CONSTRUCTION WASTE SHALL BE DISPOSED OF IN APPROPRIATE METAL DUMPSTER CONTAINERS LOCATED IN DESIGNATED AREAS ON SITE.
5. SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS LOCATED IN DESIGNATED AREAS ON SITE.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" BELOW GRADE, AND FOLDED ACCORDING TO THIS PLAN AND AS PER THE INSTRUCTION OF THE CONSTRUCTION INSPECTOR.

SILT FENCES MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE.

DNK
2618 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2283
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED. THESE DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

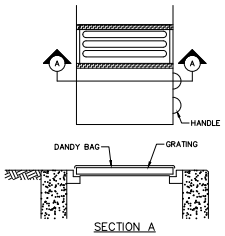
SHEET TITLE:

EP&SC NOTES

DISCIPLINE/SHEET NUMBER:

C500

© copyright DNK ARCHITECTS, INC 2020

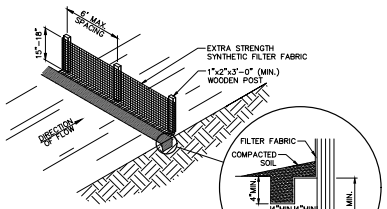


SECTION A

INSTALLATION: STAND GRATE ONE END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE: AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

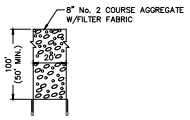
DANDY BAG DETAIL (DBP-P)
NO SCALE



NOTES
FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

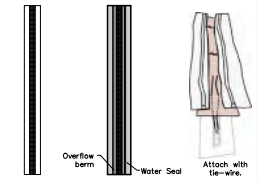
14-GAUGE WIRE FENCE REINFORCEMENT, A MINIMUM OF 18-INCHES IN HEIGHT AND HAVING A MAXIMUM MESH SPACING OF 6-INCHES, MAY BE USED AS A FENCE SUPPORT. IF THE WIRE REINFORCEMENT IS USED, STANDARD STRENGTH SYNTHETIC FILTER FABRIC MAY BE USED AND WOODEN POSTS MAY BE SPACED AT 10-FOOT INTERVALS. THE WIRE REINFORCING SHALL BE BURIED A MINIMUM OF 4-INCHES AND SHALL BE FASTENED TO THE WOODEN POSTS USING 1-INCH HEAVY-DUTY STAPLES.

SILT FENCE DETAIL (SF-C)
NO SCALE



STABILIZED CONSTRUCTION EXIT DETAIL (CE)
NO SCALE

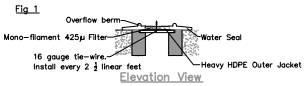
Installation Notes
1. Placement: Lay the Slot Guard (84" x 12") on top of slot or trench drain. Do not remove grate if one is present.
2. Anchor methods: A) Attach with 16 gauge tie-wire every 2 ± linear feet (Fig 1). Cut wire to 18" length. Feed one end of wire down through Slot Guard, around grate bar, and back up thru Slot Guard. Above ground, twist wires several times, cut-off excess.
3. Overlap: For long slot drains, Slot Guard can be overlapped.
4. Clean: Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.
5. Protect: In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near Slot Guard to discourage run-overs. Slot Guard works well with periodic run-overs, but does not survive long in constant stop and start traffic.



Unprotected slot or trench drain

ERTEC® Slot Guard™ Protected drainage inlet

Fig 1

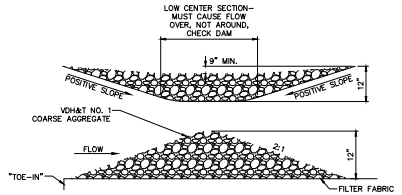


Elevation View

Maintenance: Perform maintenance as required. Inspect following rainfall events and at least daily during prolonged rainfall. Maintain to provide an adequate sediment holding capacity. Debris shall be removed daily and sediment shall be removed when the sediment accumulation reaches 50% of the barrier height. Removed sediment shall be incorporated in the project at designated locations.

Important: All information, including illustrations, is believed to be reliable. Users, however, should independently evaluate the suitability of each project for their application. ERTEC Environmental Systems makes no warranties as to the accuracy of completeness of the information, and disclaims any liability regarding is use. ERTEC Environmental System's only obligations are those in the ERTEC Environmental Systems Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental indirect or consequential damages arising for the sale, resale, use or misuse of the product. Specifications are subject to change without notice. In addition, ERTEC Environmental Systems reserves the right to make changes, without notification to Buyer, to processing or materials that do not affect compliance with any applicable specification.

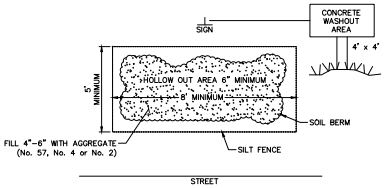
ERTEC® Slot Guard
Guard™ — For drainage inlets with slot openings (SDVP-P)
NO SCALE



1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4" TO 8" DIA. STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
2. THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROXIMATELY 9" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND THE ENDS.
3. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR SHALL NOT EXCEED 3 FT.
4. SPACING BETWEEN DAMS SHALL BE AS SHOWN IN THE PLANS OR BY THE FOLLOWING TABLE:

CHECK DAM SPACING				
DAM HEIGHT (FEET)	CHANNEL SLOPE			
	<5%	5-10%	10-15%	15-20%
1	30 FT.	20 FT.	10 FT.	6 FT.
2	60 FT.	40 FT.	20 FT.	12 FT.
3	90 FT.	60 FT.	30 FT.	15 FT.

ROCK CHECK DAM DETAIL (RCD)
NOT SCALE



CONCRETE WASHOUT AREA (CW)
NO SCALE

DNK
2615 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

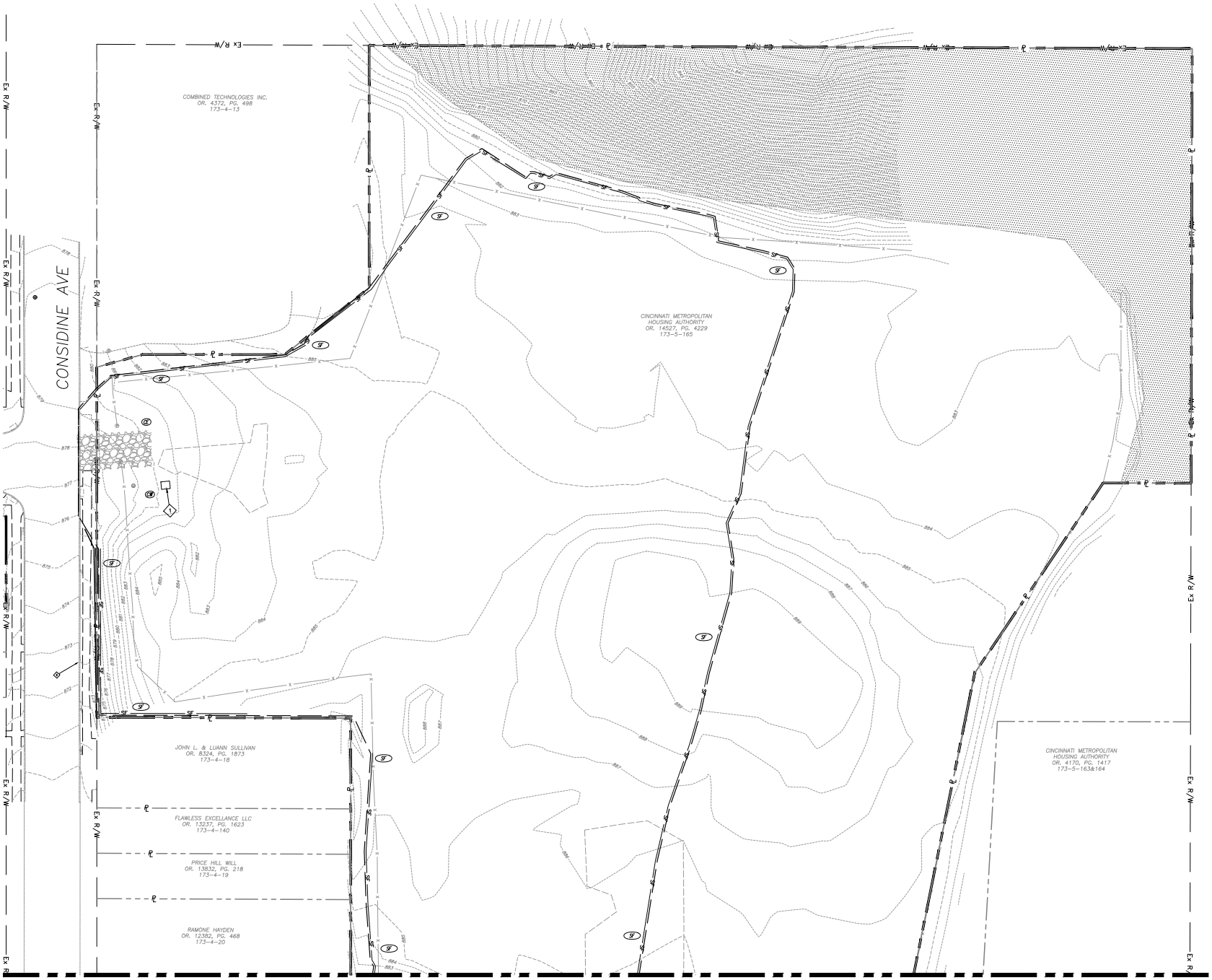
SHEET TITLE:

EP&SC DETAILS

DISCIPLINE/SHEET NUMBER:

C501

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

EROSION PREVENTION LEGEND

CONSTRUCTION ACCESS	
CONCRETE WASHOUT	CW
SEDIMENT BARRIER (SILT FENCE)	SF
TEMPORARY INLET SEDIMENT TRAP	IP-P
LIMITS OF DISTURBANCE	

CODED NOTES

1. EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR
2. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT

DNK
2610 Central Parkway
Cincinnati, OH 45214
513-681-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

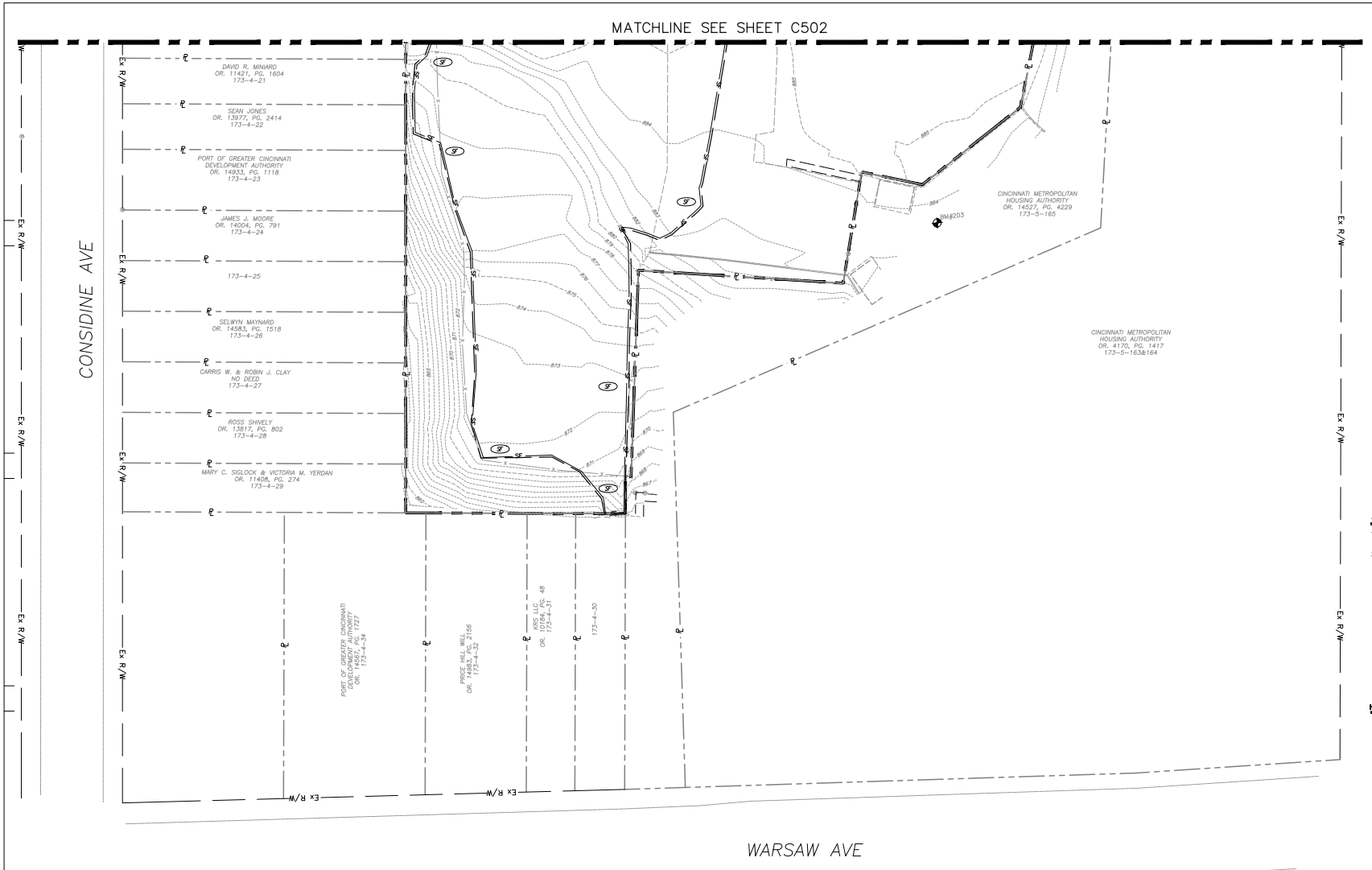
SHEET TITLE:

EP&SC PHASE I

DISCIPLINE/SHEET NUMBER

C502

© copyright DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

EROSION PREVENTION LEGEND		
CE	CONSTRUCTION ACCESS	
CW	CONCRETE WASHOUT	CW
SF	SEDIMENT BARRIER (SILT FENCE)	SF
IP-P	TEMPORARY INLET SEDIMENT TRAP	IP-P
	LIMITS OF DISTURBANCE	

CODED NOTES

1. EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR
2. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT

DNK
2618 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

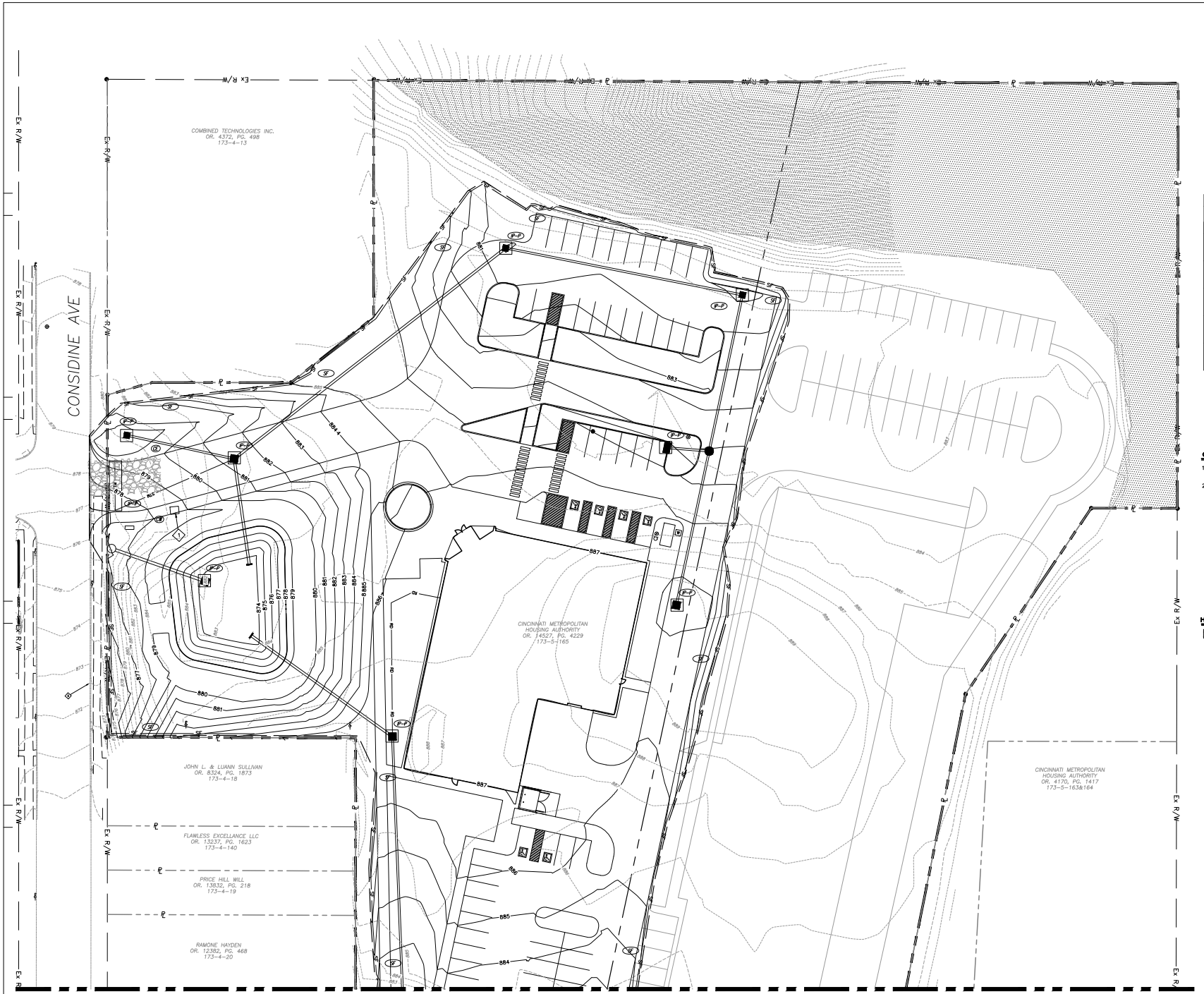
PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

EP&SC PHASE I

C503

DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

EROSION PREVENTION LEGEND		
CE	CONSTRUCTION ACCESS	
CW	CONCRETE WASHOUT	CW
SF	SEDIMENT BARRIER (SILT FENCE)	SF
IP-P	TEMPORARY INLET SEDIMENT TRAP	IP-P
	LIMITS OF DISTURBANCE	
PS	PERMANENT STABILIZATION	PS

CODED NOTES

1. EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR
2. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT

DNK
2510 Central Parkway
Cincinnati, OH 45214
513-681-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

REVISIONS

No.	Date	Description

SEAL:

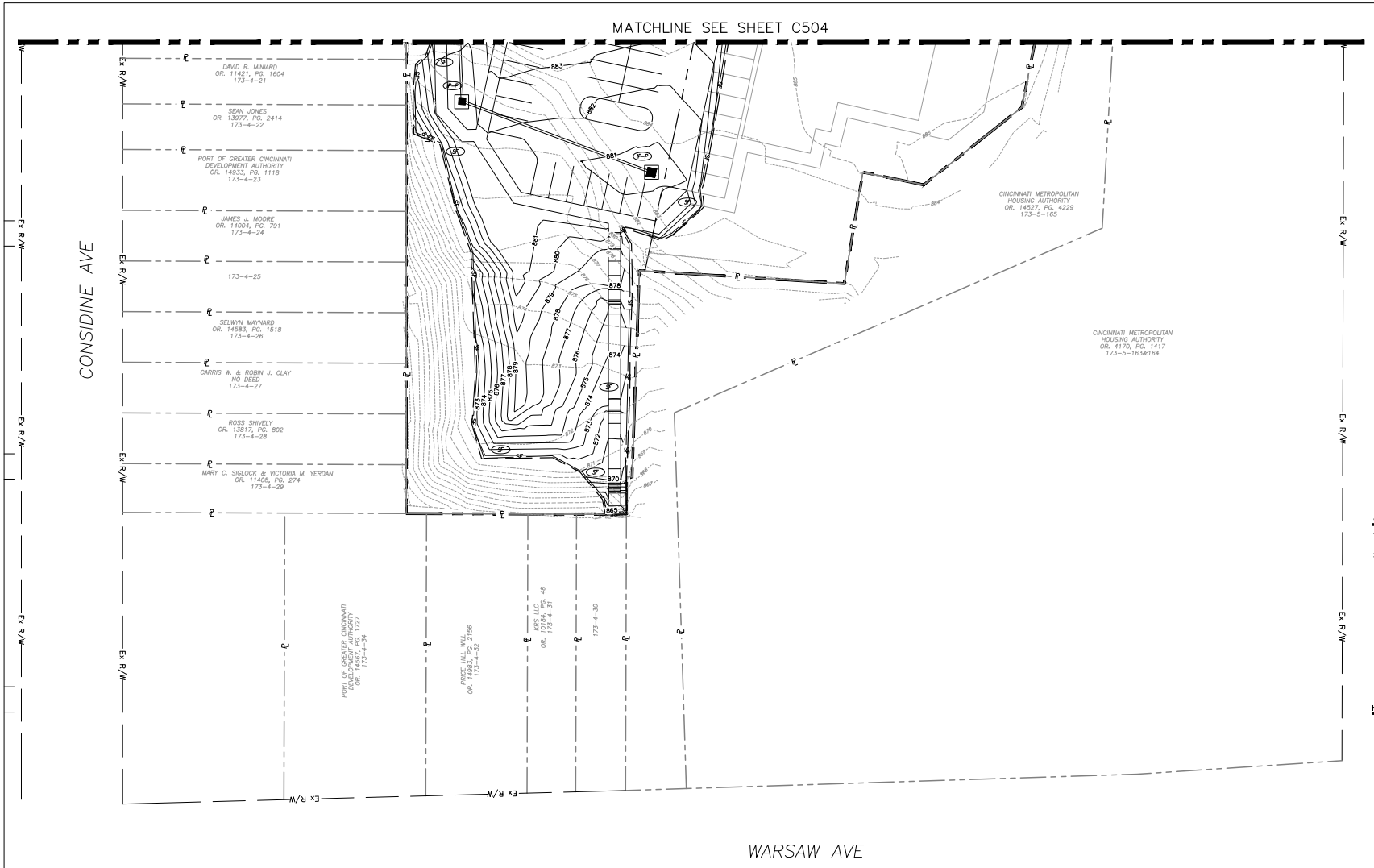
PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

EP&SC PHASE II

C504

DNK ARCHITECTS, INC 2020



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

EROSION PREVENTION LEGEND

CE	CONSTRUCTION ACCESS	
CW	CONCRETE WASHOUT	CW
SF	SEDIMENT BARRIER (SILT FENCE)	SF
IP-P	TEMPORARY INLET SEDIMENT TRAP	IP-P
	LIMITS OF DISTURBANCE	
PS	PERMANENT STABILIZATION	PS

CODED NOTES ◇1

1. EXACT LOCATION OF THE CONCRETE WASHOUT SHALL BE DETERMINED BY THE CONTRACTOR
2. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR CLOSEST DOWNSTREAM INLET ON EAST SIDE OF CONSIDINE AVE.

HATCH LEGEND

HILLSIDE OVERLAY DISTRICT

DNK
2618 Central Parkway
Cincinnati, OH 45214
513-684-4148

ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
tel 513 942 3141
fax 513 881 2263
Contact: Jeff Koehn
arcadis.com

SANTA MARIA DEVELOPMENT
1048 CONSIDINE AVENUE
CINCINNATI, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER OR ANYONE ELSE FOR EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE: October, 2024	

SHEET TITLE:

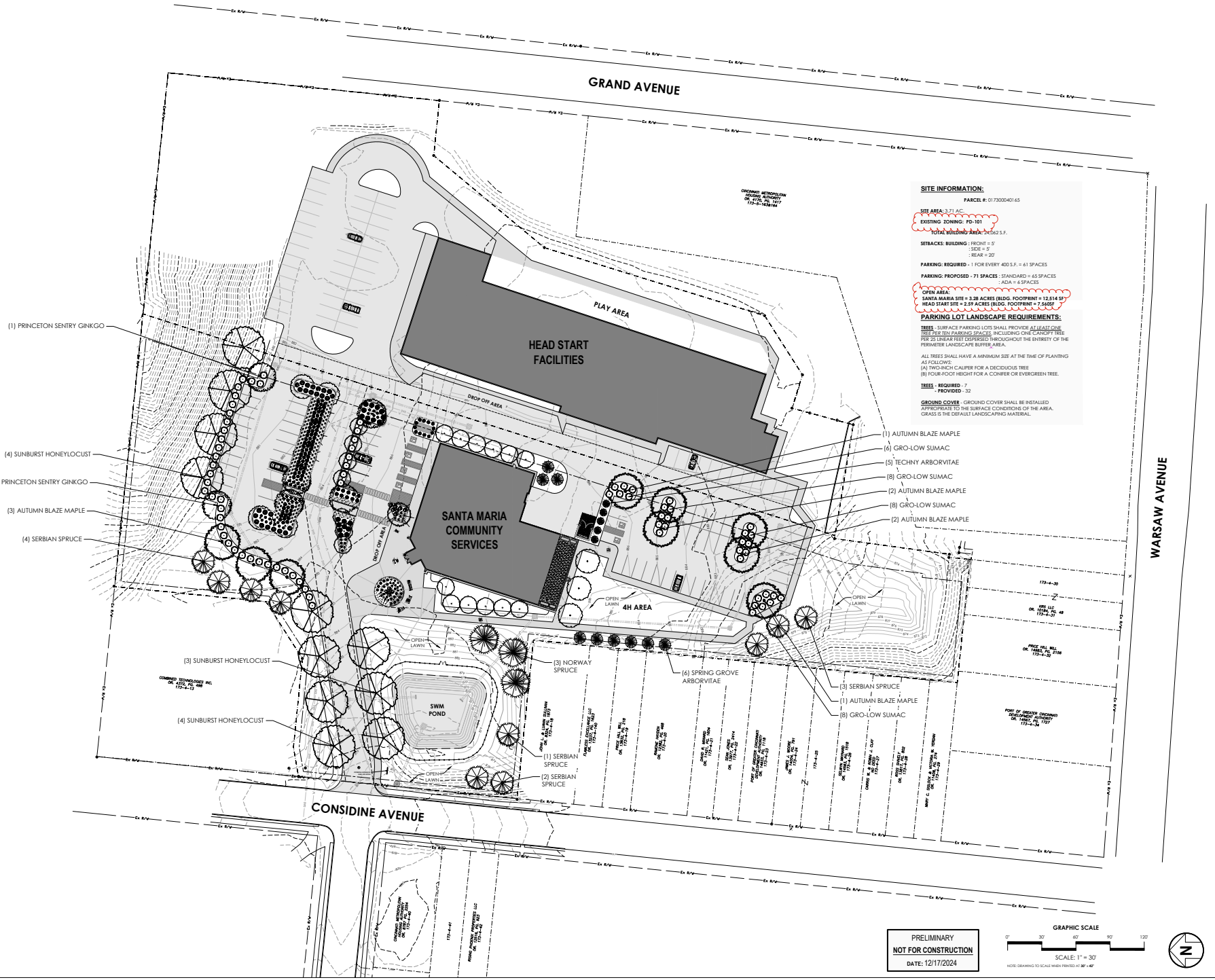
EP&SC PHASE II

DISCIPLINE/SHEET NUMBER:

C505

© copyright DNK ARCHITECTS, INC 2020

Exhibit G



SITE INFORMATION:

PARCEL #: 0173000401 65

SITE AREA: 3.71 AC.

EXISTING ZONING: PD-101

TOTAL BUILDING AREA: 24,062 S.F.

SETBACKS: BUILDING : FRONT = 5'
: SIDE = 5'
: REAR = 20'

PARKING: REQUIRED - 1 FOR EVERY 400 S.F. = 61 SPACES

PARKING: PROPOSED - 71 SPACES : STANDARD = 65 SPACES
: ADA = 6 SPACES

OPEN AREA:
SANTA MARIA SITE = 3.28 ACRES (BLDG. FOOTPRINT = 12,514 SF)
HEAD START SITE = 2.59 ACRES (BLDG. FOOTPRINT = 7,560SF)

PARKING LOT LANDSCAPE REQUIREMENTS:

TREES - SURFACE PARKING LOTS SHALL PROVIDE *AT LEAST ONE TREE PER TEN PARKING SPACES*, INCLUDING ONE CANOPY TREE PER 25 LINEAR FEET DISPERSED THROUGHOUT THE ENTIRETY OF THE PERIMETER LANDSCAPE BUFFER AREA.

ALL TREES SHALL HAVE A MINIMUM SIZE AT THE TIME OF PLANTING AS FOLLOWS:
(A) TWO-INCH CALIPER FOR A DECIDUOUS TREE
(B) FOUR-FOOT HEIGHT FOR A CONIFER OR EVERGREEN TREE.

TREES - REQUIRED - 7
- PROVIDED - 32

GROUND COVER - GROUND COVER SHALL BE INSTALLED APPROPRIATE TO THE SURFACE CONDITIONS OF THE AREA. GRASS IS THE DEFAULT LANDSCAPING MATERIAL

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

GRAPHIC SCALE
0' 30' 60' 90' 120'
SCALE: 1" = 30'
NOTE: DRAWING TO SCALE WHEN PRINTED AT **30" x 42"**

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4148

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2253
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES HEAD START FACILITIES

1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. ARE INSTRUMENTS OF SERVICE AND, UNLESS THE PROPERTY OF ANOTHER PROFESSIONAL, DNK ARCHITECTS, INC. SHALL REMAIN IN COMMON LAW OR STATUTORY AND COPYRIGHT PROTECTION. ALL RIGHTS RESERVED.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS, INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

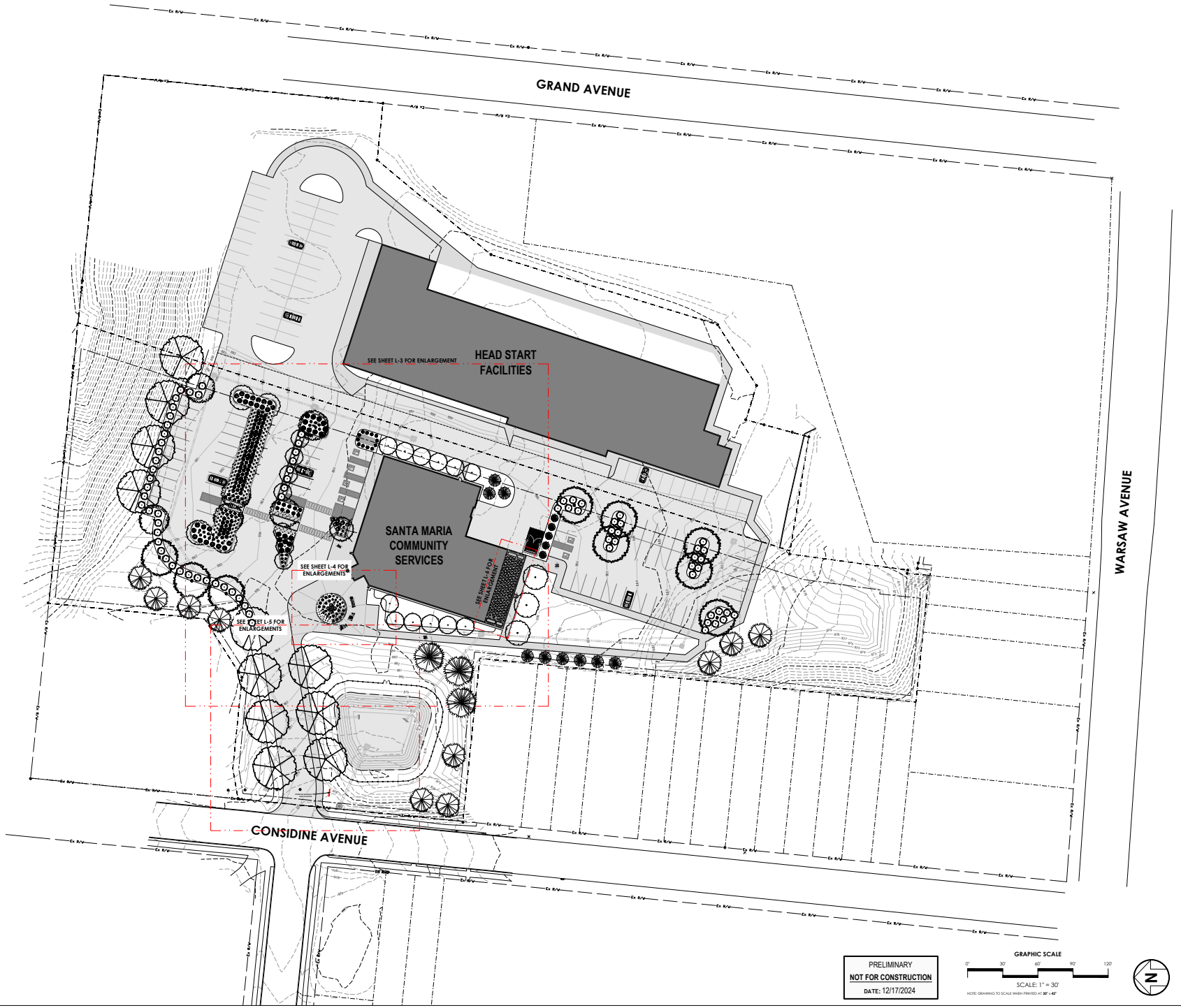
SITE LANDSCAPE PLAN

DISCIPLINE SHEET NUMBER:

L-1

DNK ARCHITECTS, INC 2024

C:\Users\gbarn\Dropbox\GB Dropbox\design\work\work - firm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 3:37:50 PM, DWG To PDF.pc3



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

GRAPHIC SCALE
0' 30' 60' 90' 120'
SCALE: 1" = 30'
NOTE: DRAWING TO SCALE WHEN PRINTED AT **30" x 42"**

N

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4146

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1110 Pendleton Street
Suite 100
Cincinnati, OH 45202
(513) 721-2754
plan@meisnerassociates.com

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2263
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES

1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (DNK) ARE INSTRUMENTS OF SERVICE WILL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS,INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

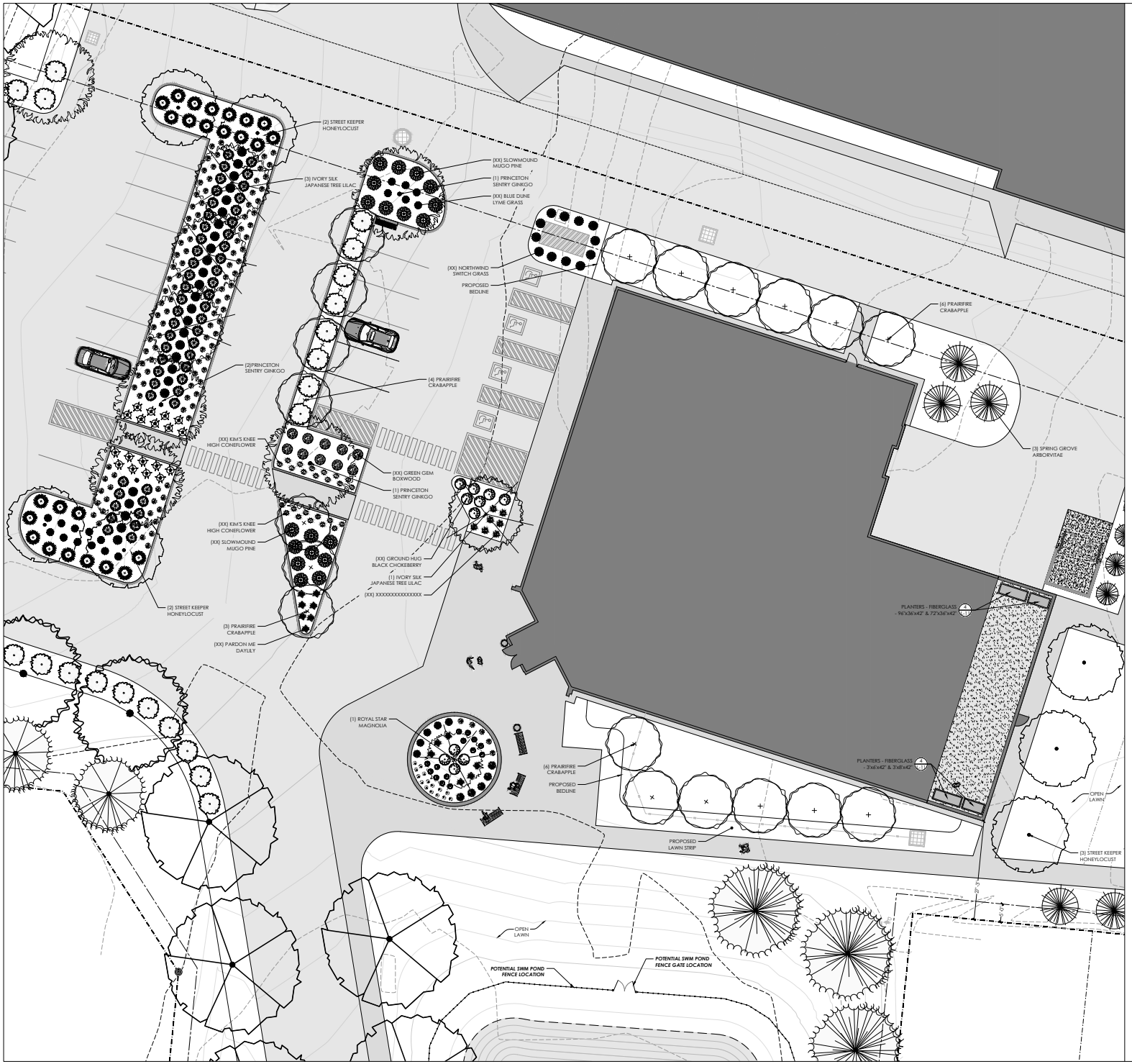
LANDSCAPE PLAN - KEY FOR ENLARGED PLANS

DISCIPLINE SHEET NUMBER:

L-2

DNK ARCHITECTS, INC 2024

C:\Users\glamm\Dropbox\GB Dropbox\Design\work\work - ftrm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 5:37:56 PM, DWG To PDF.pc3



LEGEND

CONTROL JOINT

EXPANSION JOINT

NOTES:

- EXPANSION JOINTS AT ALL STRUCTURE EDGES. CURBS, STORM UNDERGROUND, LIGHT FOUNDATIONS, DRAINS.

- EXPANSION JOINT SHALL BE STRAIGHT, INSTALLED WITH POURS AND HAVE 1/2" PREFORMED ASPHALTIC JOINT MATERIAL. HOLD JOINT MATERIAL 1/4" - 3/8" SURFACE.

- CONTROL JOINTS SHALL BE SAW CUT STRAIGHT LINE WITH NO IMPERFECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

GRAPHIC SCALE

0' 10' 20' 30' 40'

SCALE: 1" = 10'

NOTE: DRAWING TO SCALE WHEN PRINTED AT **30" x 42"**

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4146

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1110 Pendleton Street
Suite 100
Cincinnati, OH 45202
(513) 621-2754
plan@meisnerassociates.com

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
fax 513 881 2283
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES HEAD START FACILITIES

1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (1) ARE THE PROPERTY OF DNK ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS, INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

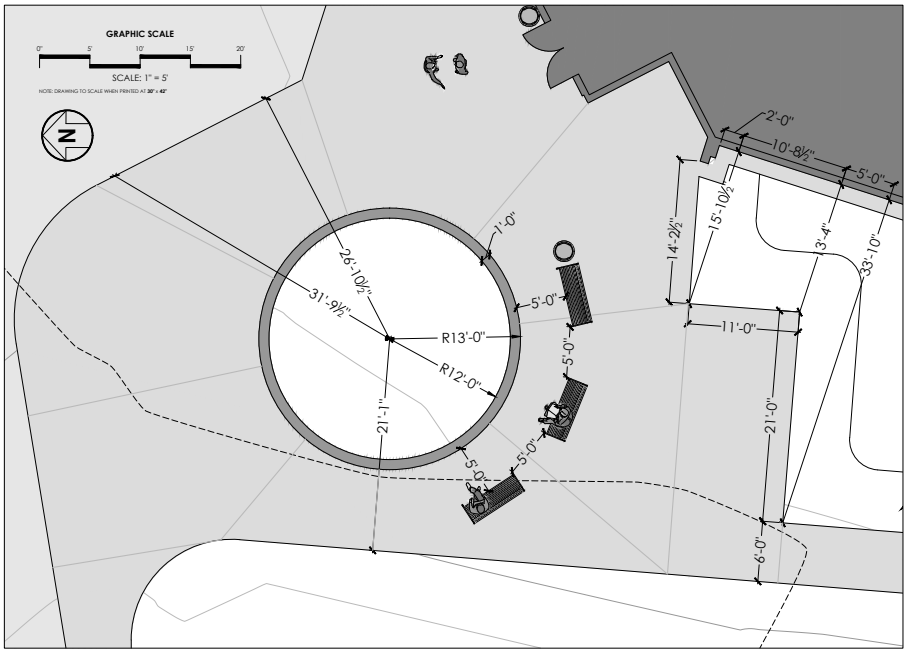
ENTRY DROP OFF AREA - ENLARGEMENT PLAN

DISCIPLINE SHEET NUMBER:

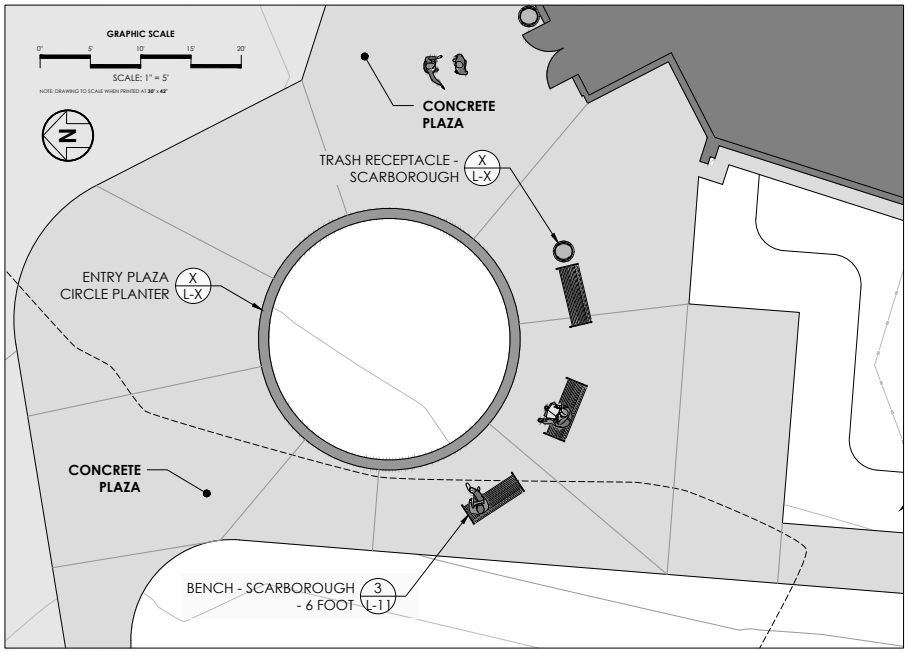
L-3

DNK ARCHITECTS, INC 2024

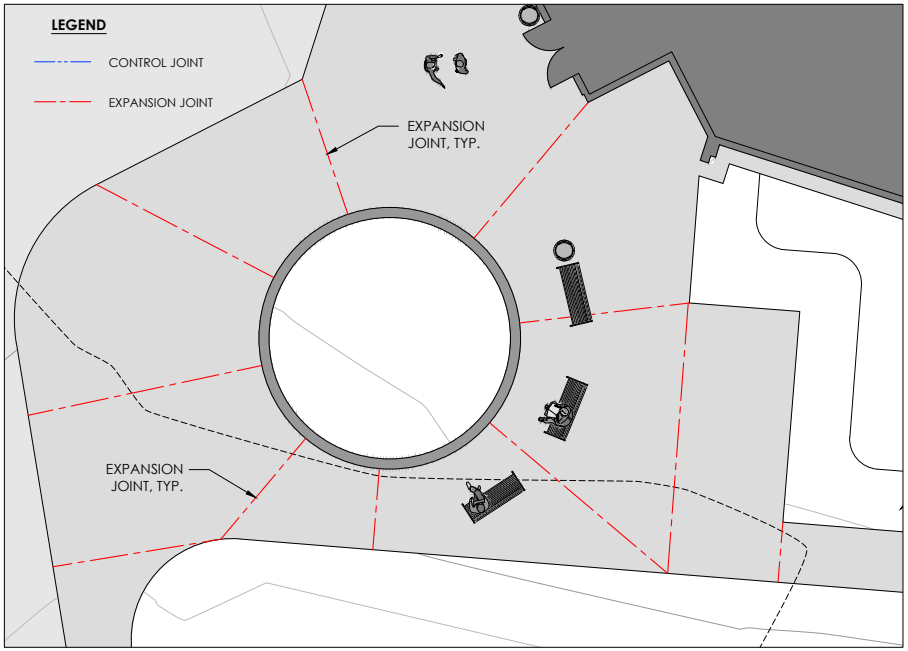
C:\Users\glenn\Dropbox\GB Dropbox\design\work\work - firm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape 3.rvt - 12-17-24.dwg, 12/17/2024 5:38:02 PM, DWG To PDF.pc3



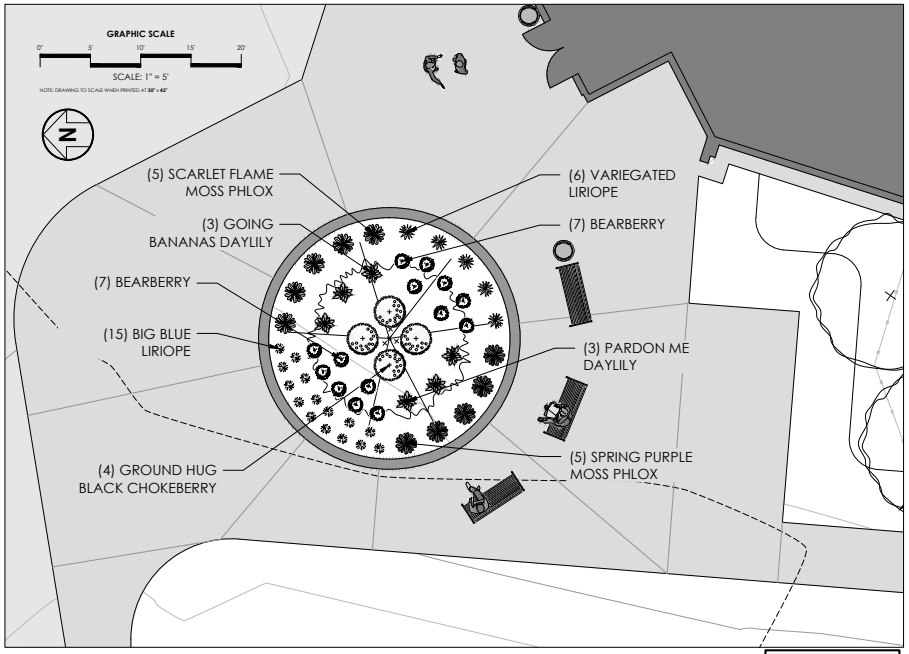
LAYOUT PLAN



MATERIALS PLAN



JOINERY PLAN



LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.842.4148

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1110 Pendleton Street
Columbia, SC 29201
(803) 727-2754
jmeisner@meisnerassociates.com

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2263
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES
1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (DNK) ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	ISSUED BY: DNK ARCHITECTS, INC.
DRAWN BY: G.B.	REVIEWED BY: G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

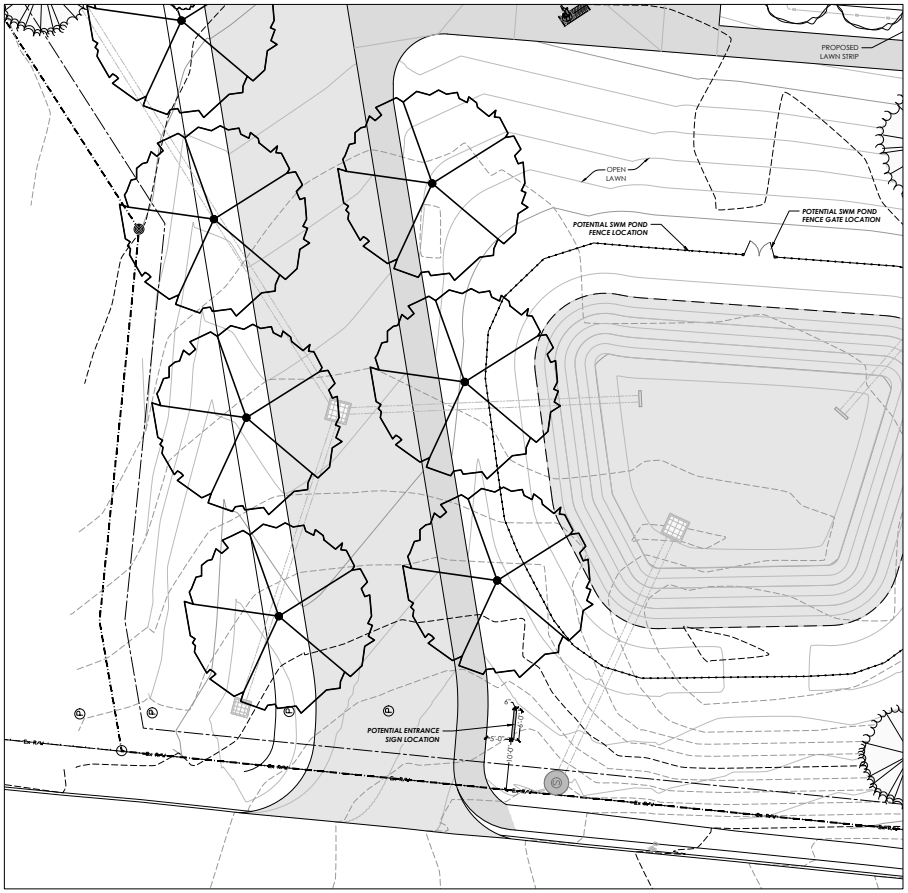
ENTRY DROP OFF AREA - ENLARGEMENT PLAN

DISCIPLINE SHEET NUMBER:

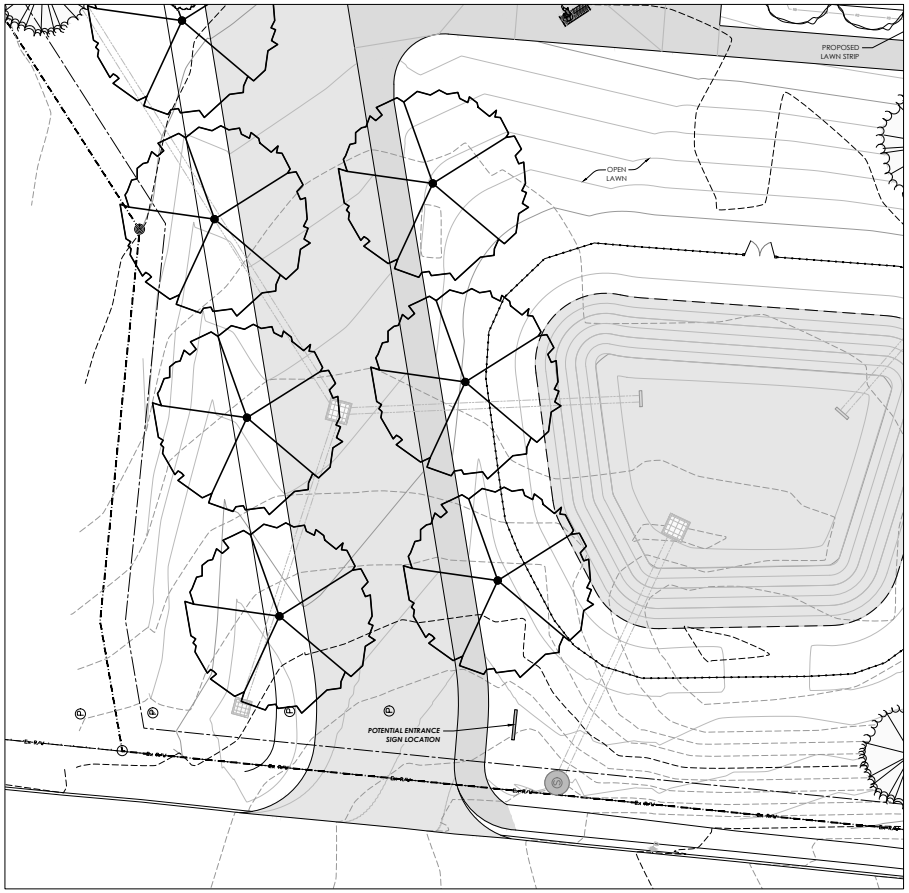
L-4

© DNK ARCHITECTS, INC 2024

C:\Users\gbarn\Dropbox\GB Dropbox\design\work\work - firm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg - 12/17/2024 3:38:08 PM - DWG To PDF.pc3



LAYOUT PLAN



LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

GRAPHIC SCALE
0' 10' 20' 30' 40'
SCALE: 1" = 10'
NOTE: DRAWING TO SCALE WHEN PRINTED AT **30" x 42"**

N

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4148

MEISSNER & ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2263
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES

1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (DNK) ARE PROPERTY OF DNK AND UNDER THE PROTECTION OF COPYRIGHT LAWS. PROFESSIONAL DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS, INC.
DRAWN BY: G.B.	**REVIEWED BY:** D.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

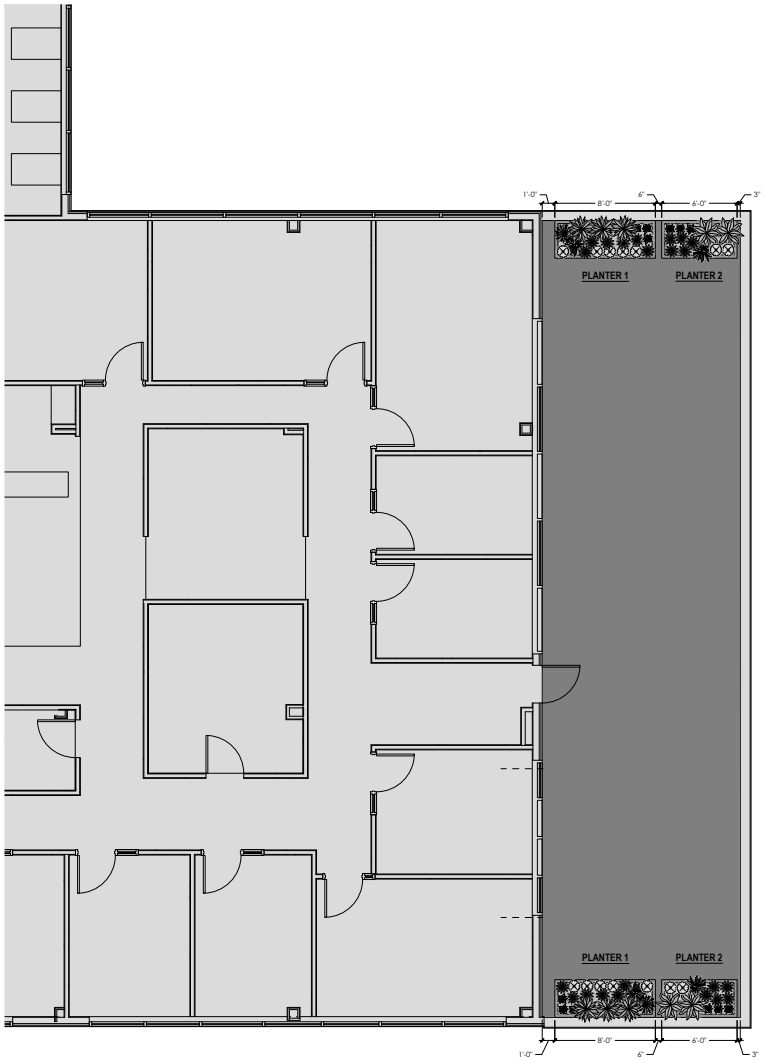
LANDSCAPE ENLARGEMENT PLAN - SITE ENTRY PLAN

DISCIPLINE SHEET NUMBER:

L-5

DNK ARCHITECTS, INC 2024

C:\Users\glenn\Dropbox\GB Dropbox\design\work\work - firm\work - Meisner + Associates\MA A_Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 5:38:13 PM, DWG To PDF.pc3



1 ROOF DECK PLAN

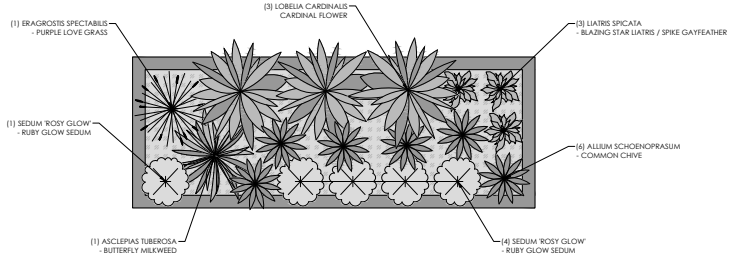
GRAPHIC SCALE
0' 1' 2' 3' 4' 8' 12' 16'
SCALE: 1/4" = 1'
NOTE: DRAWING TO SCALE WHEN PRINTED AT 30" x 42"

PLANTER DIMENSIONS

PLANTER 1
LENGTH: 8'
WIDTH: 3'
HEIGHT: 3'-6"

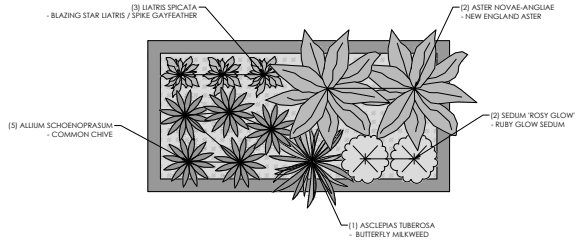
PLANTER 2
LENGTH: 6'
WIDTH: 3'
HEIGHT: 3'-6"

NOTES:
OVERFLOW FROM PLANTERS SHOULD BE CONNECTED TO DOWNSPOUTS THAT CONNECT TO DRAIN



2 PLANTER **1** PLAN

GRAPHIC SCALE
0' 1' 2' 3' 4'
SCALE: 1" = 1'-0"
NOTE: DRAWING TO SCALE WHEN PRINTED AT 30" x 42"



3 PLANTER **2** PLAN

GRAPHIC SCALE
0' 1' 2' 3' 4'
SCALE: 1" = 1'-0"
NOTE: DRAWING TO SCALE WHEN PRINTED AT 30" x 42"

Santa Maria / Head Start Plant List - PLANTERS

Key	Scientific Name	Common Name	Size	Root	Quantity	Spacing	Bloom Color	Remarks
Perennials								
AS	*Allium schoenoprasum*	Common Chives	1 Gal	Container	0	as shown on plan	Light Purple	Full plant
AST	*Asclepias tuberosa*	Butterfly Weed	1 Gal	Container	0	as shown on plan	Bright Orange	Full plant
ANA	*Aster novae-angliae*	New England Aster	1 Gal	Container	0	as shown on plan	Deep Lavender-Purple	Full plant
LS	*Liatris spicata*	Blazing Star Liatris / Spike Gayfeather	1 Gal	Container	0	as shown on plan	Purple	Full plant
LC	*Lobelia cardinalis*	Cardinal Flower	1 Gal	Container	0	as shown on plan	Flaming Red	Full plant
SRG	*Sedum 'Rosy Glow'*	Rosy Glow Sedum	1 Gal	Container	0	as shown on plan	Dark Ruby Red	Full plant
Ornamental Grasses								
ES	*Eragrostis spectabilis*	Purple Lovegrass	1 Gal	Container	0	as shown on plan	Soft Reddish-Purple	Full plant

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4148

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati, OH 45246
fax 513 881 2285
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES
1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (I.E. METHODS OF SERVICE) WILL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

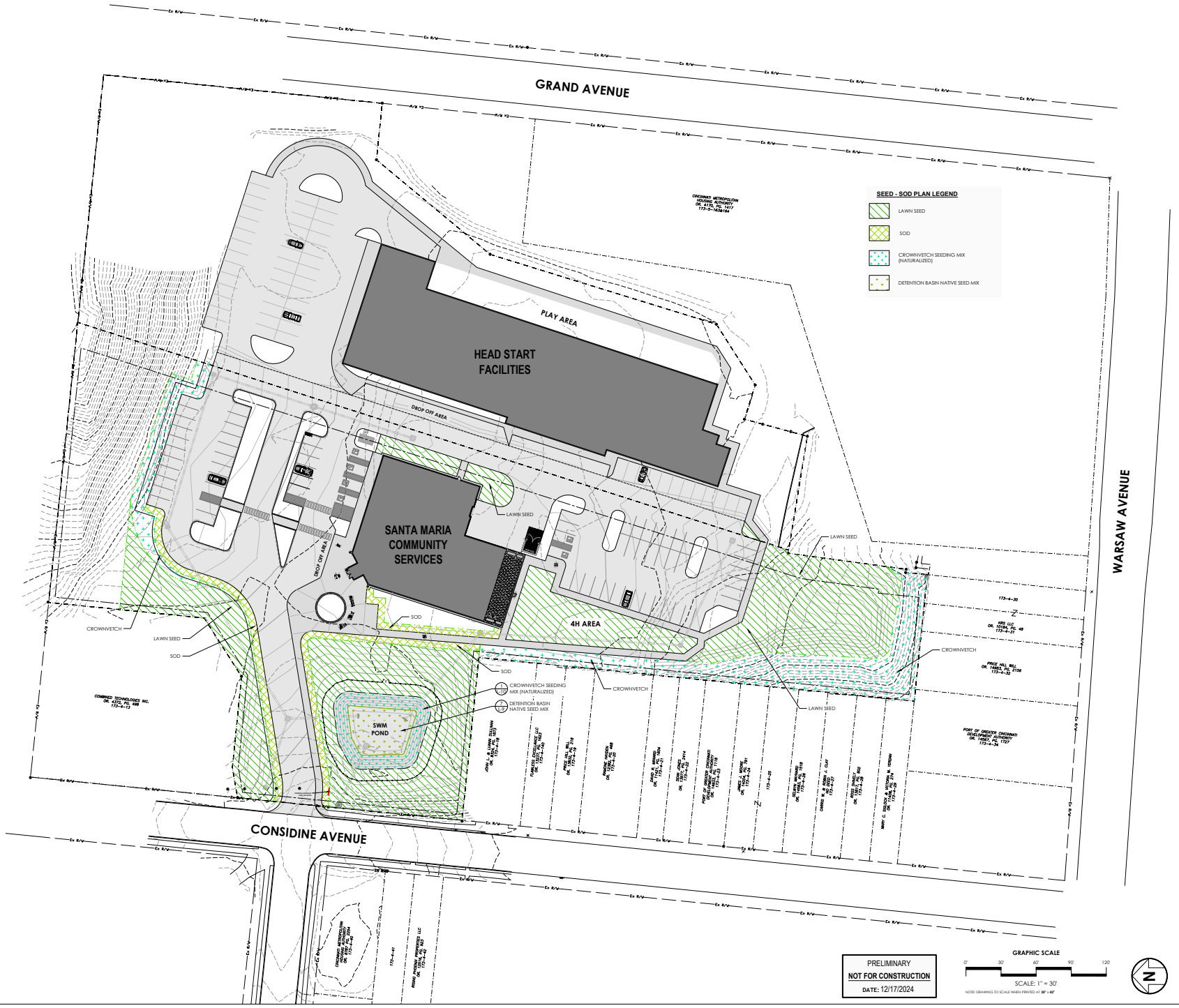
PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS, INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:
ROOF DECK PLAN

DISCIPLINE SHEET NUMBER:
L-6

DNK ARCHITECTS, INC 2024

C:\Users\gbarn\Dropbox\GB Dropbox\design\work\work - firm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 5:38:17 PM, DWG To PDF.pc3



DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4146

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2253
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES

1048 Considine Avenue
Cincinnati, OH 45205

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	ISSUED BY: DNK ARCHITECTS,INC.
DRAWN BY: G.B.	REVIEWED BY: G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

SEED - SOD PLAN

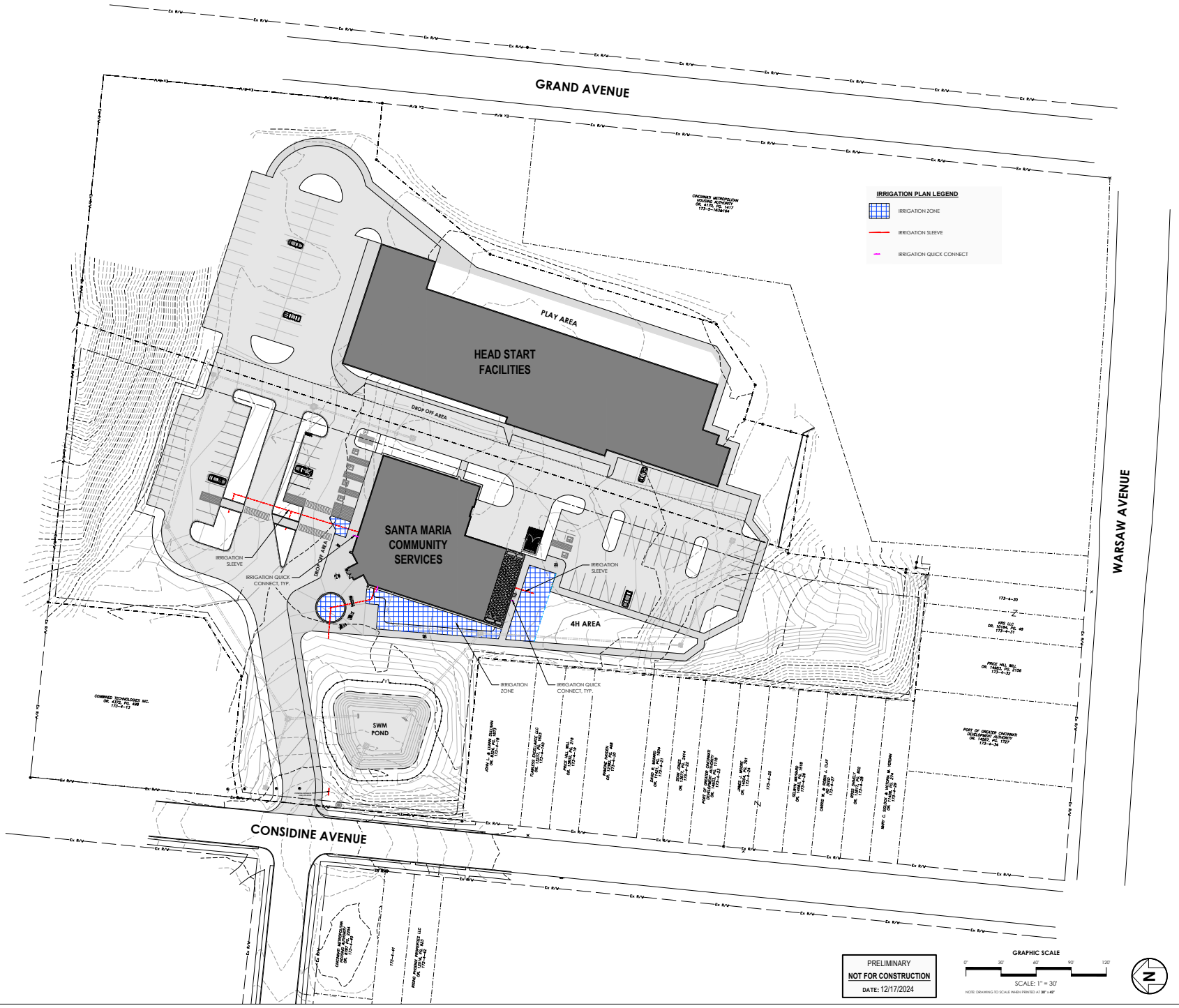
DISCIPLINE SHEET NUMBER:

L-7

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

© Copyright DNK ARCHITECTS, INC 2024

C:\Users\glann\Dropbox\GB Dropbox\design\work\work - firm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 5:38:23 PM, DWG To PDF.pc3



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

GRAPHIC SCALE
0' 30' 60' 90' 120'
SCALE: 1" = 30'
NOTE: DRAWING TO SCALE WHEN PRINTED AT **30" x 42"**

N

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.948.4148

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2253
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES HEAD START FACILITIES

1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS,INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

ZONAL IRRIGATION PLAN (INSTALLED - DESIGN BUILD)

DISCIPLINE SHEET NUMBER:

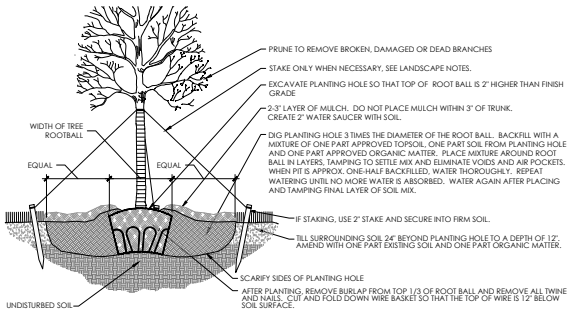
L-8

DNK ARCHITECTS, INC 2024

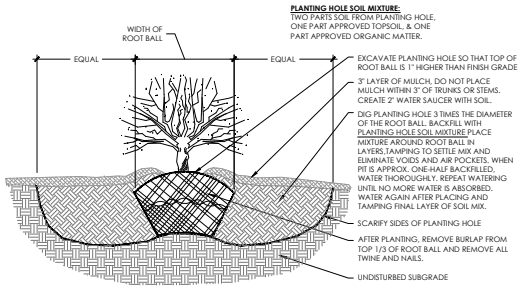
C:\Users\glamm\Dropbox\GB Dropbox\Work\work - Hmm\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg - 12/17/2024 5:38:26 PM - DWG To PDF.pc3

Santa Maria / Head Start Plant List - SITE

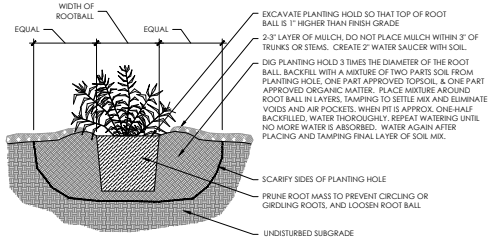
Key	Scientific Name	Common Name	Size	Root	Quantity	Spacing	Bloom Color	Remarks
Deciduous Trees								
AFJ	*Acer × freemanii 'Jeffersred'*	Autumn Blaze Maple	2.5" caliper	B&B	0	as shown on plan	n/a	Specimen
GBF	*Ginkgo biloba 'Fairmont'*	Princeton Sentry Ginkgo	2.5" caliper	B&B	0	as shown on plan	n/a	Specimen
GTSK	*Gleditsia triacanthos 'Draves'*	Street Keeper Honeylocust	2.5" caliper	B&B	0	as shown on plan	n/a	Specimen
GTSB	*Gleditsia triacanthos 'Sunburst'*	Sunburst Honeylocust	2.5" caliper	B&B	0	as shown on plan	n/a	Specimen
Flowering Trees								
MSR	*Magnolia stellata 'Royal Star'*	Royal Star Magnolia	8' HT	B&B	1	as shown on plan	White	Specimen
MP	*Malus x 'Prairifire'*	Prairifire Crabapple	1.5" caliper	B&B	0	as shown on plan	Deep Pinkish Red	Specimen
SIS	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	1.5" caliper	B&B	0	as shown on plan	Creamy White	Specimen
Evergreen Trees								
PA	*Picea abies*	Norway Spruce	6' HT	B&B	0	as shown on plan	n/a	Unsheared
PO	*Picea omorika*	Serbian Spruce	6' HT	B&B	0	as shown on plan	n/a	Unsheared
TPS	*Thuja plicata 'Spring Grove'*	Spring Grove Arborvitae	8' HT	B&B	0	as shown on plan	n/a	Unsheared
Deciduous Shrubs								
AMGH	*Aronia melanocarpa 'Ground Hug'*	Ground Hug Black Chokeberry	3 Gal	Container	0	as shown on plan	White	Full plant
RA	*Rhus aromatica 'Gro-Low'*	Gro-Low Sumac	2 Gal	Container	0	as shown on plan	Yellowish	Deer Resistant, Full plant
Evergreen Shrubs								
AUU	*Arctostaphylos uva-ursi*	Bearberry (aka: Kinnikinnick)	1 Gal	Container	0	as shown on plan	White	Full plant
BGG3G	*Buxus 'Green Gem'*	Green Gem Boxwood	3 Gal	Container	0	as shown on plan	n/a	Full plant
PMS	*Pinus mugo 'Slowmound'*	Slowmound Mugo Pine	3 Gal	Container	0	as shown on plan	n/a	Full plant
Perennials								
AST	*Asclepias tuberosa*	Butterfly Weed	1 Gal	Container	0	as shown on plan	Bright Orange	Full plant
EKK	*Echinacea purpurea 'Kim's Knee High'*	Kim's Knee High Coneflower	1 Gal	Container	0	as shown on plan	Clear Pink	Full plant
HHS	*Hemerocallis 'Going Bananas'*	Going Bananas Daylily	1 Gal	Container	0	as shown on plan	Bright Yellow	Full plant
HPM	*Hemerocallis 'Pardon Me'*	Pardon Me Daylily	1 Gal	Container	0	as shown on plan	Deep Burgundy Red	Full plant
LMB	*Liriope muscari 'Big Blue'*	Big Blue Liriope	2.5 Qt	Container	0	as shown on plan	Blue/Lavender	Full plant
LMV	*Liriope muscari 'Variegata'*	Variegated Liriope	2.5 Qt	Container	0	as shown on plan	Purple	Full plant
PSF	*Phlox subulata 'Scarlet Flame'*	Scarlet Flame Moss Phlox	1 Gal	Container	0	as shown on plan	Magenta-Pink	Evergreen
PSSP	*Phlox subulata 'Spring Purple'*	Spring Purple Moss Phlox	1 Gal	Container	0	as shown on plan	Light Purple	Evergreen
Ornamental Grasses								
LAB	*Leymus arenarius 'Blue Dune'*	Blue Dune Lyme Grass	1 Gal	Container	0	as shown on plan		Full plant
PVN	*Panicum virgatum 'Northwind '*	Northwind Switch Grass	3 Gal	Container	0	as shown on plan		Full plant, 4'-6' T x 2'-3' W
Seeding								
CVSM	*Crownvetch Seeding Mix (Naturalized)*	*Crownvetch Seeding Mix (Naturalized)*	XXXXXX sqft	2 lb/1,000 sq ft	0	n/a	Pink	seed per manufacturer specifications
DBSM	*Detention Basin - Bioswale Seed mix*	*Detention Basin - Bioswale Seed mix*	XXXXXX sqft	1/4 lb/1,000 sq ft	0	n/a	mixed colors	seed per manufacturer specifications



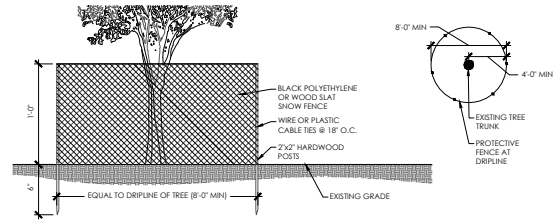
1 PLANTING DETAIL : BALLED AND BURLAPPED TREE
Scale: N.T.S.



2 PLANTING DETAIL : BALLED AND BURLAPPED SHRUB
Scale: N.T.S.

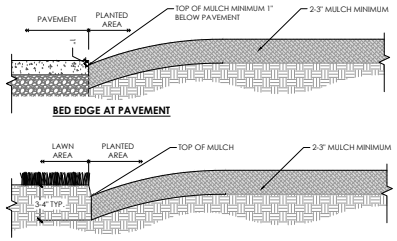


3 PLANTING DETAIL : CONTAINERIZED PLANTS
Scale: N.T.S.



NOTES:
1) PROTECTIVE FENCE TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
2) NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY LANDSCAPE ARCHITECT.
3) CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
4) ANY EXCAVATING WITHIN DRIPLINE MUST BE APPROVED BY LANDSCAPE ARCHITECT AND MUST BE HAND DUG.
5) CONTRACTOR SHALL NOT CUT ANY ROOTS AND/OR BRANCHES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
6) STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
7) ALL EXPOSED ROOT STUBS AND ROOT ARE TO BE BACK FILLED WITH APPROVED TOPSOIL.
8) INSPECT FENCE ON WEEKLY BASIS AND REPAIR DAMAGE IMMEDIATELY.

7 PLANTING DETAIL : TREE PROTECTION FENCE
Scale: N.T.S.



NOTE:
THE LAWN AREA BED EDGE ALONG SHALL NOT BE ROUGH, BUT CLEAN, SMOOTH, AND CONTINUOUS AS SHOWN ON PLANS. MINOR FIELD ADJUSTMENTS ARE ALLOWED DUE TO UNEXPECTED OBSTRUCTIONS.

5 PLANTING DETAIL : BED EDGE
Scale: N.T.S.

CONTAINS THE FOLLOWING SPECIES:

Grass and Grasslike:
Andropogon gerardii - Big Bluestem
Carex hystericina - Porcupine Sedge
Carex lurida - Shallow/Lurid Sedge
Elymus macgregorii - Early Wild Rye
Elymus virginicus - Virginia Wild Rye
Juncus effusus - Common Rush
Panicum clandestinum - Deer-tongue Grass
Scirpus atrovirens - Dark Green Bulrush
Scirpus cyperinus - Woolgrass
Scirpus pendulus - Rufous Bulrush

Wildflowers:
Acorus americanus - Sweetflag
Ammannia coccinea - Scarlet Toothcup
Angelica atropurpurea - Angelica
Asclepias incarnata - Swamp Milkweed
Aster novae-angliae - New England Aster
Bidens aristosa - Tickseed Sunflower
Echinacea purpurea - Purple Coneflower
Eupatorium fistulosum - Hollow Joe Pye
Hibiscus moscheutos - Swamp Rose Mallow
Lycopus americanus - Common Water Horehound
Mimulus ringens - Monkey Flower
Pycnanthemum tenuifolium - Narrow Leaved Mountain Mint
Ratibida pinnata - Yellow/Grey-headed Coneflower
Senna hebecarpa - Wild Senna
Verbena hastata - Blue Vervain

NOTES:

SUPPLIER:
OPN Seed

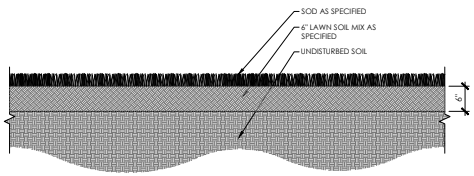
CONTACT
ADDRESS: PO Box 174 Hiram
Ohio 44234
PHONE : (866) 569-3380
E-MAIL : info@opnseed.com

WEBSITE
www.opnseed.com

DESCRIPTION
Flower Color: Green, Yellow, Purple, Pink, White
Height: 3 to 6 Feet
Light Requirements: At Least 4 to 6 Hours of Sunlight A Day
Soil Hydrology: Mesic to Wet Soils
Bloom Time: June through October
Plant Type: Annual/Perennial
Attracts: Native Bees, Butterflies, Birds, Humans
Suggested USDA Planting Zones: 3-7
Product Code: DBSM01

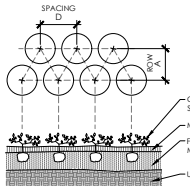
8 PLANTING DETAIL : SEED MIXES - **DETENTION BASIN NATIVE**
Scale: N.T.S.

NOTES:
1) LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS
2) BUTT ENDS AND SIDE OF SOD STRIPS
3) DO NOT OVERLAY EDGES
4) STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES
5) REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS



6 PLANTING DETAIL : SOD
Scale: N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024



PLANT SPACING CHART

SPACING - D	ROW - A
6" O.C.	5.20" O.C.
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.40" O.C.
14" O.C.	12.12" O.C.
15" O.C.	13.00" O.C.
16" O.C.	13.86" O.C.
18" O.C.	15.60" O.C.
20" O.C.	17.32" O.C.
24" O.C.	20.80" O.C.
30" O.C.	25.98" O.C.
36" O.C.	31.18" O.C.
42" O.C.	36.37" O.C.
48" O.C.	41.57" O.C.

4 PLANTING DETAIL : GROUNDCOVER & SEASONAL COLOR
Scale: N.T.S.

DNK
2916 Central Parkway
Cincinnati, OH 45219
513-840-4140

MEISSNER & ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1110 Pendleton Street
Suite 1 Second Floor
Cincinnati, OH 45202
(513) 721-2774
plan@meissnerassociates.com

ARCADIS
ARCADIS
25 Triangle Park Drive
Cincinnati, OH 45246
fax 513 881 2283
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES
1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (OR THEIR PARENTS OR SUBSIDIARIES) ARE AND SHALL REMAIN THE PROPERTY OF THE ABOVE PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	ISSUED BY: DNK ARCHITECTS, INC.
DRAWN BY: G.B.	REVIEWED BY: D.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:

PLANT LIST AND PLANTING DETAILS

DISCIPLINE SHEET NUMBER:

L-9

© copyright DNK ARCHITECTS, INC 2024

C:\Users\glenn\Dropbox\GB Dropbox\Design\work\work - Harris work - Meissner + Associates\MA A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 3:38:51 PM, DWG To PDF.pc3

LANDSCAPE NOTES

1.0 GENERAL NOTES

1.1 THIS PLAN IS FOR PLANTING ONLY.

1.2 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY COMPANY. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS, ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL-APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 ALL APPLICABLE ODOT SPECIFICATIONS SHALL BE FOLLOWED FOR THIS WORK. THE CURRENT ODOT SPECIFICATIONS ARE AVAILABLE AT - http://www.dot.state.oh.us/Divisions/Engineering/Roadway/DesignStandards/Pages/default.aspx

1.5 PROVIDE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK," CURRENT EDITION. THE CURRENT STANDARD IS AVAILABLE AT https://www.americanhort.org/page/standards

1.6 PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

1.7 TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

1.8 SELECT PLANT MATERIALS FOR UNIFORM HEIGHT AND SPREAD.

1.9 LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

1.10 LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT THE NURSERY OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PRESENCE OF INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY, OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED TREES OR SHRUBS SHALL BE IMMEDIATELY REMOVED FROM PROJECT SITE.

1.11 HERBICIDE TREATMENT: APPLY HERBICIDE TO PLANT BEDS ACCORDING TO MANUFACTURER'S RECOMMENDED RATES AND WRITTEN APPLICATION INSTRUCTIONS. APPLY TO DRY, PREPARED SUBGRADE OR SURFACE OF COMPACTED-AGGREGATE BASE BEFORE APPLYING PAVING MATERIALS. THE HERBICIDE MUST BE APPLIED BY A LICENSED COMMERCIAL HERBICIDE APPLICATOR ONLY

2.0 PROTECTION OF EXISTING TREES

2.1 IF EXCAVATION IS REQUIRED WITHIN DRIP LINE OF TREE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW-TINE SPADING FORKS AND COMB SOIL TO EXPOSE CLEANLY CUT ROOTS.

2.2 PRESERVE EXISTING TREE ROOTS IN BACKFILL AREAS WHERE POSSIBLE. IF LARGE, MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE ROOTS BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE THEM WITHOUT BREAKING. IF ENCOUNTERED IMMEDIATELY ADJACENT TO LOCATION OF NEW CONSTRUCTION AND RELOCATION IS NOT PRACTICAL, CLEANLY CUT ROOTS APPROXIMATELY 3 INCHES BACK FROM NEW CONSTRUCTION.

2.3 DO NOT ALLOW EXPOSED ROOTS TO DRY BEFORE PLACING PERMANENT BACKFILL. PROVIDE TEMPORARY EARTH COVER, OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP AND WATER AND MAINTAIN IN A MOIST CONDITION. TEMPORARILY SUPPORT AND PROTECT ROOTS FROM DAMAGE UNIT THEY ARE PERMANENTLY RELOCATED AND COVERED WITH SOIL.

3.0 PREPARATION AND PLANTING

3.1 PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

3.2 IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.

3.3 IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

3.4 IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- REMOVE SURPLUS SOIL AND WASTE MATERIAL , INCLUDING EXCESS SUBSOIL.

3.5 PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

3.6 LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS, STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT PRIOR TO PLANTING.

3.7 IT IS THE CONTRACTOR'S OPTION TO STAKE ALL TREES.

3.8 CONTRACTOR TO FOLLOW ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL. CAREFULLY REVIEW ITEM 661 FOR PLANTING TREES, SHRUBS & VINES AND ITEM 662 FOR LANDSCAPE WATERING.

3.9 ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS :
- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A MINIMUM DEPTH OF 6" AND TILL WITH LOOSENED SUBGRADE , MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH UNCOMPACTED AND UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 - 4" DEEP (SEE DETAIL). NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

3.10 COMPOST SHALL BE WELL-ROTTED MANURE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 9; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH ONE-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

3.11 TOPSOIL SHALL BE ASTM D 5268, pH RANGE OF 5.5 TO 7, A MINIMUM OF 40 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3.12 AMENDED TOPSOIL IS A MIXTURE OF ONE PART SOIL FROM THE PLANTING HOLE AND ONE PART APPROVED ORGANIC MATTER

3.13 ALL PLANTS SHALL BE FERTILIZED WITH 10:10:10 SLOW- RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.14 REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.

3.15 ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES.

4.0 SEEDING

4.1 CONTRACTOR TO FOLLOW ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL, ITEM 659 FOR TURF SEEDING

4.2 CONTRACTOR TO FOLLOW ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL, TABLE 659.09-1, ROADSIDE MIXTURE 2 FOR RESEEDING DISTURBED AREAS WITH ROADSIDE MIXTURE 2:
KENTUCKY BLUEGRASS (POA PRATENSIS) - 1.5 lb/1000 sq. ft.
KENTUCKY 31 FESCUE (FESTUCA ARUNDINACEA var. KY 31) - 2 lb/1000 sq. ft.
PERENNIAL RYEGRASS (LOLIUM PERENNE) - 1.5 lb/1000 sq. ft.

4.3 SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR.

4.4 APPLY A HIGH PHOSPHORUS FERTILIZER AT THE RATE OF 2-3 LB PER 1000 SF. TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.

4.5 RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.

4.6 PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH TYPE 'I' TEMPORARY EROSION-CONTROL MAT ODOT ITEM 712.11-I.

5.0 MULCH

5.1 MULCH SHALL BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

5.2 CONTRACTOR SHALL USE EVANS DARK SUPREME MULCH (TWICE SHREDDED AND PROCESSED HARDWOOD MULCH, VERY DARK BROWN COLOR) OR APPROVED EQUAL FOR MULCHING.

5.3 ALL LANDSCAPE AREAS WITH TREES & SHRUBS SHALL HAVE A 3" THICK BED OF MULCH AND ALL LANDSCAPE BEDS WITH GRASSES & PERENNIALS SHALL HAVE 1 1/2" THICK BED OF MULCH APPLIED. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

6.0 WARRANTY : 1 YEAR PERIOD

6.1 CONTRACTOR SHALL PROVIDE OWNER WITH A ONE YEAR WARRANTY FOR LABOR AND MATERIALS.

6.2 CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR INSTALLATION ABUSE BY OWNER, OR ACT OF GOD.

6.3 SERVICES PROVIDED BY WARRANTY SHALL INCLUDE :
- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
- IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- REPLACEMENT OF PLANTS THAT ARE INSTALLED DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

6.4 WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS DURING LANDSCAPE MAINTENANCE PERIOD.

6.5 THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF NEW PLANTS, TURF AREAS, BEDS AND EXISTING PLANTS WITHIN NEW PLANT BEDS BEGINNING WITH INITIATION OF WORK ON-SITE FOLLOWING ISSUANCE OF A NOTICE TO PROCEED, AND CONTINUING FOR THE FULL MAINTENANCE PERIOD - A MINIMUM OF 60 DAYS FOLLOWING PRELIMINARY ACCEPTANCE OF THE WORK.

6.6 A PRELIMINARY ACCEPTANCE INSPECTION WILL BE PERFORMED AT THE CONCLUSION OF INSTALLATION WORK BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE WORK SHALL INCLUDE PERIODIC WATERING, WEEDING, HERBICIDE APPLICATION, PRUNING, AND INSECT/DISEASE CONTROL. SHOULD PLANTS DIE DURING THIS PERIOD THEY SHALL BE REPLACED DURING THE DORMANT SEASON OF EITHER LATE FALL OR EARLY SPRING WITH IDENTICAL SPECIFIED PLANT MATERIAL AT NO ADDITIONAL COST TO THE OWNER .

7.0 LANDSCAPE MAINTENANCE: 1 YEAR PERIOD

7.1 THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF NEW PLANTS, TURF AREAS, BEDS AND EXISTING PLANTS WITHIN NEW PLANT BEDS BEGINNING WITH INITIATION OF WORK ON-SITE FOLLOWING ISSUANCE OF A NOTICE TO PROCEED, AND CONTINUING UNTIL 1 CALENDAR YEAR FOLLOWING PRELIMINARY ACCEPTANCE OF THE WORK.

7.2 A PRELIMINARY ACCEPTANCE INSPECTION WILL BE PERFORMED AT THE CONCLUSION OF INSTALLATION WORK BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE WORK SHALL INCLUDE WATERING, WEEDING, HERBICIDE APPLICATION, PRUNING, AND INSECT/DISEASE CONTROL. SHOULD PLANTS DIE DURING THIS PERIOD THEY SHALL BE REPLACED DURING THE DORMANT SEASON OF EITHER LATE FALL OR EARLY SPRING WITH IDENTICAL SPECIFIED PLANT MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

8.0 LANDSCAPE MAINTENANCE: 2 YEAR PERIOD (OPTIONAL)

7.1 THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF NEW PLANTS, TURF AREAS, BEDS AND EXISTING PLANTS WITHIN NEW PLANT BEDS BEGINNING WITH INITIATION OF WORK ON-SITE FOLLOWING ISSUANCE OF A NOTICE TO PROCEED, AND CONTINUING UNTIL 1 CALENDAR YEAR FOLLOWING PRELIMINARY ACCEPTANCE OF THE WORK.

7.2 A PRELIMINARY ACCEPTANCE INSPECTION WILL BE PERFORMED AT THE CONCLUSION OF INSTALLATION WORK BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE WORK SHALL INCLUDE WATERING, WEEDING, HERBICIDE APPLICATION, PRUNING, AND INSECT/DISEASE CONTROL. SHOULD PLANTS DIE DURING THIS PERIOD THEY SHALL BE REPLACED DURING THE DORMANT SEASON OF EITHER LATE FALL OR EARLY SPRING WITH IDENTICAL SPECIFIED PLANT MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

CONTAINS THE FOLLOWING SPECIES:

50.0% - Coronilla varia, Pennglft (Crownvetch, Pennglft)

40.0% - Lolium multiflorum (Annual Ryegrass)

10.0% - Trifolium hybridum (Alsike Clover)

Coronilla varia

Lolium multiflorum

Trifolium hybridum

NOTES:

SUPPLIER:
Ernst Conservation Seeds

CONTACT
ADDRESS: 8884 Mercer Pike
Meadville, PA 16335
PHONE : (800) 873-3321
E-MAIL : sales@ernstseed.com

WEBSITE
www.ernstseed.com

DESCRIPTION

Crownvetch Seeding Mix (Naturalized)

Product Code: Item Number: ERNMX-109

Life Cycle: Perennial

Flower Color: Pink

Typical Height: 2.6 ft

pH: 5.0 – 7.9

Seeding rate per acre in a mix: 30 lb per acre, or 2 lb per 1,000 sq ft

1 PLANTING DETAIL : SEED MIXES - **CROWNVETCH SEEDING MIX**
Scale: N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

DNK
2916 Central Parkway
Cincinnati, OH 45214
513-842-4148

PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
MEISNER & ASSOCIATES LAND VISION
1110 Pendleton Street
Suite 1 Fax: 513 421 4782
(513) 421-2744
plan@meisnerassociates.com

ARCADIS
ARCADIS
25 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2285
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES
1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. OR THEIR PRODUCTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

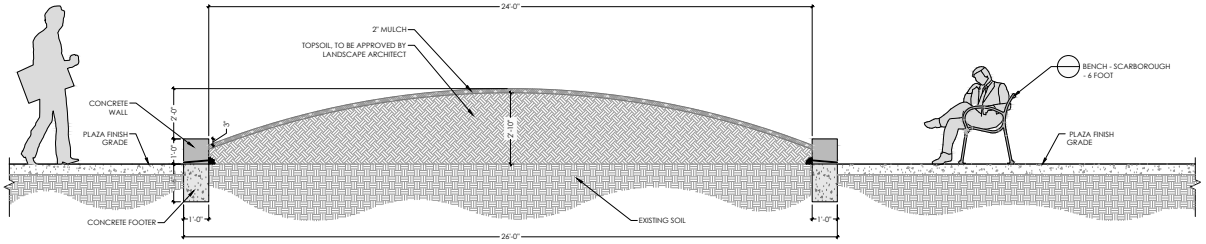
PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS, INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

SHEET TITLE:
LANDSCAPE NOTES & PLANTING DETAIL

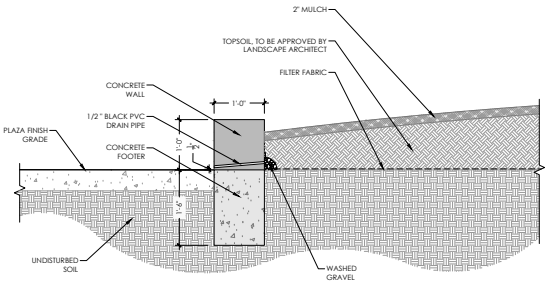
DISCIPLINE SHEET NUMBER:
L-10

© copyright DNK ARCHITECTS, INC 2024

C:\Users\glenn\Dropbox\GB Dropbox\design\work\work - html\work - Meisner + Associates\M-A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg - 12/17/2024 5:38:56 PM - DWG To PDF.pc3



1 ENTRY PLAZA CIRCLE PLANTER
Scale 1/2"=1'-0"



2 ENTRY PLAZA CIRCLE PLANTER WALL
Scale: 1"=1'-0"

PLANTER 1
MODEL: WR-963642
LENGTH: 8' (96")
WIDTH: 3' (36")
HEIGHT: 3'-6" (42")
WEIGHT: 198 LBS.
VOLUME: 78 CUBIC FT.

PLANTER 2
MODEL: WR-723642
LENGTH: 6' (72")
WIDTH: 3' (36")
HEIGHT: 3'-6" (42")
WEIGHT: 166 LBS.
VOLUME: 58.3 CUBIC FT.

NOTES:

MANUFACTURER:
Tournesol Siteworks

CONTACT
ADDRESS: 2930 Faber Street
Union City, CA 94587
PHONE : (888) 923-6364
E-MAIL : info@tournesol.com

WEBSITE
www.tournesol.com

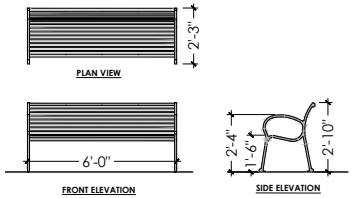
SUPPLIER:
Tournesol Siteworks
Rep. - Brian Mifalo - Midwest / Southeast

CONTACT
ADDRESS: 2930 Faber Street
Union City, CA 94587
PHONE : (847) 867-9290
E-MAIL : bmifalo@tournesol.com

WEBSITE
www.tournesol.com

DESCRIPTION
- **Wilshire Planters - FRP Rectangle**
•MATERIAL - Lightweight fiberglass
•TEXTURE - Orange Peel
•COLOR - Shadow

4 PLANTERS - FIBERGLASS - 96"x36'x42" & 72"x36"x42"
Scale: 1"=1'-0"



NOTES:

MANUFACTURER:
landscapeforms

CONTACT
ADDRESS: 7800 E. Michigan Ave.
Kalamazoo, MI 49048
PHONE : (269) 381-0396
E-MAIL : east@landscapeforms.com

WEBSITE
www.landscapeforms.com

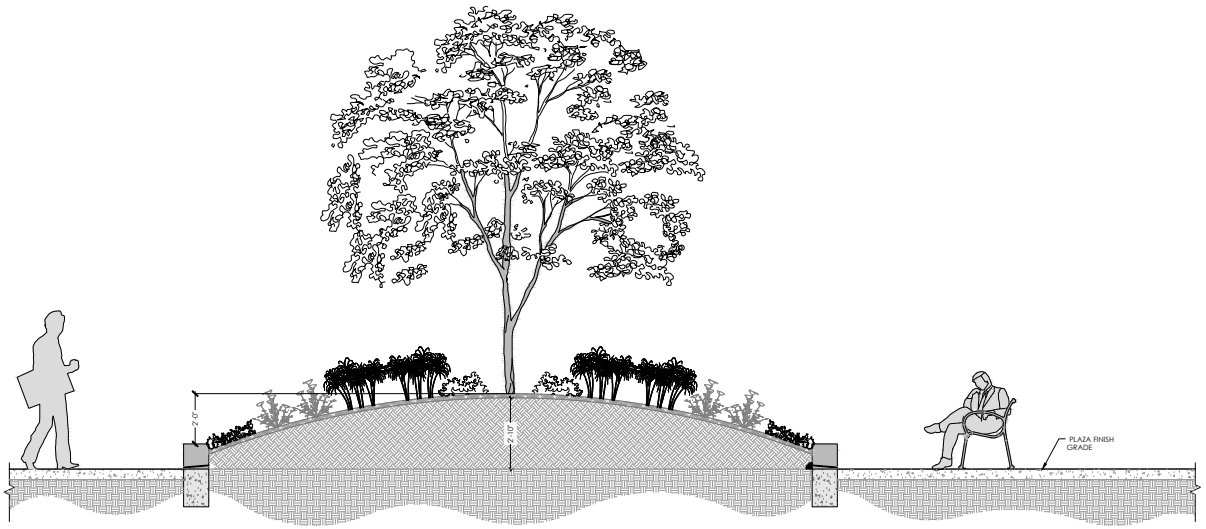
SUPPLIER:
landscapeforms - OH/KY Direct Rep
Rep - Kendra Brown

CONTACT
ADDRESS: 7800 E. Michigan Ave.
Kalamazoo, MI 49048
PHONE : (269) 276-4440 (cell)
E-MAIL : kendrab@landscapeforms.com

WEBSITE
www.landscapeforms.com

DESCRIPTION
STYLE - BACKED
: LENGTH - 72 INCHES (6')
: INSERT - HORIZONTAL STRAP
: COLOR - BLACK
: MOUNTING - SURFACE

3 BENCH - SCARBOROUGH - 6 FOOT
Scale: N.T.S.



5 ENTRY PLAZA CIRCLE PLANTER PLANTINGS
Scale 1/2"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/17/2024

DNK
2516 Central Parkway
Cincinnati, OH 45214
513.840.4148

MEISNER + ASSOCIATES LAND VISION
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

ARCADIS
ARCADIS
23 Triangle Park Drive
Cincinnati OH 45246
fax 513 881 2283
tel 513 942 3141
Contact: Jeff Koehn
arcadis.com

SANTA MARIA COMMUNITY SERVICES
HEAD START FACILITIES
1048 Considine Avenue
Cincinnati, OH 45205

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS, INC. (DNK) ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ORIGINAL PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 44501	**ISSUED BY:** DNK ARCHITECTS, INC.
DRAWN BY: G.B.	**REVIEWED BY:** G.M.
ISSUE DATE: 12/17/2024	

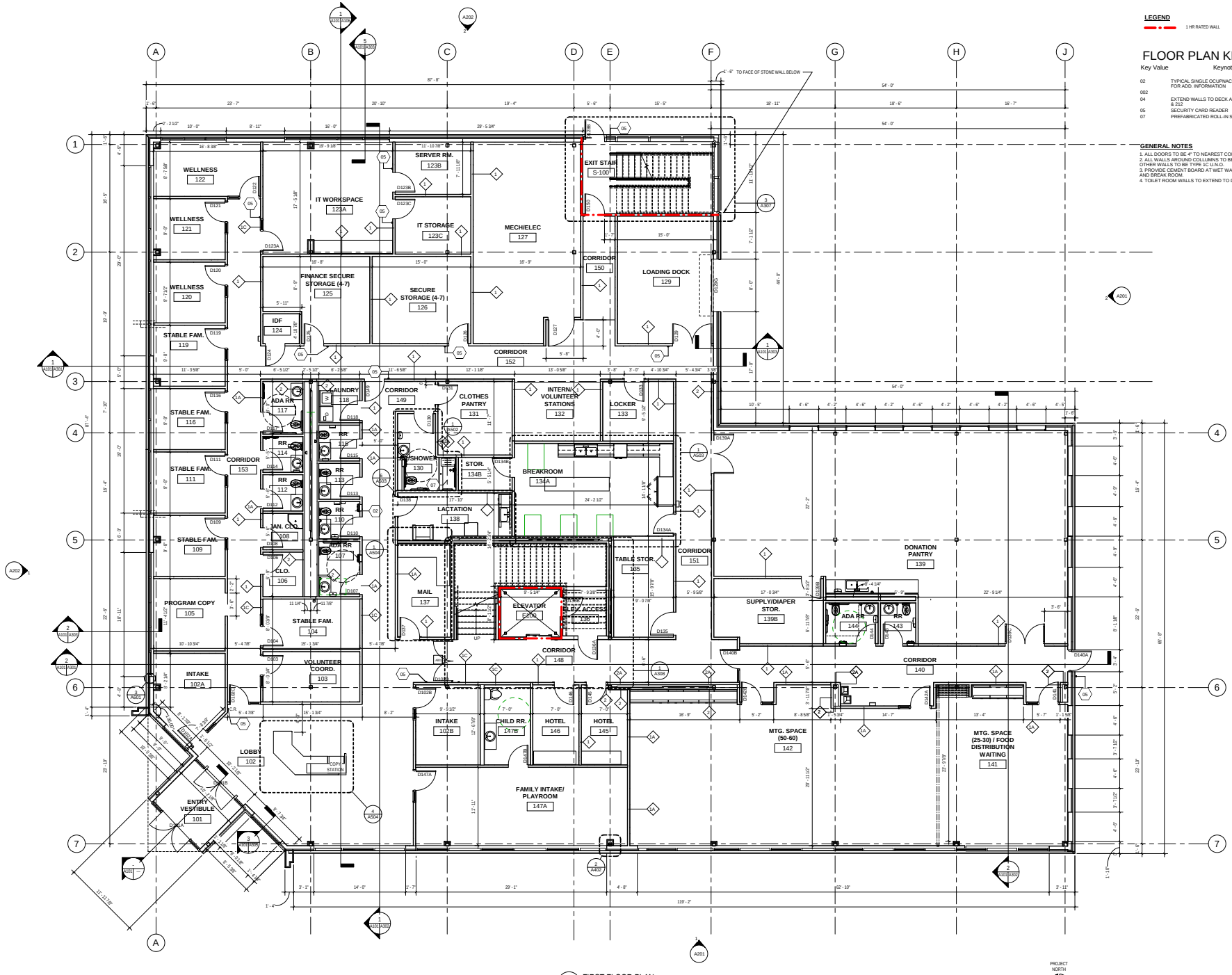
SHEET TITLE:
CONSTRUCTION DETAILS

DISCIPLINE SHEET NUMBER:
L-11

copyright DNK ARCHITECTS, INC 2024

C:\Users\glenn\Dropbox\GB Dropbox\design\work\work - ftmh\work - Meisner + Associates\M+A - Projects - gb\PROJECTS - 2024\44501 Santa Maria - Head Start - gb\CAD\CAD - 12-17-24\Santa Maria - Head Start - Landscape Set - 12-17-24.dwg, 12/17/2024 5:38:59 PM, DWG To PDF.pc3

Exhibit H



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

1 HR RATED WALL

FLOOR PLAN KEYNOTES

Key Value	Keynote Text
02	TYPICAL SINGLE OCUPNACY RESTROOM; SEE Ax/411 FOR ADD. INFORMATION
002	
04	EXTEND WALLS TO DECK ABOVE IN ROOMS 219, 216, & 212
05	SECURITY CARD READER
07	PREFABRICATED ROLL-IN SHOWER BASE

GENERAL NOTES

1. ALL DOORS TO BE 4" TO NEAREST CORNER U.N.O.
2. ALL WALLS AROUND COLUMNS TO BE WALL TYPE 2; ALL OTHER WALLS TO BE TYPE 1C U.N.O.
3. PROVIDE CEMENT BOARD AT WET WALLS OF TOILET ROOMS AND BREAK ROOM.
4. TOILET ROOM WALLS TO EXTEND TO DECK ABOVE

DNK
2616 Central Parkway
Cincinnati, OH 45214
513-948-4146

SANTA MARIA COMMUNITY SERVICES

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

All REPORTS, Plans, SPECIFICATIONS and ADDITIONS PREPARED BY DNK ARCHITECTS INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL, DNK ARCHITECTS, INC. Shall NOT BE USED, OTHERWISE DISCLOSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DNK ARCHITECTS, INC. ALL COPYRIGHT LAWS ARE RESERVED.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE: 11-17-24	

SHEET TITLE:

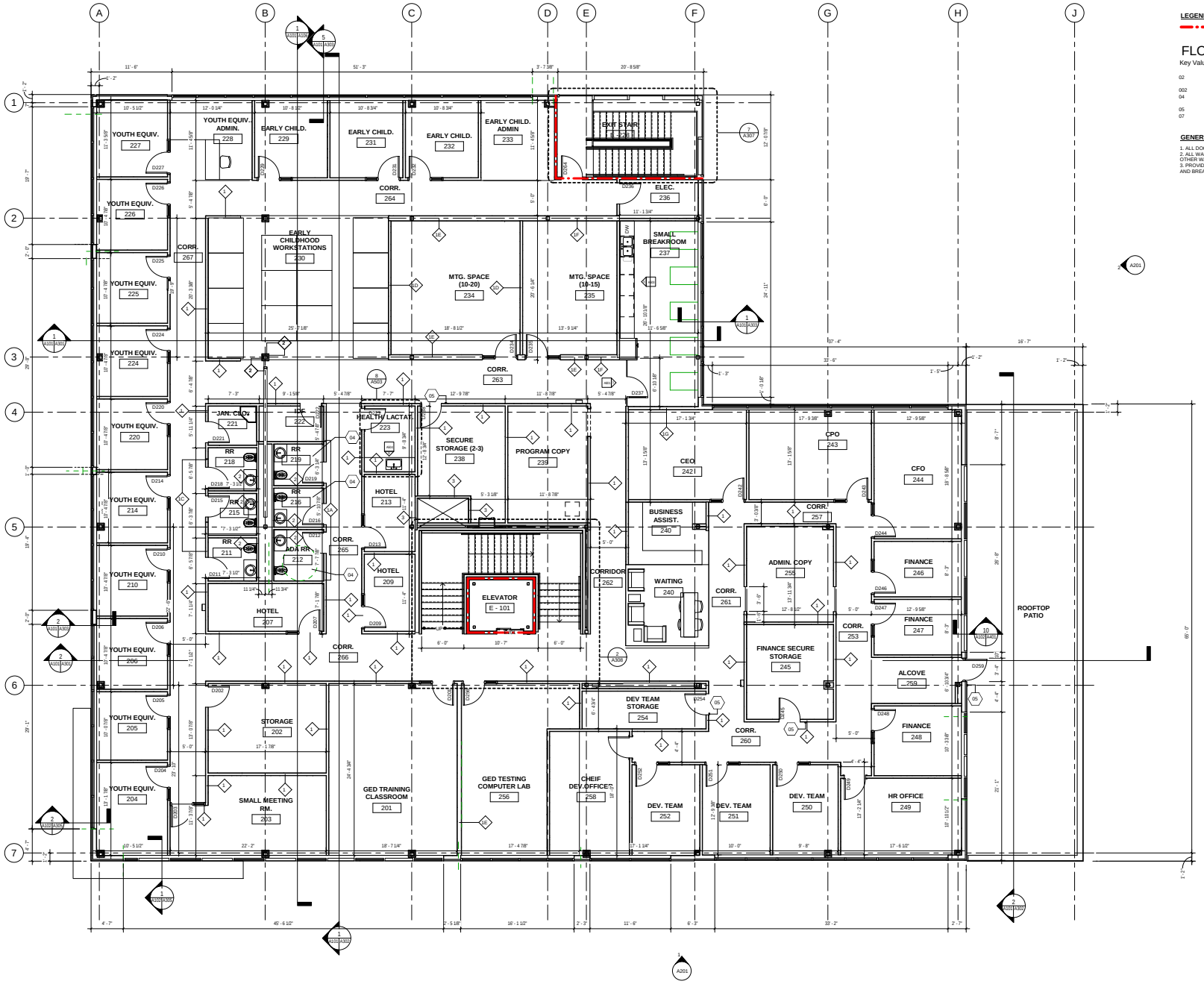
FIRST FLOOR PLAN

SHEET NUMBER:

A101

© copyright DNK ARCHITECTS, INC 2020

11/26/2024 11:53:07 AM C:\Users\spresley\Documents\2023.10.01 Santa Maria_Main Building_spresleyK2CDT.rvt



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

1 HR RATED WALL

FLOOR PLAN KEYNOTES

Key Value	Keynote Text
02	TYPICAL SINGLE OCUPNACY RESTROOM; SEE Ax/411 FOR ADD. INFORMATION
002	
04	EXTEND WALLS TO DECK ABOVE IN ROOMS 219, 216, & 212
05	SECURITY CARD READER
07	PREFABRICATED ROLL-IN SHOWER BASE

GENERAL NOTES

1. ALL DOORS TO BE 4" TO NEAREST CORNER U.N.O.
2. ALL WALLS AROUND COLLUMNS TO BE WALL TYPE 2; ALL OTHER WALLS TO BE TYPE 1C U.N.O.
3. PROVIDE CEMENT BOARD AT WET WALLS OF TOILET ROOMS AND BREAK ROOM.

DNK
2616 Central Parkway
Cincinnati, OH 45214
513-648-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND AUDIO PREPARED BY DNK ARCHITECTS INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL, DNK ARCHITECTS, INC. WHO SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE: 11-17-24	

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A102

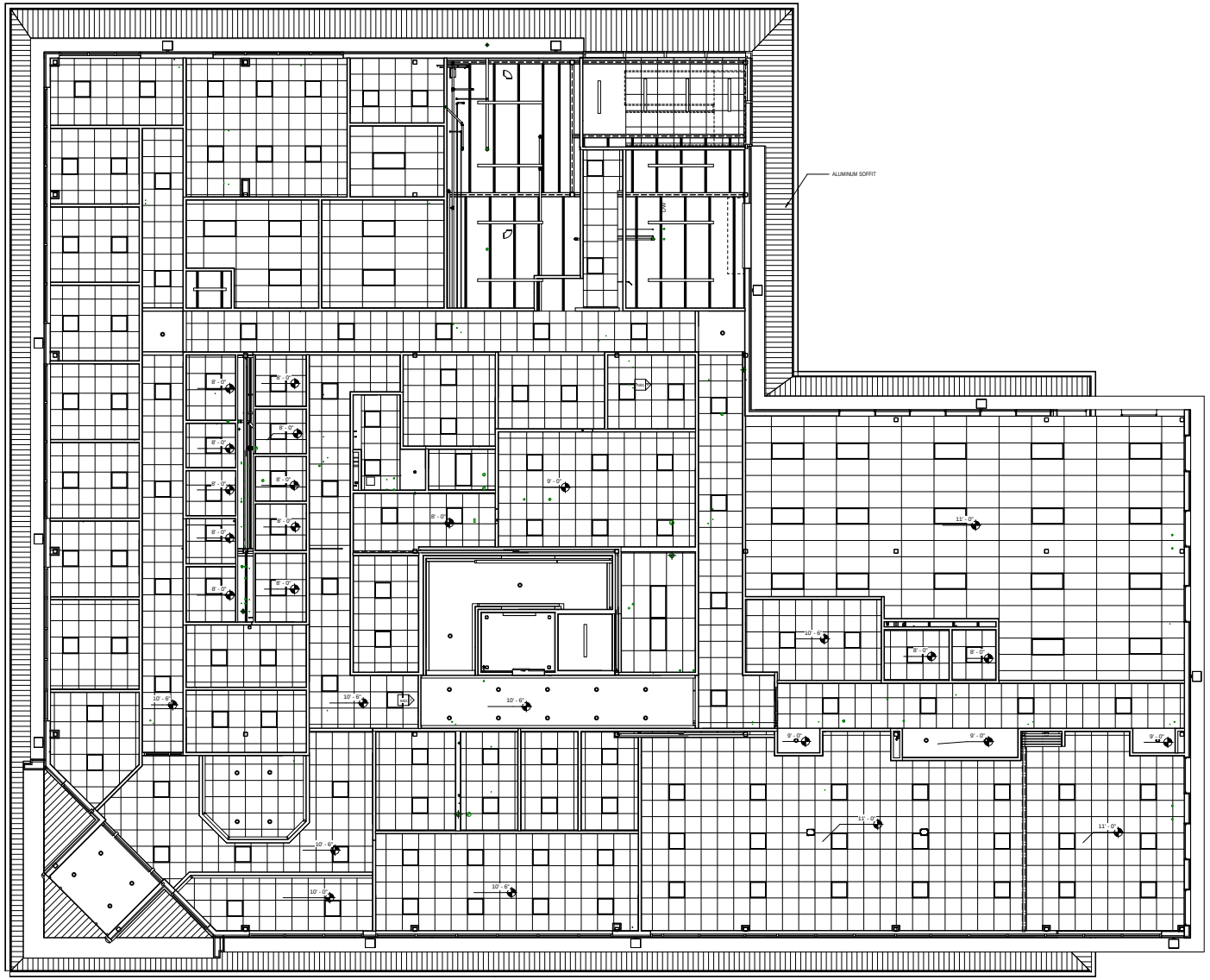
copyright DNK ARCHITECTS, INC 2020

GENERAL NOTES

1. ALL CLGS. @ 10'-0" A.F.F. UNLESS NOTED OTHERWISE

RCP LEGEND

- 2X2 LAY-IN CEILING
- 2X4 LAY-IN CEILING
- SUSPENDED GYPSUM BOARD CEILING
- EXIT SIGN
- ALUMINUM SOFFIT



1 A103 A103 FIRST FLOOR REFLECTED CEILING PLAN

3/16" = 1'-0"

DNK
2616 Central Parkway
Cincinnati, OH 45214
513-646-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING

1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND MODELS PREPARED BY DNK ARCHITECTS, INC. (1) ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE: 11-17-24	

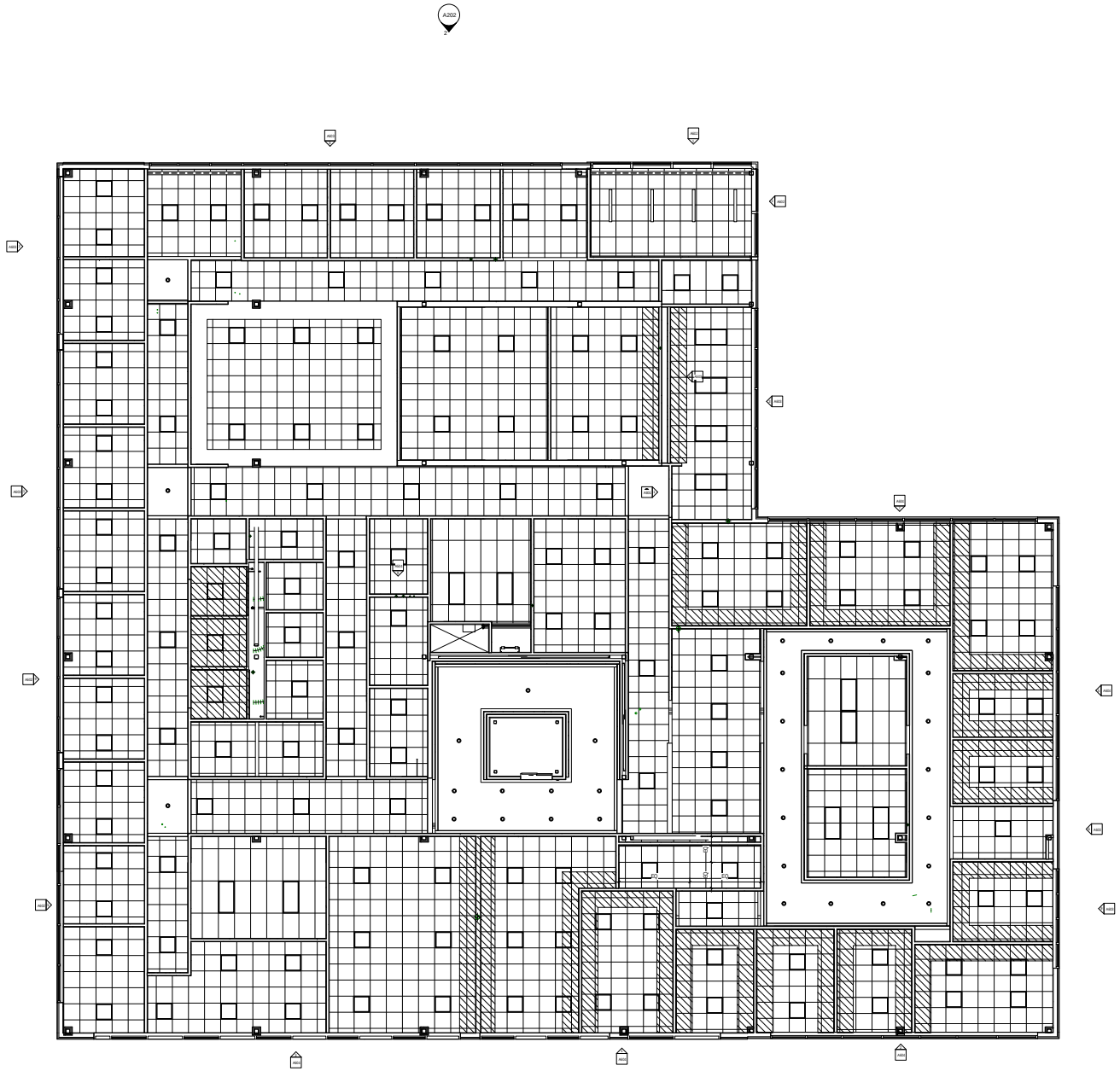
SHEET TITLE:

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:

A103

copyright DNK ARCHITECTS, INC 2020



1 SECOND FLOOR
A106 A201 SCALE: 3/16" = 1'-0"

GENERAL NOTES
1. ALL CLGS. @ 10'-0" A.F.F. UNLESS NOTED OTHERWISE

RCP LEGEND

- 2X2 LAY-IN CEILING
- 2X4 LAY-IN CEILING
- SUSPENDED GYPSUM BOARD CEILING
- EXIT SIGN
- ALUMINUM SOFFIT

DNK
2616 Central Parkway
Cincinnati, OH 45214
513-648-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND MODELS PREPARED BY DNK ARCHITECTS INC. OR SUBCONSULTANTS OF VERBALLY SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE: 11-17-24	

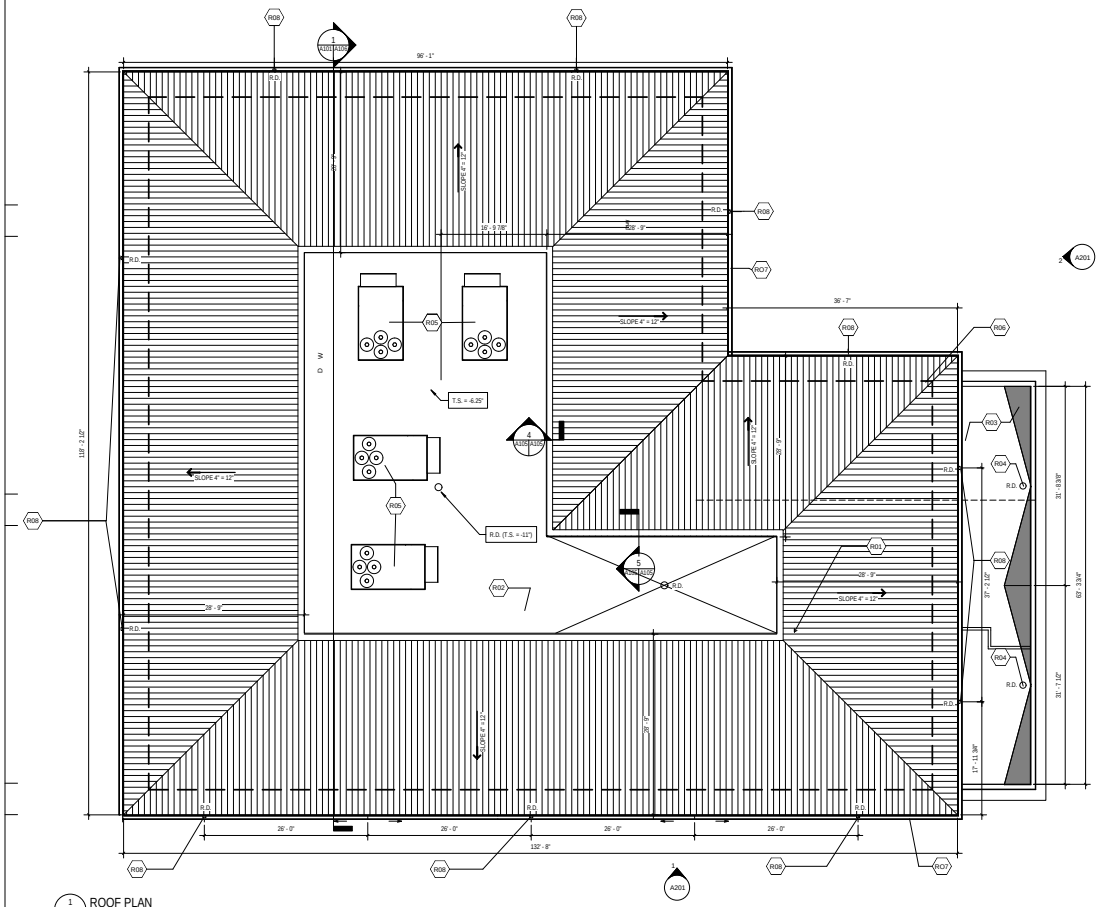
SHEET TITLE:

SECOND FLOOR REFLECTED CEILING PLAN

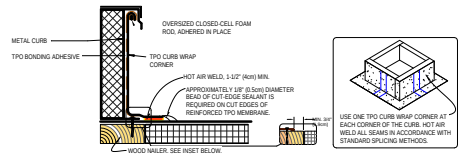
SHEET NUMBER:

A104

copyright DNK ARCHITECTS, INC 2020

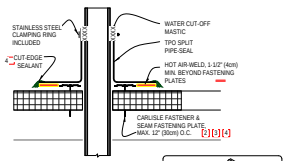


1 ROOF PLAN
A105 A105 SCALE: 1/8" = 1'-0"



NOTES:
1. FOUR (4) CURB WRAP CORNERS WILL COMPLETELY FLASH A MAXIMUM CURB SIZE OF 3'X3' (90cmX 90cm). FOR LARGER CURBS USE THE TPO CURB WRAP CORNERS IN CONJUNCTION WITH ADDITIONAL SECTIONS OF SURE-WELD TPO.

2 TYPICAL CURB
A105 SCALE: 3" = 1'-0"



NOTES:
1. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 180°F (71°C).
2. INSTALL A MINIMUM OF 4 FASTENERS AND PLATES AROUND THE PIPE, EQUALLY SPACED. IF FASTENERS AND PLATES CANNOT BE INSTALLED AS SHOWN, THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAXIMUM 12" (50cm) O.C. AND FLASHED WITH TPO REINFORCED MEMBRANE/CUT EDGE SEALANT.
3. FASTENERS AND PLATES ARE NOT REQUIRED ON ADHERED SYSTEMS UNLESS PIPE DIAMETER EXCEEDS 18" (46cm).
4. APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE ONLY.

3 TYPICAL SPLIT PIPE SEAL - SEE MEP DWG"S FOR LOCATIONS OF PIPE PENETRATIONS
A105 3" = 1'-0"

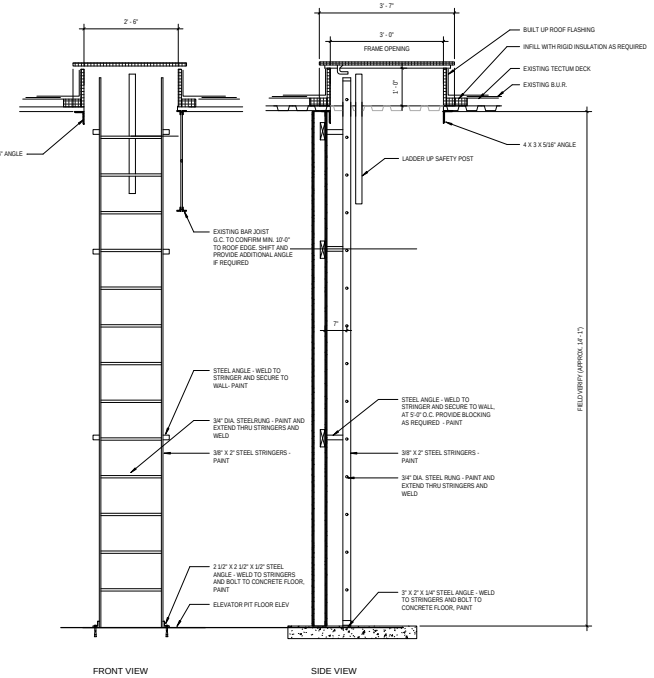
CODED NOTES

R01 STANDING SEAM METAL ROOF
R02 SINGLE PLY MEMBRANE ROOF
R03 TAPPERED INSULATION TO PROVIDE 1/4" / FT SLOPE
R04 COMBINATION ROOF DRAIN/OVERFLOW DRAIN
R05 ROOF TOP UNIT. SEE MECH. DRWGS.
R06 LINE OF EXERIOR WALL BEYOND
R08 INTERNAL GUTTER DRAIN, SEE DETAIL 6/A404
R07 GUTTER SLOPED TO DRAIN AT 1/16"/FT

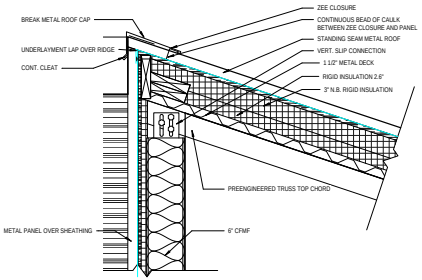
ROOF MATERIAL LEGEND

TAPPERED INSULATION

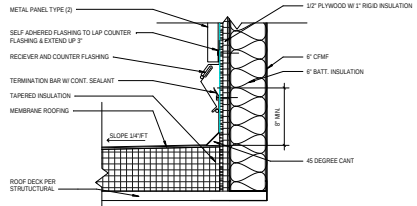
STANDING SEAM ROOFING



6 ROOF HATCH DETAIL
A105 SCALE: 3/4" = 1'-0"



4 DTL - TOP OF PITCHED ROOF
A105 A105 SCALE: 1 1/2" = 1'-0"



5 METAL PANEL TO FLAT ROOF DETAIL
A105 A105 SCALE: 1 1/2" = 1'-0"

DNK
2616 Central Parkway
Cincinnati, OH 45214
513-648-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND ADDITIONS PREPARED BY DNK ARCHITECTS, INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE:	11-17-24

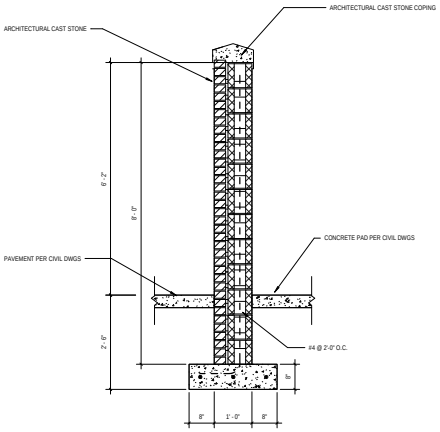
SHEET TITLE:

ROOF PLAN

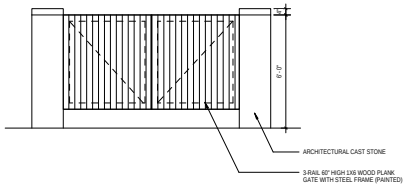
SHEET NUMBER:

A105

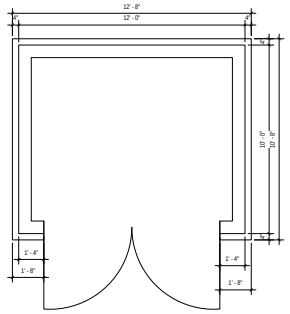
copyright DNK ARCHITECTS, INC 2020



1 A404 DUMPSTER ENCLOSURE DETAIL
3/4" = 1'-0"



2 A404 A404 DUMPSTER ENCLOSURE ELEVATION DETAIL
3/8" = 1'-0"



3 A404 DUMPSTER ENCLOSURE PLAN DETAIL
3/8" = 1'-0"

DNK
2616 Central Parkway,
Cincinnati, OH 45214
513-646-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS INC., AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

REVISIONS

No.	Date	Description
1	1/10/25	BID ISSUANCE

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: SP	REVIEWED BY: TG
ISSUE DATE: 11-17-24	

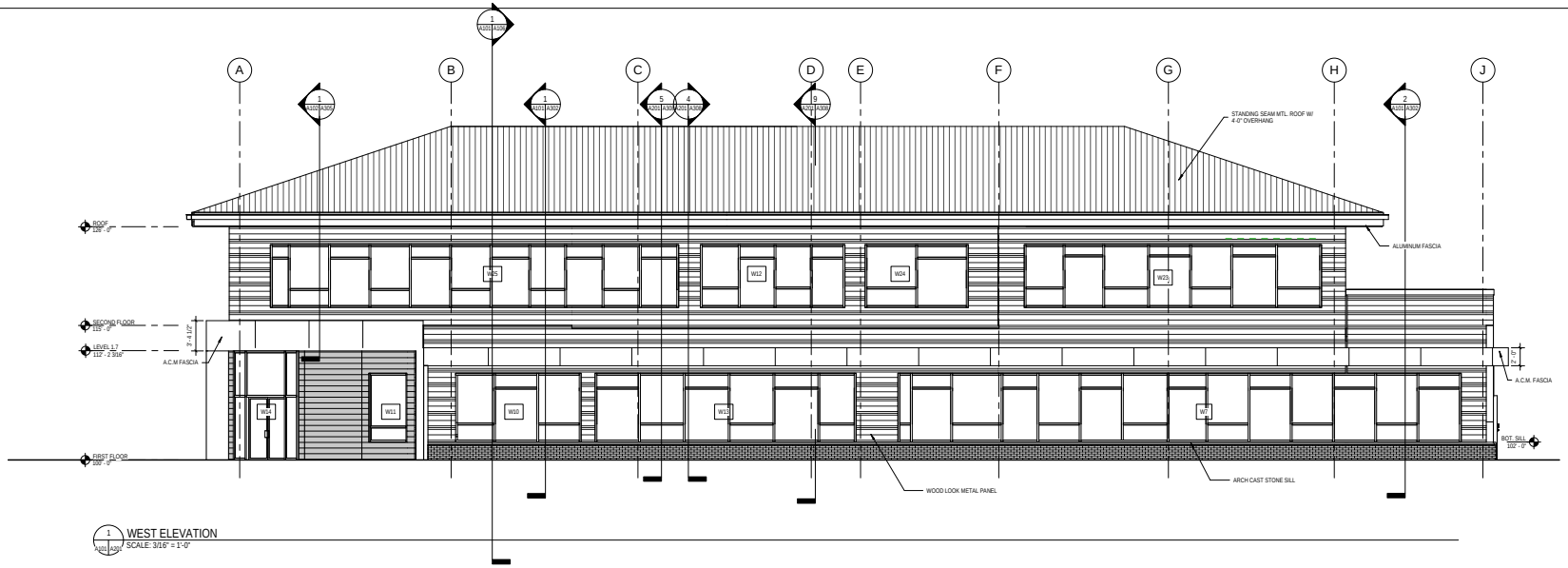
SHEET TITLE:

DETAILS

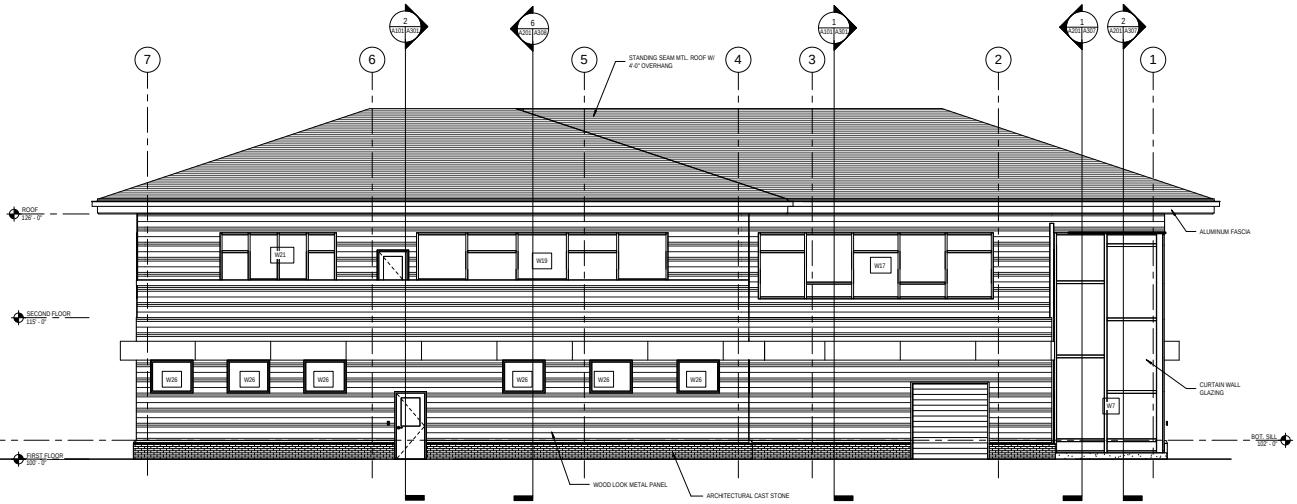
SHEET NUMBER:

A404

copyright DNK ARCHITECTS, INC 2020

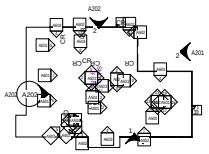


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY PLAN



DNK
2616 Central Parkway
Cincinnati, OH 45214
513-646-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS INC., AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

REVISIONS

No.	Date	Description

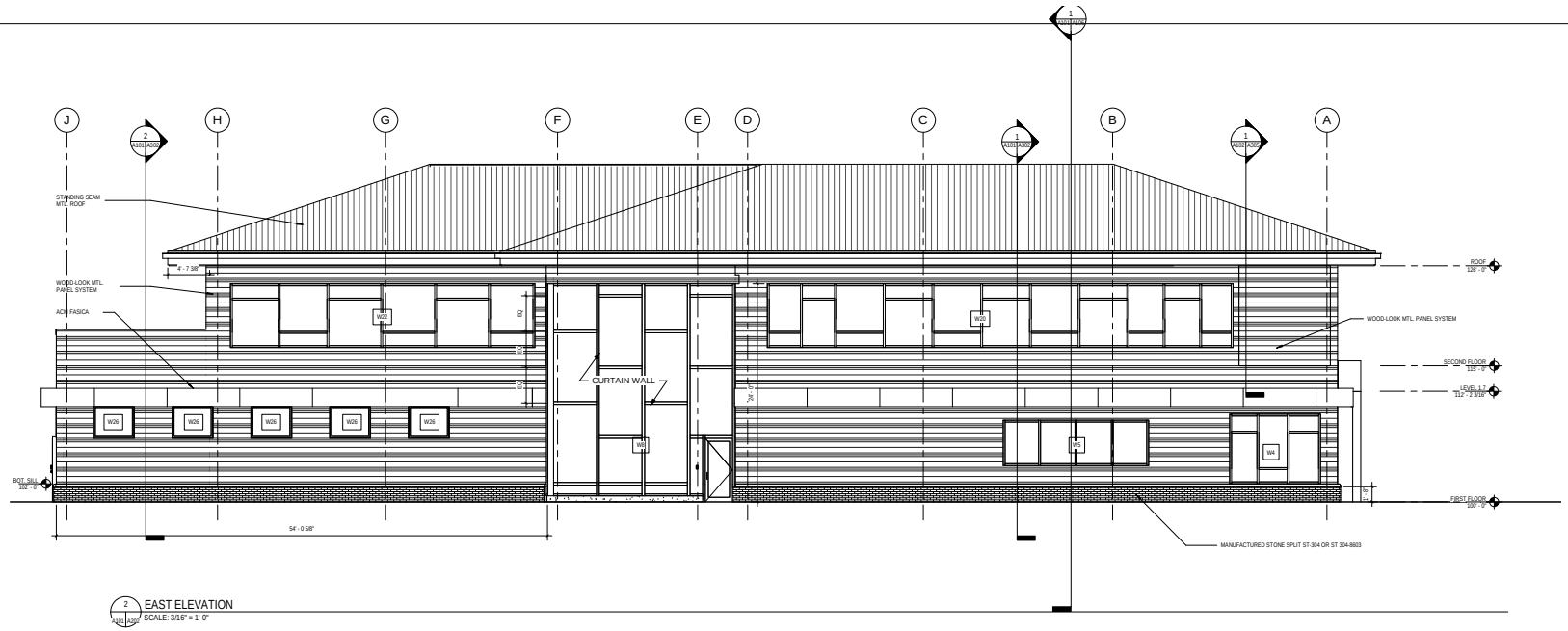
SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE: 11-17-24	

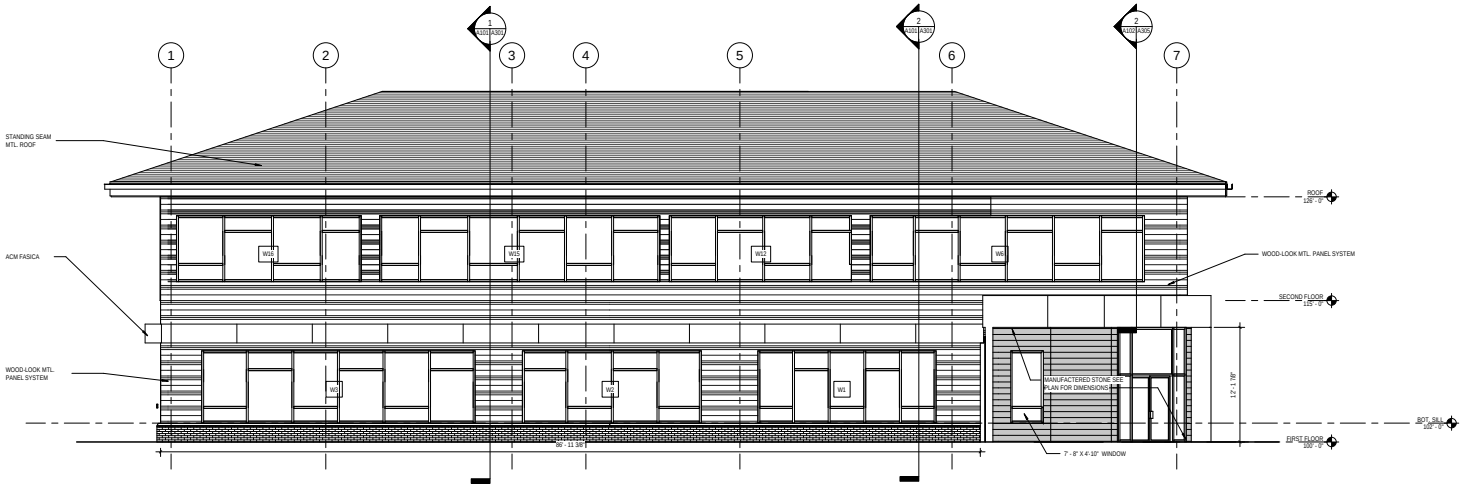
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201

copyright DNK ARCHITECTS, INC 2020

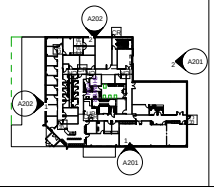


EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY PLAN



DNK
2616 Central Parkway
Cincinnati, OH 45214
513-646-4146

SANTA MARIA COMMUNITY SERVICES
OFFICE BUILDING
1048 CONSIDINE AVE.

ALL REPORTS, PLANS, SPECIFICATIONS AND NOTES PREPARED BY DNK ARCHITECTS INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DNK ARCHITECTS, INC. SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO. 2023.10.01	ISSUED BY: TG
DRAWN BY: MP	REVIEWED BY: Checker
ISSUE DATE: 11-17-24	

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A202

copyright DNK ARCHITECTS, INC 2020

Exhibit I

Exhibit J

December 20, 2024

To Whom It May Concern:

The real property known as 1048 and 1053 Considine Avenue, Cincinnati, Ohio (hereinafter referred to as "the Property") is owned by Cincinnati Metropolitan Housing Authority ("CMHA") with offices at 1627 Western Ave. Cincinnati, Ohio 45214. The telephone number for CMHA is 513-455-3071.

It is CMHA's intent to sell the Property to Santa Maria Community Services, Inc., or its affiliate, for redevelopment and construction of a new office building that will allow Santa Maria Community Services, Inc. to consolidate several of its buildings into one office building.

Santa Maria Community Services, Inc. has stated its intent to sell 2.76 acres of the 6.34 acres to Cincinnati-Hamilton County Community Action Agency ("CHCCAA"). CHCCAA has stated its intent to develop the land for construction of a new Head Start daycare center. CHCCAA represents that the building will be no more than two stories in height.

OWNERSHIP INFORMATION:

Legal Owner: Cincinnati Metropolitan Housing Authority
1627 Western Ave.
Cincinnati, Ohio 45214

Intended Beneficial Owners: Santa Maria Community Services, Inc. 617 Steiner Avenue, Cincinnati, Ohio 45204 Cincinnati Hamilton County Community Action Agency

Intended Statement of Conveyance: CMHA has passed Resolution No. 6151 authorizing the Chief Executive Officer of CMHA to negotiate and execute any and all documents necessary for the sale and closing of the Property at or above fair market value to Santa Maria Community Services, Inc., or its affiliate, after approval authorizing disposition is received from the Department of Housing and Urban Development (HUD) Special Application Center (SAC).

The Property is includes:
1048 Considine Ave.:

Hamilton County Parcel ID:	173-0004-0165-00
	173-0004-0166-00
	173-0004-0167-00
	173-0004-0168-00
	173-0005-0166-00

1053 Considine Ave.:

Hamilton County Parcel ID:	173-0004-0040-00

I trust this information provides the information needed. Please do not hesitate to contact us should additional documentation be needed or you have further questions. CMHA appreciates your attention to this matter.

Thank you,

Gregory D. Johnson, MS, PHM, EDEP
Chief Executive Officer

EXECUTIVE OFFICE 1627 WESTERN AVE., CINCINNATI, OHIO 45214

Phone: (513) 721-4580 **Fax:** (513) 665-3106 **TDD:** (800) 750-0750 **Website:** www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities

Exhibit K

EAST PRICE HILL IMPROVEMENT ASSOCIATION

January 30, 2025

SENT ELECTRONICALLY
Planning Commission
City Council
cc: H.A. Musser (Santa Maria Community Services)
cc: Mark Lawson (Community Action Agency , Cincinnati - Hamilton County)
cc: Price Hill Will

RE: PD-101 ,1048 Considine Avenue , Santa Maria

Please let this communication serve as a statement of support for the proposed lot split at 1048 Considine requested by Santa Maria Community Services.

On January 20, 2025, the East Price Hill Improvement Association (EPHIA) passed a motion at the regularly scheduled general meeting open to the public supporting the lot split at 1048 Considine, with Santa Maria controlling 3.5745 acres, subject to two contingencies. After EPHIA President Amber Kassem received new information on January 23, 2025, a special public meeting was held on January 29, 2025, where the Board of Directors and Trustees unanimously voted to remove the contingencies, ensuring no negative impact on funding for the proposed Santa Maria project and Community Action Agency's HeadStart building and program.

We are excited to see this space transformed into a productive and positive hub serving Price Hill families in a much-needed way.

For your consideration,

President, East Price Hill Improvement Association
On behalf of the Board of Directors and the Residents of East Price Hill

513-341-8430
president@ephia.org
www.ephia.org

Honorable City Planning Commission **ITEM 8**
Cincinnati, Ohio **February 7, 2025**

SUBJECT: A report and recommendation on a proposed Final Development Plan for Phase I of Planned Development #98 (PD-98), The Mingo, located at 3059 Woodburn Avenue in Evanston.

GENERAL INFORMATION:

Location: 3059 Woodburn Avenue, Cincinnati, OH 45206

Applicant: Kingsley + Co., P.O. Box 19967, Cincinnati, OH 45219

Owner: 3060 Durrell Investors LLC, P.O. Box 19967, Cincinnati, OH 45219

Request: Approval of the Final Development Plan for Phase I of The Mingo Planned Development #98 (PD-98), the Woodburn Building, consisting of 134 total units in a four (4) story building, with planned amenity spaces and 96 off-street parking spaces.

EXHIBITS:

Provided in addition to this report are:

- Exhibit A – Location Map
- Exhibit B – Architectural Drawings
- Exhibit C – Engineering Plans
- Exhibit D – Renderings
- Exhibit E – Signage Plan
- Exhibit F – Geotechnical Report
- Exhibit G – Landscaping Plan
- Exhibit H – Storm Detention Report
- Exhibit I – Coordinated Site Review Letter CPRE240083
- Exhibit J – Community Engagement Summary **(Revised)**
- Exhibit K – Additional Correspondence
- Exhibit L – Trip Generation and Distribution

BACKGROUND:

On February 16, 2024, City Planning Commission approved the Concept Plan and Development Program Statement for Planned Development #98 (PD-98) for the proposed development of The Mingo. This was approved by City Council in March of 2024 via Ordinance 110-2024. The approval permitted the rezoning from Residential Mixed (RMX) to a Planned Development (PD-98) to allow for the construction of a four-story multi-family development of 240 apartments consisting of market rate and affordable housing units, including 248 parking spaces with some in an underground private garage, and other amenities such as a swimming pool and pool house, pickleball court, greenspace and a dog park. Phase I consists of the Woodburn Building which contains 134 total units in a four (4) story building, with the planned amenity spaces and 96 off-street parking spaces.

Revised: In October 2024, Kingsley + Co. submitted the Final Development Plan for Phase I to the Department of City Planning and Engagement. This is the first of two (2) planned phases. The City Planning Commission initially reviewed this item at the December 20, 2024 City Planning Commission meeting. The City Planning

ADJACENT LAND USE AND ZONING:

The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Commercial Neighborhood – Pedestrian – Middle Housing (CN-P-MH)
Residential Mixed – Middle Housing (RMX-MH)
Use: Commercial garage, multi-family apartment buildings and single-family dwellings

East:

Zoning: Single Family Residential – Middle Housing (SF-4-MH)
Residential Mixed – Middle Housing (RMX-MH)
Use: Multi-family apartment buildings and single-family dwellings

South:

Zoning: Planned Development #72 (PD-72)
Residential Mixed – Middle Housing (RMX-MH)
Park and Recreation (PR)
Use: Multi-family apartment buildings and single-family dwellings

West:

Zoning: Single Family Residential – Middle Housing (SF-4-MH)
Residential Mixed – Middle Housing (RMX-MH)
Use: Walnut Hills Cemetery and the Victory Parkway U.S. Navy Reserve

DESCRIPTION OF PROJECT:

The Final Development Plan encompasses Phase I of The Mingo Development on the 2.6-acre lot located at 3059 Woodburn Avenue.

Woodburn Building

The Woodburn Building consists of a four-story apartment development situated along the western side of Woodburn Avenue. There will be 134 units within this building with a mix of studio to three-bedroom apartments with each unit having their own private balcony with ground floor units along Woodburn Avenue having their own walkways and entrances to their respective units. The total building height will be 45-feet, 10.5-inches with a gross square footage of 141,413 square feet. The ground floor will include a two-story amenity space with a kitchen, three outdoor areas, a fireplace, and an office area on the mezzanine level. There will be a fitness area with an outdoor workout space. At the Woodburn Avenue ground entry, there will be a tenant lobby with a mail room, package room, management office, trash room, pet washing room, bike storage room, and management office, as well as mechanical, water, storage, and electrical spaces. The building will have three (3) elevators (Exhibit B).

The outdoor amenity spaces include an in-ground swimming pool, a 521 square foot pool building (which includes two (2) restrooms with baby-changing stations, drinking water fountains, equipment and pool storage), a pickleball court, outdoor lounge spaces with a grill, and a dog park.

Parking and Circulation

Phase I will include a surface parking lot with 96 spaces at the entrance on Woodburn Avenue, with access to the proposed underground private garage for the Durrell Building (Phase II). The parking ratio for this phase is 0.72 spaces per unit, while the ratio for Phase II would be 1.43 spaces per unit. There will be one (1) vehicular entrance at the southeast side of the site off Woodburn Avenue.

Landscaping
The landscape plans indicate that the development will provide a total of 37 trees, incorporating a mix of 2.5 caliper trees and ornamental trees, and a total of 378 shrubs including additional perennials, grasses, and various ground covers (Exhibit G). The swimming pool will be completely enclosed by a 5-foot tall steel fence with additional shrubs and greenery around the perimeter with three (3) meshed fence gates. The pickleball court will have an 8-foot vinyl-coated chain-link fence on the east and west ends of the court. The surface parking lot will provide tree islands with trees and shrubs. The existing trees within the right-of-way along Woodburn Avenue will remain. There will be landscape lighting throughout the site to enhance the development's curb appeal.

Building Materials
The Woodburn Building will incorporate materials including white fiber cement horizontal siding, a light brown fiber cement paneling system, and light and dark grey modular brick in a running bond pattern throughout the façade of the building. The pool building will have fiber cement vertical siding with a metal roof. All the windows will be black, along with the doors for the ground floor units. The railings for the private balconies will be black metal (Exhibit B and D).

Waste
Trash will be handled by concierge and pick up service with no exterior dumpster enclosure planned.

CONSISTENCY WITH PLANS:
Plan Cincinnati (2012)
The Final Development Plan is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* to "Provide a full spectrum of housing options and improve housing quality and affordability" (p. 164) and the strategy to "Provide quality healthy housing for all income levels" (p. 165) which aims to "Improve the quality and number of moderate to high-income rental and homeowner units" (p. 165). The proposed development project will develop a vacant and underutilized property into a residential community, providing new housing opportunities for the community and employees of nearby businesses and institutions.

The Final Development Plan is also consistent with the Compete Initiative Area Goals to "Foster a climate conducive to growth, investment, stability, and opportunity" (p. 103) and to "Cultivate our position as the most vibrant and healthiest part of our region" (p. 114). This site's location is within a Guiding Geographic Principle to "Focus revitalization on existing centers of activity" (p. 86). This adds to the overall goal of Plan Cincinnati to create walkable neighborhoods that contribute to neighborhood centers or neighborhood business districts. This location is positioned in the Center of Activity for the Evanston 5 Points Neighborhood Business District which aims to target investment to geographic areas where there is already economic activity. The subject property is also near the East Walnut Hills Neighborhood Business District and other neighborhood assets. Lastly, there have been other residential projects, including both single-family and multi-family buildings, constructed along Woodburn Avenue the past few years, adding much needed housing units.

Evanston Work Plan (2019)
The Final Development Plan is consistent with Goal 1 to "Create a sustainable, mixed income neighborhood without displacement" (p. 40). This proposed Planned Development contributes to the strategies within the plan by welcoming new residents and providing a broad spectrum of housing choices in the neighborhood that vary in price and type. This project will also promote African American participation and minority contractor involvement in construction projects stated within the plan (See the Diversity and Economic Inclusion section below).

Green Cincinnati Plan (2023)
The Final Development Plan submission states that it intends to prioritize comprehensive sustainability efforts which align with the *Green Cincinnati Plan* (GCP)'s goals. The applicant has stated they will pursue certification through the Ohio Air Quality Development Authority (OAQDA) Clean Air Improvement Program (CAIP) Efficiently Designed Building Program. With this certification, The Mingo, which will be a 100% electric development, anticipates qualifying for EPA's ENERGY STAR Multifamily New Construction Certification and DOE's Zero Energy Ready Home Multifamily Certification (p. 67). This also supports the transition away from fossil fuels. The *GCP* aims for 40% of the City's electricity load to come from clean sources (including solar) by 2030 (p. 68). With OADQDA CAIP certification, The Mingo will feature a substantial solar array, contributing to one of the largest amounts of clean, on-site energy generation for a multifamily development in the entire state of Ohio (p. 69). The solar panels will be on the roof.

The total impervious area (including both Phase I and II, which includes both buildings and asphalt surfaces) will be 78% of the property. With at least eight (8) Metro bus stops within a two-block radius and pedestrian-friendly walkways, with extended walkways and front entrances on the Woodburn building first-floor units, The Mingo project prioritizes transit-oriented development (TOD) encouraging residents to utilize alternative transportation options like public transit, ride-sharing apps, biking, and walking (p. 114). This aligns with the *GCP*'s goals for promoting sustainable mobility and reducing reliance on personal vehicles. The development will include dedicated bike storage facilities, 12 EV parking spaces, and pedestrian-friendly walkways that encourage active transportation choices (p. 116). This not only reduces car usage but also fosters a healthier and more vibrant community, as highlighted in the *GCP*.

§1429-13 FINAL DEVELOPMENT PLAN:
Following approval of a PD District with a Concept Plan and Development Program Statement, a Final Development Plan must be submitted to the City Planning Commission (§1429-13). A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop, and this plan must conform substantially to the approved Concept Plan and Development Program Statement.

Consistent with the provisions of Section 1429-13, the following information was provided and attached to this report:

a) **Survey –** A survey showing the boundary of the site, topography, and existing utilities is included as Exhibit C.

b) **Site Plan** – The site plan shows the proposed buildings and private drive, which is substantially consistent with the approved Concept Plan (Exhibit B and C).

c) **Engineering Plans** – Engineering plans, including the Grading Plan and Site Utility Plan, are included as Exhibit C.

d) **Open Space** – Approximately 22% of the site is dedicated to open space.

e) **Schematic Building Plans** – The schematic building plans (Exhibit B) are substantially consistent with the Concept Plan and Development Program Statement in size, location, and height. Further, the renderings, included as Exhibit D, are indicative of the materials and color palette for the building.

f) **Landscape Plans** – A landscape plan, complete with details on the proposed shade trees, shrubs, groundcover, and perennials, was submitted (Exhibit G).

g) **Phased Schedule –** The overall development is planned to be constructed in two phases.

h) **Ownership -** The property is owned by 3060 Durrell Investors LLC.

i) **Statement of Uses –** The principal use of this development is residential.

j) **Future Ownership and Control** – Kingsley + Co. will own and manage the property.

k) **Restrictive Covenants** – There are no restrictive covenants on this site.

l) **Other Information**

Noise Levels

Noise levels during the construction and use of the proposed Final Development Plan is pursuant to Cincinnati Municipal Code Chapter 909 and based on the requirements for the adjacent zoning district for the receiving property. The current approved Final Development Plan for the Planned Development set the noise levels of PD-98 to be based on residential district criteria. The following permanent noise levels shall apply to the proposed Final Development Plan for PD-98:

Table 1 | Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 | Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 | Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

Signage

The applicant is proposing two (2) signs that are consistent with the adjacent CN-P-MH zoning district requirements which were approved at the time of the Concept Plan and Development Program Statement (Exhibit E). The main residential entrance off Woodburn Avenue will have an entry canopy sign of 14.17 square feet which will be hung above the doorway with backlit letters on a bronze metallic frame. The other sign will be a projecting blade sign hung from the southeast corner of the building. This sign will be hung from the second story level and is under 20 square feet. The projecting sign will be hung above the minimum 10-foot height requirement and no higher than the floor of the third story (23-foot mark). This will be reflected on the signage plan when it is ready to be submitted for permits. This sign also does not require a Revocable Street Privilege through the Department of Transportation and Engineering (DOTE) as it is not being hung above public right-of-way.

PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN:

The City Planning Commission may approve a Final Development Plan for a development in a PD District (§ 1429-15) on consideration of the following:

(a) **Consistency.** The Final Development Plan is consistent with the purpose of the Planned Development District Regulations; specifically:

- It allows for a more efficient and economically feasible development of property.
- It ensures orderly and thorough planning and review, which has produced quality design and development.
- It provides for more creative development through flexibility in the design.

(b) **Adequate Streets.** The existing public streets are adequate to serve the proposed development.

(c) **Adequate Infrastructure.** The petitioner continues to coordinate with City permitting agencies and departments to address requirements and ensure that the proposed infrastructure and utilities are adequate to serve the site and properly interconnect with existing public facilities (Exhibit I).

(d) **Covenant.** The Department of City Planning and Engagement must require covenants by the owner of the property that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years. The applicant will need to provide any necessary covenants in accordance with §1429-15 in connection with submission of building permits.

(e) **Release of Covenants.** The City Manager, on receipt of a recommendation from the Director of City Planning and Engagement, may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable.

(f) **Compatibility.** The proposed uses, location and arrangement of structures and landscaping are compatible with the surrounding land uses. The design takes appropriate steps in an attempt to scale and integrate the property to the adjoining streets and land uses.

(g) **Sufficiency of Legal Documents.** Other provisions meet development standards.

(h) **Sufficiency of Provisions for Maintenance of Common Areas.** The proposed project includes green space around the perimeter of the site. The common areas will be professionally landscaped and maintained.

PUBLIC COMMENT AND NOTIFICATION:

The Department of City Planning and Engagement held a virtual public staff conference on the proposed Final Development Plan on December 2, 2024, at 5:00pm. There were 20 members of the public in attendance including members from City staff and the applicant team. Members of the public expressed concern about the parking ratio provided. During the meeting, department staff clarified the interpretation of the parking ratio. The parking ratio for this phase is 0.72 spaces per unit, while the ratio for Phase II would be 1.43 spaces per unit for the proposed total of 1.03 spaces per unit of the overall development and is consistent with the approved Concept Plan and Development Program Statement. There were additional questions about specifics of the overall plans, landscaping, setbacks, and on-site traffic circulation. Other members of the public were there to listen and inform themselves of the site plans.

New: The applicant team presented the proposed Final Development Plan to the Evanston Community Council at their January 16, 2025 meeting (Exhibit J). The applicant team presented potential alternatives for Phase I overflow parking should the need arise. Multiple letters of support have been received (Exhibit K).

New: The applicant team presented the proposed Final Development Plan to the Evanston Community Council at their January 16, 2025 meeting (Exhibit J). The applicant team presented potential alternatives for Phase I overflow parking should the need arise. Multiple letters of support have been received (Exhibit K).

Notice of the February 7, 2025 City Planning Commission meeting was mailed out to property owners within 400 feet of the subject property, including the Evanston Community Council, East Walnut Hills Assembly, and the Walnut Hills Area Council.

ANALYSIS:

The proposed development provides a variety of studios to three-bedroom units at both affordable and market rate prices, which would be available for existing and new residents and employees. This proposed development adds much needed housing options to the Evanston neighborhood as well as the City of Cincinnati. The site is located along two Metro Bus routes and is within walking distance of the Evanston Five-Points Neighborhood Business District and existing retail, bars, and restaurants within the East Walnut Hills Neighborhood Business District and other neighborhood assets such as the Evanston Recreation Center, Walnut Hills Cemetery, Evanston Academy, Purcell Marian High School, and Scarborough Woods.

Revised: The impact on traffic and parking has also been considered by the developer as they have been in coordination with the Department of Transportation and Engineering. Staff from the Department of City Planning and Engagement acknowledge the concerns over traffic congestion and the community members' desire for additional parking. However, the parking ratio is sufficient and is substantially consistent with the approved Concept Plan and Development Program Statement. The applicant team has made multiple attempts to engage with the community and various City Departments to make them aware of the future development and to address concerns or comments and the applicant team states that they remain committed to working with the appropriate City Departments on their plans. The applicant additional provided a trip generation and distribution for the proposed multi-family development (Exhibit L). The most recent engagement with the Evanston Community Council on January 16, 2025, provided the opportunity to identify potential alternatives for overflow parking. Additionally, the Final Development Plan has been reviewed through the Coordinated Site Review process with no departments objecting.

COORDINATED SITE REVIEW:

The Final Development Plan was reviewed through the Coordinated Site Review process in October 2024 at the Technical Design Review level. An internal team meeting was held on October 17, 2024 with a client call meeting held on October 24, 2024. No departments had any objections.

DIVERSITY AND ECONOMIC INCLUSION:

Kinglsey + Co., a certified Minority Business Enterprise and African American owned business, integrates innovative and inclusive practices into its real estate development and construction activities. They have a focus on revitalizing underserved and diverse neighborhoods in Cincinnati, such as Avondale, Paddock Hills, and Evanston. Kingsley + Co.'s approach to development aims to contribute to a more equitable and vibrant Cincinnati, one inclusive project at a time.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Final Development Plan is in compliance with §1429-15 "Planning Commission Approval of Final Development Plan" as outlined in this report.

1. The Final Development Plan is substantially consistent with the approved Concept Plan and Development Program Statement.
2. The Mingo development will reactivate currently vacant or underutilized property into a use that complements the built environment and will provide new housing options for all types of individuals and families in the neighborhood and City as the City is facing a housing shortage and housing is very much in demand.
3. This proposal contributes to the economic development and renaissance of the Evanston neighborhood, allowing a minority-owned business to develop an aesthetically pleasing, pedestrian-oriented development, further contributing to the investment of the Evanston 5 Points Neighborhood Business District, East Walnut Hills Neighborhood Business District, and surrounding commercial areas.
4. Lastly, the proposal is consistent with multiple goals of *Plan Cincinnati*, the *Evanston Work Plan*, and the *Green Cincinnati Plan*.

RECOMMENDATION:
The staff of the Department of City Planning and Engagement recommends the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Final Development Plan for Phase I of Planned Development #98 (PD-98), The Mingo, located at 3059 Woodburn Avenue in Evanston.

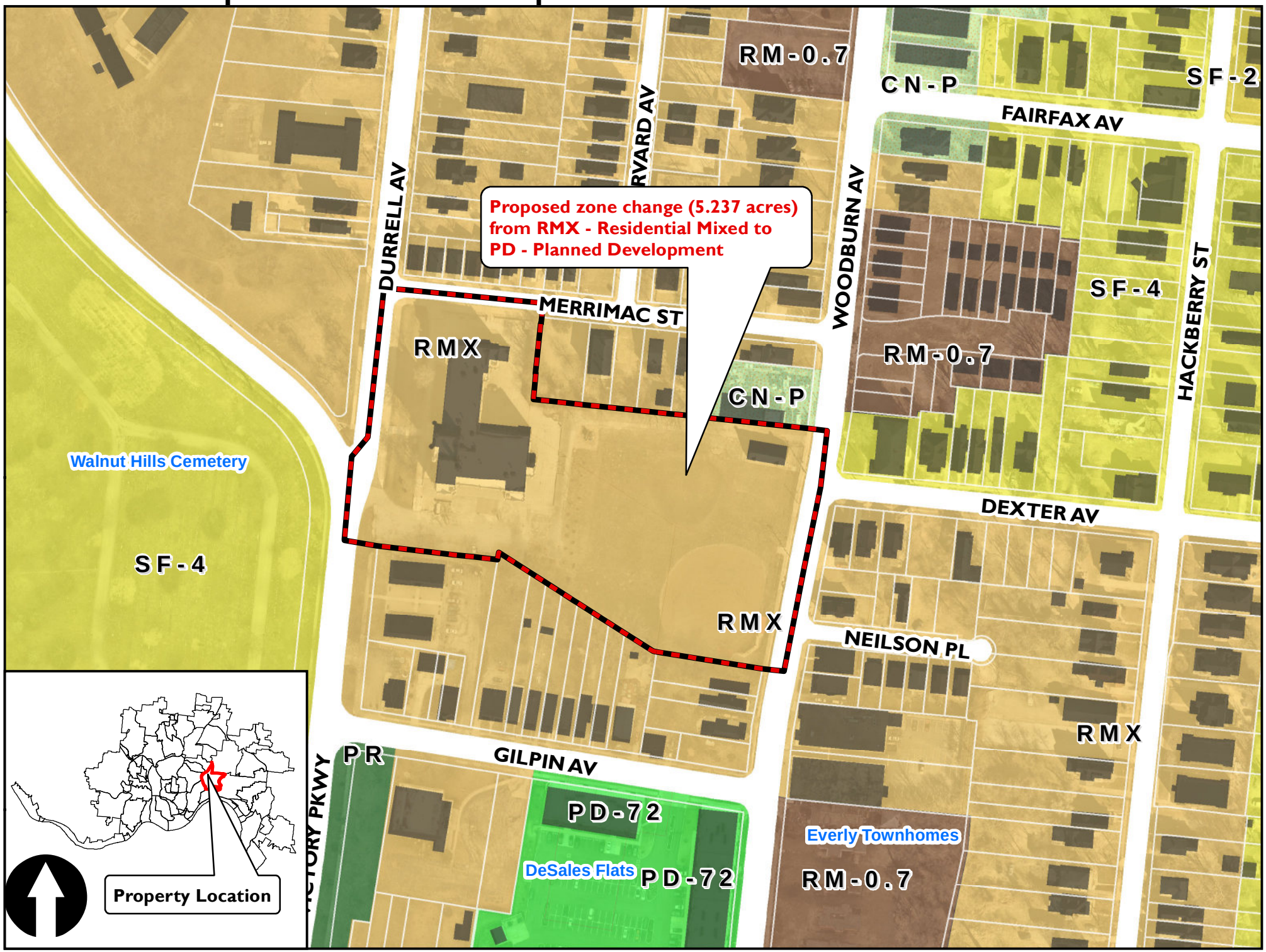
Respectfully submitted:

Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Planned Development at 3060 Durrell Ave in in Evanston



building code analysis

APPLICABLE BUILDING CODES:
2024 OHIO BUILDING CODE
2024 OHIO MECHANICAL CODE
2024 OHIO PLUMBING CODE
2023 NATIONAL ELECTRIC CODE, NFPA 70 2023
2021 OHIO FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2022 NFPA 72 FIRE ALARM CODE
2013 NFPA 13
2017 ICC/ANSI A117.1
OHIO ADMINISTRATIVE CODE
HAMILTON COUNTY BUILDING & ZONING ORDINANCES

CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

2024 OHIO BUILDING CODE
CHAPTER 3: OCCUPANCY CLASSIFICATION & USE:
FIRST FLOOR: RESIDENTIAL (R-2), ASSEMBLY (A-3), BUSINESS (B)
SECOND FLOOR: RESIDENTIAL (R-2)
THIRD FLOOR: RESIDENTIAL (R-2)
FOURTH FLOOR: RESIDENTIAL (R-2)

NO. OF UNITS: 134

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4:
420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS.

420.3 HORIZONTAL SEPARATION
FLOOR ASSEMBLIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.4 AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES. SINGLE- OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2.

420.10 GROUP R COOKING FACILITIES
COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS IN A GROUP R OCCUPANCY SHALL BE LISTED AND LABELED AS DOMESTIC OR HOUSEHOLD-TYPE APPLIANCES FOR DOMESTIC USE.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS:
SECTION 502 BUILDING ADDRESS:
502.1 ADDRESS IDENTIFICATION
NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
503.1 GENERAL
BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTION 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTION 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES:
504.2 MIXED OCCUPANCY
IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 508, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE OCCUPANCIES.

504.3 HEIGHT IN FEET
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
ACTUAL BUILDING HEIGHT: 45' - 10 1/2"

504.4 NUMBER OF STORIES
TABLE 504.3 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
ACTUAL NUMBER OF STORIES: 4
OCCUPANCY CLASSIFICATIONS: A-2, B, R-2, S-1
AUTOMATIC SPRINKLER SYSTEM: NFPA 13

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS
505.2 MEZZANINES
SHALL BE CONSIDERED A PORTION OF THE STORY BELWO. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL NOT BE LESS THAN 7 FEET.

505.2.1 AREA LIMITATION
THE AGGREGATE AREA OF A MEZZANINE SHALL NOT BE GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM IN WHICH THEY ARE LOCATED.IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM.

505.2.2 MEANS OF EGRESS
SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 10.

505.2.3 OPENNESS
A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH IT IS LOCATED EXCEPT FOR WALL NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS AND POSTS.

SECTION 506 BUILDING AREA
506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
ALLOWED: 36,000
ACTUAL:

area - exterior gross - master

Level	Area
1ST FLOOR	35,852 SF
2ND FLOOR	35,325 SF
3RD FLOOR	35,230 SF
4TH FLOOR	35,006 SF
TOTAL	141,413 SF

506.2.2 MIXED-OCCUPANCY BUILDINGS
FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES SHALL NOT EXCEED THREE.

Aa = (At + (NS x If))

506.3 FRONTAGE INCREASE
EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE.AREA FACTOR INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 506.3.1 THROUGH 506.3.3.

506.3.1 MINIMUM PERCENTAGE OF PERIMETER
A BUILDING WILL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. THE OPEN SPACE IS TO BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND BE ACCESSED FROM A STREET OR APPROVED FIRE LANE.

506.3.2 MINIMUM FRONTAGE DISTANCE
THE PUBLIC WAY OR OPEN SPACE ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FEET MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE
2. THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY
THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY

506.3.3 AMOUNT OF INCREASE
SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3.

TABLE 506.3.3 FRONTAGE INCREASE FACTOR

SECTION 508 MIXED USE & OCCUPANCY:
508.1 GENERAL
EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.

508.4 SEPARATE OCCUPANCIES
PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

TABLE 508.4 REQUIRED SEPARATED OF OCCUPANCIES (HOURS):
FIRST FLOOR:
SEPARATION BETWEEN R AND A (SPRINKLERED) = 1 HOUR
SEPARATION BETWEEN R AND B (SPRINKLERED) = 1 HOUR
SEPARATION BETWEEN R AND S2 (SPRINKLERED) = 1 HOUR

508.4.1 OCCUPANCY CLASSIFICATION
EACH SEPARATED SPACE SHALL COMPLY BASED ON THE OCCUPANCY CLASSIFICATION OF THAT PORTION OF THE BUILDING.

508.4.2 ALLOWABLE BUILDING AREA
THE BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

508.4.3 ALLOWABLE HEIGHT
EACH SEPARATED OCCUPANCY SHALL COMPLY BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1.

508.4.4 SEPARATION
INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.4.

508.4.4.1 CONSTRUCTION
REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

CHAPTER 6: TYPES OF CONSTRUCTION:
SECTION 601 GENERAL
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
BUILDING ELEMENT TYPE VA
PRIMARY STRUCTURAL FRAME 1 HOUR
BEARING WALLS
EXTERIOR 1 HOUR
INTERIOR 1 HOUR
NON-BEARING WALLS (EXTERIOR) ? HOURS 705.5
NON-BEARING WALLS (INTERIOR) 0 HOUR
FLOOR CONSTRUCTION 1 HOUR
ROOF CONSTRUCTION 1 HOUR

SECTION 602 CONSTRUCTION CLASIFICATION
602.1 GENERAL
THE BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 601 AND EXTERIOR WALLS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 705.5. WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING BY TABLE 601, BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 703.2.

602.5 TYPE V
TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THE CODE.
CONSTRUCTION TYPE:VA

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES:
701.1 SCOPE
THE PROVISION OF THIS CHAPTER SHALL GOVERN THE MATERIALS, SYSTEMS AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SEPARATION OF ADJACENT SPACES TO SAFEGUARD AGAINST THE SPREAD OF FIRE AND SMOKE WITHIN A BUILDING AND THE SPREAD OF FIRE TO AND FROM BUILDINGS.

SECTION 703 FIRE-RESISTANCE RATINGS AND FIRE TESTS
703.2 FIRE RESISTANCE
THE FIRE-RESISTANCE RATING OF BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES IN ACCORDANCE WITH SECTION 703.2.1 (TESTED ASSEMBLIES) OR 703.2.2 (ANALYTICAL METHODS) WITHOUT THE USE OF AUTOMATIC SPRINKLERS OR ANY OTHER FIRE SUPPRESSION SYSTEM BEING INCORPORATED, OR IN ACCORDANCE WITH SECTION 703.2.3.

703.4 FIRE-RESISTANCE-RATED GLAZING
FIRE-RESISTANCE-RATED GLAZING SHALL BEAR A LABEL MARKED IN ACCORDANCE WITH TABLE 716.1(1) ISSUED BY AN AGENCY AND SHALL BE PERMANENTLY IDENTIFIED ON THE GLAZING.

SECTION 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS?

SECTION 705 EXTERIOR WALLS
705.2 PROJECTIONS
CORNICES, EAVE OVERHANGS, EXTERIOR BALCONIES AND SIMILAR PROJECTIONS EXTENDING BEYOND THE EXTERIOR WALL CONF˙ORM TO THE REQUIREMENTS OF THIS SECTION AND SECTION 1405. PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2.

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION

705.2.2 TYPE III, IV OR V CONSTRUCTION
PROJECTIONS FROM WALLS OF TYPE III, IV OR V CONSTRUCTION SHALL BE ANY APPROVED MATERIAL.

705.4 MATERIALS
EXTERIOR WALLS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING'S TYPE OF CONSTRUCTION.

705.5 FIRE-RESISTANCE RATINGS
EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 601, BASED ON THE TYPE OF CONSTRUCTION AND TABLE 705.5 BASED ON THE FIRE SEPARATION DISTANCE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

705.8 OPENINGS
OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTION 705.8.1 THROUGH 705.8.6.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

705.8.1 ALLOWABLE AREA OF OPENINGS
EXCEPTION #3:
BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

705.8.2 PROTECTED OPENINGS
EXCEPTION: OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.

705.8.3 UNPROTECTED OPENINGS
WINDOWS AND DOORS SHALL BE CONSTRUCTED OF ANY APPROVE MATERIALS. GLAZING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTERS 24 AND 26.

705.8.5 VERTICAL SEPARATION OF OPENINGS
EXCEPTION #2
THIS SECTION SHALL NOT APPLY TO BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

705.11 PARAPETS
PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS.
EXCEPTION #2
THE BUILDING HAS AN AREA OF NOT MORE THAN 1,000 SQUARE FEET ON ANY FLOOR.

705.11.1 PARAPET CONSTRUCTION
PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL NOT BE LESS THAN 30 INCHES ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT.

SECTION 706 FIRE WALLS
706.1 GENERAL
EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED A SEPARATE BUILDING.

706.2 STRUCTURAL STABILITY
FIRE WALLS SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW COLLAPSE OF THE STRUCTURE ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL UDER FIRE CONDITIONS.

706.3 MATERIALS
FIRE WALLS SHALL BE OF ANY APPROVED NON-COMBUSTIBLE MATERIALS.
EXCEPTION: BUILDINGS OF TYPE V CONSTRUCTION.

706.4 FIRE-RESISTANCE RATING
FIRE WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.4.

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

706.5 HORIZONTAL CONTINUITY
FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTION #1
FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING PROVIDED THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR FOR A HORIZONTAL DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.

EXCEPTION #3
FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING PROVIDED THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

706.5.1 EXTERIOR WALLS
WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING OF THE EXTERIOR WALL SHALL EXTEND NOT LESS THAN 4 FEET ON EACH SIDE OF THE INTERSECTION OF THE FIRE WALL TO EXTERIOR WALL.
4

706.5.2 HORIZONTAL PROJECTING ELEMENTS
FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES THAT ARE WITHIN 4 FEET OF THE FIRE WALL.

706.6 VERTICAL CONTINUITY
FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS.
EXCEPTION #4
IN BUILDINGS OF TYPE V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
4.1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,,
4.2. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND
4.3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TRETED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL.

706.8 OPENINGS
EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AND SHALL NOT EXCEED 156 SF.
EXCEPTION #2:
OPENINGS SHALL NOT BE LIMITED TO 156 SF. WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

SECTION 707 FIRE BARRIERS
707.3.1 SHAFT ENCLOSURES
THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM A SHAFT SHALL COMPLY WITH SECTION 713.4.

707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION
THE FIRE-RESTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1023.1.

707.3.9 SEPARATED OCCUPANCIES
THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4.

707.4 EXTERIOR WALLS
EXTERIOR WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 AND THE FIRE-RESISTANCE-RATED ENCLOSURE OR SEPARATION REQUIREMENTS SHALL NOT APPLY.
EXCEPTION #1:
EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1023.7 FOR INTERIOR EXIT STAIRWAYS AND RAMPS.

707.5 CONTINUITY
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING.
EXCEPTIONS:
1. SHAFT ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.
2. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.

707.5.1 SUPPORTING CONSTRUCTION
THE SUUPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED. HOLLOW VERTICAL SPACES WITHIN A FIRE BARRIER SHALL BE FIRE-BLOCKED AT EVERY FLOOR LEVEL.

707.6 OPENINGS
EACH OPENING THROUGH A FIRE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AND SHALL NOT EXCEED 156 SF.
EXCEPTIONS:
1. OPENINGS SHALL NOT BE LIMITED WHERE THE OPENING PROTECTIVE IS A FIRE DOOR SERVING ENCLOSURES FOR INTERIOR EXIT STAIRWAYS.
2. OPENINGS SHALL NOT BE LIMITED TO 156 SF. WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

707.9 VOIDS AT INTERSECTIONS
THE VOIDS CREATED AT THE INTERSECTION OF A FIRE BARRIER AND A NONFIRE-RESISTANCE-RATED ASSMEBLY SHALL BE FILLED WITH AN APPROVED MATERIAL OR SYSTEM. IT SHALL BE SECURELY INSTALLED FOR ITS ENTIRE LENGTH.

SECTION 708 FIRE PARTITIONS:
708.1 GENERAL
THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. SEPARATION WALL AS REQUIRED BY SECTION 420.2 FOR GROUP R OCCUPANCY.
2. CORRIDOR WALLS AS REQUIRED BY SECTION 1020.3.
3. WALL SEPARATING DWELLING AND SLEEPING UNITS IN GROUP R-2 IN ACCORDANCE WITH SECTION 907.2.8.1 AND 907.2.9.1.

708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
EXCEPTION #1:
CORRIDOR WALLS PERMITTED TO HAVE 1/2-HOUR FIRE-RESISTANCE RATING BY TABLE 1020.1.

708.4 CONTINUITY
FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FLOOR ASSEMBLY TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING.
EXCEPTION #5:
ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

708.4.2 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION
IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH EITHER FIREBLOCKING COMPLYING WITH SECTION 718.2.1 OR DRAFTSTOPPING COMPLYING WITH SECTION 718.4.1 FOR ATTICS.
EXCEPTION #4:
IN GROUP R-2 OCCUPANCY UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

SECTION 711 FLOOR AND ROOF ASSEMBLIES
711.1 GENERAL
HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 711.2.

711.2.2 CONTINUITY
ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT PERMITTED BY THIS SECTION AND SECTION 712.

711.2.4.1 SEPARATING MIXED OCCUPANCIES
THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS SHALL NOT BE LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION.

SECTION 712 VERTICAL OPENINGS
712.1.2 INDIVIDUAL DWELLING UNIT
UNCONCEALED VERTICAL OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING FOUR STORIES OR LESS SHALL BE PERMITTED.

712.1.11 MEZZANINE
VERTICAL OPENING BETWEEN A MEZZANINE AND THE FLOOR BELOW SHALL BE PERMITTED.

712.1.13.2 ACCESS DOORS
ACCESS DOORS SHALL BE PERMITTED IN CEILING OF FIRE-RESISTANCE RATED FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES, PROVIDED THAT SUCH DOORS ARE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

SECTION 713 SHAFT ENCLOSURES
713.1 GENERAL
THE PROVISIONS OF THIS SECTION SHALL APPLY TO SHAFTS REUIRED TO PROTECT OPENINGS AND PENETRATIONS THROUGH FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES.

713.2 CONSTRUCITON
SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH.

713.4 FIRE-RESISTANCE RATING:
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE. 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HOURS.

713.5 CONTINUITY
SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711 OR BOTH.

713.6 EXTERIOR WALLS
WHERE EXTERIOR WALLS SERVE AS PART OF THE REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH SECTION 705.
EXCEPTION: EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1023.7 FOR INTERIOR EXIT STAIRWAYS AND RAMPS.

713.7 OPENINGS
OPENING IN A SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AS REQUIRED FOR FIRE BARRIERS. DOORS SHALL BE SELF- OR AUTOMATIC-CLOSING BY SMOKE DECTION IN ACCORDANCE WITH SECTION 716.2.6.6.

713.8 PENETRATIONS
PENETRATIONS IN SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714 AS REQUIRED FOR FIRE BARRIERS.

713.11 ENCLOSURE AT THE BOTTOM
SHAFTS THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING OR STRUCTURE SHALL COMPLY WITH THE FOLLOWING:
BE ENCLOSED AT THE LOWEST LEVEL WITH CONSTRUCTION OF THE SAME FIRE-RESISTANCE RATING AS THE LOWEST FLOOR THROUGH WHICH THE SHAFT PASSES, BUT NOT LESS THAN THE RATING REQUIRED FOR THE SHAFT ENCLOSURE.

713.12 ENCLOSURE AT THE TOP
THE TOP OF SHAFT ENCLOSURES SHALL COMPLY WITH THE FOLLOWING:
1. EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB OF THE BUILDING, AND THE ROOF ASSEMBLY SHALL COMPLY WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION AS SPECIFIED IN TABLE 601.
2. EXTEND PAST THE ROOF ASSEMBLY AND COMPLY WITH THE REQUIREMENTS OF SECTION 1511.

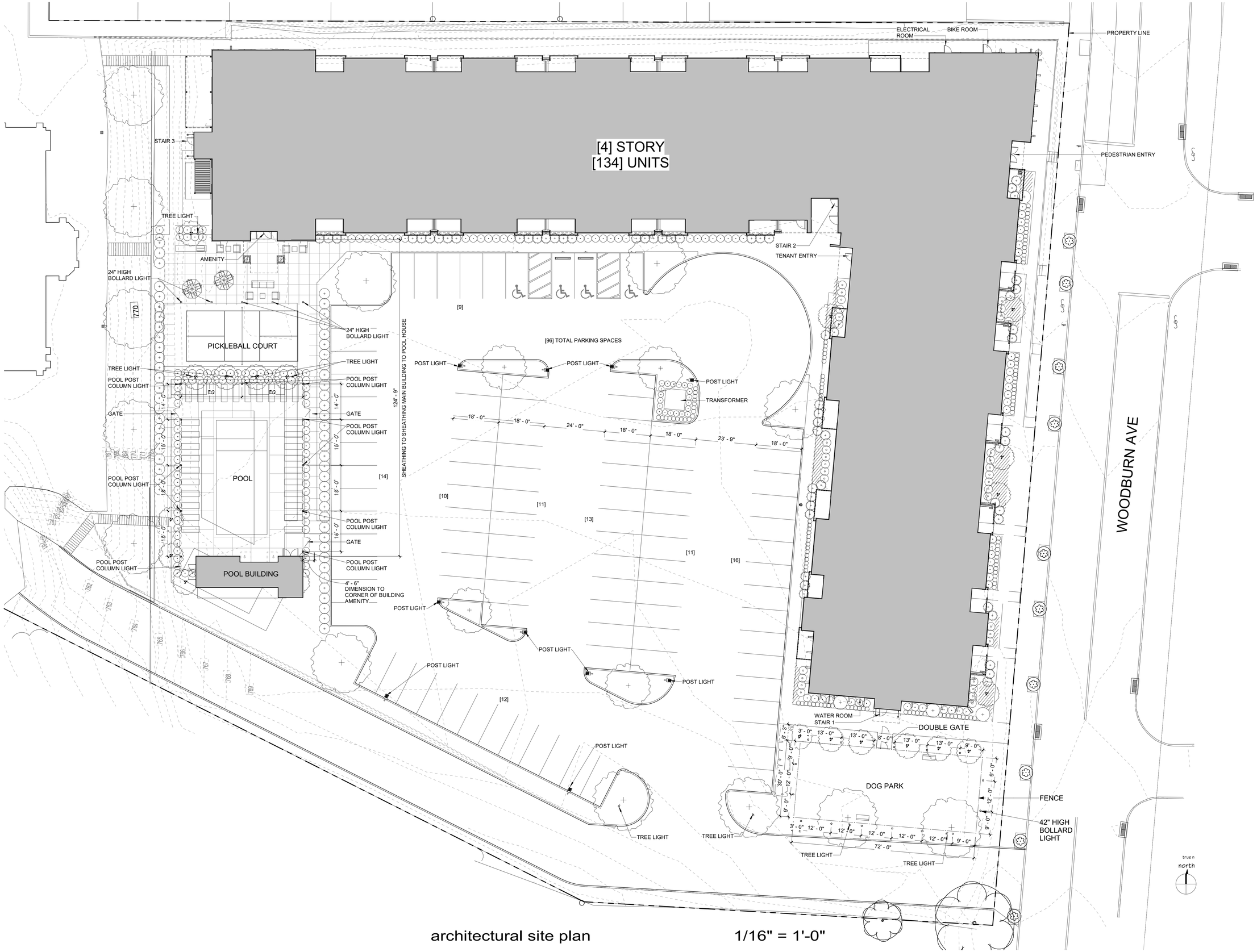
THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'G0' SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCI



architectural site plan 1/16" = 1'-0"

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

NOT FOR CONSTRUCTION

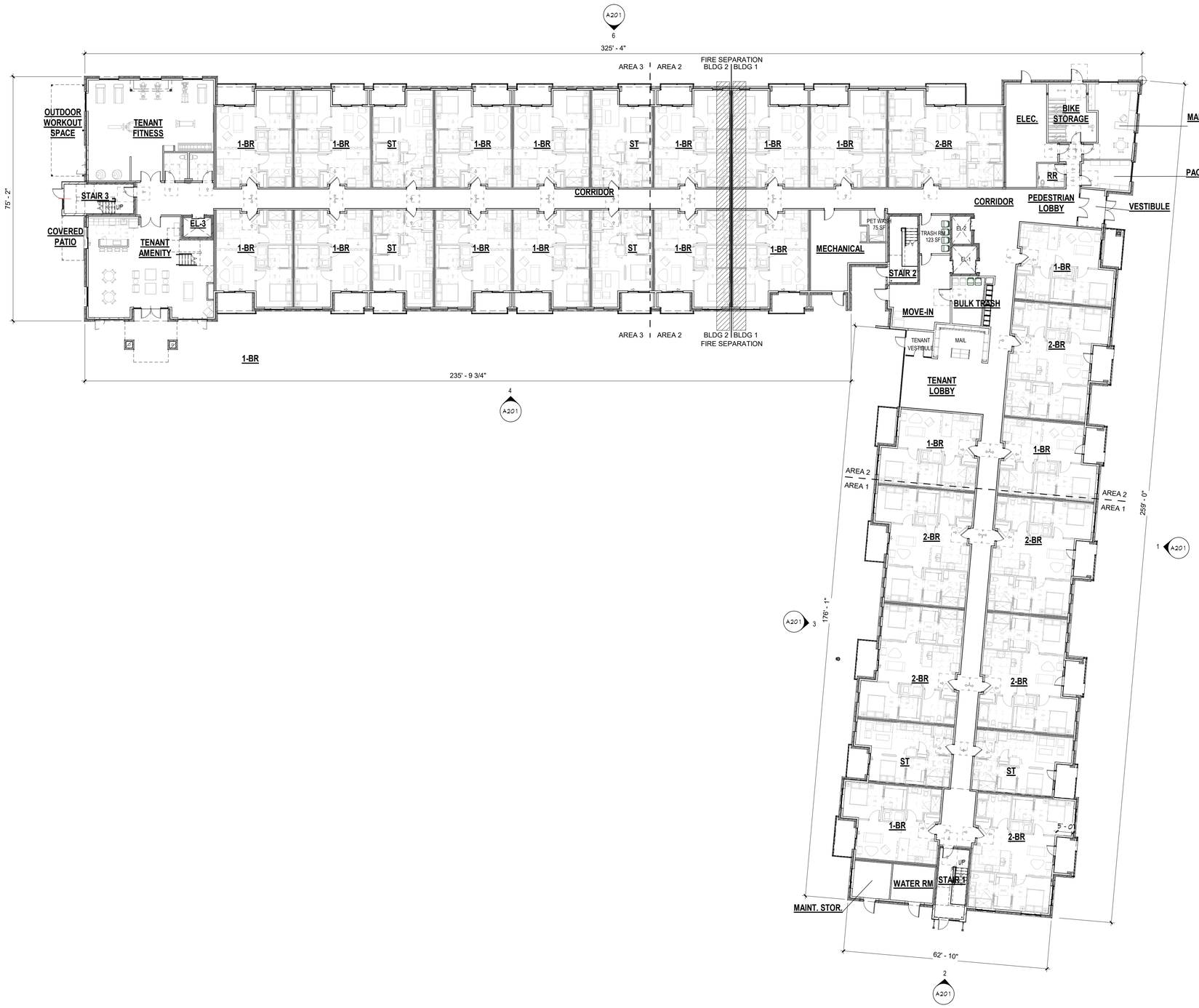
SITE PLAN

AS101

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

10/9/2024 5:26:34 PM

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt



first floor plan

1/16" = 1'-0"

true n
north

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 31/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/GO02.b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GNB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1.)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

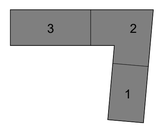
A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

key plan



THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

NOT FOR CONSTRUCTION

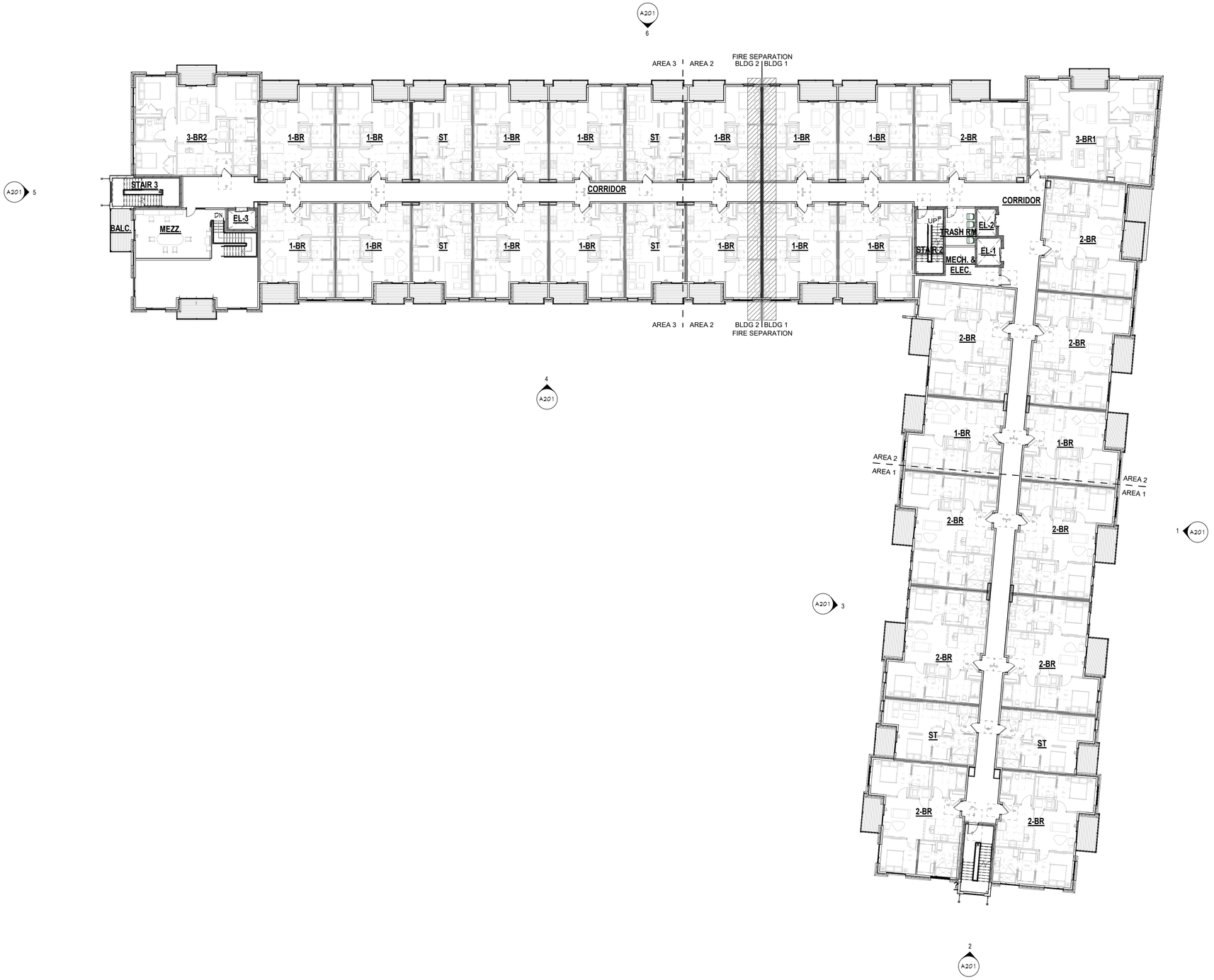
FIRST FLOOR PLAN

A101

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt

10/9/2024 5:26:39 PM



second floor plan

1/16" = 1'-0"

true n
north

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 31/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/GOO2.b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GNB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

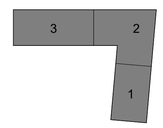
A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

key plan



THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

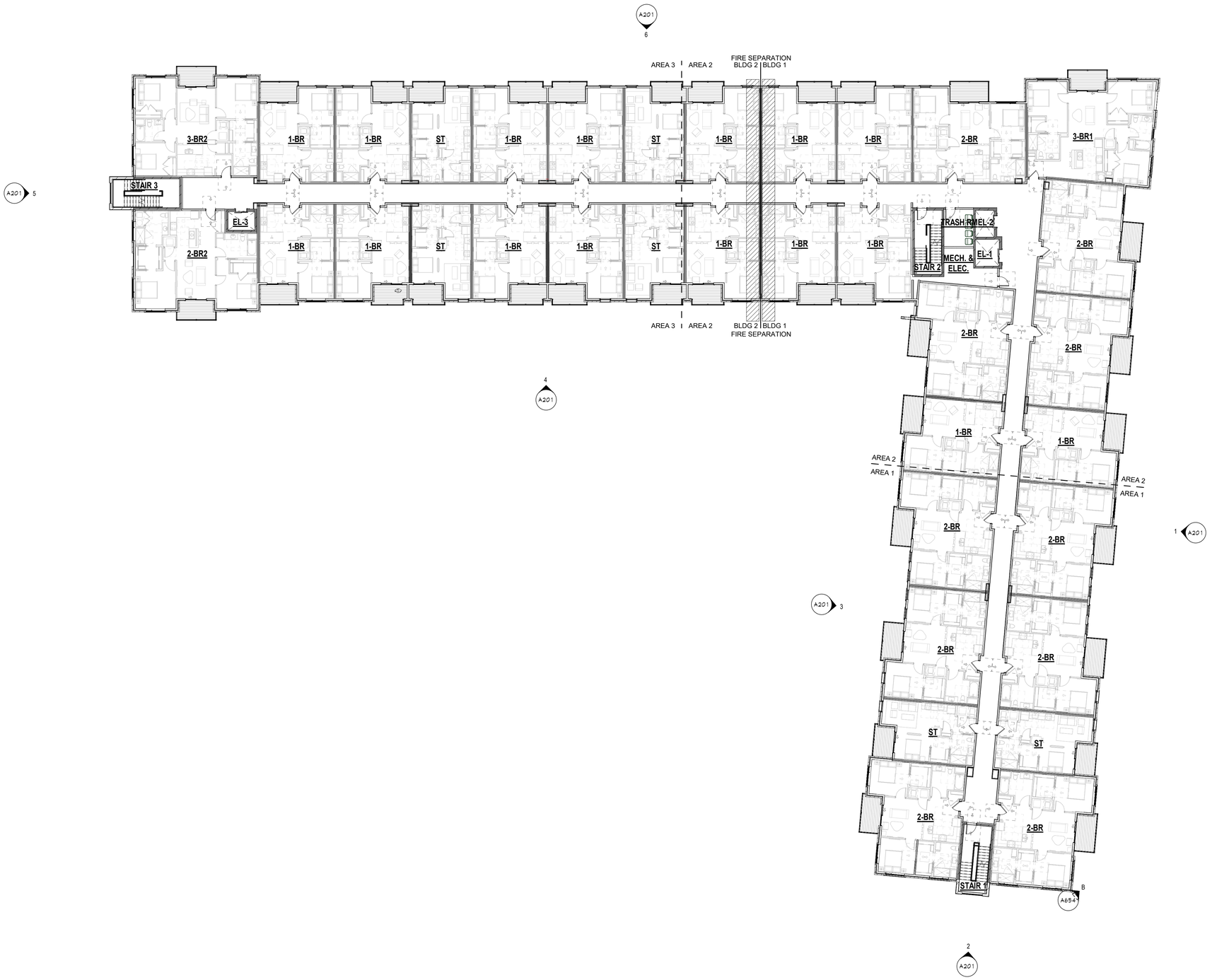
SECOND FLOOR PLAN

A102

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt

10/9/2024 5:26:49 PM



third floor plan

1/16" = 1'-0"

true n
north

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL (.) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 31/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/GOO2.b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-44).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GNB TO TOP PLATE ON ALL WALLS ADJACENT TO GOLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

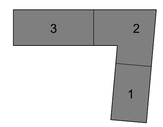
A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

key plan



THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

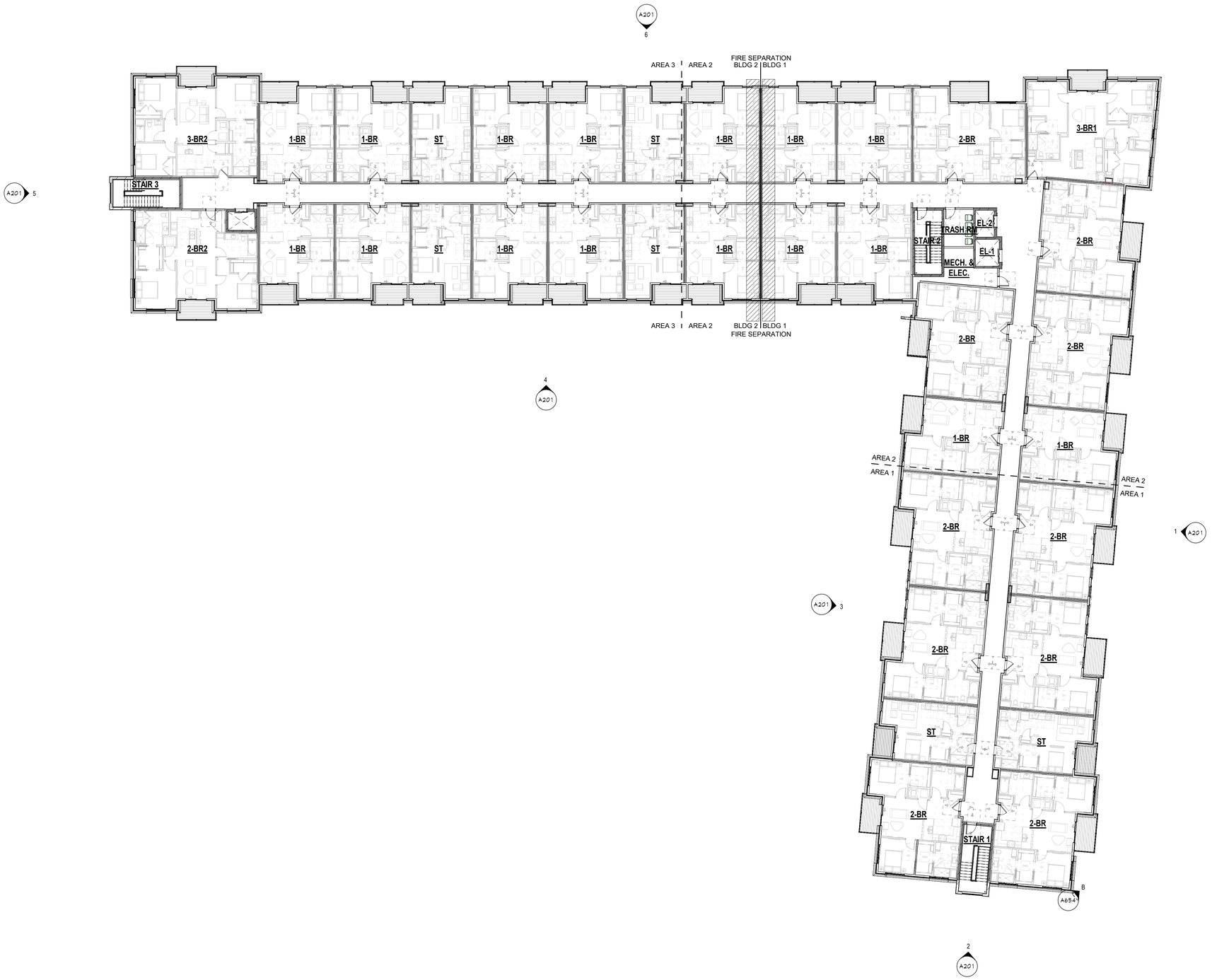
THIRD FLOOR PLAN

A103

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt

10/9/2024 5:26:58 PM



fourth floor plan

1/16" = 1'-0"

true n
north

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 31/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/GOO2.b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-44).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GNB TO TOP PLATE ON ALL WALLS ADJACENT TO GOLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

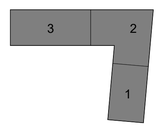
A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CJ — CONTROL JOINT
- FEC — FIRE EXTINGUISHER CABINET

key plan



THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

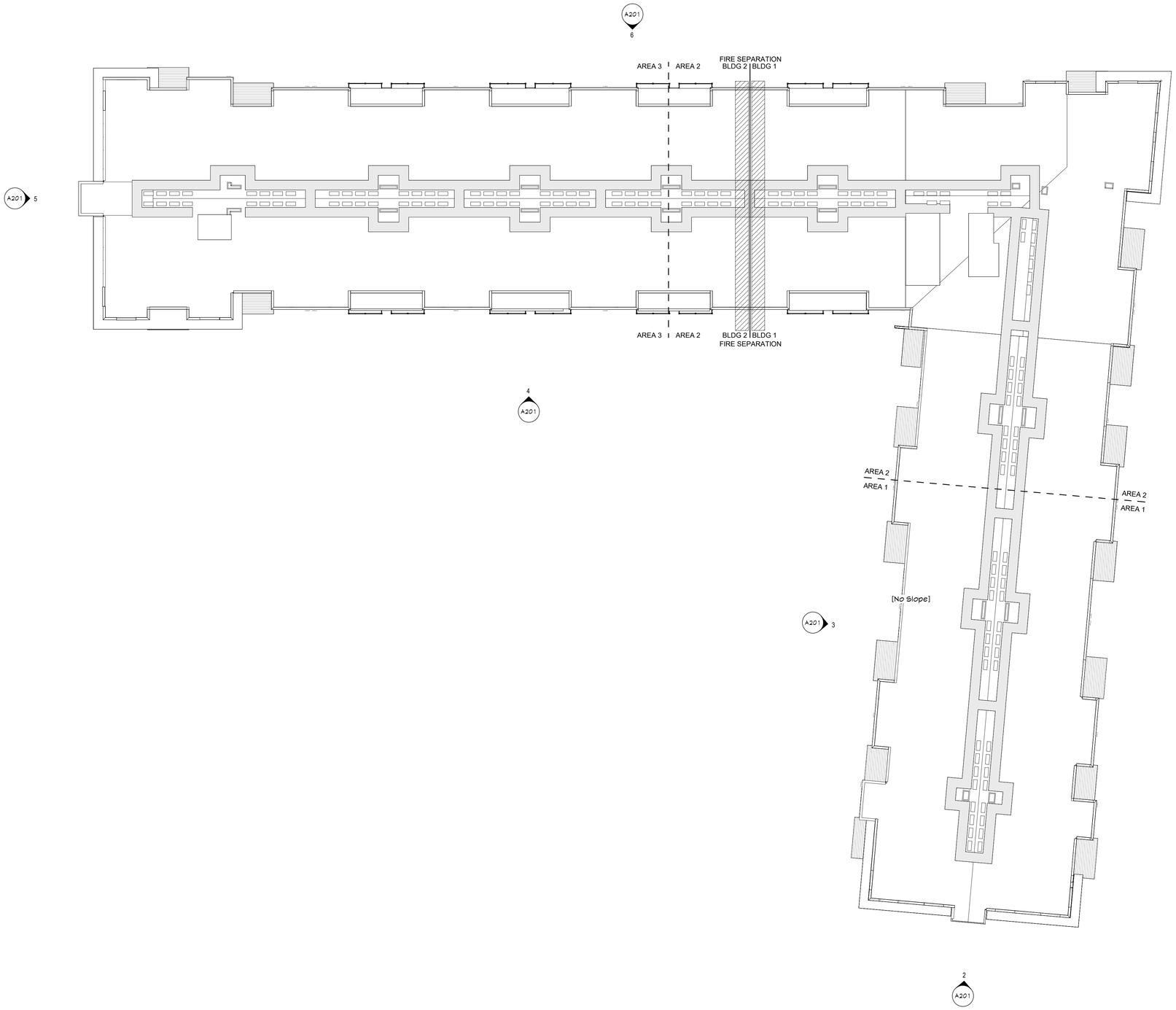
FOURTH FLOOR PLAN

A104

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt

10/9/2024 5:27:08 PM



roof plan

1/16" = 1'-0"

true n
north

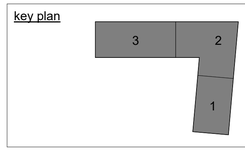
general notes: roof plans

1. SEE SHEET G002.a FOR ALL REFERENCED FLOOR/CEILING AND ROOF TYPES.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
3. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRERESISTIVE RATED ASSEMBLIES.
4. SEE MECHANICAL DRAWINGS FOR ROOFTOP EQUIPMENT.
5. SEE PLUMBING DRAWINGS FOR ROOF DRAIN ROUTING & RISERS.
6. CONTRACTOR TO ENSURE ALL FLUES AND OTHER ROOF PENETRATIONS MEET REQUIREMENTS OF APPLICABLE CODES.
7. FIREWALL TO FRAME TO UNDERSIDE OF ROOF SHEATHING.
8. ROOF SHEATHING TO BE NON-COMBUSTIBLE TO 48' EACH SIDE OF FIRE WALL.
9. THERE IS TO BE NO PASSAGE THROUGH THE FIRE WALL IN THE ATTIC ACCESS TO EACH BUILDING'S ATTIC TO BE SUPPLIED AS INDICATED ON 3RD FLOOR REFLECTED CEILING PLAN & ATTIC PLAN.
10. THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICH EVER IS SMALLER. SEE ATTIC PLAN.
11. DRAFTSTOP COMPARTMENTS TO BE EXTENDED TO UNDERSIDE OF ROOF SHEATHING.
12. COORDINATE FIREWALL AND DRAFTSTOPPING PENETRATIONS WITH MEP SCHEDULE .
13. SEE ELECTRICAL PLAN/SCHEDULES FOR LIGHTING/POWER REQUIREMENTS IN ATTIC.
14. ATTIC VENTILATION TO BE ACHIEVED BY POP-VENTS.
15. REFER TO SPECIFICATIONS FOR ROOFING COMPONENTS.
16. ROOFING TO BE SINGLE PLY, FULLY ADHERED ELASTOMERIC PER SPECS.
17. ROOF ASSOCIATED FLASHING INCLUDING BUT NOT LIMITED TO TERMINATION STRIPS, REGLETS, ADHESIVES ETC TO BE PER SPECS AND PER PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
18. ROOFING INSULATION TO BE AS PER SPECS AND PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
19. BRICK CONTROL JOINTS SHALL OCCUR AT ALL INSIDE CORNERS, BEHIND ALL DOWNSPOUTS AND AT OUTSIDE CORNERS W/DOWNSPOUTS - OFFSET (1) 1/2 BRICK FROM CORNER. SEE PLANS AND ELEVATIONS FOR ADDITIONAL LOCATIONS.
20. ALL ROOF SLOPES ARE AS NOTED ON ROOF PLANS.
21. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL VENT PENETRATIONS.
22. PROVIDE MINIMUM 22"X30" OPENINGS IN SHEATHING AT OVERLAY FRAMING TO PERMIT VENTILATION/ACCESS.
23. SEE PLUMBING SHEET PXXX FOR ROOF DRAIN DETAILS.

roof legend

- - - - -	INDICATES LOCATION OF DRAFTSTOPPING
DS	INDICATES LOCATION OF DOWNSPOUT
⟶	INDICATES DIRECTION OF ROOF SLOPE
RD	INDICATES LOCATION OF ROOF DRAIN
ORD	INDICATES LOCATIN OF OVERFLOW ROOF DRAIN
SC	INDICATES LOCATION OF SCUPPER

key plan



THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

NOT FOR CONSTRUCTION

ROOF PLAN

A105

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

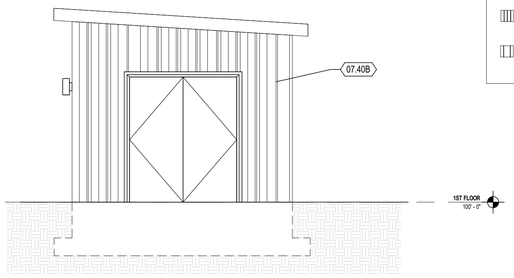
10/9/2024 5:27:10 PM

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt

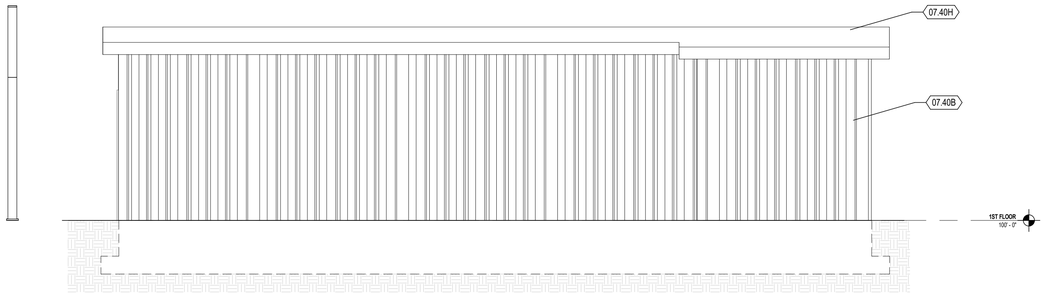
material legend - pool house

FIBER-CEMENT PANEL VERTICAL SIDING
COLOR:

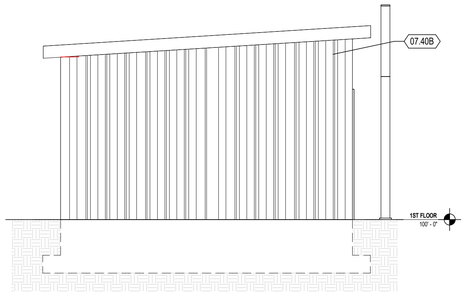
METAL ROOF PANEL
COLOR:



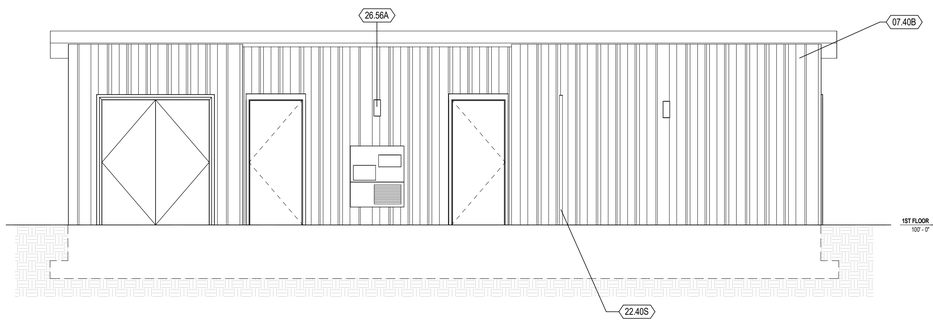
D
A106
west elevation
1/4" = 1'-0"



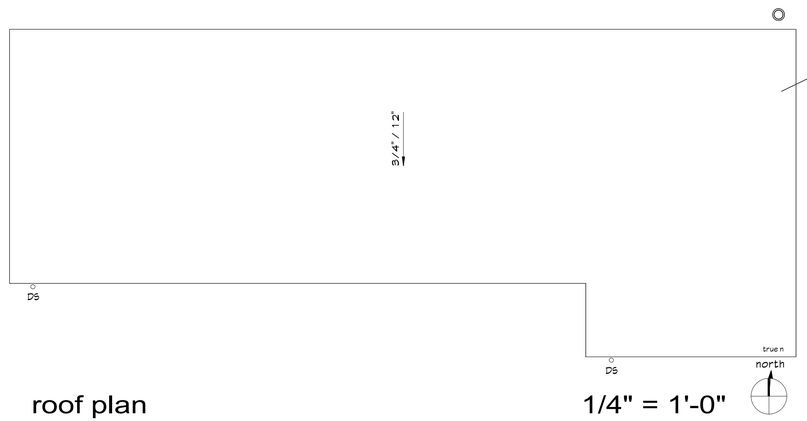
C
A106
south elevatio
1/4" = 1'-0"



B
A106
east elevation
1/4" = 1'-0"

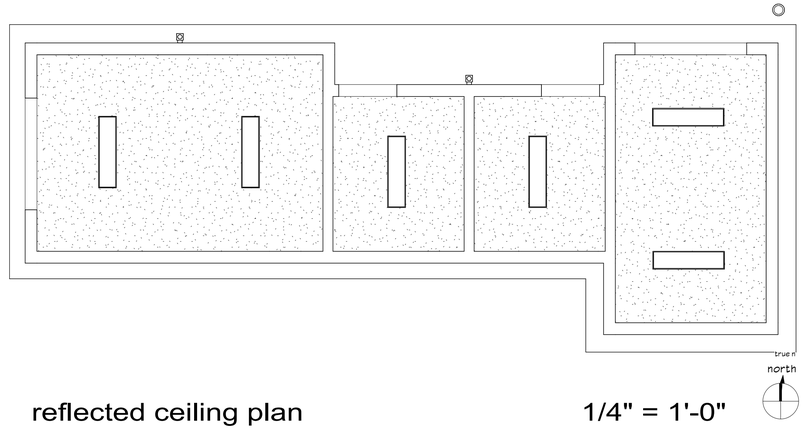


A
A106
north elevation
1/4" = 1'-0"



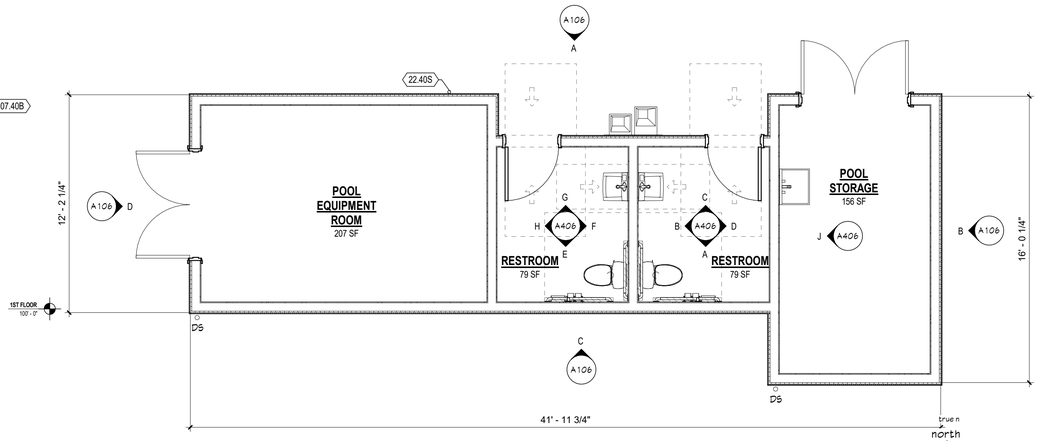
roof plan

1/4" = 1'-0"



reflected ceiling plan

1/4" = 1'-0"



floor plan

1/4" = 1'-0"

general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 31/2".
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/GOO2.b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GNB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

keynotes

07.40B	FIBER-CEMENT SIDING. SEE MATERIAL LEGEND
07.40H	METAL ROOF PANELS. SEE MATERIAL LEGEND
22.40S	OUTDOOR RINSING SHOWER
26.56A	[illegible] SEE FIXTURE SCHEDULE

reflected ceiling legend - pool house

symbols not to scale

GNB 1'-0" — FLOOR/CEILING TYPE AND HEIGHT DESIGNATION - ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR

GNB CEILING

SUPPLY DUCT

RETURN DUCT

LINEAR BOX LIGHT

BATHROOM FAN

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

NOT FOR CONSTRUCTION

POOL HOUSE

A106

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

10/9/2024 5:27:12 PM

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt

north elevation 1/16" = 1'-0"

west elevation (at stair 3) 1/16" = 1'-0"

south elevation (at parking lot) 1/16" = 1'-0"

west elevation (at parking lot) 1/16" = 1'-0"

south elevation (at stair 1) 1/16" = 1'-0"

east elevation (at Woodburn Ave.) 1/16" = 1'-0"

general notes: elevations

1. ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
2. ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE MANUFATURER'S DIRECTIVES.
3. ALL EXPOSED CONCRETE MASONRY UNITS OR EXPOSED CONCRETE TO BE PARGED FINISH.
4. ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY ARCHITECT.
5. REFER TO A700 SHEETS FOR WINDOW, DOOR AND STOREFRONT INFORMATION.

material legend

- FIBER CEMENT HORIZONTAL SIDING
- FIBER CEMENT PANEL SYSTEM
- MODULAR BRICK IN RUNNING BOND PATTERN

coded notes - exterior elevations

#	
1	BLADE SIGN

keynotes

26.56A	EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

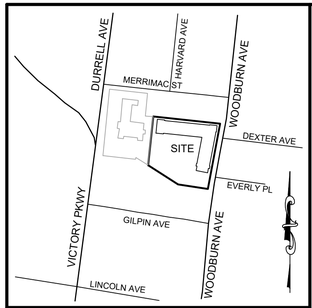
EXTERIOR ELEVATIONS

A201

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

10/9/2024 5:27:19 PM

C:\Users\mreyes\OneDrive - Berardi + Partners\Documents\24-22156 The Mingo_Phase 1_Central_mreyesP5TB9.rvt



VICINITY MAP
SCALE: 1" = 400'

THE MINGO

PHASE 1 - 2.6 AC.
3059 WOODBURN AVE.
CINCINNATI, OH 45207

PROJECT SUMMARY	
TOTAL PARCEL ACREAGE	2.6013 AC
EXISTING IMPERVIOUS AREA	0 AC
EXISTING % IMPERVIOUS	0 %
SITE DISTURBANCE AREA	2.6013 AC
NEW/REMAINING IMPERVIOUS	2.5 AC.
PROPOSED % IMPERVIOUS	95 %
PROPOSED UNITS/BEDROOMS	133/163
PROPOSED PARKING (PH.1)	96 SPCS
PKG SPC/UNIT (PH.1/TOTAL)	0.7/1.0
EXISTING USE – VACANT	
PROPOSED USE – 133–UNIT MULTI–FAMILY	

- EX. 1–FT CONTOUR
- EX. 5–FT CONTOUR
- EX. ASPHALT
- EX. CURB
- EX. WALK
- EX. BUILDING
- EX. FENCE
- EX. WALL
- EX. GUARDRAIL
- EX. UDG TELEPHONE
- EX. AERIAL ELECTRIC
- EX. SANITARY
- EX. WATER
- EX. STORM
- EX. GAS
- EASEMENT
- RIGHT–OF–WAY
- PROPERTY LINE
- PROP. 1–FT CONTOUR
- PROP. 5–FT CONTOUR
- PROP. ASPHALT
- PROP. CURB
- PROP. CONCRETE
- PROP. STRIPING
- PROP. WALK
- PROP. SEDIMENT FENCE
- PROP. WALL
- 6"SAN PROP. SANITARY SERVICE
- W PROP. WATER SERVICE
- E PROP. ELECTRIC SERVICE
- PROP. DETENTION

GENERAL NOTES:

1. BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY BASED UPON PROVIDED LAND CONSULTANTS SURVEYS DATED 2023.
2. UNDERGROUND UTILITIES ARE SHOWN FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY OUPS BEFORE ANY CONSTRUCTION ACTIVITY.

OPERATIONAL PLAN

1. INGRESS AND EGRESS TO THE SITE
   1.1. CONSTRUCTION ENTRANCES WILL BE VIA EXISTING ACCESS ON WOODBURN AVE.
2. HOURS OF OPERATION
   2.1. CONSTRUCTION WILL BE BETWEEN THE HOURS OF 7AM–6PM, MONDAY THROUGH FRIDAY
3. METHODS OF NON–OFFENSIVE OPERATIONS
   3.1. OPERATIONS WILL BE LIMITED TO NON OFFENSIVE METHODS, CONTRACTOR TO ADDRESS
4. DURATION OF THE PROJECT
   4.1. SITE CONSTRUCTION OPERATIONS WILL BEGIN IN FALL 2024 AND COMPLETE IN FALL 2025.

GENERAL: THE CURRENT STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOTCMS) TOGETHER WITH THE FEDEX SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF LEBANON, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. WHEN THERE IS OR APPEARS TO BE A CONFLICT BETWEEN THE ABOVE REFERENCED SPECIFICATIONS AND THESE PLANS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.

PROJECT LIMITS: THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHTS–OF–WAY, CONSTRUCTION EASEMENTS, AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

MISCELLANEOUS WORK: ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR AND THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

DRAINAGE TILE: ALL FARM DRAINS, ROADWAY DRAINS, AND OTHER DRAINAGE TILE WHICH ARE ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION SHALL BE PROVIDED WITH AN UNOBSTRUCTED OUTLET. EXISTING COLLECTOR TILES WHICH ARE LOCATED BELOW THE PROPOSED FINISHED ELEVATION AND WHICH CROSS THE TRENCH SHALL BE REPLACED WITHIN THE TRENCH LIMITS BY ITEM 603 CONDUIT. THE LOCATION, TYPE, SIZE, AND GRADE OF REQUIRED REPLACEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER OR HIS SITE REPRESENTATIVE DURING CONSTRUCTION. NECESSARY BENDS OR FITTINGS, COMPACTED GRANULAR BACKFILL, AND ASSOCIATED ITEMS SHALL BE INCLUDED IN THE BID PRICE.

BORROW MATERIAL AND SURPLUS EXCAVATION: THE SITE SHALL BE CONSTRUCTED TO THE FINAL GRADES SHOWN ON THE PLANS. WHERE NECESSARY, THE CONTRACTOR SHALL OBTAIN SUITABLE BORROW MATERIAL ON–SITE OR OFF–SITE AS NEEDED TO COMPLETE THE SITE CONSTRUCTION AS PROVIDED HEREIN. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION ON SITE, AND, IF NECESSARY, SHALL HAUL SURPLUS EXCAVATED MATERIAL AWAY FROM THE SITE AND DISPOSE OF PROPERLY.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION SHOWN IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE ENGINEER DOES NOT INDEPENDENTLY VERIFY NOR FIELD LOCATE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE AND VERIFY, IN THE FIELD, THE HORIZONTAL AND VERTICAL LOCATIONS, WHETHER SHOWN ON THE PLAN OR NOT, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL SUPPORT, PROTECT, AND RESTORE ALL EXISTING UTILITIES AND THEIR ASSOCIATED ITEMS. THE CONTRACTOR SHALL NOTIFY THE REGISTERED UTILITY PROTECTION SERVICE AND ALL UTILITY OWNERS HAVING FACILITIES IN THE CONSTRUCTION AREA WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. THE CONTRACTOR SHALL ADHERE TO SECTION 153.64, OHIO REVISED CODE. THE CONTRACTOR SHALL GIVE NOTIFICATION AS REQUIRED BY OHIO REVISED CODE, AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, AND SHALL COORDINATE HIS WORK WITH THE UTILITY OWNERS UNTIL HIS WORK IS COMPLETED. THE CONTRACTOR SHALL KEEP THE UTILITY OWNERS APPRISED OF HIS SCHEDULE AND REQUIREMENTS AND SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTIFIED THE UTILITIES AND PROVIDING THEM WITH HIS WORK SCHEDULE PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MAY REVIEW THE INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AT THE ENGINEER'S OFFICE PRIOR TO SUBMITTING A BID. CONTRACTORS REQUIRING MORE INFORMATION REGARDING EXISTING UTILITIES SHOULD CONDUCT THEIR OWN FIELD INVESTIGATIONS, OR OTHERWISE LOCATE THE UTILITIES, PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION. NOTICE SHALL BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (1–800–362–2764), FOR THE MEMBER UTILITIES.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. THE CONTRACTOR SHALL NOT ENTER ON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

INSTALLATION IN EMBANKMENT: WHERE UTILITIES ARE TO BE INSTALLED IN EMBANKMENT AREAS, THE EMBANKMENT SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS A MINIMUM OF TWO FEET ABOVE THE PIPE BUT SUFFICIENTLY ABOVE THE PIPE TO PROTECT THE PIPE FROM DAMAGE DUE TO FURTHER CONSTRUCTION ACTIVITIES PRIOR TO THE INSTALLATION OF THE UTILITY.

TEMPORARY PAVEMENT: TEMPORARY PAVEMENT REPLACEMENT SHALL BE PROVIDED ON PERMANENT PAVEMENT DAMAGED OR REMOVED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK. AS SOON AS THE TRENCH HAS BEEN BACKFILLED, TEMPORARY PAVEMENT SHALL BE INSTALLED. THE ENGINEER MAY REQUIRE THAT ALL MATERIALS AND EQUIPMENT INCIDENTAL TO PROVIDING THE TEMPORARY PAVEMENT BE ON THE JOB SITE PRIOR TO REMOVING THE EXISTING PAVEMENT. THE TEMPORARY PAVEMENT SHALL CONSIST OF 2 INCHES OF BITUMINOUS COLD MIX MATERIAL PLACED UPON 6 INCHES OF COMPACTED ITEM 304 (ODOTCMS), AGGREGATE BASE. TEMPORARY PAVEMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT PAVEMENT IS INSTALLED.

PERMANENT PAVEMENT: WHERE DAMAGED OR REMOVED, THE PAVEMENT SHALL BE REPLACED BY FIRST REMOVING THE TEMPORARY PAVEMENT DOWN TO THE CLEAN GRANULAR MATERIAL AND REMOVING THE EXISTING PAVEMENT FOR AT LEAST 12 INCHES BEYOND THE TRENCH LIMITS ON EACH SIDE. THE PAVEMENT TO BE REMOVED SHALL BE NEATLY SAWED, NOT MORE THAN 72 HOURS PRIOR TO THE PLACING OF PERMANENT PAVEMENT MATERIALS. THE PERMANENT PAVEMENT REPLACEMENT MATERIALS AND WORKMANSHIP SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. ITEM 407 (ODOTCMS) TACK COAT SHALL BE APPLIED TO THE EXPOSED EXISTING PAVEMENT EDGES, WHEN EITHER THE EXISTING OR NEW PAVEMENT IS BITUMINOUS MATERIAL, AND ITEM 407 (ODOTCMS) TACK COAT OR 408 (ODOTCMS), PRIME COAT SHALL BE APPLIED TO THE BASE MATERIAL, DEPENDING UPON THE BASE MATERIAL, WHEN THE PERMANENT PAVEMENT IS BITUMINOUS MATERIAL, PRIOR TO THE PLACING OF THE PERMANENT PAVEMENT.

TRAFFIC CONTROL: THE CONTRACTOR SHALL USE ADEQUATE LIGHTS, SIGNS, FLAGGERS, AND BARRICADES AS REQUIRED IN ITEM 614 (ODOTCMS) TO SAFEGUARD THE TRAVELING PUBLIC AT ALL TIMES. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON–WORKING HOURS. WHERE IT IS ANTICIPATED THAT WORK WILL CLOSE A ROAD OR STREET, THE CONTRACTOR SHALL INFORM THE RESIDENTS TO BE AFFECTED, THE LOCAL LAW ENFORCEMENT AGENCY, THE LOCAL FIRE DEPARTMENT, AND THE ENGINEER AS TO THE EXTENT, NATURE, AND THE TIME OF THE ANTICIPATED WORK. THE CONTRACTOR SHALL SUBMIT A PLAN AND SCHEDULE FOR DETOURING TRAFFIC TEN (10) DAYS PRIOR TO THE CLOSING OF ANY ROAD OR STREET TO THE ENGINEER AND ROAD OWNER. DURING A CLOSING OF A ROAD OR STREET, THE CONTRACTOR SHALL PROVIDE ACCESS TO THE PROPERTY FOR EMERGENCY VEHICLES AND THE PROPERTY OWNERS. NO ROAD OR STREET SHALL BE CLOSED UNTIL THE SCHEDULE IS APPROVED BY THE AGENCY HAVING CONTROL OF THE ROAD. WORK REQUIRING A LANE CLOSURE MUST BE PERFORMED DURING THE HOURS OF 8:00 PM AND 6:00 AM. ODOT PERMIT OFFICE TO BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO START OF WORK. WORK IN STATE ROUTES (IF NECESSARY) SHALL BEGIN ON A SUNDAY OR MONDAY NIGHT TO ENSURE THAT PAVEMENT REPLACEMENT IS COMPLETED BY FRIDAY.

SAFETY OF CONSTRUCTION: THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA) AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, FINDINGS AND ORDERS RELATING TO SAFETY AND HEALTH CONDITIONS ON THE WORK SITE. CONSTRUCTION METHODS FOR COMPLETING THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS SHALL BE CONSISTENT WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AMENDED CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUB–PART P, EFFECTIVE MARCH 5, 1990.

CLEANOUT TOPS: WHERE CLEANOUTS ARE LOCATED WITHIN PUBLIC OR PRIVATE PAVEMENT, SIDEWALK, CONCRETE PAD, OR PAVED SHOULDER, THE TOPS SHALL BE BUILT TO EXISTING PAVEMENT ELEVATIONS.

FINAL GRADING AND CLEAN–UP: THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES, AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER. ALL SIGNS, MAILBOXES, FENCES, GUARDRAILS, ROADSIDE DITCHES, OR OTHER PHYSICAL FEATURES DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR. THE COST OF ALL SUCH WORK SHALL BE INCLUDED WITH THE VARIOUS RELATED ITEMS.

SEEDING AND MULCHING: ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION OR TO THE PROPOSED ELEVATION SHOWN ON THE DRAWINGS, AND PROPER DRAINAGE SHALL BE PROVIDED. AFTER FINAL GRADING, THE SEED BED SHALL BE RAKED AND ALL STONES, CLODS, LUMPS, AND OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER SHALL BE REMOVED PRIOR TO SEEDING AND MULCHING. ALL AREAS SHALL BE SEEDED AS PER THE URBAN SEED MIX OF SECTION 659.09 (ODOTCMS). THE CONTRACTOR SHALL WATER, RE–SEED, AND MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.

PROHIBITED CONSTRUCTION ACTIVITIES:

USING ANY SUBSTANCE OTHER THAN WATER TO CONTROL DUST.

OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT OR DISPOSING OF THE TREES AND STUMPS.

PUMPING OF SEDIMENT–LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS, OR STORM SEWERS.

DISCHARGING POLLUTANTS – SUCH AS CHEMICALS, FUELS, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE – AND OTHER HARMFUL WASTE INTO OR ALONGSIDE RIVERS, STREAMS, IMPOUNDMENTS OR INTO NATURAL OR MAN–MADE CHANNELS LEADING THERETO.

STORING CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIAL ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED BY THE CITY ENGINEER FOR SAID PURPOSES.

DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL IN WETLANDS OR FLOOD PLAINS, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.

INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDORS, WETLAND SURFACE WATERS, OR OUTSIDE THE EASEMENT AREA.

PERMANENT OR UNSPECIFIED ALTERATION OF THE FLOW LINE OF A STREAM.

DAMAGING VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.

DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, ANY WETLANDS, AND SURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.

EROSION & SEDIMENT CONTROL:

CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A SWPPP PRIOR TO CONSTRUCTION. COST FOR SWPPP SHALL BE INCLUDED IN THE ITEM SPECIAL, STORM WATER POLLUTION PREVENTION PLAN AND IMPLEMENTATION.

THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE OHIO EPA, CITY OF LEBANON, AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL BY THE ODNR.

EROSION AND SEDIMENT CONTROL ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE ENGINEER. ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE ENGINEER AND/OR THE OHIO EPA. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.

PLANS BY:
INFRASTRUCTURE & DEVELOPMENT ENGINEERING, INC.
TIMOTHY FOSTER, PE
8899 BROOKSIDE AVE
SUITE 202–A
WEST CHESTER, OH 45069
(513) 671–8144 X105

OWNER/DEVELOPER:
BLAIR LOFTS LLC
DANIEL BUCHENROTH
PO BOX 19967
CINCINNATI, OH 45219
513–903–7019
937–361–3333

SHEET INDEX:

C101 COVER SHEET
C102 EXISTING SITE, DEMO PLAN
C103 SITE PLAN
C104 UTILITY PLAN
C105 GRADING PLAN
C106 DRAINAGE MAPPING
C107 DETENTION BASIN
C108 PIPE PROFILES
C109 SITE DETAILS
C110 SITE DETAILS 2
C111 SITE DETAILS 3
C112 EROSION & SEDIMENT CONTROL (ESC) PLAN
C113 EROSION & SEDIMENT CONTROL DETAILS

* CALL BEFORE YOU DIG "O.U.P.S." *
NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE UTILITIES PROTECTION SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT THE NUMBER BELOW. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS ON THIS MATTER AND NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.
1-800-362-2764

8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144

INFRASTRUCTURE
DEVELOPMENT
ENGINEERING

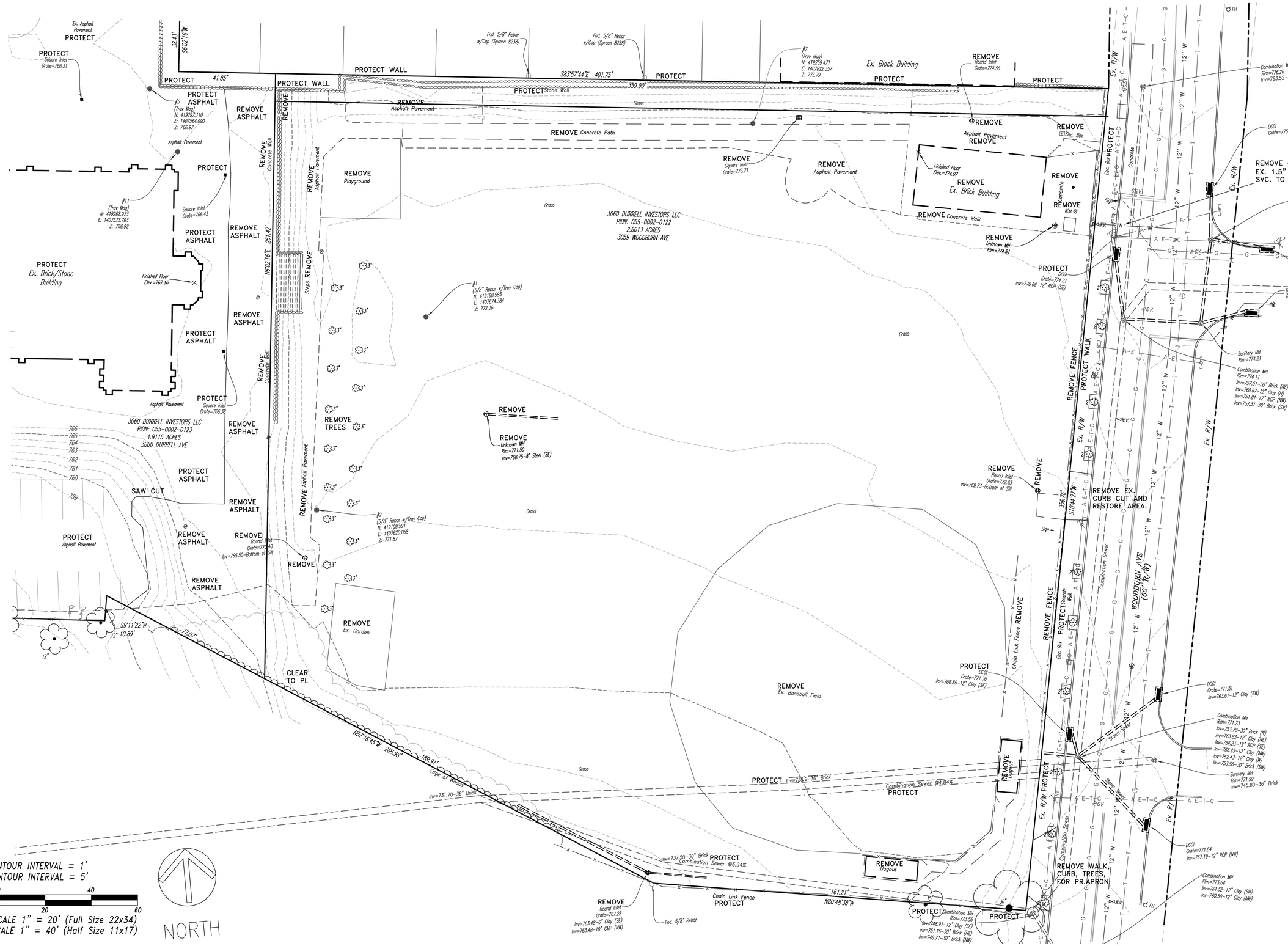
Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

COVER SHEET

Scale: NTS
Date: 10/9/24
SHEET 1 OF 13
C101
Project No.
24012A-61



INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE SUITE 202-A WEST CHESTER, OH 45069 (513) 671-8144

Designed By:	Drawn By:	Checked By:	Approved By:
T. FOSTER	M.MARQUET	STAFF	T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

EXISTING CONDITIONS

Scale: 1" = 20' (22x34) 1" = 40' (11x17)

Date: 10/9/24

SHEET 2 OF 13

C102

Project No. 24012A-61

THE MINGO
PHASE 1
3059 WOODBURN AVE
CITY OF CINCINNATI
HAMILTON CO., OHIO

GENERAL NOTES

1. PROVIDE ADA RAMPS PER DETAIL ON C109 FOR ALL SIDEWALK CONNECTIONS TO THE PARKING AREAS, OR RAMP WALKS PER FINE GRADES IN DETAILED PLANS.

PARKING SUMMARY	
SURFACE PARKING	96
TOTAL ADA SPACES	4
TOTAL RESIDENTIAL UNITS	133
SPACES PER D/U (ALL)	0.72

GRAPHIC SCALE 1" = 20' (Full Size 22x34)
GRAPHIC SCALE 1" = 40' (Half Size 11x17)

NORTH

INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

SITE PLAN

Scale: 1" = 20' (22x34)
1" = 40' (11x17)

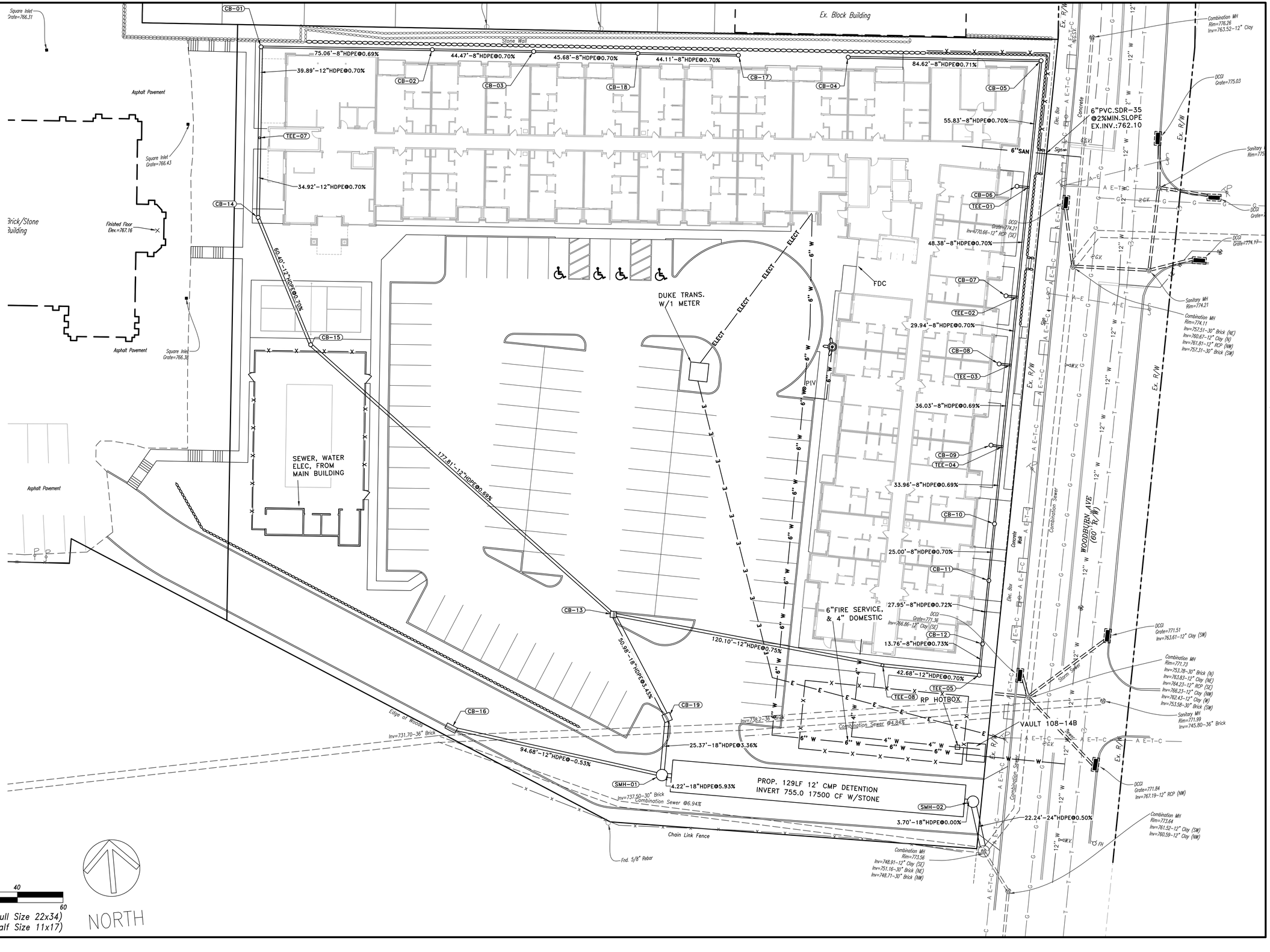
Date: 10/9/24

SHEET 3 OF 11

C103

Project No.
24012A-61

Structure Table	
Structure Name	Structure Details
CB-01 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 768.78' 12" INV OUT = 768.78'
CB-02 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.30' 8" INV OUT = 769.30'
CB-03 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.61' 8" INV OUT = 769.61'
CB-04 12"NYLOPLAST	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.30'
CB-05 12"NYLOPLAST	RIM: 772.22' - PIPES: 2 8" INV IN = 769.70' 8" INV OUT = 769.70'
CB-06 12"NYLOPLAST	RIM: 772.24' - PIPES: 1 8" INV OUT = 769.31'
CB-07 12"NYLOPLAST	RIM: 772.25' - PIPES: 1 8" INV OUT = 768.97'
CB-08 12"NYLOPLAST	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.76'
CB-09 12"NYLOPLAST	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.51'
CB-10 12"NYLOPLAST	RIM: 772.17' - PIPES: 2 8" INV IN = 768.28' 8" INV OUT = 768.28'
CB-11 12"NYLOPLAST	RIM: 772.18' - PIPES: 2 8" INV IN = 768.10' 8" INV OUT = 768.10'
CB-12 12"NYLOPLAST	RIM: 772.07' - PIPES: 2 8" INV IN = 767.90' 8" INV OUT = 767.90'
CB-13 ODOT CB-3A	RIM: 770.23' - PIPES: 3 12" INV IN = 766.60' 12" INV IN = 766.60' 18" INV OUT = 766.60'
CB-14 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 12" INV IN = 768.26' 12" INV OUT = 768.26'
CB-15 12"NYLOPLAST	RIM: 771.83' - PIPES: 2 12" INV IN = 767.83' 12" INV OUT = 767.83'
CB-16 ODOT CB-3A	RIM: 768.00' - PIPES: 1 12" INV IN = 764.50'
CB-17 12"NYLOPLAST	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.24'
CB-18 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.93' 8" INV OUT = 769.93'
CB-19 ODOT CB-3A	RIM: 769.75' - PIPES: 2 18" INV IN = 764.85' 18" INV OUT = 764.85'
EX. MH COMBINED	RIM: ???' - PIPES: 3 24" INV IN = 754.39' 30" INV OUT = 751.16' 30" INV OUT = 748.71'
SMH-01 STORM MH	RIM: 768.89' - PIPES: 3 18" INV IN = 764.00' 12" INV OUT = 764.00' 18" INV OUT = 764.00'
SMH-02 STORM MH	RIM: 773.01' - PIPES: 2 18" INV IN = 755.00' 24" INV OUT = 754.50'
TEE-01 INSERTA-TEE	RIM: 772.90' - PIPES: 3 8" INV IN = 769.31' 8" INV IN = 769.31' 8" INV OUT = 769.31'
TEE-02 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.97' 8" INV IN = 768.97' 8" INV OUT = 768.97'
TEE-03 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.76' 8" INV IN = 768.76' 8" INV OUT = 768.76'
TEE-04 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.51' 8" INV IN = 768.51' 8" INV OUT = 768.51'
TEE-05 12"NYLOPLAST	RIM: 772.40' - PIPES: 2 8" INV IN = 767.80' 12" INV OUT = 767.80'
TEE-07 INSERTA-TEE	RIM: 772.91' - PIPES: 2 12" INV IN = 768.50' 12" INV OUT = 768.50'
TEE-08 INSERTA-TEE	RIM: 772.93' - PIPES: 2 12" INV IN = 767.50' 12" INV OUT = 767.50'



INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144

Designed By:	T. FOSTER
Drawn By:	M.MARQUET
Checked By:	STAFF
Approved By:	T. FOSTER

REVISIONS:

THE MINGO

PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

UTILITY PLAN

Scale: 1" = 20' (22x34) 1" = 40' (11x17)

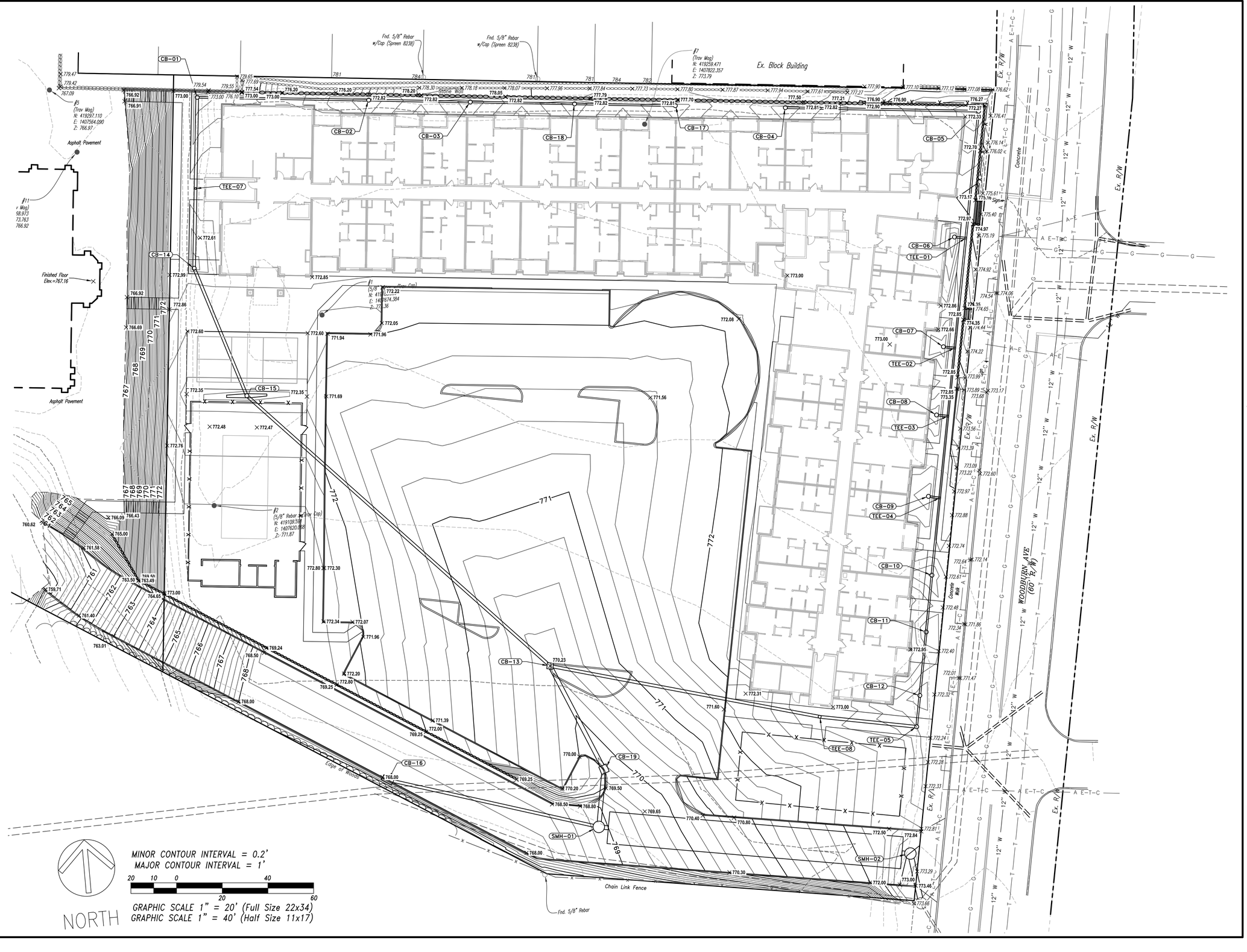
Date: 10/9/24

SHEET 4 OF 13

C104

Project No.
24012A-61

Structure Table	
Structure Name	Structure Details
CB-01 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 768.78' 12" INV OUT = 768.78'
CB-02 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.30' 8" INV OUT = 769.30'
CB-03 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.61' 8" INV OUT = 769.61'
CB-04 12"NYLOPLAST	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.30'
CB-05 12"NYLOPLAST	RIM: 772.22' - PIPES: 2 8" INV IN = 769.70' 8" INV OUT = 769.70'
CB-06 12"NYLOPLAST	RIM: 772.24' - PIPES: 1 8" INV OUT = 769.31'
CB-07 12"NYLOPLAST	RIM: 772.25' - PIPES: 1 8" INV OUT = 768.97'
CB-08 12"NYLOPLAST	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.76'
CB-09 12"NYLOPLAST	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.51'
CB-10 12"NYLOPLAST	RIM: 772.17' - PIPES: 2 8" INV IN = 768.28' 8" INV OUT = 768.28'
CB-11 12"NYLOPLAST	RIM: 772.18' - PIPES: 2 8" INV IN = 768.10' 8" INV OUT = 768.10'
CB-12 12"NYLOPLAST	RIM: 772.07' - PIPES: 2 8" INV IN = 767.90' 8" INV OUT = 767.90'
CB-13 ODOT CB-3A	RIM: 770.23' - PIPES: 3 12" INV IN = 766.60' 12" INV IN = 766.60' 18" INV OUT = 766.60'
CB-14 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 12" INV IN = 768.26' 12" INV OUT = 768.26'
CB-15 12"NYLOPLAST	RIM: 771.83' - PIPES: 2 12" INV IN = 767.83' 12" INV OUT = 767.83'
CB-16 ODOT CB-3A	RIM: 768.00' - PIPES: 1 12" INV IN = 764.50'
CB-17 12"NYLOPLAST	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.24'
CB-18 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.93' 8" INV OUT = 769.93'
CB-19 ODOT CB-3A	RIM: 769.75' - PIPES: 2 18" INV IN = 764.85' 18" INV OUT = 764.85'
EX. MH COMBINED	RIM: ???' - PIPES: 3 24" INV IN = 754.39' 30" INV OUT = 751.16' 30" INV OUT = 748.71'
SMH-01 STORM MH	RIM: 768.89' - PIPES: 3 18" INV IN = 764.00' 12" INV OUT = 764.00' 18" INV OUT = 764.00'
SMH-02 STORM MH	RIM: 773.01' - PIPES: 2 18" INV IN = 755.00' 24" INV OUT = 754.50'
TEE-01 INSERTA-TEE	RIM: 772.90' - PIPES: 3 8" INV IN = 769.31' 8" INV IN = 769.31' 8" INV OUT = 769.31'
TEE-02 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.97' 8" INV IN = 768.97' 8" INV OUT = 768.97'
TEE-03 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.76' 8" INV IN = 768.76' 8" INV OUT = 768.76'
TEE-04 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.51' 8" INV IN = 768.51' 8" INV OUT = 768.51'
TEE-05 12"NYLOPLAST	RIM: 772.40' - PIPES: 2 8" INV IN = 767.80' 12" INV OUT = 767.80'
TEE-07 INSERTA-TEE	RIM: 772.91' - PIPES: 2 12" INV IN = 768.50' 12" INV OUT = 768.50'
TEE-08 INSERTA-TEE	RIM: 772.93' - PIPES: 2 12" INV IN = 767.50' 12" INV OUT = 767.50'



INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

GRADING PLAN

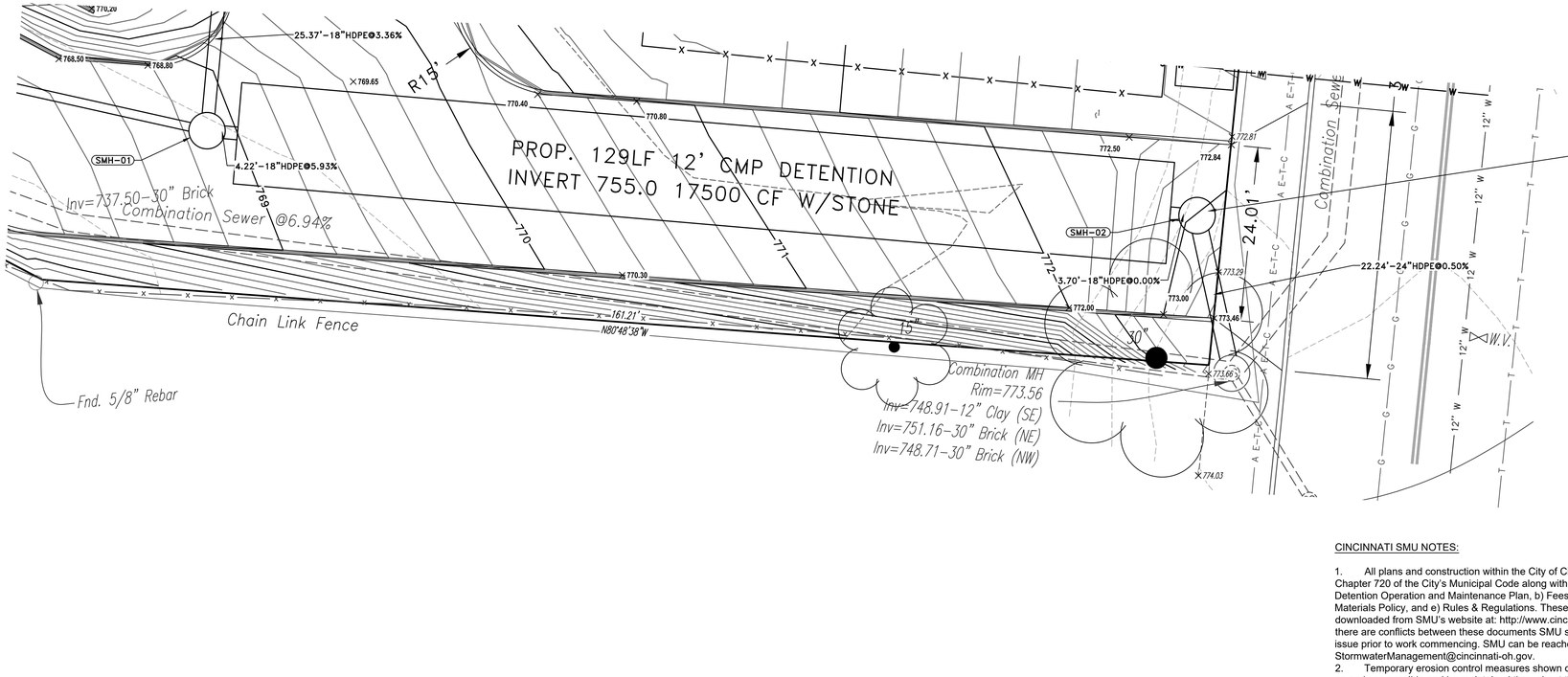
Scale: 1" = 20' (22x34)
1" = 40' (11x17)

Date: 10/9/24

SHEET 5 OF 13

C105

Project No.
24012A-61



OUTLET STRUCTURE:

OUTLET STRUCTURE INCLUDES WEIR WALL AND 4" ORIFICE AT 755.00 ELEVATION.

WEIR WALL SPILLWAY AT 767.00 ELEV.

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/MS25
- APPROX. LINEAR FOOTAGE = 129 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = N/A
- PIPE STORAGE VOLUME = 14,590 CF
- BACKFILL STORAGE VOLUME = 2,967 CF
- TOTAL STORAGE PROVIDED = 17,557 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 144"
- CORRUGATION = 5x1
- GAGE = 14
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 36"

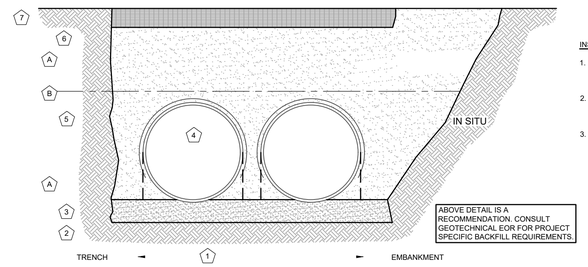
BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION® JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"-6" MINIMUM STONE DEPTH ROUGHLY SHAPPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPERATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

CINCINNATI SMU NOTES:

1. All plans and construction within the City of Cincinnati shall comply with Chapter 720 of the City's Municipal Code along with the latest editions of SMU's: a) Detention Operation and Maintenance Plan, b) Fees, c) Standard Drawings, d) Pipe Materials Policy, and e) Rules & Regulations. These documents can be downloaded from SMU's website at: http://www.cincinnati oh.gov/stormwater/. If there are conflicts between these documents SMU shall be contacted to resolve the issue prior to work commencing. SMU can be reached at 513-591-7746 or StormwaterManagement@cincinnati-oh.gov.
2. Temporary erosion control measures shown on the plans shall be installed as early as possible and be maintained throughout the project.
3. A National Pollutant Discharge Elimination System (NPDES)/Municipal Separate Storm Sewer System (MS4) permit is required if the total land disturbance will be equal to or greater than one acre in a storm only sewer and/or if discharging to a creek. A copy of the permit must accompany the request for approval of the plan.
4. SMU does not allow two-piece castings or slab top manholes and only reinforced concrete pipe (RCP) or ductile iron pipe (DIP) is permitted within an easement or right of-way.
5. SMU does not allow any drainage structures within 5 feet of a driveway.
6. All public storm drainage construction and materials shall be in accordance with latest edition of the Ohio Department of Transportation (ODOT) Construction and Material Specifications, and with the latest edition of the City of Cincinnati Supplement to the ODOT Construction and Material Specifications. If there is a conflict between the governing specifications the most stringent shall be used. SMU shall be contacted to resolve any discrepancies prior to work commencing. SMU can be reached at 513-591-7746 or StormwaterManagement@cincinnati-oh.gov.
7. The owners of all properties shown on this improvement plan shall be subject to all applicable sewer mainline inspection fees, service charges, assessments, tap-in charges or other fees, which have been established by City Council, City of Cincinnati.
8. All work done on stormwater infrastructure within the City of Cincinnati must be done by a contractor who is an approved sewer tapper properly licensed and bonded through the Metropolitan Sewer District of Greater Cincinnati.
9. A stormwater tap permit is required for each building. Bond or final acceptance of the main line is required prior to issuance of a tap permit. A sketch shall be submitted by the plumber, which shall show the elevation and location of the stormwater tap with respect to the nearest storm manhole. A request for application can be sent to stormwaterManagement@cincinnati-oh.gov.
10. All public stormwater infrastructure that is being tapped into must be cored, and inspected as part of the Tap Permit Process.
11. All stormwater infrastructure within this development is to be private and maintained by the owner(s).
12. Stormwater infrastructure construction must commence within 12 months and be completed within 36 months of the date of approval shown hereon or these plans become void.
13. Near the completion of work on all stormwater infrastructure, the owner shall request CAGIS IDs from SMU. Upon completion of the work using said IDs the owner shall close circuit televise (CCTV) the public stormwater mainlines as well as provide digital photographs of the lines and structures. The CCTV shall be Pipeline Assessment Certification Program (PACP)-compliant and submitted to SMU for approval.
14. FINAL ACCEPTANCE: In order for SMU to grant final acceptance the following must be supplied:

a. As-built drawings with accurate locations, descriptions, and quantities of the installed materials

b. The survey is to be based on the Ohio State Plane Coordinate System and the Benchmarks used in the approved plans.

c. The survey must include the following information:
- Final locations (N,E) of all new/altered stormwater structures.
- Final Inverts and Top elevations of all new/altered stormwater structures.
- Final slopes, pipe diameters and materials of all new/altered stormwater lines.
- Where applicable, topography of detention/retention basins.

d. Final cleaning and inspection by the owner of the infrastructure must be completed and without conflicts.

15. SMU reserves the right to refuse ownership on behalf of the City.
16. Shop drawings for all Stormwater structures shall be submitted to SMU for review before delivery onsite

SITE PREPARATION DRAINAGE:

PRE-REDEVELOPMENT:
2.6 AC., C=0.30

POST-REDEVELOPMENT:
2.60 AC., C=0.90

PEAK PIPE FLOW
TIME OF CONC. = 10 MIN
I=5.45 IN/HR (10-YR)
I=6.30 IN/HR (25-YR)
10-YR PEAK FLOW = 12.75 CFS
25-YR PEAK FLOW = 14.72 CFS

DETENTION:

2.6 ACRES TO DETENTION C=0.9

STORM DURATION = 1 HR
I=2.03 IN/HR (10-YR)
I=2.42 IN/HR (25-YR)
PRE-DEV 10-YR Q1 = 2.6*2.03*.4
Q1 = 1.58 CFS
POST-DEV 25-YR Q2 = 2.6*2.42*.9
Q2 = 5.66 CFS

STORAGE VOLUME
S=(Q2*3600)*(1-Q1/Q2)*1.15

DETENTION SIZE REQ.'D
S = 16,900 CF

DET. OUTLET CAPACITY: 24" @ 0.5% = 16 CFS

DETENTION 25-YR PERFORMANCE:

PEAK TO DET.=	5.71 CFS
Q ALLOW =	1.58 CFS
Q DET. =	1.45 CFS (4" ORIF. CHECK)
STORAGE =	16,705 CF (17,000 AVAIL)
ELEV. =	767.03'

SEE HYDROCAD CALCS.

MINOR CONTOUR INTERVAL = 0.2'
MAJOR CONTOUR INTERVAL = 1.0'

20 10 0 40
20 60

GRAPHIC SCALE 1" = 20' (Full Size 22x34)
GRAPHIC SCALE 1" = 40' (Half Size 11x17)

NORTH

INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE SUITE 202-A WEST CHESTER, OH 45069 (513) 671-8144

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

DETENTION BASIN

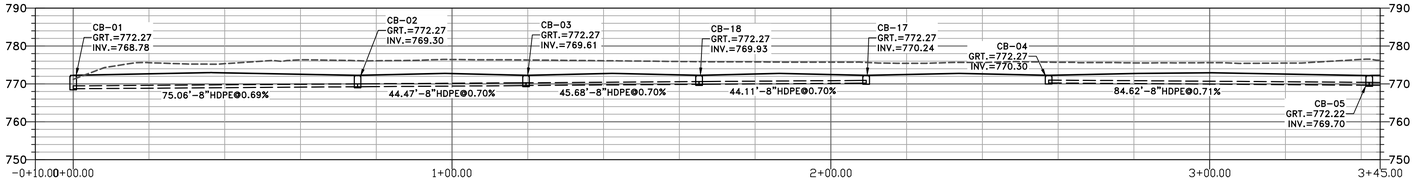
Scale: 1" = 20' (22x34) 1" = 40' (11x17)

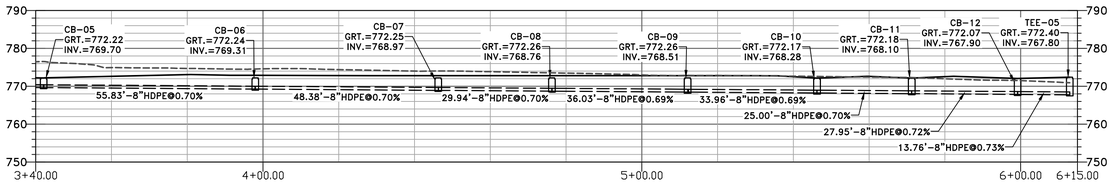
Date: 10/9/24

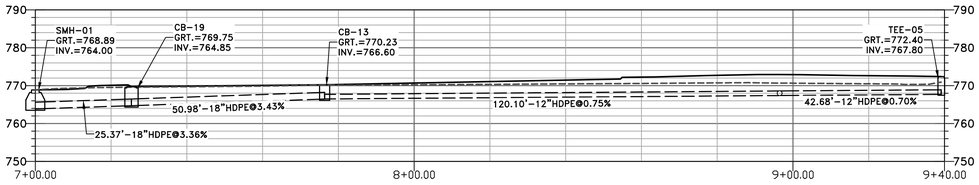
SHEET 7 OF 13

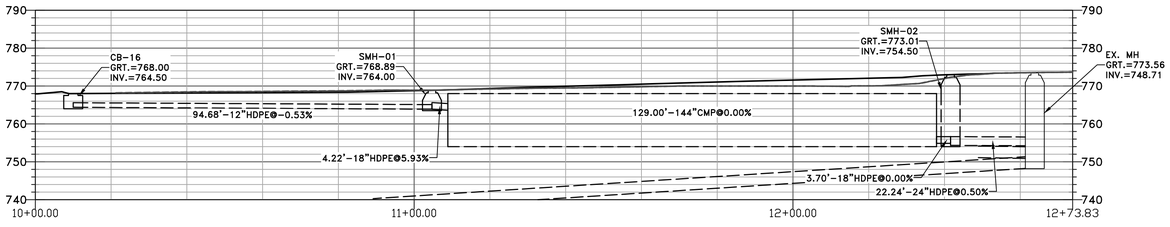
C107

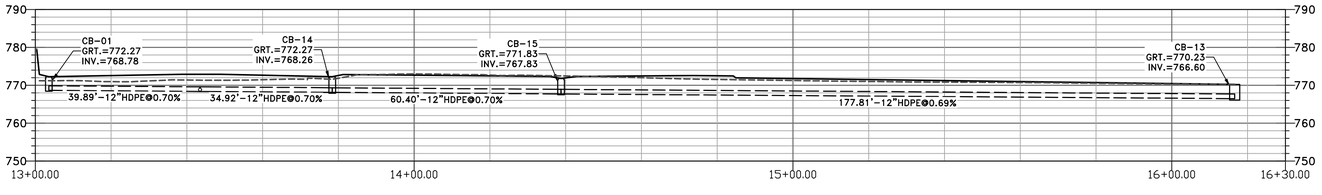
Project No. 24012A-61











8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144

INFRASTRUCTURE
DEVELOPMENT
ENGINEERING

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO

PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

PIPE PROFILE

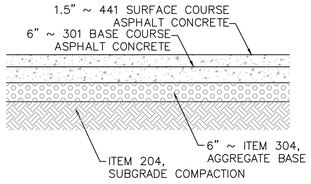
Scale: 1" = 20'

Date: 10/9/24

SHEET 8 OF 13

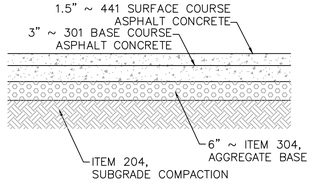
C108

Project No.
24012A-61



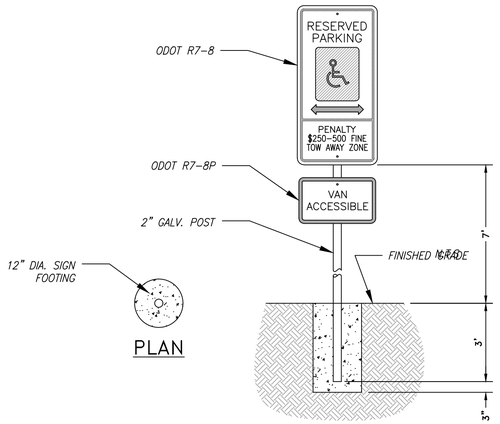
HEAVY ASPHALT PAVEMENT

DRIVES



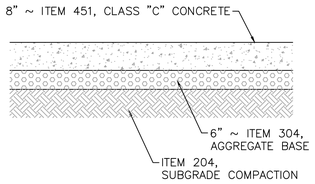
STD. ASPHALT PAVEMENT

PARKING

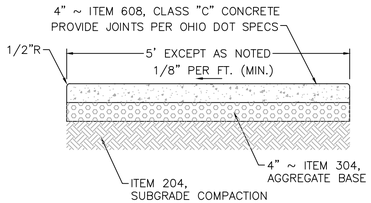


ADA SIGNAGE
VAN ACCESSIBLE PLACKERED

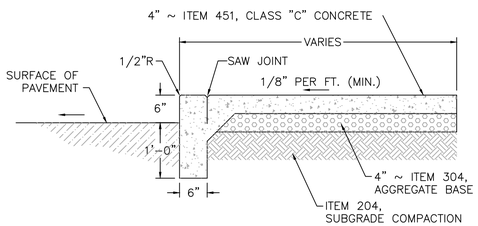
N.T.S



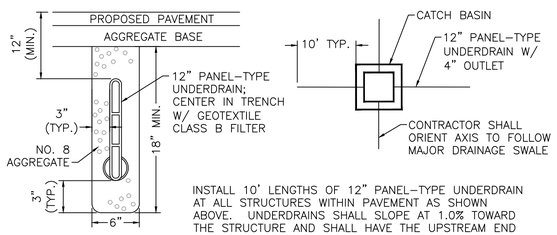
CONCRETE PAVEMENT
& GENERIC CONC. PADS



CONCRETE SIDEWALK

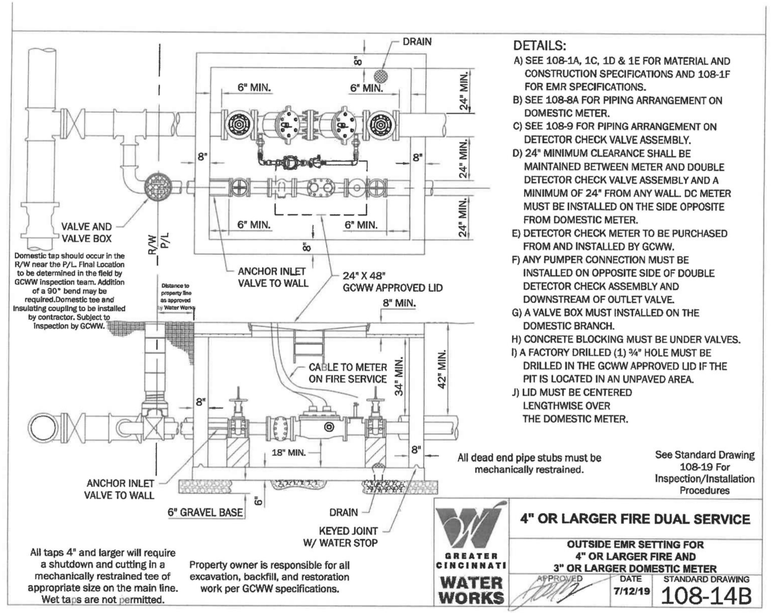


INTEGRAL CURB AND WALK



INSTALL 10' LENGTHS OF 12" PANEL-TYPE UNDERDRAIN AT ALL STRUCTURES WITHIN PAVEMENT AS SHOWN ABOVE. UNDERDRAINS SHALL SLOPE AT 1.0% TOWARD THE STRUCTURE AND SHALL HAVE THE UPSTREAM END PLUGGED. UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION.

CATCH BASIN FINGER DRAINS



Domestic tap should occur in the R/W near the P/L. Final Location to be determined in the field by GCWW Inspection team. Addition of a 90° bend may be required.Domestic tee and insulating coupling to be installed by contractor. Subject to Inspection by GCWW.

Distance to property line as approved by Water Works

DETAILS:

A) SEE 108-1A, 1C, 1D & 1E FOR MATERIAL AND CONSTRUCTION SPECIFICATIONS AND 108-1F FOR EMR SPECIFICATIONS.
B) SEE 108-8A FOR PIPING ARRANGEMENT ON DOMESTIC METER.
C) SEE 108-9 FOR PIPING ARRANGEMENT ON DETECTOR CHECK VALVE ASSEMBLY.
D) 24" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN METER AND DOUBLE DETECTOR CHECK VALVE ASSEMBLY AND A MINIMUM OF 24" FROM ANY WALL. DC METER MUST BE INSTALLED ON THE SIDE OPPOSITE FROM DOMESTIC METER.
E) DETECTOR CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GCWW.
F) ANY PUMPER CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DOUBLE DETECTOR CHECK ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
G) A VALVE BOX MUST INSTALLED ON THE DOMESTIC BRANCH.
H) CONCRETE BLOCKING MUST BE UNDER VALVES.
I) A FACTORY DRILLED (1) ¾" HOLE MUST BE DRILLED IN THE GCWW APPROVED LID IF THE PIT IS LOCATED IN AN UNPAVED AREA.
J) LID MUST BE CENTERED LENGTHWISE OVER THE DOMESTIC METER.

All taps 4" and larger will require a shutdown and cutting in a mechanically restrained tee of appropriate size on the main line. Wet taps are not permitted.

Property owner is responsible for all excavation, backfill, and restoration work per GCWW specifications.

All dead end pipe stubs must be mechanically restrained.

See Standard Drawing 108-19 For Inspection/Installation Procedures

GREATER CINCINNATI WATER WORKS

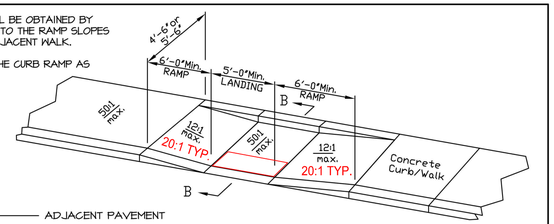
4" OR LARGER FIRE DUAL SERVICE

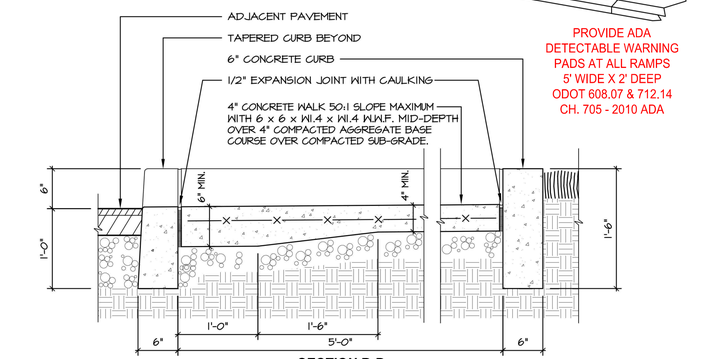
OUTSIDE EMR SETTING FOR 4" OR LARGER FIRE AND 3" OR LARGER DOMESTIC METER

APPROVED | DATE 7/12/19 | STANDARD DRAWING 108-14B

SURFACE TEXTURE: TEXTURE SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN ADJACENT WALK.

JOINTS: SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS.





PROVIDE ADA DETECTABLE WARNING PADS AT ALL RAMPS 5' WIDE X 2' DEEP ODOT 608.07 & 712.14 CH. 705 - 2010 ADA

SECTION B-B

F1 | HANDICAP CURB RAMP DETAIL

INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE SUITE 202-A WEST CHESTER, OH 45069 (513) 671-8144

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

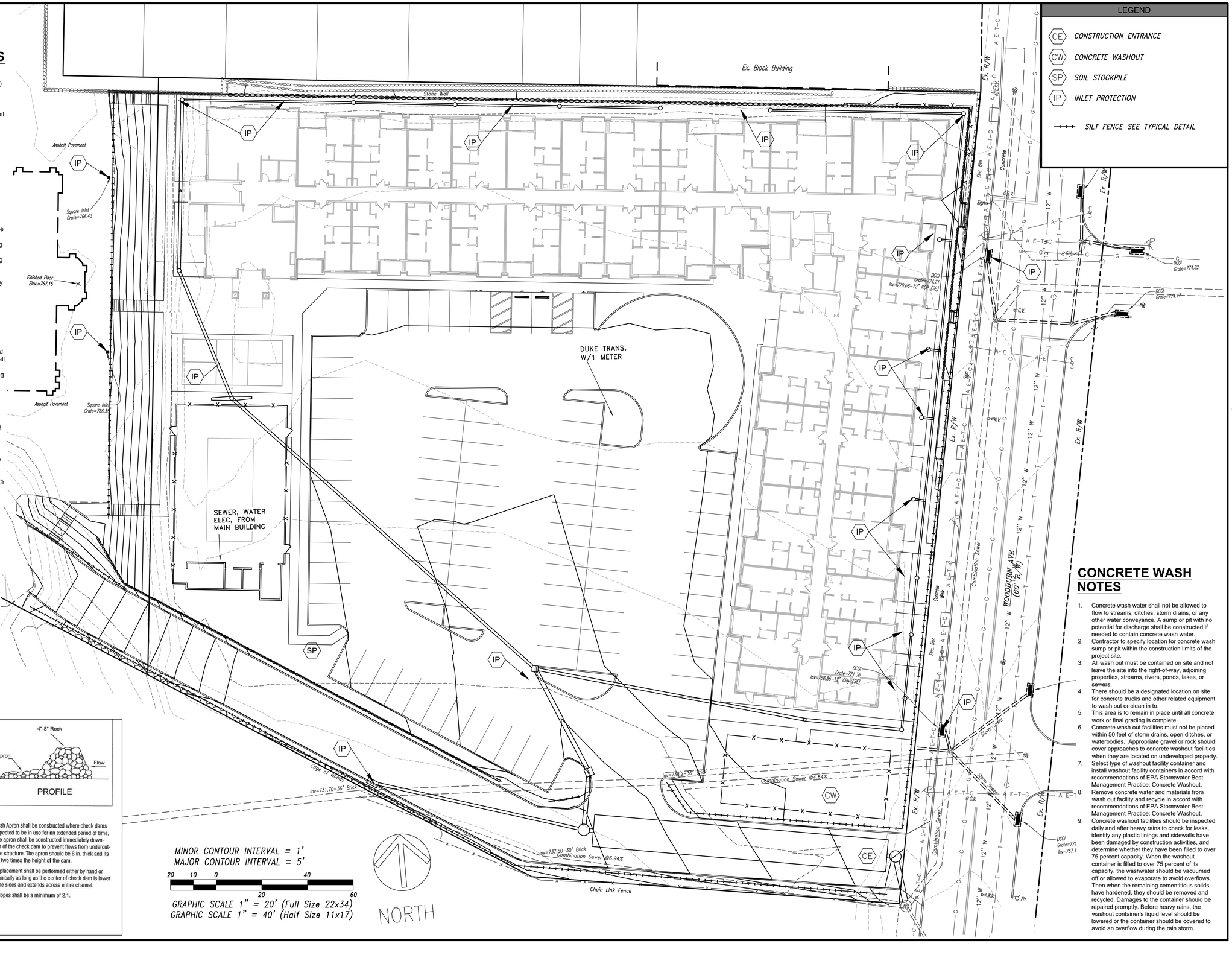
THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

SITE DETAILS

Scale: NTS
Date: 10/9/24
SHEET 9 OF 11
C109
Project No.
24012A-61

EROSION CONTROL NOTES

1. See Sheet C105 for Proposed Grading Plan
2. See Sheet C113 for Erosion & Sediment Control (ESC) Notes & Details
3. Maintenance of Erosion and Sediment Controls must reflect the timelines on Part III.G.2.i (inspections) on page 26 of 27 of the OEPA Construction General Permit for when practices require repair and maintenance, when practices fail to provide their intended function and when practices depicted on the SWPPP are not installed. This note supercedes any discrepancies created by notes on C116 related to maintenance and inspections.
4. Temporary erosion, sediment and debris control must be provided for at all catch basins, inlets and the inlet side of all new pipe openings, or equal.
5. Temporary erosion, sediment and debris control must be provided for at the outlet ditch, swale, watercourse or pipe. See approved plans for any other specific locations.
6. In addition to any temporary erosion, sediment, and debris control details and notes shown on the plans, the developer shall construct temporary sediment basins, earth dikes, temporary or permanent seeding, mulching and/or mulch netting or any other generally accepted methods to prevent erosion, mud and debris from being deposited on other property, on newly constructed or existing roads, or into existing sewers or new sewers within the development. The developer shall continually monitor the construction progress and make any necessary temporary adjustments to maintain this control. Consideration should also be given to the "Dikes & Slope Protection" and "Sediment Basins and Dams" shown on Std. Drawing. MC-11 for use in temporary erosion, mud and debris control.
7. Non-Sediment Pollution BMPs: No hazardous substances, solid or liquid waste, including building materials and concrete wash water, shall be discharged from the site. All necessary and appropriate BMPs shall be implemented to prevent the dischrage of pollutants.
8. For disturbed areas within 50 feet of a stream remaining dormant for over 14 days, provide temporary erosion controls within 2 days.
9. For disturbed areas over 50 feet of a stream remaining dormant for over 14 days, provide temporary erosion controls within 7 days.
10. For disturbed areas that will be left idle over winter, provide temporary erosion controls prior to the onset of winter weather.
11. Sediment control devices must be implemented for all areas remaining disturbed for over 14 days.
12. Sediment storage zone must be cleaned out once 50% capacity is reached and prior to conversion to post-construction BMP.
13. All waste generated during construction will comply with applicable state or local waste disposal requirements.

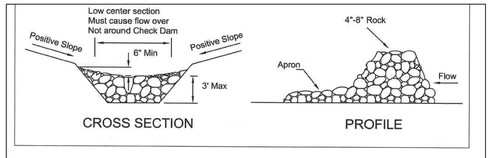


MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

20 10 0 40 20 60

GRAPHIC SCALE 1" = 20' (Full Size 22x34)
GRAPHIC SCALE 1" = 40' (Half Size 11x17)

NORTH



1. The check dam shall be constructed of 4-8 inch diameter stone, placed so that it completely covers the width of the channel. ODOT Type D stone is acceptable, but should be underlain with a gravel filter consisting of ODOT No. 3 or 4 or suitable filter fabric.
2. Maximum height of check dam shall not exceed 3.0 feet.
3. The midpoint of the rock check dam shall be a minimum of 6 inches lower than the sides in order to direct across the center and away from the channel sides.
4. The base of the check dam shall be entrenched approximately 6 inches.
5. Spacing of check dams shall be in a manner such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.
6. A Splash Apron shall be constructed where check dams are expected to be in use for an extended period of time, a stone apron shall be constructed immediately downstream of the check dam to prevent flows from undercutting the structure. The apron should be 6 in. thick and its length two times the height of the dam.
7. Stone placement shall be performed either by hand or mechanically as long as the center of check dam is lower than the sides and extends across entire channel.
8. Side slopes shall be a minimum of 2:1.

LEGEND

- CE — CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT
- SP — SOIL STOCKPILE
- IP — INLET PROTECTION
- SILT FENCE SEE TYPICAL DETAIL

CONCRETE WASH NOTES

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water.
2. Contractor to specify location for concrete wash sump or pit within the construction limits of the project site.
3. All wash out must be contained on site and not leave the site into the right-of-way, adjoining properties, streams, rivers, ponds, lakes, or sewers.
4. There should be a designated location on site for concrete trucks and other related equipment to wash out or clean in to.
5. This area is to remain in place until all concrete work or final grading is complete.
6. Concrete wash out facilities must not be placed within 50 feet of storm drains, open ditches, or waterbodies. Appropriate gravel or rock should cover approaches to concrete washout facilities when they are located on undeveloped property.
7. Select type of washout facility container and install washout facility containers in accord with recommendations of EPA Stormwater Best Management Practice: Concrete Washout.
8. Remove concrete water and materials from wash out facility and recycle in accord with recommendations of EPA Stormwater Best Management Practice: Concrete Washout.
9. Concrete washout facilities should be inspected daily and after heavy rains to check for leaks, identify any plastic linings and sidewalls have been damaged by construction activities, and determine whether they have been filled to over 75 percent capacity. When the washout container is filled to over 75 percent of its capacity, the washwater should be vacuumed off or allowed to evaporate to avoid overflows. Then when the remaining cementitious solids have hardened, they should be removed and recycled. Damages to the container should be repaired promptly. Before heavy rains, the washout container's liquid level should be lowered or the container should be covered to avoid an overflow during the rain storm.

INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

EROSION CONTROL (ESC) PLAN

Scale: 1" = 20' (22x34)
1" = 40' (11x17)

Date: 10/9/24

SHEET 12 OF 13

C112

Project No. 24012A-61

CONSTRUCTION SEQUENCE

1. PRE-CONSTRUCTION MEETING TO REVIEW THE PLAN AND CONSTRUCTION SEQUENCING BEFORE EARTHWORK IS PERMITTED.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S) FOR CONSTRUCTION TRAFFIC. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXITING TRAFFIC, TEMPORARY WATER STORAGE TANKS WITH HOSES SHALL BE PROVIDED AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE TIRES SHALL BE WASHED BEFORE EXITING ON PUBLIC ROADS. SILT FROM THIS WASHING OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASHWATER IS ALLOWED TO BE DISCHARGED OFFSITE.
3. DUST ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
4. INSTALL PERIMETER EROSION CONTROL MEASURES. INITIAL CLEARING AND GRUBBING TO GAIN ACCESS, AND INSTALLATION OF SILT FENCE, AS SHOWN ON PLANS, WITHIN SEVEN (7) DAYS OF CLEARING AND GRUBBING. INSTALL PERIMETER FILTER FABRIC FENCE AND BEGIN CLEARING & GRUBBING. EXERCISE CARE NOT TO DAMAGE VALUABLE TREES OR DISTURB DESIGNATED BUFFER ZONES.
5. PERFORM CLEARING, GRUBBING, AND TOPSOIL STOCKPILING AS REQUIRED. CONSTRUCT ALL SEDIMENT BASINS, TRAPS, AND DIVERSIONS WITHIN 7 DAYS OF FIRST GRUBBING. INSTALL TREE PROTECTION FENCE IMMEDIATELY AFTER TREE CLEARING IS COMPLETE. CONTINUE LAND CLEARING AND GRADING WITH KEY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. ONCE A SCHEDULED DEVELOPMENT AREA IS CLEARED, GRADING SHOULD FOLLOW IMMEDIATELY SO THAT PROTECTIVE GROUND COVER CAN BE REESTABLISHED QUICKLY. DO NOT LEAVE ANY AREA BARE AND EXPOSED FOR EXTENDED PERIODS. LEAVE ADJOINING AREAS PLANNED FOR DEVELOPMENT, OR TO BE USED FOR BORROW OR DISPOSAL, UNDISTURBED FOR AS LONG AS POSSIBLE TO SERVE AS NATURAL BUFFER ZONES.
6. IMMEDIATELY AFTER LAND CLEARING, APPLY SURFACE STABILIZATION ON GRADED AND OTHER DISTURBED AREAS. STABILIZE ANY DISTURBED AREA WITHIN 2 DAYS WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 21 DAYS BY TEMPORARY SEEDING AND/OR MULCHING OR BY OTHER SUITABLE MEANS. INSTALL PERMANENT STABILIZATION MEASURES IMMEDIATELY AFTER FINAL GRADING. TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY IF WEATHER CONDITIONS DETERIORATE, WITH PERMANENT MEASURES DELAYED TEMPORARILY.
7. DURING EMBANKMENT OPERATIONS, TEMPORARY DIVERSION DITCHES/BERMS AND TEMPORARY SLOPE DRAINS SHOULD BE INSTALLED AT THE TOP OF THE SLOPE TO MINIMIZE EROSION OF THE FILL FACE.
8. BEGIN SITE GRADING OPERATIONS AND CONSTRUCTION. INSTALL INLET PROTECTION FOR STORM DRAINS AS SOON AS THE DRAIN IS FUNCTIONAL TO TRAP SEDIMENT ON-SITE IN SHALLOW POOLS AND TO ALLOW FLOOD FLOWS TO SAFELY ENTER THE STORM DRAINAGE SYSTEM.
9. INSTALL ALL STORM SEWER PIPES AND UNDERGROUND UTILITY LINES AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL MEASURES TO ELIMINATE SILTATION FROM ENTERING PIPE SYSTEMS.
10. WHEN APPLICABLE, INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
11. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE. IF APPLICABLE, NOTE THAT EROSION CONTROL AROUND INLETS CANNOT BE REMOVED UNTIL PAVING OPERATIONS ARE COMPLETE.
12. INSTALL FINAL PAVEMENT AS SHOWN ON THE PLANS.
13. CARRY OUT FINAL GRADING, SEEDING, AND PLANTING. LANDSCAPING AND FINAL STABILIZATION IS THE LAST MAJOR CONSTRUCTION PHASE. ALL DISTURBED AREAS SHOULD HAVE PERMANENT MEASURES APPLIED WITHIN THIRTY (30) DAYS OF FINISHING FINAL GRADE. ALL TEMPORARY STRUCTURES SHOULD BE REMOVED AFTER PERMANENT STRUCTURES ARE IN PLACE AND STABILIZED. BORROW/DISPOSAL AREAS SHOULD BE PERMANENTLY VEGETATED OR OTHERWISE STABILIZED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
14. INSPECT STORM SEWERS PRIOR TO TURNOVER. REMOVE SEDIMENT AS NECESSARY.
15. REGULAR MAINTENANCE INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES. MAINTENANCE: THE CONTRACTOR SHALL PLACE ALL SEDIMENTATION AND EROSION CONTROL FEATURES PRIOR TO STARTING CONSTRUCTION OPERATIONS IN A PARTICULAR AREA. IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF A BARRIER DURING CONSTRUCTION TO FACILITATE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES, IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE STRUCTURE OR FEATURE AT NO ADDITIONAL COST TO THE OWNER.
16. PRE-WINTER STABILIZATION MEETING IF PROJECT IS TO BE THROUGH THE WINTER.

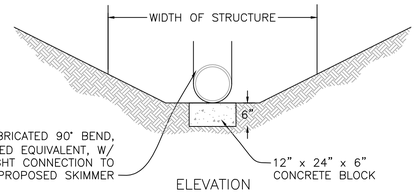
EROSION CONTROL NOTES

1. ALL PROPERTIES ADJACENT TO THE AREAS OF SOIL-DISTURBING ACTIVITY, INCLUDING BUT NOT LIMITED TO PRIVATE PROPERTIES, NATURAL AND ARTIFICIAL WATERWAYS, WETLANDS, STORM SEWERS AND PUBLIC LANDS, SHALL BE PROTECTED, TO THE MAXIMUM EXTENT PRACTICABLE, FROM SOIL EROSION AND SEDIMENT RUNOFF AND DRAINAGE.
2. CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PRACTICES USED TO SATISFY THIS REQUIREMENT SHALL CONFORM, AS A MINIMUM, TO STATE OF OHIO STANDARDS AS SET FORTH IN THE MOST CURRENT EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL, DEFINED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF SOIL AND WATER CONSERVATION AND NATURAL RESOURCE CONSERVATION SERVICE AND SHALL CONFORM TO THE MOST CURRENT OHIO ENVIRONMENTAL PROTECTION AGENCY, OHIO REVISED CODE CHAPTER 6111 REQUIREMENTS.
3. EROSION AND SEDIMENT CONTROL PLAN APPROVALS ISSUED IN ACCORDANCE WITH THESE RULES DO NOT RELIEVE THE OWNER OF RESPONSIBILITY FOR OBTAINING ALL OTHER NECESSARY PERMITS AND/OR APPROVALS FROM FEDERAL, STATE, AND/OR COUNTY AGENCIES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY STATE AND LOCAL OFFICIALS. IF REQUIREMENTS VARY, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
4. EROSION AND SEDIMENT CONTROL PRACTICES AT THE SITE AND AS IDENTIFIED IN THIS PLAN SHALL COMPLY WITH THE FOLLOWING:

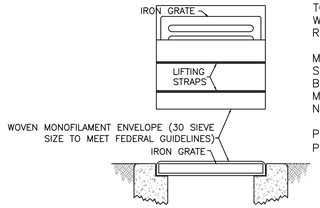
A. RESERVED
B. LIMITS TO CLEARING AND GRADING, AS SHOWN ON THESE PLANS, SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE, FLAGGING, FENCING ETC.
C. INSTALL EROSION AND SEDIMENT PERIMETER CONTROLS AS A FIRST ACTION OF CONSTRUCTION AS SPECIFIED BY CONSTRUCTION SEQUENCE. THIS SHALL INCLUDE AND IS NOT LIMITED TO PROTECTIVE BMP'S FOR STREAM CORRIDORS AND CROSSINGS, WETLANDS, SITE ENTRANCE, SEDIMENT TRAPS AND BASINS, BARRIERS, AND DIVERSION DIKES.
D. CONCENTRATED STORM WATER RUNOFF SHALL PASS THROUGH A SEDIMENT CONTROL DEVICE BEFORE EXITING THE SITE BOUNDARIES. CONCENTRATED RUNOFF FROM BARE SOIL AREAS SHALL BE DIVERTED INTO A SETTLING POND OR SEDIMENT CONTROL STRUCTURE, OR OTHER APPROVED SEDIMENT BARRIER BEFORE LEAVING THE SITE.
E. EARTHEN STRUCTURES SUCH AS DAMS, BASINS, STREAM MODIFICATIONS AND WATER DIVERSIONS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS OF THE COMPLETION OF INSTALLATION. DAMS SHALL CONFORM TO THE OHIO DAM LAWS (ORC 1521.06).
F. CRITICAL AREAS WITHIN 50 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISTURBANCE IF AREA WILL REMAIN INACTIVE FOR SEVEN (7) DAYS OR LONGER. CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THE 50 FOOT BUFFER AREAS. IF AN ACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLES REPEATEDLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS IN THE RAINWATER & LAND DEVELOPMENT MANUAL. CONSTRUCTION OF BRIDGES, CULVERTS OR SEDIMENT CONTROL STRUCTURES SHALL NOT PLACE SOIL, DEBRIS AND OTHER FINE PARTICULATE MATERIAL INTO OR CLOSE TO THE WATER RESOURCE IN SUCH A MANNER THAT IT MAY SLOUGH, SLIP OR ERODE.
G. STORM SEWER INLETS SHALL BE PROTECTED SO THAT SEDIMENT-LADEN RUNOFF WILL NOT ENTER THE STORM SEWER SYSTEM WITHOUT FIRST BEING FILTERED AND/OR TREATED.
H. TEMPORARY SOIL STABILIZATION SHALL OCCUR WITHIN SEVEN (7) DAYS AFTER ROUGH GRADING IF THE AREA WILL REMAIN IDLE LONGER THAN TWENTY-ONE (21) DAYS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. PERMANENT VEGETATION IS A GROUND COVER DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.
I. SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED WITHIN CRITICAL AREAS NEAR STREAMS OR WETLANDS, OR IF SEDIMENT FROM STOCKPILES WILL OTHERWISE LEAVE THE SITE.
J. UNSTABLE SOILS PRONE TO SLIPPING OR SLOUGHING SHALL NOT BE CLEARED, GRADED, EXCAVATED, FILLED OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS PLANNED BY A QUALIFIED PROFESSIONAL ENGINEER AND INSTALLED IN ACCORDANCE WITH THIS PLAN. CUT AND FILL SLOPES SHOULD BE DESIGNED TO MINIMIZE EROSION PROBLEMS. ADEQUATE SLOPE DESIGN INCLUDES USE OF ROUGH SOIL SURFACE ALONG THE FACE OF THE SLOPE, WATER DIVERSION ALONG THE TOP OF THE SLOPE AWAY FROM THE FACE, TERRACES TO REDUCE SLOPE LENGTH, DELIVERY OF CONCENTRATED STORM WATER FLOWS TO THE BASE OF THE SLOPE VIA ADEQUATE CHANNEL OR PIPE, AND DRAINAGE FOR WATER SEEPS IN THE SLOPE THAT ENDANGER SLOPE STABILITY.
K. SOIL SHALL BE REMOVED FROM PAVED SURFACES AND/OR PUBLIC ROADS AT THE END OF EACH DAY IN SUCH A MANNER THAT DOES NOT CREATE OFF-SITE SEDIMENTATION, IN ORDER TO ENSURE SAFETY AND ABATE OFF-SITE SOIL LOSS. COLLECTED SEDIMENTS SHALL BE PLACED IN A STABLE LOCATION ON SITE OR TAKEN OFF-SITE TO A STABLE LOCATION.
L. DISTURBED OR MODIFIED DRAINAGE WAYS SHALL BE STABILIZED. EROSION EFFECTS OF STORM WATER RUNOFF SHALL BE REDUCED BY USING AND/OR MAINTAINING GRASSED SWALES, INFILTRATION STRUCTURES OR WATER DIVERSIONS.
M. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO CONTROLS SHALL BE KEPT ON SITE. THE INSPECTIONS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE CORRECTIVE ACTIONS WERE TAKEN.
N. TRENCHES FOR UNDERGROUND UTILITY LINES AND PIPES SHALL BE TEMPORALLY STABILIZED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN INACTIVE FOR THIRTY (30) DAYS. TRENCH DEWATERING DEVICES SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING, MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED, THESE PROTECTIVE MEASURES SHALL BE REINSTALLED.
O. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF TWENTY-ONE (21) DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN SEVEN (7) DAYS.
P. RESERVED.
Q. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
R. OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD(S) NOTED ON THE PLAN.
S. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL (CURRENT EDITION).
T. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
U. WINTERIZATION - RESERVED.
V. CONCRETE CEMENT IS TO BE TAKEN BACK TO PLANT FOR WASHOUT AND RECYCLING.

EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THESE PLAN MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-DISTURBING ACTIVITY.

SITE DESCRIPTION
A. TOTAL AREA DISTURBED/DEVELOPED - 2.6 ACRES
B. PRE-CONSTRUCTION WEIGHTED C COEFFICIENT - 0.3
POST-CONSTRUCTION WEIGHTED C COEFFICIENT - 0.9
IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 2.6 ACRES
PERCENT SITE IMPERVIOUS - 90%
E. EXISTING SOILS ARE AS IDENTIFIED IN PRELIMINARY GEOTECHNICAL REPORT PROVIDED SEPARATELY.
F. SITE IS CURRENTLY VACANT.
G. UTILITY AND GRADING ACTIVITY TO COMMENCE SPRING 2025 WITH TYPICAL CONSTRUCTION METHODS.
H. RECEIVING STREAM - COMBINED SEWER.



TEMPORARY SEDIMENT CONTROL BARRIER — 3
NOT TO SCALE



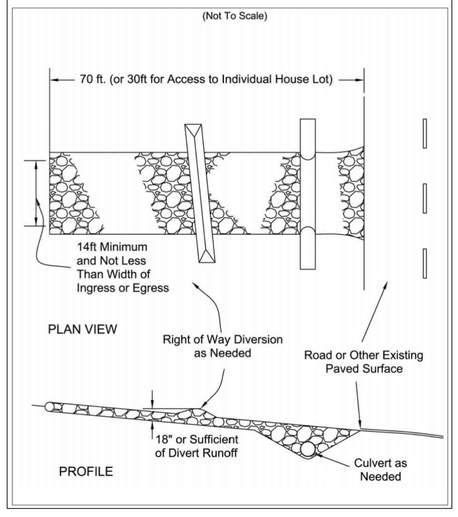
TO INSPECT CATCH BASIN: REMOVE UNIT WITH GRATE INSIDE, INSPECT BASIN AND REPLACE UNIT.

MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

PROVIDE THIS DETAIL OR OTHER APPROVED PROTECTION AT STRUCTURES/INLETS

INLET PROTECTION (PAVEMENT AREAS) — 4
NOT TO SCALE

Specifications for
Construction Entrance



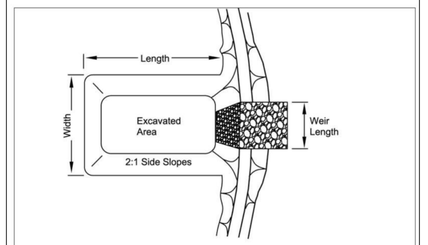
CONSTRUCTION SPECIFICATIONS

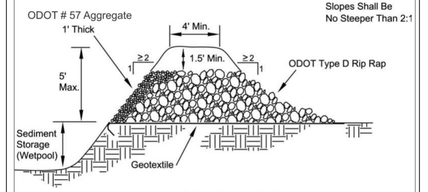
1. STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - AS NEEDED TO STABILIZED HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FEET (EXCEPTION: APPLY 30 FT MINIMUM TO SINGLE RESIDENCE LOTS).
3. THICKNESS - STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH - 14' MINIMUM, BUT NOT LESS THAN FULL WIDTH WHERE INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET OHIO RLD SPECS.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.
9. PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. GROUND USED FOR THE TEMPORARY CONSTRUCTION DRIVE NEEDS TO BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.

TEMPORARY CONSTRUCTION ENTRANCE — 2
NOT TO SCALE

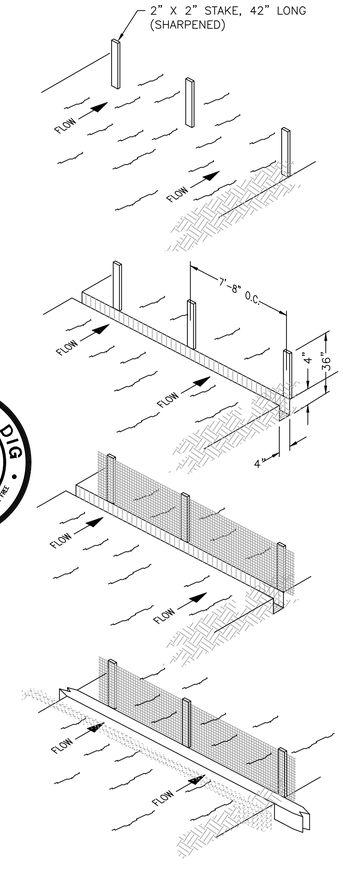
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE, INC.
CALL 800-362-2764
OR DIGGING RATE PLEASE

Sediment Trap





TEMPORARY SEDIMENT CONTROL BARRIER SHALL BE INSTALLED WHERE INDICATED & SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE & PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM TEMPORARY SEDIMENT BASIN BEFORE 40% CAPACITY IS REACHED. UNDER NO CIRCUMSTANCES SHALL TEMPORARY SEDIMENT BASINS BE PUMPED OR DRAINED INTO THE EXISTING DRAINAGE WAY OR EXISTING STORM SYSTEM WITHOUT PROPER FILTERING TO PREVENT SEDIMENT FROM POLLUTING EXISTING DRAINAGE SYSTEMS. ONCE THE SITE IS 80% PERMANENTLY STABILIZED, THE SEDIMENT BARRIER & ACCUMULATED SEDIMENT SHALL BE REMOVED; THE AREA BROUGHT TO FINAL GRADE, SEEDED & MULCHED; & THE HEADWALL/END SECTION RESTORED.



SEDIMENT FENCE — 1
NOT TO SCALE

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36". HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

2. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.

3. POSTS SHALL BE SPACED A MAXIMUM OF 10' APART AT THE BARRIER LOCATION & DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12". WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6'.

4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.

5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2" & SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.

6. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, & 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FABRIC SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

7. WHEN EXTRA STRENGTH FILTER FABRIC & CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.

8. THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.

9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

SILT FENCES & FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE & THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED & SEEDED.

INFRASTRUCTURE DEVELOPMENT ENGINEERING
8890 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144
ide

Designed By: T. FOSTER
Drawn By: M.MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

EROSION CONTROL DETAILS

Scale: NTS
Date: 10/9/24
SHEET 13 OF 13
C113
Project No. 24012A-61

WOODBURN AND NIELSON VIEW NORTHWEST

THE MINGO

December 2024

22156

© 2024 BY: BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

12/12/2024 8:32:52 PM

The Mingo

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

KINGSLEY + CO.
Building to INSPIRE.™

© 2024 BY: BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

WOODBURN AND DEXTER VIEW SOUTHWEST

THE MINGO

December 2024
22156

© 2024 BY: BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

WOODBURN VIEW WEST

THE MINGO

December 2024

22156

The Mingo

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

KINGSLEY + CO. o.
Building to INSPIRE.™

12/12/2024 8:32:52 PM

© 2024 BY: BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

THE MINGO

December 2024
22156

The Mingo

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

KINGSLEY + CO. o.
Building to INSPIRE.™

© 2024 BY: BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

THE MINGO

December 2024

22156

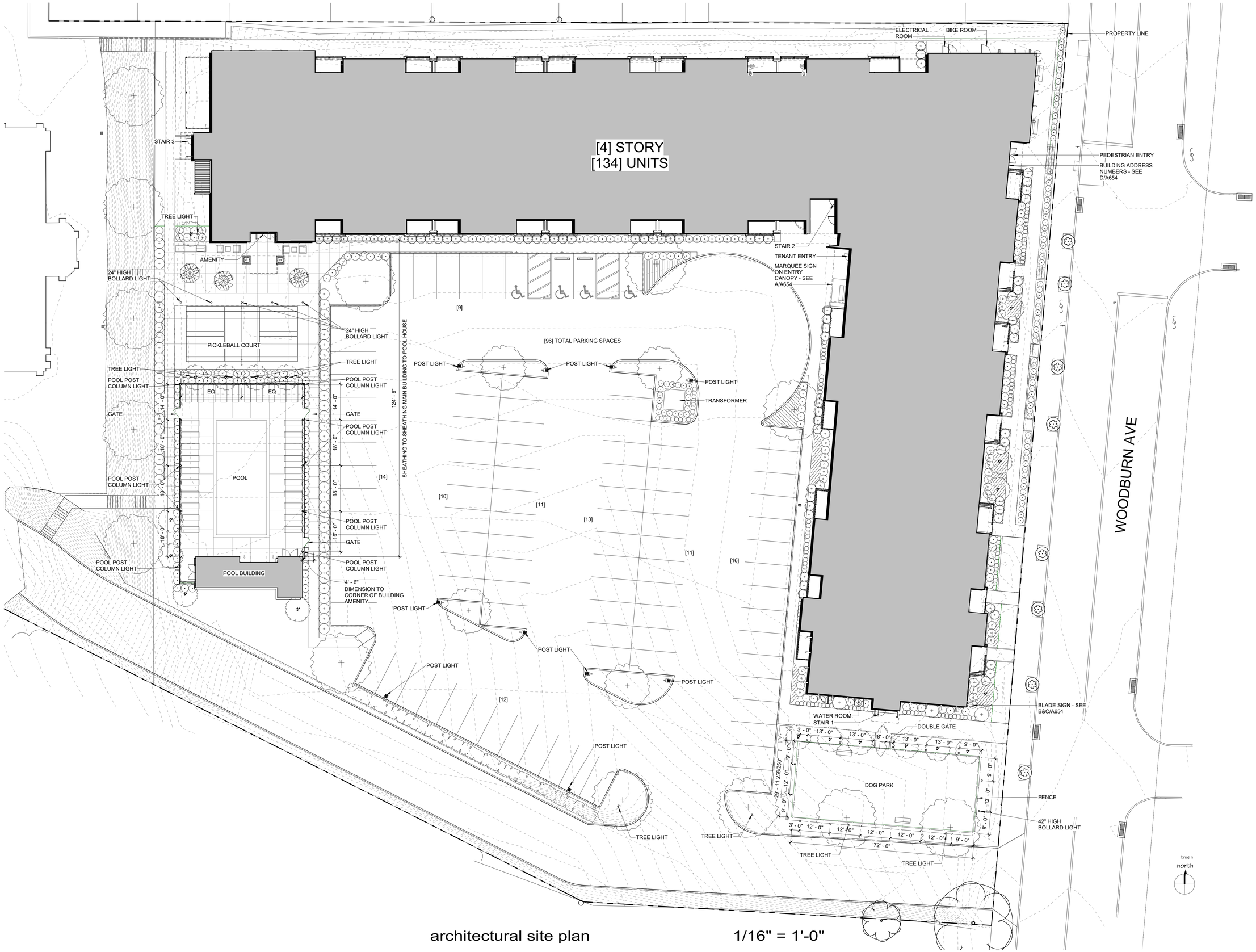
The Mingo

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

KINGSLEY + CO.
Building to INSPIRE.™

12/12/2024 8:32:52 PM

Exhibit E



architectural site plan 1/16" = 1'-0"

THE MINGO

3059 WOODBURN AVE,
CINCINNATI, OH 45206

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/24/2024
PROJECT #: 22156

#	Description	Date

NOT FOR CONSTRUCTION

SITE PLAN

AS101

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

10/29/2024 1:08:48 PM

C:\Users\erajala\Documents\24-22156 The Mingo_Phase 1_Central_erajala6BL3B.rvt

north elevation 1/16" = 1'-0"

west elevation (at stair 3) 1/16" = 1'-0"

south elevation (at parking lot) 1/16" = 1'-0"

west elevation (at parking lot) 1/16" = 1'-0"

south elevation (at stair 1) 1/16" = 1'-0"

east elevation (at Woodburn Ave.) 1/16" = 1'-0"

general notes: elevations

1. ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
2. ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE MANUFACTURER'S DIRECTIVES.
3. ALL EXPOSED CONCRETE MASONRY UNITS OR EXPOSED CONCRETE TO BE PARGED FINISH.
4. ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY ARCHITECT.
5. REFER TO A700 SHEETS FOR WINDOW, DOOR AND STOREFRONT INFORMATION.

material legend

- BRICK MASONRY VENEER - COLOR 1: BLACK
- BRICK MASONRY VENEER - COLOR 1: BUFF WHITE
- FIBER-CEMENT VERTICAL SIDING - COLOR: JAMES HARDIE KHAKI BROWN
- FIBER-CEMENT LAP SIDING 6" EXPOSURE - COLOR 1: JAMES HARDIE IRON GRAY
- FIBER-CEMENT LAP SIDING 6" EXPOSURE - COLOR 1: MAGNOLIA HOME BIRCH TREE
- FIBER-CEMENT LAP SIDING 4" EXPOSURE - COLOR 1: MAGNOLIA HOME RUSTIC ROAD
- FIBER-CEMENT PANEL - COLOR: MAGNOLIA HOME BIRCH TREE

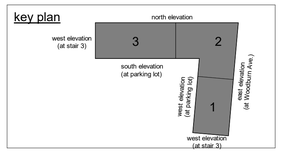
(#) coded notes - exterior elevations

1 BLADE SIGN

keynotes

26.56A EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

key plan



THE MINGO

3059 WOODBURN AVE,
CINCINNATI, OH 45206

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/24/2024
PROJECT #: 22156

#	Description	Date

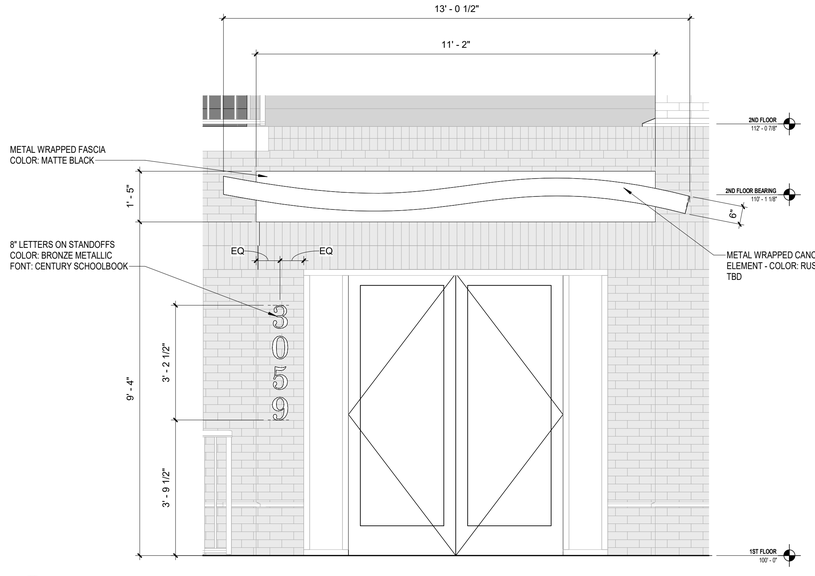
OVERALL EXTERIOR ELEVATIONS

A201

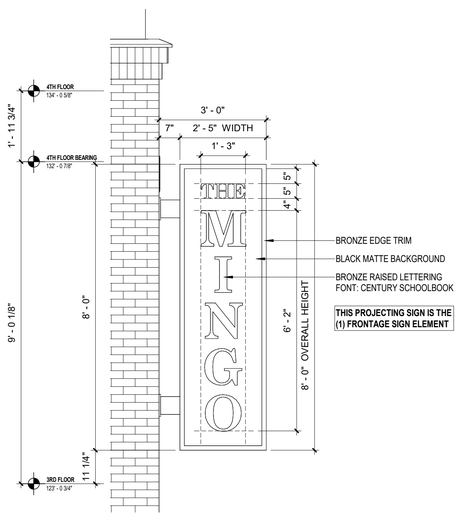
BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

10/29/2024 1:08:45 PM

C:\Users\erajala\Documents\24-22156 The Mingo_Phase 1_Central_erajala5BL3B.rvt



D A654 — east door elevation
1/2" = 1'-0"

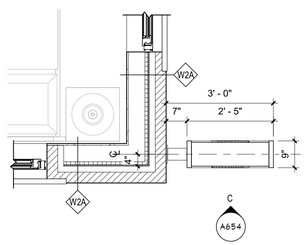


C A654 — projecting blade sign elevation
1/2" = 1'-0"

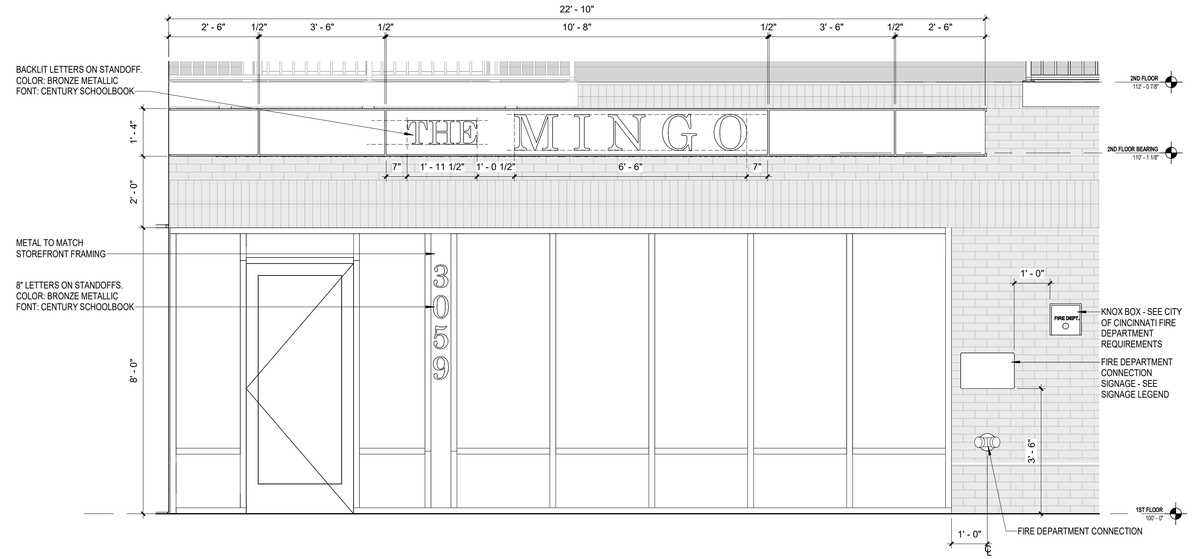
general notes: exterior signage

CITY OF CINCINNATI ZONING
1427-21 MAXIMUM TOTAL SIGN AREA
- THIS SITE FRONTAGE ON ONE STREET - WOODBURN AVE
- ONLY BUILDING SIGNAGE PROVIDED, NO GROUND SIGNAGE

PROVIDED ON FRONTAGE (1) PROJECTING SIGN



B A654 — projecting blade sign plan
1/2" = 1'-0"



A A654 — entry canopy signage elevation
1/2" = 1'-0"

THE MINGO

3059 WOODBURN AVE,
CINCINNATI, OH 45206

© 2024 BY:
BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/24/2024
PROJECT #: 22156

#	Description	Date

EXTERIOR SIGNAGE

A654

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Users\erajala\Documents\24-22156 The Mingo_Phase 1_Central_erajala5BL3B.rvt

10/29/2024 1:08:47 PM

ECS Midwest, LLC

Revised Geotechnical Engineering Report

The Mingo Residential Development Phase I – Woodburn

Hoffman Playground
Cincinnati, Hamilton County, Ohio 45206

ECS Project No. 66:1448R1

June 5, 2024

June 5, 2024

Mr. Chinedum Ndukwe
Kingsley + Co
30 West Third Street, 4th Floor
Cincinnati, Ohio 45202
ck@kingsleyandcompany.com

ECS Project No. 66:1448R1

Reference: Revised Geotechnical Engineering Report
The Mingo Residential Development Phase I – Woodburn
Hoffman Playground
Cincinnati, Hamilton County, Ohio 45206

Dear Mr. Ndukwe:

ECS Midwest, LLC (ECS) has completed the subsurface exploration, laboratory testing, and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed scope of work. This report presents our understanding of the geotechnical aspects of the project along with the results of the field exploration and laboratory testing conducted, and our design and construction recommendations. The report has been reissued to revise the elevations of Borings B-02 and B-05.

It has been our pleasure to be of service to Kingsley + Co during the design phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify subsurface conditions determined for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

ECS Midwest, LLC

Candace J. Lynn, E.I.
Project Manager
clynn@ecslimited.com

Mark J. Carlson, RPG, D.GE, PE, F. ASCE
Senior Principal/Chief Engineer
mcarlson@ecslimited.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 2
2.0 PROJECT INFORMATION 3
2.1 PROJECT LOCATION AND SITE HISTORY 3
2.2 PROPOSED CONSTRUCTION 4
3.0 FIELD EXPLORATION AND LABORATORY TESTING 5
3.1 FIELD EXPLORATION 5
3.1.1 Test Borings 5
3.2 SITE GEOLOGY 5
3.3 SUBSURFACE CHARACTERIZATION 5
3.3.1 Existing Buried Structures 6
3.4 GROUNDWATER OBSERVATIONS 6
3.5 LABORATORY TESTING 7
4.0 DESIGN RECOMMENDATIONS 8
4.1 FOUNDATIONS 8
4.1.1 Aggregate Piers 8
4.2 SLABS ON GRADE 9
4.3 SEISMIC DESIGN CONSIDERATIONS 10
4.4 PAVEMENTS 11
4.5 SITE RETAINING WALLS 14
5.0 SITE CONSTRUCTION RECOMMENDATIONS 16
5.1 SUBGRADE PREPARATION 16
5.1.1 Existing Utilities 16
5.1.2 Stripping and Initial Site Preparation 16
5.1.3 Proofrolling 17
5.1.4 Site Temporary Dewatering 18
5.2 EARTHWORK OPERATIONS 19
5.2.1 Existing Man-Placed Fill 19
5.2.2 Excavation Into Weathered Rock and Rock 19
5.2.3 Engineered Fill 19
5.3 FOUNDATION AND SLAB OBSERVATIONS 23
5.4 UTILITY INSTALLATIONS 24
5.5 GENERAL CONSTRUCTION CONSIDERATIONS 24
6.0 CLOSING 26

APPENDICES

Appendix A – Drawings & Reports

- Site Location Diagram
- Boring Location Plan
- Subsurface Soil Profiles

Appendix B – Field Operations

- Reference Notes for Boring Logs
- Reference Notes for Rock Cores
- Subsurface Exploration Procedure: Standard Penetration Testing (SPT)
- Boring Logs B-01 through B-08

Appendix C – Supplemental Report Documents and Calculations

- Important Information about This Geotechnical-Engineering Report

EXECUTIVE SUMMARY

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Further, our principal recommendations are summarized. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- Based on the provided project documentation, the proposed development consists of a four-story residential building with paved parking and driveway areas.
- Deep undocumented fill soils with varying amounts of deleterious construction debris were encountered to depths of 6 to 28 ½ feet throughout the project site. In some areas, the fill soils exhibited very low shear strengths. Additionally, a buried concrete slab was encountered in one of the soil borings (which is likely an old basement slab).
- The proposed structures should be supported on improved ground such as rammed aggregate piers (RAPs) or Vibrated Stone Columns (VSCs) due to the compressible weak soil below the project site. The piers must extend to bear within the stiff native soil stratum located below the fill soil mass. Very low shear strengths within the soil mass were determined during drilling activities which will provide poor support for the new structure. Maximum net allowable bearing pressures on the order of 3,000 to 5,000 psf on the stiff underlying natural soil can be used for design.
- The building floor slab thickness may be determined based on an assumed modulus of subgrade reaction of 125 pounds per cubic inch (pci), provided the subgrade soils proofroll satisfactorily.
- For pavement design purposes, a California Bearing Ratio (CBR) of 3 should be utilized for compacted natural soil or new engineered fill.

1.0 INTRODUCTION

The purpose of this study was to provide geotechnical information for the design of new foundations, slabs, and pavements for the proposed multi-family residence. The recommendations developed for this report are based on project information supplied by Kingsley + Co.

Our services were provided in accordance with ECS Proposal No. 66:1871R1GP, dated January 9, 2024, as authorized by Mr. Chinedum Ndukwe of Kingsley + Co on March 29, 2024 which includes the Terms and Conditions of Service outlined within our Proposal.

This report contains the procedures and results of our subsurface exploration and laboratory testing programs, review of existing site conditions, engineering analyses, and recommendations for the design and construction of the project.

The report includes the following items:

- A brief review and description of our field and laboratory test procedures and the results of the testing conducted.
- A review of surface topographical features and site conditions.
- A review of area and site geologic conditions.
- A review of subsurface soil/rock stratigraphy with pertinent physical properties.
- Records of the field exploration (test boring logs) prepared in accordance with the standard practice for geotechnical engineering.
- Recommendations for site preparation and construction of compacted fills, including an evaluation of on-site soils for use as compacted fills and identification of potentially unsuitable soils and/or soils exhibiting excessive moisture at the time of sampling.
- Recommended foundation types.
- Recommended seismic Site Class.
- Recommendations for site retaining walls.
- An evaluation of the on-site soil characteristics encountered in the soil borings and suitability of the on-site materials for reuse as engineered fill to support pavements and grade slabs, including compaction requirements and suitable material guidelines.
- General recommendations for pavement design including a recommended design CBR value.
- Evaluation and recommendations relative to groundwater control, including recommendations for pavement underdrains.
- An evaluation of soil and rock excavation issues.
- Slope stability calculations and retaining wall design were not included in these scope-of-services.

2.0 PROJECT INFORMATION

The following information explains our understanding of the planned development, including proposed buildings and related infrastructure. This understanding is based on our review of a set of Architectural Drawings prepared by Berardi + Partners, Inc. (dated December 7, 2023) which were provided by Kingsley + Co.

2.1 PROJECT LOCATION AND SITE HISTORY

The project site is generally located west of the intersection of Woodburn Avenue and Dexter Avenue in Cincinnati, Hamilton County, Ohio. The project site measures approximately 2.2 acres and is currently an existing park (Hoffman Playground). The playground includes a baseball field near the southeast corner and a one-story building near the northeast corner. A sloped concrete retaining wall separates the parking lot of the former school from the playground. The site location is outlined in **blue** in the Figure below and on the Site Location Diagram included in Appendix A:

Site Location Map

ECS reviewed the topographic plan provided in the architectural drawings mentioned above. This topographic plan indicated that the existing grades in the area of the proposed development range from approximate elevations 767 to 777 feet above mean sea level (MSL). ECS also reviewed the historical record of a USGS Topographic Map of the subject region, dated 1898. A comparison of the relatively recent

topographic plan of the area as obtained from the above-noted ESRI Base Map with the historical USGS topographic map indicates that no significant earthwork activities have been performed in the area of the proposed development.

Using *Google Earth, Google Street View,* and the online historical map viewer maintained by Nationwide Environmental Title Research, LLC (NETR), ECS reviewed aerial photographs of the subject site dated between 1932 and 2023. Based on this review, the existing buildings were constructed prior to 1932. Historical images indicate that a deep swimming pool was located adjacent to the south side of the Hoffman Park building. Several outbuildings were previously located along the border between the existing church building and the playground. The swimming pool and outbuildings were demolished in 2011. It is unknown whether the foundations, slabs, or below-grade portions of these structures were removed. A second baseball field was previously located to the west of the swimming pool and was removed in 2017. A jungle gym located near the northwest corner of the development area was demolished between 2023 and 2024. It appears that no other significant earthwork operations have been performed in the area of the proposed development since 1932.

2.2 PROPOSED CONSTRUCTION

Based on the project information provided by Kingsley + Co, the proposed development will include a four-story, slab-on-grade building encompassing approximately 34,130 square feet in plan with associated parking and drive areas. The parking lot will be located to the south and southwest of the building, with an entrance from Woodburn Avenue at the southeast corner of the site.

ECS understands the following construction related details.

- The finished floor elevation (FFE) of the proposed building has not yet been established. Based on existing site grades, it is anticipated that minimal amounts of earthwork will be required to achieve finished grades.
- Proposed grading for the pavement improvements was not available at the time of this proposal.
- The following loads are estimated for the building:
    - Continuous footings: 5 kips per lineal foot
    - Isolated columns: 250 kips
- Settlement tolerances for this type of construction are assumed to be in the order of about 1 inch total and ½ inch differentially.
- The design traffic counts to be used in the pavement design analysis will be supplied by the Client.
- ECS requested but has not been provided with the succinct design traffic counts to be used in the pavement design analysis. Therefore, it was necessary for ECS to use arbitrarily selected design traffic volumes. Based on similar developments, we estimated a maximum daily traffic volume of 500 automobiles, and truck traffic consisting of 5 daily 18,000-pound equivalent single-axle loads (ESALs) for heavy duty pavement areas, and a maximum daily traffic volume of 200 automobiles, and truck traffic consisting of 2 daily 18,000-pound ESALs for light duty pavement areas.

If our understanding of the proposed project is inaccurate or the design changes, please contact ECS immediately so we can review (and revise, if necessary) the recommendations provided herein.

3.0 FIELD EXPLORATION AND LABORATORY TESTING

3.1 FIELD EXPLORATION

ECS performed the field exploration with the objective to characterize the subsurface conditions in general geotechnical and geological terms, and to evaluate subsequent field and laboratory data to assist in the determination of geotechnical recommendations.

3.1.1 Test Borings

Our field services included drilling eight (8) soil borings extending to terminal depths of about 16 ½ to 30 feet. Geotechnical exploration procedures employed by ECS are explained in Appendix B, including the insert titled Subsurface Exploration Procedure. The test boring locations were selected by ECS and were established in the field by ECS using a hand-held Global Positioning System (GPS) unit with sub-meter accuracy. The approximate locations are shown on the Boring Location Plan in Appendix A. The ground elevation at each boring location was estimated using the provided topographic survey. The actual elevations at the boring locations should be surveyed prior to final foundation and pavement design.

Central Star Drilling was subcontracted by ECS to perform the drilling services using an all-terrain rig (ATV) and utilizing continuous flight hollow stem augers (HSA). Prior to drilling, ECS contacted the Ohio Utilities Protection Service (OUPS) to clear and mark underground utilities in the vicinity of the project site. ECS also engaged a private utility locator, GPRS, who identified on-site utilities within an approximately 5-foot radius of each soil boring location.

3.2 SITE GEOLOGY

Information obtained from the Quaternary and Bedrock maps of Ohio, both prepared by the Ohio Department of Natural Resources (ODNR), Division of Geological Survey indicates that the surface soils in the area of the subject site are mapped primarily with soils associated with an Illinoian-Age ground moraine. These soils, which are predominantly sands and silts interbedded with silts and silty clays, are characterized as glacial.

3.3 SUBSURFACE CHARACTERIZATION

The following Table provides a generalized characterizations of the soil strata encountered by the soil borings. For more detailed information, please refer to the boring logs and subsurface profile in Appendix B.

GENERALIZED SUBSURFACE STRATIGRAPHY						
Approximate Depth Increment (ft)	**Approximate Elevation (1) (ft, MSL)**	**Stratum No.**	**Soil Description**	**Calibrated Penetrometer Resistance (tsf)**	**SPT (2) N-values (bpf)**	**Natural Moisture Content (%)**
Surface	770 – 773	N/A	3 to 3 ½-inch- thick ASPHALT underlain by 3-inch-thick CONCRETE and/or 4 to 5-inch- thick GRAVEL BASE [Borings B-01 and B-02] 3-inch-thick TOPSOIL [Borings B-03, B-04, B-06, and B-07]	N/A	N/A	N/A
6 – 18 ½	742 ½ – 767	I-A	**Undocumented Fill**: Very Soft to Firm LEAN CLAY with Sand (CL), SANDY LEAN CLAY (CL), SILTY CLAY (CL/ML), or Loose CLAYEY SAND (SC) with varying amounts of **deleterious** construction debris and buried concrete. [Borings B-04, B-06, B-07, and B-08]	0 – ¾	2 – 6	15 – 43
6 – 23 ½	747 ½ – 769 ½	I-B	**Undocumented Fill**: Firm to Very Stiff LEAN CLAY (CL), SANDY LEAN CLAY (CL), LEAN to FAT CLAY (CL/CH), or Medium Dense SAND with Gravel (SP) [Borings B-01, B-02, B-04, B-05, B-06, and B-08]	½ – 3 ½	5 – 19	14 – 27
13 ½ – 30 (end of boring)	741 – 757 ½	II	Stiff to Hard, LEAN CLAY (CL), SANDY LEAN CLAY (CL), or SILTY CLAY (CL/ML) [Borings B-01 through B-08]	1 – 4 ½	10 – 49	5 – 38
19 (end of boring)	756	III	**Apparent Bedrock**: Very Soft, Highly Weathered SHALE [Boring B-02]	N/A	49 – 50+	19 – 21

Notes:

(1) Please note that the ground surface elevations at the boring locations were not surveyed by a licensed surveyor. These elevations are approximate based on the provided topographic survey; therefore, elevation ranges are approximate within several feet.

(2) Standard Penetration Testing

A graphical presentation of the subsurface conditions is shown on the Subsurface Soil Profile Diagrams included in Appendix A.

3.3.1 Existing Buried Structures

Based on communications with the drilling crew, Boring B-06 encountered what appeared to be a buried concrete slab from a depth of about 7 ½ to 8 ½ feet below existing grade (i.e., El. 763 ½ to 764 ½ ft MSL). The size of this slab and the locations of associated structures such as foundations are unknown (but likely are the remnants of an old basement). Additional buried structures not encountered by the soil borings may be present on the project site.

3.4 GROUNDWATER OBSERVATIONS

The measured free ground water levels at the time of drilling activities are reported on the boring logs in Appendix B. Groundwater was not observed in the borings during or upon completion of drilling. Based

upon our interpretation of the test boring observations, it is our interpretation that the long-term groundwater table within the project site is located below the depths explored by the borings.

Variations in the long-term water table elevation can occur due to changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. The groundwater level may take days or weeks to stabilize in the boreholes. Perched water conditions may also develop and/or exist at shallower or variable depths seasonally, particularly within more permeable soil underlain by less permeable soil, within existing fill, within existing utility and structure backfill, and within fissured soil.

3.5 LABORATORY TESTING

The laboratory testing consisted of selected tests performed on samples obtained during our field exploration operations. Moisture content testing per ASTM D2216 was performed on the split-spoon samples obtained from the borings. In addition, the unconfined compressive strength of the split-spoon samples was estimated using a calibrated handheld penetrometer. Classification and index property tests were performed on representative soil samples. The results of the laboratory tests are included in Appendix C of this report.

Each sample was visually classified based on texture and plasticity in accordance with ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) and including USCS classification symbols. After classification, the samples were grouped in the major zones noted on the boring logs in Appendix B. The group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the logs are approximate; in situ, the transitions may be gradual.

4.0 DESIGN RECOMMENDATIONS

4.1 FOUNDATIONS

Based on the subsurface exploration, undocumented fill is present across the site extending to significant depths of 6 to 28 ½ feet. These deep undocumented materials contain deleterious materials and were not compacted in a controlled (engineered) manner. Thus, ECS anticipates unacceptable settlements (total and differential) if the proposed structure is supported using shallow foundations. ECS recommends that ground improvement techniques such as aggregate piers be used to support the superstructures to maintain the settlements within the generally acceptable industry standards.

Prudent and economical ground improvement techniques that could be used to support the proposed structure are presented in the following text. Other alternatives using deep foundations such as drilled shafts, driven piles, or auger-cast-in place-piles could also be used but will be vastly more expensive compared to the aforementioned ground improvement techniques.

4.1.1 Aggregate Piers

Aggregate piers are columns of compacted stone installed to reinforce poor soil. Aggregate piers are formed when lifts of stone are introduced to an open hole and compacted or vibrated using high-energy densification equipment. Aggregate piers may be installed either rammed (rammed aggregate pier) or vibrated (vibro stone column). Although similar, vibro stone column (VSC) and Rammed Aggregate Piers (RAP) are created slightly differently.

Rammed Aggregate Piers are generally made by pre-drilling a hole into the soil, adding the aggregates, and then tamping the aggregate into the hole. This process is repeated until the hole is filled with aggregate. Vibratory stone columns create the compacted fill by way of a vibratory probe either in a pre-drilled hole or with custom rigging.

Each method forms a high modulus aggregate pier or stone column element. These elements are designed and installed in groups to improve the ground's ability to support structures. Each constructed element replaces a percentage of the existing soil with compacted stone. The resulting stone column causes pre-straining and pre-stressing of the adjacent soil matrix. Each column serves as stiff vertical inclusion within the existing soil. The installation of these elements through the existing soil results in a soil matrix with better soil strength and reduced compressibility properties than the existing soil alone. The degree of improvement (and resulting bearing pressure and estimated settlement) is generally a function of the replacement ratio (i.e., the diameter and spacing of the RAP or VSC elements) and existing soil matrix.

The main advantage of utilizing controlled modulus columns is the volume of spoils resulting from the installation will be smaller than the amount resulting from complete removal and replacement of the soft soils.

Design of RAPs and VSCs is typically done by a specialty contractor. However, for preliminary evaluation purposes, a net allowable bearing pressure of approximately 3,000 psf to 5,000 psf will be possible with these systems. ECS can provide contact information for RAP and VSC contractors if requested.

The holes for RAP are normally drilled without casing, but shallow groundwater conditions or especially very loose or soft ground conditions may necessitate the use of temporary casing to maintain an open hole for the placement and compaction of the stone or an alternative aggregate pier system. The initial lift (bottom lift) of aggregate fill is typically a clean, open-graded stone, and successive lifts are comprised of a well-graded stone. When aggregate columns are installed in a shallow groundwater setting, they may be entirely comprised of clean, open-graded stone.

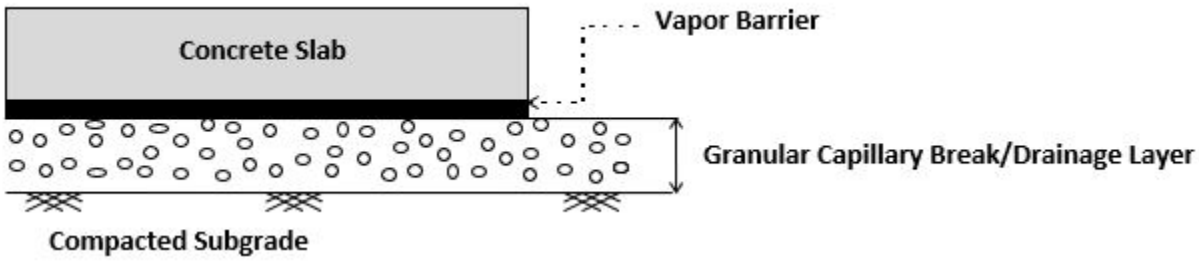
The design stiffness modulus is recommended to be verified by field modulus tests. The final RAP or VSC system should be designed and installed by a qualified contractor to preclude plastic bulging deformations at the top-of–pier design stress and to preclude significant tip stresses as determined from the shape of the telltale test curve from telltales installed in the modulus test.

It is recommended that the width of all continuous wall footings be made at least equal (although ideally larger) than the width of the aggregate pier or stone column elements and isolated foundations at least 30 inches square, regardless of calculated dimensions. In addition, footings should be placed at a depth to provide adequate frost cover protection. For this region, we recommend the exterior footings and footings beneath unheated areas be placed at a minimum depth of 32 inches below finished grade. Interior footings in heated areas can be placed at a minimum of 2 feet below grade provided that suitable soils are encountered and that the foundations will not be subjected to freezing weather either during or after construction.

4.2 SLABS ON GRADE

Based on the borings and the expected subgrade soil, undercutting might be necessary to develop a suitable sub-grade, especially if the subgrade is subjected to wet weather and/or construction traffic disturbance. ECS recommends soil stabilization below the slab-on-grade and parking areas for this site given the undocumented fill materials encountered by the test borings.

The following graphic depicts our soil-supported slab recommendations based on the anticipated subgrade soils and floor loading:



Notes:

(1) **Concrete Slab:** Minimum 5 inches thick
(2) **Drainage Layer:** Minimum 6 inches thick
(3) **Drainage Layer Material:** GRAVEL (GP, GW) having a maximum aggregate size of 1 inch and no more than 5 percent passing the No. 200 sieve.
(4) **Compacted Subgrade:** Compacted to at least 98 percent of the maximum dry density per ASTM D698.

A thicker slab may be needed depending on the actual floor loads. The structural engineer should determine the actual slab thickness and other requirements such as steel reinforcement. Adequate

construction joints, contraction joints and isolation joints in the slab must be provided to reduce the impacts of cracking and shrinkage. The ACI 302.1R04 *Guide for Concrete Floor and Slab Construction* should be consulted for additional information regarding concrete slab joint design. The slab should be reinforced with welded wire fabric or include an appropriate fiber mesh admixture to help control shrinkage cracking.

Positive drainage around the perimeter of the proposed structures should be used to reduce the potential for water accumulation under the floor slab and foundation elements. Exterior grades adjacent to the building should be sloped such that runoff is directed away from the building walls. Building downspouts should be directed away from the building walls/foundations. Slab and pavement surface runoff should be directed to appropriate stormwater infrastructure.

Subgrade Modulus: Provided that the Subgrade is prepared, and any Engineered fill and the Granular Drainage Layer are constructed in accordance with our recommendations, the slab may be designed assuming an unfactored modulus of subgrade reaction, k of 125 pounds per cubic inch (pci). The modulus of subgrade reaction value is based on a 1 ft by 1 ft plate load test basis.

Vapor Barrier: Before the placement of concrete, a vapor barrier may be placed on top of the granular drainage layer to provide additional protection against moisture penetration through the floor slab. When a vapor barrier is used, special attention should be given to surface curing of the slab to reduce the potential for uneven drying, curling and/or cracking of the slab. Depending on proposed flooring material types, the structural engineer and/or the architect may choose to eliminate the vapor barrier.

Slab Isolation: Soil-supported slabs should be isolated from the foundations and foundation-supported elements of the structure so that differential movement between the foundations and slab will not induce excessive shear and bending stresses in the floor slab. Where the structural configuration prevents the use of a free-floating slab, such as in a drop-down footing/monolithic slab configuration, the slab should be designed with suitable reinforcement and load transfer devices to preclude overstressing of the slab.

Frost Susceptible Areas: Exterior patios and sidewalks, and portions of the floor slab, such as at doorways, and entrance/exit vestibules may be susceptible to frost heave movement during freezing weather. Additional insulation, installation of subgrade drainage, and/or replacement to the frost depth with non-frost-susceptible backfill should be considered for these areas. Pavement and ground surface grades are recommended to be sloped away from the building and flatwork, to reduce water infiltration and potential frost heave problems.

4.3 SEISMIC DESIGN CONSIDERATIONS

Seismic Site Classification: The 2015 International Building Code (IBC) requires site classification for seismic design based on the upper 100 feet of a soil profile. At least two methods are utilized in classifying sites, namely the shear wave velocity (v_s) method and the Standard Penetration Resistance (N-value) method. The second method (Standard Penetration Resistance) was used in classifying this site.

SEISMIC SITE CLASSIFICATION			
Site Class	**Soil Profile Name**	**Shear Wave Velocity, V_s (ft./s)**	**N value (bpf)**
A	Hard Rock	$V_s > 5,000$	N/A
B	Rock	$2,500 < V_s \leq 5,000$	N/A
C	Very dense soil and soft rock	$1,200 < V_s \leq 2,500$	>50
D	Stiff Soil Profile	$600 \leq V_s \leq 1,200$	15 to 50
E	Soft Soil Profile	$V_s < 600$	<15

Chapter 20 of ASCE 7 requires the Site Class be based on the upper 100 feet of the soil profile. The borings performed for this project were drilled to a maximum depth of 30 feet. Therefore, the conditions below this depth were estimated based on our experience with the soils in the general site vicinity and engineering judgment. Based upon our interpretation of the subsurface conditions, the appropriate **Seismic Site Classification is "D"** as shown in the preceding Table.

Ground Motion Parameters: In addition to the seismic site classification, ECS has determined the design spectral response acceleration parameters following the IBC methodology. The Mapped Responses were estimated from the ASCE website https://ascehazardtool.org/. The design responses for the short (0.2 sec, S_{DS}) and 1-second period (S_{D1}) are noted in the following Table:

GROUND MOTION PARAMETERS (ASCE 7-22 METHOD)						
Period (sec)	**Mapped Spectral Response Accelerations (g)**		**Maximum Spectral Response Acceleration Adjusted for Site Class (g)**		**Design Spectral Response Acceleration (g)**	
0.2	S_S	0.22	S_{MS}	0.27	**$S_{DS}=2/3\,S_{MS}$**	**0.18**
1.0	S_1	0.088	S_{M1}	0.19	**$S_{D1}=2/3\,S_{M1}$**	**0.12**

The Site Class definition should not be confused with the Seismic Design Category designation which the Structural Engineer typically assesses. If a higher site classification is beneficial to the project, we can provide additional testing methods that may yield more favorable results.

4.4 PAVEMENTS

Subgrade Characteristics: A California Bearing Ratio (CBR) test is commonly used to determine soil support parameters for pavement design. An CBR test was not part of the scope for this project, so it was necessary to estimate the CBR design value. Based on the results of the soil borings, it appears that the pavement subgrades in cut areas will consist mainly of lean clay (CL), which is generally considered a poor subgrade material during prolonged contact with water. ECS has estimated a design CBR value of 3 for the flexible pavement and a preliminary design modulus of subgrade reaction, k_{v1}, of 125 psi/in for the rigid pavement. These factors, along with a 20-year design service life and regional climatic conditions, were used to develop the recommended minimum pavement sections. The pavement design recommendations assume the subgrade consists of suitable materials evaluated by ECS, and the subgrade is prepared as recommended in the **Subgrade Preparation** and **Earthwork Operations** sections of this report. A CBR of 6 can be used for design if the soil subgrade is soil (chemically) stabilized as described in this report (thus reducing the pavement section thickness).

The subgrade soils are considered moderately to highly susceptible to frost heave. A reduced service life, increased pavement maintenance and associated costs should be expected where the frost susceptible soil is present. The risk associated with frost susceptible soils can be reduced by removal of frost susceptible soils and replacement with properly drained low frost susceptible engineered fill. The greater the depth of frost susceptible material removed, the lower the risk of frost heave up to the commonly used area frost depth of 32 inches. It has been our experience that removal depths in the range of 2 to 3 feet with appropriate drainage have often been successful in reducing frost-related issues. In areas where the pavement grade will be raised, low frost susceptible fill should be used.

Pavement Sections: The recommended minimum pavement sections listed in the following Table are based on the anticipated usage at the project site and a 20-year design service life, but were not developed based on specific traffic patterns, loading and resiliency factors, as those parameters were not provided by the design team. **If the anticipated traffic will exceed that <u>estimated</u> in the Proposed Construction section, ECS should be contacted for revised pavement design recommendations; otherwise, increased pavement maintenance and a shortened pavement life should be expected.**

The estimate for the light-duty pavement section is that typical traffic loads will be limited to standard automobiles and does not account for more heavily loaded vehicles (i.e., multiple axle trucks) and should be used for parking lanes. The heavy-duty rigid pavement section is recommended for frequent traffic areas such as drive lanes, drive through lanes, delivery areas, loading dock aprons, trash enclosure pads, and points of ingress or egress. Pavement materials and construction should be in accordance with the Guidelines for AASHTO Pavement Design and the Ohio Department of Transportation (ODOT) Construction and Material Specifications.

MINIMUM PAVEMENT SECTION RECOMMENDATIONS			
Pavement Material	Compacted Material Thicknesses (Inches)		
	Flexible Pavement		Rigid Pavement (Heavy Duty)
	(Light Duty)	(Heavy Duty)	
ODOT Item 452 Non-Reinforced Concrete Pavement, Class QC1	--	--	6
ODOT Item 441 Surface Course, Type 1, PG64-22	1½	1½	--
ODOT Item 301 Asphalt Concrete Base, PG64-22	2½	3	--
ODOT Item 304 Aggregate Base	6	8	4
Total Pavement Section Thickness	10	12½	10

<u>Notes:</u>
To aid in promoting subsurface drainage, the bottom 3 to 4 inches of the recommended ODOT No. 304 may be replaced with a crushed AASHTO No. 57 stone.

The pavement sections in the Table above do not provide an allowance for construction traffic conditions or traffic conditions in excess of typical residential development traffic. If pavements will be constructed early during site development to accommodate construction traffic, consideration should be given to the construction of designated haul roads, where thickened pavement sections can be provided to accommodate the construction traffic, as well as the future in-service traffic. ECS can provide additional design assistance with pavement sections for haul roads if requested.

We recommend the crushed granular base course be compacted to at least 98 percent of the maximum dry density obtained in accordance with ASTM D698, Standard Proctor Method. The hot mix asphalt should be compacted to a minimum of 93 percent of the maximum theoretical density value.

Rigid Concrete Pavements: We recommend a rigid pavement section be used in frequent traffic areas such as where trucks frequently turn, delivery areas, trash enclosure pads, and points of ingress or egress. The Portland cement concrete pavement section should consist of air-entrained Portland cement concrete having a minimum 28-day compressive strength of 4,000 psi. The rigid pavement section should be provided with construction joints at appropriate intervals per PCA requirements. The construction joints should be reinforced with dowels to transfer loads across the joints.

Pavement Drainage: An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Based on our estimated groundwater level, we consider surface water infiltration would be the main source of water to be considered for pavement design on this project.

The final pavement surface should be shaped or crowned to properly direct surface water to suitable on or off-site storm water drainage infrastructure. The clay pavement subgrade must be property sloped to avoid dips or pockets where water may become trapped. Dips in the silty clay subgrade could result in a "bathtub" effect, which may trap water and potentially soften the subgrade. The subgrade in areas requiring undercut and backfill with granular soils are recommended to be graded to drain toward a drain tile. The drain tile should be sloped a minimum of ½ to 1 percent to discharge to nearby storm sewers, drainage ditches or other appropriate drainage facilities. Edge drains should be installed where site grades slope toward the pavement edge to reduce the potential for water to enter the base course layer. Slope edge drains to the nearest appropriate drainage facility. Water that accumulates and ponds on the subgrade surface can lead to deterioration of the subgrade soils, reduction of the base course support characteristics and pavement heave. Good drainage should help reduce the possibility of the subgrade materials being wet over a long period of time.

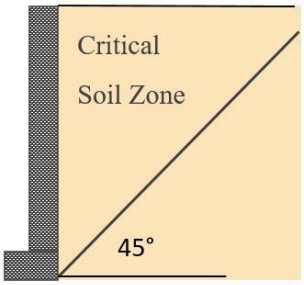
To reduce the potential for shallow perched water to develop in areas of the site, "stub" or "finger" drains should be installed around catch basins and in other low-lying areas of the parking lot to reduce the accumulation of water above and within the subgrade soils and aggregate base. As an alternative to the use of stub or finger drains, perforate existing manholes and storm sewer inlets with 1-inch-diameter holes at 2-foot centers and wrap the manhole/inlet with a non-woven geotextile to reduce migration of material into the manhole/inlet. The holes could be placed at 90-degree intervals around the perimeter of the manhole, and the excavation around the manhole backfilled with free draining granular materials. The installation of pavement edge drains or trench drains should be considered to reduce the accumulation of water within the base course and on the subgrade soils.

Pavement Maintenance Considerations: A sound maintenance program should be implemented to help maintain and enhance the performance of pavements and help attain the design service life. A preventative maintenance program should be started early in the pavement life to be effective. The research-supported industry standard indicates that preventative maintenance should typically begin within 2 to 5 years of the placement of pavement. Failure to perform preventative maintenance will reduce the service life of the pavement and increase the costs for corrective maintenance and full

pavement rehabilitation. Seal joints and cracks with elastomeric caulk in a timely manner to help reduce water infiltration through the pavement section into the base course layer, which may result in softening of the subgrade and deterioration of the pavement. Observe pavements for distresses, such as cracks, depressions, and poor drainage, at least twice a year, typically once in the spring and once in the fall.

4.5 SITE RETAINING WALLS

Site retaining walls were not shown on the provided site plan; however, based on the existing grades, ECS anticipates that retaining walls may be constructed along the west side of the development area. Unlike below grade walls, site retaining walls are free to rotate at the top (not restrained). For these walls the "active" (k_a) soil condition should be used along with a triangular distribution of earth pressures. In addition, site retaining walls should be designed to withstand lateral earth pressures exerted by the backfill and any surcharge loads within the "Critical Soil Zone". The Critical Zone is defined as the area between the back of the retaining wall footing and an imaginary line projected upward and rearward at a 45-degree angle.



Critical Soil Zone

The lateral earth pressures developed behind site retaining walls are a function of the backfill soil type, backfill slope angle, and any surcharge loads. Please note that both internal and external (global) stability of the wall MUST be determined by the wall designer. Factors-of-safety for **all potential modes of failure** must be calculated. Otherwise, instability can result. For the design of site retaining walls, we recommend the soil parameters provided in the following Table.

RETAINING WALL BACKFILL REQUIREMENTS IN THE CRITICAL SOIL ZONE	
Soil Parameter	**Estimated Value**
Soil Classification	Silty SAND (SM) or more granular
Fines Content	Max. 20%>#200 Sieve
Coefficient of Active Earth Pressure (K_a)	0.31
Retained Soil Moist Unit Weight (γ)	125 pcf
Cohesion (C)	0 psf
Angle of Internal Friction (ϕ)	32°
Active Equivalent Fluid Pressure	39H (psf)

RETAINING WALL FOUNDATION SOILS	
Soil Parameter	**Estimated value**
Allowable Soil Bearing Pressure	2,500 psf
Minimum Wall Embedment Below Grade	24 inches
Coefficient of Passive Earth Pressure (K_p)	2.0
Soil Moist Unit Weight (γ)	120 pcf
Cohesion (C)	100 psf
Interface Friction Angle [Concrete on Soil] (ϕ_f)	18°
Sliding Friction Coefficient [Concrete on Soil] (μ)	0.32
Passive Equivalent Fluid Pressure	240H (psf)

It is critical that the soils used for retaining wall backfill meet the soil parameters recommended above. If the soils available do not meet those parameters, then ECS should be contacted to provide revised values, and to confirm that only suitable soils will be used for wall backfill.

Care should be used to avoid the operation of heavy equipment to compact the wall backfill since it may overload and damage the wall. In addition, such loads are not typically considered in the design of site retaining walls and are not provided for in our recommendations.

Wall Drainage: Retaining walls should be provided with a wall and foundation drainage system to relieve hydrostatic pressures which may develop behind the walls. This system should consist of weepholes through the wall and/or a 4-inch perforated, closed joint drain line located along the backside of the walls above the top of the footing. The drain line should be surrounded by a minimum of 6 inches of AASHTO #57 Stone wrapped with an approved non-woven geotextile, such as Mirafi 140-N or equivalent. Wall drains can consist of a 12-inch-wide zone of free draining gravel, such as AASHTO #57 Stone, employed directly behind the wall and separated from the soils beyond with a non-woven geotextile. Alternatively, the wall drain can consist of a suitable geocomposite drainage board material. The wall drain should be hydraulically connected to the foundation drain.

5.0 SITE CONSTRUCTION RECOMMENDATIONS

5.1 SUBGRADE PREPARATION

5.1.1 Existing Utilities

All existing utilities must be located. Utilities planned to be maintained should be relocated outside the proposed building area, if possible. For utilities not reused, they should be capped-off and removed, or properly abandoned in-place in accordance with local codes and ordinances. Excavations for utilities to be removed in the influence zone of new construction must be backfilled with engineered fill. Grading operations must be done carefully so that existing utilities are not damaged or disturbed. Utility invert elevations, depths, and sizes should be checked relative to the planned foundation elevations to determine what specific concerns are present.

5.1.2 Stripping and Initial Site Preparation

The subgrade preparation should consist of stripping all vegetation, rootmat, topsoil, existing FILL, asphalt, concrete, and other soft or unsuitable materials from the 10-foot expanded building and 5-foot expanded pavement limits and to 5 feet beyond the toe of engineered fills. The topsoil observed in the soil borings extended to a depth of about 3 inches. ECS should be called on to verify that topsoil and unsuitable surficial materials have been completely removed prior to the placement of Engineered Fill or construction of structures.

Proper demolition and removal of the existing building, foundation walls and associated foundations, playground equipment, underground utilities, below-grade structures, existing pavements, etc. within the planned footprint of the proposed construction will be critical to the successful and long-term performance of the components of the new structures. It is important that both the existing at-grade and below-ground structures are removed from within the planned building footprint and the planned subgrade elevations are re-established with properly compacted fill (i.e., engineered fill). ECS recommends that existing below-ground structures (building foundations, slabs, underground utilities, etc.) be completely removed from within the influence area of the proposed building. The proposed building influence area should be defined by the building dimensions plus 10 feet all around. Existing structures and underground utilities located outside the influence zone of the building may remain in-place, if approved by the Geotechnical Engineer. However, any pipe or cavity left in place (beyond the influence area of the building) must be fully grouted or backfilled with engineered fill.

Construction debris generated from demolition is not considered suitable for use in on-site fills, unless the oversize materials, which are not deleterious, can be sorted and broken down sufficiently to meet the requirements of engineered fill (refer to the **Engineered Fill** section of this report) and approved by the owner and Geotechnical Engineer. It is recommended that demolition debris be hauled to an appropriate landfill, properly recycled, or stockpiled in an approved area of the site. ECS recommends that a designated representative of the Geotechnical Engineer be retained to observe and document the demolition activities. The geotechnical representative can verify that the intent of the demolition recommendations contained herein are implemented, as well as identify and act upon unknown or unforeseen underground structures/utilities that are uncovered during the demolition.

5.1.3 Proofrolling

Prior to fill placement or other construction on subgrades, the subgrades should be evaluated by an ECS field technician. The exposed subgrade should be thoroughly proofrolled with construction equipment having a minimum axle load of 10 tons (e.g., fully loaded tandem-axle dump truck). Proofrolling should be traversed in two perpendicular directions with overlapping passes of the vehicle under the observation of an ECS technician. This procedure is intended to assist in identifying any localized yielding materials. The axis of all utility trenches which are located below roadways must be succinctly targeted by the proofrolls to evaluate performance of the subgrade prior to paving.

Where proofrolling identifies areas that are unstable or "pumping" subgrade those areas should be repaired prior to the placement of any subsequent Engineered Fill or other construction materials. Methods of stabilization include undercutting, moisture conditioning, or chemical stabilization. The situation should be discussed with ECS to determine the appropriate procedure. Test pits may be excavated to explore the shallow subsurface materials to help in determining the cause of the observed unstable materials, and to assist in the evaluation of appropriate remedial actions to stabilize the subgrade.

Seasonal reduction of the near surface soil strength can occur during wet times of the year (such as during the spring and fall months) or immediately following extended periods of rain. This may result in additional unstable or pumping subgrade areas. High moisture content clay materials may be encountered near the ground surface at some localized areas. These materials may not pass a proofroll and may need to be undercut or repaired. Some undercutting or repair of unstable subgrade soils should be anticipated during slab and pavement subgrade preparation. The actual quantity of the subgrade undercut, or stabilization should be determined at the time of construction.

The method to be chosen to repair unstable subgrades to establish a suitable support condition may be influenced by several factors such as weather and schedule, as well as the area, depth, and nature of the unstable subgrade soils. Depending on these and other factors, subgrade repair methods may include:

Scarification and Compaction: Soils can be scarified, moisture conditioned (i.e., dried or wetted) to within a narrow range of the material's optimum moisture content and compacted. Scarification and compaction are generally most applicable where very shallow unstable conditions are encountered and at times when the soil can be properly dried or wetted to within a narrow range of the material's optimum moisture content.

Undercut and Replacement: We recommend soft or yielding soils be evaluated in approximately 6- to 12-inch intervals to help limit the required volume of undercuts. If soft or yielding soils are identified, the contractor should remove only 6 to 12 inches of material at a time in the subject area and then proofroll/evaluate the undercut subgrade to determine if additional undercut is needed. This may take more time but could potentially reduce the removal of more soil than necessary. Use of a geogrid could also be considered to reduce undercut depths. A geogrid, if used, should be placed after underground work, such as utility construction, is complete. Do not operate equipment on the geogrid until after 1 foot of engineered fill is placed above it. Depending on the conditions at the time of repair, use of an aggregate engineered fill, such as crushed stone, crushed concrete, or gravel, may be needed.

Chemical Modification: Alternatively, if these soils cannot be stabilized by conventional methods, chemical modification of the subgrade soils, such as with lime kiln dust, cement, cement kiln dust, or other materials, may be utilized to reduce the moisture content and/or provide additional stabilization. An experienced pre-qualified contractor that has successfully chemically modified similar-sized projects with similar soil conditions is recommended to be used. The soil modification procedure, such as determination of the type and quantity of additive, and mixing and curing procedures, should be evaluated before implementation. This evaluation may include testing the soil for pH, resistivity, sulphates, and chloride to check if an adverse chemical reaction could occur. The contractor should be required to minimize dusting or implement dust control measures. For preliminary estimating purposes, the approximate incorporation rate (based on dry weight of soil) is 6 to 7 percent for hydrated lime or lime by-products, and 5 to 7 percent for Portland cement. Typically, the percentage needed is less for hydrated lime than other lime byproducts because the available calcium oxide content of lime by-products tends to be lower. Insufficient mellowing of modified soils could lead to heaving after placement. Subgrade modification can result in the creation of an 'aquiclude' layer which will allow water to pond above the stabilized surface within the base course. Such water, if not drained properly, can freeze in cold weather potentially resulting in significant heave of the pavement. Alterations to the pavement sections to include additional drainage, such as an open-graded drainage aggregate layer, may be needed if a chemically modified subgrade is used. A minimum stabilization depth of 12 inches must be used.

5.1.4 Site Temporary Dewatering

Groundwater observations are discussed in the **Groundwater Observations** section of this report. Surface runoff may also introduce water into the project site. The Contractor should be prepared to remove any accumulated water prior to the placement of new engineered fill and concrete. We believe the use of sump pumps along with trenches to direct water should be adequate to maintain a dry excavation. The sump pits should ideally be located around the perimeter of the excavation.

The contractor shall make their own assessment of temporary dewatering needs based upon the limited subsurface groundwater information presented in this report. Soil and groundwater conditions may vary between sampling intervals. If the contractor believes additional subsurface information is needed to assess dewatering needs, the contractor should obtain such information at their own expense. ECS makes no warranties or guarantees regarding the adequacy of the provided information to determine dewatering requirements; such recommendations are beyond our scope of services.

Dewatering systems are a critical component of many construction projects. Dewatering systems must be selected, designed, and maintained by a qualified and experienced (specialty or other) contractor familiar with the geotechnical and other aspects of the project. The failure to properly design and maintain a dewatering system for a given project can result in delayed construction, unnecessary undercuts, detrimental phenomena such as 'running sand' conditions, heaved subgrades, internal erosion (i.e., 'piping'), the migration of 'fines' down-gradient towards the dewatering system, localized settlement of nearby infrastructure, foundations, slabs-on-grade, pavements, etc. Water discharged from site dewatering systems is recommended to be discharged in accordance with local, state, and federal requirements.

5.2 EARTHWORK OPERATIONS

5.2.1 Existing Man-Placed Fill

The undocumented fill encountered in the borings drilled for the proposed development provides a concern for the performance of the floor slab and pavement system. The owner should be aware of the increased risk for a reduced floor slab or pavement performance associated with constructing concrete slab or pavements on low strength natural soils and undocumented fill. The risk exists because these soils have a higher potential for variable density. In addition, this risk tends to increase with the presence of organic soils (more than 5 percent organics). However, because of natural soil variability, every construction site has at least a very low risk for reduced pavement performance.

Based on the subsurface conditions indicated by the borings, we anticipate the soils at the final subgrade elevation will consist of existing undocumented fill material. We typically recommend removing undocumented fill from project areas. Complete removal of the existing fill within the building footprint may result in approximate excavation depths of up to 28 ½ feet deep to remove existing fill based on the borings drilled in the proposed building area. Because complete removal and replacement of the existing fill will likely be cost prohibitive, ECS recommends that the existing fill be improved using aggregate piers as discussed in the **Foundations** section of this report.

5.2.2 Excavation Into Weathered Rock and Rock

Based on boring data obtained during the exploration, we anticipate that the shale rock within the proposed site can be excavated by conventional methods using large excavators and hoe-rams; however, materials requiring difficult, or rock excavation techniques may be encountered in localized areas during site grading and excavation to planned subgrades.

The excavation of weathered rock and rock can have a substantial impact on the cost and schedule of the proposed construction. This discussion considers two general classes of materials for purposes of describing excavatability. Residuum and weathered rock will be used as the terms for the materials to be excavated.

In mass excavations for general site work, overburden soils with standard penetration test N-values of 30 bpf or less can usually be removed with conventional earth excavation equipment. Residual soils or soft weathered bedrock with N-values of 30 to 60 bpf can generally be removed with conventional earth moving equipment after first being loosened with a large single-tooth ripper attached to a large crawler tractor. The actual excavatability of the bedrock material will be greatly controlled by in-situ jointing and bedding and may vary from location to location.

5.2.3 Engineered Fill

Prior to placement of Engineered Fill, representative bulk samples (about 50 pounds) of on-site and/or off-site borrow should be submitted to ECS for laboratory testing, which will typically include Atterberg limits, natural moisture content, grain-size distribution, and moisture-density relationships (i.e., Proctors) for compaction. Import materials should be tested prior to being hauled to the site to determine if they

meet project specifications. Alternatively, Proctor data from other accredited laboratories can be submitted if the test results are within the last 90 days.

Satisfactory Engineered Fill Materials: Materials satisfactory for use as Engineered Fill should consist of inorganic soils with the following engineering properties and compaction requirements.

ENGINEERED FILL INDEX PROPERTIES	
Subject	**Property**
Liquid Limit	Less than 40
Plasticity Index	Less than 20
Maximum Particle Size	4 inches
Maximum Organic Content	5% by dry weight

ENGINEERED FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698
Required Compaction	98% of Maximum Dry Density
Moisture Content	-2 to +3 % points of the soil's Optimum Moisture
Loose Thickness	8 inches prior to compaction

Unsatisfactory Materials: Unsatisfactory engineered fill materials, which do not satisfy the requirements for suitable materials, include topsoil and organic materials (PT, OH, OL), silt (ML), sandy silt (ML), elastic Silt (MH), and sandy silty clay (CL/ML). ECS does not recommend the use of high plasticity soils such as FAT CLAY (CH) for use as Engineered Fill without chemical stabilization using a material such as lime kiln dust (LKD). Topsoil is not recommended to be used as engineered fill but may be suitable for use within future landscape areas. A landscape architect should approve any materials proposed for use in future landscape areas.

Pea gravel is not recommended to be used as engineered fill. Pea gravel has round/smooth characteristics, no fines and does not interlock when compacted, which makes it more susceptible to future movement and instability resulting in excessive and variable settlement.

On-Site Borrow Suitability: The on-site soil may be feasible to use as engineered fill but should be further evaluated and approved by ECS prior to its use. On-site soil used as engineered fill must not contain an adverse amount of organic matter, and must be free of frozen matter, deleterious materials, over-sized material (maximum 3-inch particle diameter), or chemicals that may result in the material being classified as "contaminated." Some conditions at the time of construction, such as wet or freezing weather, may preclude the use of on-site soil, and it may be necessary to use an imported less moisture sensitive or less frost susceptible granular material. The soils must be compacted within a narrow range of the material's optimum moisture content. The soil should not be compacted too dry as it may lose its apparent stability if it later becomes wet. The suitability of engineered fill materials should be checked by ECS prior to placement.

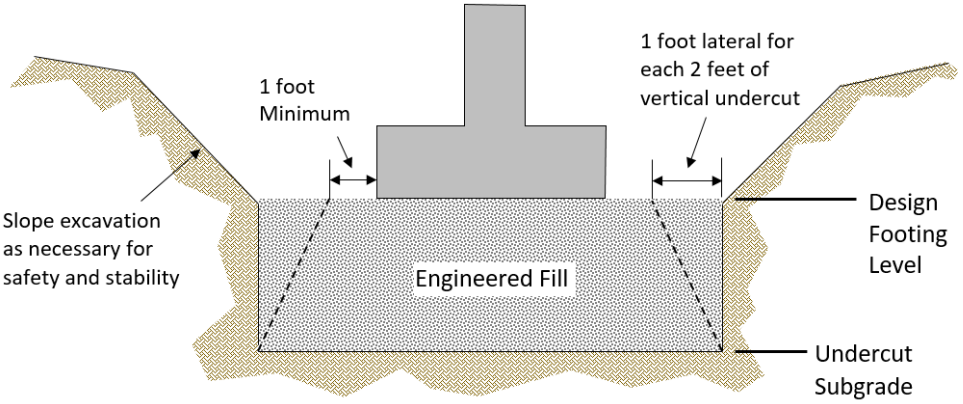
Compaction: Engineered Fill within the expanded building, pavement, and embankment limits should be placed in maximum 8-inch loose lifts, moisture conditioned as necessary to within -2 and +3 % of the soil's optimum moisture content and be compacted with suitable equipment to a dry density of at least 98% of the Standard Proctor maximum dry density (ASTM D698). Beyond these areas, compaction of at least 95% should be achieved. ECS should be called on to document that proper fill compaction has been achieved.

Fill Compaction Control: The expanded limits of the proposed construction areas should be well defined, including the limits of the fill zones for buildings, pavements, and slopes, etc., at the time of fill placement. Grade controls should be maintained throughout the filling operations. All filling operations should be observed on a full-time basis by a qualified representative of the construction testing laboratory to determine that the minimum compaction requirements are being achieved. Field density testing of fills will be performed at the frequencies shown in the following Table, but not less than 1 test per lift:

FREQUENCY OF COMPACTION TESTS IN FILL AREAS	
Location	**Frequency of Tests**
Expanded Building Limits	1 test per 2,500 sq. ft. per lift
Pavement Areas	1 test per 10,000 sq. ft. per lift
Utility Trenches	1 test per 200 linear ft. per lift
Outparcels/SWM Facilities	1 test per 5,000 sq. ft. per lift
All Other Non-Critical Areas	1 test per 10,000 sq. ft. per lift

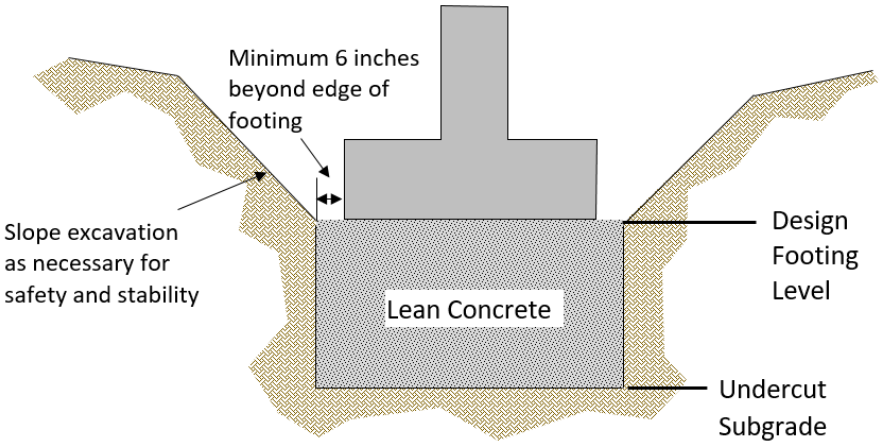
Compaction Equipment: Compaction equipment suitable for the soil type being compacted should be used to compact the subgrades and fill materials. Sheepsfoot compaction equipment should be suitable for the fine-grained soils (Clays and Silts). A vibratory steel drum roller should be used for compaction of coarse-grained soils (Sands) as well as for sealing compacted surfaces.

Engineered Fill below Foundations: Footings will be supported on the recommended ground improvement elements. Where necessary and as applicable, recompact unsuitable bearing soils encountered at the proposed foundation bearing grade or within the foundation influence zone, if feasible, or removed to a suitable bearing subgrade and to a lateral extent, as conceptually shown in the Figure below. The zone of the engineered fill placed below the foundations is recommended to extend 1 foot beyond the outside edges of the footings and from that point, outward laterally 1 foot for every 2 feet of fill thickness below the footing.



Extent of Engineered Fill Below Foundations

Alternatively, the footing trench excavations may be made within the footprint of the proposed new footings as neatly as possible, and that the excavated soils be replaced with lean concrete up to design bottom of footing level. The compressive strength of the lean concrete backfill should not be less than 1,000 pounds per square inch (psi). The design structural footing can then be constructed on top of the lean concrete. If lean concrete is utilized the excavation is recommended to be 1 foot wider than the footing (6 inches on each side), as conceptually shown in the figure below, and the lean concrete should be allowed to sufficiently harden prior to placement of the foundation concrete. Use of lean mix concrete to limit lateral over-excavation may not be effective where excavations extend into the granular soil due to caving of excavation sidewalls.



Lean Concrete Backfill Below Foundations

Fill Placement Considerations: Fill materials should not be placed on frozen soils, on frost-heaved soils, and/or on excessively wet soils. Borrow fill materials should not contain frozen materials at the time of placement, and all frozen or frost-heaved soils should be removed prior to placement of Engineered Fill or other fill soils and aggregates. Excessively wet soils or aggregates should be scarified, aerated, and moisture conditioned.

At the end of each workday, fill areas should be graded to facilitate drainage of any precipitation and the surface should be sealed by use of a smooth-drum roller to limit infiltration of surface water. During placement and compaction of new fill at the beginning of each workday, the Contractor may need to scarify

existing subgrades to a depth on the order of 4 inches so that a weak plane will not be formed between the new fill and the existing subgrade soils.

Drying and compaction of wet soils is typically difficult during the cold, winter months. Accordingly, earthwork should be performed during the warmer, drier times of the year, if practical. Proper drainage should be maintained during the earthwork phases of construction to prevent ponding of water which tends to degrade subgrade soils. Alternatively, if these soils cannot be stabilized by conventional methods as previously discussed, additional modifications to the subgrade soils such as lime or cement stabilization may be utilized to adjust the moisture content. If lime kiln dust (LKD) or Portland cement are utilized to control moisture contents and/or for stabilization, Calciment® or regular Type 1 Portland cement can be used. The construction testing laboratory should evaluate proposed lime or cement soil modification procedures, such as quantity of additive and mixing and curing procedures before implementation. Admixture concentrations on the order of 5 to 7 percent by dry unit weight are typical for this type of soil. Also, sufficient water must be available in the soil to hydrate the admixture to achieve its optimal strength. The contractor must be required to minimize dusting or implement dust control measures.

Where fill materials will be placed to widen existing embankment fills, or placed up against sloping ground, the soil subgrade should be scarified, and the new fill benched or keyed into the existing material (see ODOT Construction and Material Specifications Section 203.05). Fill material should be placed in horizontal lifts. In confined areas such as utility trenches, portable compaction equipment and thin lifts of 3 inches to 4 inches may be required to achieve specified degrees of compaction.

We recommend that the grading contractor have equipment on site during earthwork for both drying and wetting fill soils. We do not anticipate significant problems in controlling moisture within the fill during dry weather, but moisture control may be difficult during winter months or extended periods of rain. The control of moisture content of higher plasticity soils is difficult when these soils become wet. Further, such soils are easily degraded by construction traffic when the moisture content is elevated.

5.3 FOUNDATION AND SLAB OBSERVATIONS

Protection of Foundation Excavations: Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, a 1- to 3-inch-thick “mud mat” of “lean” concrete should be placed on the bearing soils before the placement of reinforcing steel.

Footing Subgrade Observations: It is important to have ECS observe the foundation subgrade prior to placing foundation concrete, to confirm the bearing soils are what was anticipated. If soft or unsuitable soils are observed at the footing bearing elevations, the unsuitable soils should be undercut and removed. Any undercut should be backfilled with lean concrete ($f'_c \geq 1{,}000$ psi at 28 days) up to the original design bottom of footing elevation; the original footing shall be constructed on top of the hardened lean concrete.

Slab Subgrade Verification: A representative of ECS should be called on to observe exposed subgrades within the expanded building limits prior to Engineered Fill placement to assure that adequate subgrade

preparation has been achieved. Proofrolling using a drum roller or loaded dump truck should be performed in their presence at that time. Once subgrades have been prepared to the satisfaction of ECS, subgrades should be properly compacted and new engineered fill can be placed. Engineered fill should be moisture conditioned to within a narrow range of optimum moisture content then be compacted to the required density. If there will be a significant time lag between the site grading work and final grading of concrete slab areas prior to the placement of the subbase stone and concrete/bituminous, a representative of ECS should be called on to verify the condition of the prepared subgrade. Prior to final slab construction, the subgrade may require scarification, moisture conditioning, and re-compaction to restore stable conditions.

5.4 UTILITY INSTALLATIONS

Utility Subgrades: The soil encountered in our exploration are expected to be generally suitable for support of utility pipes. The pipe subgrades should be observed and probed for stability by ECS. Any loose or unsuitable materials encountered should be removed and replaced with suitable compacted Engineered Fill, or pipe stone bedding material.

Utility Backfilling: The granular bedding material (often AASHTO No. 57 stone) should be at least 4 inches thick, but not less than that specified by the civil engineer's project drawings and specifications. We recommend that the bedding materials be placed up to the springline of the pipe. Fill placed for support of the utilities, as well as backfill over the utilities, should satisfy the requirements for Engineered Fill and Fill Placement.

Utility Excavation Dewatering: Perched water may be encountered by utility excavations. It is expected that removal of perched water which seeps into excavations could be accomplished by pumping from sumps in the trench bottom and are backfilled with open graded bedding material.

5.5 GENERAL CONSTRUCTION CONSIDERATIONS

Construction Observation and Testing: We recommend that all earthwork, foundation, and slab construction be observed and tested by ECS. If we are not consulted during this critical aspect of the subgrade and earthwork operations and foundation construction, ECS cannot be responsible for long term performance of the ground-supported construction. The importance of the observations cannot be over-emphasized due to the presence of undocumented fill, possible buried organic soils, and high moisture content and low strength soils at the site.

Subgrade Protection: Measures should also be taken to limit site disturbance, especially from rubber-tired heavy construction equipment, and to control and remove surface water from development areas. It would be advisable to designate a haul road and construction staging area to limit the areas of disturbance and to prevent construction traffic from excessively degrading sensitive subgrade soils and existing pavement areas. Haul roads and construction staging areas could be covered with excess depths of aggregate to protect those subgrades. The aggregate can later be removed and used in pavement areas.

Surface Drainage: Surface drainage conditions should be properly maintained. Surface water should be directed away from the construction area, and the work area should be sloped away from the construction area at a gradient of 1 percent or greater to reduce the potential of ponding water and the subsequent

saturation of the surface soils. At the end of each workday, the subgrade soils should be sealed by rolling the surface with a smooth drum roller to minimize infiltration of surface water.

Excavation Safety: All excavations and slopes should be made and maintained in accordance with OSHA excavation safety standards. The Contractor is solely responsible for designing and constructing stable, temporary excavations and slopes and should shore, slope, or bench the sides of the excavations and slopes as required to maintain stability of both the excavation sides and bottom. The Contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the Contractor's safety procedures.

Contractors should be familiar with applicable OSHA codes to ensure that adequate protection of the excavations and trench walls is provided. We recommend construction excavation less than 20 feet should be sloped 1½H:1V or flatter. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred.

Erosion Control: The surface soil may be erodible. Therefore, the Contractor should provide and maintain good site drainage during earthwork operations to maintain the integrity of the surface soils. All erosion and sedimentation controls should be in accordance with sound engineering practices and local requirements.

Existing Fill Considerations: Existing fill was encountered at some of the test boring locations. Unsuitable materials may be buried beneath the site surface not identified by the borings. Questionable material encountered is recommended to be evaluated by ECS to determine if removal and replacement with engineered fill is necessary. Alteration to the recommendations of this report may be needed, if conditions different than those noted on the test boring logs are revealed.

Bidding/Estimating Considerations: Contractors bidding or undertaking any work at the site should examine the results of the subsurface exploration, satisfy themselves as to the adequacy of the information for bidding and construction, make their own interpretation of the data, and consider the effect it may have on their cost proposal, construction techniques, schedule, and equipment capabilities. Furthermore, contractors should complete any additional fieldwork and investigation they deem necessary to properly prepare a cost proposal for the site work. Soil borings do not provide the same wide-scale view of the subsurface conditions that is obtained during site grading, excavation, or other aspects of earthwork construction. Additional scope may be required to obtain more detailed subsurface information needed for earthwork bid preparation, which could include test pits to better understand the lateral and vertical extents of the subsurface materials of concern such as existing undocumented fill. Even with this additional information, budget contingencies should be carried in construction to help cover potential variations in subsurface conditions.

6.0 CLOSING

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Kingsley + Co. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

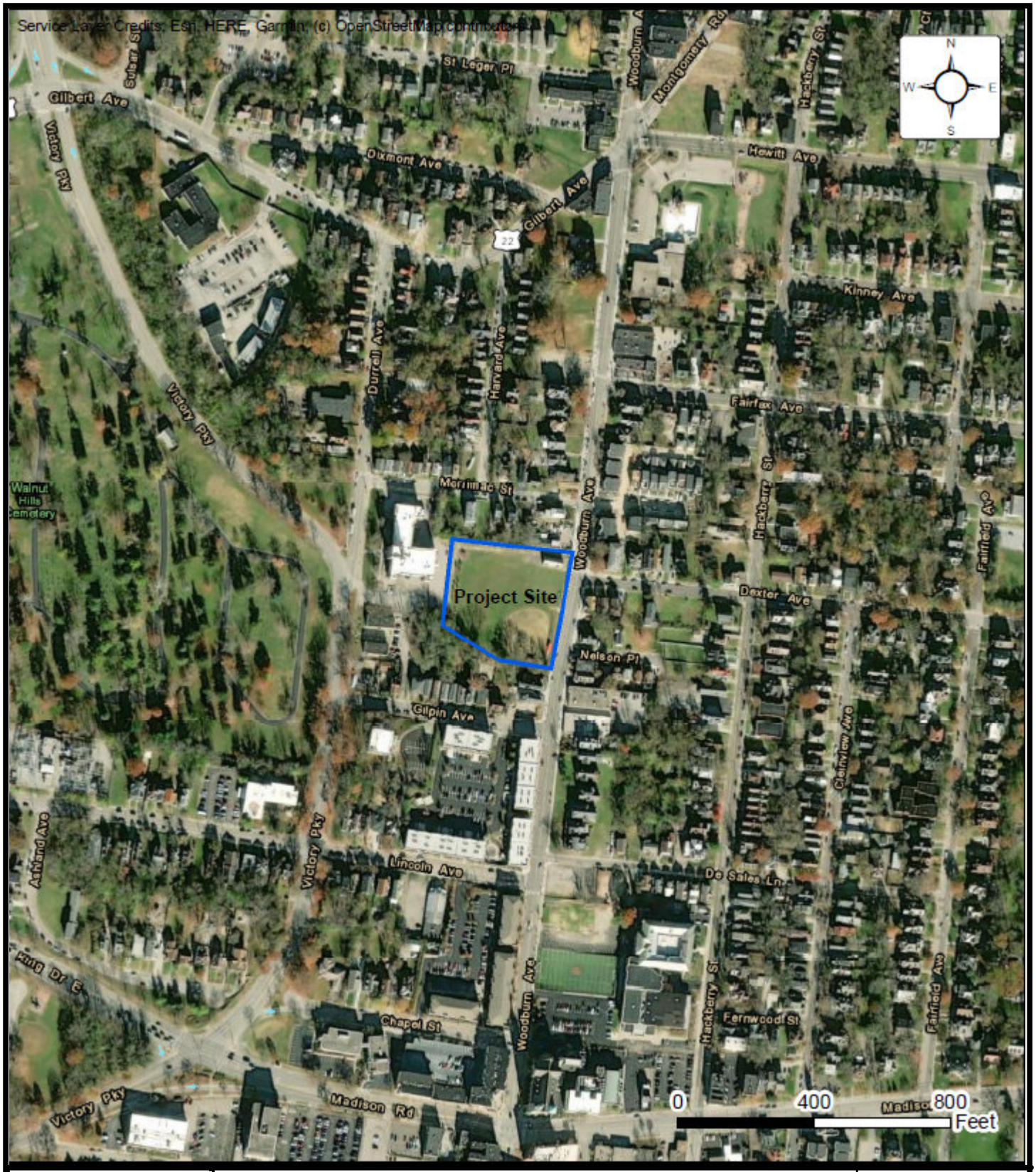
We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

Appendix A - Drawings and Reports

Site Location Diagram
Boring Location Plan
Subsurface Cross-Sections



SITE LOCATION DIAGRAM

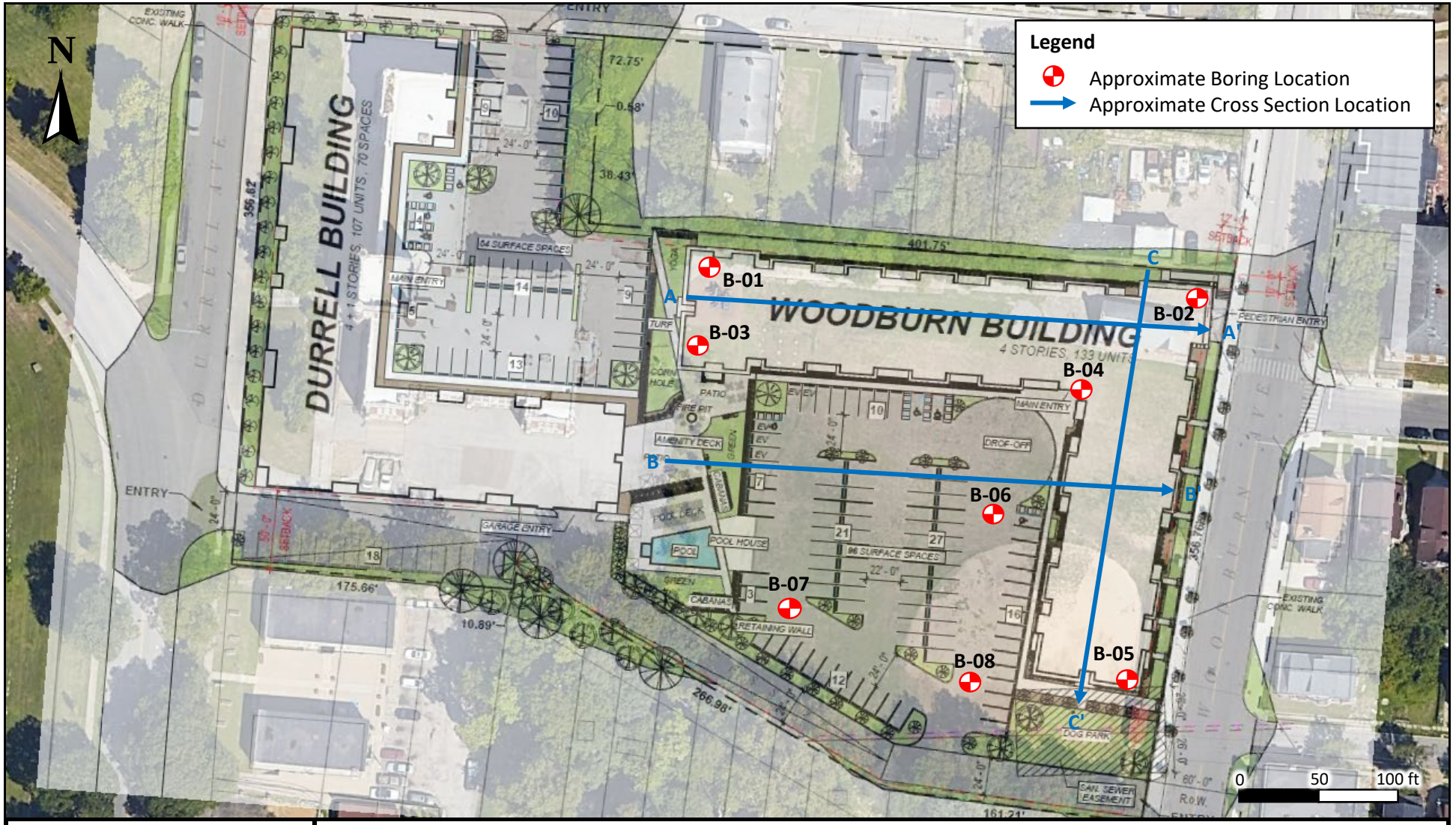
THE MINGO RESIDENTIAL DEVELOPMENT

PHASE I - WOODBURN

HOFFMAN PLAYGROUND, CINCINNATI, OHIO

KINGSLEY + COMPANY

ENGINEER	CJL
SCALE	AS NOTED
PROJECT NO.	66:1448
FIGURE	1 OF 1
DATE	4/1/2024



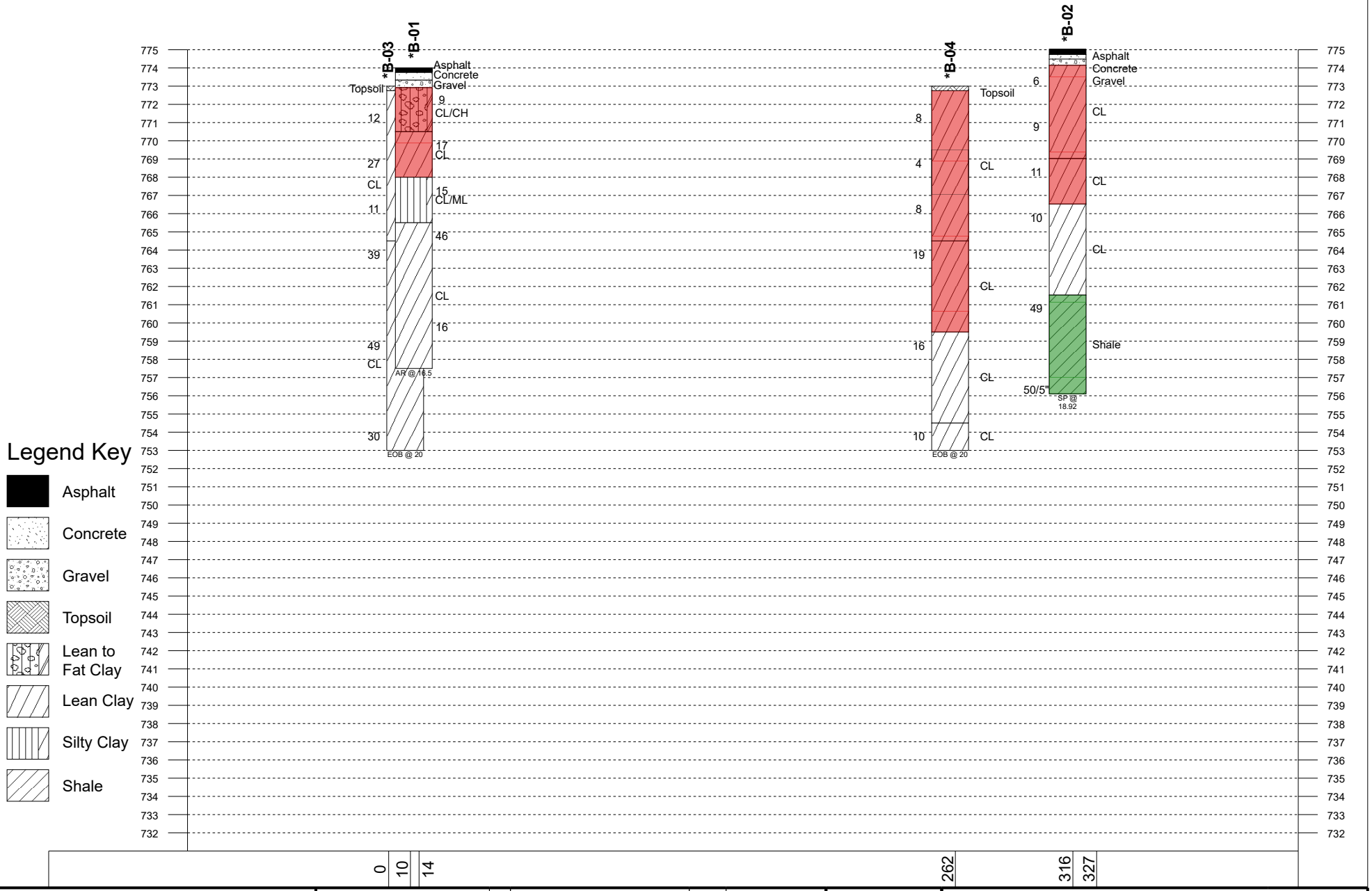
BORING LOCATION PLAN

The Mingo Residential Development - Phase I Woodburn

PROJECT NO. 66:1448

Hoffman Playground, Cincinnati, Hamilton County, Ohio 45206

Kingsley + Co



Legend Key

- Asphalt
- Concrete
- Gravel
- Topsoil
- Lean to Fat Clay
- Lean Clay
- Silty Clay
- Shale

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit
[Fines Content %]
Bottom of Casing
Loss of Circulation
Calibrated Penetrometer

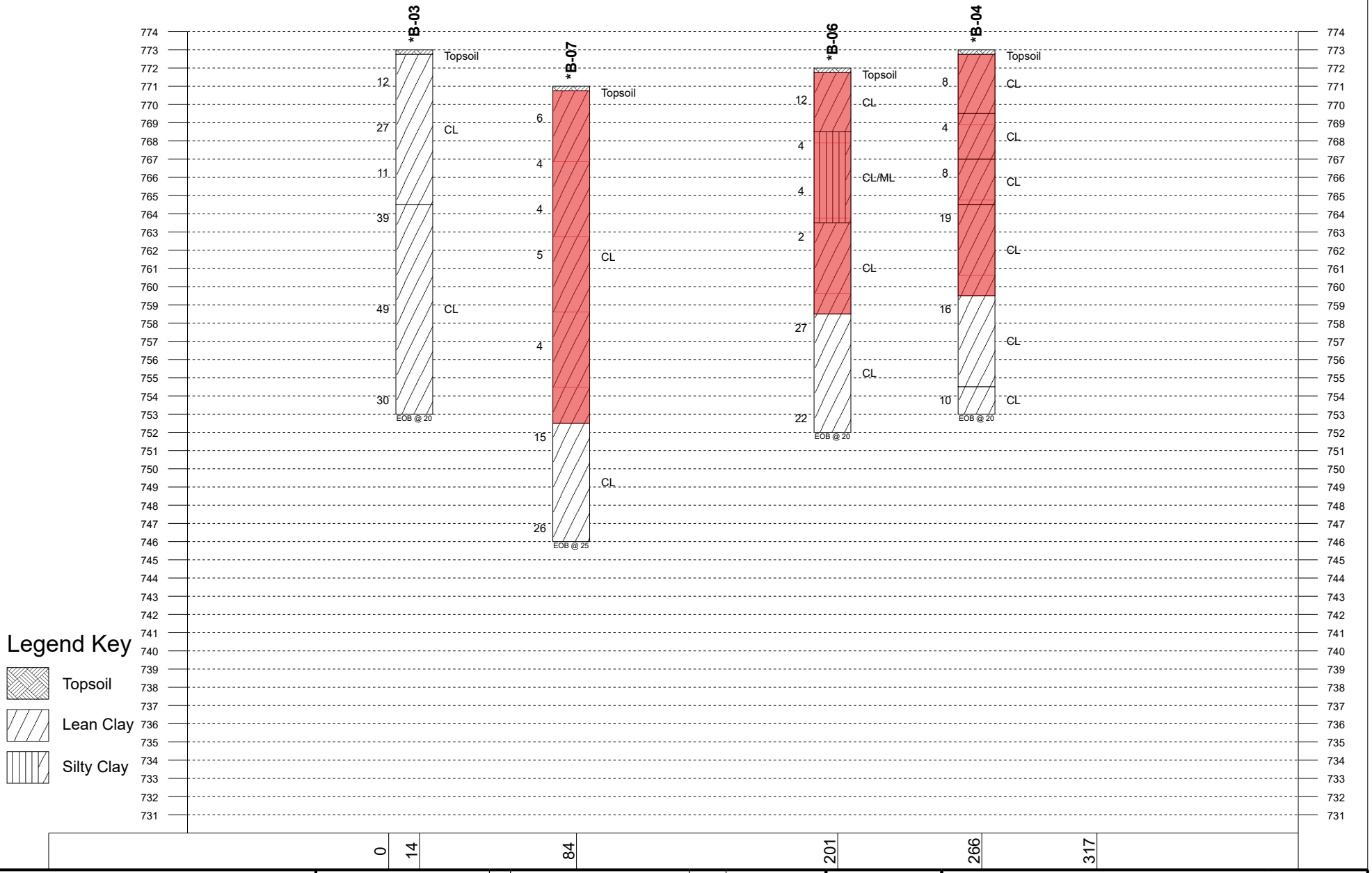
WL (First Encountered)
WL (Completion)
WL (Estimated Seasonal High Water)
WL (Stabilized)

Fill
Possible Fill
Probable Fill
Rock

GENERALIZED SUBSURFACE SOIL PROFILE
Section A

The Mingo Residential Development - Phase I Woodburn
KINGSLEY COMPANY
Hoffman Playground, Cincinnati, Ohio, 45206

Project No: 66:1448 Date: 04/22/2024



Legend Key

- Topsoil
- Lean Clay
- Silty Clay

Notes:

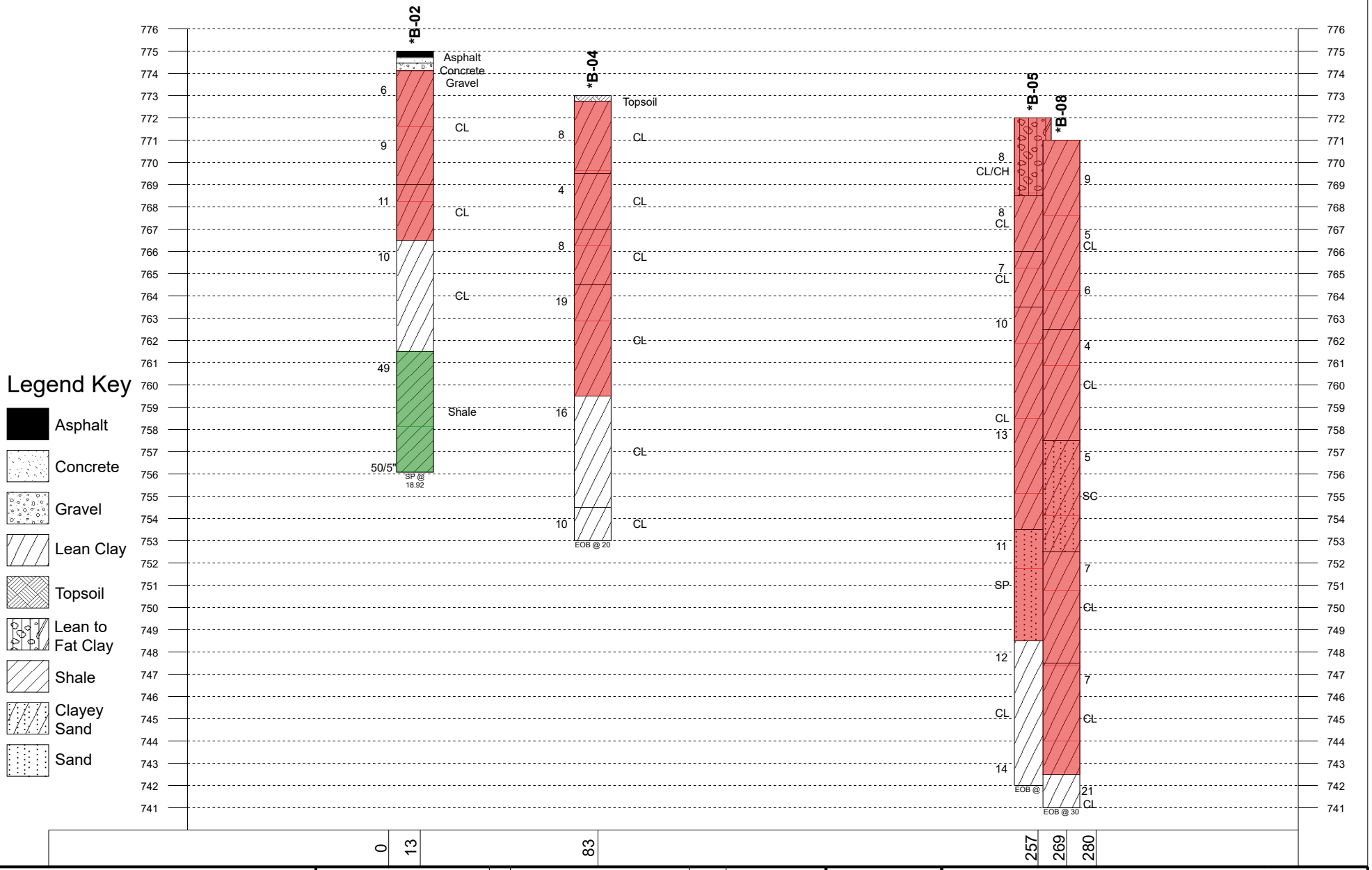
1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit X—●—△	WL (First Encountered)	Fill	
[Fines Content %]	WL (Completion)	Possible Fill	
Bottom of Casing	WL (Estimated Seasonal High Water)	Probable Fill	
Loss of Circulation	WL (Stabilized)	Rock	
Calibrated Penetrometer			

GENERALIZED SUBSURFACE SOIL PROFILE
Section B

The Mingo Residential Development - Phase I Woodburn
KINGSLEY COMPANY
Hoffman Playground, Cincinnati, Ohio, 45206

Project No: 66:1448 Date: 04/22/2024



Legend Key

- Asphalt
- Concrete
- Gravel
- Lean Clay
- Topsoil
- Lean to Fat Clay
- Shale
- Clayey Sand
- Sand

Notes:

1- EOB: END OF BORING AR: AUGER REFUSAL SR: SAMPLER REFUSAL.
2- THE NUMBER BELOW THE STRIPS IS THE DISTANCE ALONG THE BASELINE.
3- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION.
4- STANDARD PENETRATION TEST RESISTANCE (LEFT OF BORING) IN BLOWS PER FOOT (ASTM D1586).

Plastic Limit Water Content Liquid Limit
[Fines Content %]
Bottom of Casing
Loss of Circulation
Calibrated Penetrometer

WL (First Encountered)
WL (Completion)
WL (Estimated Seasonal High Water)
WL (Stabilized)

Fill
Possible Fill
Probable Fill
Rock

GENERALIZED SUBSURFACE SOIL PROFILE
Section C

The Mingo Residential Development - Phase I Woodburn
KINGSLEY COMPANY
Hoffman Playground, Cincinnati, Ohio, 45206

Project No: 66:1448 Date: 06/05/2024

Appendix B – Field Operations

Reference Notes
Exploration Procedure
Boring Logs

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]

	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	GW **WELL-GRADED GRAVEL** gravel-sand mixtures, little or no fines
	GP **POORLY-GRADED GRAVEL** gravel-sand mixtures, little or no fines
	GM **SILTY GRAVEL** gravel-sand-silt mixtures
	GC **CLAYEY GRAVEL** gravel-sand-clay mixtures
	SW **WELL-GRADED SAND** gravelly sand, little or no fines
	SP **POORLY-GRADED SAND** gravelly sand, little or no fines
	SM **SILTY SAND** sand-silt mixtures
	SC **CLAYEY SAND** sand-clay mixtures
	ML **SILT** non-plastic to medium plasticity
	MH **ELASTIC SILT** high plasticity
	CL **LEAN CLAY** low to medium plasticity
	CH **FAT CLAY** high plasticity
	OL **ORGANIC SILT or CLAY** non-plastic to low plasticity
	OH **ORGANIC SILT or CLAY** high plasticity
	PT **PEAT** highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<2	Very Soft
0.25 - <0.50	2 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
With	10 - 20	10 - 25
Adjective *(ex: "Silty")*	25 - 45	30 - 45

WATER LEVELS[6]

- WL (First Encountered)
- WL (Completion)
- WL (Seasonal High Water)
- WL (Stabilized)

FILL AND ROCK

FILL | POSSIBLE FILL | PROBABLE FILL | ROCK

[1]Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

[2]To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

[3]Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

[4]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[5]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

[6]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

[7]Minor deviation from ASTM D 2488-17 Note 14.

[8]Percentages are estimated to the nearest 5% per ASTM D 2488-17.

© 2021 ECS Corporate Services, LLC. All Rights Reserved

REFERENCE NOTES FOR ROCK CORES

ROCK CLASSIFICATION TYPES		
Igneous	**Sedimentary**	**Metamorphic**
Coarse Grained	**Clastic (sediment)**	**Foliated**
DIABASE	SHALE	GNEISS
DIORITE	SILTSTONE	PHYLLITE
GABBRO	SANDSTONE	SCHIST
GRANITE	CONGLOMERATE	SLATE
PEGMATITE	LIMESTONE, OOLITIC	**Non-Foliated**
PERIDOTITE	**Chemically Formed**	AMPHIBOLITE
SYENITE	DOLOSTONE	HORNFELS
Fine Grained	GYPSUM	MARBLE
ANDESITE	HALITE	QUARTZITE
BASALT	LIMESTONE	
RHYOLITE	**Organic Remains**	
TRACHYTE	CHALK	
Pyroclastic	COAL	
OBSIDIAN	COQUINA	
PUMICE		
TUFF		

HARDNESS	
Very Soft	Deformed by hand
Soft	Scratched with a fingernail
Moderately Hard	Scratched easily with a knife
Hard	Scratched with difficulty with a knife
Very Hard	Cannot be scratched with a knife

JOINT/FRACTURE SPACING	
Fractured/Jointed	**Spacing**
Very Widely	> 10 feet
Slightly	3 - 10 feet
Moderately	1 - 3 feet
Highly	2 inches - 1 foot
Intensely	< 2 inches

BEDDING	
Thinly	≤ 0.3 ft.
Medium	>0.3 ft. ≤ 1 ft.
Thickly	>1 ft. ≤ 3 ft.
Massive	>3 ft.

JOINT OR FRACTURE CONTINUITY

It shall be noted whether the joints or fractures are continuous or discontinuous. If continuity of joints is not discernable at the scale of the rock core, continuous joints or fractures shall be assumed.

JOINT/FRACTURE ORIENTATION

The range or average orientation of each joint set or fracture trend shall be measured in degrees from a horizontal plane where possible. If no measurement is possible, the qualitative terms High, Moderate or Low-angle shall be used. Record whether the joints are present in Conjugate sets (i.e. having an opposite sense of dip)

High	61-90 degree
Moderate	31-60 degree
Low-angle	0-30 degree
Dip-angle	(1-90) ____ degrees (if measured)

Recovery (REC(%))

$$\frac{\text{Total rock recovered from run}}{\text{Total Run Length}}$$

Rock Quality Designation (RQD(%))*

$$\frac{\text{Sum of core pieces} \geq 4 \text{ inches long}}{\text{Total Run Length}}$$

RQD%	Description of Rock Quality
0-25%	Very Poor
>25%-50%	Poor
>50%-75%	Fair
>75%-90%	Good
>90%	Excellent

WEATHERING	
Unweathered	No evidence of any chemical or mechanical alteration.
Slightly Weathered	Slight discoloration on surface, slight alteration along discontinuities, less than 10 percent of the rock volume altered.
Moderately Weathered	Discoloring evident, surface pitted and altered with alteration penetrating well below rock surfaces, weathering 'halos' evident. 10 to 50 percent of the rock altered.
Highly Weathered	Entire mass discolored, alteration pervading nearly all of the rock, with some pockets of slightly weathered rock noticeable, some minerals leached away.
Decomposed	Rock reduced to a soil with relict rock structure remaining (i.e. saprolite). Generally molded and crumbled by hand (friable).

JOINT/FRACTURE SURFACE CONDITION

The following qualitative terms shall be used to describe surface condition of joints and fractures. Multiple terms can be used.

Very rough	Slightly rough	Slickensided	Gouge

WALL ROCK CONDITION

The qualitative terms 'hard wall rock' or 'soft wall rock' shall be used to describe the condition of the parent rock on either side of the joint or fracture.

Description Sequence	Example Rock Classification Description
ROCK TYPE, [REC=_%,RQD=_%], Weathering, Hardness, Bedding, Joint/Fracture Spacing, Joint/Fracture Surface Condition, Wall Rock Condition, Joint or Fracture Continuity, Joint/Fracture Orientation, Color, Additional Features	LIMESTONE, [REC=95%,RQD=60%], Highly Weathered, Hard, Thinly Bedded, Slightly Fractured/Jointed, Slightly Rough, Hard Wall Rock, Continuous, Moderate-angle Dip, Gray White

*ASTM D6032-17: RQD is performed on cores using BQ to PQ sized bits (1.433 to 3.345 inch diameter cores, respectively)

© 2019 ECS Corporate Services, LLC. All Rights Reserved

SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling

Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.

SPT Procedure:

- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 18-24 inches (in 3 or 4 Increments of 6 inches each)

- Auger is advanced* and an additional SPT is performed
- One SPT typically performed for every two to five feet. An approximate 1.5 inch diameter soil sample is recovered.

**Drilling Methods May Vary*— The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-01**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

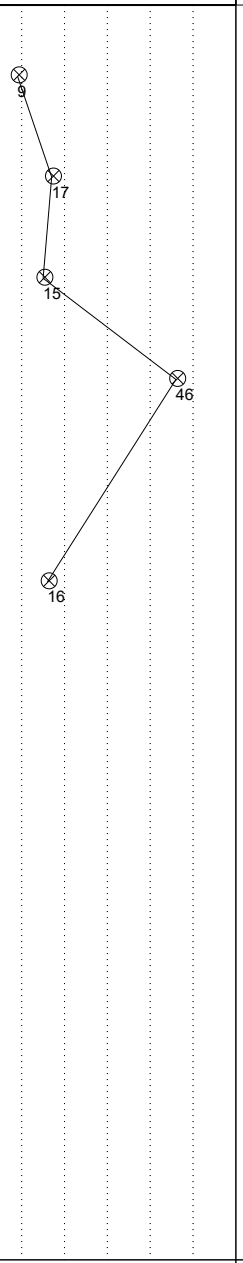
SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

LOSS OF CIRCULATION

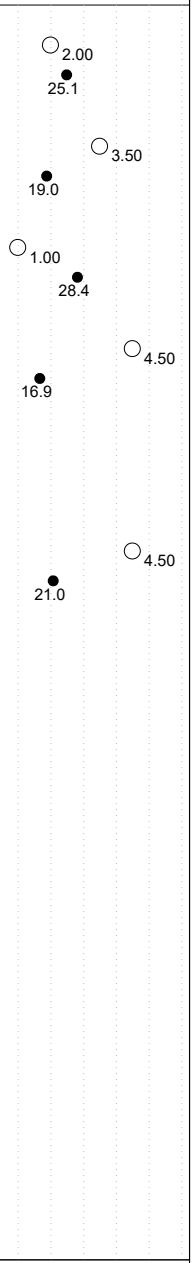
LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:	BOTTOM OF CASING
39.134305	**-84.477420**		**774.0**	

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
					Asphalt Thickness[3.00"]		
					Concrete Thickness[5.00"]		
	S-1	SS	18	18	Gravel Thickness[5.00"]		3-4-5 (9)
					(CL/CH FILL) FILL, LEAN TO FAT CLAY, trace organics, mottled brown, moist, stiff to very stiff		
	S-2	SS	18	18			6-7-10 (17)
5					(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, mottled brown, moist, very stiff	769	
	S-3	SS	18	18	(CL/ML) SILTY CLAY, trace sand, brown, moist, stiff		5-7-8 (15)
	S-4	SS	18	18	(CL) SANDY LEAN CLAY, contains rock fragments, brown, dry to moist, very stiff to hard		7-13-33 (46)
10						764	
	S-5	SS	18	16			3-6-10 (16)
15					**AUGER REFUSAL AT 16.5 FT**	759	
20						754	
25						749	
30						744	

STANDARD PENETRATION BLOWS/FT (10 20 30 40 50 / 20 40 60 80 100)
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
MC SAMPLER BLOWS/FT (10 20 30 40 50)
TEXAS CONE PENETRATION BLOWS/FT



LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF (1 2 3 4 5)
WATER CONTENT %
[FINES CONTENT] % (10 20 30 40 50)



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**11.00**
WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)	**N/A**	EQUIPMENT:	**ATV**	LOGGED BY: **AMA2**	DRILLING METHOD: **2 1/4 HSA**
WL (Stabilized)	**DRY**				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-02**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

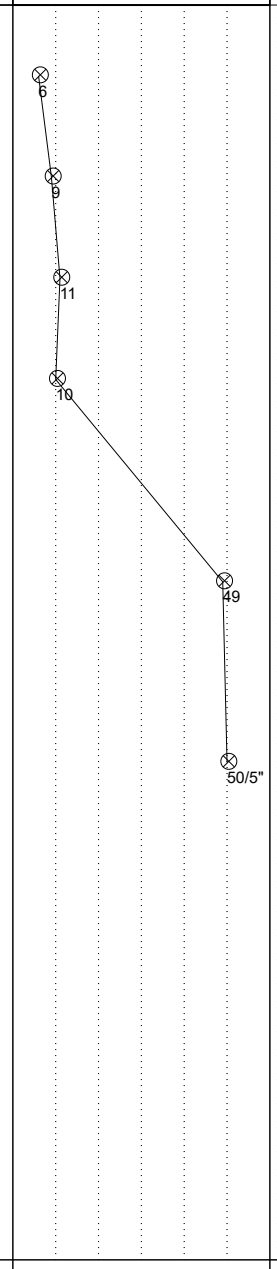
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:
39.134255	**-84.476357**		**775.0**

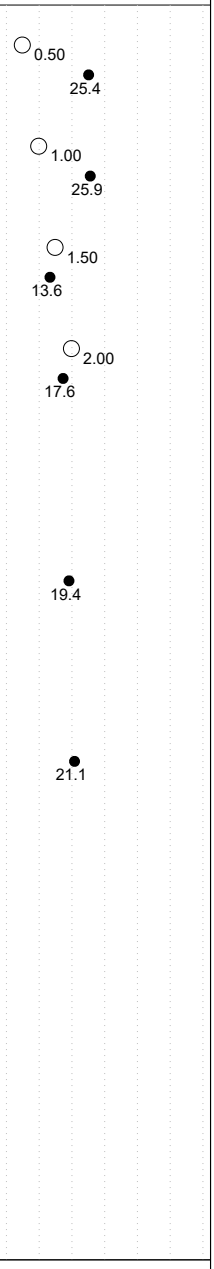
BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
					Asphalt Thickness[3.50"]		
					Concrete Thickness[3.00"]		
	S-1	SS	18	10	Gravel Thickness[4.00"] (CL FILL) FILL, SANDY LEAN CLAY, trace gravel, mottled brown and gray, moist, firm to stiff		1-2-4 (6)
	S-2	SS	18	18			5-4-5 (9)
5						770	
	S-3	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, contains rock fragments, mottled brown, moist, stiff		4-5-6 (11)
	S-4	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, brown, moist, stiff to very stiff		4-4-6 (10)
10						765	
	S-5	SS	18	18	SHALE, Highly Weathered, contains rock fragments, olive brown and gray, moist, very soft		14-24-25 (49)
15						760	
	S-6	SS	5	5	**SPOON REFUSAL AT 18.92 FT**		50/5" (50/5")
20						755	
25						750	
30						745	

STANDARD PENETRATION BLOWS/FT (10 20 30 40 50 / 20 40 60 80 100)
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
MC SAMPLER BLOWS/FT (10 20 30 40 50)
TEXAS CONE PENETRATION BLOWS/FT



LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF (1 2 3 4 5)
WATER CONTENT %
[FINES CONTENT] % (10 20 30 40 50)



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**15.00**
WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)	**N/A**	EQUIPMENT:	**ATV**	LOGGED BY: **AMA2**	DRILLING METHOD: **2 1/4 HSA**
WL (Stabilized)	**DRY**				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-03**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

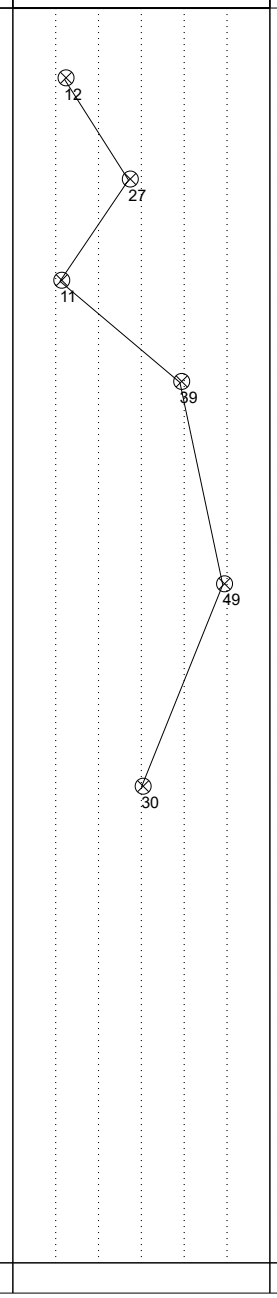
SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

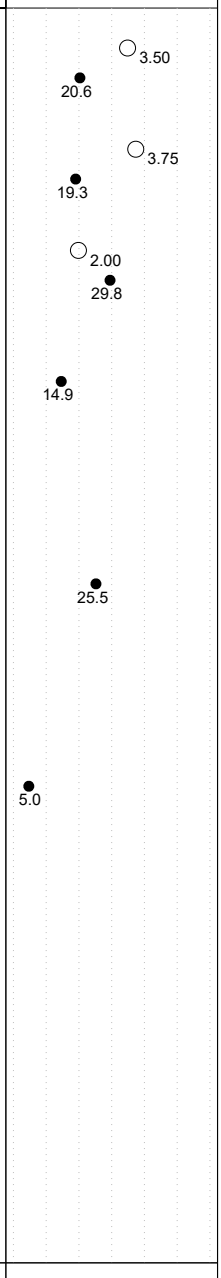
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:
39.134162	**-84.477446**		**773.0**

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
					Topsoil Thickness[3.00"]			
	S-1	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, brown, moist, stiff to very stiff			3-5-7 (12)
	S-2	SS	18	18				8-11-16 (27)
5	S-3	SS	18	18			768	4-5-6 (11)
	S-4	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, contains rock fragments, brown, dry to moist, hard			8-8-31 (39)
10							763	
	S-5	SS	18	16				5-35-14 (49)
15							758	
	S-6	SS	18	10				8-9-21 (30)
20					**END OF BORING AT 20 FT**		753	
25							748	
30							743	





THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**16.00**
▼ WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
▽ WL (Seasonal High Water)	**N/A**	EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**2 1/4 HSA**
▽ WL (Stabilized)	**DRY**	**ATV**	**AMA2**		

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-04**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

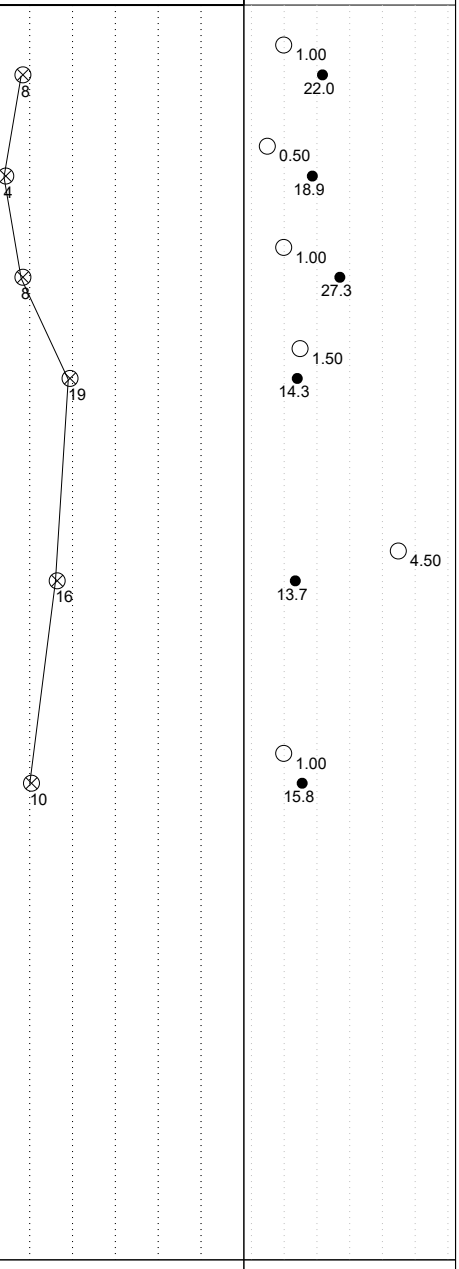
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:	BOTTOM OF CASING
39.134085	**-84.476563**		**773.0**	

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
					Topsoil Thickness[3.00"]			
	S-1	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains rock fragments and brick, dark brown, moist, firm to stiff			6-4-4 (8)
	S-2	SS	18	14	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains rock fragments and brick, dark brown, moist, soft to firm			2-2-2 (4)
5	S-3	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains rock fragments and brick, dark brown, moist, firm to stiff		768	2-4-4 (8)
	S-4	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains rock fragments, brown, moist, stiff to very stiff			6-9-10 (19)
10							763	
	S-5	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, brown, moist, very stiff to hard			5-7-9 (16)
15							758	
	S-6	SS	18	18	(CL) LEAN CLAY, trace organics, trace gravel, gray, moist, stiff			6-4-6 (10)
20					**END OF BORING AT 20 FT**		753	
25							748	
30							743	

STANDARD PENETRATION BLOWS/FT (10 20 30 40 50)
ROCK QUALITY DESIGNATION & RECOVERY (20 40 60 80 100)
RQD
REC
MC SAMPLER BLOWS/FT (10 20 30 40 50)
TEXAS CONE PENETRATION BLOWS/FT

LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF (1 2 3 4 5)
WATER CONTENT %
[FINES CONTENT] % (10 20 30 40 50)



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**16.00**
WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)	**N/A**	EQUIPMENT:	**ATV**	LOGGED BY: **AMA2**	DRILLING METHOD: **2 1/4 HSA**
WL (Stabilized)	**DRY**				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-05**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**		
SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**			LOSS OF CIRCULATION
LATITUDE: **39.133593**	LONGITUDE: **-84.476502**	STATION:	SURFACE ELEVATION: **772.0**	BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
0	S-1	SS	18	16	(CL/CH FILL) FILL, LEAN TO FAT CLAY, trace gravel, mottled brown, moist, firm to stiff		3-4-4 (8)
5	S-2	SS	18	16	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, brown, moist, firm to stiff	767	3-4-4 (8)
	S-3	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains asphalt, dark brown, moist, firm		2-3-4 (7)
10	S-4	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, brown, moist, stiff	762	4-4-6 (10)
15	S-5	SS	18	18		757	4-5-8 (13)
20	S-6	SS	18	12	(SP FILL) FILL, SAND WITH GRAVEL, contains rock fragments and brick, brown, moist, medium dense	752	6-6-5 (11)
25	S-7	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, brown, moist, stiff to very stiff	747	4-5-7 (12)
30	S-8	SS	18	18		742	4-6-8 (14)
					END OF BORING AT 30 FT		

STANDARD PENETRATION BLOWS/FT (10 20 30 40 50 / 20 40 60 80 100)
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
MC SAMPLER BLOWS/FT (10 20 30 40 50)
TEXAS CONE PENETRATION BLOWS/FT

LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF (1 2 3 4 5)
WATER CONTENT %
[FINES CONTENT] % (10 20 30 40 50)

1.00	22.7		
1.50	22.3		
	18.2		
1.50	17.2		
1.50	17.8		
	10.7		
2.00	13.1		
2.50	20.1		

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**18.00**
WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)	**N/A**	EQUIPMENT:	**ATV**	LOGGED BY: **AMA2**	DRILLING METHOD: **2 1/4 HSA**
WL (Stabilized)	**DRY**				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-06**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

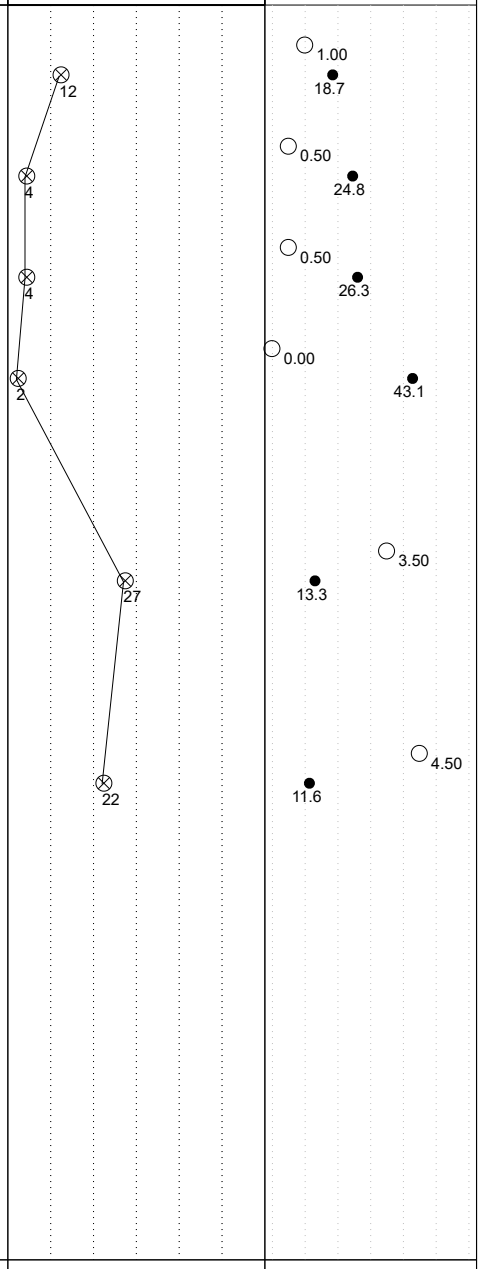
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:	BOTTOM OF CASING
39.133887	**-84.476806**		**772.0**	

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
					Topsoil Thickness[3.00"]			
	S-1	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains asphalt, dark brown, moist, stiff			4-6-6 (12)
	S-2	SS	18	12	(CL/ML FILL) FILL, SILTY CLAY WITH SAND, trace gravel, contains asphalt, dark brown, moist, soft to firm			2-2-2 (4)
5	S-3	SS	18	18			767	2-2-2 (4)
	S-4	SS	18	6	(CL FILL) FILL, LEAN CLAY WITH SAND, contains brick, dark brown and gray, wet, very soft			7-1-1 (2)
10							762	
	S-5	SS	18	18	(CL) SANDY LEAN CLAY, contains rock fragments, brown, dry to moist, very stiff			8-10-17 (27)
15							757	
	S-6	SS	18	18				8-10-12 (22)
20					**END OF BORING AT 20 FT**		752	
25							747	
30							742	

STANDARD PENETRATION BLOWS/FT (10 20 30 40 50)
ROCK QUALITY DESIGNATION & RECOVERY (20 40 60 80 100)
RQD
REC
MC SAMPLER BLOWS/FT (10 20 30 40 50)
TEXAS CONE PENETRATION BLOWS/FT

LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF (1 2 3 4 5)
WATER CONTENT %
[FINES CONTENT] % (10 20 30 40 50)



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**DRY**	BORING STARTED: **Apr 09 2024**		CAVE IN DEPTH:
WL (Completion)	**DRY**	BORING COMPLETED: **Apr 09 2024**		HAMMER TYPE: **Auto**
WL (Seasonal High Water)	**N/A**	EQUIPMENT: **ATV**	LOGGED BY: **AMA2**	DRILLING METHOD: **2 1/4 HSA**
WL (Stabilized)	**DRY**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-07**	**1 of 1**

PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

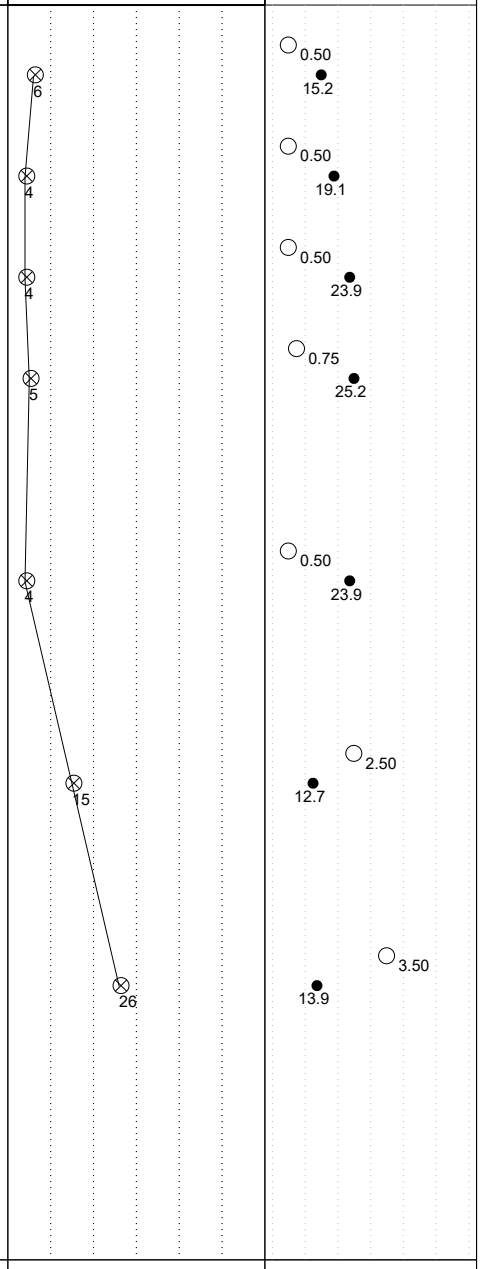
LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:	BOTTOM OF CASING
39.133718	**-84.477232**		**771.0**	

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
					Topsoil Thickness[3.00"]			
	S-1	SS	18	16	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains asphalt and brick, brown and gray, moist, soft to firm			4-3-3 (6)
	S-2	SS	18	14				2-2-2 (4)
5	S-3	SS	18	18			766	2-2-2 (4)
	S-4	SS	18	18				2-2-3 (5)
10							761	
	S-5	SS	18	18				2-2-2 (4)
15							756	
	S-6	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, brown, dry to moist, stiff to very stiff			4-7-8 (15)
20							751	
	S-7	SS	18	18				7-9-17 (26)
25					**END OF BORING AT 25 FT**		746	
30							741	

STANDARD PENETRATION BLOWS/FT (10 20 30 40 50 / 20 40 60 80 100)
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
MC SAMPLER BLOWS/FT (10 20 30 40 50)
TEXAS CONE PENETRATION BLOWS/FT

LIQUID LIMIT
PLASTIC LIMIT
CALIBRATED PENETROMETER TSF (1 2 3 4 5)
WATER CONTENT %
[FINES CONTENT] % (10 20 30 40 50)



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**20.00**
WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)	**N/A**	EQUIPMENT:	**ATV**	LOGGED BY: **AMA2**	DRILLING METHOD: **2 1/4 HSA**
WL (Stabilized)	**DRY**				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
KINGSLEY COMPANY	**66:1448**	**B-08**	**1 of 1**

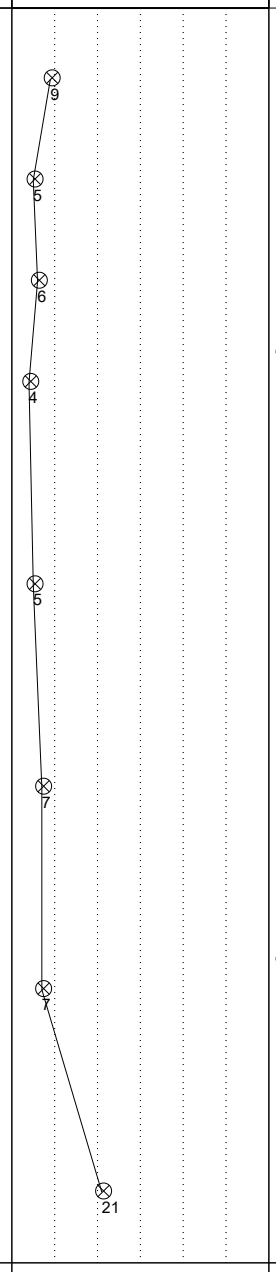
PROJECT NAME:	DRILLER/CONTRACTOR:
The Mingo Residential Development - Phase I Woodburn	**Central Star Drilling Inc.**

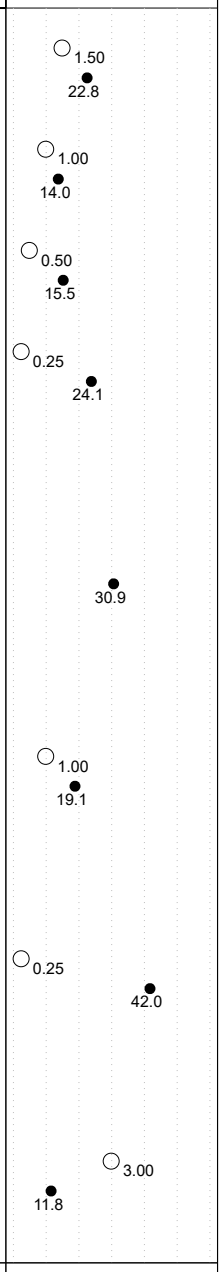
SITE LOCATION: **Hoffman Playground, Cincinnati, Ohio, 45206**

LOSS OF CIRCULATION

LATITUDE:	LONGITUDE:	STATION:	SURFACE ELEVATION:	BOTTOM OF CASING
39.133602	**-84.476828**		**771.0**	

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6" (TCP/MC/SPT-N value)*
	S-1	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, contains asphalt, brown, moist, firm to stiff			3-4-5 (9)
	S-2	SS	18	16				3-3-2 (5)
5	S-3	SS	18	16			766	5-4-2 (6)
	S-4	SS	18	18	(CL FILL) FILL, LEAN CLAY, trace gravel, mottled brown, moist, soft			2-2-2 (4)
10	S-5	SS	18	16	(SC FILL) FILL, CLAYEY SAND, contains cinders, trace gravel, black, moist, loose		761	3-2-3 (5)
15	S-6	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY, trace gravel, brown, moist, firm to stiff		756	2-3-4 (7)
20	S-7	SS	18	18	(CL FILL) FILL, SANDY LEAN CLAY WITH GRAVEL, trace gravel, contains anthracite cinders, black, wet, soft to firm		751	3-4-3 (7)
25	S-8	SS	18	18	(CL) SANDY LEAN CLAY, trace gravel, brown, moist, very stiff		746	9-10-11 (21)
30					**END OF BORING AT 30 FT**		741	





THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**DRY**	BORING STARTED:	**Apr 09 2024**	CAVE IN DEPTH:	**23.00**
▼ WL (Completion)	**DRY**	BORING COMPLETED:	**Apr 09 2024**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)	**N/A**	EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**2 1/4 HSA**
▽ WL (Stabilized)	**DRY**	**ATV**	**AMA2**		

GEOTECHNICAL BOREHOLE LOG

Appendix C – Other Information

GBA - Geotechnical Engineering Report Information Sheet

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

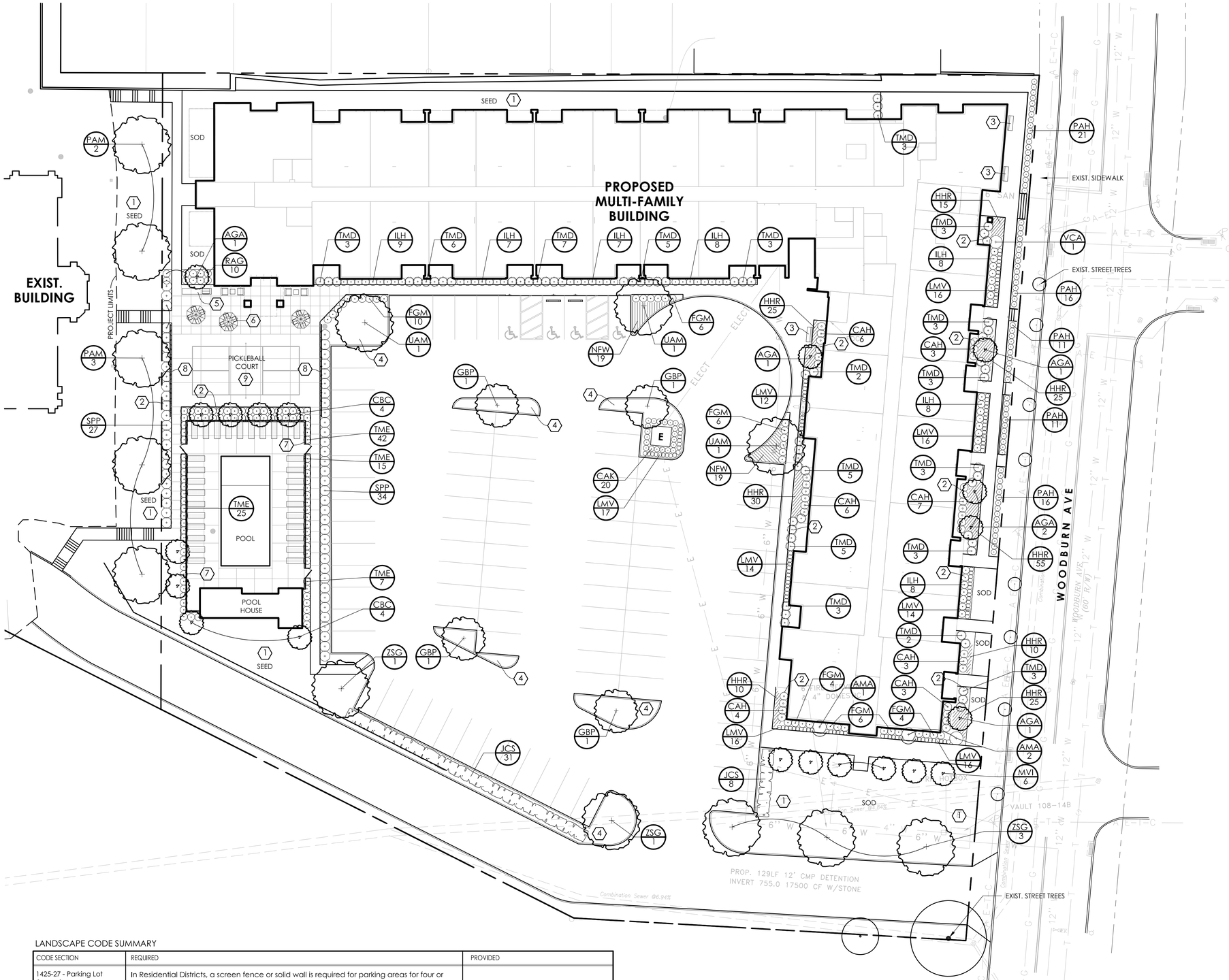
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

Copyright 2019 by Geoprofessional Business Association (GBA). Duplication, reproduction, or copying of this document, in whole or in part, by any means whatsoever, is strictly prohibited, except with GBA's specific written permission. Excerpting, quoting, or otherwise extracting wording from this document is permitted only with the express written permission of GBA, and only for purposes of scholarly research or book review. Only members of GBA may use this document or its wording as a complement to or as an element of a report of any kind. Any other firm, individual, or other entity that so uses this document without being a GBA member could be committing negligent or intentional (fraudulent) misrepresentation.



GENERAL LANDSCAPE NOTES:

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL/ REGRADE ALL AREAS DISTURBED BY CONSTRUCTION, FILL AREAS WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES AND SEED WITH TURF-TYPE TALL FESCUE MIX.
2. LANDSCAPE AREA, FILL WITH PLANTING SOIL, MINIMUM DEPTH SHALL BE 12", MEET ADJACENT SURFACES FLUSH. INSTALL PLANT MATERIAL AS INDICATED AND MULCH.
3. 6' BACKED BENCH W/ END ARMS, TYP. OF 3. MANUFACTURER: LANDSCAPE FORMS, INC. MODEL: NEOLIVIANO 69" BACKED W/ ARMS BENCH TO BE ANCHORED TO PAVEMENT PER MANUFACTURER'S INSTRUCTIONS.
4. MULCHED PARKING LOT ISLAND
5. GRILL ISLAND - BY OWNER
6. SITE FURNITURE - BY OWNER
7. 5' STEEL POOL FENCE - SEE DETAIL #5/ L1.02.
8. 8' VINYL-COATED CHAIN LINK FENCE - SEE DETAIL #3/ L1.02.
9. PICKLEBALL COURT - SEE DETAIL #4/ L1.02.

LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED
1425-27 - Parking Lot Screening	In Residential Districts, a screen fence or solid wall is required for parking areas for four or more vehicles which adjoin or face any other premises, either abutting or directly opposite across-the-street, situated in any Residential or Parks and Recreation District. The fence or wall must be at least four feet and a maximum of six feet in height and must be maintained in good condition. A combination of a four-foot high berm with three-foot high continuous evergreen hedgerow or four-foot high continuous evergreen hedgerow may be substituted for screen fencing and walls.	Evergreen hedge provided along east side of parking lot facing Woodburn Ave.
1425-29 - Parking Lot Landscaping	One tree, two inches or more in caliper, must be planted for every ten parking spaces. (a) Perimeter Landscaping. Parking lots must provide a perimeter landscape area of at least three feet in width. (b) Ground Cover. Ground cover must be installed appropriate to the surface conditions of the Grass is the default landscaping material. 92 car spaces / 10 = 9.2 or 10 trees	Trees provided = 10

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH

© 2020 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY; THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

CSR

DATE: 10/04/2024
PROJECT #: 22156

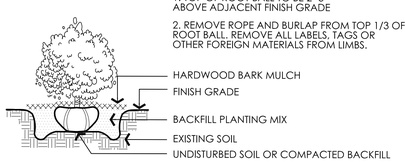
PLANTING PLAN

L1.01

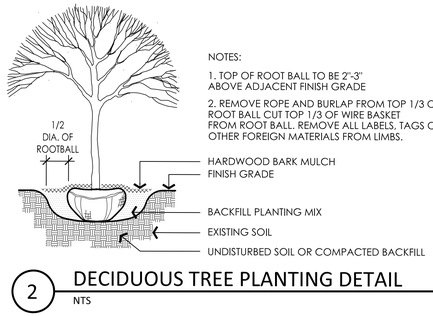
EDGE
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgela.com

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

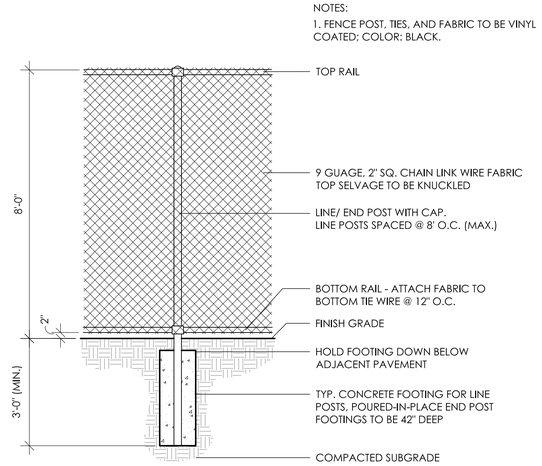
0' 10' 20' 40' NORTH



1 SHRUB PLANTING DETAIL
NTS



2 DECIDUOUS TREE PLANTING DETAIL
NTS

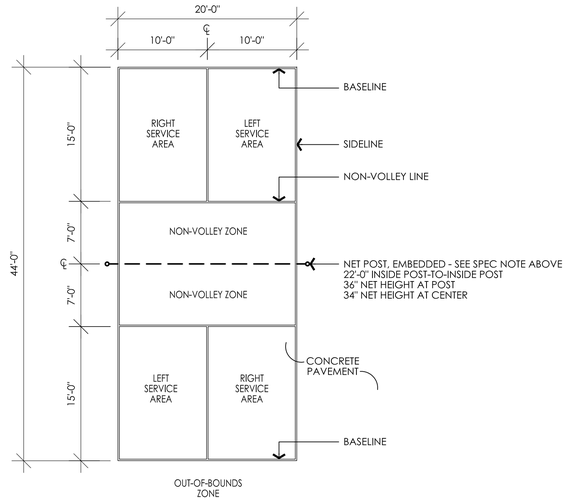


3 8' VINYL-COATED CHAIN LINK FENCE - PICKLEBALL

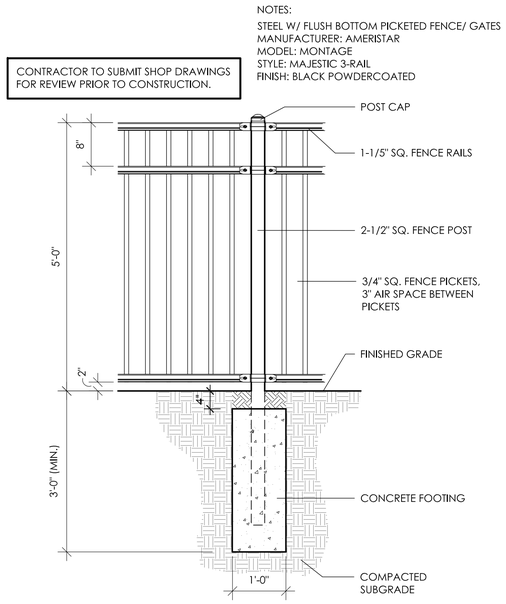
PICKLEBALL SURFACING:
AFTER CONCRETE PAVEMENT HAS CURED 28 DAYS APPLY (1) COAT ACRYLIC RESURFACER AND (2) COATS SKATEMASTER COATING SYSTEM PER MANUFACTURER'S INSTRUCTIONS.
MANUFACTURER: SPORTMASTER SPORT SURFACES (SPORTMASTER.NET)
SERVICE COURTS: B:LUE
NON-VOLLEY ZONE (KITCHEN): BLUE
OUT-OF-BOUNDS ZONE: BLUE (REVIEW LIMITS WITH OWNER'S REP)
STRIPE COLOR: WHITE
NTE POSTS & NET: 2-7/8 ROUND NET POSTS W/ EXTERNAL WINCH (COLOR: BLACK) AND NET BY: TENNIS COURT SUPPLY (TCS)

NOTES:
1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
2. LINES SHALL BE 2" WIDE.

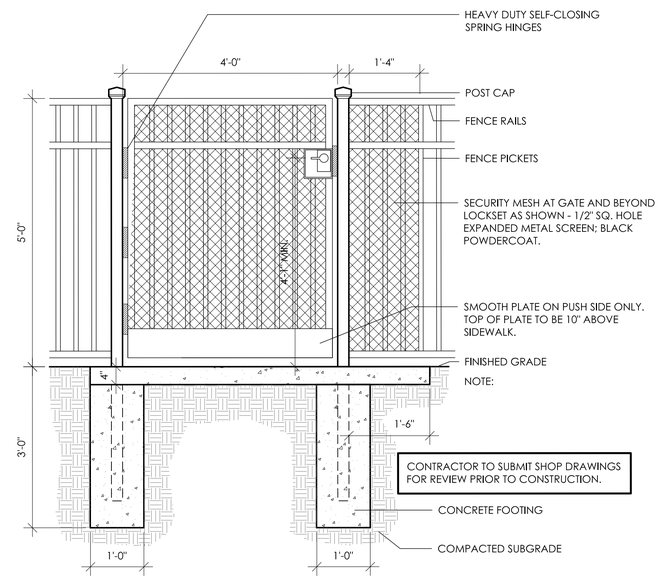
COLORS:
LINES: WHITE
SERVICE COURTS: BLUE
NON-VOLLEY ZONE: BLUE
OUT-OF-BOUNDS ZONE: GREEN



4 PICKLEBALL COURT



5 5' STEEL POOL FENCE



6 5' STEEL POOL FENCE - GATE

PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		TREES				
4	GBP	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2-1/2" Cal.	B&B	
6	MVI	Magnolia virginiana	SWEETBAY MAGNOLIA	7'-8' Hgt.	B&B	
5	PAM	Platanus x acerifolia 'Morton Circle'	EXCLAMATION LONDON PLANETREE	2-1/2" Cal.	B&B	
3	UAM	Ulmus 'Americana'	PRINCETON ELM	2-1/2" Cal.	B&B	
5	ZSG	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	2-1/2" Cal.	B&B	
8	CBC	Carpinus betulus 'Columnaris Nana'	DWARF EUROPEAN HORNBEAM	2-1/2" Cal.	B&B	MATCHED FORM
		ORNAMENTAL TREES				
6	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7" Hgt.	B&B	MULTI-STEM
		SHRUBS				
3	AMA	Aronia melanocarpa 'Autumn Magic'	BLACK CHOKEBERRY 'AUTUMN MAGIC'	36" Hgt.	B&B	
55	ILH	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	18"-24" Hgt.	Cont.	
32	CAH	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	24" Hgt.	Cont.	
26	FGM	Fathergilla gardenii 'Mt. Airy'	DWARF FATHERGILLA	24" Hgt.	Cont.	
39	JCS	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	18"-24" Hgt.	Cont.	SPACED @ 3.5' O.C.
61	SPP	Syringa pubescens subsp. patula 'Miss Kim'	MISS KIM LILAC	24"-30" Hgt.	Cont.	
62	TMD	Taxus x media 'Densiformis'	DENSE YEW	18"-24" Hgt.	Cont.	
89	TME	Taxus x media 'Everlow'	EVERLOW YEW	18" Hgt.	Cont.	
1	VCA	Viburnum carlesii	KOREAN SPICE VIBURNUM	30"-36" Hgt.	B&B	
10	RAG	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	24" Spr.	Cont.	
		PERENNIALS/ GRASSES/ GROUNDCOVER				
185	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
75	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	
121	LMV	Liriope muscari 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	
20	CAK	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 Gal.	Cont.	
38	NFW	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 Gal.	Cont.	

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH

© 2020 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN, ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

CSR

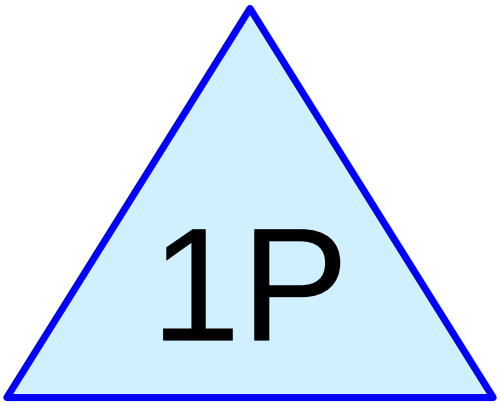
DATE: 10/04/2024
PROJECT #: 22156

PLANTING & SITE AMENITY DETAILS

L1.02

EDGE
330 W. SPRING STREET, SUITE 350
COLUMBUS, OH 43215
614.486.3343
www.edgela.com

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



(new Pond)

Subcat Reach Pond Link

Routing Diagram for Mingo detention
Prepared by Infrastructure & Development Eng, Printed 10/9/2024
HydroCAD® 10.20-2g s/n 12851 © 2022 HydroCAD Software Solutions LLC

Summary for Pond 1P: (new Pond)

Inflow Area = 2.600 ac, 0.00% Impervious, Inflow Depth = 2.18"
Inflow = 5.71 cfs @ 0.17 hrs, Volume= 0.472 af
Outflow = 1.45 cfs @ 1.12 hrs, Volume= 0.464 af, Atten= 75%, Lag= 57.3 min
Primary = 1.45 cfs @ 1.12 hrs, Volume= 0.464 af

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 767.03' @ 1.12 hrs Surf.Area= 1,708 sf Storage= 16,705 cf
Flood Elev= 772.00' Surf.Area= 1,708 sf Storage= 17,025 cf

Plug-Flow detention time= 131.7 min calculated for 0.464 af (98% of inflow)
Center-of-Mass det. time= 131.3 min (166.3 - 35.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	754.50'	3,453 cf	**14.00'W x 122.00'L x 13.00'H Field A** 22,204 cf Overall - 13,572 cf Embedded = 8,632 cf x 40.0% Voids
#2A	755.00'	13,572 cf	**CMP Round 144** x 6 Inside #1 Effective Size= 144.0"W x 144.0"H => 113.10 sf x 20.00'L = 2,261.9 cf Overall Size= 144.0"W x 144.0"H x 20.00'L
		17,025 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	754.50'	**24.00" Round RCP_Round 24"** L= 22.2' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 754.50' / 754.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	755.00'	**4.00" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.45 cfs @ 1.12 hrs HW=767.03' (Free Discharge)
↑—**1=RCP_Round 24"** (Passes 1.45 cfs of 51.36 cfs potential flow)
↑—**2=Orifice/Grate** (Orifice Controls 1.45 cfs @ 16.58 fps)

Pond 1P: (new Pond) - Chamber Wizard Field A

Chamber Model = CMP Round 144 (Round Corrugated Metal Pipe)
Effective Size= 144.0"W x 144.0"H => 113.10 sf x 20.00'L = 2,261.9 cf
Overall Size= 144.0"W x 144.0"H x 20.00'L

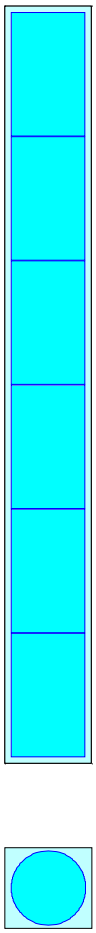
6 Chambers/Row x 20.00' Long = 120.00' Row Length +12.0" End Stone x 2 = 122.00' Base Length
1 Rows x 144.0" Wide + 12.0" Side Stone x 2 = 14.00' Base Width
6.0" Stone Base + 144.0" Chamber Height + 6.0" Stone Cover = 13.00' Field Height

6 Chambers x 2,261.9 cf = 13,571.7 cf Chamber Storage

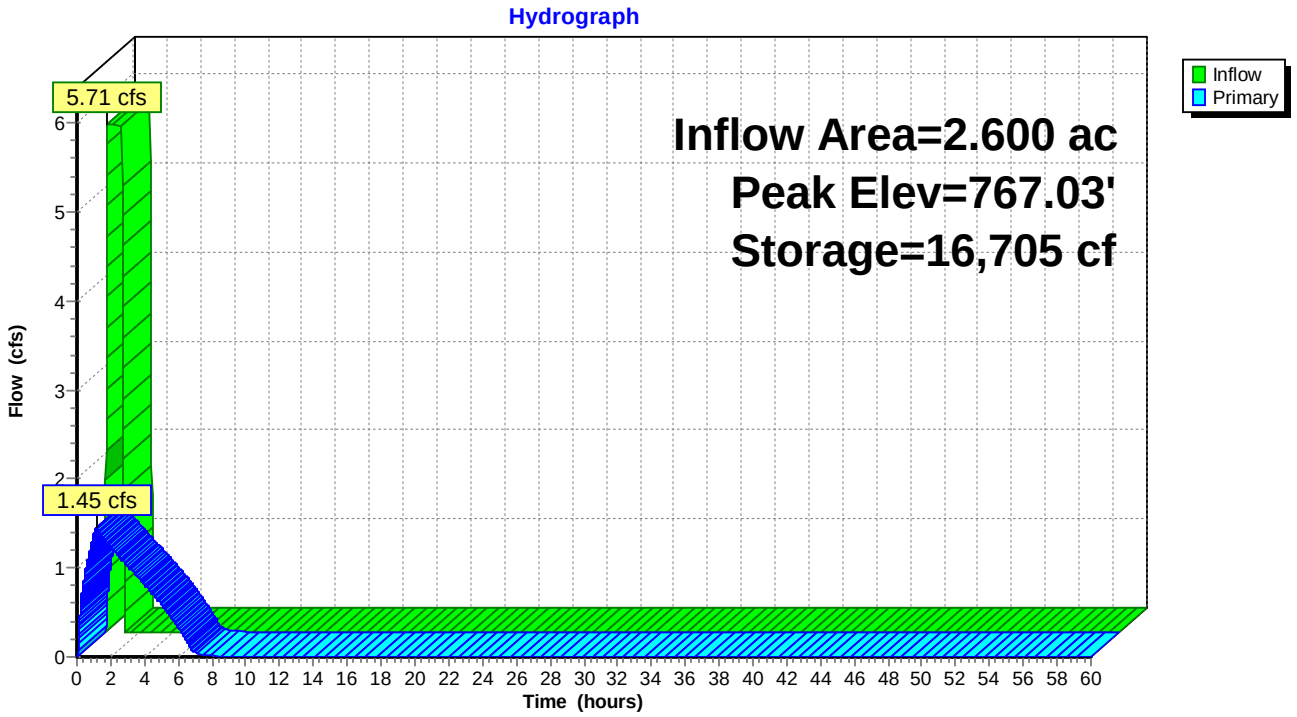
22,204.0 cf Field - 13,571.7 cf Chambers = 8,632.3 cf Stone x 40.0% Voids = 3,452.9 cf Stone Storage

Chamber Storage + Stone Storage = 17,024.6 cf = 0.391 af
Overall Storage Efficiency = 76.7%
Overall System Size = 122.00' x 14.00' x 13.00'

6 Chambers
822.4 cy Field
319.7 cy Stone



Pond 1P: (new Pond)



October 24, 2024

Mr. Daniel Buchenroth
Kingsley
PO Box 19967
Cincinnati, Ohio 45219

Re: 3059 Woodburn Avenue | The Mingo (T) – **(CPRE240083)** Final Recommendations

Dear Mr. Buchenroth,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed First Phase of a 2-Phase PD Multi-family development, with Phase 1 going for final PD now and Phase 2 will be later. The grading plan for Phase 1 will be transitional for Phase 2. Phase 1 includes 134 units on 2.6013 acres. There will be 96 parking spaces for Phase 1 (ratio of 0.72 space per unit per the Concept PD approval.). The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Microsoft Teams conference call meeting** with you on **October 29, 2024 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. Review of Final Development Plans need approval by City Planning Commission. When ready to submit, please reference Section 1429-13. - Final Development Plan of the Cincinnati Zoning Code.
2. Additional items needed when submitting the FDP:
    - Signage Plan.
    - Dimensions, information regarding the proposed signage on the building is needed.
    - Payment of $1500.00.
    - Once submitted, staff will coordinate with the applicant team to schedule a virtual public staff conference before the CPC meeting.

Requirements to obtain permits:

1. Once Phase I is approved by the City Planning Commission, then you can start pulling building permits, etc.
2. Once Phase II is ready to proceed, please submit the plans through CSR to start the same approval process.

Recommendations:

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the Evanston Community Council.

Contact:

- **Jesse Urbancsik** | City Planning | 513-352-4843 | jesse.urbancsik@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Since this site is proposed to be a PD, zoning staff does not have any specific comments. City Planning staff will handle the specific zoning/design review for use, height, setbacks, density, landscaping, and parking, etc.

Requirements to obtain permits:

1. Work with City Planning on site design, massing, and other site design parameters.

Recommendations:

- None

Contact:

- **Kate Meehan** | ZPE | 513-352-2441 | kathleen.meehan@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Proposed sanitary and storm connection points are acceptable. More detailed comments on detention will be made with detention review.
2. Tap fee credits may be available if you abandon existing domestic water meters on the site.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
    - If detention is required by MSD, provide SMU with a copy of the following items: Approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
    - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. Utility Plan
    - Label all pipes materials.
    - In the public R/W, pipes to be DIP or RCP.
    - Show Top & Invert elevations for all Appurtenances.
    - Show slopes for all pipes.

- Show how downspouts tie to the underground sewer system.
- Curb cuts: driveway aprons at min. 5' away from SMU inlets.
- Tie into Curb inlets are NOT PERMITTED.

4. Grading Plan
   - Grading must show existing and proposed contours.
   - Impervious surfaces are NOT permitted to drain towards adjacent properties.
   - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
   - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
5. Erosion & Sediment Control Plan is required. Refer to link: https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
6. SMU Standards Plans Notes are required. Refer to link: https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/
7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
   - State Plane Coordinates (N,E) for all MH's and Catch Basins.
   - Inverts and Top elevations for all MHs and Catch Basins.
   - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size
3059 Woodburn Av.	H-258247	1.5"	258247	1"

2. If the water service branch is not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/ authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
3. **If the existing water service branch for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov. Alternatively, this may be included with the installation of any large branches, if applicable**.

Recommendations:

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/ for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. Provide a site plan confirming that there are at least 2 readily accessible fire hydrants within 400 feet of all parts of the structure.
2. The minimum fire flow requirements are 1800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa)
3. Fire Department Connections are to be within 50'of a fire hydrant.
4. The PIV can shut off the water supply to the building but not the water supply to the private fire hydrant.

Requirements to obtain Permits:

1. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
3. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.
4. Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatuses.
5. The Cincinnati Fire Department requires this project to install a Bi-directional Antenna device within the building.
6. The weight of our apparatus is as follows:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41’10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31’6"	9’5”	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22’2"	9' 2"	18,500			34'/41'

Recommendations:

- None

Contact:

- **Gregory Phelia Jr.** | Fire Dept. | 513-357-7598 | gregory.pheliajr@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If site plans require excavation or fill of quantities above 500 cy, an environmental review will be required by OES. When completing the excavation and fill permit, identify the disposal and borrow site locations for all material. "TBD" will not be accepted. Specify if fill material will be soil or engineered fill, such as sand or gravel.
2. If offsite sourced fill is to be placed onsite which exceeds 500 cy, then it must receive OES environmental approval as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.
3. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/.

Recommendations:

1. In a cursory review of office files there appears to be records of relevance to this development. OES recommends the developer request and review records relative to potential environmental information related on or near the site. These records may be requested through the Freedom of Information Act (FOIA) request to the Office of Environment and Sustainability (OES). Records requests are preferred to be made through the GovQA portal which can be accessed at this link: https://www.cincinnati-oh.gov/law/public-records/
2. The following recommendation is based on State of Ohio requirements:
   a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
3. The inclusion of a solar rooftop and electric vehicle charging parking supports the goals of the Green Cincinnati Plan.
4. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies in support of the Green Cincinnati Plan:
   a. The development goal should be to earn at a minimum the LEED Certified rating level.
   b. If a trash concierge service is provided, this service should also be provided for recycling.
   c. The use of trees in the landscape design should be included to enhance urban forestry.
   d. The use of pervious surfaces should be maximized to the extent practical in the design.
   e. Landscape design should consider the use of native species.
   f. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Existing street trees will need a tree protection plan to be incorporated into the construction documents, street trees that is identified for removal will need to be given a valuation for mitigation and a public tree work permit issued prior to its removal.

Recommendations:

- None

Contact:

- **Kurt Kastner** | Urban Forestry | 513-861-9070 | kurt.kastner@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Traffic Impact Study will be required for the overall project.
    a. Reminder that access from Durrell and Victory Parkway intersection is not permitted. Work with DOTE on the plans for how this will look.
    b. What does the end of the drive on the south side of the project look like? Include on your plans.
2. Woodburn is to match the existing streetscape. Provide City DOTE standard concrete walks with 6" high face of curb and 2% cross slope complete with curb ramps and detectable warnings as needed.
3. No encroachments are permitted to cross into the right of way, including walls and wall foundations.
4. Remove any unused driveway aprons and replace them to meet City standards.
5. Provide City DOTE standard concrete driveway aprons. Driveways are to meet clearance requirements.
6. Maintain pedestrian access during construction. See the Traffic Management Plan Guidelines on the DOTE website: https://www.cincinnati-oh.gov/dote/permits-licenses/
7. All work in the public right-of-way will require a separate DOTE permit.
8. The assigned address for the Phase 1 building is 3059 Woodburn Avenue. Per the Ohio Fire Code and Cincinnati Municipal Code, the assigned address number must be posted and visible from the road, once the building has been constructed. Contact DTEaddress@cincinnati-oh.gov with any questions.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A cut & fill permit will be required.
2. A fire sprinkler system will be required.
3. Parking needs to conform to Chapter 11 of the building code.
4. A fire standpipe and fire alarm system will be required.
5. Special Inspections will be required for the geo-technical and foundation work.
6. Full building review will be required at permit submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No requirement at this time.
2. If this development were to create an encroachment in City right of way or property, a permanent change in the use of City right of way or City property or would require additional right of way to be dedicated, a Coordinated Report will be required. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Renee Luttrell** | Law | 513-352-3339 | renee.luttrell@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No Need for Health to review the project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle |** Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

---

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

Rodney D. Ringer,
Development Manager

AD:RDR:hs

The Mingo - Summary of January 16, 2025 Evanston Community Council Meeting

Please find below a summary of the key discussion points from the recent Evanston Community Council (ECC) meeting regarding The Mingo Planned Development #98 (PD-98).

- **Project Overview:** A comprehensive presentation of Phase 1 and Phase 2 of The Mingo was delivered by Kingsley + Co, including project timelines and building materials. It was emphasized that the Final Development Plan for Phase 1 of the project remains fully and 100% consistent with the initially approved Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which includes the provision of 96 parking spaces for Phase 1, as approved by the City Planning Commission and City Council.

- **Potential Overflow Parking:** To address potential future needs, Kingsley + Co. presented the possibility of utilizing a portion of the Phase 2 site for overflow parking for Phase 1. This would only be potentially implemented if Phase 2 does not proceed as planned and would provide an additional 39 spaces for Phase 1, bringing the total to 135 for Phase 1. It's important to emphasize that Kingsley + Co. fully intends to proceed with Phase 2, this is a potential contingency plan, and it does not represent a change to the Final Development Plan for Phase 1 or the City Planning Commission and City Council-approved parking for Phase 1 in the Concept Plan and Development Program Statement.

- **Community Feedback:**
    - A community member expressed support for the potential overflow parking for Phase 1 in the event that Phase 2 does not proceed as planned.

    - A community member raised concerns about the adequacy of the 10% low-income/affordable housing component. Kingsley + Co. clarified that the 10% designation of affordable housing units contributes to increasing the availability of affordable housing in Evanston, in line with the City's goals.

    - A community member raised a question about Kingsley + Co.'s assessment of the project as "over-parked," prompting a discussion by the developer on evolving transportation trends (Waymo, ride-sharing, public transit). Kingsley + Co. explained that our perspective is informed by current trends and the City's forward-thinking approach to urban planning, which anticipates reduced reliance on private vehicles in the future. This proactive strategy ensures the project remains sustainable and adaptable to evolving transportation needs.

    - A community member suggested avoiding references to Connected Communities. Discussion ensued regarding the City's zoning regulations under Connected Communities and Planning Commission decisions promoting increased housing density and reduced parking requirements. Kingsley + Co. emphasized the project's alignment with the City's goals, legislative efforts, and decisions for increased housing, sustainable development, reduced reliance on vehicles, and efficient land use.

    - One attendee offered a differing perspective on parking needs with a comparison to Towne Properties' unconfirmed one parking space per bedroom. While acknowledging different approaches, Kingsley + Co. reiterated its belief that the project's parking provisions for Phase 1 in The Final Development Plan are adequate and in alignment with the City's goals and were previously approved by City Planning Commission and City Council for Phase 1.

    - One attendee inquired about the possibility of units being used for short-term rentals (e.g., Airbnb), which was addressed by Kingsley + Co. clarifying the project's current focus on long-term residency. We confirmed that the project is designed to provide stable, long-term housing options and that short-term rentals are not currently part of the plan.

The meeting provided a valuable opportunity to engage with the ECC and address questions regarding the project. We remain committed to ongoing communication and transparency throughout the development process.

Kingsley + Co. Community Engagement on 3060 Durrell Ave./The Mingo
(Updated January 27, 2025)

Below is a summary of community engagement completed by Kingsley + Co. for 3060 Durrell Ave./The Mingo:

January 12, 2023: Kingsley + Co. presented their redevelopment plans for 3060 Durrell Avenue which included demolition of Hoffman School.

January 18, 2023: Kingsley + Co. submitted their redevelopment plans and Peaslee Rubric to the Evanston Community Council Executive team.

January 19, 2023: Kingsley + Co. presented their redevelopment plans to the Evanston Community Council General Body.

February 8, 2023: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at the Evanston Employment Resource Center (EERC) at 10 am.

February 8, 2023: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held via Zoom by the Evanston Community Council at 6 pm.

February 11, 2023: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at St. Andrew's Episcopal Church at 12 pm.

February 16, 2023: Kingsley + Co. presented an updated redevelopment plan to the Evanston Community Council based on feedback received in the working sessions to the Evanston Community Council General Body. The Evanston Community Council General Body voted in support to rezone the property as a Planned Development (PD).

April 4, 2023: Chinedum Ndukwe requested 3060 Durrell Ave. to be placed on the Evanston Community Council April agenda. The request was denied by the Evanston Community Council Executive Board.

August 2, 2023: Chinedum Ndukwe requested 3060 Durrell Ave. to be placed on the Evanston Community Council August agenda. The request was denied by the Evanston Community Council Executive Board.

August 11, 2023: Kingsley + Co. met with representatives from the City of Cincinnati Department of Community & Economic Development and the Evanston Community Council leadership to discuss plans for the proposed developments at 3500 Montgomery Rd. and 3060 Durrell Ave.

September 9, 2023: Chinedum Ndukwe emailed the Evanston Community Council Executive Board to request continued community engagement discussions regarding the proposed development at 3060 Durrell Ave. No response was received from the Evanston Community Council Executive Board.

October 16, 2023: Chinedum Ndukwe emailed the Evanston Community Council Executive Board to request continued community engagement discussions regarding the proposed development at 3060 Durrell Ave. No response was received from the Evanston Community Council Executive Board.

Kingsley + Co. Community Engagement on 3060 Durrell Ave./The Mingo
(Updated January 27, 2025)

October 30, 2023: Chinedum Ndukwe emailed the Evanston Community Council Executive Board to request continued community engagement discussions regarding the proposed development at 3060 Durrell Ave. No response was received from the Evanston Community Council Executive Board.

November 2, 2023: Chinedum Ndukwe emailed the Evanston Community Council Executive Board to request continued community engagement discussions regarding the proposed development at 3060 Durrell Ave. No response was received from the Evanston Community Council Executive Board.

November 6, 2023: Kingsley + Co. participated in the Department of City Planning & Engagement's first Virtual Public Staff Conference on the proposed zone change of 3060 Durrell Avenue from Residential Mixed (RMX) to a Planned Development (PD). Following the first public staff conference, Kingsley + Co. proactively requested a second public staff conference to further engage with the community and the City to address any concerns and improve the quality of the development.

November 8, 2023: Daniel Buchenroth requested 3060 Durrell Ave. to be placed on the Evanston Community Council November agenda. No response was received from the Evanston Community Council Executive Board.

November 10, 2023: Daniel Buchenroth requested 3060 Durrell Ave. to be placed on the Evanston Community Council November agenda. No response was received from the Evanston Community Council Executive Board.

November 15, 2023: 3060 Durrell Ave. added to the Evanston Community Council November agenda.

November 19, 2023: Kingsley + Co. presented an update on the Mingo development to the Evanston Community Council, addressing key concerns raised by residents regarding parking, building height, and green space.

January 8, 2024: Kingsley + Co. participated in the Department of City Planning & Engagement's second Virtual Public Staff Conference on the proposed zone change of 3060 Durrell Avenue and presented a revised and enhanced Development/Concept Plan, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes. These revisions included:

- **Reduced unit count:** Decreased by 60 units, totaling 240 proposed units, ensuring an appropriate scale for the site while still addressing the City's and Evanston's critical need for diverse housing options.
- **Increased parking:** A total of 248 off-street parking spots, with 96 spaces for the Phase I Woodburn Building and 152 spaces for the Phase II Durrell Building.
- **Reduced building height:** Durrell side building decreased to 4 stories, balancing housing needs with the neighborhood's character.
- **Enhanced greenspace:** Increased greenspace and the addition of a dog park.
- **Improved architectural design:** New renderings incorporating brick and stone accents to blend with the surrounding aesthetic.
- **Enhanced pedestrian experience:** Extending sidewalks and adding front doors to first-floor Woodburn units to improve pedestrian flow and create a welcoming environment.
- **Expanded landscaping:** Increased landscaping and open/green space, including rooftop areas.
- **Environmental Sustainability:** Integrating environmentally friendly and sustainable elements into the design.

Kingsley + Co. Community Engagement on 3060 Durrell Ave./The Mingo
(Updated January 27, 2025)

February 16, 2024: City Planning Commission held an additional public hearing where additional community feedback was considered. City Planning Commission approved the Concept Plan and Development Program Statement for Planned Development #98 (PD-98) for the proposed development of The Mingo. The February 16, 2024 City Planning Department of City Planning and Engagement report and recommendation states:

> "The Woodburn Building will have a surface parking lot with 96 spaces at the entrance on Woodburn Avenue, with access to the proposed underground private garage for the Durrell Building. The Durrell Building will be constructed on a one-level underground parking garage containing 70 covered parking spaces and will have a surface parking lot with 82 spaces with an entry off Merrimac Street. The entire development has a ratio of 1.03 parking spaces per unit with approximately 248 off-street parking spaces, including handicap accessible and van spaces and EV parking…. The impact on traffic and parking has also been considered by the developer as they have been in coordination with DOTE. Staff from the Department of City Planning and Engagement understands and acknowledges the concerns over the traffic congestion and need for parking, however the proposed development is adding much needed and desired residential units and amenities to the vibrant neighborhood. The applicant team has made multiple attempts to engage with the community and various City Departments to make them aware of the future development and to address concerns or comments and the team remains committed to working with the appropriate City Departments on their plans."

February 19, 2024: Chinedum Ndukwe emailed the Evanston Community Council Executive Board.

March 2024: City Council held additional public hearings where additional community feedback was considered. City Council approved the Concept Plan and Development Program Statement for Planned Development #98 (PD-98) for the proposed development of The Mingo via Ordinance 110-2024 dated March 27, 2024.

December 2, 2024: Kingsley + Co. participated in the Department of City Planning & Engagement's Virtual Public Staff Conference regarding the Final Development Plan for Phase I of The Mingo PD.

- This Final Development Plan is **identical** to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I. This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

December 7, 2024: Following the December 2, 2024 Virtual Public Staff Conference on the Final Development Plan for Phase I of The Mingo PD, Chinedum Ndukwe contacted Ms. Drew Gores and Mr. Freeman Durham to request a meeting to address their questions about parking and development related to this phase.

December 10, 2024: Chinedum Ndukwe and Kingsley + Co. met with Ms. Drew Gores and Mr. Freeman Durham for a productive in-person discussion regarding their questions about parking and development related to Phase I of The Mingo PD.

Kingsley + Co. Community Engagement on 3060 Durrell Ave./The Mingo
(Updated January 27, 2025)

December 20, 2024: City Planning Commission held a public hearing regarding the Final Development Plan for Phase I of The Mingo PD.

- This Final Development Plan is **identical** to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I. This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

January 2, 2025: Kingsley + Co. requests 3060 Durrell Ave. to be placed on the Evanston Community Council January 16, 2025 agenda.

January 16, 2025: Kingsley + Co. presented an update on The Mingo development to the Evanston Community Council.

Outlook

Re: 3060 Durrell Ave Development

From Freeman Durham <freeman.durham@usa.net>
Date Sun 12/8/2024 10:34 PM
To Chinedum Ndukwe <ck@kingsleyandcompany.com>
Cc dgores@outlook.com <dgores@outlook.com>; Daniel Buchenroth <daniel@kingsleyandcompany.com>; Rebecca Walker <becky@kingsleyandcompany.com>

Dear Chinedum,

Thank you for reaching out to us. We would welcome the opportunity to talk.

Drew and I have compared calendars, and we are available to meet with you at Cafe Urbana during the following times:

Tuesday, 10 December, 8:00-9:30 am
Wednesday, 11 December, 8:00-11:30 am
Friday, 13 December, 1:00-5:00 pm

Please let us know if a time during one of these periods will work for you.

-Freeman

Sent from my iPhone

> On Dec 7, 2024, at 8:40 AM, Chinedum Ndukwe <ck@kingsleyandcompany.com> wrote:
>
> Good morning, Drew and Freeman,
>
> Would you be available for coffee next week at Urbana in East Walnut Hills? If so, could you share your availability?
>
> Get Outlook for iOS

Outlook

Re: November Agenda Request

From Daniel Buchenroth <daniel@kingsleyandcompany.com>
Date Fri 11/10/2023 12:34 PM
To James Stallworth <jamesstallworth1.js@gmail.com>; sharron_moon@yahoo.com <sharron_moon@yahoo.com>
Cc Rebecca Walker <becky@kingsleyandcompany.com>; Chinedum Ndukwe <ck@kingsleyandcompany.com>; maryew121@gmail.com <maryew121@gmail.com>; jesse.urbancsik@cincinnati-oh.gov <jesse.urbancsik@cincinnati-oh.gov>

Hi All,

As a follow-up to my prior email, can you please confirm if we'll be able to present the project at the November general body meeting? Thanks!

Thank you,

KINGSLEY + CO.
Building to INSPIRE.™

Daniel Buchenroth | Development Manager
513 903 7019 Ext. 702
PO Box 19967
Cincinnati, OH 45219

www.kingsleyandcompany.com

From: Daniel Buchenroth <daniel@kingsleyandcompany.com>
Sent: Wednesday, November 8, 2023 11:56 AM
To: James Stallworth <jamesstallworth1.js@gmail.com>; sharron_moon@yahoo.com <sharron_moon@yahoo.com>
Cc: Rebecca Walker <becky@kingsleyandcompany.com>; Chinedum Ndukwe <ck@kingsleyandcompany.com>; maryew121@gmail.com <maryew121@gmail.com>; jesse.urbancsik@cincinnati-oh.gov <jesse.urbancsik@cincinnati-oh.gov>
Subject: Fw: November Agenda Request

Good afternoon,

I'm reaching out as a follow-up from the staff conference held on Monday, November 6th for 3060 Durrell Avenue. We'd like to continue to engage with the community and receive feedback on the project. Can we please be added to the November agenda to present the project and answer questions? It would be greatly appreciated if you could please confirm you received this email and our request. Thanks!

Thank you,

KINGSLEY + CO.
Building to INSPIRE.™

Daniel Buchenroth | Development Manager
513 903 7019 Ext. 702
PO Box 19967
Cincinnati, OH 45219

www.kingsleyandcompany.com

From: Chinedum Ndukwe <ck@kingsleyandcompany.com>
Sent: Thursday, November 2, 2023 10:05 AM
To: James Stallworth <jamesstallworth1.js@gmail.com>; sharron_moon@yahoo.com <sharron_moon@yahoo.com>
Cc: Carter, Markiea <Markiea.Carter@cincinnati-oh.gov>; art.dahlberg@cincinnati-oh.gov <art.dahlberg@cincinnati-oh.gov>; Greg Koehler <Greg.Koehler@cincinnati-oh.gov>; Marye Ward <maryew121@gmail.com>; Daniel

Buchenroth <daniel@kingsleyandcompany.com>; Rebecca Walker <becky@kingsleyandcompany.com>; Bertsch, Robert <Robert.Bertsch@cincinnati-oh.gov>; Kingsley Marketing <marketing@kingsleyandcompany.com>
Subject: Fw: November Agenda Request

Good morning,

I wanted to follow up on my email from last week and multiple unanswered emails to date.

Is there someone else on the community council we should contact to coordinate our community engagement efforts around 3500 Montgomery Road (St. Marks) and 3060 Durrell Ave redevelopments? We want to have the community council's involvement in our community engagement. Specifically, we would like to be placed on the executive committee agenda and the community council agenda in November. Please let me know the next steps or provide the appropriate contact to help us in this regard. I look forward to hearing from you!

From: Chinedum Ndukwe <ck@kingsleyandcompany.com>
Sent: Monday, October 30, 2023 11:31 PM
To: sharron_moon@yahoo.com <sharron_moon@yahoo.com>; James Stallworth <jamesstallworth1.js@gmail.com>; Natasha <nvsmith427@gmail.com>; Marye Ward <maryew121@gmail.com>
Cc: Daniel Buchenroth <daniel@kingsleyandcompany.com>; Rebecca Walker <becky@kingsleyandcompany.com>
Subject: November Agenda Request

Good morning, Natasha, Sharon, and Stallworth,

I hope this email finds each of you in the best of spirits. I would like to request time on the November agenda to provide an update on the 3060 Durrell Ave development and the current status of the 3500 Montgomery Rd site. Our team values your insights and support, and we would be immensely grateful for the opportunity to discuss these matters first with the executive board and then with the general body.

Your consideration means a lot to us, and we eagerly await your response. I look forward to the opportunity to share these important updates with you.

Respectfully,

Chinedum K. Ndukwe | President + CEO
Cincinnati, OH 45202
Office: 513 903 7019

From: Chinedum Ndukwe <ck@kingsleyandcompany.com>
Sent: Monday, October 16, 2023 8:36 AM
To: sharron_moon@yahoo.com <sharron_moon@yahoo.com>; James Stallworth <jamesstallworth1.js@gmail.com>; Natasha <nvsmith427@gmail.com>; Marye Ward <maryew121@gmail.com>
Cc: Daniel Buchenroth <daniel@kingsleyandcompany.com>; Rebecca Walker <becky@kingsleyandcompany.com>; Carter, Markiea <Markiea.Carter@cincinnati-oh.gov>; Kingsley Marketing <marketing@kingsleyandcompany.com>; Bertsch, Robert <Robert.Bertsch@cincinnati-oh.gov>; Greg Koehler <Greg.Koehler@cincinnati-oh.gov>; art.dahlberg@cincinnati-oh.gov <art.dahlberg@cincinnati-oh.gov>
Subject: Fw: Blair Lofts Phase One Grand Opening

Good morning,

I'd like to extend an invitation to the grand opening of our affordable housing project Blair Lofts Phase One. We would love to showcase one of our finished projects and the positive impact it has on the community.

Additionally, I'd like to respectfully request we continue our discussions regarding St. Marks at the upcoming executive board meeting and general body meetings this month. We're also interested in maintaining our engagement with the Evanston Community Council regarding our plans for 3060 Durrell Ave. Earlier this year we held multiple community discussions around the project, and we'd like to continue those community sessions as plans for the project continue to move forward.

Thank you and hope to hear from you and possibly see you this week!

Sincerely,
Chin

Chinedum K. Ndukwe
KINGSLEY + CO.
Building to INSPIRE™
(513)903-7019
www.kingsleyandcompany.com

BLAIR LOFTS

Opening remarks led by
Pastor Ennis Tait Ministries to begin at 10am

Jennifer Gorsuch Walters President & CEO
Fairfield Homes/Gorsuch Construction
Master of Ceremonies
Fairfield Homes, Inc./Gorsuch Construction, Inc.

Russell Hairston, Executive Director ADC
Jan-Michele Kearney, Vice Mayor City of Cincinnati
Sheryl Long, Manager City of Cincinnati
Sandra Jones Mitchell, President Avondale Community Council
Royce Sutton, Chairman of the Board ADC
Chinedum Ndukwe, President/Founder Kingsley + Co.
Penny Martin, Director, Public Affairs OHFA
Tony DiBlasi, EVP of Asset Management & Operations, OCCH
Tim Elsbrock, Regional President, Fifth Third Bank
Dr. Monica Mitchell, Community Relations Cincinnati Childrens

fairfield homes, Inc. | GORSUCH CONSTRUCTION INC. | KINGSLEY + CO. Building to INSPIRE | AVONDALE DEVELOPMENT CORPORATION CONNECT. BUILD. GROW AVONDALE.

A special thank you to our partners

FIFTH THIRD BANK | OHIO HOUSING FINANCE AGENCY | OCCH

BERARDI+COLUMBUS ARCHITECTURE | INTERIOR DESIGN | ENGINEERING | THE PORT Making Real Estate Work | city of CINCINNATI COMMUNITY & ECONOMIC DEVELOPMENT

Caroline Walker
Carolinewalker173@gmail.com
Life Long Cincinnati Resident

Cincinnati City Planning Commission
Cincinnati City Council
City of Cincinnati

Subject: Strong Support for the Mingo Housing Project

Dear Members of the Cincinnati City Planning Commission and City Council,

My name is Caroline Walker. I am a lifelong resident of Cincinnati, a proud mother of six grown children, and a grandmother to 25 beautiful grandchildren, all of whom also call this city home. I am taking the time to write this letter because the Mingo housing project is not just another development, it is a exactly what this community needs.

I wholeheartedly support Mr. Ndukwe and Kingsley + Co. in their efforts to bring much-needed market rate housing to Cincinnati. The developer and his team have gone above and beyond in engaging with the community. To say otherwise is simply untrue. They have been transparent, accessible, and responsive, ensuring that community voices have been heard throughout the process. In fact, they have continued outreach even recently to ensure concerns are addressed and questions are answered.

Yet, despite their good-faith efforts, unnecessary obstacles keep being placed in their path. The city has eliminated parking lots in downtown Cincinnati, yet now demands additional parking for this project, a requirement that would only make it harder to build desperately needed housing. It's simple math: more parking means fewer apartment homes. At a time when housing of all kind is in crisis, we cannot afford to let outdated policies stand in the way of progress.

I urge you our city leaders to stop making it harder for this project to move forward. Support the Mingo housing project and support Kingsley + Co. through the Planning Commission and City Council for not just this project but all of them. Our community needs this. Our families need this. Our city needs this.

Thank you for your time and consideration.

Sincerely,

Caroline Walker
Lifelong Cincinnati Resident
Mother, Grandmother, and Community Advocate

Outlook

[External Email] Mingo Project Support

From Ozie Davis III <ozie3@oziedavis.com>
Date Thu 1/30/2025 3:59 PM
To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>
Cc Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Sonya Jindal <jindal@taftlaw.com>; ck@kingsleyandcompany.com <ck@kingsleyandcompany.com>; daniel@kingsleyandcompany.com <daniel@kingsleyandcompany.com>; Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Keough-Jurs, Katherine <katherine.keough-jurs@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>

You don't often get email from ozie3@oziedavis.com. Learn why this is important

External Email Communication

Good morning, My name is Ozie Davis IIU. I and many others support the Mingo Project. This Final Development Plan is identical to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I. This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

Sincerely,

Ozie

Exhibit K

Outlook

[External Email] Fwd: Mingo Project

From Jennifer Foster <jlovelem25@gmail.com>
Date Thu 1/30/2025 9:03 AM
To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>; Keough-Jurs, Katherine <katherine.keough-jurs@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; jindal@taftlaw.com <jindal@taftlaw.com>; #COUNCIL <citycouncil@cincinnati-oh.gov>; ck@kingsleyandcompany.com <Ck@kingsleyandcompany.com>; daniel@kingsleyandcompany.com <Daniel@kingsleyandcompany.com>

External Email Communication

-------- Original Message --------
Subject:
From: Ji Am <jiamman7@gmail.com>
Sent: Thursday, January 30, 2025, 8:47 AM
To: Jennifer Foster <jlovelem25@gmail.com>
CC:

Good morning,

My name is Jennifer Foster. I and many others support the Mingo Project. This Final Development Plan is identical to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I.

This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

We are asking that you stand with us and continue to approve this Mingo project.

Thank you for your time and consideration in this matter.

Sincerely,

Jennifer Foster
Community Leader/ Organizer

Outlook

[External Email] Mingo Project Support

From Tim Johnson <timothy.d.johnson76@gmail.com>
Date Thu 1/30/2025 11:03 PM
To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>
Cc Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>; Keough-Jurs, Katherine <katherine.keough-jurs@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; jindal@taftlaw.com <jindal@taftlaw.com>

Some people who received this message don't often get email from timothy.d.johnson76@gmail.com. Learn why this is important

External Email Communication

Good evening,

My name is Tim Johnson. I and many others support the Mingo Project. This Final Development Plan is identical to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I.

This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

Sincerely,

Tim Johnson

Outlook

[External Email]

From Jennifer Foster <jlovelem25@gmail.com>

Date Thu 1/30/2025 9:36 PM

To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>; Kearney, Jan-Michele <Jan-Michele.Kearney@cincinnati-oh.gov>; daniel@kingsleyandcompany.com <daniel@kingsleyandcompany.com>; jindal@taftlaw.com <jindal@taftlaw.com>; ck@kingsleyandcompany.com <ck@kingsleyandcompany.com>; Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <CityCouncil@cincinnati-oh.gov>

Some people who received this message don't often get email from jlovelem25@gmail.com. Learn why this is important

External Email Communication

Hello,

My name is Jennifer Foster, and I stand with many others in strong support of the Mingo Project. This Final Development Plan sticks to the exact vision laid out in the approved Concept Plan and Development Program Statement for PD-98. City Planning Commission and City Council already signed off on this, confirming 134 units and 96 parking spaces for Phase I. This project isn't just meeting the requirements—it's going above and beyond what's needed under Cincinnati Municipal Code Section 1429-13, which only calls for substantial conformance.

Let's move this forward.

Outlook

[External Email] Mingo Project

From Ji Am <jiamman7@gmail.com>
Date Thu 1/30/2025 6:01 PM
To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>; Keough-Jurs, Katherine <katherine.keough-jurs@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; jindal@taftlaw.com <jindal@taftlaw.com>; #COUNCIL <citycouncil@cincinnati-oh.gov>; ck@kingsleyandcompany.com <Ck@kingsleyandcompany.com>; daniel@kingsleyandcompany.com <Daniel@kingsleyandcompany.com>

Some people who received this message don't often get email from jiamman7@gmail.com. Learn why this is important

External Email Communication

Good afternoon,

My name is Jianni Amman. I, and many others support the Mingo Project. This Final Development Plan is identical to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I.

This strict adherence to the approved Concept Plan and Development Program
Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

We are asking that you stand with us and continue to approve this Mingo project.

Thank you for your time and consideration in this matter.

Sincerely,

Jianni Amman
Community Engagement Specialist
jiamman7@gmail.com
Office Manager
Black Fork Strategies
www.blackfork.org

Outlook

[External Email] Mingo Project Support

From Beverly Sutton-Davis <bsuttondavis@gmail.com>
Date Thu 1/30/2025 4:59 PM
To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>
Cc Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>; Keough-Jurs, Katherine <katherine.keough-jurs@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; jindal@taftlaw.com <jindal@taftlaw.com>; ck@kingsleyandcompany.com <Ck@kingsleyandcompany.com>; daniel@kingsleyandcompany.com <Daniel@kingsleyandcompany.com>

Some people who received this message don't often get email from bsuttondavis@gmail.com. Learn why this is important

External Email Communication

Good morning,

My name is Beverly Sutton-Davis. I and many others support the Mingo Project. This Final Development Plan is identical to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I. This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

Sincerely,

Beverly

Outlook

[External Email] Fwd: Mingo Project

From Noel Beyer <neighborhoodallies513@gmail.com>
Date Thu 1/30/2025 4:27 PM
To Urbancsik, Jesse <jesse.urbancsik@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>; Keough-Jurs, Katherine <katherine.keough-jurs@cincinnati-oh.gov>; Cincinnati City Planning <planning@cincinnati-oh.gov>; jindal@taftlaw.com <jindal@taftlaw.com>; #COUNCIL <citycouncil@cincinnati-oh.gov>; ck@kingsleyandcompany.com <Ck@kingsleyandcompany.com>; daniel@kingsleyandcompany.com <Daniel@kingsleyandcompany.com>

Some people who received this message don't often get email from neighborhoodallies513@gmail.com. Learn why this is important

External Email Communication

Good morning,

I and many others support the Mingo Project. This Final Development Plan is identical to the Concept Plan and Development Program Statement for Planned Development #98 (PD-98), which was previously approved by the City Planning Commission and City Council, maintaining the originally approved 134 units and 96 parking spaces for Phase I.

This strict adherence to the approved Concept Plan and Development Program Statement goes above and beyond the standard under Cincinnati Municipal Code Section 1429-13, which only requires substantial conformance.

We are asking that you stand with us and continue to approve this Mingo project.

Thank you,
Noel Beyer
Thank you for your time and consideration in this matter.

MEMORANDUM

DATE: 5/24/24

SUBJECT: THE MINGO- TRIP GENERATION & DISTRIBUTION

PREPARED BY: TEC ENGINEERING

PREPARED FOR: KINGSLEY AND COMPANY

This memo serves as the trip generation and distribution memo for the Mingo Multifamily residential development located between Durell Avenue and Woodburn Avenue in the City of Cincinnati. The site is composed of two buildings, the Durell Building with 107 units and a parking garage and the Woodburn building with 133 units. The access for the majority of the parking (184 spaces) will be from Woodburn Avenue. The remaining 64 parking spaces will have access to Merrimac Drive which is a one-way street westbound. The city has advised that access to Durell Avenue will not be permitted so this access was not included in the distribution.

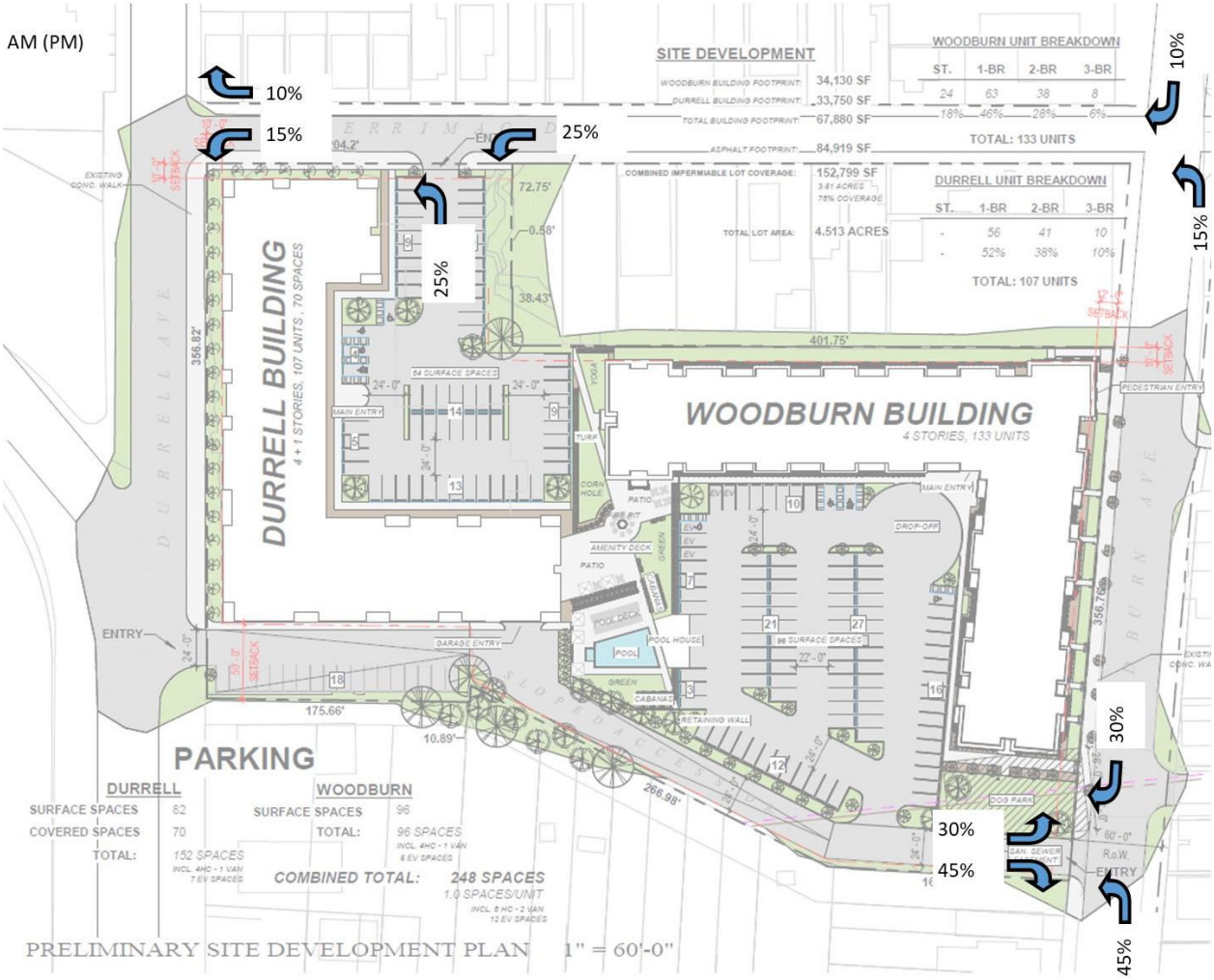
TEC use the ITE Trip Generation Manual, V. 11 to establish the expecting entering and exiting trips during the AM Peak (7-9am) and PM Peak (4-6pm). The results of the trip generation are shown in the table below. The overall trip generation is less than 100 trips during the peak hour.

Trip Generation

Land Use			Units		AM Peak			PM Peak		
					Trips	Enter #	Exit #	Trips	Enter #	Exit #
Multifamily Housing Midrise	221	Durell	107	DU	40	9	31	42	26	16
		Woodburn	133	DU	49	11	30	52	32	20
			Total Trips		89	20	61	94	58	36

Traffic counts were not completed as part of this analysis. Looking at historic counts on US 22 an overall 60% to the south and 40% to the north was assumed. The parking lot on Merrimac is 25% of the overall parking capacity so it assumed 25% of the trips will enter/exit there and the remaining 75% will enter/exit from Woodburn Avenue. The figures on the following page show the percent distribution and the trip distribution in the study area.

Directional Distribution



New Trips

AM (PM)
6 (4)
9 (5)
5(15)
15(9)
2(6)
3(9)
6 (17)
18 (11)
28(16)
9(26)
SITE DEVELOPMENT
WOODBURN UNIT BREAKDOWN
DURRELL UNIT BREAKDOWN
TOTAL: 133 UNITS
TOTAL: 107 UNITS
DURRELL BUILDING
4 + 1 STORIES, 107 UNITS, 70 SPACES
WOODBURN BUILDING
4 STORIES, 133 UNITS
ENTRY
PARKING
DURRELL
WOODBURN
SURFACE SPACES 82
COVERED SPACES 70
TOTAL: 152 SPACES
SURFACE SPACES 96
TOTAL: 96 SPACES
COMBINED TOTAL: 248 SPACES
1.0 SPACES/UNIT
PRELIMINARY SITE DEVELOPMENT PLAN 1" = 60'-0"