

Honorable City Planning Commission
Cincinnati, Ohio

July 17, 2020

SUBJECT: A report and recommendation on a proposed zone change from CG-A (Commercial General Auto-Oriented) to PD (Planned Development) including the Concept Plan and Development Program Statement for 2980 Disney Street in Oakley.

GENERAL INFORMATION:

Location: Four parcels, including 2980 Disney Street and three parcels generally bound by Disney Street to the east and the proposed Local Oakley Drive to the south. (Exhibit A)

Petitioner: Hills Properties
9901 Hunt Road #300
Cincinnati, OH 45242

Agent: Anne McBride, McBride Dale Clarion
5720 Dragon Way Suite 300
Cincinnati, OH 45227

Owner: Local Oakley LLC
7755 Montgomery Road
Cincinnati, OH 45236

Request: To change the zoning of the property from CG-A (Commercial General Auto-Oriented) to PD (Planned Development) to facilitate the development of 316 multi-family residential units.

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Zoning Map
- Exhibit B Petition for Zone Change
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Development Program Statement
- Exhibit F Site Plan
- Exhibit G Preliminary Site Renderings
- Exhibit H Layout Plan
- Exhibit I Grading, Infrastructure, and Landscaping Plans
- Exhibit J Coordinated Site Review Application and Letter (CPRE 200048)
- Exhibit K Letter of Support from Oakley Community Council

BACKGROUND:

Local Oakley LLC owns the entirety of the former Cast-Fab site in Oakley, consisting of 28.0001 acres. The Oakley Mills Subdivision Improvement Plan (SIP) was previously approved by the City Planning Commission on June 7, 2019. The Oakley Mills subdivision created eight new parcels and a new future public street, which has been referenced to as Local Oakley Drive. The final street name will be selected when the Oakley Mills SIP comes back before the City Planning Commission as a Final Plat review.

The area requested to be rezoned consists of four vacant parcels of approximately 8.1 acres in size that was created as part of the Oakley Mills subdivision. Hills Properties, the petitioner for the zone change, has an option to purchase the 8.1 acre site from Local Oakley LLC. The agent for the petitioner, Anne McBride, has submitted a proposed zone change to Planned Development, Concept Plan and Development Program Statement for Hills Properties to develop and maintain 316 residential units in five buildings.

As the site is a former factory brownfield, the developer chose to construct multi-family units in order to minimize the required site remediation as addressed in the Coordinated Site Review (CSR) letter (Exhibit J). Hills Properties has chosen to name the development Graphite Oakley.

ADJACENT LAND USE AND ZONING:

The property is currently zoned CG-A (Commercial General Auto-Oriented). The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Commercial General Auto-Oriented (CG-A)
Existing Use: Manufacturing, owned by the former Cincinnati Milacron

East:

Zoning: Planned Development (PD-64, Oakley Station)
Existing Use: Cinemark movie theater with surface parking lot

South:

Zoning: Commercial General Auto-Oriented (CG-A)
Existing Use: Vacant undeveloped parcels

West:

Zoning: Commercial General Auto-Oriented (CG-A)
Existing Use: Vacant, owned by the former Cincinnati Milacron, Interstate 71

PROPOSED DEVELOPMENT:

Anne McBride, the agent for the petitioner, has requested the zone change to Planned Development (PD) to allow Hills Properties to coordinate the development 316 multi-family residential units within five buildings.

Buildings and Structures

The development plan includes five multi-family unit buildings. Each building is proposed to be five stories in height. The ground floor of each building will be used for resident parking, providing a total of 262 parking spaces as well as storage for bikes. Additional structures include a pool, deck, clubhouse, and a maintenance building. Site plans can be seen in Exhibit F.

Street Rights-of-Way and Circulation

The Oakley Mills Subdivision Improvement Plan (SIP) included the creation of a new public street, currently known as Local Oakley Drive. Both Disney Street and Local Oakley Drive will provide access to the proposed development. Additional right -of-way along Disney Street has been requested in order to facilitate additional on-street parking spaces. More detailed road plans, as requested by the Department of Transportation (DOT) in the CSR report (Exhibit J), will be addressed with the Final Plat for the overall Oakley Mills subdivision site. DOT has no immediate requirements to move the project forward. The Layout Plan (Exhibit H) shows the exact points of ingress and egress for the proposed development.

Parking

A total of 565 parking spaces within the development will be provided. The ground floor of each building will provide residents with a total of 262 parking spaces, with surface parking adding another 303 spaces. An additional 31 on-street parking spaces will be provided along Disney Street and Local Oakley Drive. The Layout Plan (Exhibit H) shows the configuration of all proposed parking spaces on-street and within the proposed development.

Building Heights

The five proposed multi-family unit buildings will be five stories high, with the first (ground level) floor devoted to parking. Building design will be used to screen the first floor parking. Preliminary Site Renderings show elevation and design integrated screening (Exhibit G).

Proposed Topography, Drainage, Landscaping, and Buffer Plantings

The proposed zone change request area was once a highly developed industrial area. The site is relatively flat but will require grading for construction and infrastructure installation. Landscaping will also be installed at the perimeter of all five buildings and within parking lot medians. There are planned buffer areas along the northern boundary of the property that is closest to Interstate 71. A storm water drainage system will be constructed to collect, manage, and convey stormwater to the existing sewer system surrounding the proposed development. Exhibit I illustrates site grading and proposed infrastructure installation plans.

Ownership

Local Oakley LLC is the sole owner of the entire Oakley Mills subdivision site. Hills Properties has an option to purchase the 8.1 acre subject property site contingent upon approval of this proposal.

Schedule

The applicant/developer has stated that contingent upon approval by the City Planning Commission and City Council, construction would begin in fall of 2020. It is anticipated that residents could begin moving in as soon as late 2021 or early 2022. The entire development would be constructed at one time, with no phasing. It may become necessary for the applicant/developer to adjust the existing schedule due to the COVID-19 pandemic.

Waste Management

Trash and recycling facilities will be provided on-site. Enclosed collection areas will be provided for pickup and handling of waste by the City of Cincinnati Department of Public Services.

Density and Open Space Calculations

It is estimated that 35.7% or 2.87 acres of the entire site will be dedicated to open space. This includes the pool and deck area as well as landscape buffers.

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 two contiguous acres.*
The proposed zone change area is an approximately 8.1 acres in size distributed among four adjacent parcels.
- 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.*
The applicant, Hills Properties, has the option to purchase the subject property from Local Oakley LLC contingent upon approval of the proposal.
- c. ***Multiple buildings on a lot*** – *More than one building is permitted on a lot.*
Five separate multi-family residential units as well as a maintenance building are proposed to be constructed on one parcel once parcel consolidation is complete.
- 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 does it contain any historic structure or 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.*
No portion of the site is located within a 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 (Exhibit 5). 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 Development Program Statement (Exhibit E) that includes sufficient information regarding proposed uses, building locations, street access, and open space and landscaping. Grading, infrastructure, and landscaping plans are included as Exhibit I.

- 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.

Local Oakley LLC owns the entire Oakley Mills subdivision site. The applicant, Hills Properties, has the option to purchase the subject property from Local Oakley LLC contingent upon approval of the proposal.

- 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 applicant/developer has stated that construction would begin in fall of 2020. It is anticipated that residents could begin moving in as soon as late 2021 or early 2022. The entire development would be constructed at one time, with no phasing. It may become necessary for the applicant/developer to adjust the existing schedule due to the COVID-19 pandemic.

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The petitioner has been in contact with the City's Department of Transportation and Engineering (DOTE), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). The project has also gone through a Development Design Review as part of the City's Coordinated Site Review Process.

- e. **Density and Open Space** – Any other information requested by the Director of City Planning or the City Planning Commission

The Development Program Statement states that 35.7% or 2.87 acres of the entire site will be dedicated to open space. This includes the pool and deck area as well as landscape buffers.

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 requirements anticipate changes from the Concept Plan by requiring significantly more detail. 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 entire Oakley Mills subdivision site was reviewed as a Development Plan and Subdivision Improvement Plan (SIP) through the CSR process on May 17, 2019. The proposed zone change and Concept Plan was reviewed by the CSR team on June 19, 2020. A conference call with the agent was held on June 23, 2020 to allow the petitioner the opportunity to understand the comments outlined by each of the Departments. Some of the comments in the CSR letter, such as those from DOTE, are in regard to the entire Oakley Mills subdivision site and not necessarily the proposed zone change site. No objections were voiced regarding the zone change or Concept Plan, however, additional requirements will need to be met before permits are obtained. The full letter is attached as Exhibit J.

The petitioner received a copy of the comments from each of the Departments and is aware of the additional requirements needed before obtaining permits. The applicant and the development team have been working with the respective departments to resolve these requirements.

PUBLIC COMMENT:

Staff attended the February 2, 2020 meeting of the Oakley Community Council (OCC) to provide a brief general summary of the PD (Planned Development) process. At the same meeting, Hills Properties presented their development plan proposal but did not ask for a vote of support at that time. At the March 3, 2020 OC meeting, Hills Properties asked for and received a unanimous vote of support from the OCC. The OCC letter is included as Exhibit K.

A virtual public staff conference was held on Thursday, June 25, 2020. The only attendees were the agent for the applicant and the development team. Mailed notice of the City Planning Commission meeting was sent out on July 2, 2020. No correspondence has been received to date.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The zone change request is consistent with the Goals in the Live Initiative Area of *Plan Cincinnati* (2012) to “Create a more livable community” (page 156) and to “Provide a full spectrum of housing options, and improve housing quality and affordability” (page 164).

It is also consistent with the Strategies of the Live Initiative Area to “Support and stabilize our neighborhoods” (page 160) and to “Offer housing options of varied sizes and types for residents at all stages of life” (page 165) and additionally to “Improve the quality and number of moderate to high-income rental and homeowner units” (page 165). The proposed project will develop vacant and underutilized brownfield site into a new residential multi-family development.

Oakley Master Plan (2019)

The zone change request and subsequent proposed development is consistent with the *Oakley Master Plan*, particularly with the Managing our Future Growth Focus Area and Goal 1 to “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (page 80) and Strategy #1, Action Step to ‘Evaluate the appropriateness of the existing zoning map for vacant and underutilized properties’ (page 80), and Strategy #2 to Identify neighborhood development goals for the Robertson Avenue, Forrer Street, and Disney Avenue sites...” (page 84). The Oakley Mills subdivision is located on the previous Forrer Street site and the zone change request and proposed development are part of the overall Oakley Mills development. The proposed development would move toward fulfilling the goal of development for the Forrer Street site.

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 residential use is compatible with similar multi-family units that are part of the adjacent Planned Development (PD-64, Oakley Station). Additionally, the *Oakley Master Plan (2019)* specifically identifies the Forrer Street site as an area included to “Identify neighborhood development goals...” (page 84) and also as a potential zone change area as identified by the Zoning Workshop held on December 18, 2018 as part of the *Oakley Master Plan* planning process (page 34).

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 a coordinated residential development effort, including new construction and new public infrastructure. Additionally, the residential development’s proximity to Oakley Station would allow for increased pedestrian connectivity.

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 land use for this property provides a productive use on what is currently an abandoned former factory site. The proposed development would not be permitted or appropriate under the existing CG-A (Commercial General Auto-Oriented) zoning designation. The PD zoning district allows the developer to be innovative in site development combining quality site and building design, open space dedication, and increased community involvement through the Planned Development process as shown by the willingness to work with the Oakley Community Council.

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 and will be further detailed in the Final Development Plan.

ANALYSIS:

The parcels located at 2980 Disney Street were part of a former factory (Cast-Fab) site that has ceased operation. The proposed development will reactivate and remediate a mostly vacant and underutilized site into a residential multi-family development with a host of community amenities, including a pool, clubhouse, and social deck. A Planned Development allows for the coordinated development of the five multi-family unit buildings and the construction and installation of new infrastructure. This multi-family housing will be available for existing residents and neighborhood stakeholders as well as for those living outside of Oakley. It is also meant to attract suburban “empty nesters” and retirees who may be wishing to downsize their living arrangements. In addition to providing new housing opportunities, the proposed development will devote 2.87 acres or about 35.7 percent of the development site as open space. There will also be landscape buffering on the north and west sides of the proposed development area, as well as streetscaping, landscaping, and surface parking area median landscaping.

As the site was a former factory use, the zone change request area is now a brownfield site which will require site remediation. Comments concerning site remediation and other environmental concerns were addressed during the Coordinated Site Review (CSR) Advisory Team meeting by the Office of Environment and Sustainability (OES). Comments from OES include a notation that the site “is included in the larger Oakley Mills development project and is part of the former Cast Fab Technologies property Ohio EAP Voluntary Action Program (VAP) site, which is in the process of obtaining an No further Action (NFA)/Covenant Not-to-Sue (CNS) status”. In addition, the construction of at-grade multi-family residential units does not require the same degree of site remediation that a single-family residential home would require. The full comments from OES are included with the CSR Final Recommendations as Exhibit L.

The petitioner has worked to engage with the Oakley neighborhood and various City Departments to address concerns and improve the quality of the development. While there are additional requirements identified in the CSR Final Recommendations, the agent for the petitioner and development team remains committed to working with the appropriate City Departments as the Concept Plan moves to the Final Development Plan, which will be reviewed by the City Planning Commission. The Department of City Planning believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this would constitute as a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

FINDINGS:

It is the opinion of staff of the Department of City Planning 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 supports the proposed zone change from CG-A (Commercial General Auto-Oriented) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for a multi-family residential development for the following reasons:

1. It is consistent with the Goals in the Live Initiative Area of *Plan Cincinnati* to “Create a more livable community” (page 156) and to “Provide a full spectrum of housing options and improve housing quality and affordability” (page 164).

It is also consistent with the Strategies of the Live Initiative Area to “Support and stabilize our neighborhoods” (page 160) and to “Offer housing options of varied sizes and types for residents at all stages of life” (page 165) and additionally to “Improve the quality and number of moderate to high-income rental and homeowner units” (page 165).

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 that allows for the construction of 316 multi-family residential units within five buildings.
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 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 Findings as detailed on page 8 of this report; and
- 3) **APPROVE** the proposed zone change from CG-A (Commercial General Auto-Oriented) to PD (Planned Development) including the Concept Plan and Development Program Statement for 2980 Disney Street in Oakley. with the following condition:
 - a. The subject development must follow the additional requirements listed in the Coordinated Site Review Committee letter (Exhibit J) to ensure that the Planned Development (PD) meets the requirements of all departments as they apply for all permits.

Respectfully submitted,



Alex Peppers, AICP, Supervising City Planner
Department of City Planning

Approved:



Katherine Keough-Jurs, AICP, Director
Department of City Planning

Proposed Zone Change from CG-A to PD (Planned Development) in Oakley

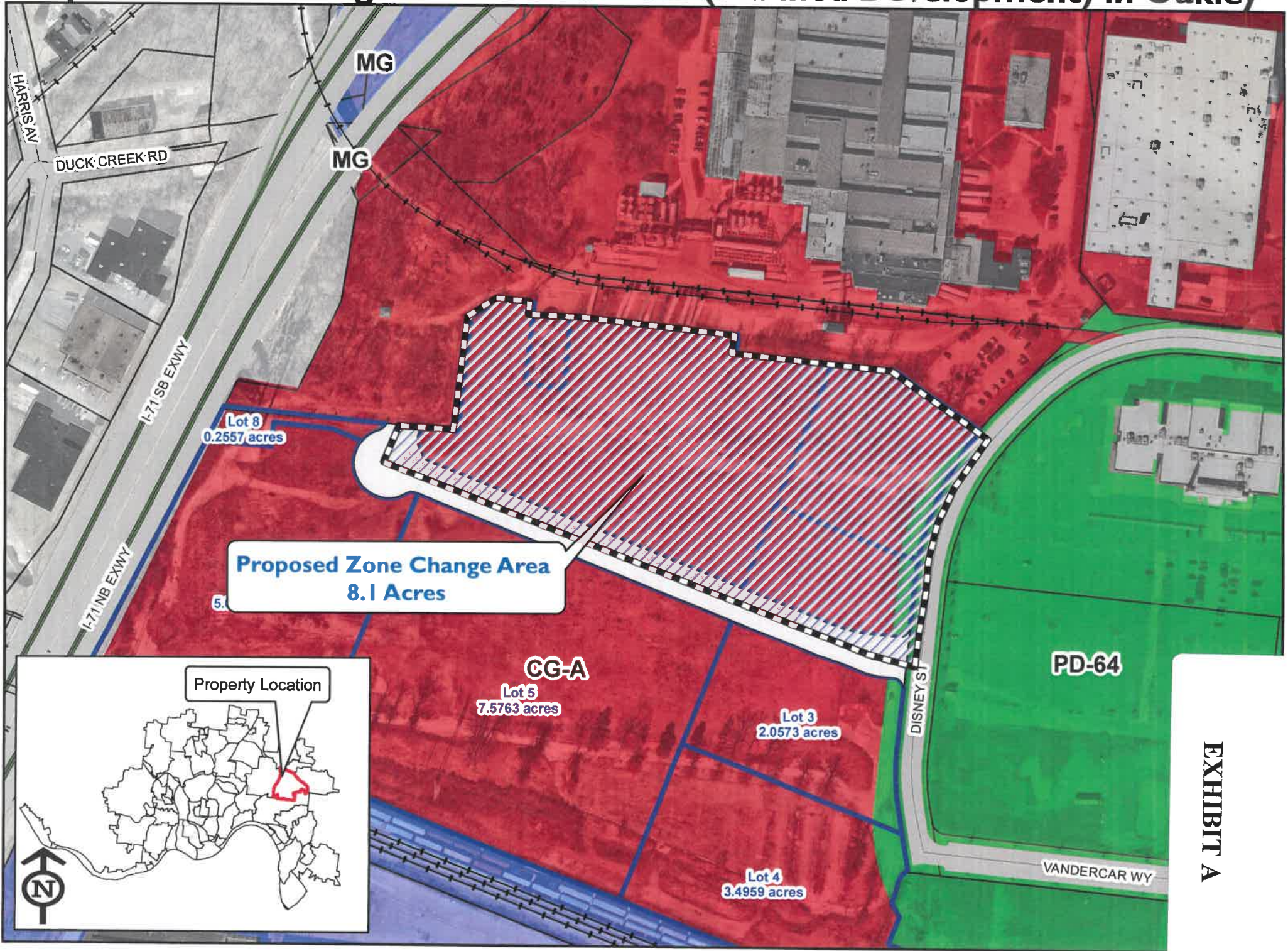


EXHIBIT A

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: _____

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 "CG-A" Zone District to the "PD" Zone District.

Location of Property (Street Address): 2980 Disney Street

Area Contained in Property (Excluding Streets): 8.1 Acres

Present Use of Property: Vacant

Proposed Use of Property & Reason for Change: To allow for the development of a 316 unit Multi-family Residential Community.

Property Owner's Signature: _____



Name Typed: Local Oakley, LLC.

Address: 7775 Montgomery Road, #190, Cincinnati, OH 45236 Phone: _____

Agent Signature: _____



Name Typed: McBride Dale Clarion

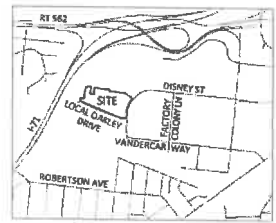
Address: 5721 Dragon Way, Suite 300, Cincinnati, OH 45227 Phone: 513-561-6232

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X



VICINITY MAP
NOT TO SCALE



SCALE IN FEET
0 25 50 100 150

OWNER

LOCAL OAKLEY, LLC
7759 MONTGOMERY ROAD
CHICHNATI, OHIO 45236

APPLICANT

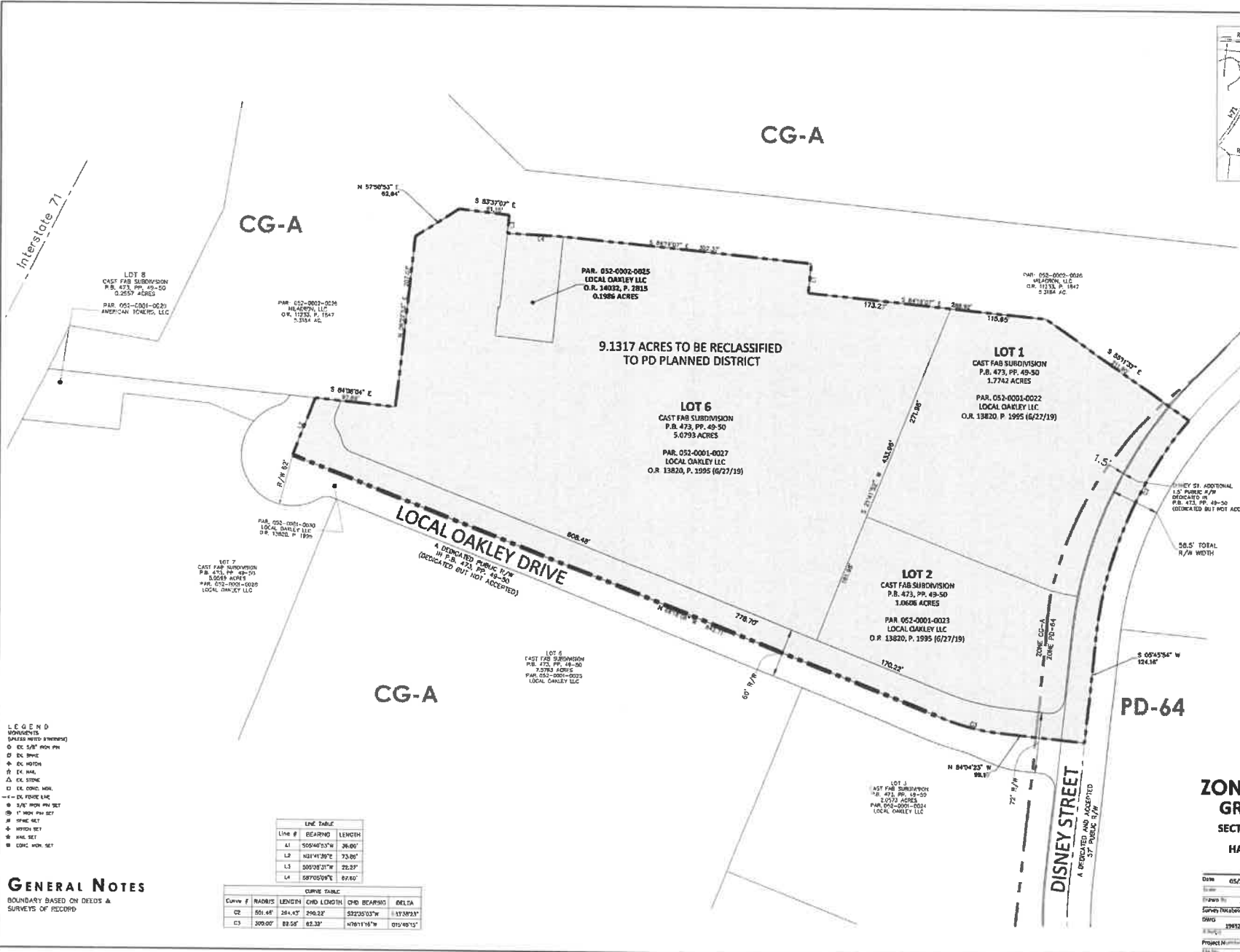
WDBIRKE DALE CLARRON
5721 DRAGON WAY, SUITE 300
CHICHNATI, OHIO 45227
PHONE 513-581-6242



**PROPOSED
ZONE CHARTER
GRAPHITE**
SECTION 28, TOW
CITY OF CIM
HAMILTON COI

EXHIBIT C

Date	05/10/20
Scale	1"=50'
Drawn by	SLT
Surveyed by	SLT
Checked by	SLT
Project No.	1952003-001-001-001
Sheet No.	2/1



LINE TABLE

Line #	BEARING	LENGTH
L1	S09°40'53"W	36.00'
L2	S01°41'30"E	73.00'
L3	S02°28'17"W	22.33'
L4	S87°02'09"E	89.60'

CURVE TABLE

Curve #	RAIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C2	551.48'	24.43'	296.22'	S32°25'03"W	131.38923°
C3	309.00'	82.24'	82.33'	N76°11'16"W	87°02'49'12"

- LEGEND**
- MONUMENTS
 - SHADES WITH DIMENSIONS
 - OC 5/8" IRON PIN
 - DC BRICK
 - OC MIDTIN
 - OC IRON
 - OC STONE
 - OC CONC. MON.
 - OC IRON MON.
 - 3/4" IRON PIN SET
 - 1" IRON PIN SET
 - STAKE SET
 - WOODEN SET
 - WAL SET
 - CONC. WOOD SET

GENERAL NOTES
BOUNDARY BASED ON DEEDS & SURVEYS OF RECORD

I:\Projects\1952003-001-001-001\1952003-001-001-001.dwg, 5/10/2020, 7:10:12 AM, AutoCAD 2010

EXHIBIT D

**DESCRIPTION FOR: PROPOSED ZONING RECLASSIFICATION
 TO PD PLANNED
 DEVELOPMENT DISTRICT**

**LOCATION: 9.1317 ACRES AT THE NORTHWEST
 CORNER OF DISNEY STREET
 AND LOCAL OAKLEY DRIVE**

Situate in Section 28, Town 4, Range 2, City of Cincinnati, Hamilton County, Ohio, being all of Lot 1 (Parcel No. 052-0001-0022), Lot 2 (Parcel No. 052-0001-0023), and Lot 6 (Parcel No. 052-0001-0027), of the Cast Fab Subdivision as recorded in Plat Book 473, Pages 49-50 of the Plat of Records of Hamilton County as conveyed to Local Oakley, LLC in O.R. 13820, Page 1995 in the Hamilton County recorder's office, and being a 0.1986 Acre Tract (Parcel No. 052-0002-0025) conveyed to Local Oakley, LLC in Hamilton County, Ohio recorded in O.R. 14032, Page 2815 in said Hamilton County Ohio, recorder's office, being further described as follows;

Beginning at a point in the centerline intersection of Disney Street (R.O.W. varies) and Local Oakley Drive (R.O.W. varies);

Thence, with a proposed zoning line and the centerline of said of Local Oakley Drive, along the following four (4) courses:

- 1) North 84°04'23" West, 99.10 feet to a point;
- 2) On curve to the right having a radius of 300.00 feet, an arc distance of 82.58 feet, a delta angle of 15°11'16", the Chord bears, North 76°11'16" West, 82.32 feet to a point;
- 3) North 68°18'08" West, 842.71 feet to a point;
- 4) North 21°41'39" East, 73.86 feet to a point in the proposed zoning line and a line of a 5.3184 Acre Tract as conveyed to Milacron, LLC, in O.R. 11233, Page 1847 in the Hamilton County Ohio, recorder's office Ohio;

Thence, along the proposed zoning line, and with the southerly line of said 5.3184 Acre Tract, along the following ten (10)

- 1) South 84°08'04" East, 97.69 feet to a point;
- 2) North 06°22'53" East, 207.07 feet to a point;
- 3) North 57°50'53" East, 62.64 feet to a point;
- 4) South 83°37'07" East, 61.15 feet to a point;
- 5) South 05°38'31" West, 22.27 feet to a point;
- 6) South 87°05'09" East, 67.60 feet to a point;

McGill Smith Punshon, Inc.
3700 Park 42 Drive ■ Suite 190B ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com



- 7) South 84°19'07" East, 302.37 feet to a point;
- 8) South 05°40'53" West, 36.00 feet to a point;
- 9) South 84°19'07" East, 288.92 feet to a point;
- 10) South 55°11'32" East, 211.90 feet to a point in the centerline of said Disney Street;

Thence with the proposed zoning line and the centerline of said Disney Street, along the following two(2) courses and distances:

- 1) On curve to the left having a radius of 501.48 feet, an arc distance of 294.43 feet, a delta angle of 33°38'23", the chord bears, South 22°35'03" West, 290.22 feet to a point;
- 2) South 05°45'54" West, 124.16 feet to the POINT of BEGINNING.

Containing 9.1317 acres of land more or less.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated 05/10/20. The bearings in the above description are based Plat Book 473, Pages 49-50, Hamilton County, Ohio Recorder's Office.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

 5/13/20
Louis J. Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.
Date: 05/13/20

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Graphite Oakley Program Statement

Hills Properties has acquired an option to purchase 8.1 +/- acres of vacant property located at the northwest corner of Disney Street and Local Oakley Drive in Oakley. The site, which is part of the former Cast-Fab development, is zoned "CG-A" Commercial General – Auto Oriented District. A total of four parcels, currently owned by Local Oakley LLC, make up the development site.

A zone map amendment is being requested to reclassify the property to the "PD" Planned Development District. The "PD" District would allow for the property to be redeveloped as a residential community with 316 units in five buildings. Accessed from both Disney Street and Local Oakley Drive, the development will feature both garage and surface parking. Graphite Oakley will have a density of 39.25 units to the acre and feature 35.7% of the site as open space. The development would be a mixture of one and two bedroom residences, many of which will also feature a den. Units will have either 1½ or 2½ baths. The residences will be similar to other Hills Properties developments in Blue Ash (49 Hundred) and West Chester (The Savoy), and will feature granite countertops, stainless-steel appliances, outdoor living areas, washer and dryers, valet trash service, and other upscale features. The residential units will be located in five buildings each of which will have five stories. The ground floor of each structure will be devoted to resident parking providing a total of 262 parking spaces, as well as storage for bikes. Another 303 surface spaces are located on the site for a total of 565 parking spaces within the development. Parking spaces (31) are proposed along Disney Street and Local Oakley Drive. The Graphite Oakley community will offer a host of amenities for residents including a pool, social deck, fire pits, clubhouse with fitness center, outdoor gathering spots, and game area.

In creating a number of these communities, Hills Properties, which has been in business since 1958, finds that the average resident is an empty-nester or young professional. The buildings within the Graphite Oakley community feature a modern design that offer a mixture of quality building materials in a natural color palette. Constructed primarily of brick veneer and hardie panel, the elevations use color and design elements to create interest and provide scale to the buildings. All roof mounted equipment will be screened by parapet walls. The perimeter and campus of Graphite Oakley will be landscaped with a variety of larger size plants, many of which are native to Ohio.

The Graphite Oakley, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community. This is consistent with many of the goals contained in "Plan Cincinnati" such as:

"Offer housing options of varied sizes and types for residents at all stages of life."

"Improve the quality and number of moderate to high-income rental and homeowner units."

"Increase the stock of quality moderate and upper income housing to help increase population and expand our tax base."

Additionally, the Graphite Oakley is also consistent with a number of the goals of the recently adopted Oakley Master Plan, including:

- **“Strategy #2” “Encourage bicycling in Oakley”:**
The proposed development will contain bike storage areas for residents’ use, as it is expected many of the Graphite residents will take advantage of the development’s location and bike to activities in Oakley.
- **“Connecting our Neighborhood”:**
The Graphite Oakley will be developed adjacent to Local Oakley Drive and Disney Street, both of which have/will have public sidewalks. The development will have multiple pedestrian connections to the public sidewalks and pedestrian pathways within the community.
- **“Investing in our Business”:**
Residents of The Graphite Oakley will most surely take advantage of and support the numerous local dining, entertainment, and shopping options available in Oakley.
- **“Increase Green Space in Oakley”:**
With 2.87 acres / 35% of site remaining as open space, The Graphite Oakley will contribute to this goal.
- **“Ensure that new developments do not allow parking between building and streets and encourage parking behind buildings”:**
The proposed parking for Graphite Oakley exceeds that required by Section 1425.03, and will all, with the exception of six spaces, be located under or behind buildings.
- **“Encourage developers to create green space and improve sustainability. Plant a mix of tree sizes in parking lot and along parking lot edges”:**
The Graphite Oakley has 35.7% of the 8.1 acres as open spaces. A variety of trees, many of which are native species, are being used at sizes ranging from 6’ – 7’ and 2½” - 3½”.

Hills Properties has met with the Oakley Community Council on a number of occasions. The Community Council, at their March 3, 2020 meeting voted to support the “PD” request that will allow Graphite Oakley to move forward. If approved, Hills Properties would begin construction this fall, and would anticipate that residents could begin moving in late 2021 or early 2022. The entire development will be constructed at one time.

We believe that the proposed development will create a high quality residential community that will offer another housing opportunity for Oakley residents and those wishing to be a part of the community. Graphite Oakley will transition a long vacant former industrial site into a community that will not only increase the tax base for the City but provide additional residential options within Oakley and support for local businesses.

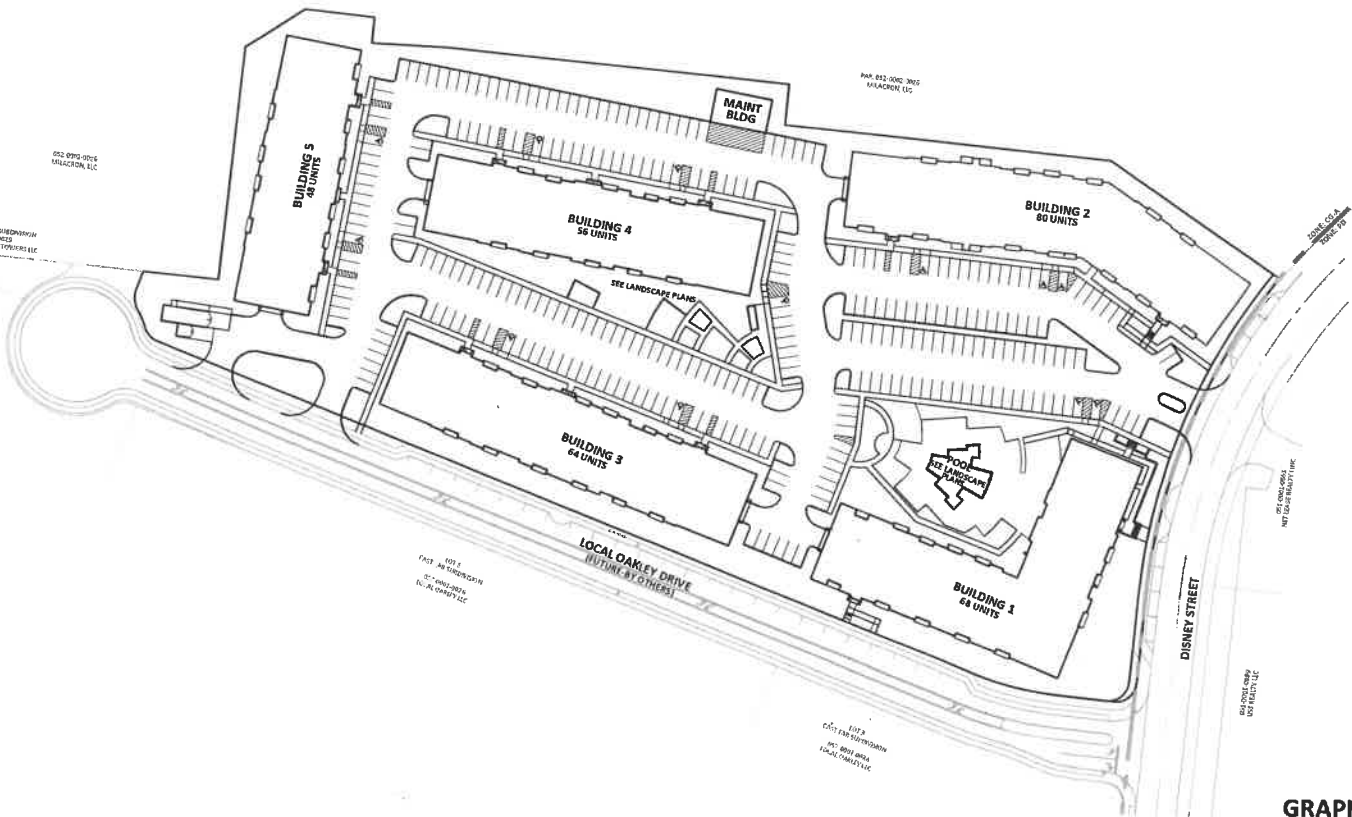
MDC #4368



GRAPHITE OAKLEY

SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

CONCURRENT CONCEPT PLAN & FINAL DEVELOPMENT PLAN



OWNER
LOCAL OAKLEY, LLC
7725 MONTGOMERY ROAD
CINCINNATI, OH 45236

APPLICANT
HARVEY DAVIS CLASON
3725 CANTONWAY, SUITE 200
CINCINNATI, OH 45227
(513) 964-0100

DEVELOPER
HFA DEVELOPMENT, LLC
1000 BRYAN ROAD, SUITE 200
CINCINNATI, OH 45241
(513) 964-0100

PARCEL DATA

TAX PARCEL NUMBER	AREA
015-0001-0012	1.9742 AC.
015-0001-0013	3.6068 AC.
015-0001-0017	5.1793 AC.
015-0001-0022	0.1378 AC.
015 PUBLIC-2-10	1.8180 AC.
TOTAL AREA	12.7361 AC.

ZONING CLASSIFICATION
BEST USE ZONING CLASSIFICATION: C2-A, COMMERCIAL GENERAL
PROPOSED ZONING CLASSIFICATION: PLANNED DEVELOPMENT DISTRICT

DEVELOPMENT DATA

PROPOSED NUMBER OF HOUSING UNITS	352
GROSS AREA	9,837 SQ. AC.
AREA OF EXISTING PAVED/PAVED-EQUIVALENT DRIVE-OFF-WAY	1,887 SQ. AC.
NET AREA	8,950 SQ. AC.

ORIGIN DATA

ORIGIN DATA	34.60 IMP./AC
NET IMPERVIOUS	30.24 IMP./AC
OPEN SPACE AREA	1.8777 AC.
OPEN SPACE	35.7% OF NET AREA

PARKING ANALYSIS

MINIMUM BUILDING HEIGHT	4 STORIES, SEE ARCHITECTURAL PLAN
GARAGE PARKING SPACES	262
SURFACE PARKING SPACES	182
POSSIBLE ADDITIONAL PARKING SPACES	28
TOTAL SURFACE PARKING SPACES	210
PARKING SPACES PER UNIT	1.74
NET SURFACE PARKING SPACES	11
TOTAL SITE + STREET PARKING SPACES	221
PARKING SPACES PER UNIT	1.65
SURFACE ADA PARKING SPACES	11
BARREER ADA PARKING SPACES	8
TOTAL ADA PARKING SPACES AVAILABLE	19
ADA SPACES REQUIRED	11
AVAILABLE VAN ACCESSIBLE PARKING SPACES	20
VAN ACCESSIBLE SPACES REQUIRED	5

SHEET INDEX

1	COVER SHEET
2	SURVEY PLAN
3-4	LAYOUT PLAN
5-6	UTILITY PLAN
7-8	GRADING PLAN
9	SWPPP - INITIAL INS
10	SWPPP - CONSTRUCTION
11	UTILITY PROFILES
12-14	DETAILS
L1-L2	LANDSCAPE PLAN



James H. Watson

Date	05/17
Scale	AS SHOWN
Drawn By	Prof. Mgr.
Survey Database	
DWG	18632024-04
Project Number	18632024
File No.	Sheet No. 1/1

EXHIBIT F

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HILLS
PROPERTIES

CAST-FAB SITE

EXHIBIT G



HILLS
PROPERTIES

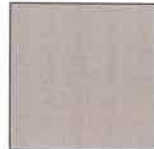
CAST-FAB SITE



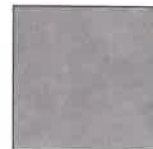
BRICK VENEER



BRICK VENEER



HARDIE PANEL



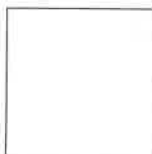
HARDIE PANEL



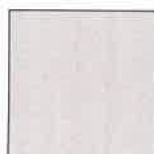
SPANDRELS



**ARCHITECTURAL
BRACKETS**



**DOWNSPOUTS
KYNAR FINISH**



**CASTSTONE
HEADER & SILLS**



**RAILING
ALUMINA CLASSIC STYLE
BLACK**



**BUILDING ENTRY
DOOR SYSTEM**

The drawings presented are illustrative of character and design intent only and are subject to change based upon final design considerations (i.e. applicable codes, structural and MEP design requirements, unit plan/floor plan changes, etc.).

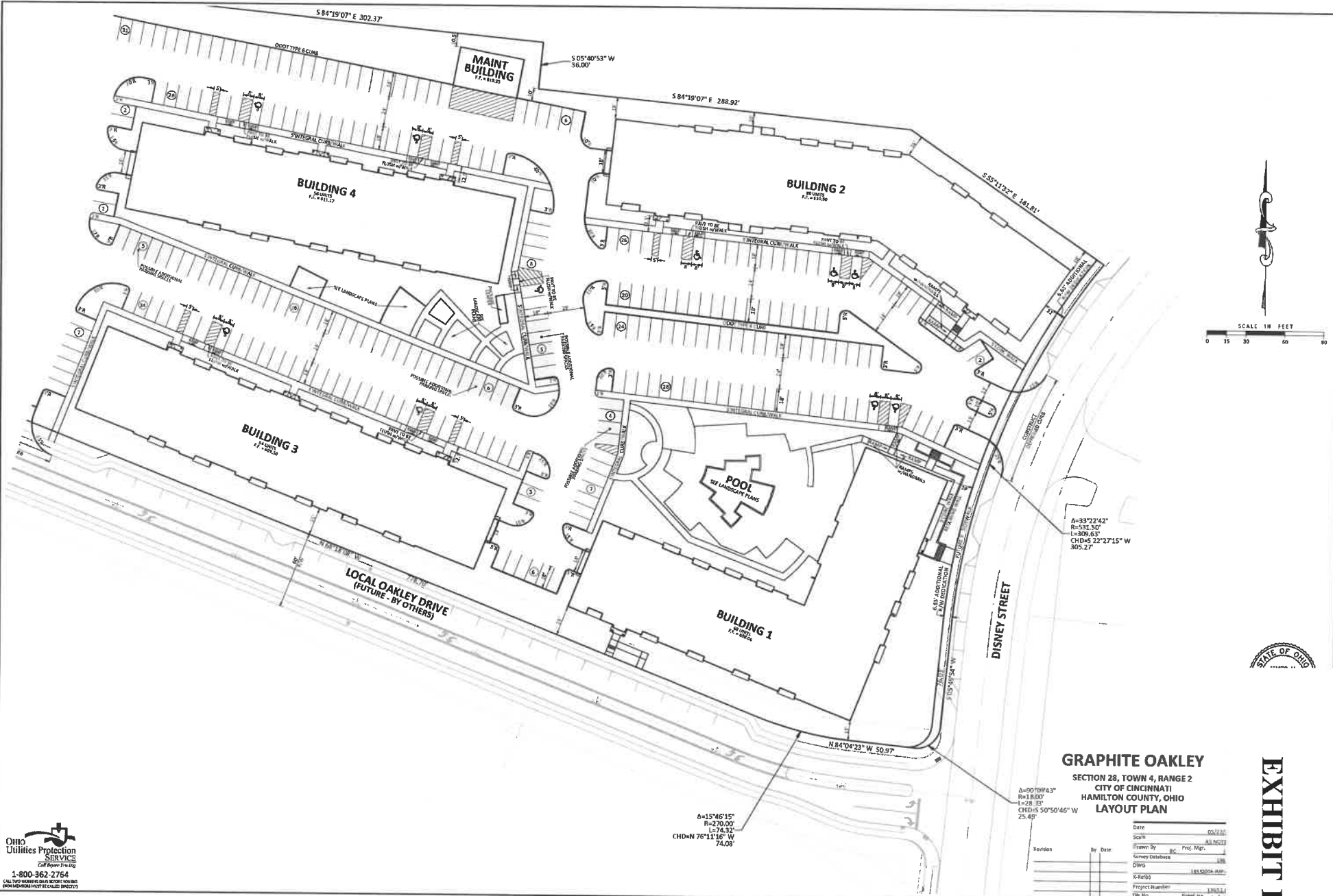


EXHIBIT H

GRAPHITE OAKLEY
 SECTION 28, TOWN 4, RANGE 2
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
LAYOUT PLAN

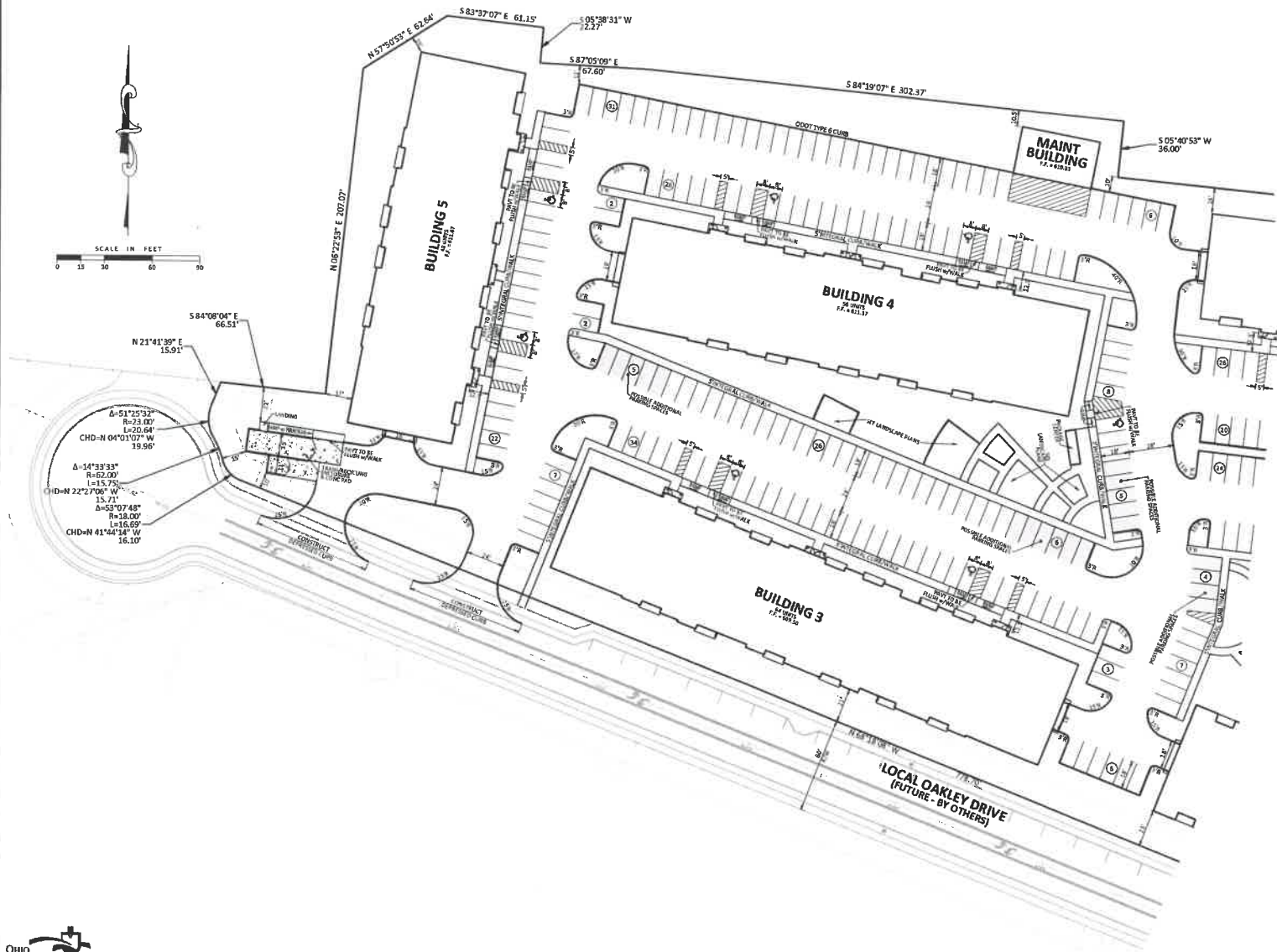
Date	02/23/11
Scale	AS SHOWN
Drawn By	AK/MSJ
Survey Database	118
DWG	1855024-101
Project Number	17031
File No.	Sheet No. 3 / 1

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 $L=74.32'$
 CHD=N 76°11'56" W
 74.08'

$\Delta=33^{\circ}23'42"$
 $R=531.50'$
 $L=309.63'$
 CHD=S 22°27'15" W
 305.27'

OHIO
 Utilities Protection
 SERVICE
 Call Before You Dig
 1-800-362-2764
 CALL BEFORE YOU DIG. VERIFY OWNERS.
 BURNING MUST BE CALLED DIRECTLY.

\P:\proj\110311\110311.dwg, 3/14/11, 11:02:28 AM, 4/18/11, 11
 11/11/11, 11:02:28 AM, 4/18/11, 11



James H. Watson

GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
LAYOUT PLAN

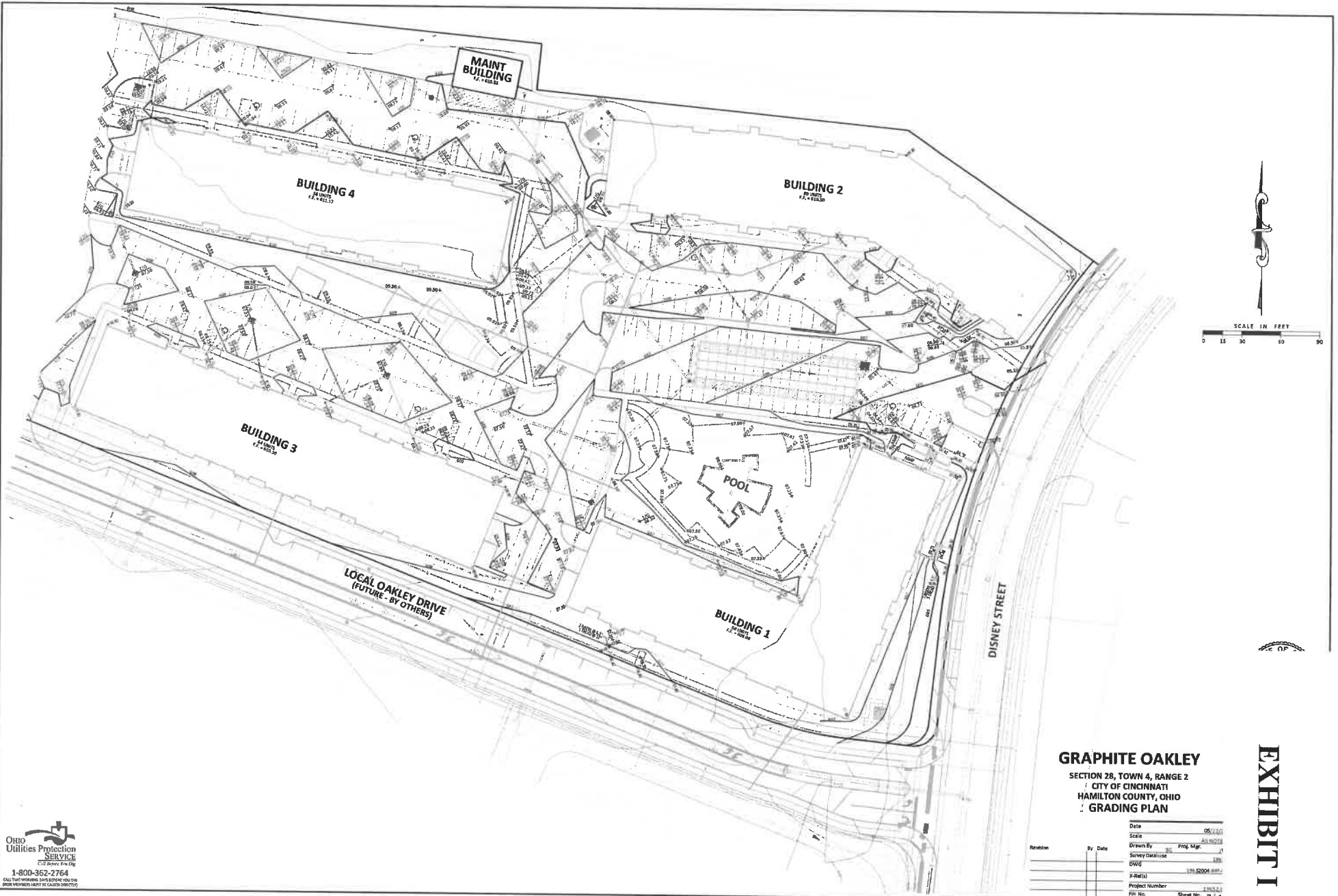


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Scale	AS NOTED
Drawn By	PRG, Mgr.
Survey Database	18833
DWG	18833001-MP-00
Project Number	18952.00
File No.	Sheet No. 4 / 34

3708 Park 42 Drive
Suite 200
Cincinnati, OH 45244
Phone 513.763.9900
www.mspdesign.com

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Call Ohio Inland 800-362-2764
Call Ohio Inland 800-362-2764
Call Ohio Inland 800-362-2764

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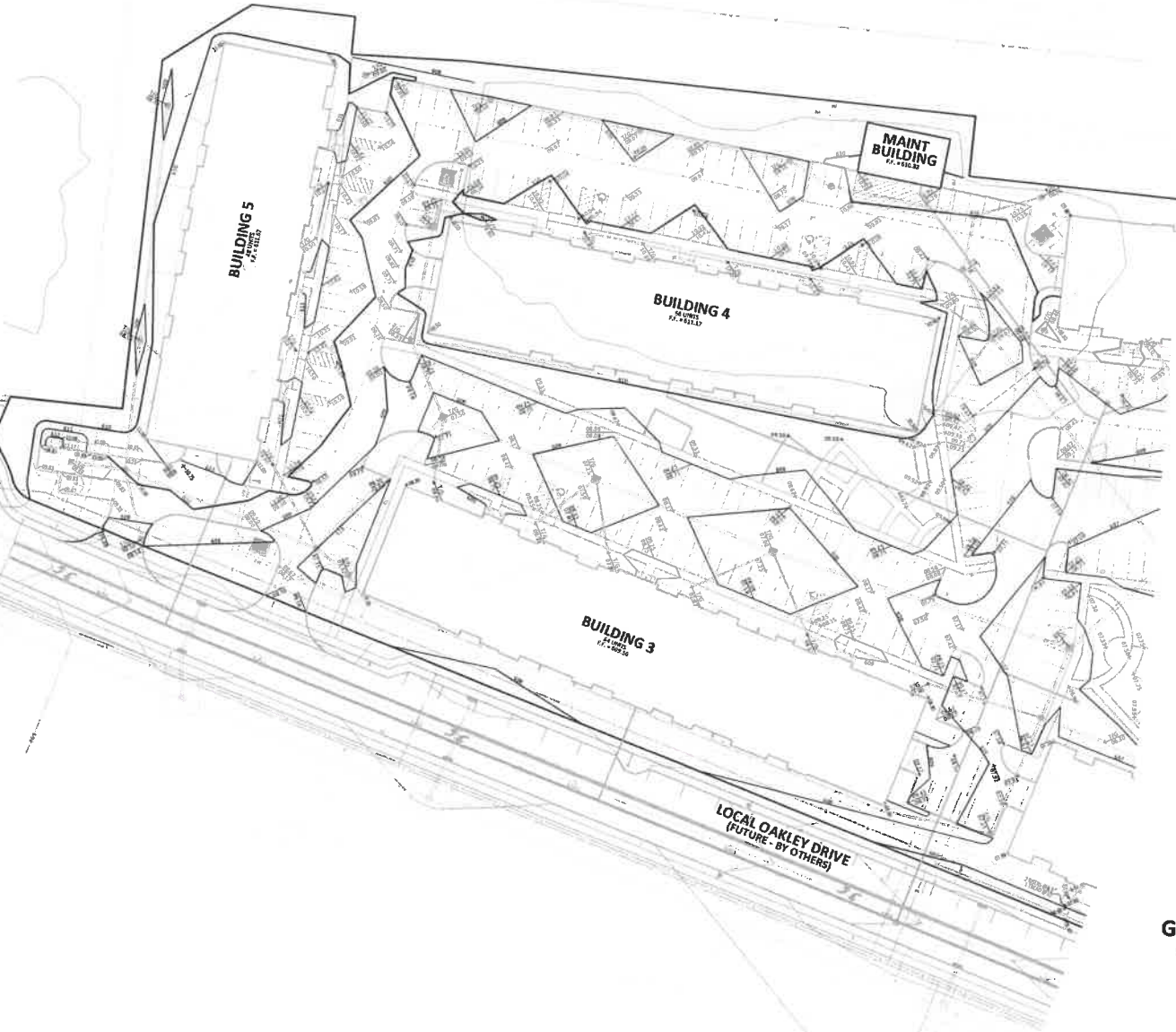
GRAPHITE OAKLEY
 SECTION 28, TOWN 4, RANGE 2
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
 GRADING PLAN

Date	05/22/11
Scale	AS SHOWN
Drawn By	ENG. MGR.
Survey Data Used	12/1
DWG	11/1/2004 (REV)
Project Number	11115.1
File No.	Sheet No. 7 / 1

EXHIBIT I

OHIO Utilities Protection Service
 1-800-362-2764
 ALL WORK NECESSARY TO PROTECT THE PUBLIC SHALL BE CALLED OUT DIRECTLY

1: I:\new\p\m\11115\11115.dwg, 11/1/2004 9:15:11 AM, hmlaw, 1:1



OHIO Utilities Protection SERVICE
CALL TOLL FREE 1-800-362-2764
CALL TOLL FREE 1-800-362-2764
FOR ASSISTANCE WITH YOUR SERVICE



James H. Watson

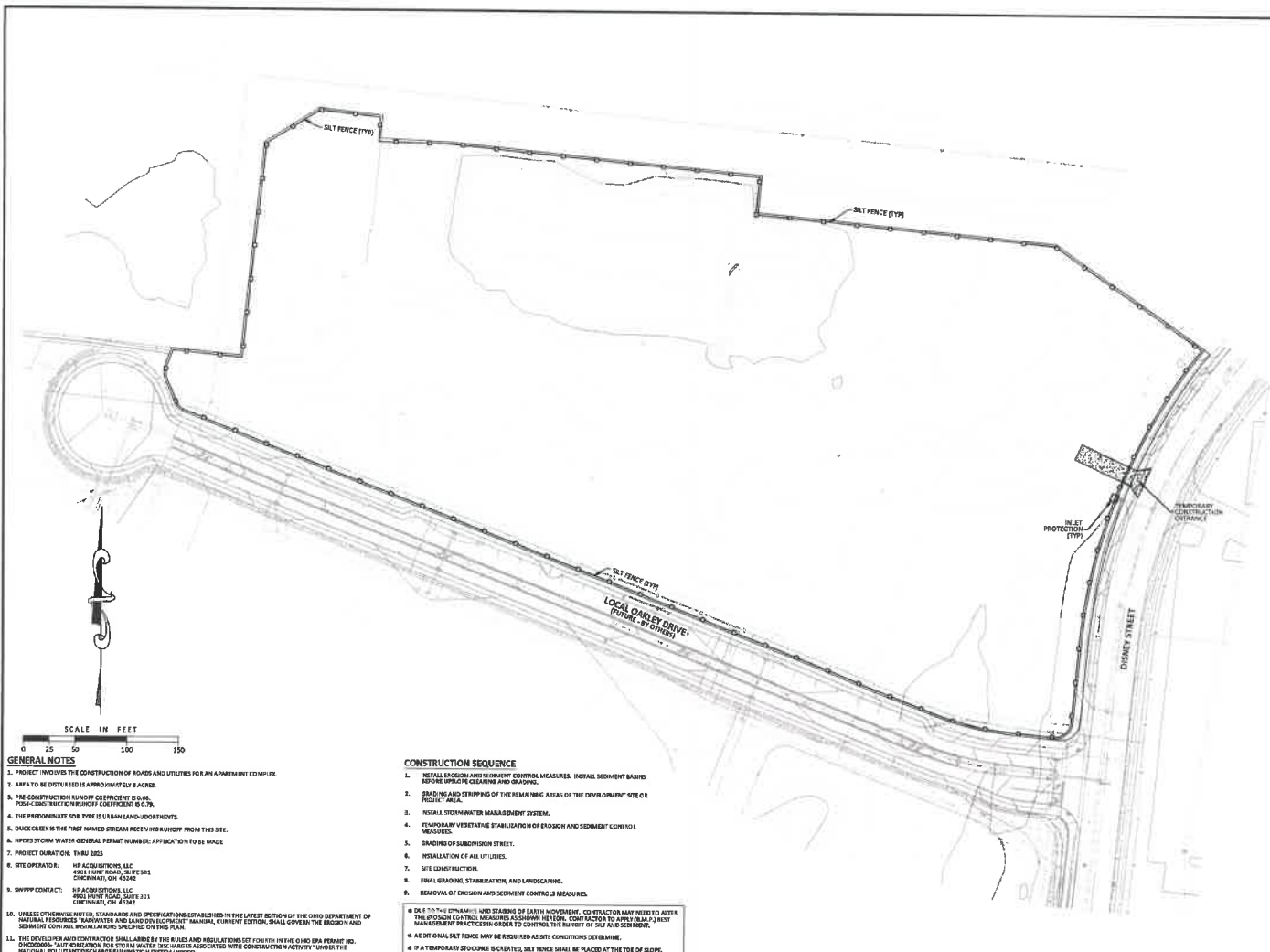
GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
GRADING PLAN

HILLS PROPERTIES

MSP DESIGN
McGill Smith Punshon

Date	05/21/09
Scale	AS NOTED
Drawn By	Proj. Mgr. JW
Survey Database	13534
DWS	13534-IMP-00
R-Ref(s)	
Project Number	11033.00
File No.	Sheet No. 8 / 14

1798 Park 42 Drive
Suite 1200
Cincinnati, OH 45221
Phone 513.755.8900
www.mspdesign.com



THE CONTRACTOR MUST PROVIDE BMPs FOR POLLUTANT SOURCES OTHER THAN SEWAGE. NON-POINT POLLUTANT SOURCES, WHICH MAY BE PRESENT ON A CONSTRUCTION SITE, INCLUDE FURNING OPERATIONS, CONCRETE WASHWATER, OFF-CURB PAVING, STRUCTURAL CLEANING, DEMO FROM BROWNSTONE, MILLING AND PAVING OPERATIONS, MATERIAL STORAGE, SLAG, SOLID WASTE, HAZARDOUS WASTE, CONTAMINATED SOILS, SANITARY AND SEPTIC WASTE, VEHICLE FUELING AND MAINTENANCE ACTIVITIES, AND LANDSCAPING OPERATIONS. NO LIQUID POLLUTANTS, INCLUDING SEPTIC WASTES, SHALL BE DISCHARGED INTO THE WATERSHED. THE CONTRACTOR SHALL PREPARE AND MAINTAIN NECESSARY BMPs TO PREVENT THE DISCHARGE OF NON-POINT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS OF THE STATE. (ATTACHED AS EXHIBIT B AND C OF THE CIVIL GENERAL PERMIT THAT ACCOMPANIES THIS CONSTRUCTION PERMIT)

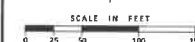
CONCENTRATED STORM WATER RUNOFF FROM SITES TO NATURAL WETLANDS SHALL BE CONVERTED TO DIFFUSE FLOW BEFORE THE RUNOFF ENTERS THE WETLANDS. THE FLOW SHOULD BE LEADED SUCH THAT ANY SOLID MATERIALS, INCLUDING DEBRIS, ARE TRAPPED. FLOW SPEEDS SHOULD BE LIMITED TO 1 MPH. FLOW SPEEDS MAY NEED TO BE PLACED IN TRENCHES, PARTICULARLY ON STEEP SLOPES, TO ACHIEVE NON-POINT VELOCITIES. OTHER STRUCTURAL BMPs MAY BE USED BETWEEN STORM WATER TRENCHES AND NATURAL WETLANDS, IN ORDER TO PROTECT THE NATURAL WETLANDS FROM THE IMPACTS OF SURFACE WATERS. THE APPROXIMATE FLOW VELOCITIES SHALL BE CALCULATED AND THE PROJECTOR SHALL ATTEMPT TO MATCH THE PRE-CONSTRUCTION HYDROLOGICAL AND HYDRODYNAMIC CHARACTERISTICS OF THE WETLANDS. THE APPROXIMATE FLOW VELOCITIES SHALL BE CALCULATED AND THE PROJECTOR SHALL ATTEMPT TO MATCH THE PRE-CONSTRUCTION HYDROLOGICAL AND HYDRODYNAMIC CHARACTERISTICS OF THE WETLANDS. THE APPROXIMATE FLOW VELOCITIES SHALL BE CALCULATED AND THE PROJECTOR SHALL ATTEMPT TO MATCH THE PRE-CONSTRUCTION HYDROLOGICAL AND HYDRODYNAMIC CHARACTERISTICS OF THE WETLANDS.

COMPLIANCE WITH OTHER REQUIREMENTS: THE BMPs SHALL BE CONFORMANT WITH APPLICABLE STATE AND/OR LOCAL WATER QUALITY, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, INCLUDING PROVISIONS REGARDING WASTE DISPOSAL BY OPEN BURNING AND SHALL PROVIDE FOR THE PROPER DISPOSAL OF CONTAMINATED SOILS TO THE EXTENT THESE ARE LOCATED WITHIN THE PERMITTED AREA.

TRENCH AND GROUND WATER CONTROL: THE BMPs SHALL BE CONFORMANT WITH APPLICABLE STATE AND/OR LOCAL WATER QUALITY, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, INCLUDING PROVISIONS REGARDING WASTE DISPOSAL BY OPEN BURNING AND SHALL PROVIDE FOR THE PROPER DISPOSAL OF CONTAMINATED SOILS TO THE EXTENT THESE ARE LOCATED WITHIN THE PERMITTED AREA.

CONSTRUCTION SITE STABILIZATION: THE BMPs SHALL BE CONFORMANT WITH APPLICABLE STATE AND/OR LOCAL WATER QUALITY, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, INCLUDING PROVISIONS REGARDING WASTE DISPOSAL BY OPEN BURNING AND SHALL PROVIDE FOR THE PROPER DISPOSAL OF CONTAMINATED SOILS TO THE EXTENT THESE ARE LOCATED WITHIN THE PERMITTED AREA.

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- ### GENERAL NOTES
- PROJECT INVOLVES THE CONSTRUCTION OF ROADS AND UTILITIES FOR AN APARTMENT COMPLEX.
 - VERIFY TO BE SITUATED IS APPROXIMATELY AS SHOWN.
 - PRE-CONSTRUCTION SURVEY COEFFICIENT IS 0.95.
 - PRE-CONSTRUCTION SURVEY COEFFICIENT IS 0.95.
 - THE PROPOSED SOIL TYPE IS CLAY LOAM (SLOTTED).
 - CHECK CASES AS THEY ARE BEING OPENED AND REPORT FROM THIS SITE.
 - WORKS FROM STORM WATER GENERAL PERMIT NUMBER: APPLICATION TO BE MADE.
 - PROJECT DURATION: THREE MONTHS.
 - SITE OPERATOR: HP ACQUISITIONS, LLC
4900 HUNTS ROAD, SUITE 300
CINCINNATI, OH 45242
 - OWNER CONTACT: HP ACQUISITIONS, LLC
4900 HUNTS ROAD, SUITE 300
CINCINNATI, OH 45242
 - USE OF TEMPORARY EROSION CONTROL MEASURES AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES' "LAND WATER AND SOIL DEVELOPMENT MANUAL, ELEMENT EDITION, SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 - THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE RULES AND REGULATIONS SET FORTH IN THE Ohio RAIN PERMIT NO. 201000000 "MAY 2010 EDITION" AND THE RULES AND REGULATIONS ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
 - PREPARE TO COMMENCEMENT OF CONSTRUCTION OPERATIONS, ALL SEWAGE TREATMENT AND EROSION CONTROL FEATURES SHALL BE IN PLACE.
 - SEWAGE TREATMENT SYSTEMS SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF BOTH DISTURBING ACTIVITY AND SHALL CONFORM TO FUNCTIONAL STANDARDS AS SHOWN IN THESE CONTRACTS TO APPLY (R.M.A.) BEST MANAGEMENT PRACTICES IN ORDER TO PREVENT POLLUTANT RELEASES TO THE ENVIRONMENT.
 - ADDITIONAL SILT FENCE MAY BE REQUIRED AS SITE CONDITIONS DETERMINE.
 - IF A TEMPORARY STABILIZATION IS CREATED, SILT FENCE SHALL BE PLACED AT THE TOE OF SLOPE.

- ### CONSTRUCTION SEQUENCE
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES. INSTALL SEDIMENT BARRIERS BEFORE SURFACE CLEARING AND GRADING.
 - GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
 - INSTALL DRAINAGE MANAGEMENT SYSTEM.
 - TEMPORARY VEGETATIVE STABILIZATION OF EROSION AND SEDIMENT CONTROL MEASURES.
 - GRADING OF SUBDIVISION STREET.
 - INSTALLATION OF ALL UTILITIES.
 - SITE DEMOLITION.
 - FINAL GRADING, STABILIZATION, AND LANDSCAPING.
 - REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.
- EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES**
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AS FOLLOWS:
- EROSION AND SEDIMENT CONTROL FACILITIES SHOULD BE ESTABLISHED AS APPROPRIATE AROUND THE PERIMETER OF THE SITE BEFORE ANY DISTURBANCE ACTIVITIES BEGIN.
 - INSPECTION SHALL BE WEEKLY AND AFTER RAINFALL THAT EXCEEDS 0.5 INCHES IN 24 HOURS.
 - CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED EROSION CONTROL BARRIERS, END SIGNS, AND THE INTEGRITY OF BARBERS BY RUNOFF.
 - SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION HAS REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT CONTROL BARRIER IS REPAIRED OR RECONSTRUCTED SHALL BE REMOVED TO CONFORM TO THE APPROPRIATE CRITICAL EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL MAINTAIN THE AMOUNT OF SEDIMENT AND SOIL BEING TRACKED DOWNSIDE THE STREETS BY INSTALLING BEST MANAGEMENT PRACTICES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST FROM CONSTRUCTION AND MATERIALS SPECIFICATIONS, IN ALL.

PHASED BMP REQUIREMENTS

PHASE	REQUIREMENTS
PRE-CONSTRUCTION SITE ACCESS	<ul style="list-style-type: none">INSTALL SEDIMENT CONTROL MEASURES AT ACCESS POINTS.ESTABLISH CONSTRUCTION ENTRANCE AT ENTRANCES TO PAVED STREETS. FENCES ARE REQUIRED.USE CONSTRUCTION METHODS TO DEFINE THE BOUNDARIES OF THE PERMIT AND LIMIT ACCESS TO AREAS OF THE SITE THAT ARE NOT TO BE DISTURBED.
SOIL GRADING AND STABILIZATION	<ul style="list-style-type: none">INSTALL SILT FENCES, OTHER BARRIERS AND OTHER SEDIMENTATION CONTROL MEASURES TO MINIMIZE THE PENETRATION OF SOIL.LIMIT PENETRATION TO THESE AREAS BY PLACING CURBS AND BARRIERS AND PROJECT UNDISTURBED AREAS WITHIN THE SITE CONSTRUCTION FENCE, FLAGGING, ETC.ADJUST EROSION CONTROL MEASURES TO MATCH SITE SLOPES.COLLECT AND REMOVE TOPSOIL FROM AREAS OF THE SITE TO BE DISTURBED.CONSTRUCT CONCRETE WALKWAYS AND PROVIDE DEMARCATORY BARRIERS TO PROTECT AREAS.SEPARATE AND PROTECT TOPSOIL FROM EXPOSED SOILS.PROTECT EXISTING PERMITS AND CONSTRUCTION BARRIERS. PROTECTORS SHOULD BE LOCATED DAILY FROM DAMAGE PATTERNS AND SHOULD BE REPAIRED FROM THE LOCATION OF SOIL TO THE PERMITS CONTROLLED DAMAGE PATTERNS ON THE CONSTRUCTION SITE. USE EROSION CONTROL BARRIERS, TEMPORARY SEEDING, PROTECTIVE MATS FOR PROTECTORS THAT WILL BE EXPOSED FOR AN EXTENDED PERIOD.LEAVE INSTALLED AREAS OF THE SITE IN A SUITABLE CONDITION TO LIMIT EROSION.SEED AFTER SOIL IS EXPOSED.WATER TO INCREASE DRY MAT NOT TO THE POINT THAT WATERSHED CREEKS FORM.
LIMITATION AND MINIMIZATION OF DISTURBANCE	<ul style="list-style-type: none">CLOSE TRENCHES AS SOON AS POSSIBLE AT THE END OF THE DAY.USE BEST MANAGEMENT PRACTICES TO PREVENT DISTURBANCE TO NEIGHBORING PROPERTIES.PROTECT AND REPAIR BARRIERS AS NECESSARY.PROTECT AND REPAIR BARRIERS AS NECESSARY.PROTECT AND REPAIR BARRIERS AS NECESSARY.PROTECT AND REPAIR BARRIERS AS NECESSARY.PROTECT AND REPAIR BARRIERS AS NECESSARY.
EROSION CONTROL	<ul style="list-style-type: none">INSTALL BEST MANAGEMENT PRACTICES AND SOILS CONSERVATION PRACTICES FOR BUILDING ACTIVITIES.USE TRIGGER POINTS FOR TRIGGER POINTS AND SOILS CONSERVATION PRACTICES FOR BUILDING ACTIVITIES.
FINAL GRADING AND STABILIZATION	<ul style="list-style-type: none">REMOVE EXCESS OR WASTE MATERIALS.REPAIR AND RECONSTRUCT AS NECESSARY.APPLY SEED AND MULCH.SEED AND STABILIZE EXPOSED SOILS.REMOVE ALL TEMPORARY BARRIERS WHEN SITE HAS REACHED FINAL STABILIZATION.



GRAPHITE OAKLEY

SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STORM WATER POLLUTION PREVENTION PLAN INITIAL INSTALLATION

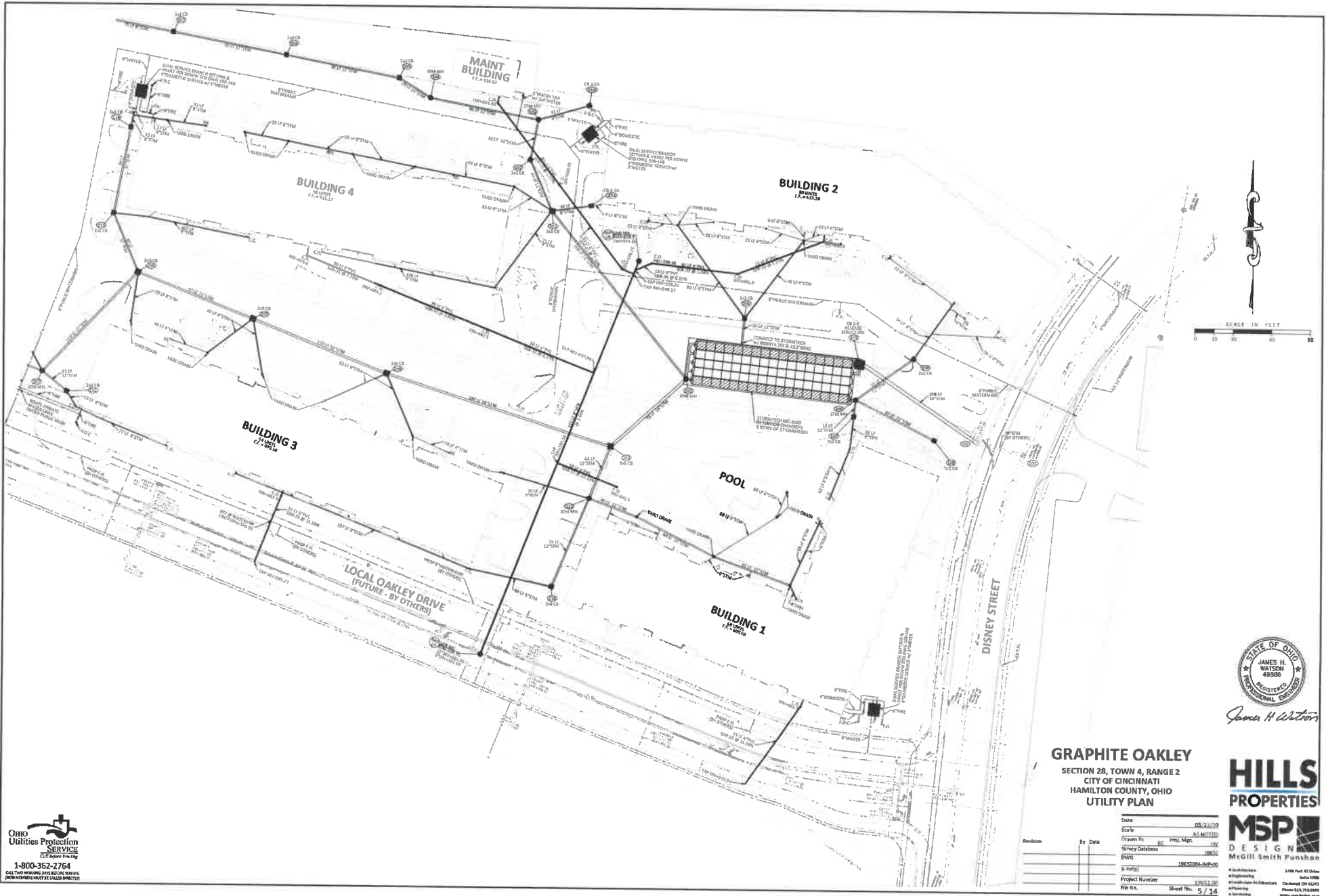


OHIO Utilities Protection Service
1-800-362-2764
OUR MISSION: TO PROTECT THE OHIO RIVER BASIN FROM UNNECESSARY POLLUTION.

Scale	0.75" = 20'
Revised By	AS HESTER
Survey Database	1205
DWG	196 STORM BMP.DWG
Scale/Info	
Project Number	19133270
File No.	19133270

DATE PLOTTED: 09/14/20

1700 Parkside Drive
Suite 100
Cincinnati, OH 45231
Cincinnati, OH 45231
513-533-0000



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 Call before you dig
 1-800-362-2764
 CALL TOLL FREE 24 HOURS A DAY, 7 DAYS
 A WEEK TO REPORT ANY POTENTIAL
 PROBLEMS.

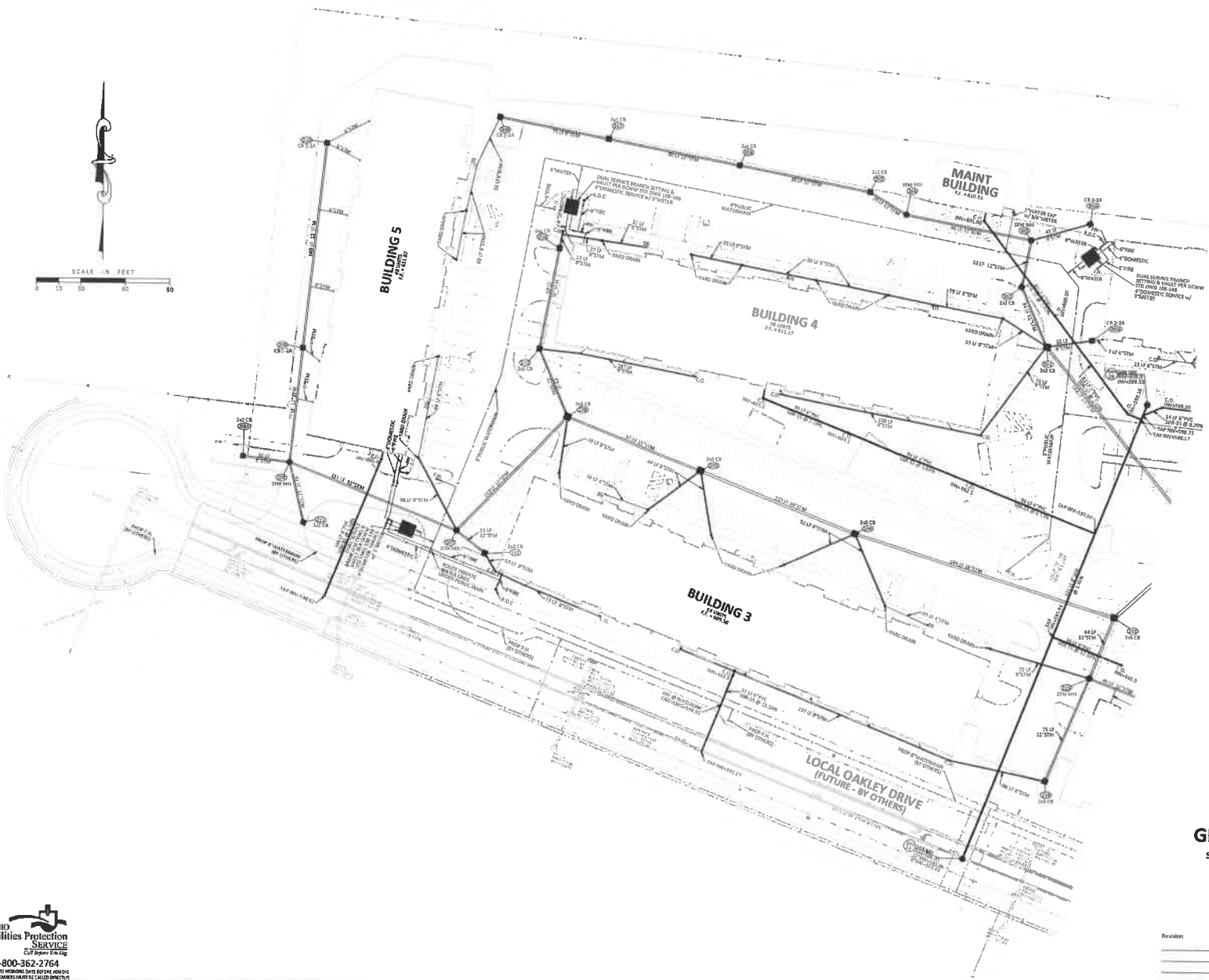
GRAPHITE OAKLEY
 SECTION 28, TOWN 4, RANGE 2
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
 UTILITY PLAN

Date	05/24/10
Scale	AS NOTED
Drawn By	BL
Proj. Mgr.	JW
Survey Database	1995
DWG	18652004-IMP-00
X-REF(S)	18652004-IMP-00
Project Number	18652004
File No.	Sheet No. 5 / 14

STATE OF OHIO
 JAMES H. WATSON
 40808
 PROFESSIONAL ENGINEER
James H. Watson

HILLS
 PROPERTIES
MSP
 DESIGN
 McGill Smith Punshon

3789 Park St. Dr.
 Suite 1100
 Cincinnati, OH 45221
 Phone 513.733.8000
 www.hillsp.com



GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
UTILITY PLAN

Revision	By	Date

Date: 05/22/10
Scale: AS NOTED
Drawn by: J.W. Proj. Mgr.: J.W.
Survey/Checked: J.W. 100132
Checked: J.W.
X-Checked: J.W.
Project Number: 100132
File No.: 100132
Sheet No.: 6 / 14

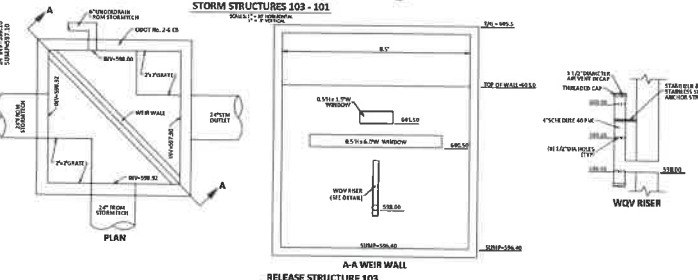
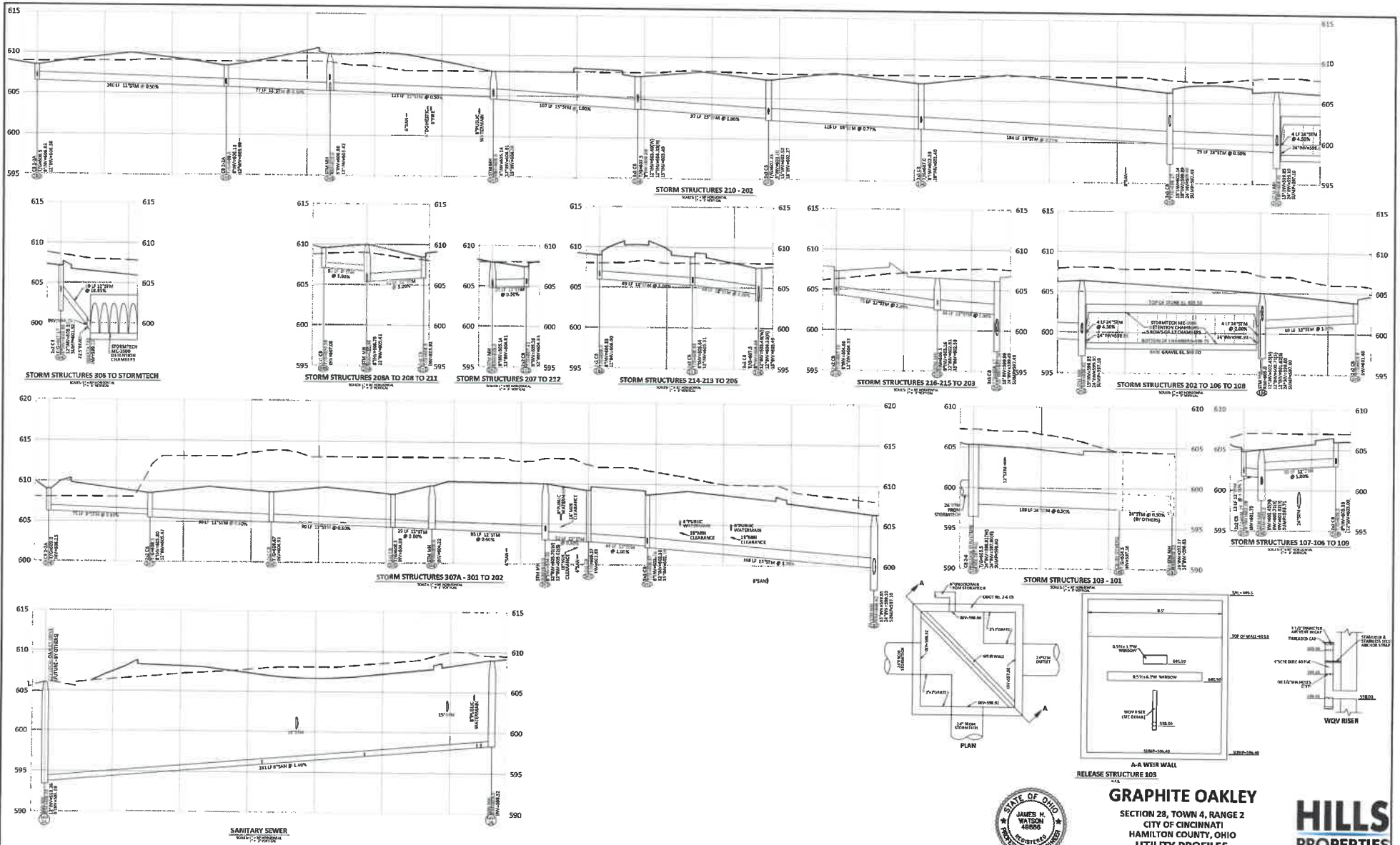
OHIO
Utilities Protection
Service
CUT 5000-10-000
1-800-362-2764
CALL FOR INFORMATION 24 HOURS A DAY
OR FOR SERVICE CALL 1-800-362-2764



HILLS
PROPERTIES
MSP
DESIGN
McGill Smith Punshon

3700 Park Dr. Cincinnati, OH 45226
Phone: 513.763.0000
www.mspdesign.com

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James H. Watson

GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
UTILITY PROFILES

HILLS PROPERTIES

MSP DESIGN
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Date	01/11/20
Scale	AS NOTED
Drawn by	PKS, M.P.
Survey Database	106.5
DWG	106.5
X Ref(s)	106.5004-107-101
Project Number	106.5
File No.	Sheet No. 11 / 14

OHIO Utilities Protection SERVICE
Call 1-800-362-2764

11/20/19 10:00:00 AM C:\Users\jhwatson\OneDrive\Documents\106.5.dwg, 11/20/2020 3:33:13 PM, Rev. 1.1

GENERAL NOTES

- NO PART OF ANY STRUCTURE WHICH THE BOARD HAS ORDERED SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY OF ANY STREET, HIGHWAY, UTILITY POLE OR OTHER PUBLIC PLACE.
- UNDERGROUND UTILITIES SHALL NOT BE PLACED WITHIN THE ROAD RIGHT-OF-WAY.
- ALL UTILITIES EXCAVATION AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.
- APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS IN WRITING OF ANY EXCAVATION FOR THE PURPOSE OF VERIFYING THE EXACT LOCATION OF UNDERGROUND UTILITIES.
- STRENGTH MARKS: VERTICAL CURB MARKINGS SHALL BE MAINTAINED BY THE USER OF THE UTILITY.

ITEM 614 - MAINTAINING TRAFFIC DURING UTILITY CONSTRUCTION

- UTILITIES WHICH ARE SPECIFICALLY ADDRESSING IN THE APPLICABLE PLAN SHEETS, INCLUDING THE CONSTRUCTION OF NEW UTILITIES, SHALL BE CONSIDERED TO BE UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACTIVELY ADJUST ALL AVAILABLE SECTIONS FOR THE MAINTENANCE OF TRAFFIC. THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.

AS DETERMINED BY THE ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PRESENT AT THE PROJECT MEETING TO DISCUSS THE DETAILS WITH THE REQUIREMENTS FOR MAINTAINING LOCAL TRAFFIC WILL BE MET.

STORM STRUCTURE SYSTEM INSPECTION & MAINTENANCE

THE SYSTEM SHALL BE INSPECTED IMMEDIATELY AFTER COMPLETION OF NEW CONSTRUCTION AND BEFORE ANY FURTHER CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.

STORM STRUCTURE SUMP MAINTENANCE

STORM STRUCTURES SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.

GENERAL UTILITY NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CINCINNATI SPECIFICATIONS AND THE LATEST EDITION OF THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.
- PERSONNEL EXCAVATION TO INSTALL UNDERGROUND UTILITIES SHALL BE PLACED ON THE PLAN. EXCAVATION SHALL BE IN ACCORDANCE WITH THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.

SANITARY SEWER NOTES

- ALL PUBLIC AND CONSTRUCTION WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.
- CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.

RESTRICTIONS ON SANITARY SEWER REPAIRS

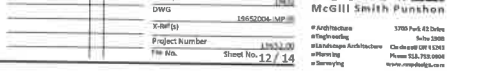
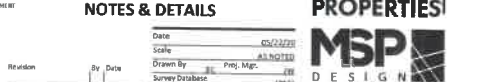
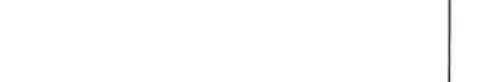
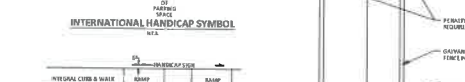
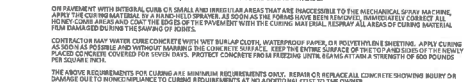
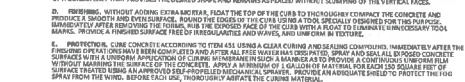
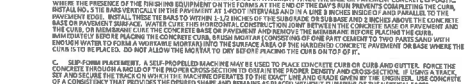
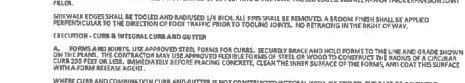
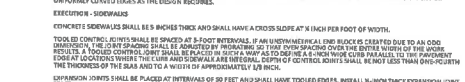
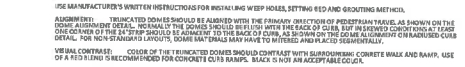
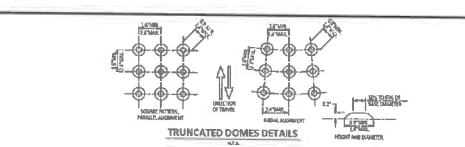
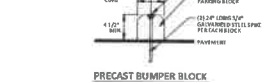
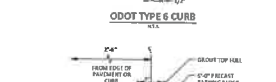
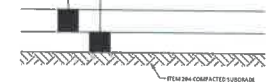
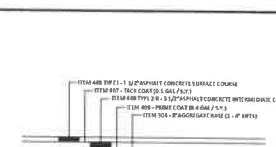
RESTRICTIONS ON SANITARY SEWER REPAIRS SHALL BE IN ACCORDANCE WITH THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.

PUBLIC UTILITIES

PUBLIC UTILITIES SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.

SMU STANDARD PLAN NOTES

- ALL PLANS AND CONSTRUCTION WITHIN THE CITY OF CINCINNATI SHALL COMPLY WITH CHAPTER 220 OF THE CITY OF CINCINNATI STREET CONSTRUCTION MANUAL.
- CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE PROJECT AT ALL TIMES.



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GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
NOTES & DETAILS

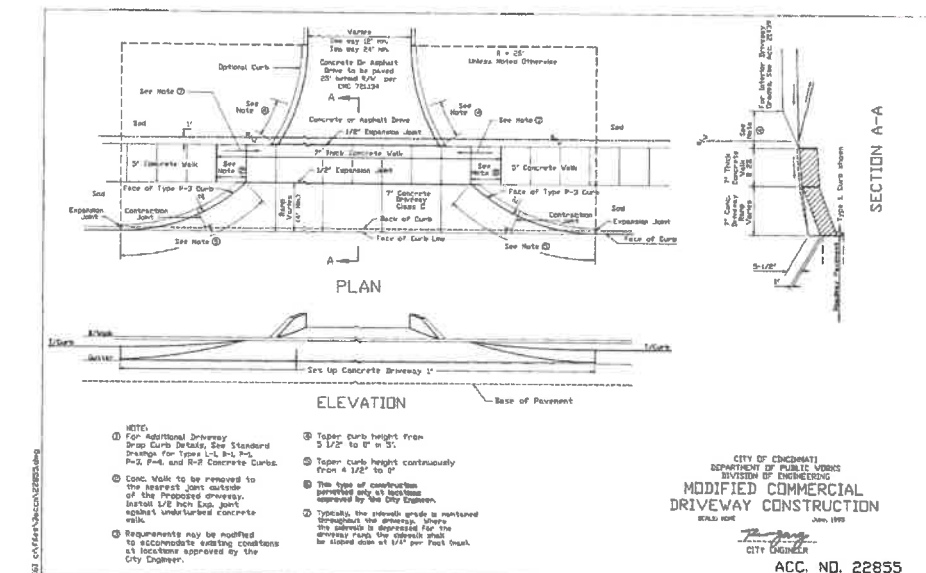
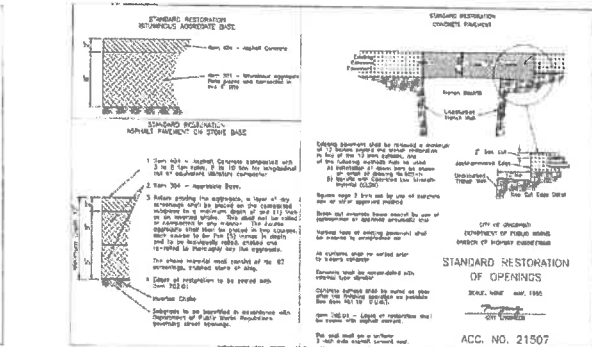
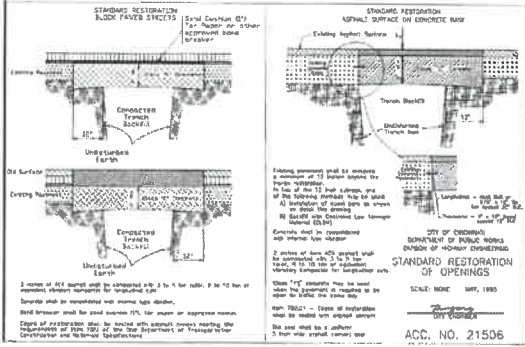
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Drawn by	ALL/BJE
Survey Drawn by	
DWG	18552008-0010
Project Number	18552008-0010
File No.	Sheet No. 12 of 14

STATE OF OHIO
JAMES H. WATSON
Professional Engineer

James H. Watson

HILLS PROPERTIES
DESIGN
McGill Smith Punshon

Date	05/27/2022
Scale	AS SHOWN
Drawn by	ALL/BJE
Survey Drawn by	
DWG	18552008-0010
Project Number	18552008-0010
File No.	Sheet No. 12 of 14



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CALL YOUR LOCAL UTILITY SERVICE CENTER FOR SERVICE HOURS AND SERVICE AREAS.

GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
NOTES & DETAILS

Date	07/22/20
Scale	AS NOTED
Drawn By	BC, PRC, Mgr.
Survey Station	1253
DWG	1253001-MP-11
Project Name	1253001-MP-11
Sheet No.	13 / 14

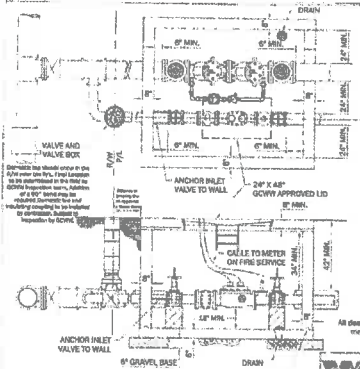


James H. Watson

HILLS PROPERTIES

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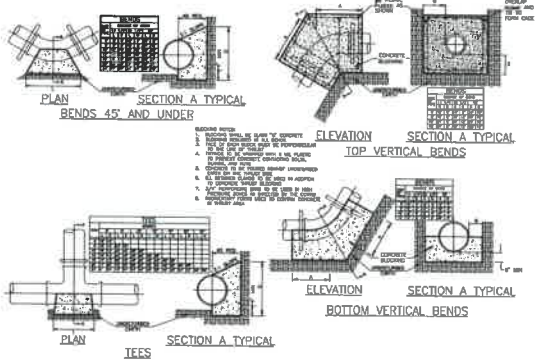
- DETAILS:**
- A) SEE 1004 FOR MATERIAL AND CONSTRUCTION SPECIFICATIONS AND USE IT FOR SPP SPECIFICATIONS.
 - B) SEE 1004 FOR PIPING ARRANGEMENT ON DOMESTIC METER.
 - C) SEE 1004 FOR PIPING ARRANGEMENT ON DETECTOR CHECK VALVE ASSEMBLY.
 - D) 24" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN METER AND DOUBLE DETECTOR CHECK VALVE ASSEMBLY INTO A MINIMUM OF 24" FROM ANY WALL. DO METER MUST BE INSTALLED ON THE SIDE OPPOSITE FROM DOMESTIC METER.
 - E) DETECTOR CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GOWE.
 - 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 BE INSTALLED ON THE DOMESTIC BRANCH.
 - H) CONCRETE BLOCKING MUST BE UNDER VALVES.
 - I) A FACTORY DRILLED (1) 1/4" HOLE MUST BE DRILLED IN THE GOWE APPROVED LID IF THE FIT IS LOCATED IN AN UNSHROUDED AREA.
 - J) LID MUST BE CENTERED LENGTHWISE OVER THE DOMESTIC METER.

All dead end pipe ends must be mechanically restrained. See Standard Drawing 100-59 For Installation Procedures.

WATER WORKS

4" OR LARGER FIRE DIAL SERVICE

CONCRETE BLOCKING FOR PIPE FITTINGS ON WATER MAINS



NOTES

FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THIS SYSTEM DESIGN AND SHALL COMPLY WITH NFPA 969 (UPD 2011) TO (2018) 969.2 OF THIS RULE.

FIRE DEPARTMENT CONNECTIONS SHALL BE EQUIPPED WITH LOCKING COP AND CHAMFERED BIRMS TO CONDUIT BY THE DEPARTMENT TECHNICIANS.

A WORKING SPACE OF NOT LESS THAN 36 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 72 INCHES IN HEIGHT SHALL BE PROVIDED AND MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE STANDING FIRE DEPARTMENT CONNECTIONS.

A HEAD SIGN WITH RAISED LETTERS AT LEAST ONE INCH IN SIZE SHALL BE MOUNTED ON FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLER SYSTEMS OR FIRE PUMP CONNECTIONS. SUCH SIGN SHALL READ "AUTOMATIC SPRINKLER" OR "STANDPIPE" OR "FIRE PUMP CONNECTION" ON A CONNECTION TO THE SYSTEM AS APPLICABLE.

THE POTABLE WATER SUPPLY TO AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW AS REQUIRED BY PLUMBING CODE AS LISTED IN RULE 1303.7-7.407 OF THE ADMINISTRATIVE CODE.

ALL FIRE DEPARTMENT CONNECTIONS SHALL BE PERIODICALLY INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH NFPA 23 AS LISTED IN RULE 1303.7-7.407 OF THE ADMINISTRATIVE CODE.

HORIZONTAL		VERTICAL	
LENGTH OF PIPE TO BE RESTRAINED IN EACH DIRECTION FROM CENTERLINE OF BEND, EXCEPT AS NOTED BELOW	AS NOTED BELOW	LENGTH OF PIPE TO BE RESTRAINED IN EACH DIRECTION FROM CENTERLINE OF BEND, EXCEPT AS NOTED BELOW	AS NOTED BELOW
CONNECTION	8"	CONNECTION	8"
90° BEND	50"	15° UP BEND	6"
45° BEND	24"	15° DOWN BEND	6"
45°/90° BEND	12"	30° UP BEND	12"
90°/45° BEND	12"	30° DOWN BEND	12"
90°/90° BEND	37" BRANCH	45° UP BEND	24"
		45° DOWN BEND	30"
		60° UP BEND	40"
		60° DOWN BEND	40"

PIPE RESTRAINTS SCHEDULE FOR JOINTS

BENDS ON FIRE LINES SHALL HAVE BLOCKING PURSUANT TO THE DETAILS SHOWN HEREIN.

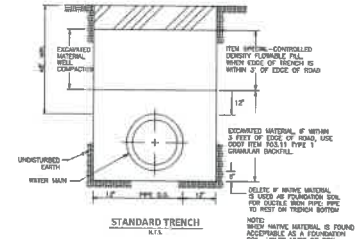
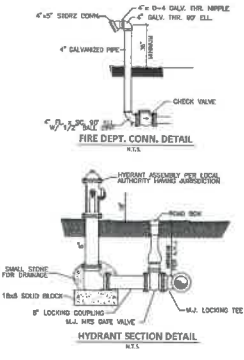
PRIVATE WATERLINE PIPE MATERIAL SHALL BE PVC C500 DR 14 IN ACCORDANCE WITH 2016 NFPA 13 AND 24

BRANCH APPLICATION PLAN VERIFY DISCLAIMER

THIS PLAN (THIS SHEET) HAS BEEN PREPARED BY THE APPLICANT FOR WATER SERVICE.

ALL EXISTING UTILITY AND RECORD INFORMATION SHOWN ON THE DRAWING, INCLUDING BUILDING FOOTPRINT (WHICH MUST SHOW ANY ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO, BASEMENT AREAS, ROOT CELLARS AND COAL CHUTES), PARCEL AND EASEMENT INFORMATION, ROADWAY AND RIGHT-OF-WAY LOCATION ARE THE RESULT OF RESEARCH BY THIS APPLICANT.

ANY AND ALL DAMAGES OR NEED FOR ADDITIONAL WORK, RESULTING FROM INACCURACY ON THE PART OF THE APPLICANT IS THE APPLICANT'S SOLE FINANCIAL RESPONSIBILITY.



OHIO Utilities Protection SERVICE
1-800-362-2764
CALL 48 HOURS BEFORE WORKING. DOWN WORKERS MUST RECALLED ORIENTED.



James H. Watson

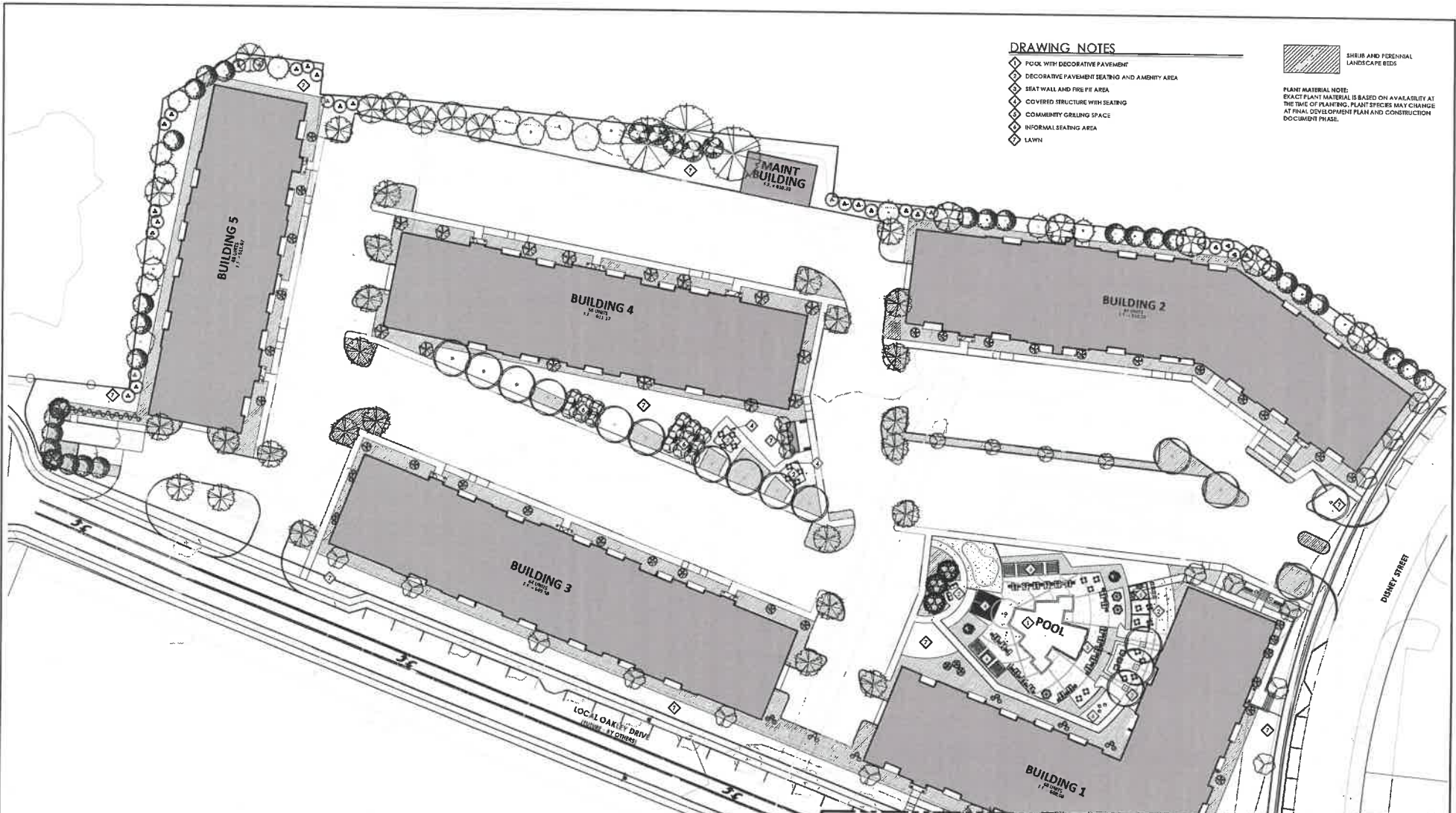
GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
PRIVATE WATERLINE DETAILS



Date	07/21/09
Scale	AS NOTED
Drawn by	MC
Survey Database	12854
DWG	1983204-MSP-00
X-Ref(s)	1983204-MSP-00
Project Number	1983204
File No.	Sheet No. 14 / 14

McGill Smith Punshon
3708 Park 42 Drive
Suite 1300
Cincinnati, OH 45246
Phone 513.755.0600
www.mspdesign.com

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DRAWING NOTES

- ◇ POOL WITH DECORATIVE PAVEMENT
- ◇ DECORATIVE PAVEMENT SEATING AND AMENITY AREA
- ◇ SEAT WALL AND FIRE PIT AREA
- ◇ COVERED STRUCTURE WITH SEATING
- ◇ COMMENTARY SEATING SPACE
- ◇ INFORMAL SEATING AREA
- ◇ LAWN



PLANT MATERIAL NOTE:
 EXACT PLANT MATERIAL IS BASED ON AVAILABILITY AT THE TIME OF PLANTING. PLANT SPECIES MAY CHANGE AT FINAL DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENT PHASE.

\Users\pms\workspace\182\GraphiteOakley\182\GraphiteOakley.dwg, 11/02/2020 11:02:27 AM, 182.dwg, L1

MATCH LINE - SEE SHEET L2



GRAPHITE OAKLEY
 SECTION 28, TOWN 4, RANGE 2
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
 LANDSCAPE PLAN



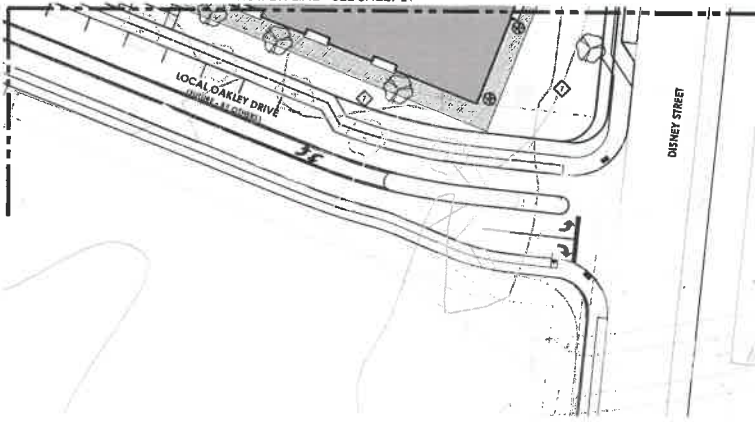
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Proj. Mgr.	MR
Survey Database	182
DWG	182-PL
K-REF(S)	182S2006-PLA
Project Number	182S2006
File No.	182S2006
Sheet No.	L1

HILLS PROPERTIES



3300 Parkside Blvd
 Suite 1000
 Cincinnati, OH 45245
 Phone: 513.752.2000
 Fax: 513.752.2000
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MATCH LINE - SEE SHEET L1



DRAWING NOTES

- ◆ POOL WITH DECORATIVE PAVEMENT
- ◆ DECORATIVE PAVEMENT SEATING AND AMENITY AREA
- ◆ SEAT WALL AND FIRE PIT AREA
- ◆ COVERED STRUCTURE WITH SEATING
- ◆ COMMON GRILLING SPACE
- ◆ INFORMAL SEATING AREA
- ◆ LAWN



SHRUB AND PERENNIAL
LANDSCAPE BEDS

PLANT MATERIAL NOTE:
EXACT PLANT MATERIAL IS BASED ON AVAILABILITY AT
THE TIME OF PLANTING. PLANT SPECIES MAY CHANGE
AT FINAL DEVELOPMENT PLAN AND CONSTRUCTION
DOCUMENT PHASE.

PLANT SCHEDULE

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Cryptomeria japonica</i> "Yoshino"	Yoshino Japanese Cryptomeria	4'-3" B&B
	<i>Picea abies</i>	Norway Spruce	4'-3" B&B
	<i>Cupressus parlatioides</i>	Leyland Cypress	4'-3" B&B
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Amelanchier grandiflora</i> "Autumn Brilliance"	"Autumn Brilliance" Serviceberry	4'-3" B&B
	<i>Malus</i> "Redland"	Redland Crab Apple	4'-3" B&B
	<i>Syringa reticulata</i> "Ivory Silk"	Navy IR Japanese Tree Lilac	2" x 2 1/2" CAL. B&B
SHADE TREES	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Acer freemanii</i> "Autumn Blaze"	Autumn Blaze Maple	3 1/2" - 3" CAL. B&B
	<i>Acer saccharinum</i> "Green Mountain"	Green Mountain Sugar Maple	3 1/2" - 3" CAL. B&B
	<i>Carpinus betulus</i> "Front Fontaine"	Front Fontaine Hornbeam	2 1/2" - 3" CAL. B&B
	<i>Gladiolus thacanthos</i> var. <i>inermis</i> "Sycamore" TM	Sycamore Honey Locust	2 1/2" - 3" CAL. B&B
	<i>Liquidambar styraciflua</i> "Slender Silhouette"	Columnar Sweet Gum	2 1/2" - 3" CAL. B&B
	<i>Nyssa sylvatica</i>	Sour Gum	2 1/2" - 3" CAL. B&B
	<i>Quercus imbricaria</i>	Shingle Oak	2 1/2" - 3" CAL. B&B
	<i>Quercus macrocarpa</i> "Urban Pinnacle"	Urban Pinnacle Oak	2 1/2" - 3" CAL. B&B
	<i>Quercus x warei</i> "Nadler" TM	Kindred Spirit Oak	2 1/2" - 3" CAL. B&B
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Chamaecyparis obtusa</i> "Aurea"	Golden Hinoki Cypress	4'-3" B&B
	<i>Thuja occidentalis</i> "Green Giant"	Green Giant Arborvitae	4'-3" B&B
	<i>Thuja occidentalis</i> "Smaragd"	Emerald Green Arborvitae	4'-3" B&B



GRAPHITE OAKLEY
SECTION 28, TOWN 4, RANGE 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
LANDSCAPE PLAN



1-800-362-2764
CALL BEFORE YOU DIG
OHIO UTILITIES PROTECTION SERVICE
WHEREEVER YOU DIG, WE'LL BE THERE.

Date	05/21/2018
Scale	1" = 30'
Drawn By	JM
Survey Database	JM
GIS	JM
X-Ref(s)	1952006-PLA
Project Number	1952006
File No.	Sheet No. 12



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Phone: 614.763.8888
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 CINCINNATI OHIO 45202
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 F 513 352 2579
 WWW.CINCINNATI-OH.GOV
 CAGIS.HAMILTON-CO.ORG

Review Application

INITIALIZED BY

Part A - Identification

Address of Project Location (Please print in blue or black ink only)		Project Name	
8.1 Acres at the northwest corner of Disney Street and Local Oakley Drive		Graphite Oakley	
Applicant - Name (Print - Required)	Address	City / State / Zip Code	Phone No / Fax No
McBride Dale Clarion	5721 Dragon Way, Suite 300	Cincinnati, OH 45227	513-561-6232 / 513-561-1615
Contact Person - Name (Print - Required)	Phone No	E-mail Address	
Anne F. McBride, FAICP	513-561-6232	amcbride@mcbridedale.com	
Design Company - Name (Print)	Address	City / State / Zip Code	Phone No / Fax No
McGill Smith Punshon	3700 Park 42 Drive, #190 B	Cincinnati, OH 45241	513-759-0004
Design Professional - Name (Print - Required)	Phone No	E-mail Address	
Jim Watson, P.E.	513-759-0004	jwatson@mcgillsmithpunshon.com	
Developer - Name (Print)	Address	City / State / Zip Code	Phone No / Fax No
Hills Properties	9901 Hunt Road, #300	Cincinnati, OH 45242	513-984-0300

Part B - Review Type (Please Check One)

Preliminary Design Review
 Development Design Review
 Technical Design Review

Part C - Description of Work (Please Check All That Apply)

Project Components		
<input type="checkbox"/> Public Road New/Modification	<input type="checkbox"/> Private Road New/Modification	<input type="checkbox"/> Hillside Development
<input type="checkbox"/> Utility Creation/Extension/ Replace (Public or Private)	<input type="checkbox"/> Floodplain Development	<input type="checkbox"/> City Funded Project/Aquisition of City Land
<input checked="" type="checkbox"/> Planned Development/Zone Change	<input type="checkbox"/> Subdivision/Vertical Lot	<input type="checkbox"/> CBD Development
	<input type="checkbox"/> Historic Project	<input type="checkbox"/> Other _____
Project Type:		
<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> Office
<input type="checkbox"/> Commercial/Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other _____
Work Type:		
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Other _____
<input type="checkbox"/> Mixed	<input type="checkbox"/> Alteration	
Project Description: Development of 316 units of multi-family housing with garage and surface parking located in five buildings, each with four living levels over garages.		

Part D - Authorizations

Submit your documents to the Business Development Service Manager by email at DEV.Services@cincinnati-oh.gov or In-person (For Technical Design Review Only)

Applicant's Signature *D.M.B.* Date 5/22/2020

FOR OFFICE USE ONLY

Reviewed By:

Business Development Services Manager _____ Date _____

June 19, 2020

Mrs. Anne F. McBride
McBride Dale Clarion
5721 Dragon Way, Suite 300
Cincinnati, OH 45227

Re: Graphite Oakley (T) – (CPRE200048) Final Recommendations

Dear Mrs. McBride

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed revisions for your project at **2980 Disney Street** 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 follow-up **conference call meeting** with you on **June 23, 2020 @ 10 am** to discuss our revised information from your resubmittal for this project. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move the project forward:

1. Applicant has submitted this project as a PD to be reviewed at all levels concurrently. The zone change Concept Plan, Development Program Statement, and Final Development Plan will need to be reviewed by the City Planning Commission and City Council (only for the zone change and Concept Plan).

Requirements to obtain permits:

- None

Recommendations:

1. Applicant is encouraged to continue engagement with the Oakley Community Council

Contact:

- **Jared Ellis** | City Planning | 513-352-4843 | jared.ellis@cincinnati-oh.gov

Buildings & Inspections - Zoning

Immediate Requirements to move the project forward:

1. CG-A District does not allow residential uses - A Zone Change or Use Variance will be required. The applicant has noted their intent to apply for a Planned Development (PD). The Zoning review below is based on the existing CG-A Zoning.
2. Multiple buildings are not permitted on single parcel - Variances, lot splits, or a Zone Change to a PD will be required.
3. Accessory structures must be located in rear yard - Proposed Maintenance Building in the side yard will require variance under the existing CG-A Zoning.
4. Individual ground or wall signs shall follow §1427-37 under current CG-A Zoning. Signage is only permitted on elevations with street frontage (East elevation fronting Disney and South elevation fronting Local Oakley)

Requirements to obtain permits:

1. 3' Perimeter Landscaping is required around all parking areas
2. 1 tree planting is required for every 10 parking spaces

Recommendations:

1. Strong Buffer Yards on the north and west property lines should be provided to buffer the adjacent CG-A district and highway. The existing Milacron site to the north will remain industrial in nature adjacent to this project.
2. The existing Milacron site to the north is considering subdividing their parcel for redevelopment, with the main industrial facility remaining in the center and new parcels created to the north and west connecting with the cul-de-sac at the west end of Local Oakley Drive.

Contact:

- **Douglas Owen** | B&I Zoning | 513-352-2441 | douglas.owen@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 Steve Parker at 513-244-1351 or steven.parker@cincinnati-oh.gov for assistance.
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.msdbg.org/customer_care/development_services/index.html

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 requirements:
2. Submit Stormwater report. Show calculations, drainage maps and detention shop drawing. Site is located in separated sewers area therefore design calculations must follow SMU rules. See link [https://www.cincinnati-oh.gov/stormwater/assets/File/smu_rules_and_regs\(1\).pdf](https://www.cincinnati-oh.gov/stormwater/assets/File/smu_rules_and_regs(1).pdf) .
3. Storm system outlet: clarify that pipe 102-101 is proposed, does not physically exist.
4. Submit an approved NOI from the OHIO EPA.
5. Pipes materials requirements:
 - o Label all storm pipes materials.

- All pipes in the public R/W must be RCP or DIP. Label all proposed storm pipes. See SMU policies for accepted pipe materials.
- 6. All storm pipes crossing property lines must be accompanied with recorded drainage easements (lots 1, 2 and 6).
- 7. Include SMU's Standard Plan Notes (<https://cincinnati-oh.gov/stormwater/construction-and-design/standards/standard-plan-notes-updated-july-2017/>).

Recommendation:

- None

Contact:

- **Saidou Wane** | SMU | 513-591-7746 | Saidou.wane@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. Greater Cincinnati Water Works will not permit a public water main within the development per Greater Cincinnati Water Works Project Number CIN-323. For more information, please contact Shawn Wagner, Water Works, 513-591-7877, Shawn.Wagner@gcww.cincinnati-oh.gov
2. New water service branch(es) connections can be connected to the new public water main in Local Oakley Drive (CIN-315) or the existing 12-inch public water main in Disney Street.

Requirements to obtain permits:

1. Greater Cincinnati Water Works will not approve water service branch(es) connection on Local Oakley Drive until the new public water main is in Local Oakley Drive (CIN-315) is installed.
2. Any existing water service branch not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold.

Recommendations:

1. Recommendations:
2. 1. Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform new private water service branch design work and installation.
3. 2. Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with Greater Cincinnati Water Works and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service. Please contact the Greater Cincinnati Water Works Branch Service Section for any questions on the Online Forms at 513-591-7837.

Contact:

- **Shawn Wagner** | WaterWorks | 513-591-7877 | shawn.wagner@gcww.cincinnati-oh.gov
- **Bill Morris** | WaterWorks | 513-591-7858 | bill.morrisr@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. Confirm that the closest two hydrants have fire flows of at least 1000 GPM at 20 PSI

Requirements to obtain Permits:

1. For such structures confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.
2. Closest hydrants are located at 3001 Disney St, 2941 Disney St, 2901 Disney St and 3050 Vandercar Way.
3. Hydrants and FDC placement are not to block fire apparatus access to the structures.
4. Confirm that the Fire Department Connection is within 50' of a fire hydrant, two Fire Department Connections will be required for High-rise structures.
5. 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.

The weight of our apparatus as well as the turning radius for each 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'

6. Bidirectional antenna for fire department communication maybe required for the structures.
7. Post indicator valves cannot be more than 40 feet from the building it services.

Recommendations:

1. Due to the size of the structures a second Fire Department Connection is recommended for each building.

Contact:

- **Fred Prather** | Fire Dept. | 513-357-7595 | fred.prather@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If this project will include City qualified incentives, then it must receive environmental approval.
2. If this project will need to include a new City public right-of-way and/or permanent utility easement (i.e., water and/or sewer), then these must receive environmental approvals as per Administrative Regulation 30.
3. If offsite sourced fill is to be placed onsite, then it must receive environmental approval when it exceeds 500 cubic yards in a residentially zoned district or 1,000 cubic yards in any other zoned district (City Municipal Code Chapter 1031).
4. If this project will receive City qualified incentives, then the parking garage must include electric vehicle charging stations (City Ordinance 89-2017). If not, then electric vehicle charging stations are otherwise recommended.
5. Bike rack areas must be included in the parking garage design (Municipal Code Section 413-16).

Recommendations:

1. This site is included in the larger Oakley Mills development project and is part of the former Cast Fab Technologies property Ohio EAP Voluntary Action Program (VAP) site, which is in the process of obtaining an No further Action (NFA)/Covenant Not-to-Sue (CNS) status. The site must follow the engineering controls, operations and maintenance plan Agreement, and activity and use limitations in the environmental covenant.
2. The proposed new residential site buildings in this development appear to be within 500 feet of Interstate 71. All new residential site buildings within 500 feet of the interstate should include a pre-development assessment of the air quality and include design elements that assure healthy indoor air quality is maintained.
3. The development goal should be to earn at a minimum the LEED Certified rating level.
4. Solar should be considered in the design as a renewable energy source.
5. Site areas designated for trash dumpsters or carts should also have at least equal space designated for recycling dumpsters or carts in the design.
6. The use of trees in the landscape design should be included to enhance urban forestry.
7. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Matt Mullin** | OES | 513-352-5344 | matt.mullin@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
- **Shannon Heine** | Police Dept. | 513-352-2556 | shannon.heine@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

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None.

Requirements to obtain permits:

1. The drive to Disney should be a modified commercial drive. The ones on the new road can be either standard or modified commercial.
2. As noted on the drawing, additional R/W along Disney is required for the parking lane.
3. The new road states "By Others". Who is doing the roadway work along Disney?
 - DOTE is okay with the allowing parking on both the new road and Disney. However, the details as shown, are not approved. The random bump-outs seem odd.
4. More detailed plans of the work in the R/W should be submitted to DOTE for review.
5. Provide minimum of 5' tree lawn, 5' concrete walk.
6. A DOTE permit is needed for all work in the right of way.
7. Please contact DTEaddress@cincinnati-oh.gov for addressing.

Recommendations:

1. None.

Contact:

- **Morgan Kolks** | DOTE | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Separate permit applications are required for each building.
2. The pool will require the state permit issuance before application is made for a building permit.

Recommendations:

- None.

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

1. DCED recommends that the Multi-family Developer and Master Developer work with DCED to discuss the layering of the requested tax incentives. The Master Developer intends to utilize a project TIF for the public infrastructure improvements. An abatement on the multi-family portion will impact the value of the Master Developer's incentive. Developers should keep in mind that all City agreements must be executed prior to the commencement of construction. .

Contact:

- **Brian Ogawa** | DCED | 513-352-6139 | brian.ogawa@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

- No comments at this time.

Requirements to obtain permits:

- None

Recommendations:

1. Dedication of additional right-of-way will require City Planning Commission approval.

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@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.**
- **Information submitted to the City Planning Department for the zone change request must also match the information that the CSR TEAM has reviewed as part of this process.**

Sincerely,


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

AD:RDR:hs


Rodney D. Ringer,
Development Manager



EXHIBIT K

Cincinnati OH 45209
oakleynow.com

April 6, 2020

Ms. Katherine Keough-Juris, AICP
Planning Director
Department of City Planning
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202
katherine.keough-jurs@cincinnati-oh.gov

RE: Hills Properties' Requested Zone Change from CG-A to PD at 2980 Disney Avenue

Dear Ms. Keough-Juris:

At the March 3, 2020 meeting of the Oakley Community Council, representatives of Hills Properties were present to provide an update to the Trustees and members regarding Hills' plans for development of 316 multifamily units at 2980 Disney Avenue in Oakley. The Trustees were advised that a Zone map amendment from CG-A to PD was required for the development. Mr. Michael Copfer made a request of the Board of Trustees for a Letter of Support for such zone map change.

The following motion was made at the March 3, 2020 OCC meeting: "[m]otion to provide a letter of support for the zone map amendment requested by Hills to rezone 8.1 acres at 2980 Disney Avenue from "CG-A" To "PD" for the development of 316 multifamily units as presented at the February 4, 2020 OCC meeting and updated at the March 3, 2020 OCC meeting." As per the enclosed copy meeting minutes, the motion passed unanimously, with one abstention.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at seth.shaifer@oakleynow.com

Sincerely,

Seth Shaifer

Seth Shaifer
Zoning Committee Chair
OCC Trustee

Attachment

CC: OCC File
Hills Properties