



# City of Cincinnati

DBS

EESW

## An Ordinance No. \_\_\_\_\_

- 2022

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood from the CG-A, “Commercial General-Auto,” zoning district to Planned Development District No. 94, “Arcadia.”

WHEREAS, Local Oakley, LLC (“Owner”) owns the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood (“Property”), which property is comprised of approximately 7.5 acres; and

WHEREAS, the Property previously contained an industrial use and currently consists of vacant land; and

WHEREAS, the Owner has petitioned to rezone the Property from the CG-A, “Commercial General-Auto,” zoning district to Planned Development District No. 94, “Arcadia,” (“PD-94”) to facilitate the construction of a development that contains 124 townhomes at a density of 16 units per acre (“Project”); and

WHEREAS, the Owner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Owner has sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the proposed Project is compatible with surrounding land uses, will reactivate a lot that is currently vacant and underutilized by creating more residential housing options, and will support commercial businesses in the Oakley neighborhood; and

WHEREAS, on September 16, 2022, the City Planning Commission approved the rezoning of the Property from the CG-A, “Commercial General-Auto,” zoning district to PD-94 upon finding that: (i) the Owner’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program 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; (iii) deviations from the base district regulations applicable to the property at the time of the Owner’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of the Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the general public's health, safety, morals, and welfare; and

WHEREAS, the proposed rezoning is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which includes the goal to "provide a full spectrum of housing options and improve housing quality and affordability" (page 164) and the goal to "create a more livable community" (page 156); and

WHEREAS, the proposed rezoning is further consistent with the "Managing our Future Growth" Focus Area of the *Oakley Master Plan* (2002), including its goal 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 the strategy to "evaluate the appropriateness of the existing zoning map for vacant and underutilized properties" (page 80); and

WHEREAS, the Council considers the establishment of PD-94 to be in the best interests of the City and the general public's health, safety, morals, and welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning's and the Cincinnati Planning Commission's findings that the planned development proposed by Local Oakley, LLC for the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood ("Property") conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City's official zoning map in the location of the Property, which real property is identified on the map attached hereto as Exhibit "A" and made a part hereof, and which real property is more particularly described on Exhibit "B", attached hereto and made a part hereof, is hereby amended from the CG-A, "Commercial General-Auto," zoning district to Planned Development District No. 94, "Arcadia," ("PD-94").

Section 3. That the development program statement, attached hereto as Exhibit "C" and made a part hereof, and the concept plan, attached hereto as Exhibit "D" and made a part hereof, are hereby approved. The approved development program statement and concept plan, which

include the incorporation of the provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," in addition to other more specific provisions, shall govern the use and development of the Property during the effective period of the PD-94.

Section 4. That, should PD-94 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the CG-A, "Commercial General-Auto," zoning district in effect immediately prior to the effective date of PD-94.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

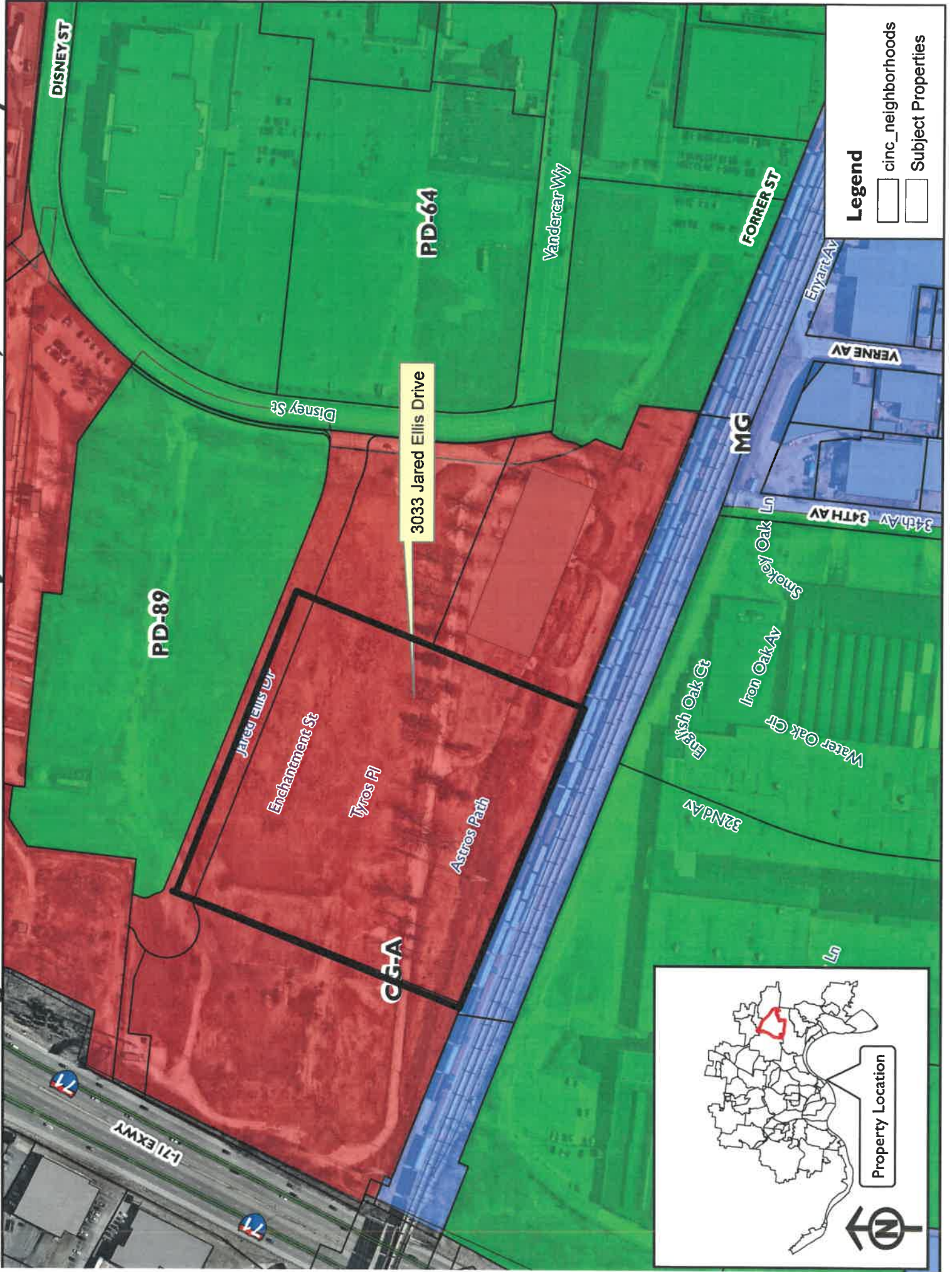
Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

EXHIBIT A

# Zone Change from CG-A to PD for 3033 Jared Ellis Drive, Arcadia in Oakley



### Legend

-  cinc\_neighborhoods
-  Subject Properties

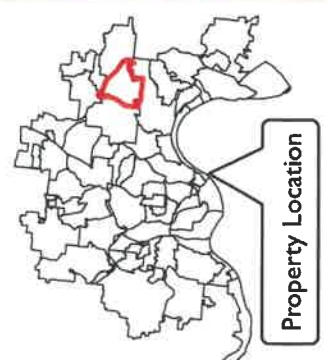


EXHIBIT B

Date: May 23, 2022  
Description: Lot #5 and Part of Jared Ellis Drive  
Cast Fab Subdivision  
Re-Zoning  
Location: City of Cincinnati  
Hamilton County, Ohio



Situated in Section 28, Town 3, Fractional Range 2, Columbia Township, Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 8.414 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the southwest corner of Lot #4 of Cast Fab Subdivision as recorded in Plat Book 473, Page 49 and being on the northerly boundary of Baltimore & Ohio Railroad Company and being the **True Point of Beginning**:

thence, from the True Point of Beginning, departing the southwest corner of said Lot #4 and with the northerly boundary of said Baltimore & Ohio Railroad Company, North 68° 18' 08" West, 608.37 feet to the southeast corner of Lot #7 of said Cast Fab Subdivision;

thence, leaving the northerly boundary of said Baltimore & Ohio Railroad Company and with the easterly boundary extended of said Lot #7 and through Jared Ellis Drive, North 21° 41' 52" East, 602.47 feet to the centerline of said Jared Ellis Drive;

thence, with the centerline of said Jared Ellis Drive, South 68° 18' 08" East, 608.37 feet;

thence, leaving the centerline of said Jared Ellis Drive and through said Jared Ellis Drive and with the westerly boundary of Lot #3 of said Cast Fab Subdivision and with the westerly boundary of said Lot #4, South 21° 41' 52" West, 602.47 feet to the **True Point of Beginning** containing 8.414 acres of which 0.838 acres is right of way.

The above description is a complete, proper and legal description of the property by deeds and plats of record.

A handwritten signature in blue ink, appearing to read 'Jeffrey O. Lambert', written over a horizontal line.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio



EXHIBIT C



**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.

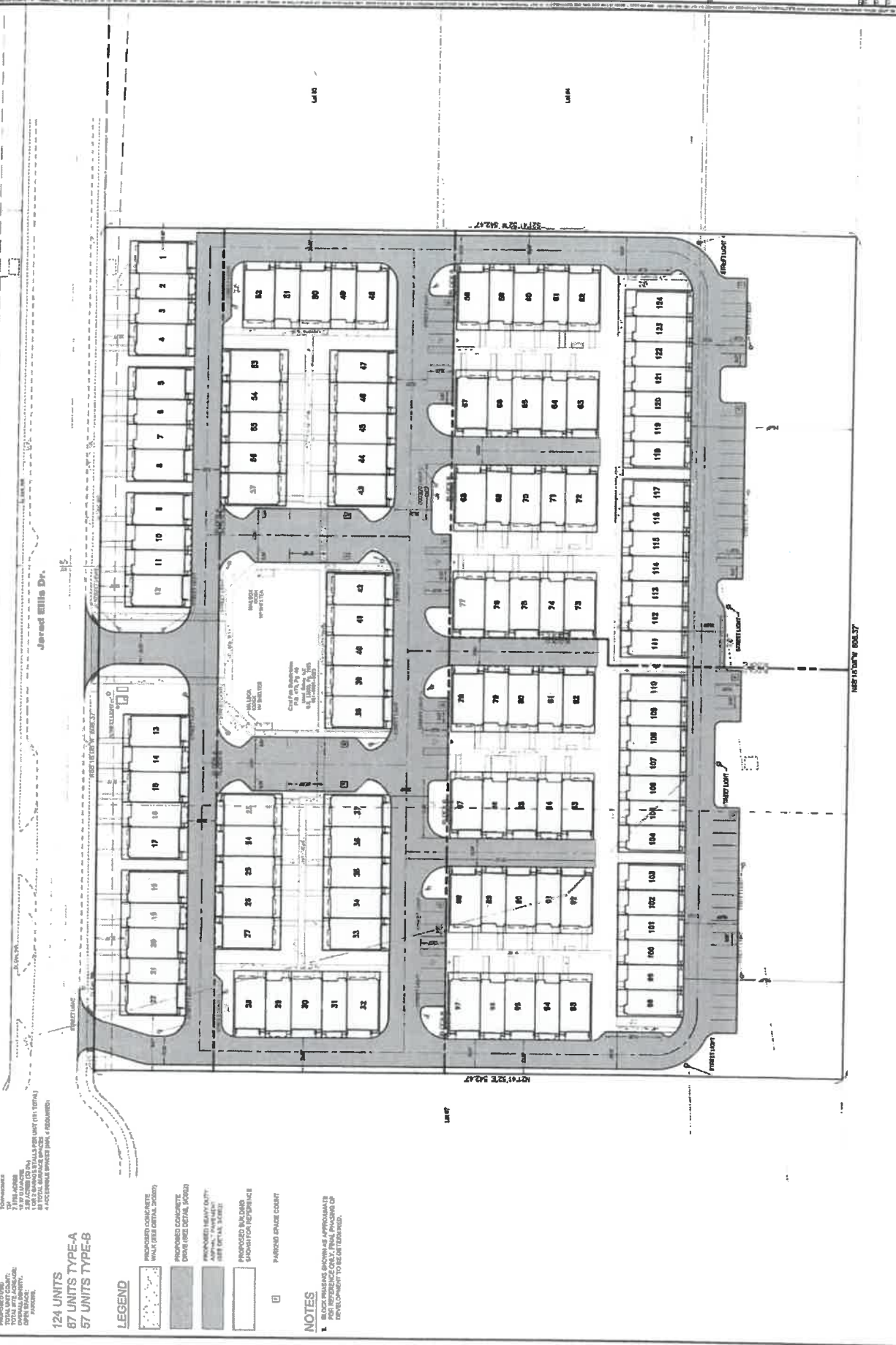
As expressed by the Oakley Community Council, “More home ownership is a key priority outlined in our master plan, which this proposed development fully embraces.” The developers of Arcadia are excited at the possibility to offer this development in Oakley for sale, and respectfully request consideration of the “PD” Planned Development map amendment and Concept/Final Development Plan as proposed.

EXHIBIT D





**NOT FOR CONSTRUCTION**



**PROJECT SUMMARY**  
NO. OF UNITS: 124  
TOTAL UNIT COUNT: 124  
TOTAL GROSS AREA: 2,100,000 SQ FT  
TOTAL NET AREA: 1,800,000 SQ FT  
TOTAL PARKING SPACES: 124  
TOTAL BIKE SPACES: 124  
TOTAL STORAGE SPACES: 124  
TOTAL ACCESSIBLE SPACES: 124

124 UNITS  
67 UNITS TYPE-A  
57 UNITS TYPE-B

- LEGEND**
- PROPOSED CONCRETE (WALK, DRIVE, CURB, POOL)
  - PROPOSED HEAVY DUTY ASPHALT (PARKING, DRIVE)
  - PROPOSED SAND/SWALLOW PERFORMANCE
  - PARKING SPACE COUNT

**NOTES**  
1. BLOCK WALLS SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL FINISHING UP DEVELOPER TO BE DETERMINED.

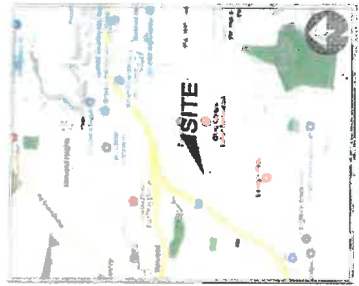
# ARCADIA

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



**INDEX OF SHEETS**

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	01/15/18
2	PROPOSED LAYOUT	01/15/18
3	PROPOSED DRIVEWAY	01/15/18
4	PROPOSED SIDEWALK	01/15/18
5	PROPOSED CURB	01/15/18
6	PROPOSED PAVEMENT	01/15/18
7	PROPOSED UTILITY	01/15/18
8	PROPOSED LIGHTING	01/15/18
9	PROPOSED SIGNAGE	01/15/18
10	PROPOSED FENCE	01/15/18
11	PROPOSED LANDSCAPE	01/15/18
12	PROPOSED SITE PLAN	01/15/18
13	PROPOSED CONSTRUCTION	01/15/18
14	PROPOSED FINISH	01/15/18
15	PROPOSED UTILITIES	01/15/18
16	PROPOSED LIGHTING	01/15/18
17	PROPOSED SIGNAGE	01/15/18
18	PROPOSED FENCE	01/15/18
19	PROPOSED LANDSCAPE	01/15/18
20	PROPOSED SITE PLAN	01/15/18
21	PROPOSED CONSTRUCTION	01/15/18
22	PROPOSED FINISH	01/15/18
23	PROPOSED UTILITIES	01/15/18
24	PROPOSED LIGHTING	01/15/18
25	PROPOSED SIGNAGE	01/15/18
26	PROPOSED FENCE	01/15/18
27	PROPOSED LANDSCAPE	01/15/18
28	PROPOSED SITE PLAN	01/15/18
29	PROPOSED CONSTRUCTION	01/15/18
30	PROPOSED FINISH	01/15/18
31	PROPOSED UTILITIES	01/15/18
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94	PROPOSED FINISH	01/15/18
95	PROPOSED UTILITIES	01/15/18
96	PROPOSED LIGHTING	01/15/18
97	PROPOSED SIGNAGE	01/15/18
98	PROPOSED FENCE	01/15/18
99	PROPOSED LANDSCAPE	01/15/18
100	PROPOSED SITE PLAN	01/15/18



**OWNER/DEVELOPER**  
 THE UNIVERSITY OF  
 CINCINNATI

**ENGINEER, SURVEYOR  
 & LANDSCAPE ARCHITECT**  
 BAYER  
 1000 W. WASHINGTON ROAD, SUITE 100  
 CINCINNATI, OHIO 45228  
 PH: 513-763-1000

**UTILITY COMPANIES**  
 CINCINNATI WATER  
 CINCINNATI GAS  
 CINCINNATI ELECTRIC  
 CINCINNATI TELEPHONE  
 CINCINNATI CABLE

**PROJECT SUMMARY**  
 TO PROVIDE  
 CONSTRUCTION  
 DOCUMENTS FOR  
 THE CONSTRUCTION  
 OF THE PROPOSED  
 PROJECT.

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

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

**C000**



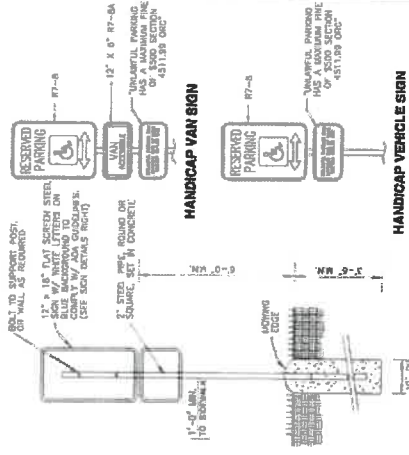
SECTION 18, TOWN 4, RANGE 1 BTM  
 CITY OF CINCINNATI  
 HAMILTON COUNTY, OHIO

**NOT FOR CONSTRUCTION**

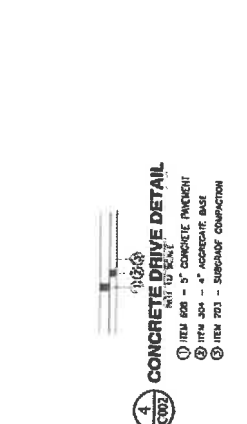




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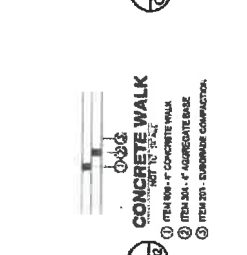
ADA ACCESSIBLE SIGN DETAILS  
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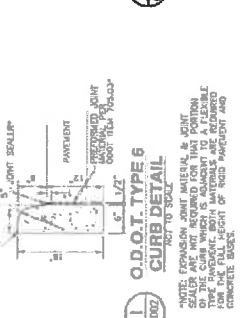
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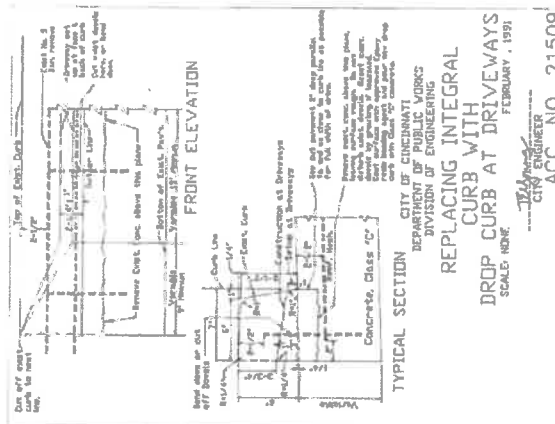
3 HEAVY DUTY ASPHALT PAVEMENT  
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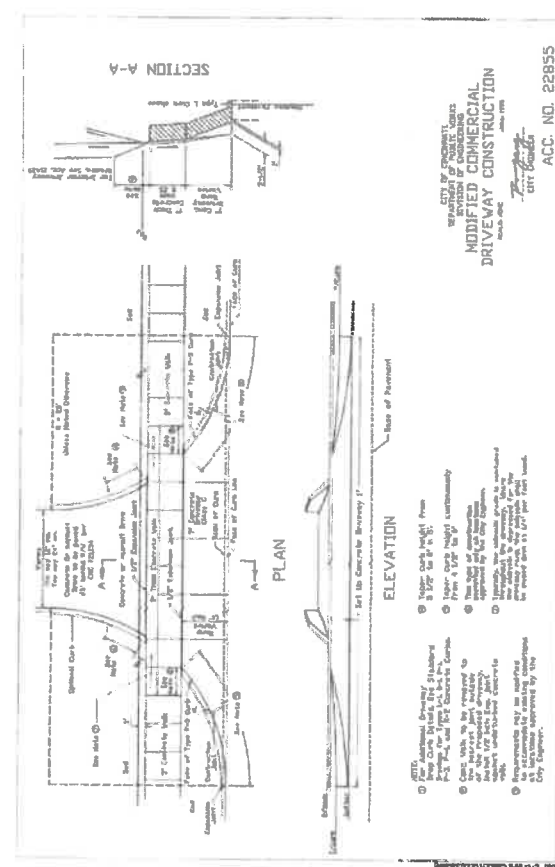
2 CONCRETE WALK  
 NOT TO SCALE



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



7 CURB DETAIL  
 NOT TO SCALE



6 DRIVE DETAIL  
 NOT TO SCALE

CITY OF CINCINNATI  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 REPLACING INTEGRAL  
 CURB WITH  
 DROP CURB AT DRIVEWAYS  
 SCALE: NONE  
 FEBRUARY, 1991  
 CIVIL ENGINEER

CITY OF CINCINNATI  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 MODIFIED COMMERCIAL  
 DRIVEWAY CONSTRUCTION  
 SCALE: NONE  
 FEBRUARY, 1991  
 CIVIL ENGINEER

CITY OF CINCINNATI  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 CONCRETE DRIVE DETAIL  
 SCALE: NONE  
 FEBRUARY, 1991  
 CIVIL ENGINEER

CITY OF CINCINNATI  
 DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 HEAVY DUTY ASPHALT PAVEMENT  
 SCALE: NONE  
 FEBRUARY, 1991  
 CIVIL ENGINEER

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DATE	23.08.2023
PROJECT	ARCADIA
SCALE	1:100
DESIGNER	J. J. J. J.
CHECKER	J. J. J. J.
DATE	23.08.2023



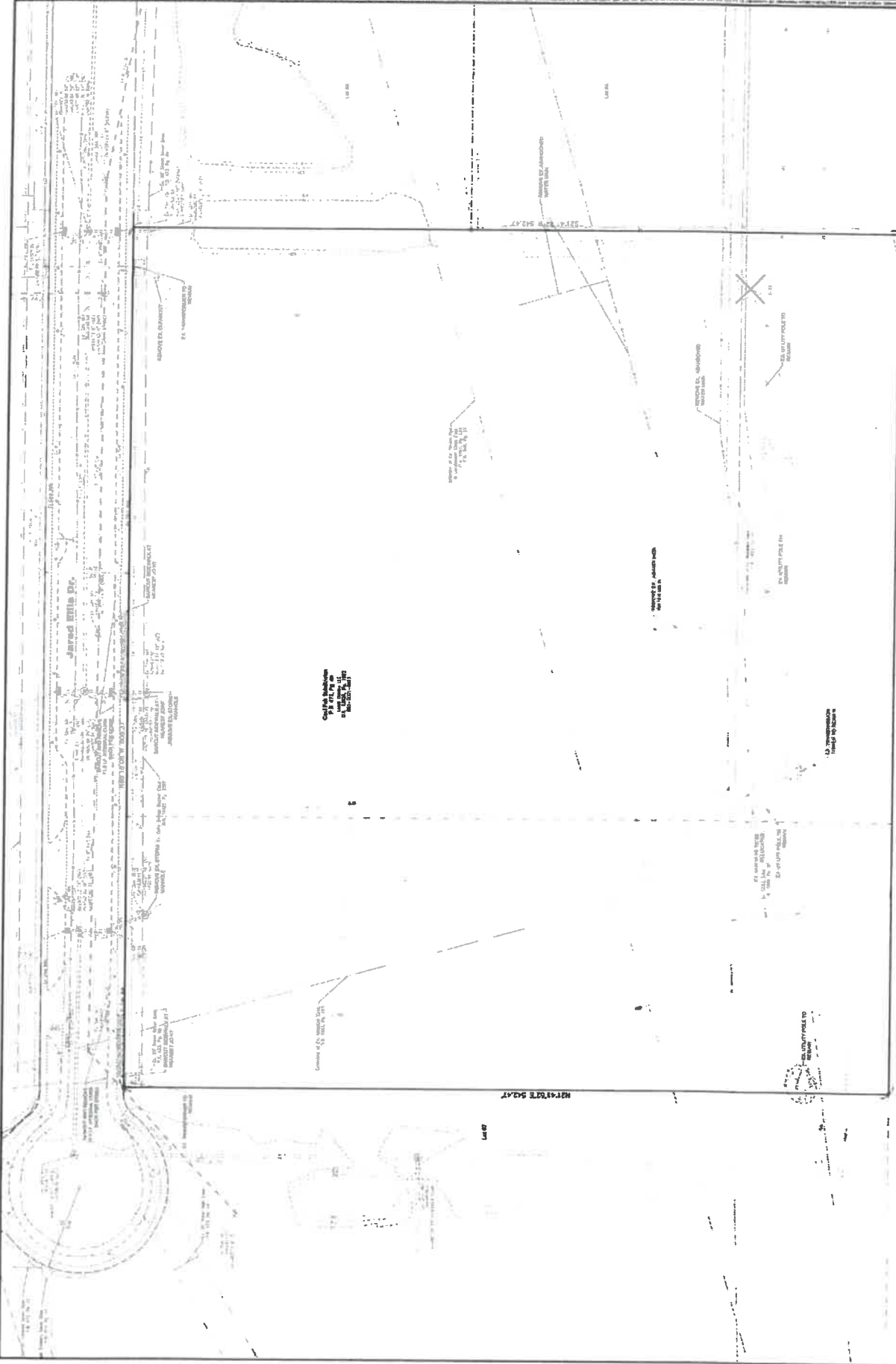
SECTION 12, TOWN & C. PALACE & BTRM  
 CITY OF CINCINNATI  
 HAMILTON COUNTY, OHIO  
 DEMOLITION PLAN

NOT FOR CONSTRUCTION

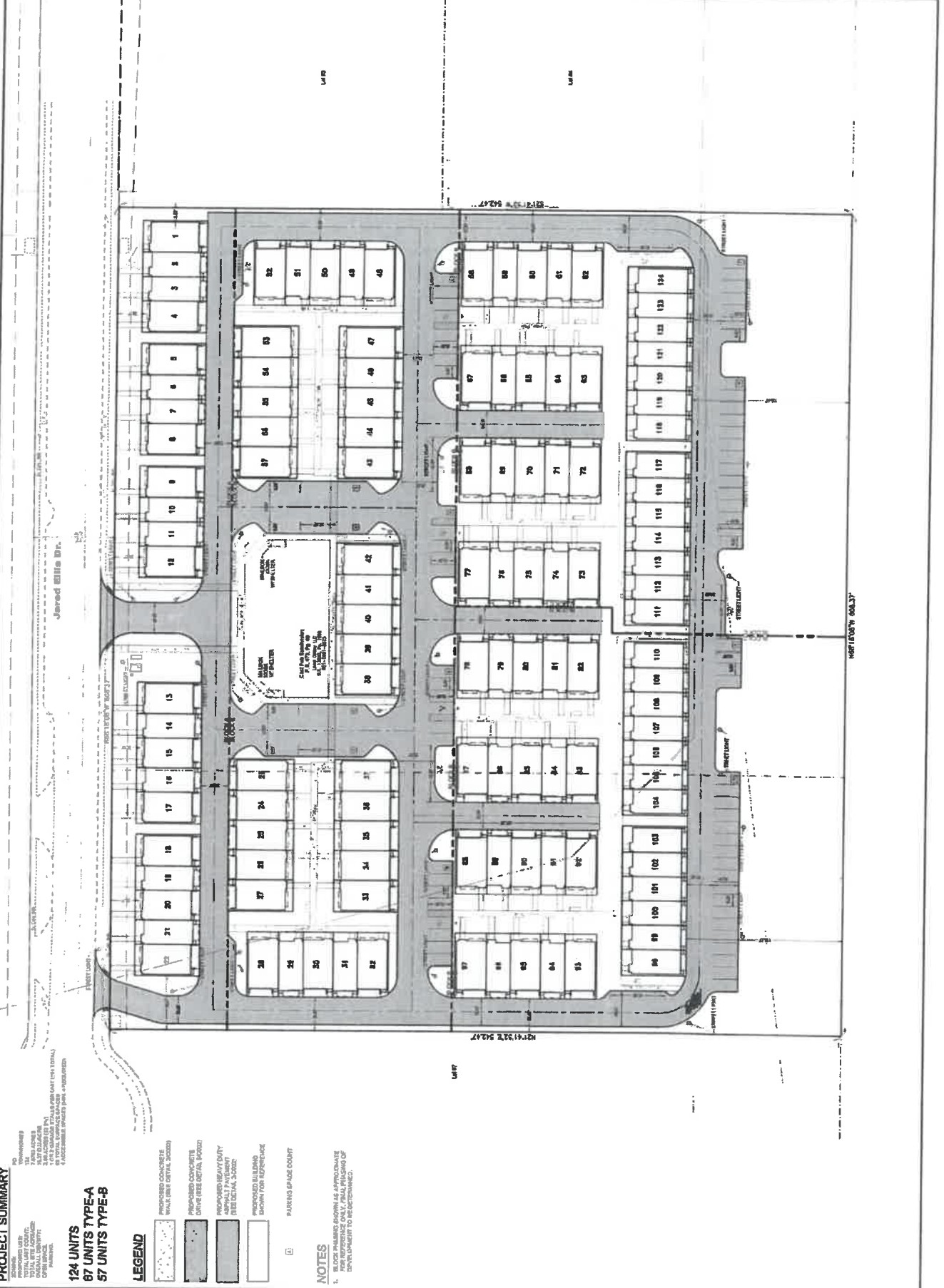


**LEGEND**

TREE REMOVAL  
 CONCRETE REMOVAL



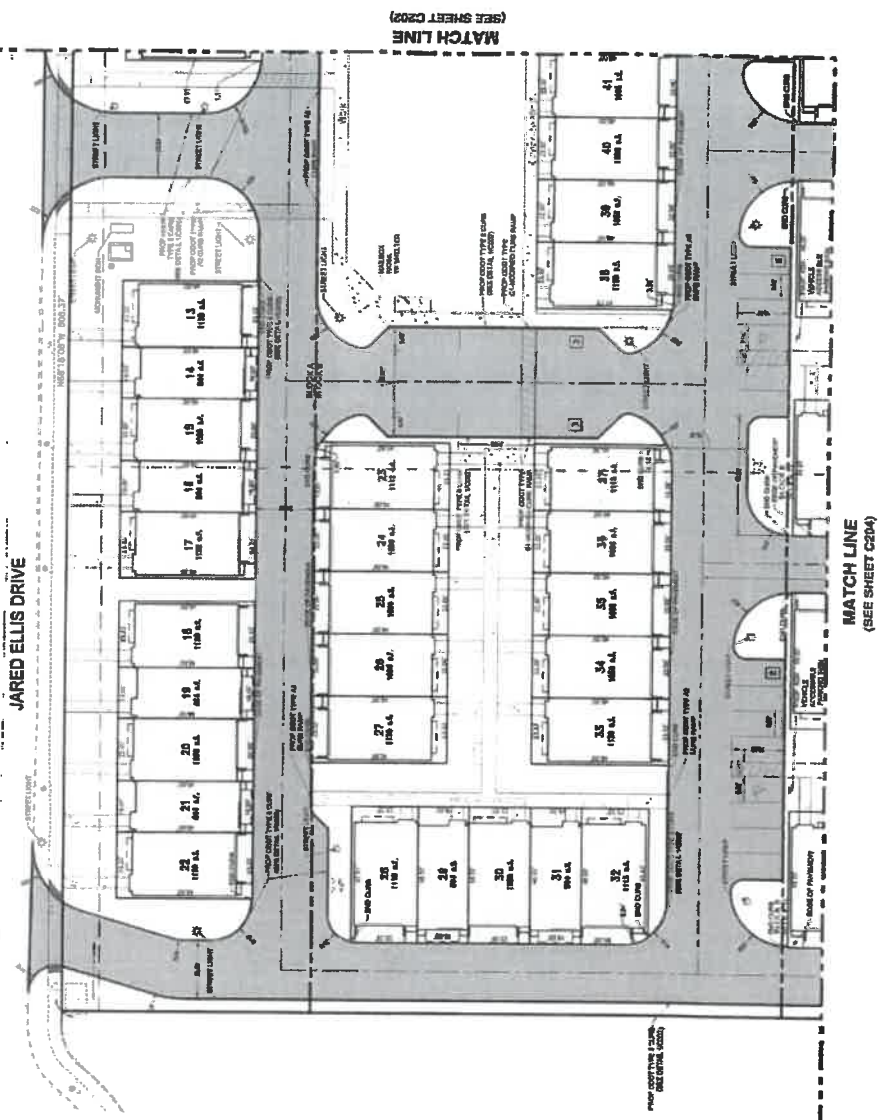
**NOT FOR CONSTRUCTION**



**PROJECT SUMMARY**  
 124 UNITS  
 67 UNITS TYPE-A  
 57 UNITS TYPE-B

- LEGEND**
- PROPOSED CONCRETE WALK (OR DETAIL 3000)
  - PROPOSED CONCRETE DRIVE (SEE DETAIL 3000)
  - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3000)
  - PROPOSED BILLOW (SHOWN FOR REFERENCE)
  - PARKING SPACE COUNT

**NOTES**  
 1. SEE PLAN FOR DIMENSIONS AND APPROXIMATE FOR REFERENCE ONLY. FINAL FINISHING OF DEVELOPMENT TO BE DETERMINED.



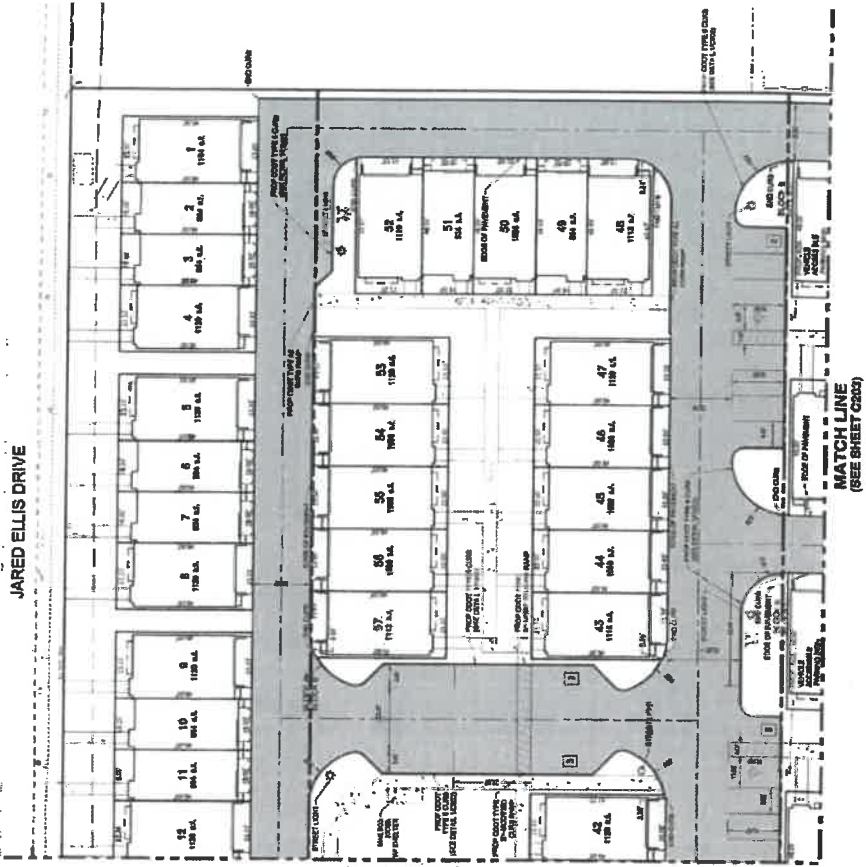
- LEGEND**
- PROPOSED CONCRETE WALK (SEE DETAIL C200)
  - PROPOSED DRIVEWAYS (SEE DETAIL C200)
  - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL C201)
  - PROPOSED MALLING SHOWN FOR REFERENCE



Map Of 4204 - 81232800  
 4000 17th Avenue South  
 Birmingham, AL 35202  
 205-921-2000

ARCADIA  
 SECTION 18, TOWN & RANGE 1 & 2  
 CINCINNATI TOWNSHIP  
 CLAY COUNTY, OHIO  
 LAYOUT PLAN

NOT FOR CONSTRUCTION



JARED ELLIS DRIVE

MATCH LINE  
 (SEE SHEET C201)

MATCH LINE  
 (SEE SHEET C203)

LEGEND

- PROPOSED CONCRETE  
 FINISH (SEE DETAIL 2000)
- PROPOSED ASPHALT DRIVE  
 DRIVE (SEE DETAIL 2000)
- PROPOSED HEAVY DUTY  
 DRIVE (SEE DETAIL 2000)
- PROPOSED WALKING  
 SURFACE (SEE DETAIL 2000)



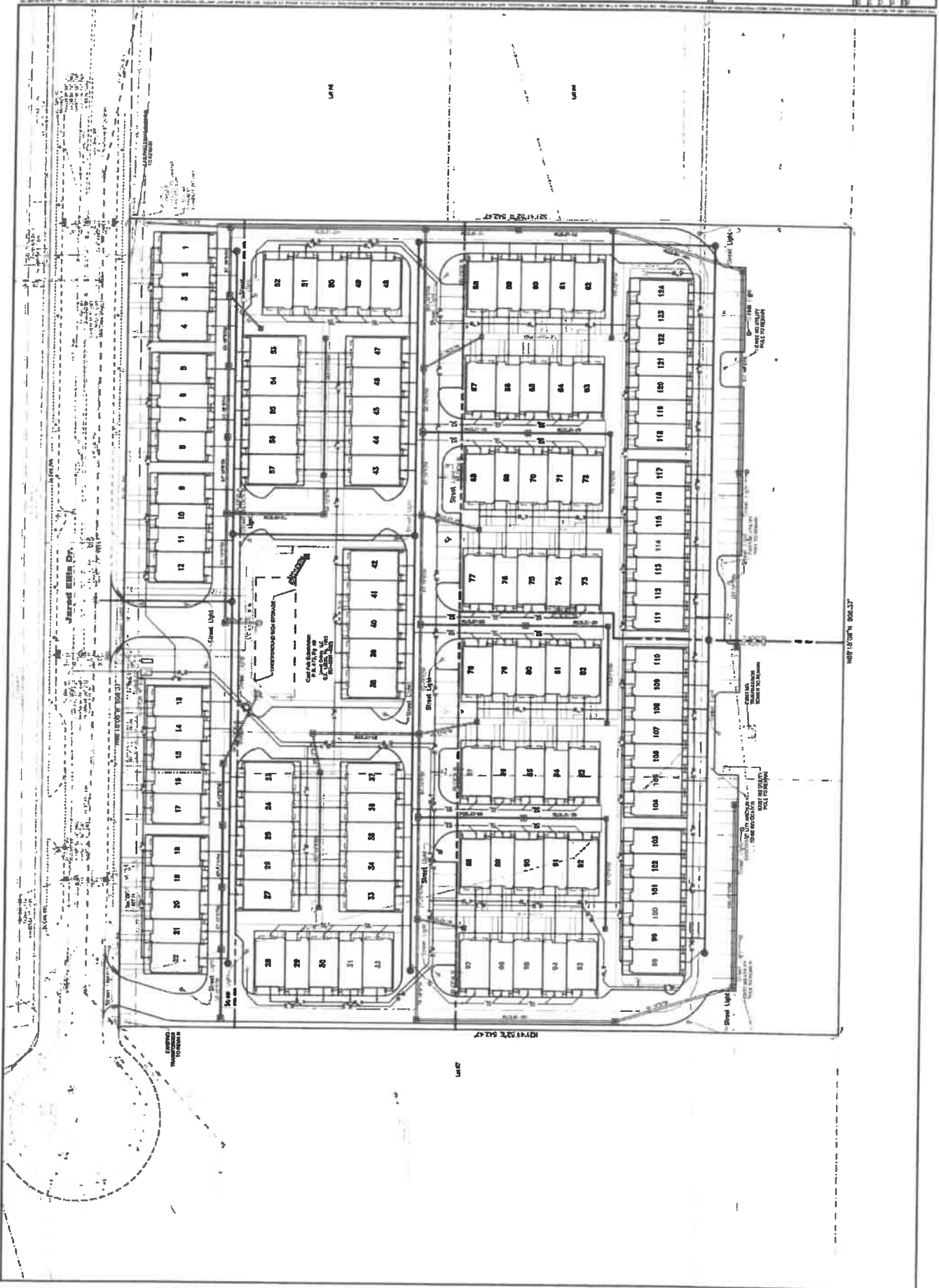








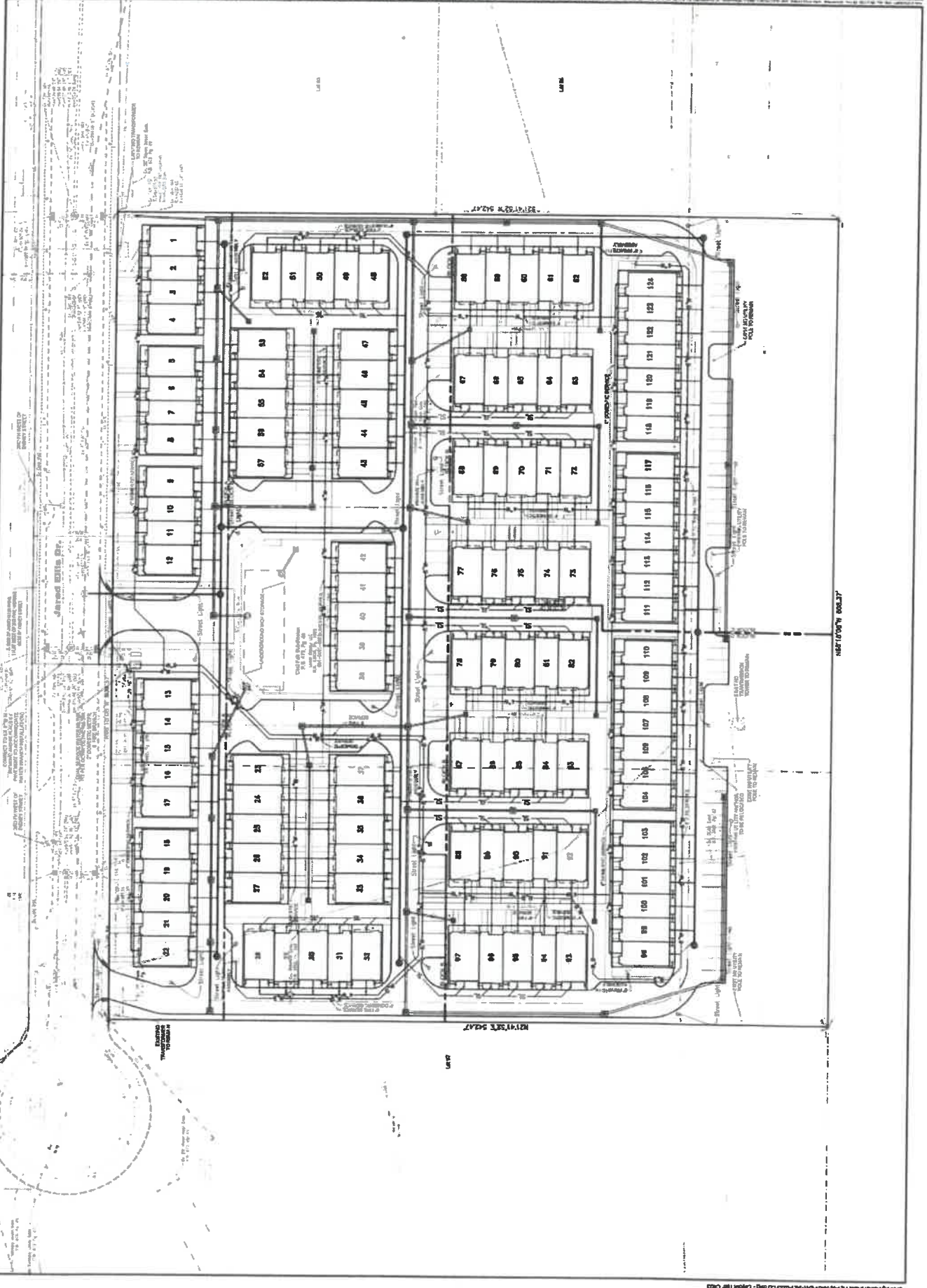
NOT FOR CONSTRUCTION

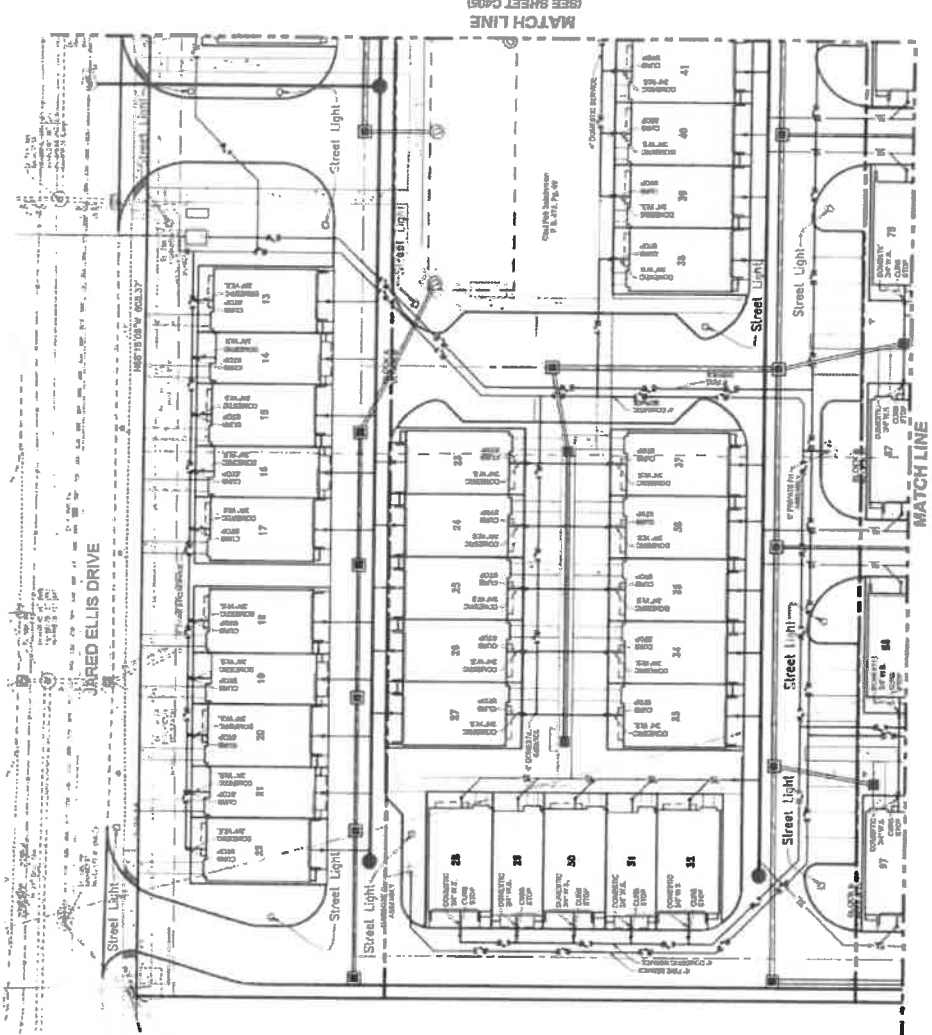




SECTION 22, TOWN & P. RANGE 1 STR.
CHAMLITT TOWNSHIP
CITY OF GERRARD
HAMILTON COUNTY, OHIO
OVERALL WATER SERVICE PLAN

NOT FOR CONSTRUCTION



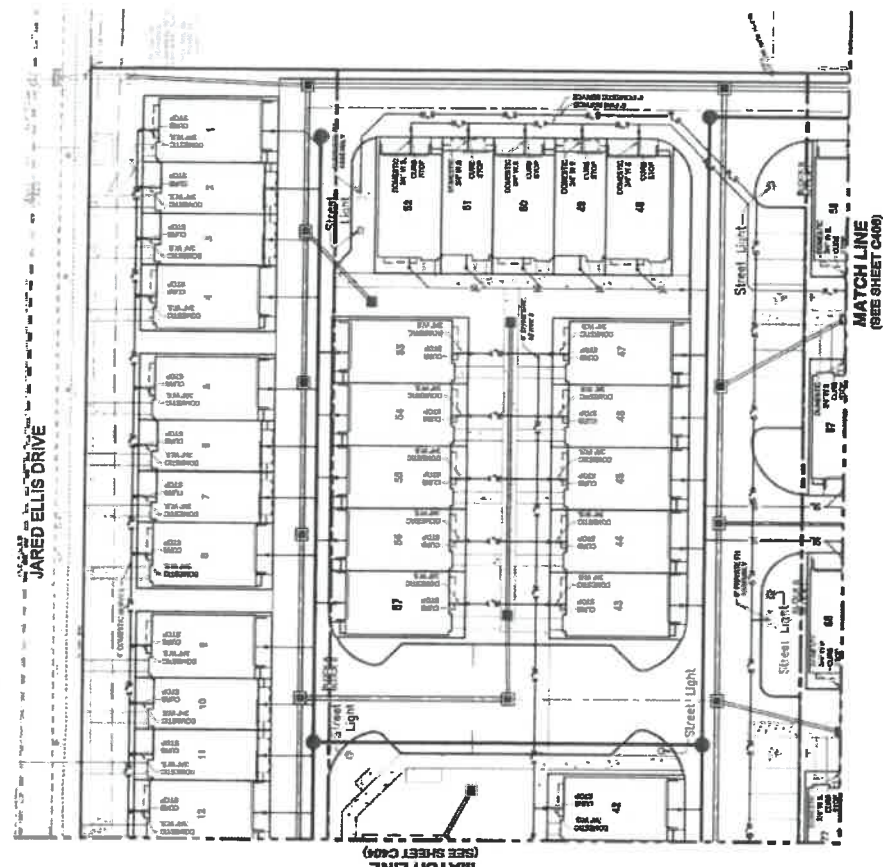


MATCH LINE  
(SEE SHEET C405)

MATCH LINE  
(SEE SHEET C407)

JARED ELLIS DRIVE

**NOT FOR CONSTRUCTION**

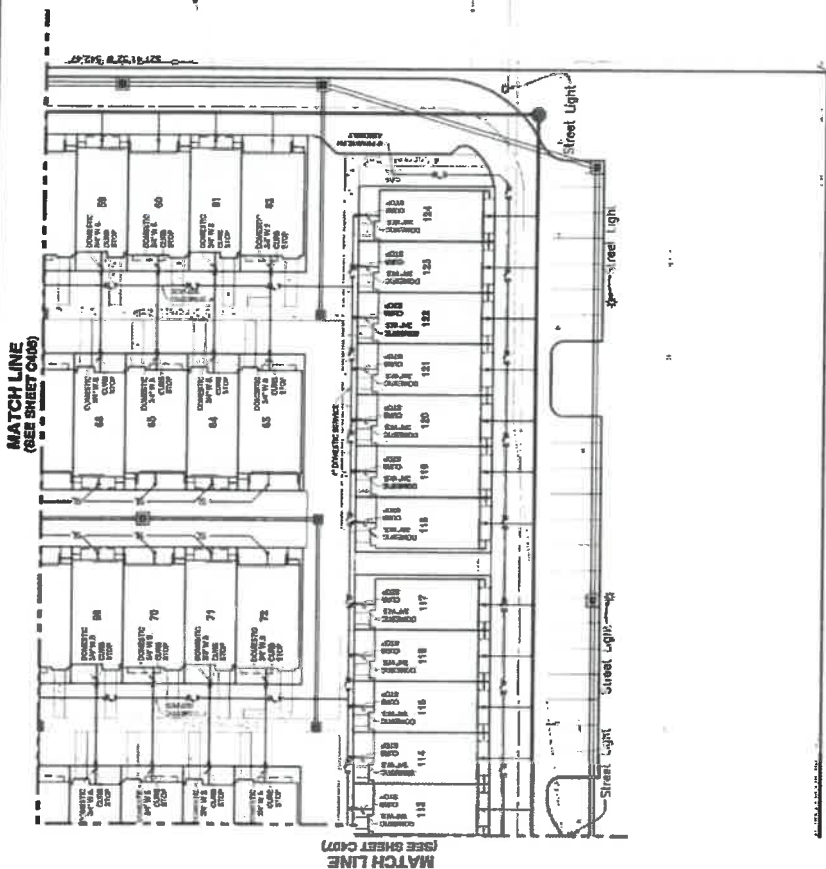




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Tel: (905) 882-1111  
Fax: (905) 882-1112

SECTION 18, TOWN & RANGE 1 RTM  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
CITY OF CINCINNATI  
WATER SERVICE PLAN

NOT FOR CONSTRUCTION



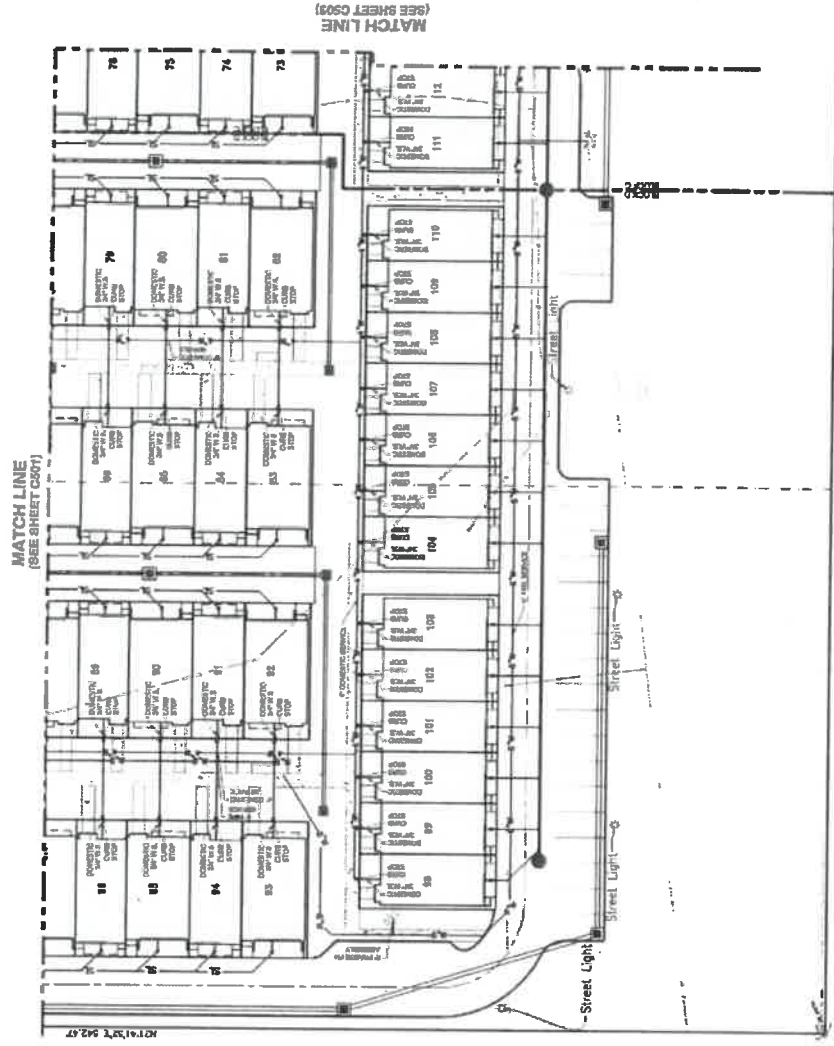


WATER SERVICE PLAN  
SECTION 18, TOWN & RANGE 1 87M  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

ARCADIA

WATER SERVICE PLAN  
SECTION 18, TOWN & RANGE 1 87M  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

NOT FOR CONSTRUCTION



MATCH LINE  
(SEE SHEET C501)

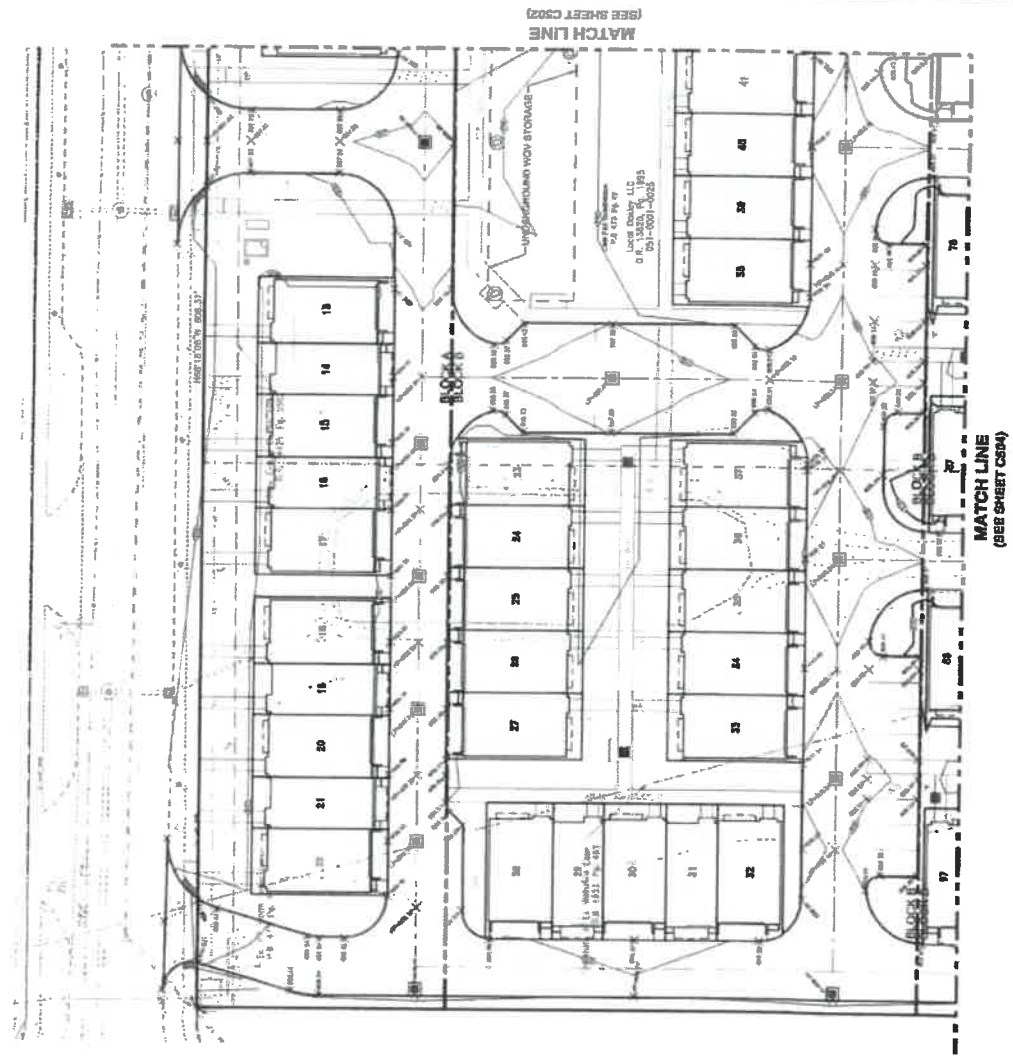
MATCH LINE  
(SEE SHEET C503)

MATCH LINE

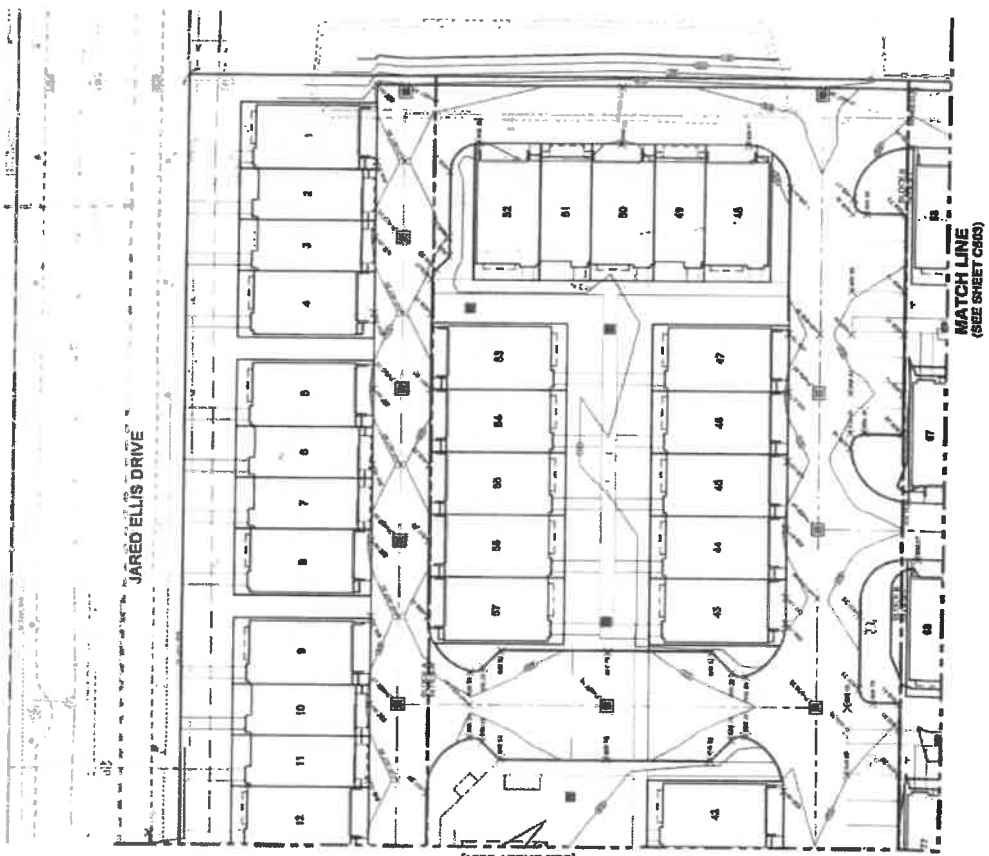
MATCH LINE







NOT FOR CONSTRUCTION





























**PROJECT SUMMARY**

124 UNITS  
67 UNITS TYPE-A  
57 UNITS TYPE-B

- LEGEND**
- PROPOSED CONCRETE MULTIFAMILY DETAIL BOUNDARY
  - PROPOSED CONCRETE CURB AND DETAIL FENCE
  - PROPOSED MASONRY CURB DETAIL FENCE
  - PROPOSED MASONRY CURB DETAIL FENCE
  - PROPOSED BUILDING SHOW/FLOOR PLACEMENT
  - PARKING SPACE COURT

**NOTES**

1. BLACK DIMENSIONS SHOWN ARE APPROXIMATE DIMENSIONS ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.

Preliminary Lighting Schedule		
Description	Quantity	
LED Post Top	25	

Option B



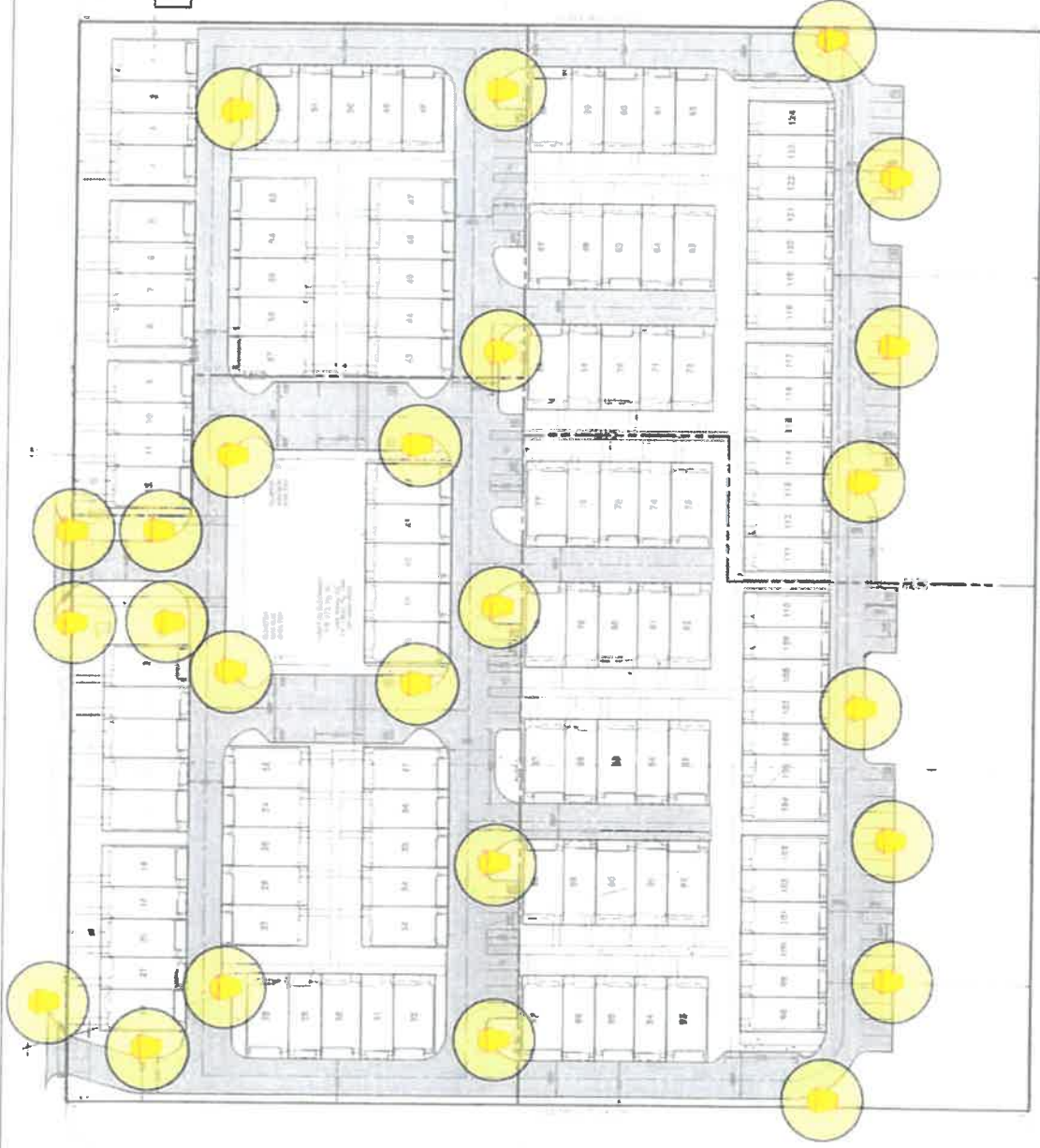
Option C



Option A



Post top poles height at 8'.  
Luminaire on top of the post  
adds an additional 20"-24"



**Preliminary**  
06/22/2022 1:38:09 PM

ARCADIA SITE LIGHTING PLAN 6.22.22

**NOT FOR CONSTRUCTION**

KLH Engineers  
Fort Thomas, KY.  
513.376.6570  
Robert Almond  
rmond@klh-engrs.com

