

BLUE ASH PLANNING COMMISSION

Paul Collett
-Chair

Mike Duncan
-Vice-Chair

Steve Richter

John Dillon

Tricia Downing

Steve Armsey
-Alternate

**Thursday, January 5, 2023
6:30 p.m.**

**Municipal & Safety Center
4343 Cooper Road, Blue Ash, Ohio 45242**

City Council Chambers

AGENDA

- Item 1* Meeting called to order
- Item 2* Opening Ceremony – Pledge of Allegiance
- Item 3* Review and approval of the December 1, 2022 meeting minutes
- Item 4* Continued Hearings
- Item 5* New Hearings
 - a. 9617 Kenwood Road – Circle Development**
Consideration of a Final Development Plan for a Planned Unit Development.
(PC2023-01)
- Item 6* Miscellaneous Business
- Item 7* Adjournment

PLANNING COMMISSION January 5, 2023

<i>Location</i>	9617 Kenwood Road
<i>Applicant</i>	Circle Development
<i>Owner</i>	City of Blue Ash and 9617 Kenwood Road Development LLC 10988 Deerfield Road Cincinnati, OH 45242
<i>Request</i>	Consideration of a Final Development Plan for a Planned Unit Development
<i>Zoning District</i>	Downtown
<i>Current Land Use</i>	vacant (formerly commercial)
<i>Comprehensive Plan</i>	Blue Ash Village

Description

The applicant is requesting approval of a Final Planned Unit Development (PUD) for a 6.2 acre mixed use development on the site of the former Hosbrook property and Ringo Lanes. The Concept Development Plan was approved by City Council on September 8, 2022 following a positive recommendation from Planning Commission on July 7, 2022.

The application narrative explains that the proposal is for 90,000 square feet dedicated to commercial uses including restaurant, retail, entertainment, and office; up to 250 apartments; parking garages with over 650 spaces; and outdoor public spaces. Access to the site would be from Cooper Road opposite the intersection with Blue Ash Road and from Kenwood Road opposite the intersection with Laurel Avenue.

Zoning Code

Chapter 1137 describes the Planned Unit Development process.

1137.05 FINAL DEVELOPMENT PLAN REQUIREMENTS.

The Final Development Plan shall be drawn to scale and include the applicable information from the Concept Plan and the following:

- (a) Plat prepared by a registered surveyor for entire development identifying parcel numbers, lines, dimensions, and areas.
- (b) The existing topography with contour intervals of not less than five (5) feet, and final contours at two (2) feet maximum.
- (c) The location of all existing trees with a caliper of four (4) inches or more.
- (d) The proposed size, location, use, and arrangement of buildings, parking areas (with proposed arrangement of stalls and number of cars), entrance and exiting driveways and their relation to existing and proposed streets, proposed landscaping, proposed signs, and all other significant features of the proposed development.
- (e) Building elevations and perspective views indicating proposed architectural character. Building materials and colors shall be identified. Material boards may be required upon request of the Community Development Director.

- (f) Design and location of all existing landscaping to be preserved and all proposed landscaping areas, open spaces, buffering plans, retention areas, and yards including the common and scientific names of all proposed plant species and the quantity and sizes of each.
 - (g) Existing storm and sanitary sewers, water mains, culverts and other underground structures;
 - (h) Proposed storm and sanitary sewers, water mains, culverts, and other underground structures;
 - (i) Lighting, including fixture types, size, and a photometric plan.
 - (j) Trash facilities, including dumpster pad and enclosure details;
 - (k) Notation of any right-of-way dedication that may be necessary for the widening or extension of any major streets.
 - (l) Sign plan indicating locations, sizes, and designs for all proposed signs.
 - (m) A phasing plan for the development, if any.
 - (n) Professional Engineer's and/or Architect's stamp and signature.
 - (o) Additional information as requested by the Planning Commission or City Council to supplement the above information when special conditions occur.
- (Ord. 2017. Passed 1-26-17.)

Analysis

Commissioners should review the Blue Ash Land Use Plan. The Blue Ash Village section begins on page 30 of the document and is attached to this report. The full plan is available on the City's website from the Community Development Department page. In its consideration, the Commission should evaluate the layout of the land and the land uses proposed as well as the integration of the site into the surrounding district.

Signs: The project narrative calls for conformity with "Chapter 1143 Signs" of the Zoning Code with some additions including blade signs for commercial tenants plus ground signs in specified locations as well as two sculptures.

Staff recommends any approval be conditioned on the applicant returning to Planning Commission for approval of a final sign plan.

Right-of-Way: The plan calls for parallel parking to be added alongside southbound Kenwood Road. The City Engineer does not recommend installation of a traffic signal at present, but infrastructure for one would be installed at the intersection of Kenwood Road, Laurel Avenue, and the development entrance to allow for a possible signal installation in the future.

The turn lane from eastbound Cooper Road onto northbound Kenwood Road would be extended and a median added between eastbound and westbound lanes on Cooper Road from Kenwood Road until the Blue Ash Road intersection. This would have the effect of preventing left turns from westbound Cooper Road into the Crossings of Blue Ash, left turns from the Crossings onto westbound Cooper Road, and left turns from the proposed service drive onto eastbound Cooper Road.

Access: A one-way service drive is proposed for mid-block on Cooper Road where service vehicles would be permitted entry via a right turn from westbound Cooper Road and could only exit via a right turn onto westbound Cooper Road. The intersection with Cooper Road and Blue Ash Road would have one lane entering from Cooper Road and two lanes exiting the development. Just interior to the development, the entering lane would allow a one-way turn-off loop in front of the main residential entry.

The intersection with Kenwood Road and Laurel Avenue would have one lane entering from Kenwood Road and two lanes exiting the development.

Lighting: Lampposts matching the existing designs in Downtown are proposed for the development along Kenwood Road and Cooper Road plus additional lighting along the access drive. See photometric plan on sheet E1.101

Landscaping: The landscaping plans call for 11 columnar tulip poplar trees in the ROW along Kenwood Road plus 27 deciduous trees, 123 evergreen trees, and various shrubs, perennials, grasses, and ground cover throughout the development.

This plan is largely consistent with the Zoning Code, which states that uses in the DT district fronting the right-of-way are exempt from full bufferyard requirements, though they should have landscape elements that soften the building and increase the attractiveness of the streetscape.

Staff recommends any approval be conditioned on the applicant returning to Planning Commission for approval of the final design of the “Corner Plaza”, “Center Park”, and the area of the Cooper Road service drive.

Architecture: The proposed materials include metal siding, stone, fiber cement siding, and glass, though final materials are to be presented at the Planning Commission meeting. The construction is planned to take place in one phase so a phasing plan is not necessary.

Procedure & Decision

A PUD is a zoning map amendment, which is a legislative act, and this final development plan is the last step in establishing a PUD. There are no specific decision criteria for approval. The Commission should consider the purpose of the regulation contained in Section 1137.01 and may consider any other factors it deems pertinent to its evaluation.

The Zoning Code allows Planning Commission to approve Final Development Plans, but due to the scale and prominence of this project, Commission should recommend a decision to City Council. Planning Commission may recommend approval, approval with conditions, or denial of the Final Development Plan to City Council. In its decision, the Commission should clearly state its reasons for the recommendation and include any conditions of approval.

Public Comments

To date, no written public comments have been submitted to the City regarding this application.

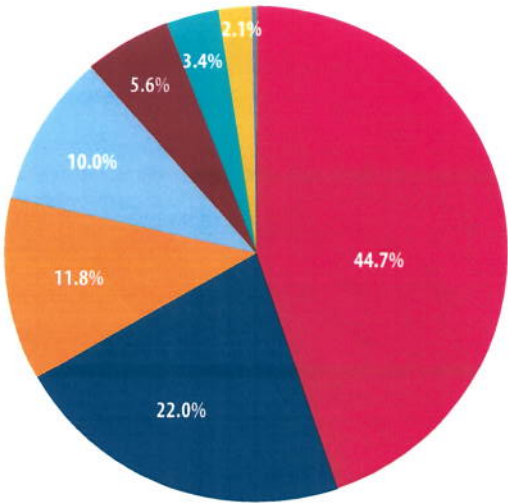
BLUE ASH VILLAGE

existing character

The existing character of the **Blue Ash Village** (often referred to as Downtown) is a mixed-use, walkable center complete with a variety of uses including commercial activities, public facilities, office space, and multi-family residential. The **Blue Ash Village** is the heart of the City and is one of the primary community gathering areas due to the Blue Ash Towne Square Amphitheater and the Veterans Memorial Park.

EXISTING LAND USE COMPOSITION

The **Blue Ash Village** is the commercial and mixed-use heart of Blue Ash Village. This district includes a variety of uses, densities, and development forms including large and small commercial developments, office buildings, institutional uses, public facilities, and multi-family residential developments. **Blue Ash Village** attracts many people for different reasons as it has both a mix of everyday service and convenience uses such as medical offices, restaurants, pharmacies, and regional destinations. This is a walkable district with plenty of sidewalks, safe pedestrian crossings, and public gathering areas.



LAND USE	ACRES	% OF TOTAL
COMMERCIAL	33.0	44.7%
OFFICE	16.4	22.0%
MULTI-FAMILY	8.8	11.8%
PUBLIC	7.4	10.0%
VACANT	4.2	5.6%
INSTITUTIONAL	2.5	3.4%
SINGLE FAMILY	1.6	2.1%
UTILITY	0.3	0.3%
TOTAL	74.5	100%

Map 6-1: Blue Ash Village Existing Land Use

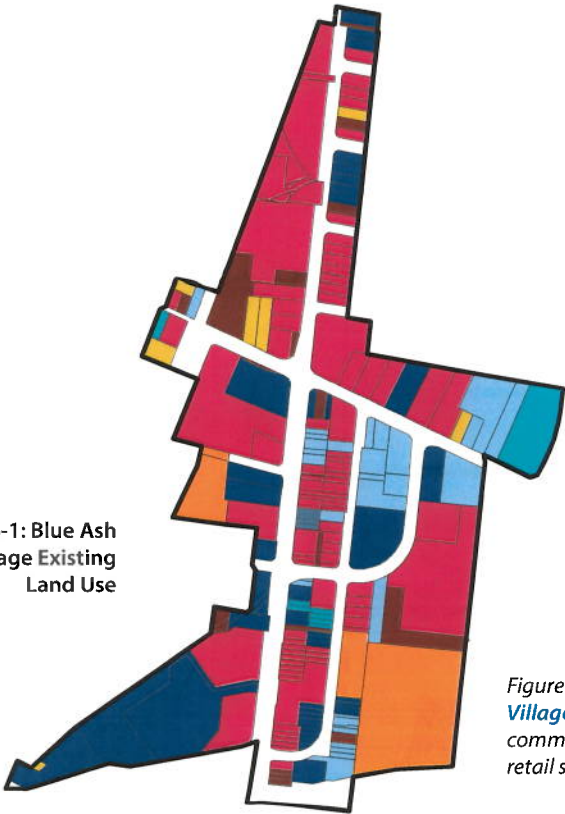


Figure 6-1: Blue Ash Village Existing Land Use Composition by Parcel

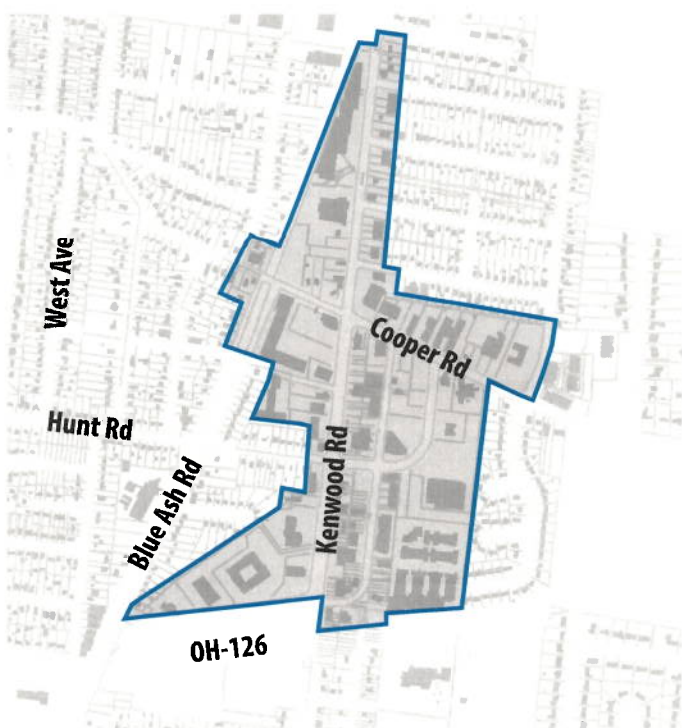
Figure 6-1 and Map 6-1 illustrate the breakdown of existing land uses within **Blue Ash Village**. As illustrated, this is a mixed area with a variety of uses, a majority of which are commercial. These commercial uses range from restaurants, retail stores, pharmacies, retail services, and other similar uses.

DISTRICT CHARACTER

Blue Ash Village is comprised of a variety of parcel sizes and building sizes. The majority of the buildings within this district are multi-tenant structures that include individual units for various uses. These structures vary in size, height, and density, and are especially apparent along Kenwood Road. High density multi-family residential and office complement this commercial area and provide an opportunity for people to work and live in this district. The community often gathers in this area when concerts and other events are held at the Blue Ash Towne Square Amphitheater. The **Blue Ash Village** is an important amenity for the City as it is the only dense, walkable, and truly mixed-use district within Blue Ash.

Most of the development in this district fronts either Kenwood Road, Cooper Road, or Hunt Road, which are the major thoroughfares within the **Blue Ash Village**. The majority of buildings are fairly close to the street, creating a more urban-like, downtown feel. While walkable, the district is oriented towards cars with plenty of public parking areas for community events and for the commercial and office destinations.

Blue Ash Village has...	
98 buildings	1% of the total buildings in the City
8,758 sq. ft. average building size	Average building size in the City is around 10,000 sq. ft. Buildings in the Blue Ash Village are very similar in size.
320 parcels	4% of the total parcels in the City
11,000 sq. ft. average parcel size	Average sq. ft. of parcels in the City is 40,000 sq. ft. Parcels in the Blue Ash Village are 1/4th the size of the average.



Map 6-2: Blue Ash Village Base Map



The above pictures represent the variety of land uses within the **Blue Ash Village** planning area.

vision

The vision for the **Blue Ash Village** is a community mixed-use destination that contains a concentration of retail, restaurant, multi-family, and public amenity uses within an attractive and walkable district.

The vision for the **Blue Ash Village** area, as described above, is for this district to remain a community mixed-use destination that is attractive to Blue Ash residents and to others in the region. The **Village** should continue to evolve into an area where a variety of people want to live, work, and shop. It needs uses that are unique to this district alone and will make it a special and desirable destination. This district should be a park-once and walk environment. Therefore, safe and efficient pedestrian connections, beautiful streetscapes, and amenities such as benches and attractive lighting should be present to encourage people to walk around the district while visiting multiple shops and/or restaurants.

COMMERCIAL DESTINATIONS

The **Blue Ash Village** currently includes a wide variety of commercial and retail destinations such as CVS, Walgreens, Fleet Feet Sports, Starbucks, and Servatii Pastry. However, many of these are “convenience” retail and do not entice shoppers who would browse many stores during a single visit to the area. Additional boutique retail stores and unique restaurants will help make the **Blue Ash Village** more of a commercial destination for residents who could walk from nearby neighborhoods or for visitors who would arrive by car without a specific destination.



MIXED-USE DEVELOPMENTS

Mixed-use developments are encouraged within **Blue Ash Village** that include commercial, office, and residential uses in an attractive and walkable design. These developments should be incorporated into the existing fabric of the district, while providing additional density and destinations. They should complement the existing uses within the district by contributing to a critical mass of retail commercial activity.



Commercial Destination Guidelines

- Redevelopment of existing vacant retail space takes priority over new development projects in the **Blue Ash Village** area.
- A variety of commercial uses are encouraged that vary in size, scale, specialty, and target clients.
- New commercial uses and renovations to existing developments should include pedestrian and bicycle amenities to promote a variety of transportation options to the area.
- Green and/or open space should be provided with each new development that includes street trees, parking lot landscaping and screening, entry features, and common gathering spaces.

Mixed-Use Guidelines

- Developments should include safe pedestrian paths within the development and connect with the public sidewalk system.
- Mixed-use developments may include a mixture of uses within individual buildings or that are integrated into an overall development plan.

ALIVE AFTER FIVE

The **Blue Ash Village** brings people during the day for work, shopping, and dining, but lacks uses and amenities that attract people to stay in the City for dinner, drinks, or other leisure time activities. Many of the existing restaurants and services are geared toward lunch crowds. This is a missed opportunity for the City, so it is encouraged that new restaurants, bars, and entertainment destinations such as theaters, museums, or galleries be built within this district to fill this void.

QUALITY DESIGN

The physical appearance of developments can be more important than what occurs inside of the building. To this end, it is important that new development and redevelopment projects are held to a high architectural and design standard to ensure that the district is an attractive and appealing place to work and live.



ATTRACTIVE CORRIDORS & GATEWAYS

Kenwood Road, Cooper Road, and Hunt Road cross through the **Blue Ash Village**. These busy corridors should be reflective of the high quality design and development for which the City strives. Streetscapes, signage, and pedestrian improvements should be considered along these corridors, with special consideration given to the Kenwood Road and Cooper Road intersection, which is at the heart of this district. People should know when they have entered and exited the **Blue Ash Village**, therefore the streetscape and signage should be reflective of its downtown-like feel.

Quality Design Guidelines

- All new development and re-development projects should utilize high quality building materials such as brick, stone, wood, tile, stucco, decorative block, decorative concrete panels, and glass. Other building materials may be considered on a case by case basis to determine their appropriateness.
- There shall be no uninterrupted lengths of blank walls and developments should utilize a variety of building materials and colors.
- Buildings and additions should not be designed with or modeled after franchise or formula based architecture unless they satisfy the City's desired quality of building materials and architectural design.
- Buildings should be designed for the pedestrian and not the car. Little or no front setbacks are encouraged.

Sources for photos on both pages can be found in the Appendix

primary uses

Primary uses should account for at least 70 percent of the land uses within each Planning Area. They are the defining land uses and contribute to the overall character and scale of the district. The primary uses within the **Blue Ash Village** include a mix of retail sales and services, entertainment, small offices, and dense residential units that together create a vibrant atmosphere for local residents and regional visitors.

RETAIL SALES/SERVICE

Retail sales and service uses in this district should be destinations where residents and employees of the City want to visit. The **Blue Ash Village** should include a concentration of retail stores including boutiques, clothing stores, home stores, and gift stores and include less retail services such as hair salons, nail salons, and dry cleaners. These are small-scale uses and do not include large retailers such as big-box stores.



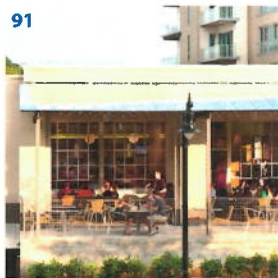
OFFICE

Offices in **Blue Ash Village** would ideally be on the upper floors of mixed-use buildings and would likely include multiple tenants. Office developments should contain a mixture of uses where feasible. New office developments and redevelopment projects should be pedestrian and bicycle friendly, with attractive facilities that attract a variety of employees, including young professionals.



RESTAURANT/BAR

The **Blue Ash Village** should have a concentration of restaurants and bars that attract both residents and employees of the City. Restaurants and bars may be of a small or large scale, and may include both locally owned and chain restaurants. Chain restaurants shall not utilize franchise architecture and should reflect the character of the district.



ENTERTAINMENT

Entertainment uses in this district should be destinations that attract residents of the City and from the region. Entertainment uses include movie theaters, play theaters, bowling alleys, art galleries, museums, and other similar activities.



secondary uses

Secondary uses should account for less than 30 percent of the land uses within the Planning Area. They should be complementary and supportive of the primary land uses, but should be located sparingly and selectively.

COMMUNITY FACILITIES

Includes a number of uses including libraries, fire stations, police stations, city services, and schools. These uses should be located where practical and convenient for both current and future needs of the City.



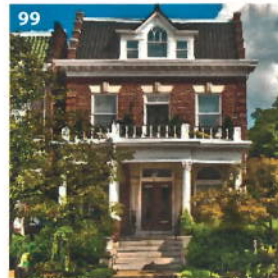
PARK/OPEN SPACE

Parks and open spaces in this district should be designed to provide central gathering areas. The **Blue Ash Village** already has the Towne Square, which is a fantastic amenity for the City. Additional park and open space shall complement Towne Square and not compete with it.



HOTEL/BED AND BREAKFASTS

Includes small boutique hotels and bed and breakfasts. Hotels in the **Blue Ash Village** should be higher-end and of a smaller scale. Large hotels should be located in the **Summit Park District** or in **Blue Ash North**.



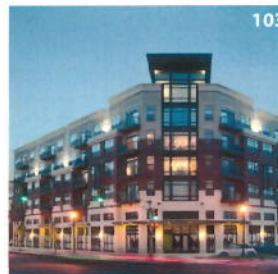
MEDICAL OFFICE

Includes small medical offices for dentists, doctors, dermatologists, or other similar concentration. These uses may be in small single-use offices or included in a multi-tenant development.



MULTI-FAMILY

Residential in this district should be primarily multi-family within mixed-use developments. These multi-family developments may vary in size, densities, and composition. Mixed-use developments typically will have a commercial or office component on the ground level with residential above.



Sources for photos on both pages can be found in the Appendix

THE BLUE FINAL DEVELOPMENT PLAN

THE BLUE | FINAL DEVELOPMENT PLAN | DECEMBER 14, 2022

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NARRATIVE

PROJECT NARRATIVE

December 14, 2022

The City of Blue Ash
4343 Cooper Road
Blue Ash, Ohio 45242-5699

RE: Final Development Plan – The Blue Mixed-Use Project
Narrative Description of The Development

Using market opportunity assessments, the development team has determined the appropriate market driven type and quantity of uses. Using this data, we are creating a critical mass of retail, restaurant, and entertainment tenants for the region, and providing a built-in customer base with the on-site residents (who in-turn draw more people to the site). This, by nature, provides the groundwork to create a destination driven mixed-use development. In addition, the synergistic relationship of the different use helps the project weather future economic storms. The project anticipates approximately 90,000 sf of Commercial space consisting of retail shops, restaurants, and office space as well as residential units consisting of 1 bedroom, 2 bedroom and 2 bedrooms with den which will not exceed 250 units in total.

Convenient access to the 6.2-acre site is provided with several key alignments to the existing street network. Access to both garages, which combined take up over 1.6 acres of land use, (retail, residential and service) are located to align with Blue Ash Road and Laurel Avenue. These serve as the two ingress/egress points to the site, allowing for and maximizing the uninterrupted, pedestrian-centric nature of the development. The concealed, shared, mixed-use parking (consisting of approximately 670 spaces distributed across two garages) is provided to promote a walkable, pedestrian friendly streetscape. The development anticipates 250 dedicated parking spaces for residents on site, leaving the remainder for shared public parking.

Within the 6.2 acre site only 3.3 acres is taken up by commercial, residential or parking garages, leaving the remaining 2.9 acres for either vehicular circulation around the site or outdoor landscaped environments for residents and visitors alike. The proposed retail mix consisting of approximately 1.1 acres of land use, along with the on-site residents (approximately 0.6 acres of land use), promote activity morning, noon, and evening. The "Center Park" which is the heart of the project, is where all the pieces come together. We have incorporated retail shops, restaurants, and entertainment venues, along with office, residential, and outdoor gathering spaces. The development is intended to be Vibrant and Family Friendly. The Corner Plaza building pulls back along Kenwood Road to provide a strategic release, a gathering space, with active and passive elements to engage the pedestrian. Along Kenwood Road, the building moves closer to the sidewalk and road, connecting the building with the hardscape, creating a Pedestrian Friendly, walkable environment, which activates the streetscape with outdoor seating and gathering areas. The addition of parallel parking along Kenwood Road, not only supplies convenient retail parking, but it also forms a comfortable buffer between the street and pedestrian traffic.

Project signage will follow the underlying Downtown Zoning District signage regulations as defined in the Codified Ordinances for the Wall Signs of the Project. In addition, to facilitate the urban walkable streetscape, each commercial tenant will be permitted a pedestrian oriented blade sign at a maximum of 6 sf per side along the commercial streetscape. These pedestrian oriented signs, as well as light posts and landscape, will create a comfortable rhythm along the streetscape buffer.

Due to the scale of the project and its unique urban, walkable design, the Building Identification Signs will follow the Ground Signs provisions of the codes as defined by the "100 (feet) or more" categories in the signage tables, with the following modifications. Along Kenwood Road (approximately 800' of street frontage), three Ground Signs are to be permitted. One sign is to be located at the north end of the site, near the Laurel Drive access drive intersection; one at the "Central Park" near the Myrtle Avenue intersection; and one at the intersection of Cooper and Kenwood. Along Cooper Road (approximately 475' of street frontage), two additional Ground Signs are to be permitted. One sign is to be located at the mid-block service drive and one sign at the Blue Ash Avenue access drive.

The Residential uses have been pushed back from Kenwood Road to ensure the retail, restaurant, entertainment, and office uses maintain the visually dominant land use. The human scale is maintained by stepping the building back as to not overpower the street.

All of these factors strive to create a unique, market-driven, and mixed-use destination environment for the City of Blue Ash.

SECTION 2

CIVIL

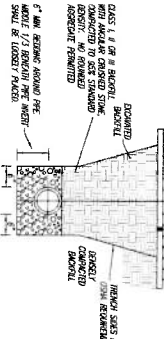
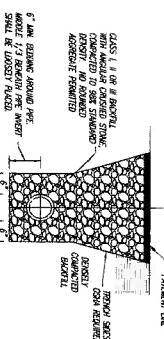
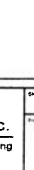
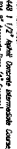
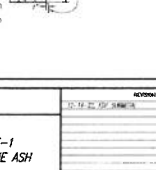
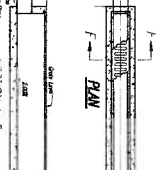
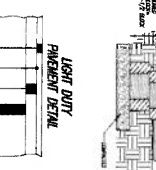
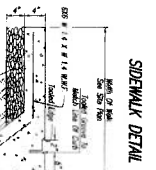
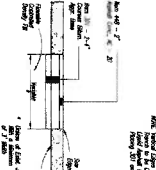
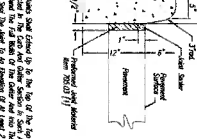
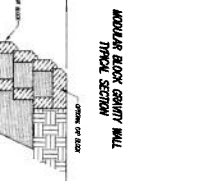
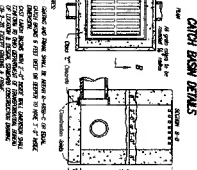
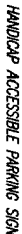
CITY OF BLUE ASH, OHIO

THE CONTRACTOR SHALL DESIGN, CONSTRUCT, INSTALL AND OPERATE A COMPREHENSIVE MONITORING AND RECORDING SYSTEM TO MONITOR AND RECORD THE PERFORMANCE OF THE REMEDIATION ACTIVITIES. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, INSTALL AND OPERATE A COMPREHENSIVE MONITORING AND RECORDING SYSTEM TO MONITOR AND RECORD THE PERFORMANCE OF THE REMEDIATION ACTIVITIES. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, INSTALL AND OPERATE A COMPREHENSIVE MONITORING AND RECORDING SYSTEM TO MONITOR AND RECORD THE PERFORMANCE OF THE REMEDIATION ACTIVITIES.

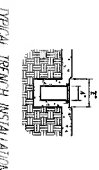
PHYSICAL PROPERTIES SHOULD BE: HARD SOLIDS, WHEN DURED; ACRYLIC PAINT CONTAINING DIBUTYLEL ADIPATE, DIMETHYL TOLUENE, LEAD & CHROMIUM FREE, READY MIXED COATING, WITH ITS 71-99-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PROPERTIES & LAKE FORMERS STRIVING TO BE WHITE, UNIFORM, STABLE TO BE BLUE, FULFILLING CROSSING LINES & NO UNIFORM ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM RE-PAINT THICKNESS OF 19 MILS.

ALL DITCH BANKS 2'-3' OR WIDER IN HEAVY WOODS TO MIN. 6' HEAVY DIRT TOP
100%

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE MARKS.

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Ord. No.	"A"	"C"
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6902	10"	15"
6903	12"	15"
6904	14"	17"
6905	17"	20"
6906	20"	23"
6907	23"	26"
6908	26"	29"



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 written authorization of Abenewable & Associated Inc.

ORDER TO OBTAIN NEW BIRTH RECORD INFORMATION
ORDER TO OBTAIN NEW BIRTH RECORD INFORMATION
ORDER TO OBTAIN NEW BIRTH RECORD INFORMATION
ORDER TO OBTAIN NEW BIRTH RECORD INFORMATION

SEEK TO OBTAIN NEW BOLD FOR ANCHORING DOWELL INFORMATION
SEEK TO PREPARE ANCHORING SPECIFICATIONS FOR DETENTION PILING

DOUGHERT CARLE DEVELOPMENT 10880 DEERFIELD RD. BLUE ASH, OH 45004 (513) 842-2359	DOUGHERT BEAVER DESIGN STUDIO, LLC C/O 300 N. MAIN STREET SUITE 200 BOWLING, OHIO 43002 (513) 233-3333	C/300 C/400 C/500 C/600 C/700	EROSION & SEDIMENT CONTROL PLAN EX CONDITIONS/DRAIN PLAN SITE LAYOUT & FLOODING PLAN GRADING, EROSION & SEDIMENT CONTROL PLAN UTILITY PLAN
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811
Call before you dig
1-800-362-2766

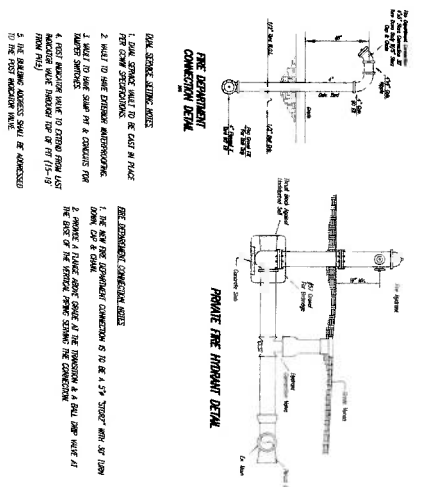
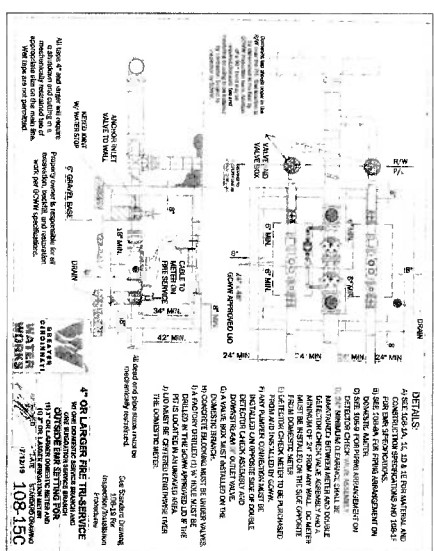
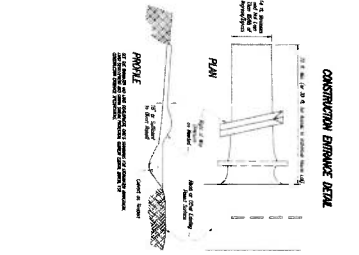
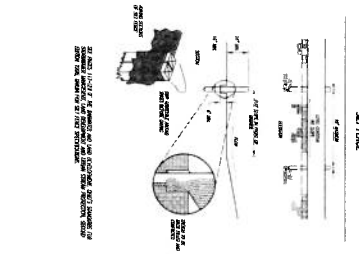
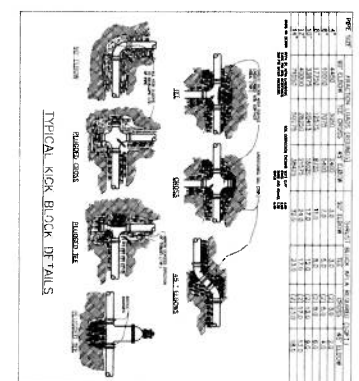
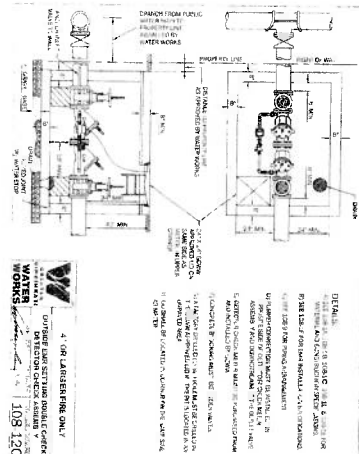
Ae **Abercrombie & Associates, Inc.**
Civil Engineering • Surveying
A111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-325-5787
www.abercrombie-associates.com

Sheet Title	TITLE SHEET
Project Title	THE BLUE SECTION-15, TOWN-4, E.RANGE-1 SYCAMORE TOWNSHIP, CITY OF BLUE ASH HAMILTON COUNTY, OHIO

REPLYING	Date
12-18-22 10:00 AM	8-19-22
	From: R
	J.C.
	Directed to
	CA
	With
	NONE

FINAL DEVELOPMENT PLAN





108-120

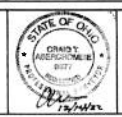


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Cincinnati, Ohio 45247
513-585-5767
www.abercombieandassociates.com

DETAIL SHEET
THE BLUE
SECTION-15, TOWN-4, E-RANGE-1
SYCAMORE TOWNSHIP, CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

DATE	6-19-22
DRAWN BY	J.C.
CHECKED BY	C.A.
SCALE	NONE

FINAL DEVELOPMENT PLAN



FOR THE CONSUMER PROTECTION BOARD
OF THE DISTRICT OF COLUMBIA

[illegible]

1. ANALYZE THE MEANS OF SOLI EXPOSURE DURING CONSTRUCTION ACTIVITY
2. ANALYZE THE DETERMINING OF SOLI EXPOSURE
3. ANALYZE SOLI EXPOSURE DURING THE USE OF SOLI EXPOSURE AND ANALYZE THE DETERMINING OF SOLI EXPOSURE
4. ANALYZE SOLI EXPOSURE DURING THE USE OF SOLI EXPOSURE AND ANALYZE THE DETERMINING OF SOLI EXPOSURE
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10. ANALYZE SOLI EXPOSURE DURING THE USE OF SOLI EXPOSURE AND ANALYZE THE DETERMINING OF SOLI EXPOSURE

[illegible]

<p>THE FOLLOWING INFORMATION APPLIES TO ALL PERSONS, REGARDLESS OF AGE, SEX, RACE, OR ETHNICITY, WHO ARE SUBJECT TO THE FOLLOWING:</p> <p>1. IDENTIFICATION: IDENTIFY YOURSELF TO THE OFFICER AS SOON AS YOU ARE STOPPED.</p> <p>2. COMPLIANCE: OBEY ALL INSTRUCTIONS OF THE OFFICER.</p> <p>3. RESISTANCE: DO NOT RESIST OR ATTEMPT TO RESIST. RESISTANCE WILL BE TREATED AS A VIOLATION OF THE LAW.</p> <p>4. USE OF FORCE: THE USE OF FORCE OR THREATS OF FORCE WILL BE TREATED AS A VIOLATION OF THE LAW.</p> <p>5. COOPERATION: COOPERATE WITH THE OFFICER AND PROVIDE ALL INFORMATION REQUESTED.</p> <p>6. RIGHTS: YOU HAVE THE RIGHT TO REMAIN SILENT. ANYTHING YOU SAY CAN BE USED AGAINST YOU IN COURT. YOU HAVE THE RIGHT TO TALK TO A LAWYER FOR ADVICE BEFORE ANY QUESTIONING. IF YOU CANNOT AFFORD A LAWYER, ONE WILL BE APPOINTED FOR YOU BEFORE ANY QUESTIONING IF YOU WANT. IF YOU ARE STOPPED, YOU WILL BE RELEASED IMMEDIATELY IF YOU ARE NOT UNDER SUSPICION OF A CRIME. IF YOU ARE NOT RELEASED IMMEDIATELY, YOU WILL BE TREATED AS A SUSPECT AND WILL BE TAKEN TO THE STATION.</p> <p>7. DISPOSABLE: DISPOSE OF ANY WEAPON OR OTHER DANGEROUS OBJECT IMMEDIATELY.</p>	<p>THESE RIGHTS ARE YOURS TO KNOW AND UNDERSTAND. IF YOU DO NOT UNDERSTAND THESE RIGHTS, YOU WILL BE TOLD THEM AGAIN. IF YOU ARE STOPPED, YOU WILL BE RELEASED IMMEDIATELY IF YOU ARE NOT UNDER SUSPICION OF A CRIME. IF YOU ARE NOT RELEASED IMMEDIATELY, YOU WILL BE TREATED AS A SUSPECT AND WILL BE TAKEN TO THE STATION.</p> <p>8. RIGHTS: YOU HAVE THE RIGHT TO REMAIN SILENT. ANYTHING YOU SAY CAN BE USED AGAINST YOU IN COURT. YOU HAVE THE RIGHT TO TALK TO A LAWYER FOR ADVICE BEFORE ANY QUESTIONING. IF YOU CANNOT AFFORD A LAWYER, ONE WILL BE APPOINTED FOR YOU BEFORE ANY QUESTIONING IF YOU WANT. IF YOU ARE STOPPED, YOU WILL BE RELEASED IMMEDIATELY IF YOU ARE NOT UNDER SUSPICION OF A CRIME. IF YOU ARE NOT RELEASED IMMEDIATELY, YOU WILL BE TREATED AS A SUSPECT AND WILL BE TAKEN TO THE STATION.</p> <p>9. DISPOSABLE: DISPOSE OF ANY WEAPON OR OTHER DANGEROUS OBJECT IMMEDIATELY.</p>
---	---

1. ANALYZE THE ACCOUNT OF RELATIONS WITH FOREIGN AND LOCAL BODIES, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
2. ANALYZE THE ACCOUNT OF RELATIONS WITH A COMPANY OR AN INTERNATIONAL GROUP OF COMPANIES, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
3. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
4. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
5. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
6. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
7. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
8. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
9. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.
10. ANALYZE THE ACCOUNT OF RELATIONS WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, OR WITH A GROUP OF PERSONS, WITH A VIEW TO THE DISCOVERY OF RELATIONS OF A HARMFUL, DANGEROUS AND/OR SCANDALOUS NATURE.

2. MODERATE, FROM MODERATE TO CLIMATE OF STRENGTH, FROM WEAK TO VERY STRONG, VERY STRONG.
3. MODERATE, FROM MODERATE TO CLIMATE OF STRENGTH, FROM WEAK TO VERY STRONG, VERY STRONG.
4. MODERATE, FROM MODERATE TO CLIMATE OF STRENGTH, FROM WEAK TO VERY STRONG, VERY STRONG.

[illegible]

- THE USE OF PHASE, TRACKS, AND PLOTTING TO COLLECT COMPARABLE DATA
- READING AERIAL AND A SATELLITE PHOTO FROM AN AIRCRAFT, OF THE SWATH AND CHANDLER (BY INSPIRATION) IN AN APPROPRIATE RESEARCH/REVIEW, ALONG WITH
- CURRENT USES OF COMPARABLE AIR PHOTO AND AERIAL DATA AND THEIR OWNERS AND PRODUCT FOR THE AIRCRAFT

[illegible]

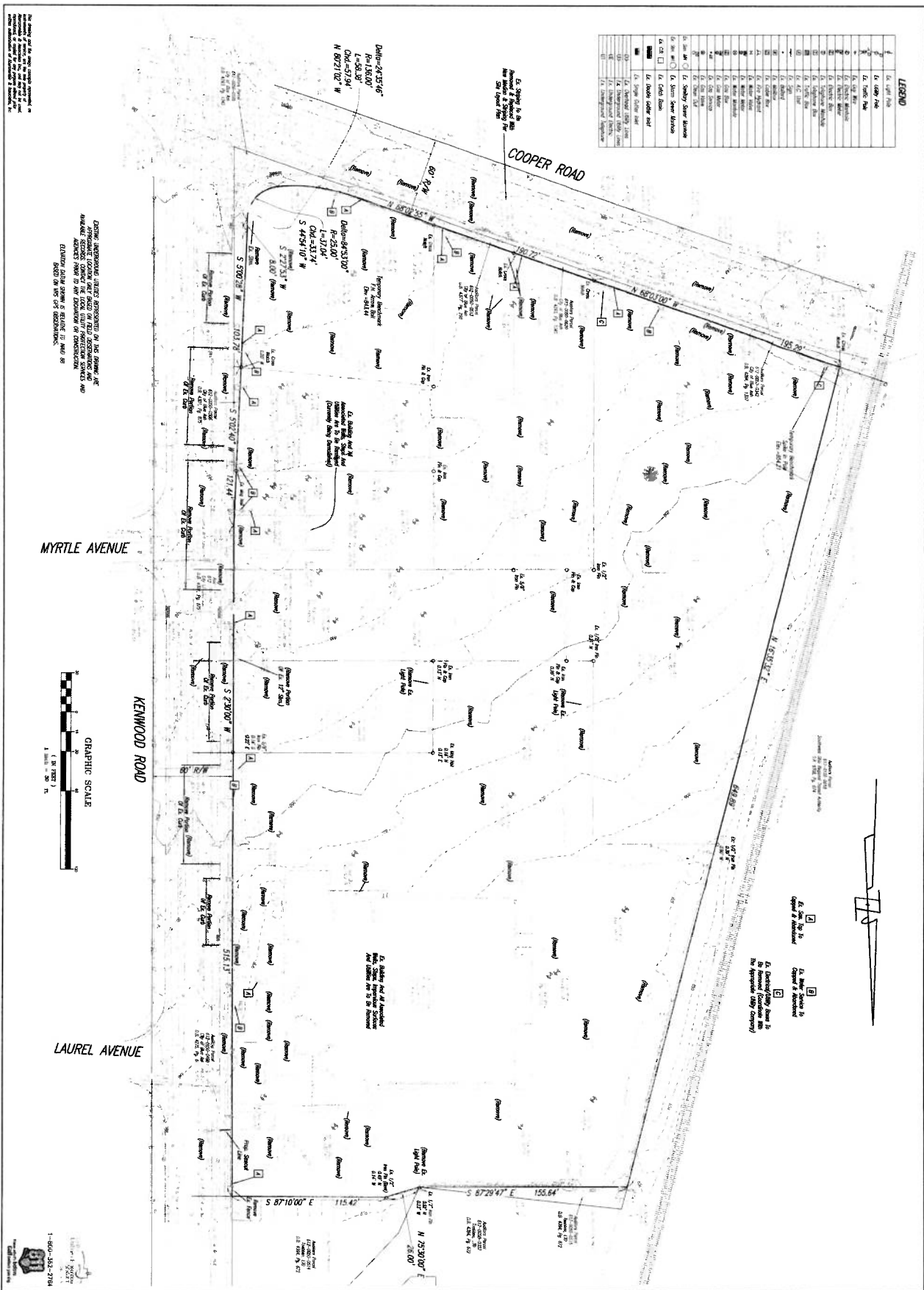
100

2004

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2004

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100	100. E. 100th Ave



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Cincinnati, OH 45244
513-545-2787
www.abercombie.com

EX. CONDITIONS & DEMO PLAN

THE BLUE
SECTION-15, TOWN-4, RANGE-1
SYCAMORE TOWNSHIP, CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

8-19-22

J.C.

C.A.

1" = 30'

FINAL DEVELOPMENT PLAN

PHOTOMETRIC

CIRCLE
DEVELOPMENT
BLUE ASH
MIXED-USE

testark
TESTARK
10000
10000
10000

CONTRACT NO. 10000
DATE 10/10/2020
PROJECT NO. 10000
SHEET NO. 10000

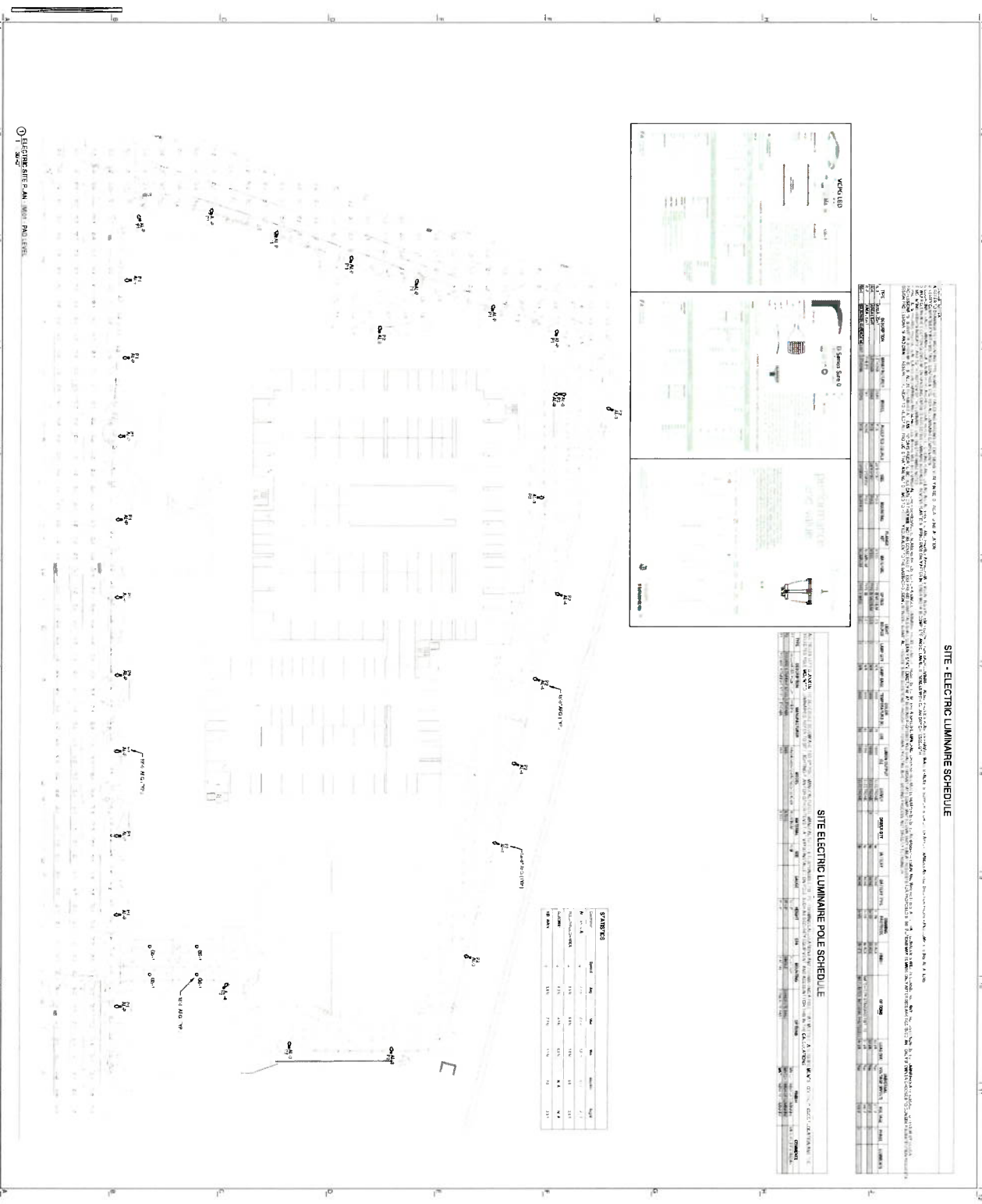
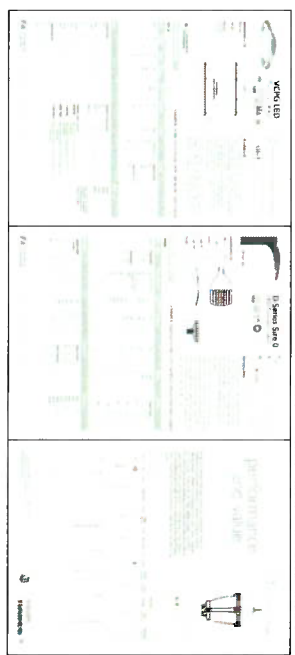


SITE - ELECTRIC LUMINAIRE SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
2	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
3	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
4	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
5	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
6	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
7	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
8	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
9	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
10	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00

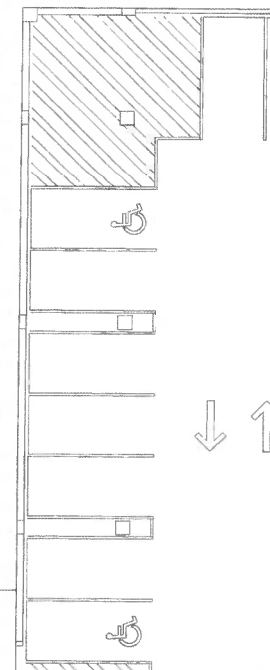
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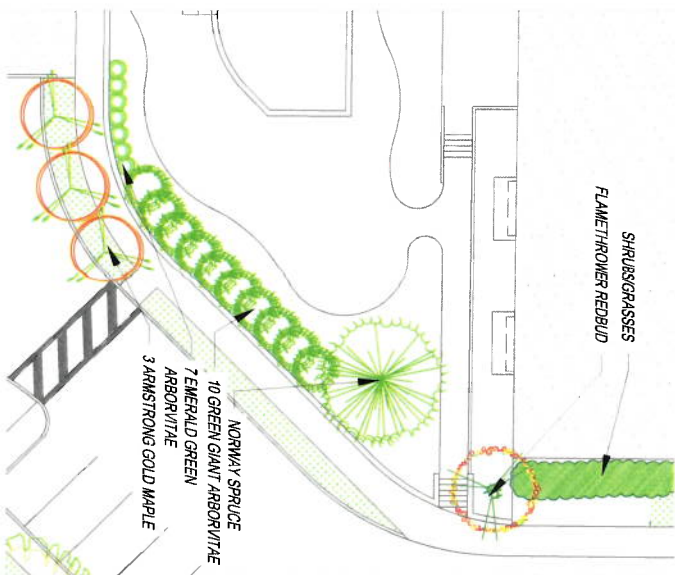
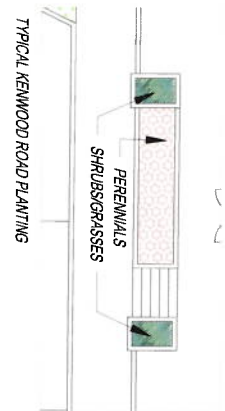
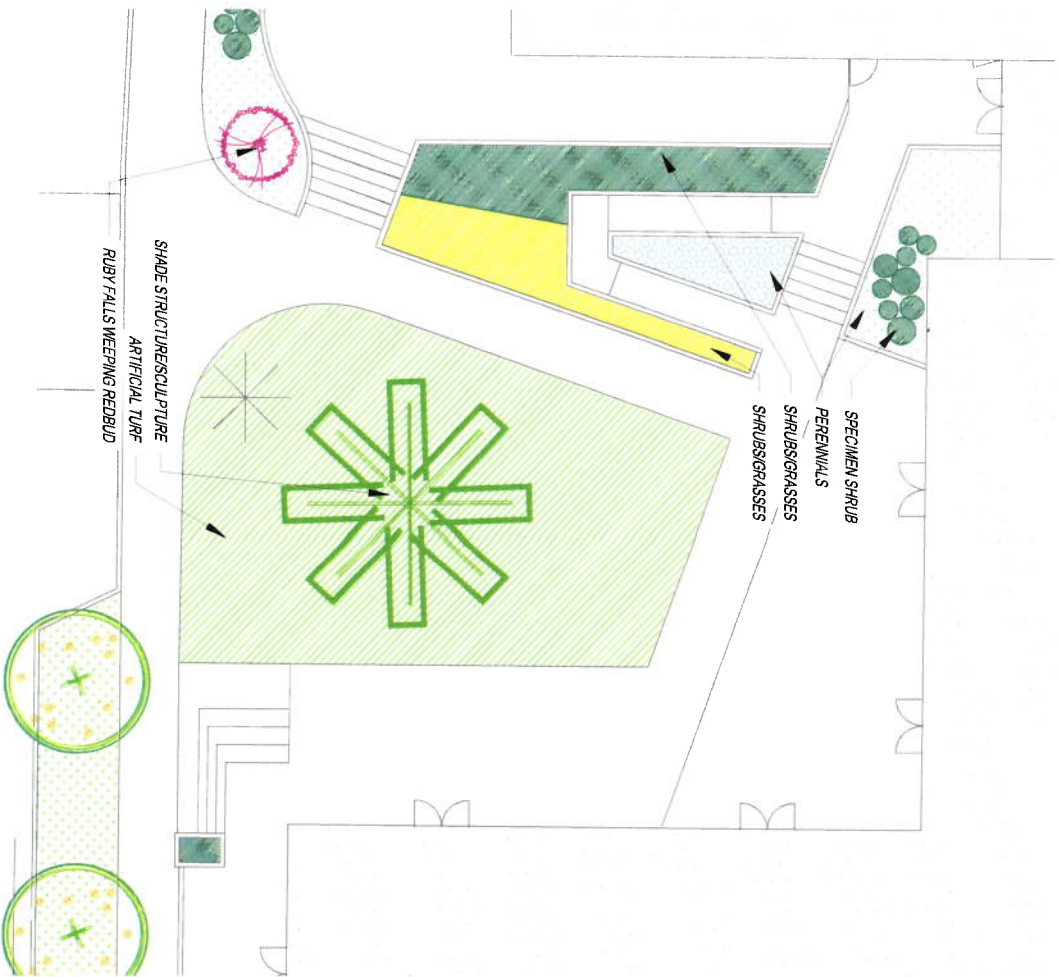
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
2	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
3	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
4	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
5	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
6	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
7	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
8	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
9	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00
10	15' TALL STREET LIGHT POLE	1	EA	1000.00	1000.00

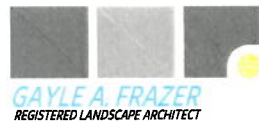
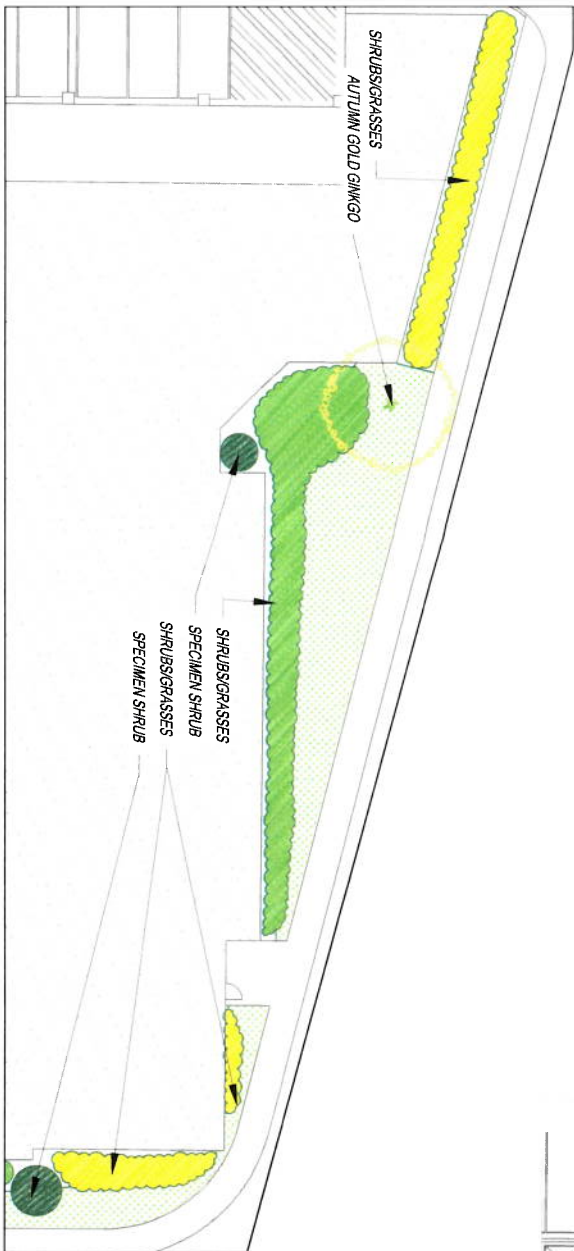
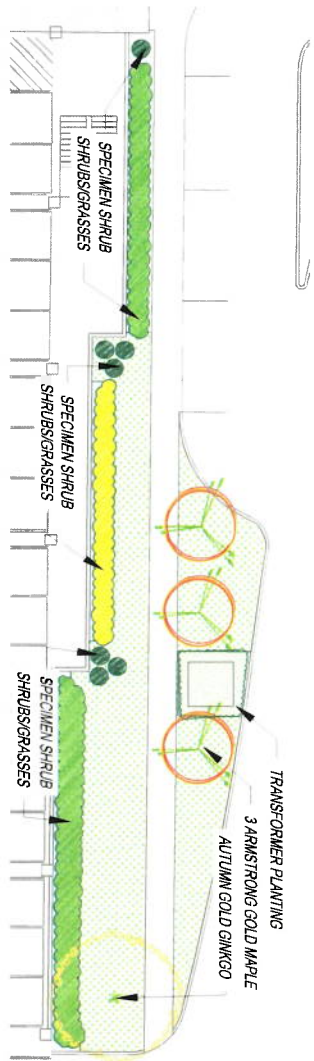


ELECTRIC SITE
PHOTOMETRIC
PLAN
E1.101

LANDSCAPE







THE BLUE
@ KENWOOD ROAD &
COOPER ROAD



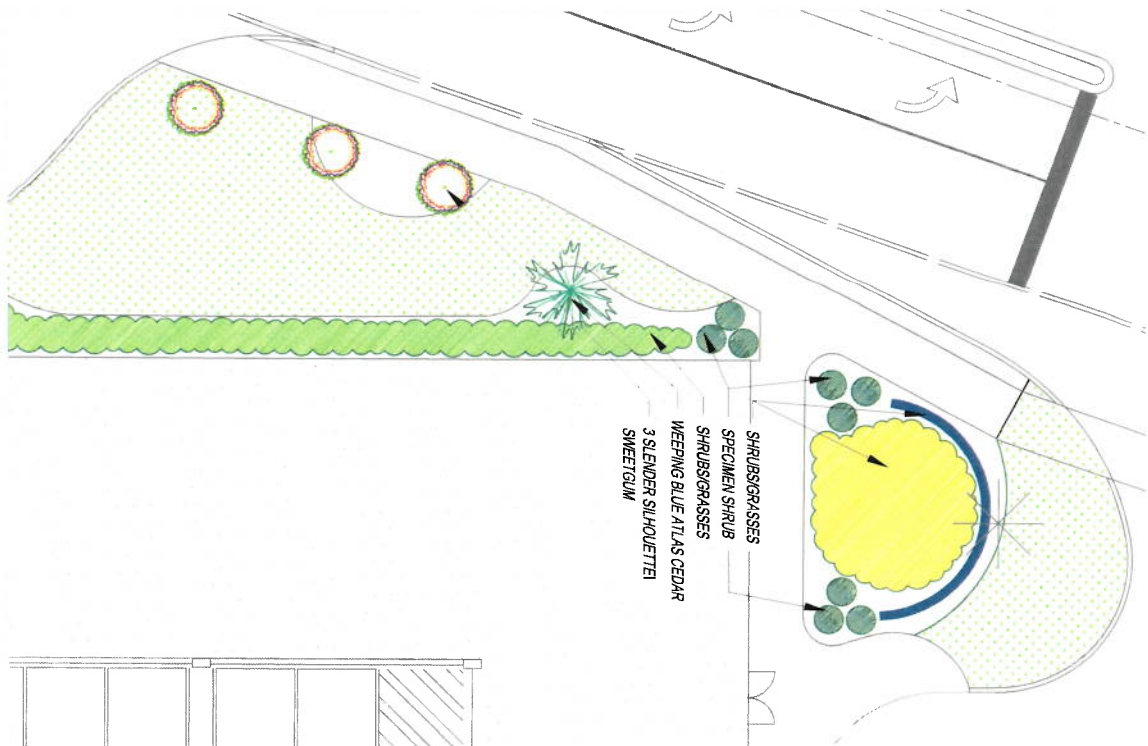
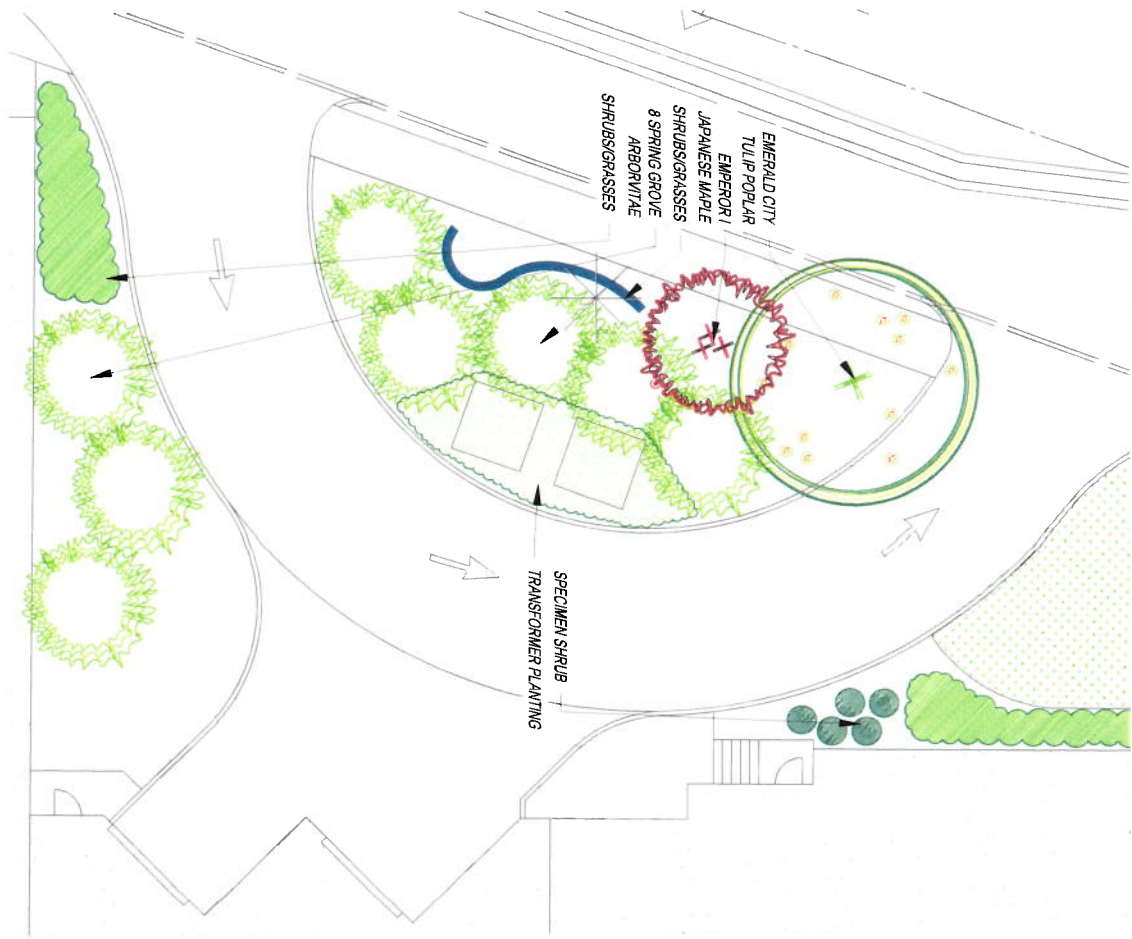
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PLAN

NOT TO SCALE

12.13.2022



L4



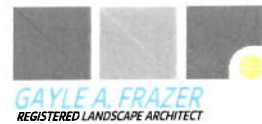
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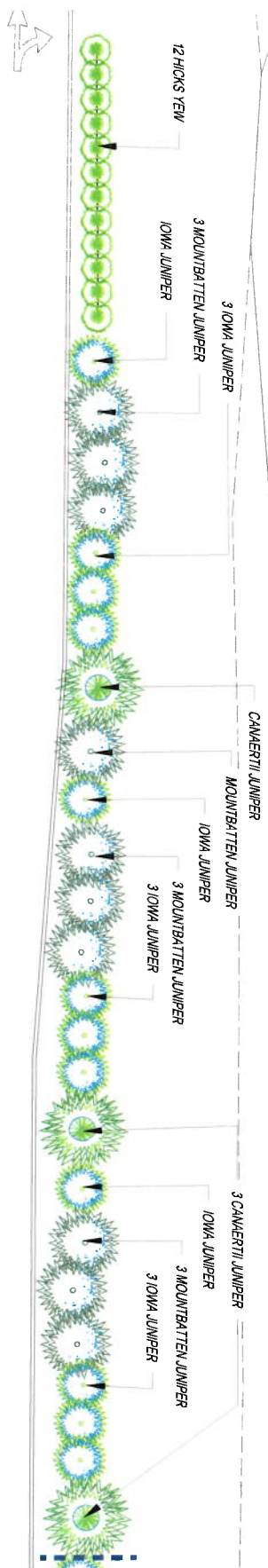
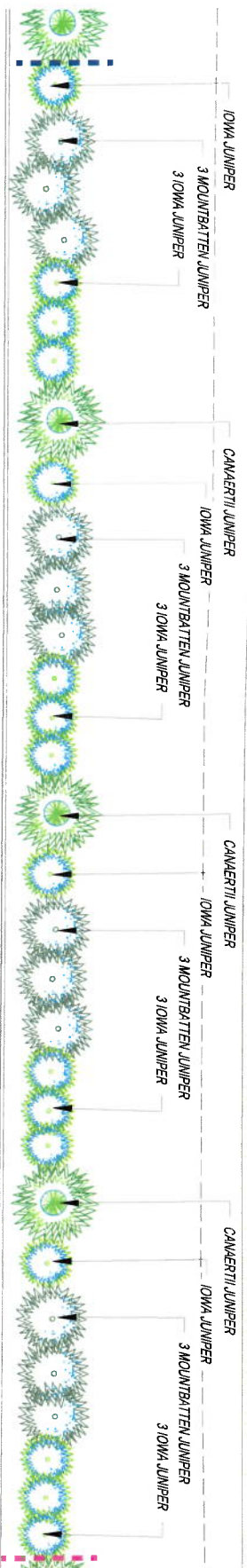
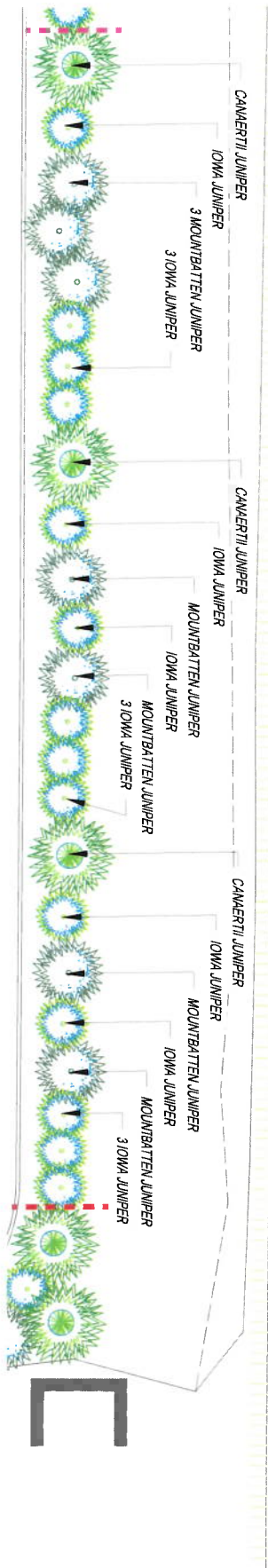
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12/13/2022

L5

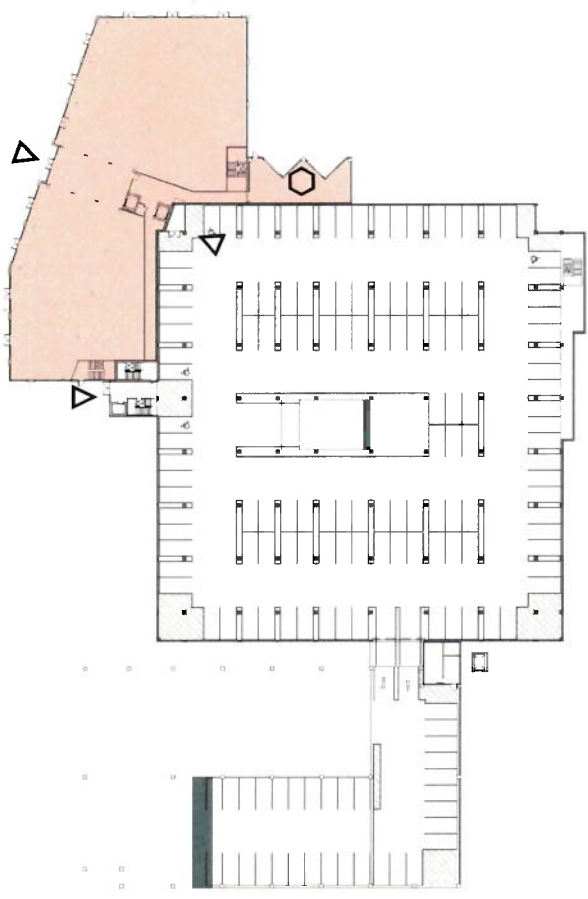
THE BLUE
@ KENWOOD ROAD &
COOPER ROAD



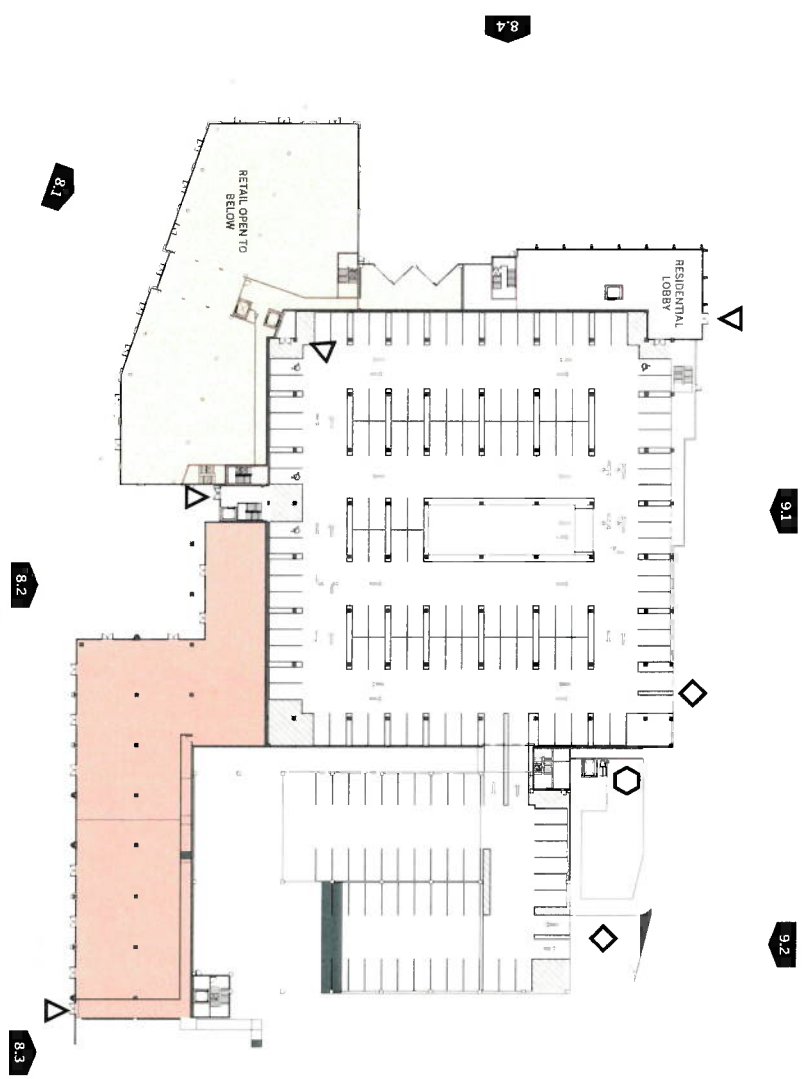


ARCHITECTURE

2.1 PLAN - LEVEL 01-A



3.1 PLAN - LEVEL 0+8
SCALE: 1/8" = 1'-0"



circle
ARCHITECTS & ENGINEERS
12001
NOT FOR CONSTRUCTION

reztaark
A-3 BUILDING PLANS

NOTE:

1. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

2. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

3. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

4. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

5. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

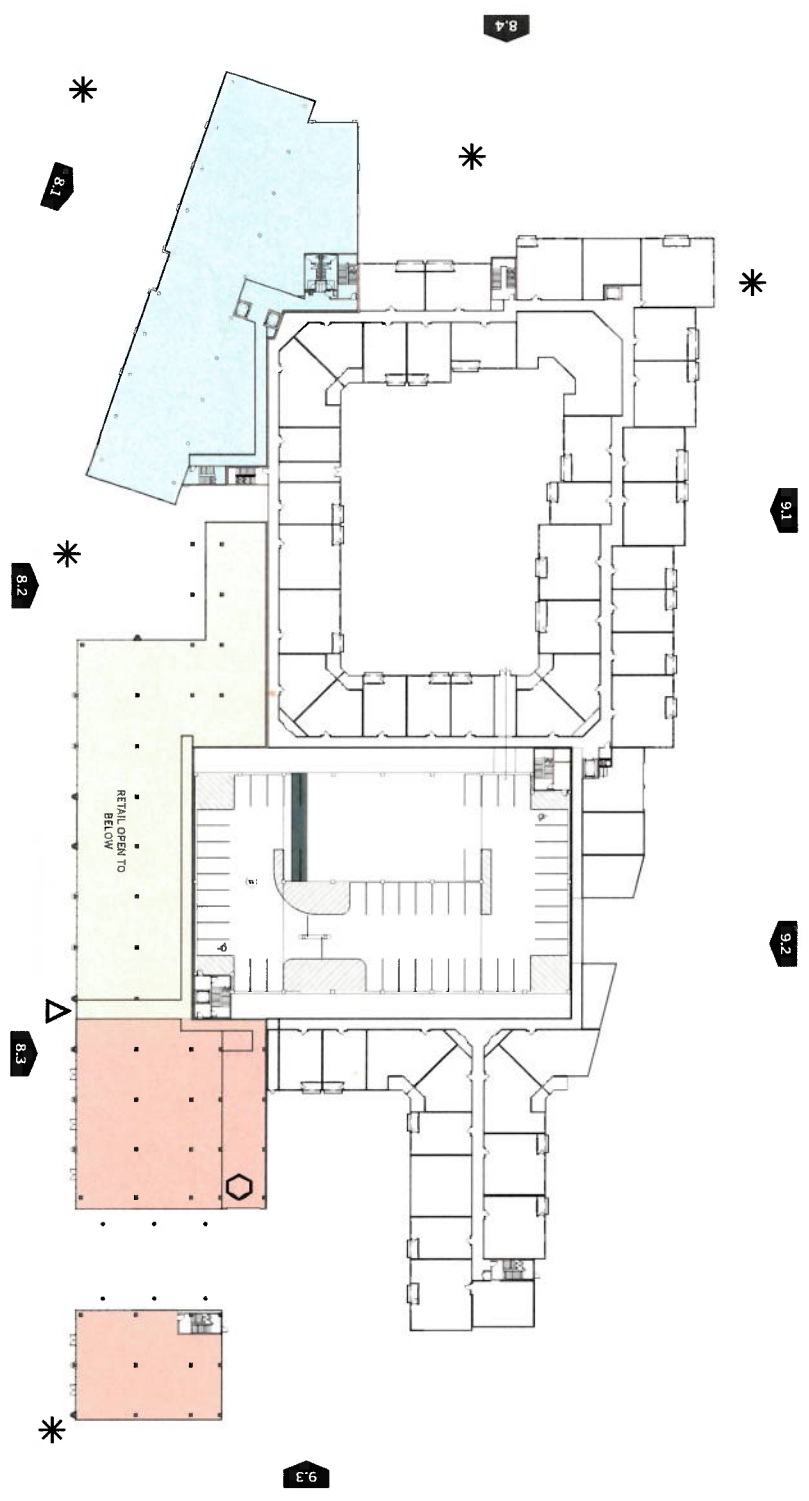
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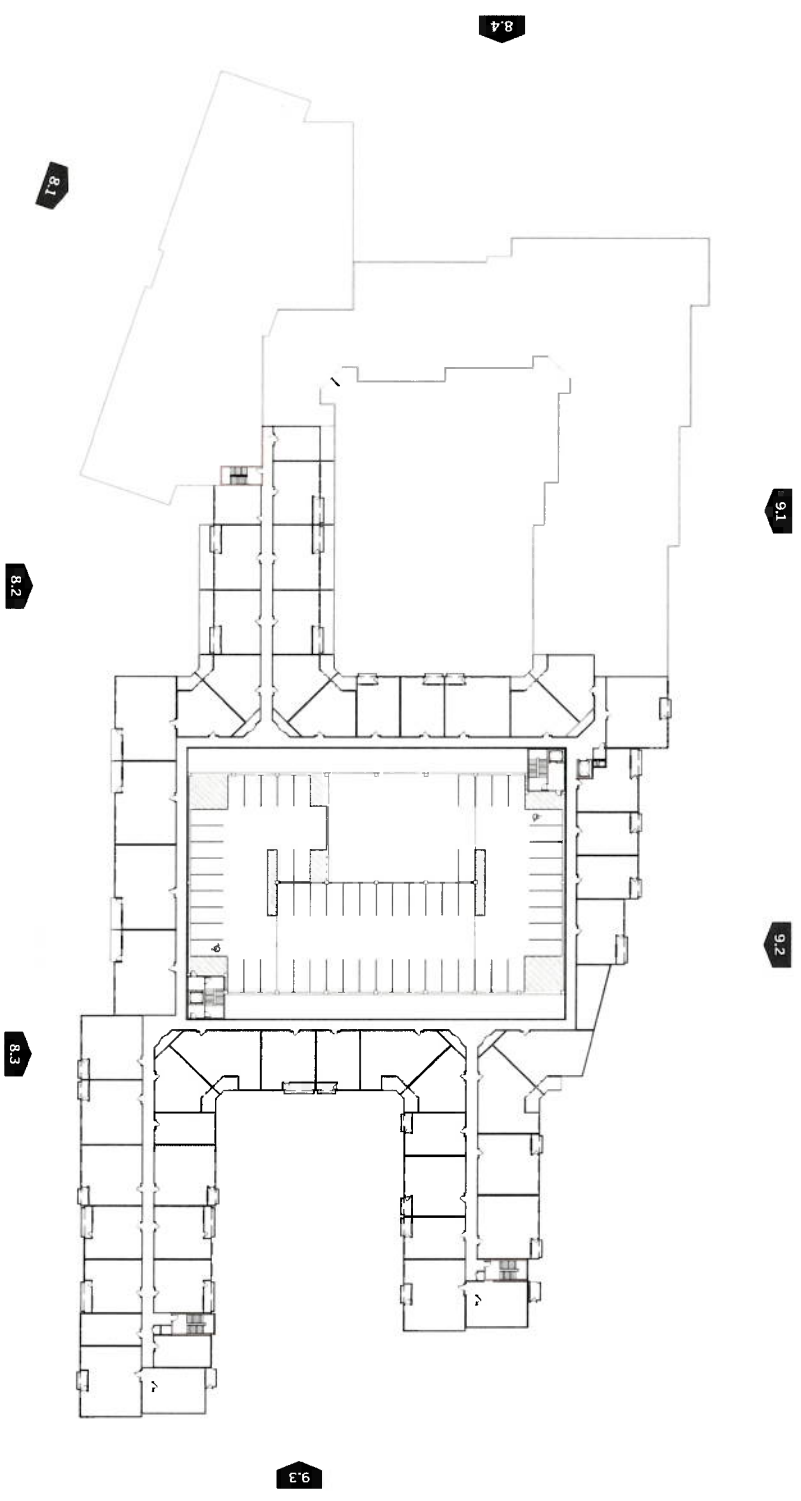
7. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

8. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

9. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.

10. SEE PLAN 0+8 FOR DETAILS OF CONSTRUCTION.





circle
 ARCHITECTS
 1000 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.CIRCLEARCHITECTS.COM

reztark
 A-7 BUILDING PLANS

NOT FOR CONSTRUCTION

STATE OF COLORADO
SEAL OF THE ARCHITECT
REZA REZAYAN
10001

DATE: 08/10/11

PROJECT: 1000 N. 10TH ST. SUITE 100

PROJECT NO.: 10001

PROJECT NAME: 1000 N. 10TH ST. SUITE 100

PROJECT ADDRESS: 1000 N. 10TH ST. SUITE 100

PROJECT CITY: DENVER, CO

PROJECT STATE: COLORADO

PROJECT ZIP: 80202

PROJECT PHONE: 303.733.1111

PROJECT FAX: 303.733.1111

PROJECT EMAIL: REZA@CIRCLEARCHITECTS.COM

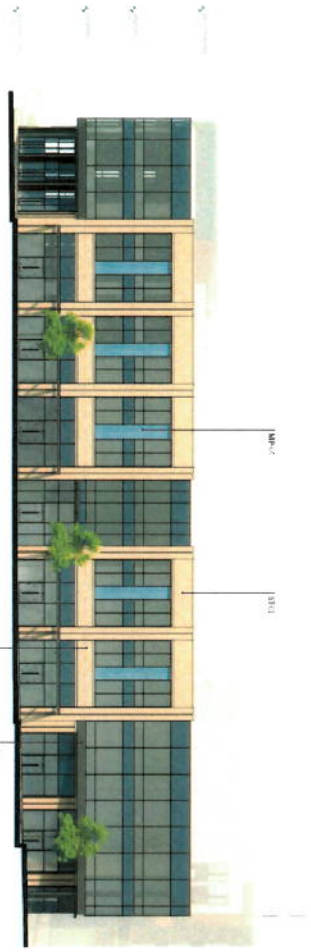
PROJECT WEBSITE: WWW.CIRCLEARCHITECTS.COM



8.4 ELEVATION - SOUTH - COOPER RD
SCALE: 1/8"



8.3 ELEVATION - EAST - KENWOOD RD - C
SCALE: 1/8"



8.1 ELEVATION - EAST - KENWOOD RD - A
SCALE: 1/8"



8.2 ELEVATION - EAST - KENWOOD RD - B
SCALE: 1/8"

NOTES

NO.	DATE	DESCRIPTION
1	10/10/2020	ISSUED FOR PERMIT
2	10/10/2020	ISSUED FOR PERMIT
3	10/10/2020	ISSUED FOR PERMIT
4	10/10/2020	ISSUED FOR PERMIT
5	10/10/2020	ISSUED FOR PERMIT
6	10/10/2020	ISSUED FOR PERMIT
7	10/10/2020	ISSUED FOR PERMIT
8	10/10/2020	ISSUED FOR PERMIT
9	10/10/2020	ISSUED FOR PERMIT
10	10/10/2020	ISSUED FOR PERMIT



NOT FOR CONSTRUCTION



SELECTED LAYOUT
A - 8 BUILDING ELEVATIONS
restart

