

RESOLUTION NO. 2023-14

APPROVING A FINAL DEVELOPMENT PLAN FOR A 6.2 ACRE  
PLANNED UNIT DEVELOPMENT "THE BLUE" AT THE  
NORTHWEST CORNER OF THE INTERSECTION OF  
KENWOOD ROAD AND COOPER ROAD IN THE DOWNTOWN  
ZONING DISTRICT

WHEREAS, John Bishop of Circle Development Co. has requested approval of a Final Development Plan for a Planned Unit Development and Zoning Map Amendment at the property consisting of the Hamilton County Auditor's parcels 612-0050-0341, 612-0050-0342, 612-0050-0343, 612-0050-0546, 612-0050-0345, 612-0050-0346, 612-0050-0489, 612-0050-0348, and 612-0050-0349 consistent with the provisions of Chapter 1137 of the Blue Ash Zoning Code; and

WHEREAS, the site is an approximately 6.2 acre site that has been cleared of previous structures; and

WHEREAS, the plan proposes to construct a mixed-use development consisting of approximately 250 apartment units, 90,000 square feet of commercial space, office uses, and two parking garages; and

WHEREAS, the proposed final development plan conforms to the Concept Development Plan approved by Ordinance 2022-07, August 11, 2022; and

WHEREAS, the applicant has submitted plans consistent with the requirements of Chapter 1185 of the Blue Ash Zoning, which consists of a project narrative and 31 pages of civil, landscaping, and architectural plans, building elevations, and perspective drawings prepared by the applicant and bearing the notation "Resolution No. 2023-14, February 9, 2023"; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in the minutes thereof dated January 5, 2023, has recommended approval of the Final Development Plan with the following conditions:

1. Applicant shall return to Planning commission for approval of the final Sign Plan.
2. Applicant shall return to Planning Commission for approval of the final Sculpture Plan.
3. Applicant shall return to Planning Commission for approval of the final design of the Corner Plaza, Center Park, and Cooper Road service drive.
4. The developer, at the direction of the City, shall be responsible for the design and construction of traffic signals at the Kenwood Road/Laurel Avenue intersection and at the Cooper Road/Blue Ash Road intersection to support Access Drive 1 and Access Drive 2 respectively.
5. The City Engineer shall evaluate the safety of the on-street parking and adjust as necessary.
6. Final building materials shall be presented to City Council.
7. The City Engineer shall reevaluate the need for a median on Cooper Road prior to the City Council meeting.
8. A sprinkler system be installed in all landscaped areas.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of “the Blue” a multistory, mixed-use building on approximately 6.2 acres at the northwest corner of the intersection of Kenwood Road and Cooper Road as described by a project narrative and 31 pages of civil, landscaping, and architectural plans, building elevations, and perspective drawings prepared by the applicant and bearing the notation “Resolution No. 2023-14, February 9, 2023” and subject to and specifically including all conditions, provisions, and restrictions as set forth in the application and in the minutes of the Planning Commission dated January 5, 2023.

SECTION II.

It is hereby determined that the proposed Final Development Plan will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 9<sup>th</sup> day of February 2023.

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Marc Sirkin, Mayor

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Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

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Bryan E. Pacheco, Solicitor



RESOLUTION NO. 2023-14 – **AMENDED**

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ACRE PLANNED UNIT DEVELOPMENT “THE BLUE” AT THE  
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KENWOOD ROAD AND COOPER ROAD IN THE  
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4. The developer, ~~at the direction of the City,~~ shall be responsible for the design and construction of ~~traffic signals at the Kenwood Road/Laurel Avenue intersection and at the Cooper Road/Blue Ash Road intersection to support Access Drive 1 and Access Drive 2 respectively~~ public infrastructure improvements as described in the development agreement.
5. ~~The City Engineer shall evaluate the safety of the on-street parking and adjust as necessary.~~
6. Final building materials shall be presented to City Council.
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This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 9<sup>th</sup> day of February 2023.

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Marc Sirkin, Mayor

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Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

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Bryan E. Pacheco, Solicitor

# THE BLUE FINAL DEVELOPMENT PLAN



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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



# FINAL DEVELOPMENT PLAN

## THE BLUE

### CITY OF BLUE ASH, OHIO

**GENERAL CONSTRUCTION NOTES**

**OVERALL:**  
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

TYPICAL PARKING SPACES ARE 9' WIDE AND 18' LONG, UNLESS OTHERWISE NOTED.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH ITS TT-PP-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

**UTILITY SPECIFICATION:**  
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603.

STEPS SHALL BE REQUIRED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS FOUR (4) FEET AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STANDARD CONSTRUCTION DRAWING MH-1.

ALL CATCH BASINS, INLETS & MANHOLES IN PAVED AREAS SHALL BE SLOPED ACCORDINGLY WITH FINAL PAVEMENT SURFACE PER GRADING PLAN.

ALL CATCH BASINS 2-3 OR LARGER IN PAVED AREAS TO HAVE 8" HEAVY DUTY TOP SLABS.

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC AND IRRIGATION WATER SERVICE TO BE TYPE "K" COPPER, UNLESS OTHERWISE NOTED. FIRE LINE TO BE DUCTILE IRON CLASS 53 (D.D.O.T. ITEM 748.01) OR PVC ANNA GOOD, (ODOT ITEM 748.02) UNLESS OTHERWISE NOTED. FIRE HYDRANTS TO BE "MUELLER" OR "KENNEDY" OR APPROVED EQUAL.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IT PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

UTILITY TRENCH BACKFILL SHALL BE PER THE DETAILS SHOWN ON THE PLANS.

**EROSION CONTROL:**  
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

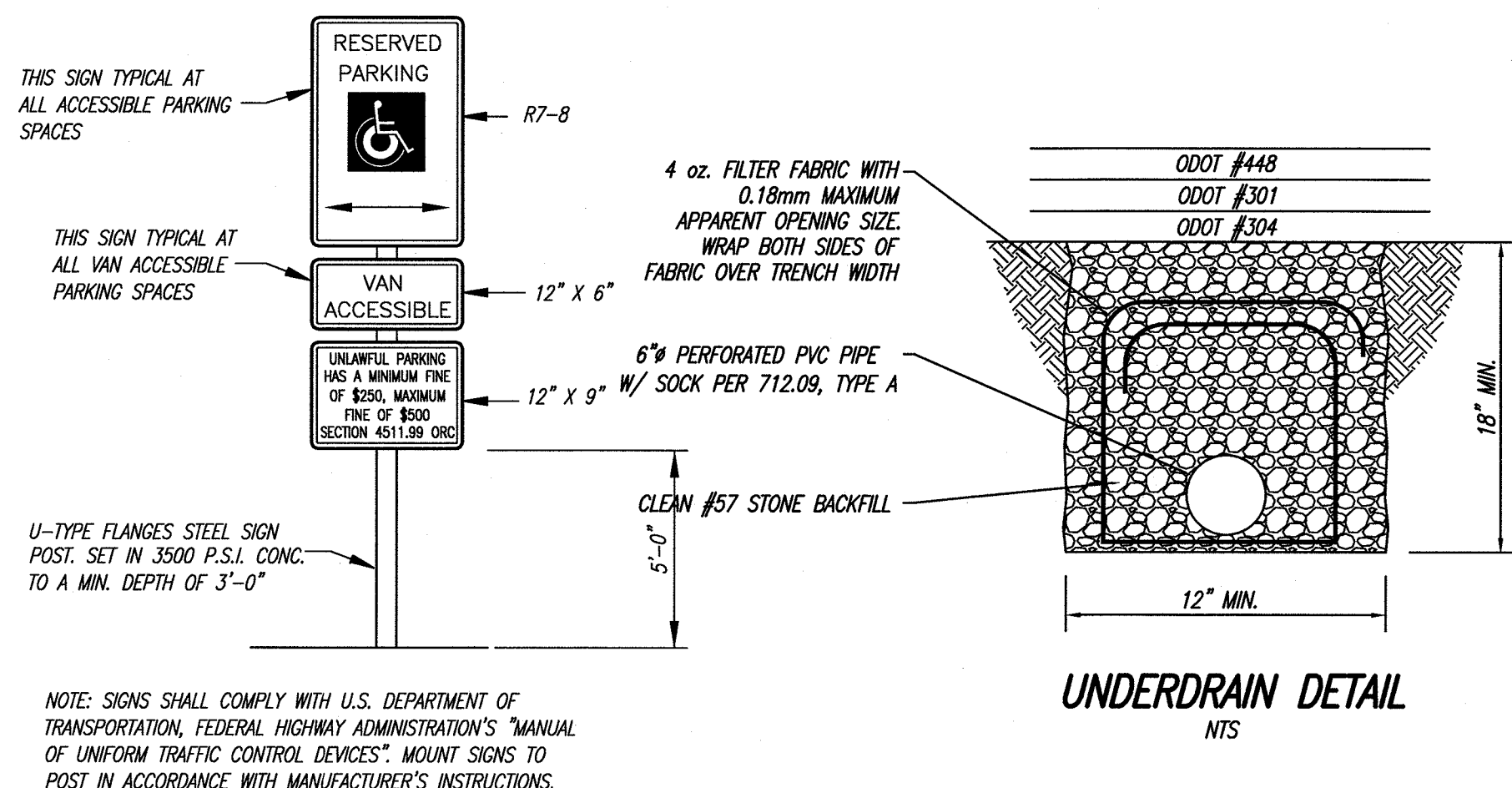
EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

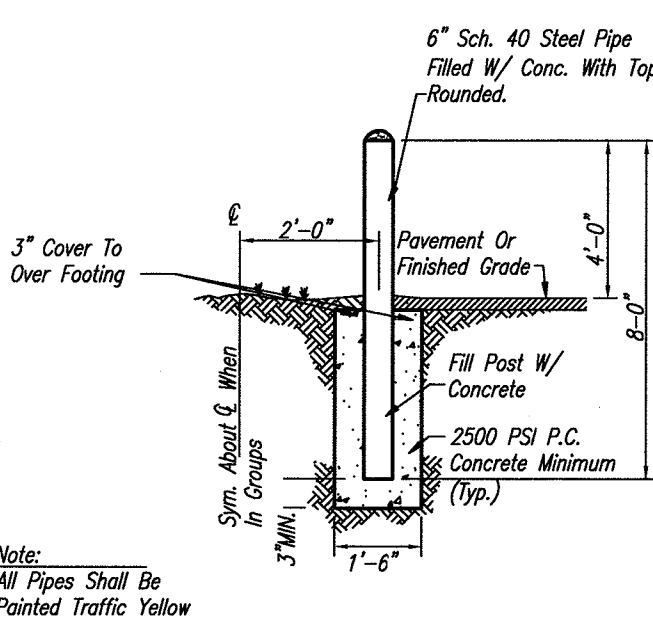
ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH OHIO RAINWATER AND LAND DEVELOPMENT MANUAL TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

ALL CATCH BASINS SHALL HAVE SEDIMENT INLET PROTECTION METHODS INSTALLED DURING CONSTRUCTION, USING THE DETAILS SHOWN ON THE PLAN.

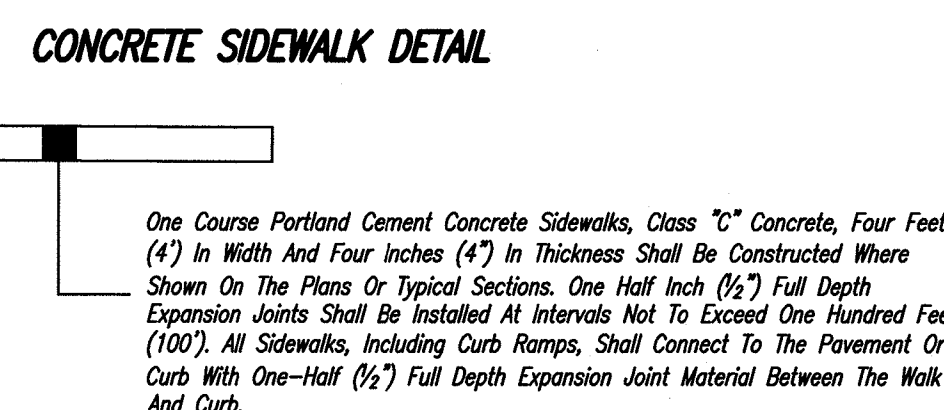
AN ASPHALT MULCH TIE DOWN AT THE RATE OF 5 GALLONS PER 1,000 SQUARE FEET SHALL BE USED.



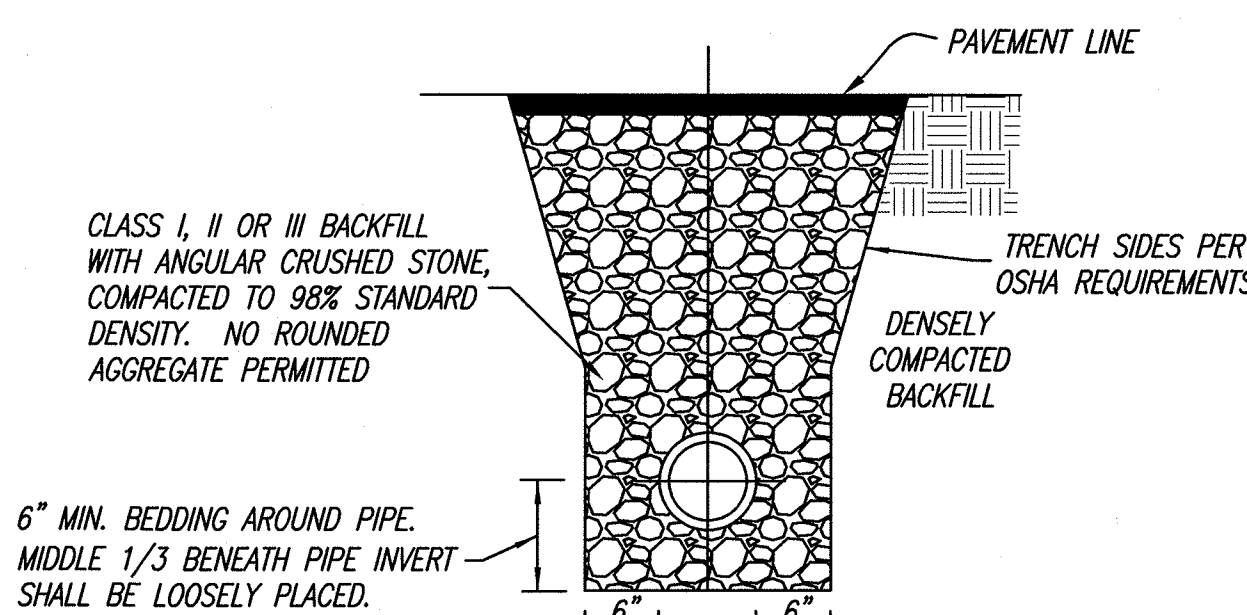
**HANDICAP ACCESSIBLE PARKING SIGN**



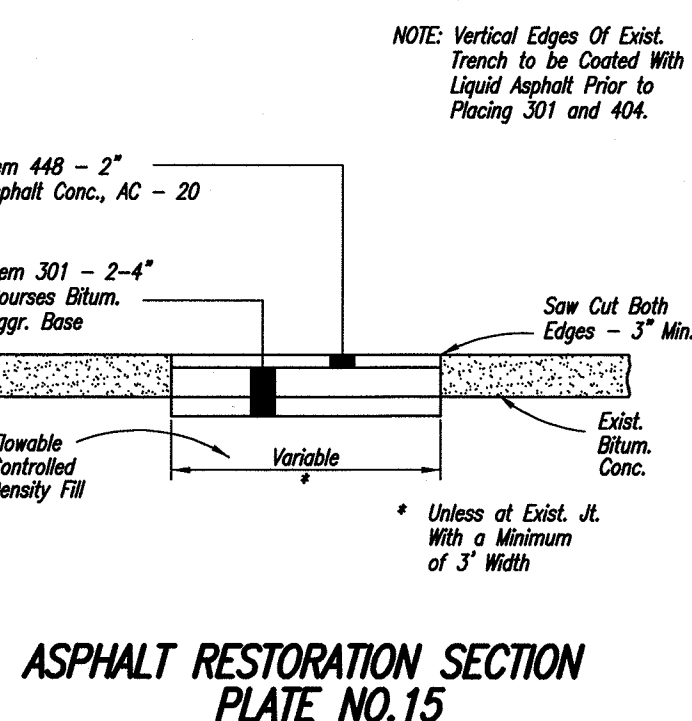
**PIPE BOLLARD**



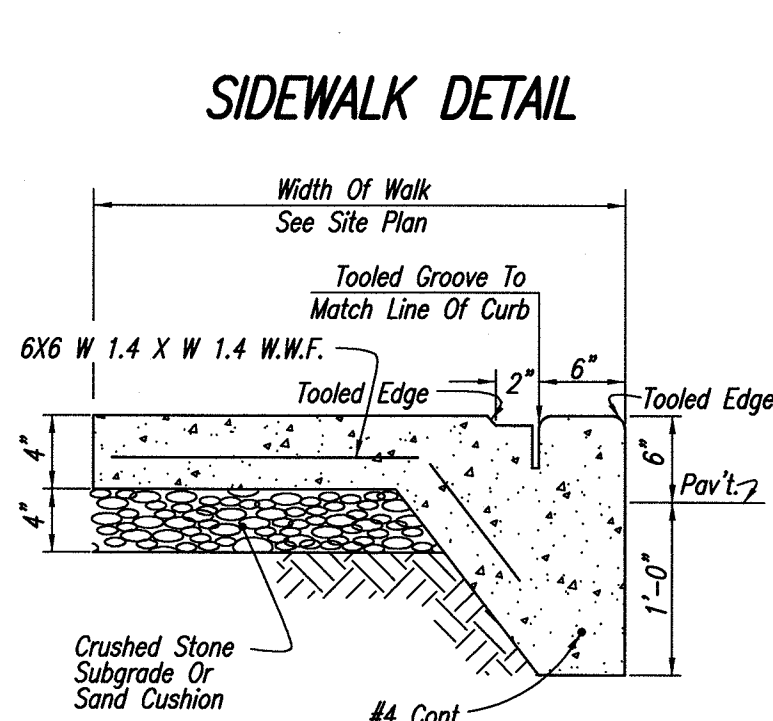
**STANDARD UTILITY TRENCH FOR PIPES UNDER PAVEMENT**



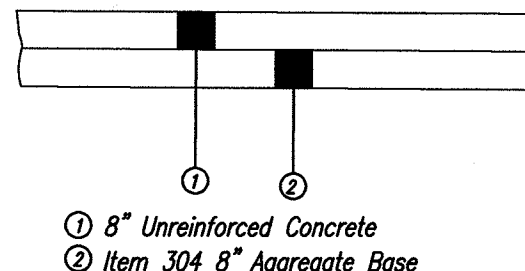
REFER TO O.D.O.T ITEM 603.04 FOR ADDITIONAL BEDDING INFORMATION  
REFER TO O.D.O.T ITEM 603.08 FOR ADDITIONAL BACKFILLING INFORMATION  
REFER TO PIPE MANUFACTURER SPECIFICATIONS FOR DETENTION PIPING



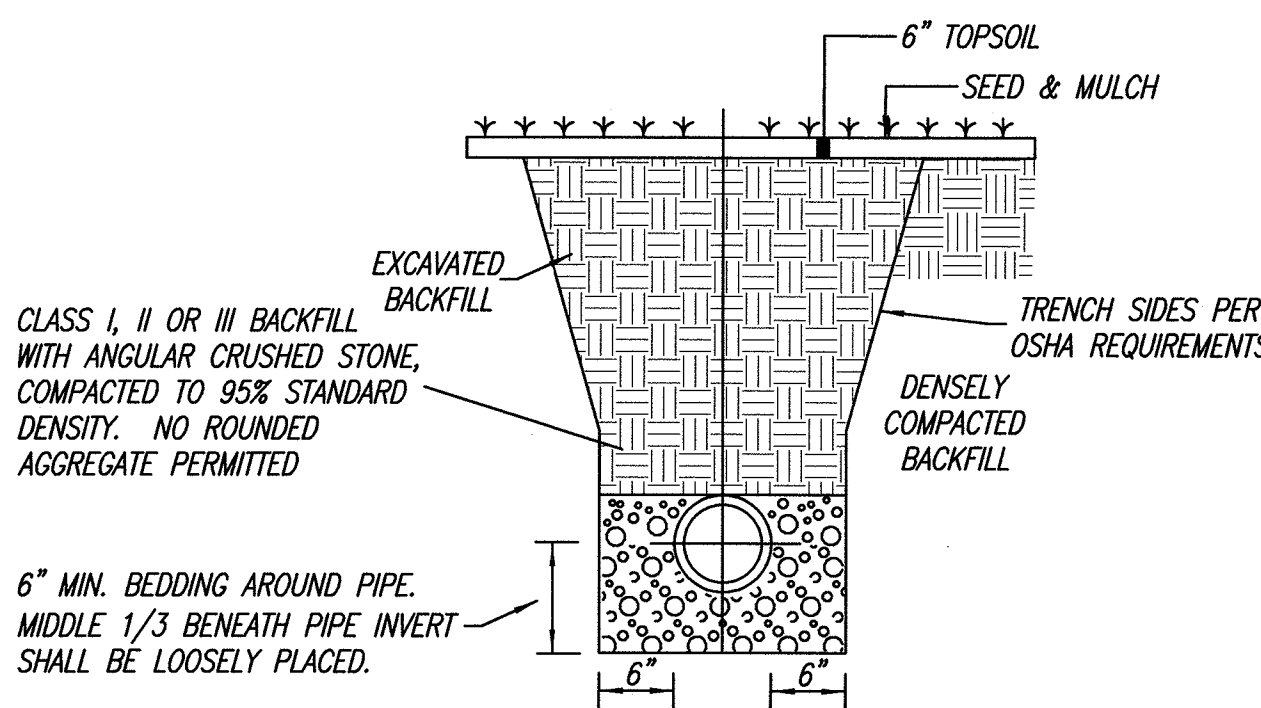
**ASPHALT RESTORATION SECTION PLATE NO. 15**



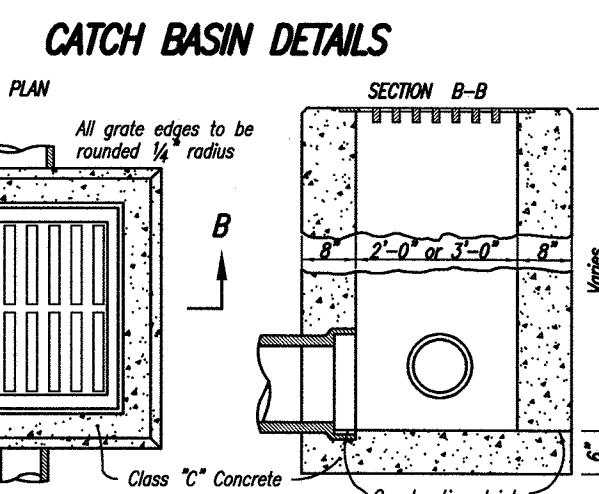
**HEAVY DUTY CONCRETE PAVEMENT DETAIL**



**STANDARD UTILITY TRENCH FOR PIPES NOT UNDER PAVEMENT**

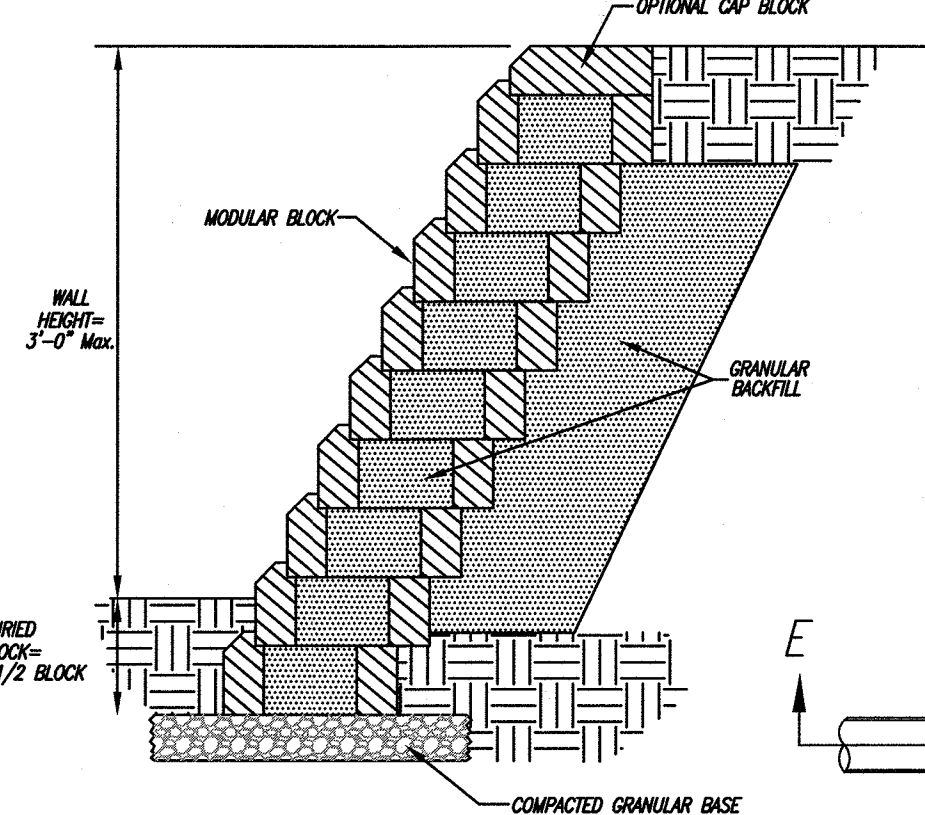


REFER TO O.D.O.T ITEM 603.04 FOR ADDITIONAL BEDDING INFORMATION  
REFER TO O.D.O.T ITEM 603.08 FOR ADDITIONAL BACKFILLING INFORMATION  
REFER TO PIPE MANUFACTURER SPECIFICATIONS FOR DETENTION PIPING

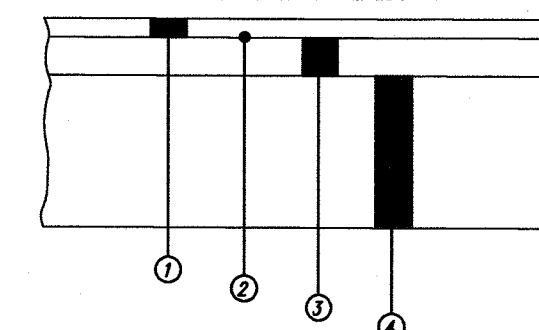


- NOTES:
- 1 - GRATING AND FRAME SHALL BE NEEHEE R-4859-C OR EQUAL.
  - 2 - CATCH BASINS 6 FEET DEEP OR DEEPER TO HAVE 3'-0" INSIDE DIMENSION.
  - 3 - CAST CATCH BASINS WITH 3'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-28, EXCEPT GRATING & FRAME.
  - 4 - CAST CATCH BASINS WITH 3'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-3, EXCEPT GRATING & FRAME.

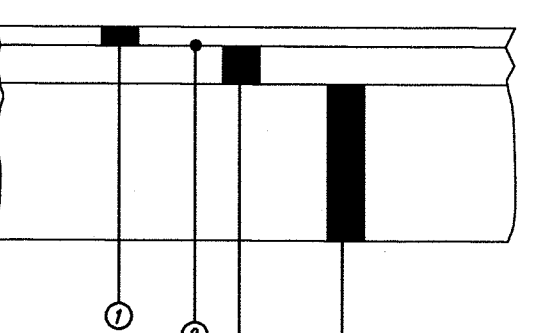
**MODULAR BLOCK GRAVITY WALL TYPICAL SECTION**



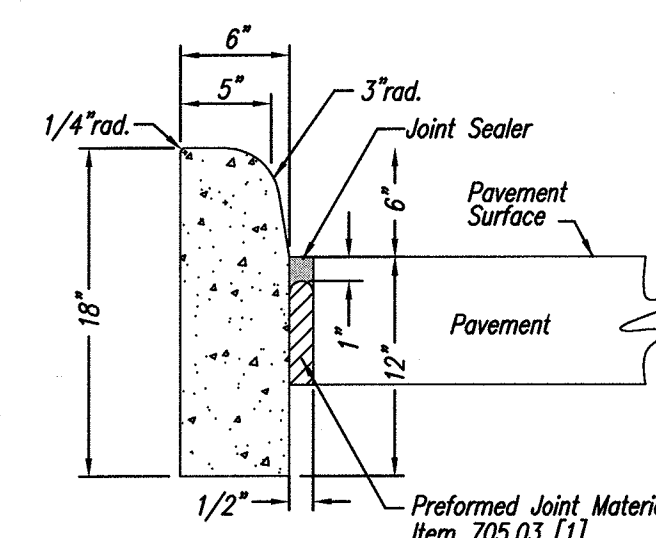
**LIGHT DUTY PAVEMENT DETAIL**



**HEAVY DUTY PAVEMENT DETAIL**



**TYPE 6 CONCRETE CURB**

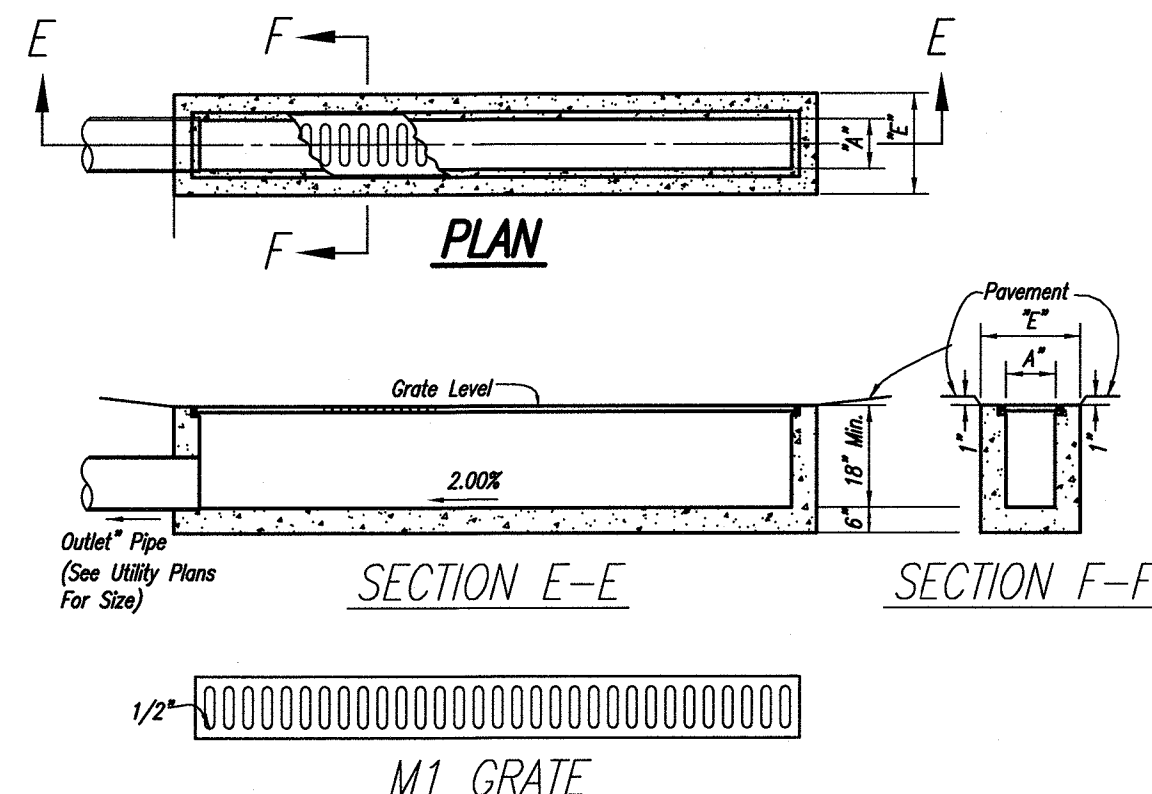


NOTES:

Joints: 1" Expansion Joints Shall Extend Up To The Top Of The Top Of The Curb And Shall Be Constructed In The Curb And Gutter Section In Such A Manner That The Joint Seal Will Extend The Full Width Of The Gutter And Into The Curb Face A Sufficient Distance To Seal The Joint To An Elevation Of At Least 2" Above The Flow Line Of The Gutter. Dowel Bars Shall Be Used In The Curb And Gutter Section At Expansion Joints And To The Surface Of The Pavement. Transverse Expansion Joint Material Shall Meet The Requirements Of Item 705.03.

[1] Expansion Joint Material And Joint Sealer Are Not Required For The Portion Of The Curb That Is Adjacent To A Flexible Pavement Type. Both Materials Are Required, As Detailed, For The Full Height Of Rigid Pavement And Concrete Bases.

**TRENCH DRAIN DETAIL**



East Jordan Iron Works 6900 Series

Cat. No.	"A"	"E"
6901	8"	11"
6902	10"	13"
6903	12"	15"
6904	14"	17"
6905	17"	20"
6906	20"	23"
6907	23"	26"
6908	26"	29"

**TYPICAL TRENCH INSTALLATION**

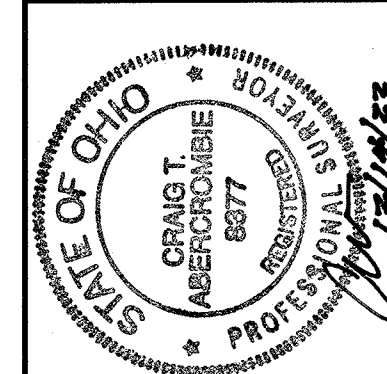
Note: Trench Grates Are Designed For Heavy Duty Service And AASHTO H20 Loading Conditions. Trench Grates And Frames Are Gray Cast Iron Per ASTM A48 Class 35B. Standard Trench Grates Are Furnished In 23 7/8" Lengths. Frames Are Furnished In 24", 36", And 48" Lengths. Bolted Trench Grate Assemblies Are Furnished In Standard 24" Sections. Bolts Are 1/2" Hex Head Stainless Steel With Flat Washers. Engineer Must Approve Alternate Trench Drain Information For Approved Equals.

**INDEX OF SHEETS**

- C/100 TITLE SHEET
- C/200 DETAIL SHEET
- C/300 EROSION & SEDIMENT CONTROL DETAILS
- C/400 EX. CONDITIONS/DEMO PLAN
- C/500 SITE LAYOUT & PAVING PLAN
- C/600 GRADING, EROSION & SEDIMENT CONTROL PLAN
- C/700 UTILITY PLAN

**DEVELOPER**  
CIRCLE DEVELOPMENT  
10988 DEERFIELD RD.  
BLUE ASH, OHIO 45242  
(513) 842-2359

**ARCHITECT**  
REZTARK DESIGN STUDIO, LLC  
601 MAIN STREET  
SUITE 200  
CINCINNATI, OHIO 45202  
(513) 233-3333



FINAL DEVELOPMENT PLAN

Date: 8-19-22  
Drawn By: J.C.  
Checked By: C.A.  
Scale: NONE

REVISIONS  
12-14-22, TYP. SUBMITTAL  
DSGM/CA-JSDM

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

Abercrombie & Associates, Inc.  
Civil Engineering + Surveying  
8111 Cheviot Road, Suite 200  
Cincinnati, Ohio 45247  
www.abercrombie-associates.com

Job No. 20-0027 C 100

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**EROSION AND SEDIMENT CONTROL**

A) STABILIZATION/RESTORATION PRACTICES THE OPERATOR SHALL INSTALL ALL PERIMETER & EROSION CONTROL MEASURES POSSIBLE, BEFORE PROJECT BEGINS AND AS NEEDED DURING THE CONSTRUCTION PROCESS AND INITIAL APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FOURTEEN (14) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY STREAM, FIRST ORDER OR LARGER, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATING SHALL BE USED.

B) STRUCTURAL PRACTICES STRUCTURAL PRACTICES SHALL BE USED TO CONTROL EROSION AND TRAP SEDIMENT FROM ALL SITES REMAINING DISTURBED FOR MORE THAN FOURTEEN (14) DAYS. SUCH PRACTICES MAY INCLUDE AMONG OTHERS SEDIMENT TRAPS, SEDIMENT BASINS, SILT FENCES, EARTH DIVERSION DIKES, CHECK DAMS AND STORM DRAIN INLET PROTECTION.

C) THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY ON AN ON-SITE INSPECTION.

1. TIMING: SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY. SEDIMENT PONDS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS DESTABILIZED.

2. SETTLING PONDS: CONCENTRATED STORM WATER RUNOFF FROM DISTURBED AREAS FLOWING AT RATES WHICH EXCEED THE DESIGN CAPACITY OF SEDIMENT FENCES OR DIVERSIONS DIRECTING RUNOFF TO SETTLING FACILITIES. SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

3. SEDIMENT BARRIERS: SHEET FLOW RUNOFF FROM DENUDATED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS, SUCH AS SEDIMENT FENCES OR DIVERSIONS DIRECTING RUNOFF TO SETTLING FACILITIES, SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

4. STREAM PROTECTION: STRUCTURAL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED ON SITE TO PROTECT ALL ADJACENT STREAMS, FIRST ORDER AND LARGER, FROM THE IMPACTS OF SEDIMENT RUNOFF.

5. OTHER EROSION AND SEDIMENT CONTROL PRACTICES SHALL PREVENT SEDIMENT FROM ENTERING STORM DRAIN SYSTEMS, UNLESS THE STORM DRAIN SYSTEM DRAINS TO A SETTLING POND. THESE PRACTICES SHALL DIVERT RUNOFF FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICABLE AND STABILIZE CHANNELS AND OUTFALLS FROM EROSION FLOWS.

MAINTENANCE ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. THE POLLUTION PREVENTION PLAN SHALL BE DESIGNED TO MINIMIZE MAINTENANCE REQUIREMENTS. THE APPLICANT SHALL PROVIDE A DESCRIPTION OF MAINTENANCE PROCEDURES NEEDED TO ASSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES.

INSPECTIONS AT A MINIMUM, PROCEDURES IN A PLAN SHALL PROVIDE THAT ALL EROSIONS AND SEDIMENT CONTROL ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY OTHER EVENT GREATER THAN 0.5 INCH OF RAIN PER 24 HOUR PERIOD. IN ADDITION, QUALIFIED INSPECTION PERSONNEL (PROVIDED BY THE PERMITTEE) SHALL CONDUCT A WEEKLY INSPECTION OF THE CONSTRUCTION SITE TO IDENTIFY AREAS CONTRIBUTING TO STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AND EVALUATE WHETHER MEASURES TO PREVENT EROSION AND CONTROL POLLUTANT LOADINGS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN ARE ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

THE PERMITTEE SHALL MAINTAIN FOR TWO (2) YEARS FOLLOWING THE SUBMITTAL OF THE N.O.T. A RECORD SUMMARIZING THE RESULTS OF THE INSPECTION, NAMES(A) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN AND A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE PLAN AND THE PERMIT AND IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

TECHNICAL STANDARD AND SPECIFICATIONS  
CRITICAL AREA PLANTING - PERMANENT SEEDING (PS)  
- DORMANT SEEDING (DS)

FOLLOWING EACH INSPECTION A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

- i. THE INSPECTION DATE
- ii. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
- iii. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;

TECHNICAL STANDARD AND SPECIFICATIONS  
CRITICAL AREA PLANTING - TEMPORARY SEEDING (TS)

THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH THE APPROPRIATE RAPID GROWING PLANTS.

- PURPOSES
- 1. TO REDUCE THE EROSION AND SEDIMENTATION BY STABILIZING DISTURBED AREAS WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR LESS.
- 2. TO REDUCE PROBLEMS ASSOCIATED WITH MUD OR DUST FROM BARE SOIL SURFACES DURING CONSTRUCTION.
- 3. TO REDUCE SEDIMENT RUNOFF TO DOWNSTREAM AREAS AND IMPROVE THE VISUAL RESOURCES OF THE CONSTRUCTION AREA.

CONDITIONS WHERE PRACTICE APPLIES

- PLANNING CONSIDERATIONS
- 1. PROTECT THE AREA FROM EXCESS RUNOFF AS NECESSARY WITH DIVERSIONS, GRASSED WATERWAYS, TERRACES, OR SEDIMENT BASINS.
- 2. EVALUATE THE CAPABILITIES AND LIMITATIONS OF THE SOIL TO BE SEED. SPECIAL ATTENTION NEEDS TO BE GIVEN TO SOIL PH, TEXTURE, INTERNAL WATER MOVEMENT, STEEPNESS, AND STABILITY IN ORDER TO PLAN THE APPROPRIATE TREATMENT.
- 3. PLANT SPECIES SHOULD BE SELECTED ON THE BASIS OF SOIL TYPE, PLANNED USE OF THE AREA, AND THE AMOUNT OR DEGREE OF MAINTENANCE THAT CAN BE DEVOTED TO THE AREA IN THE FUTURE.
- 4. FERTILIZER, LIME, SEEDBED PREPARATION, SEED COVERAGE, MULCH, AND IRRIGATION SHOULD BE USED AS NECESSARY TO PROMOTE QUICK PLANT GROWTH.
- 5. VEGETATION CANNOT NOT BE EXPECTED TO PROVIDE EROSION CONTROL COVER AND PREVENT SOIL SURFACE ON A SOIL THAT IS NOT STABLE DUE TO ITS STRUCTURE, WATER MOVEMENT, OR EXCESSIVE SLOPE.

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**SPECIFICATIONS**

3. PLANT SPECIES SHOULD BE SELECTED ON THE BASIS OF QUICK GERMINATION, GROWTH, AND TIME OF YEAR TO BE SEED.

4. FERTILIZER, LIME, SEEDBED PREPARATION, SEED COVERAGE, MULCH, AND IRRIGATION SHOULD BE USED AS NECESSARY TO PROMOTE QUICK PLANT GROWTH.

I. SITE PREPARATION  
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND ANCHORING.  
B. INSTALL THE NEEDED EROSION CONTROL PRACTICES PRIOR TO SEEDING SUCH AS DIVERSIONS, TEMPORARY WATERWAYS FOR DIVERSIONS OUTLETS, AND SEDIMENT BASINS.

II. SEEDBED PREPARATION  
A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH 5.5 OR LOWER) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SQUARE FEET OR TWO TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE. FOR BEST RESULTS MAKE A SOIL TEST.

B. FERTILIZER (IN LIEU OF A SOIL TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS PER 1000 SQUARE FEET OR 500-600 POUNDS PER ACRE OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.  
C. WORK THE LIME AND FERTILIZER INTO THE SOIL WITH A DISK HARROW, SPRINGTOOTH HARROW, OR SIMILAR TOOLS TO A DEPTH OF TWO INCHES. ON SLOPING AREAS THE FINAL OPERATION SHALL BE ON THE CONTOUR.

III. SEEDING  
A. SPECIES SELECTION 1 PER 1000 SQUARE FEET PER ACRE

Table with 3 columns: DATE, SPECIES, QUANTITY. Rows include MARCH 1 TO AUGUST 15TH, PERENNIAL RYEGRASS, TALL FESCUE, and AUGUST 16 TO NOVEMBER 12, RYE OR WHEAT OR PERENNIAL RYEGRASS, TALL FESCUE.

1) OTHER SEED SPECIES MAY BE SUBSTITUTED CHECK WITH THE LOCAL SCS OFFICE FOR RECOMMENDATIONS.

2) AFTER NOVEMBER 1, USE MULCH ONLY. SEE STANDARD AND SPECIFICATIONS FOR MULCHING.

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. SLURRY MAY INCLUDE SEED AND FERTILIZER. PREFERABLY ON A FIRM, MOST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE INCH. SEED RYEGRASS NO NO DEEPER THAN ONE-FOURTH INCH.

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

IV. MULCHING  
A. MULCHING SHALL BE APPLIED TO PROTECT THE SOIL AND PROVIDE A BETTER ENVIRONMENT FOR PLANT GROWTH.

B. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS (TWO TO THREE BALES) PER 1000 SQUARE FEET.

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

D. MULCH ANCHORING METHODS:  
1. MECHANICAL - USE A DISK, CRUMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL.

2. ASPHALT EMULSION - APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.

3. MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. USE IN AREAS OF WATER CONCENTRATION TO HOLD MULCH IN PLACE.

V. IRRIGATION  
IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

TECHNICAL STANDARD AND SPECIFICATIONS  
CRITICAL AREA PLANTING - PERMANENT SEEDING (PS)  
- DORMANT SEEDING (DS)

STANDARD DEFINITION  
THE ESTABLISHMENT OF PERENNIAL VEGETATION ON DISTURBED AREAS BY PLANTING SEED.

PURPOSES  
1. TO REDUCE THE EROSION AND SEDIMENTATION YIELD FROM DISTURBED AREAS.

2. TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICALLY ADAPTABLE TO SITE CONDITIONS, AND ALLOWS SELECTION OF THE MOST APPROPRIATE PLANT MATERIALS.

CONDITIONS WHERE PRACTICE APPLIES  
1. DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL.

2. ROUGH GRADED AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR SEVERAL MONTHS OR MORE.

PLANNING CONSIDERATIONS  
1. PROTECT THE AREA FROM EXCESS RUNOFF AS NECESSARY WITH DIVERSIONS, GRASSED WATERWAYS, TERRACES, OR SEDIMENT BASINS.

2. EVALUATE THE CAPABILITIES AND LIMITATIONS OF THE SOIL TO BE SEED. SPECIAL ATTENTION NEEDS TO BE GIVEN TO SOIL PH, TEXTURE, INTERNAL WATER MOVEMENT, STEEPNESS, AND STABILITY IN ORDER TO PLAN THE APPROPRIATE TREATMENT.

3. PLANT SPECIES SHOULD BE SELECTED ON THE BASIS OF SOIL TYPE, PLANNED USE OF THE AREA, AND THE AMOUNT OR DEGREE OF MAINTENANCE THAT CAN BE DEVOTED TO THE AREA IN THE FUTURE.

4. FERTILIZER, LIME, SEEDBED PREPARATION, SEED COVERAGE, MULCH, AND IRRIGATION SHOULD BE USED AS NECESSARY TO PROMOTE QUICK PLANT GROWTH.

5. VEGETATION CANNOT NOT BE EXPECTED TO PROVIDE EROSION CONTROL COVER AND PREVENT SOIL SURFACE ON A SOIL THAT IS NOT STABLE DUE TO ITS STRUCTURE, WATER MOVEMENT, OR EXCESSIVE SLOPE.

**SPECIFICATIONS**

I. SITE PREPARATION  
A. SOIL MATERIAL SHOULD CONSIST OF AT LEAST 25 PERCENT SILT AND CLAY TO PROVIDE AN ADEQUATE AMOUNT OF MOISTURE HOLDING CAPACITY. AN EXCESSIVE AMOUNT OF POROUS SAND WILL CONSISTENTLY PROVIDE SUFFICIENT MOISTURE FOR GOOD GROWTH REGARDLESS OF OTHER SOIL FACTORS.

B. WHERE COMPACTED SOILS OCCUR, THEY SHOULD BE BROKEN UP SUFFICIENTLY TO CREATE A FAVORABLE ROOTING DEPTH OF 6-8 INCHES.

C. STOCKPILE TOPSOIL TO APPLY TO SITES THAT ARE OTHERWISE UNSUITED FOR ESTABLISHING VEGETATION.

D. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING APPLICATION AND ANCHORING, AND MAINTENANCE AFTER THE GRADING OPERATION SPREAD TOPSOIL WHERE NEEDED.

E. INSTALL THE NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRASSED WATERWAYS, AND SEDIMENT BASINS.

II. SEEDBED PREPARATION  
A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL AND SUBSOIL, 100 POUNDS PER 1000 SQUARE FEET OR TWO TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE. FOR BEST RESULTS MAKE A SOIL TEST.

B. FERTILIZER (IN LIEU OF A SOIL TEST RECOMMENDATION) APPLY 25 POUNDS PER 1000 SQUARE FEET OR 1000 POUNDS PER ACRE OF 10-10-10 OR 12-12-12 ANALYSIS. FOR BEST RESULTS MAKE A SOIL TEST.  
C. WORK THE LIME AND FERTILIZER INTO THE SOIL WITH A DISK HARROW, SPRINGTOOTH HARROW, OR OTHER SUITABLE FIELD EQUIPMENT TO A DEPTH OF THREE INCHES. ON SLOPING LAND THE FINAL OPERATION SHALL BE ON THE CONTOUR.

III. SEEDING  
A. SELECT A SPECIES OR MIXTURE APPROPRIATE FOR THE SITE.

Table with 3 columns: KIND OF SEED 1/, SEEDING DATES 2/, PER 1000 SQUARE FT. PER ACRE. Rows include PERMANENT SEEDING, CREEPING RED FESCUE, DOMESTIC RYEGRASS, TALL FESCUE, and RYE OR WHEAT OR PERENNIAL RYEGRASS.

1. PERMANENT SEEDING  
A. CREEPING RED FESCUE, PLUS DOMESTIC RYEGRASS PLUS KENTUCKY BLUEGRASS 1/2 LB. 3/ 20 LBS.

B. TALL FESCUE MARCH-MAY AUG-SEPT. 1 LB. 3/ 40 LBS.

C. DWARF TURF-TYPE FESCUE 1/2 LB. 3/ 40 LBS. 3/

2. SPECIAL SEEDINGS-STEEP BANKS OR CUTS  
A. TALL FESCUE MARCH-MAY AUG-SEPT. 1 LB. 40 LBS.

B. CROWNVECH PLUS MARCH-MAY AUG-SEPT. 1/4 LB. 10 LBS.

C. FLAT PEA PLUS 1/2 TALL FESCUE MARCH-MAY AUGUST 1/2 LB. 20 LBS.

3. WATERWAYS AND ROAD DITCHES  
A. TALL FESCUE MARCH-MAY 1 LB. 40 LBS.

1) OTHER SEED SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES. CHECK WITH LOCAL SCS OFFICE FOR RECOMMENDATIONS.

2) THESE SEEDING DATES ARE IDEAL. WITH THE USE OF MULCH AND IRRIGATION, SEEDINGS COULD BE MADE ANY TIME THROUGHOUT THE GROWING SEASON.

3) THE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THE MIXTURE IS TO BE USED AS A LAWN.

4) THE DWARF OR TURF-TYPE FESCUES ARE MUCH SHORTER AND HAVE FINER LEAVES THAN THE TALL FESCUES. IT IS MUCH BETTER SUITED FOR LAWN-TYPE AREAS THAN TALL FESCUES.

B. DORMANT SEEDING  
SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.

THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":  
1. FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY SEED MIXTURE. INCREASE THE SEEDING RATES BY 50 PERCENT FOR THIS TYPE OF SEEDING.

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

C. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOST SEEDBED. COVER TO A DEPTH OF 1/4 TO 1/2 INCH.

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

IV. MULCHING  
A. MULCH SHALL BE APPLIED TO PROTECT THE SOIL AND PROVIDE A BETTER ENVIRONMENT FOR PLANT GROWTH.

B. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS (TWO TO THREE BALES) PER 1000 SQUARE FEET.

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

**D. MULCH ANCHORING METHODS**

1. MECHANICAL - USE A DISK, CRUMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL.

2. ASPHALT EMULSION - APPLY AT A RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.

3. MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. USE IN AREAS OF WATER CONCENTRATION TO HOLD MULCH IN PLACE.

V. MAINTENANCE  
1) MAINTENANCE IS A VITAL FACTOR IN MAINTAINING AN ADEQUATE VEGETATIVE EROSION CONTROL COVER.

2) IF STAND IS OVER 60 PERCENT DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER, SEEDBED PREPARATION, SEEDING RECOMMENDATIONS, AND MULCHING RECOMMENDATIONS.

**TABLE 1 MAINTENANCE FERTILIZATION AND MOWING FOR PERMANENT SEEDING FERTILIZER RATE**

Table with 5 columns: MIXTURE, FORMULA, LBS./AC, LBS./1000, TIME MOWING. Rows include CREEPING RED FESCUE, TALL FESCUE, DWARF TURF, and FLAT PEA AND CROWNVECH WITH FESCUE.

FLAT PEA AND CROWNVECH WITH FESCUE 0-20-20 400 10 SPRING YEARLY FOLLOWING ESTABLISHMENT AND EVERY 4-7 YEARS THEREAFTER

GRADING AND EROSION CONTROL SCHEDULE  
EARLY SEPTEMBER 2018 TO LATE SEPTEMBER 2018 - INSTALL PERIMETER EROSION CONTROLS. COMMENCE CLEARING AND GRUBBING OPERATIONS ON SITE.

SEPTEMBER 2018 TO NOVEMBER 2018 - UTILITY INSTALLATION & FINAL GRADING.

LATE OCTOBER TO NOVEMBER 2018 - FINAL GRADING & PAVING, FINAL STABILIZATION OF EROSION & SEDIMENT CONTROLS PRIOR TO HOME CONSTRUCTION.

**MAINTENANCE TIMELINES**

IF AN INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SETTLING POND IT MUST BE REPAIRED OR MAINTAINED WITHIN THREE DAYS OF INSPECTION. SEDIMENT SETTLING PONDS MUST BE REPAIRED OR MAINTAINED WITHIN TEN DAYS OF THE INSPECTION.

IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SMP3 MUST BE AMENDED AND THE NEW CONTROL PRACTICE MUST BE INSTALLED WITHIN TEN DAYS OF THE INSPECTION.

IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE CONTAINED IN PART III.G.1.g OF THE OHIO EPA GENERAL PERMIT, THE CONTROL PRACTICE MUST BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD MUST CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.

POST-CONSTRUCTION MAINTENANCE SCHEDULE FOR WATER QUALITY BASINS

Table with 2 columns: SCHEDULE, ACTIVITY. Rows include MONTHLY, ANNUALLY, SEMI-ANNUALLY, 3-7 YEARS, and 15-20 YEARS.

MONTHLY: MOW BANKS AND CLEAN TRASH AND DEBRIS FROM OUTLET STRUCTURE. ADDRESS ANY ACCUMULATION OF HYDROCARBONS.

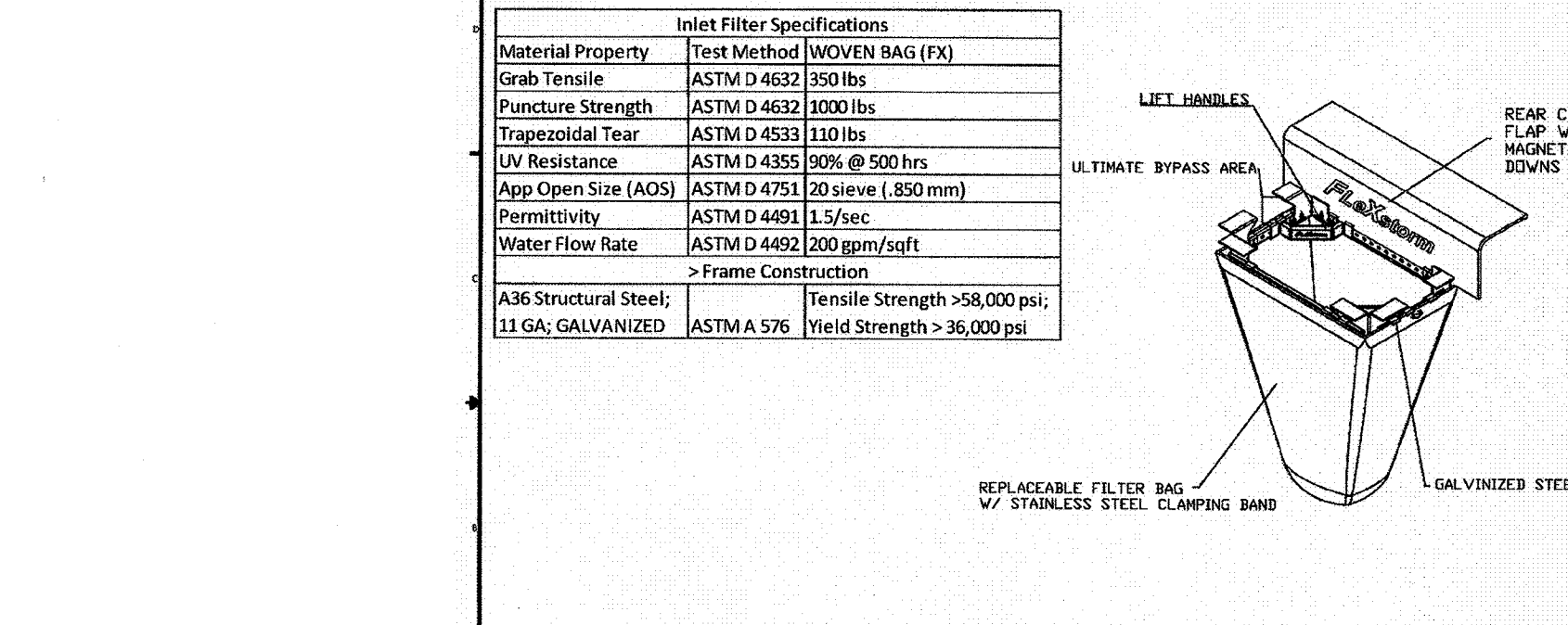
ANNUALLY: INSPECT EXHIBITION AND OUTLET STRUCTURE FOR DAMAGE AND PROPER FLOW. REMOVE WOODY DEBRISH AND FIX ANY ERODING AREAS. MONITOR SEDIMENT ACCUMULATIONS IN MAIN POOL & ALONG BASIN SLOPES.

SEMI-ANNUALLY: INSPECT WETLAND AREAS FOR INVASIVE PLANTS.

3-7 YEARS: REMOVE SEDIMENT FROM BOTTOM OF BASIN

15-20 YEARS: MONITOR SEDIMENT ACCUMULATIONS IN THE MAIN POOL AND CLEAN AS POND BECOMES EUTROPHIC OR POOL VOLUME IS REDUCED SIGNIFICANTLY.

**FLEXSTORM CATCH-IT CURB BOX W/MAGNETIC FLAP**



- INSTALLATION:  
1. REMOVE GRATE  
2. DROP FLEXSTORM INLET FILTER INTO LID AND BEARING LIP OF CAST IRON  
3. REPLACE GRATE

INLET FILTER SPECIFICATIONS  
Material Property Test Method (MOVEN BAG EX)  
Grab Tensile ASTM D 4633 350 LBS  
Puncture Strength ASTM D 4632 1000 LBS  
Trapezoidal Tear ASTM D 4533 110 LBS @ 500 HPS  
UV Resistance ASTM D 4355 90% @ 500 HPS  
App Open Size (AOS) ASTM D 4751 20 sieve (850 mm)  
Permeability ASTM D 4891 1.5 sec  
Water Flow Rate ASTM D 4492 200 gpm/sqft  
> Frame Construction  
A36 Structural Steel; Tensile Strength >58,000 psi;  
L16 GALVANIZED ASTM A 576 Yield Strength >36,000 psi

**Washout Containers**

Efficient types of washout containers are available for collecting, mixing, and recycling the washwater and solids from washing tires, road trucks, concrete pump trucks, hoppers at construction sites.

Chute washout box  
A chute washout box is mounted on the back of the heavy duty truck. It has a hopper for the washwater and a discharge chute to the ground. The hopper is made of heavy duty steel and has a discharge chute that is hinged and can be raised or lowered. The discharge chute is made of heavy duty steel and has a discharge chute that is hinged and can be raised or lowered.

Fig. 20-200 2000 PSI/2000 PSI Washout Pit  
A washout pit is made with heavy bases and a plastic lining is shown in Figure 20-200. The pit can be dug into the ground or built above ground. The pit is made with heavy bases and a plastic lining is shown in Figure 20-200. The pit can be dug into the ground or built above ground.

Fig. 20-200 2000 PSI/2000 PSI Washout Pit  
A washout pit is made with heavy bases and a plastic lining is shown in Figure 20-200. The pit can be dug into the ground or built above ground. The pit is made with heavy bases and a plastic lining is shown in Figure 20-200. The pit can be dug into the ground or built above ground.

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**EROSION CONTROL INSPECTION NOTE:**

THE DEVELOPER AND/OR CONTRACTOR SHALL CONDUCT AND DOCUMENT WEEKLY EROSION CONTROL INSPECTIONS OR AFTER EACH 0.25" OR GREATER RAIN EVENT. THE INSPECTION REPORTS SHALL BE KEPT FOR THREE YEARS AFTER THE NOTICE OF TERMINATION HAS BEEN FILED WITH OHIO EPA.

CONSTRUCTION ENTRANCE AND STREET SWEEPING NOTE:  
THE CONTRACTOR SHALL TOP-DRESS THE CONSTRUCTION ENTRANCE ON A REGULAR BASIS AND IMPLEMENT STREET SWEEPING AS NEEDED. THE CONTRACTOR SHALL NOT CREATE A PUBLIC SAFETY HAZARD BY TRACKING SEDIMENT OUT TRAVELED WAYS. THE CONTRACTOR SHALL NOT HALL MATERIALS DURING RAIN DAYS.

A. EROSION AND SEDIMENT CONTROLS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH CONTROLS SHALL BE INSTALLED AND MAINTAINED TO:  
1. CONTROL STORM WATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION;

2. CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOWRATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAMBANK EROSION;

3. MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;

4. MINIMIZE THE DISTURBANCE OF STEEP SLOPES;

5. MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE DESIGN, INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS SHALL ADDRESS FACTORS SUCH AS THE AMOUNT, FREQUENCY, INTENSITY AND DURATION OF PRECIPITATION, THE NATURE OF RESIDUAL STORM WATER FLOW, AND SOIL CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE;

6. MINIMIZE SOIL COMPACTION AND, UNLESS FEASIBLE, PRESERVE TOPSOIL.

B. SOIL STABILIZATION. STABILIZATION OF DISTURBED AREAS SHALL, AT A MINIMUM, BE INITIATED IN ACCORDANCE WITH THE TIME FRAMES SPECIFIED IN THE FOLLOWING TABLES:

TABLE 1: PERMANENT STABILIZATION

Table with 2 columns: AREA REQUIRING PERMANENT STABILIZATION, TIME FRAME TO APPLY EROSION CONTROLS. Rows include ANY AREAS THAT WILL BE DORMANT FOR ONE YEAR OR MORE, ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE, and ANY OTHER AREAS AT FINAL GRADE.

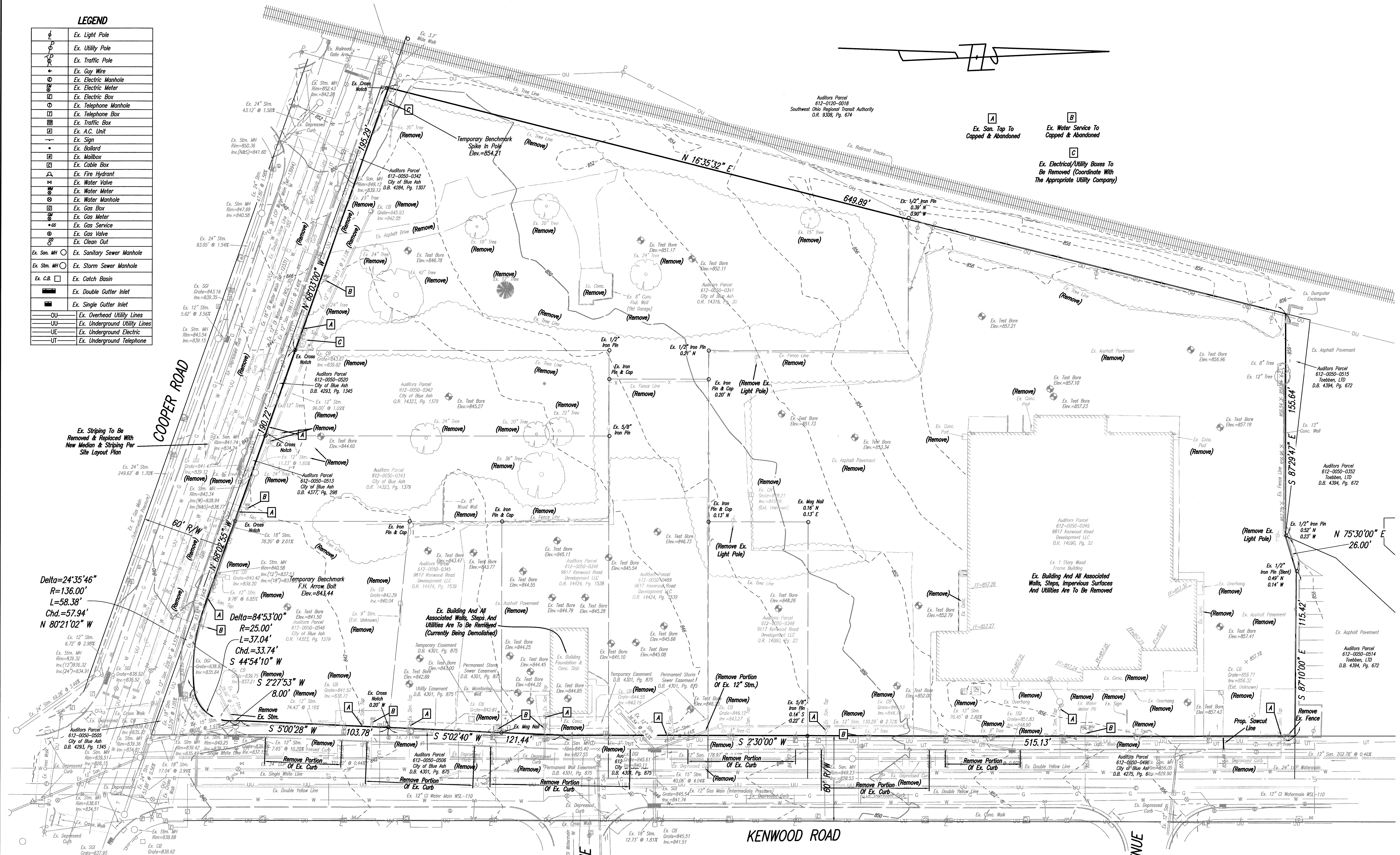
TABLE 2: TEMPORARY STABILIZATION

Table with 2 columns: AREA REQUIRING TEMPORARY STABILIZATION, TIME FRAME TO APPLY EROSION CONTROLS. Rows include ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE, and DISTURBED AREAS THAT WILL BE IDLE OVER WINTER.



**LEGEND**

⊕	Ex. Light Pole
⊙	Ex. Utility Pole
⊕	Ex. Traffic Pole
⊕	Ex. Guy Wire
⊕	Ex. Electric Manhole
⊕	Ex. Electric Meter
⊕	Ex. Electric Box
⊕	Ex. Telephone Manhole
⊕	Ex. Telephone Box
⊕	Ex. Traffic Box
⊕	Ex. A.C. Unit
⊕	Ex. Sign
⊕	Ex. Bollard
⊕	Ex. Mailbox
⊕	Ex. Cable Box
⊕	Ex. Fire Hydrant
⊕	Ex. Water Valve
⊕	Ex. Water Meter
⊕	Ex. Water Manhole
⊕	Ex. Gas Box
⊕	Ex. Gas Meter
⊕	Ex. Gas Service
⊕	Ex. Gas Valve
⊕	Ex. Clean Out
⊕	Ex. Sanitary Sewer Manhole
⊕	Ex. Storm Sewer Manhole
⊕	Ex. C.B.
⊕	Ex. Catch Basin
⊕	Ex. Double Gutter Inlet
⊕	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines
UE	Ex. Underground Electric
UT	Ex. Underground Telephone



Delta=24°35'46"  
 R=136.00'  
 L=58.38'  
 Chd.=57.94'  
 N 80°21'02" W

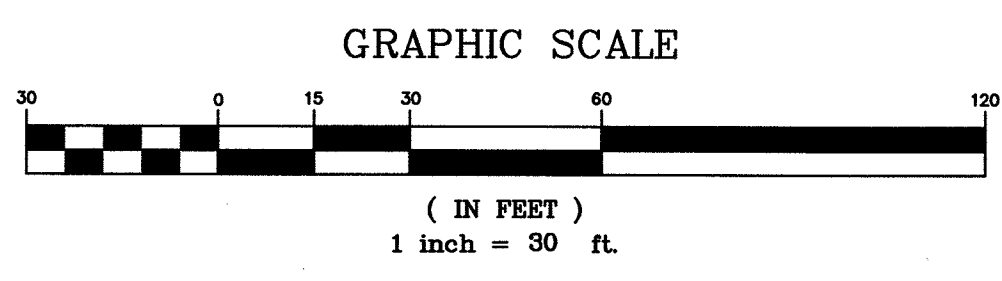
Delta=84°53'00"  
 R=25.00'  
 L=37.04'  
 Chd.=33.74'  
 S 44°54'10" W

Delta=84°53'00"  
 R=25.00'  
 L=37.04'  
 Chd.=33.74'  
 S 44°54'10" W

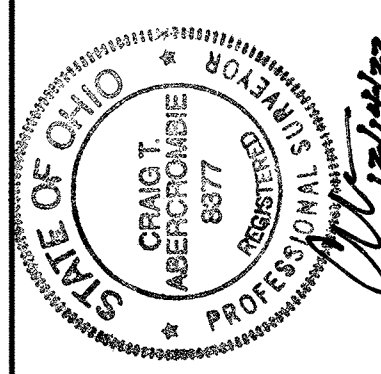
Delta=84°53'00"  
 R=25.00'  
 L=37.04'  
 Chd.=33.74'  
 S 44°54'10" W

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NAVD 88 BASED ON VRS GPS OBSERVATIONS.



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**FINAL DEVELOPMENT PLAN**

Date	8-19-22
Drawn By	J.C.
Checked By	C.A.
Scale	1" = 30'

**EX. CONDITIONS & DEMO PLAN**  
 THE BLUE SECTION-15, TOWN-4, E-RANGE-1 SYCAMORE TOWNSHIP, CITY OF BLUE ASH HAMILTON COUNTY, OHIO

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 Civil Engineering + Surveying  
 8111 Cheviot Road, Suite 200  
 Cincinnati, Ohio 45227  
 www.abercrombie-associates.com

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 Call before you dig.  
 1-800-362-2764

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

Job No. 20-0027 C 400

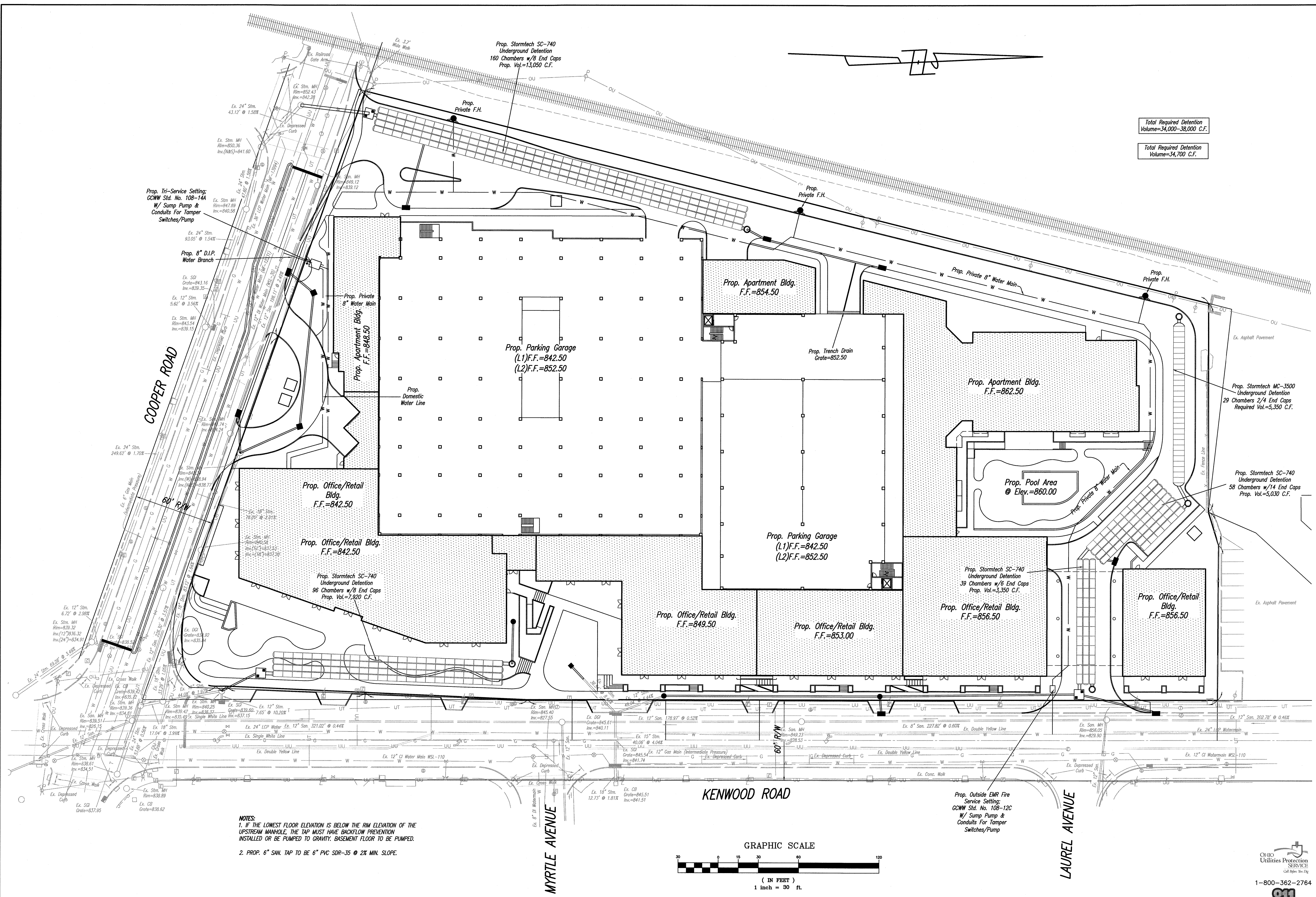




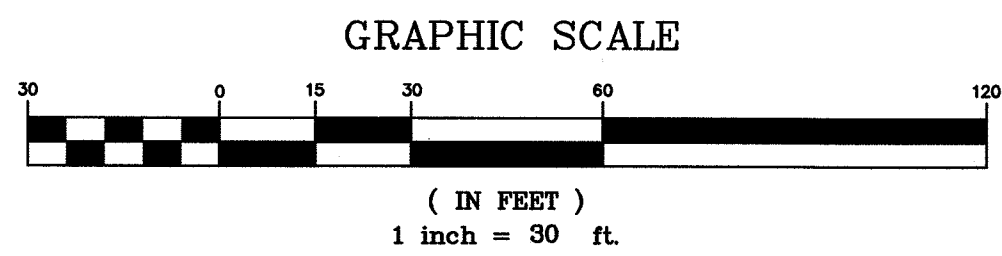




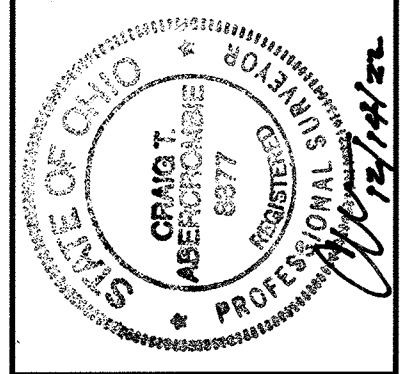




**NOTES:**  
 1. IF THE LOWEST FLOOR ELEVATION IS BELOW THE RIM ELEVATION OF THE UPSTREAM MANHOLE, THE TAP MUST HAVE BACKFLOW PREVENTION INSTALLED OR BE PUMPED TO GRAVITY. BASEMENT FLOOR TO BE PUMPED.  
 2. PROP. 6" SAN. TAP TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE.



Total Required Detention  
Volume=34,000-38,000 C.F.  
 Total Required Detention  
Volume=34,700 C.F.



**FINAL DEVELOPMENT PLAN**

Date	8-19-22
Drawn By	J.C.
Checked By	C.A.
Scale	1" = 30'
REVISED	
12-14-22: EDP SUBMITTAL	
DWG: DSON/CA-DSON	

**UTILITY PLAN**  
**THE BLUE**  
**SECTION-15, TOWN-4, E.RANGE-1**  
**SYCAMORE TOWNSHIP, CITY OF BLUE ASH**  
**HAMILTON COUNTY, OHIO**

**Abercrombie & Associates, Inc.**  
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# PHOTOMETRIC



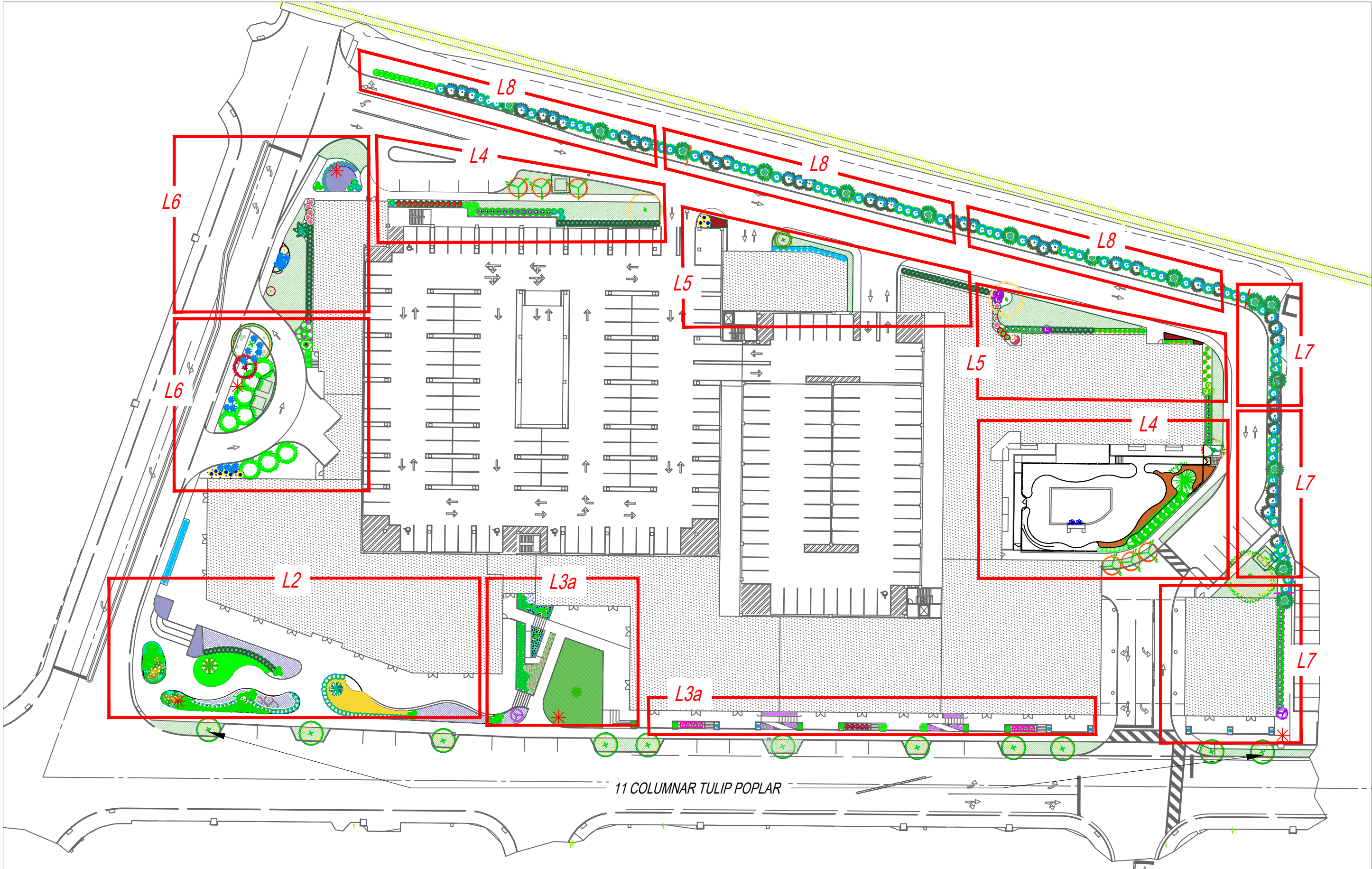




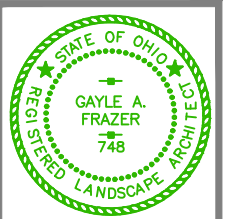


SECTION 4

# LANDSCAPE



THE BLUE  
 @ KENWOOD ROAD &  
 COOPER ROAD



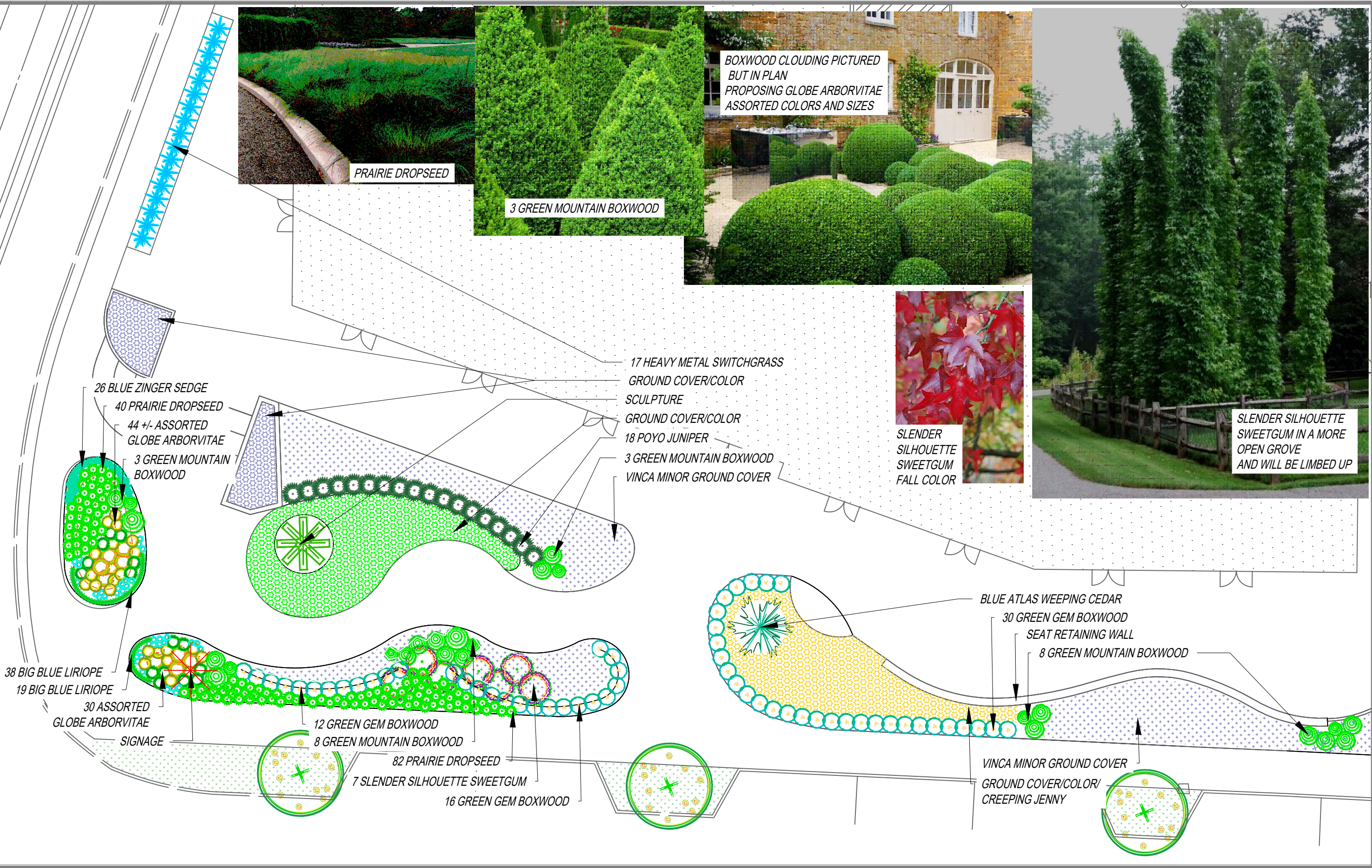
LANDSCAPE  
 PLAN  
 NOT TO SCALE

12/23/2022

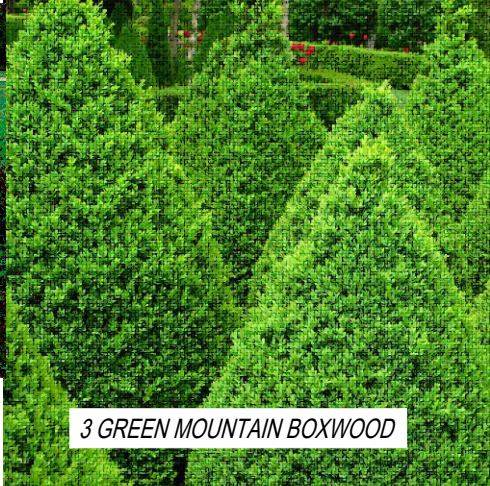


**L1**





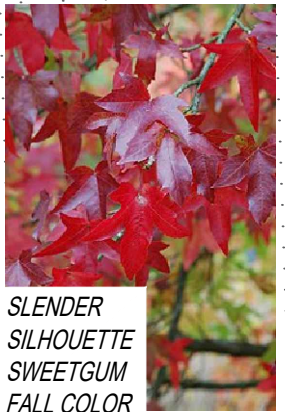
PRAIRIE DROPSEED



3 GREEN MOUNTAIN BOXWOOD



BOXWOOD CLOUDING PICTURED BUT IN PLAN PROPOSING GLOBE ARBORVITAE ASSORTED COLORS AND SIZES



SLENDER SILHOUETTE SWEETGUM FALL COLOR



SLENDER SILHOUETTE SWEETGUM IN A MORE OPEN GROVE AND WILL BE LIMBED UP

- 26 BLUE ZINGER SEDGE
- 40 PRAIRIE DROPSEED
- 44 +/- ASSORTED GLOBE ARBORVITAE
- 3 GREEN MOUNTAIN BOXWOOD

- 17 HEAVY METAL SWITCHGRASS GROUND COVER/COLOR SCULPTURE
- 18 POYO JUNIPER
- 3 GREEN MOUNTAIN BOXWOOD
- VINCA MINOR GROUND COVER

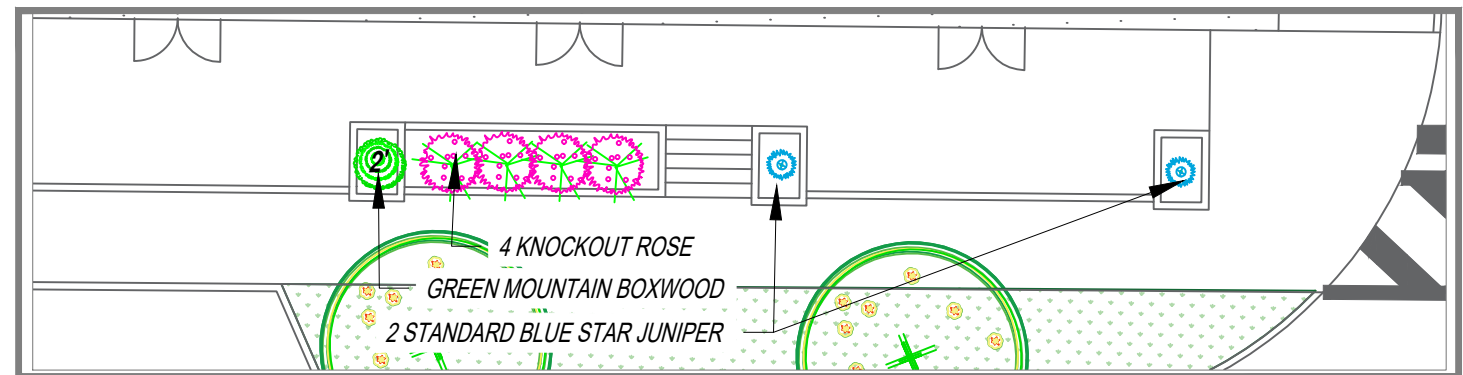
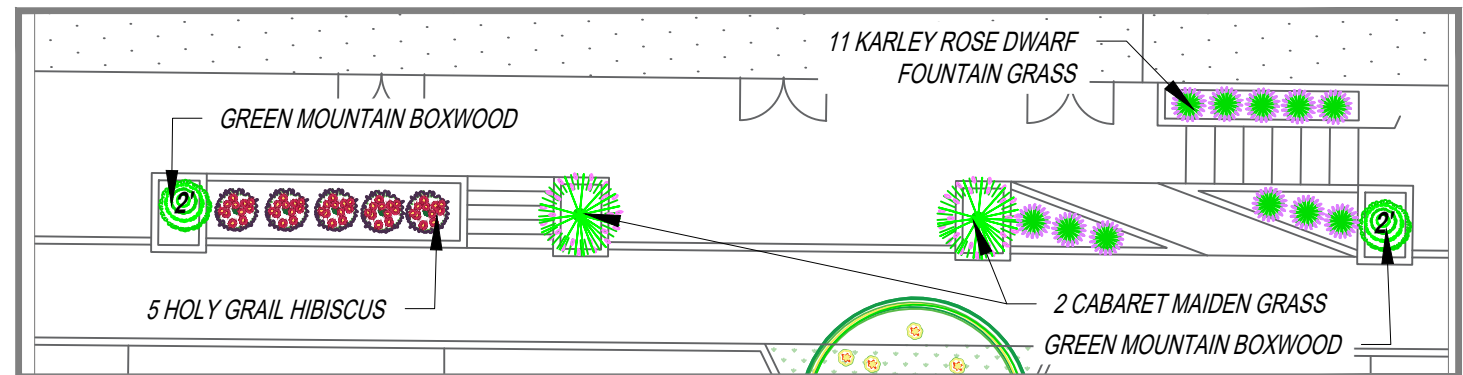
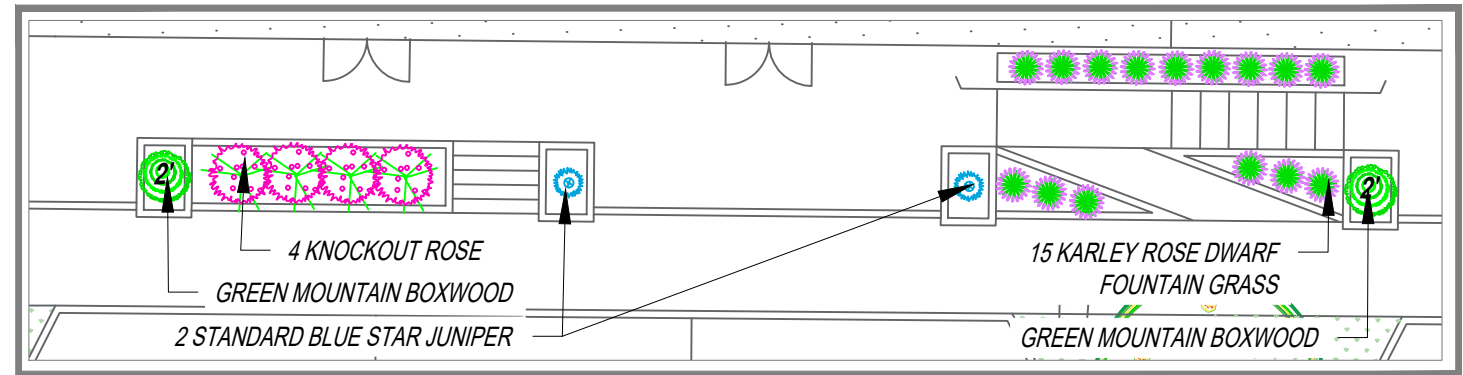
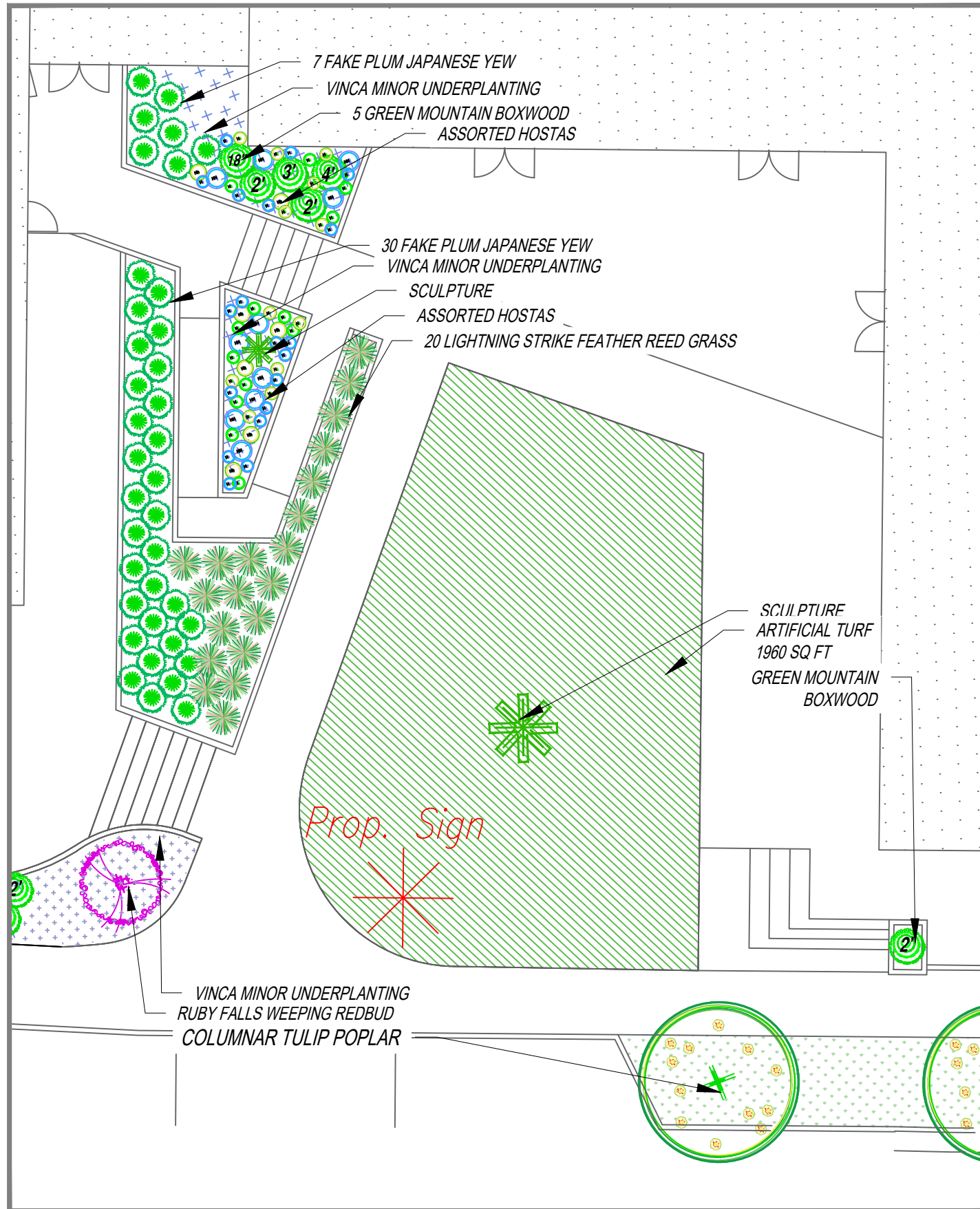
- 38 BIG BLUE LIRIOPE
- 19 BIG BLUE LIRIOPE
- 30 ASSORTED GLOBE ARBORVITAE
- SIGNAGE

- 12 GREEN GEM BOXWOOD
- 8 GREEN MOUNTAIN BOXWOOD
- 82 PRAIRIE DROPSEED
- 7 SLENDER SILHOUETTE SWEETGUM
- 16 GREEN GEM BOXWOOD

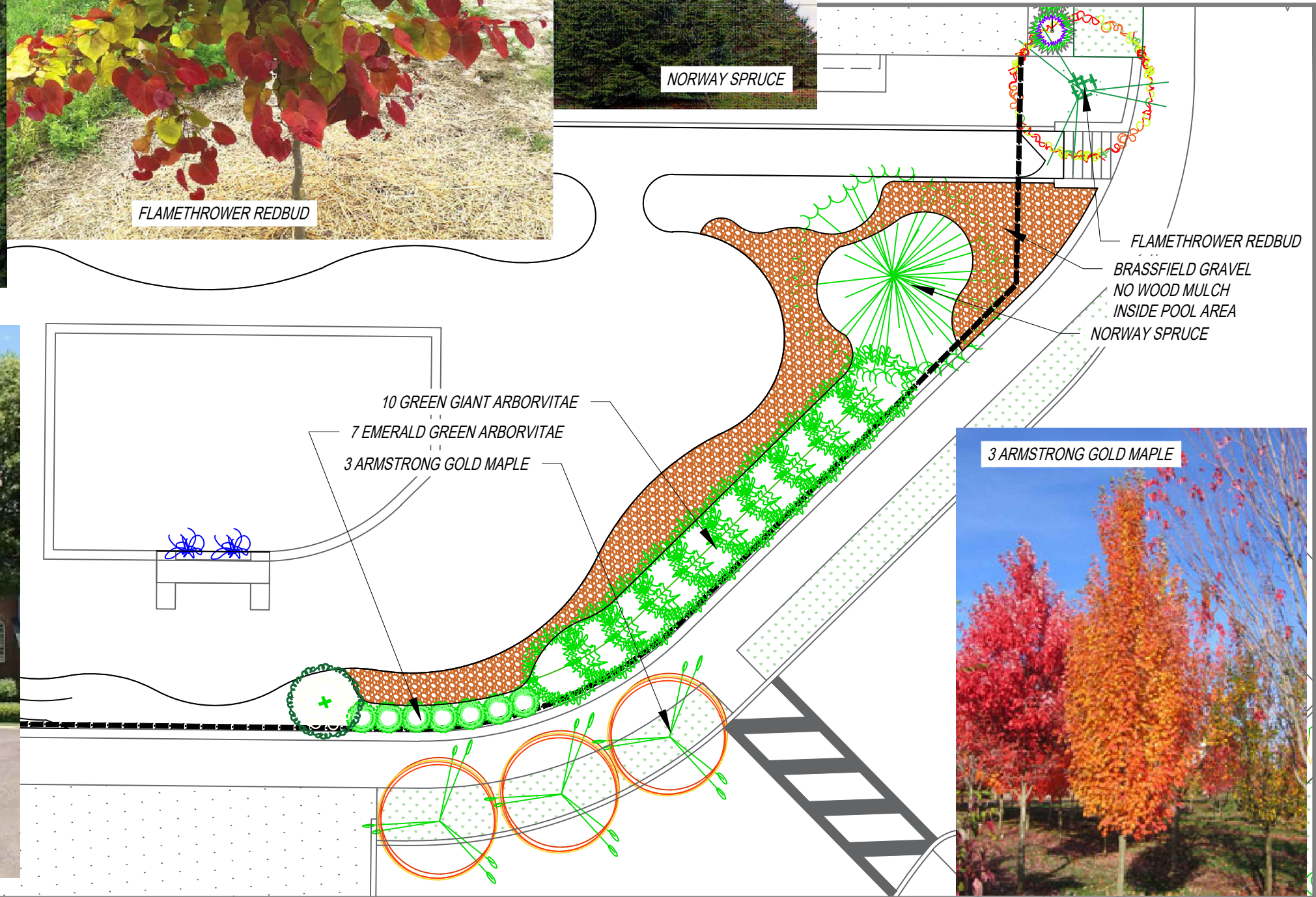
- BLUE ATLAS WEEPING CEDAR
- 30 GREEN GEM BOXWOOD
- SEAT RETAINING WALL
- 8 GREEN MOUNTAIN BOXWOOD

- VINCA MINOR GROUND COVER
- GROUND COVER/COLOR/ CREEPING JENNY

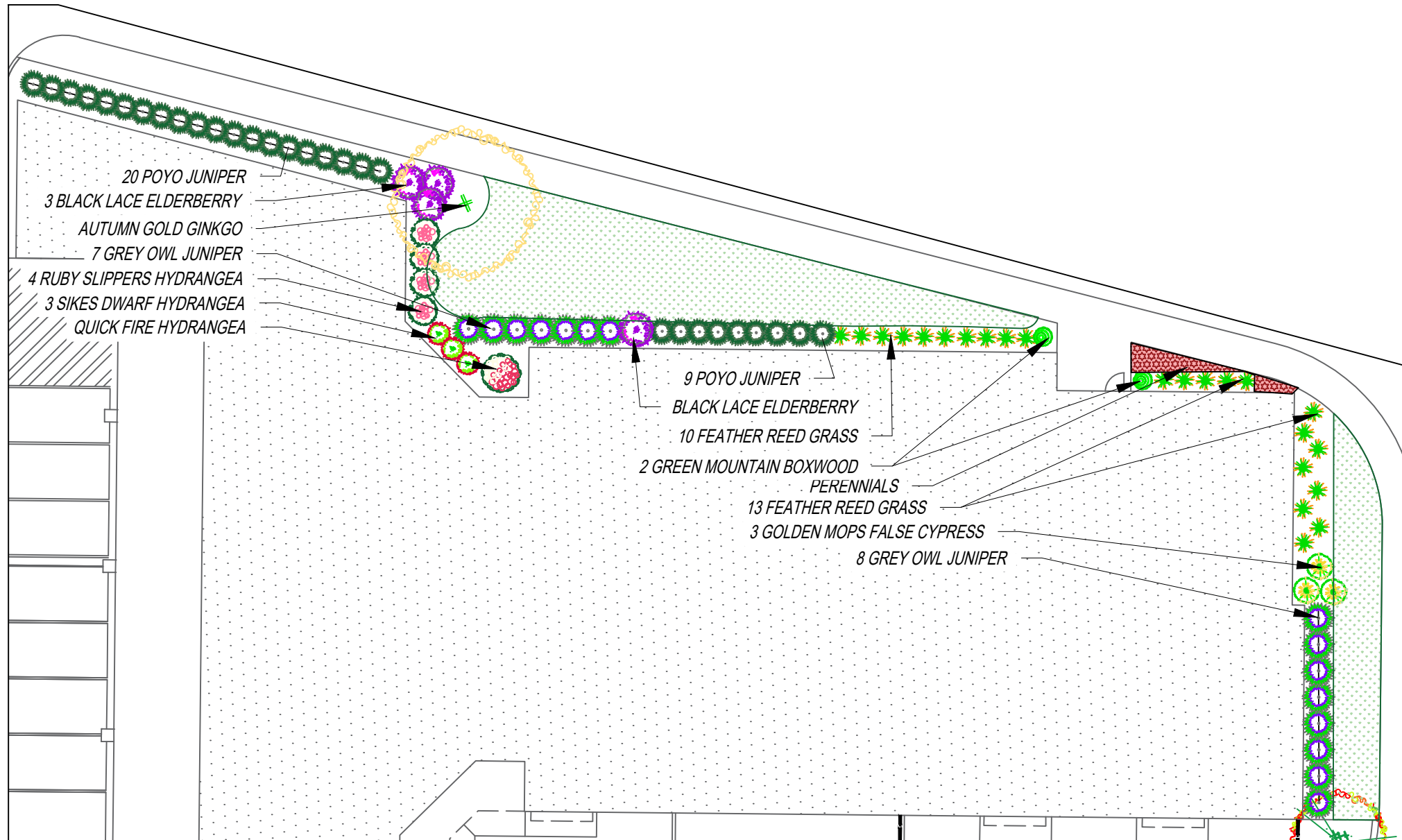
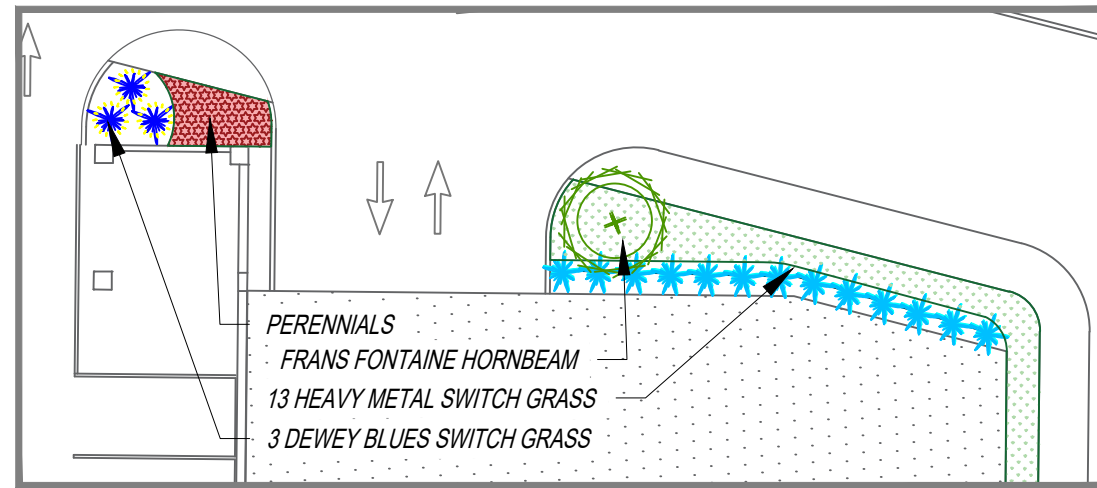
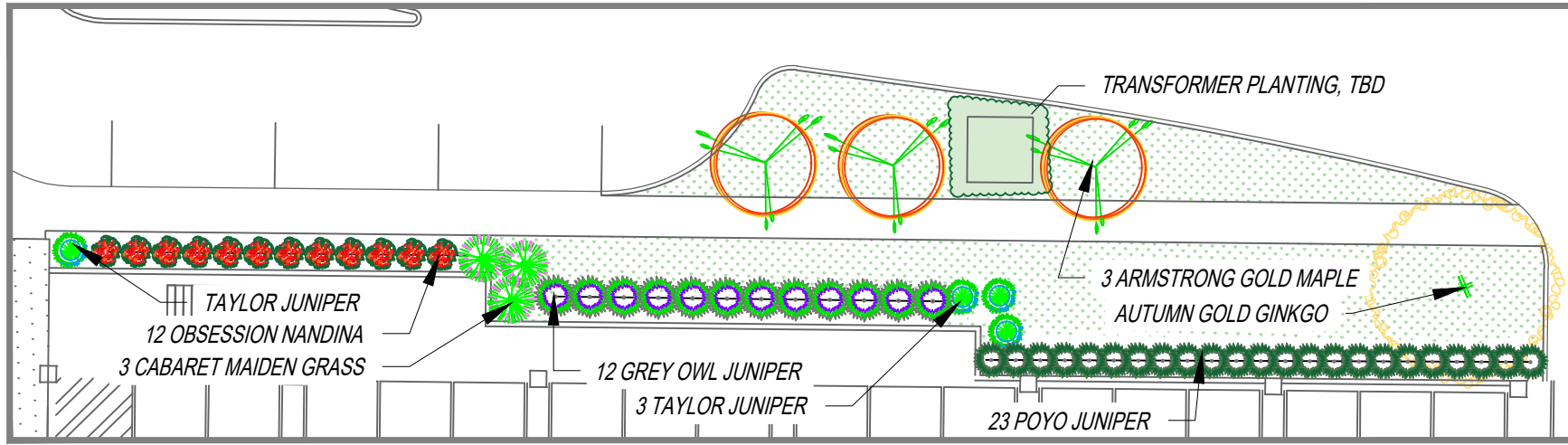


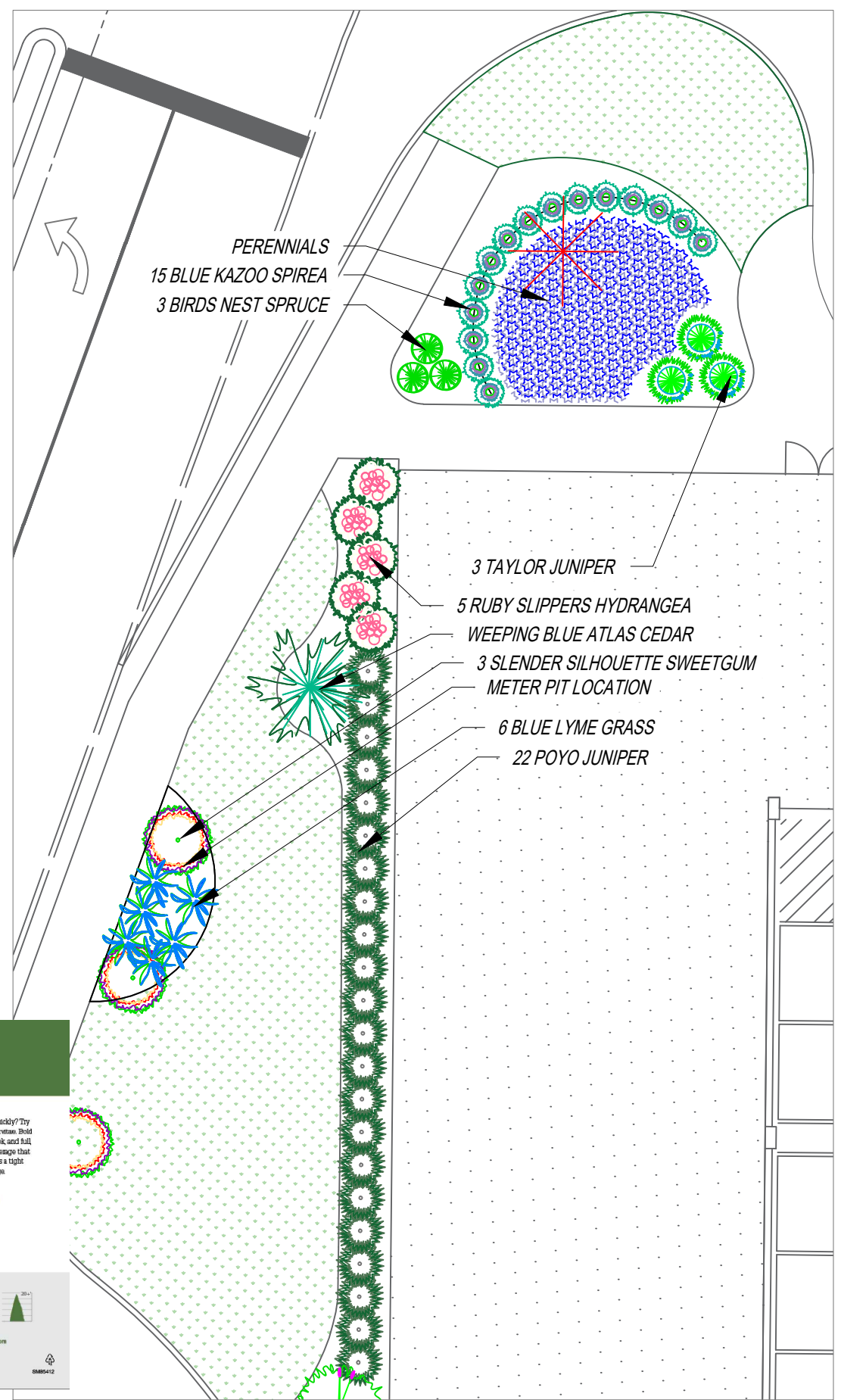
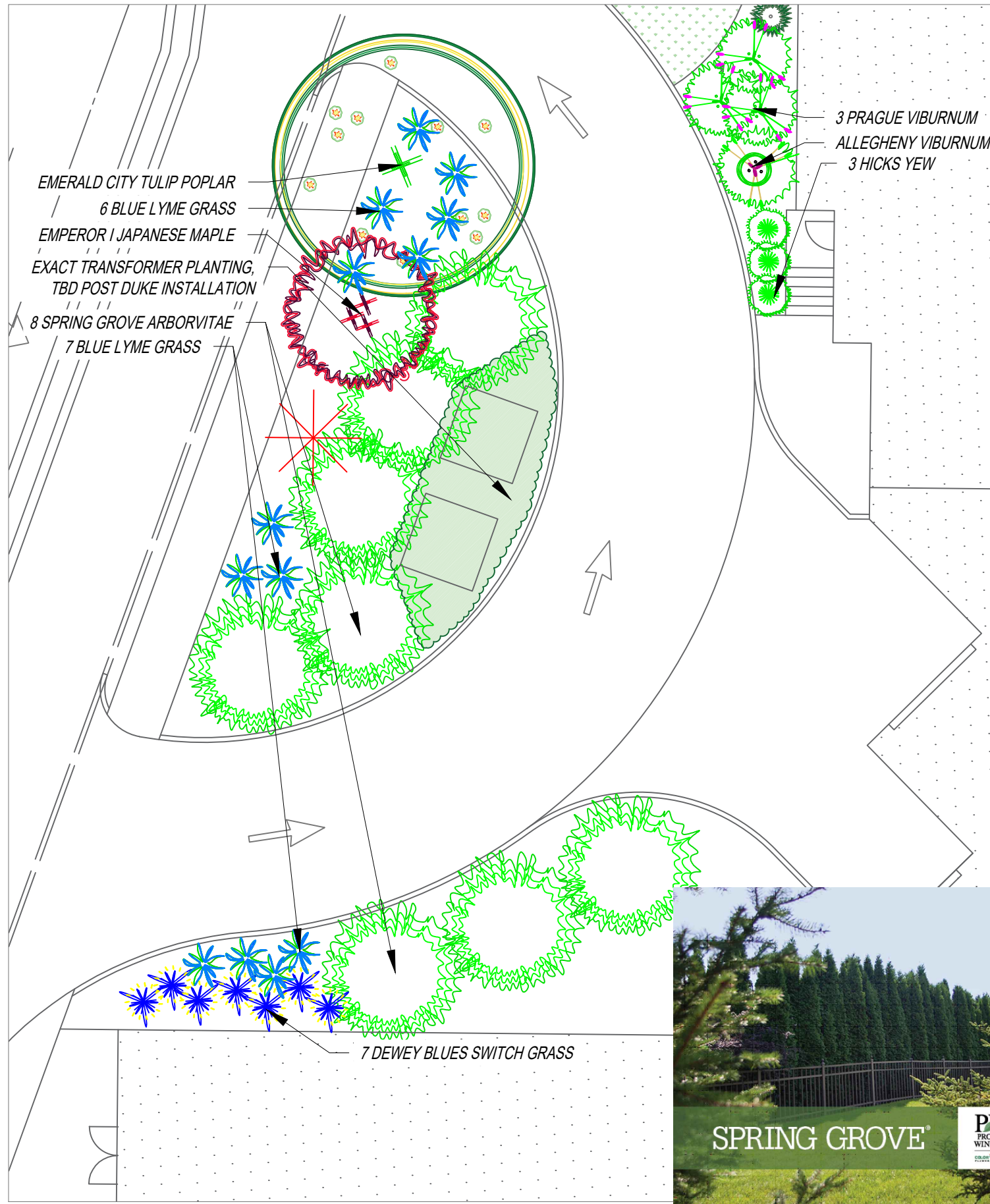












**ARBORVITAE**  
(Thuja occidentalis 'sargenti')

**Fast growing coverage**  
Looking to create privacy quickly? Try Spring Grove® Western arborvitae. Bold foliage provides a unique look, and full dense habit ensures the coverage that you need. Naturally grows as a tight pyramid of deep green foliage.

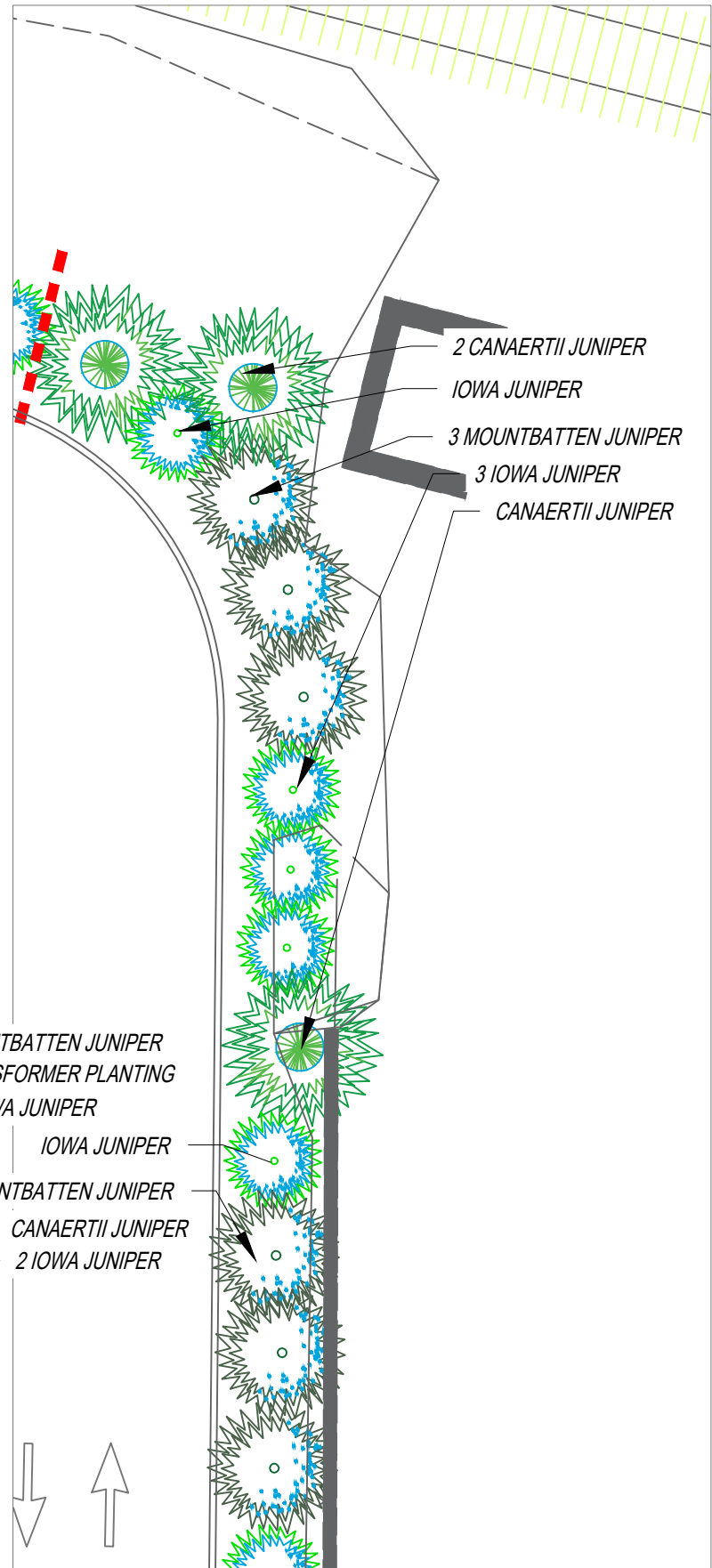
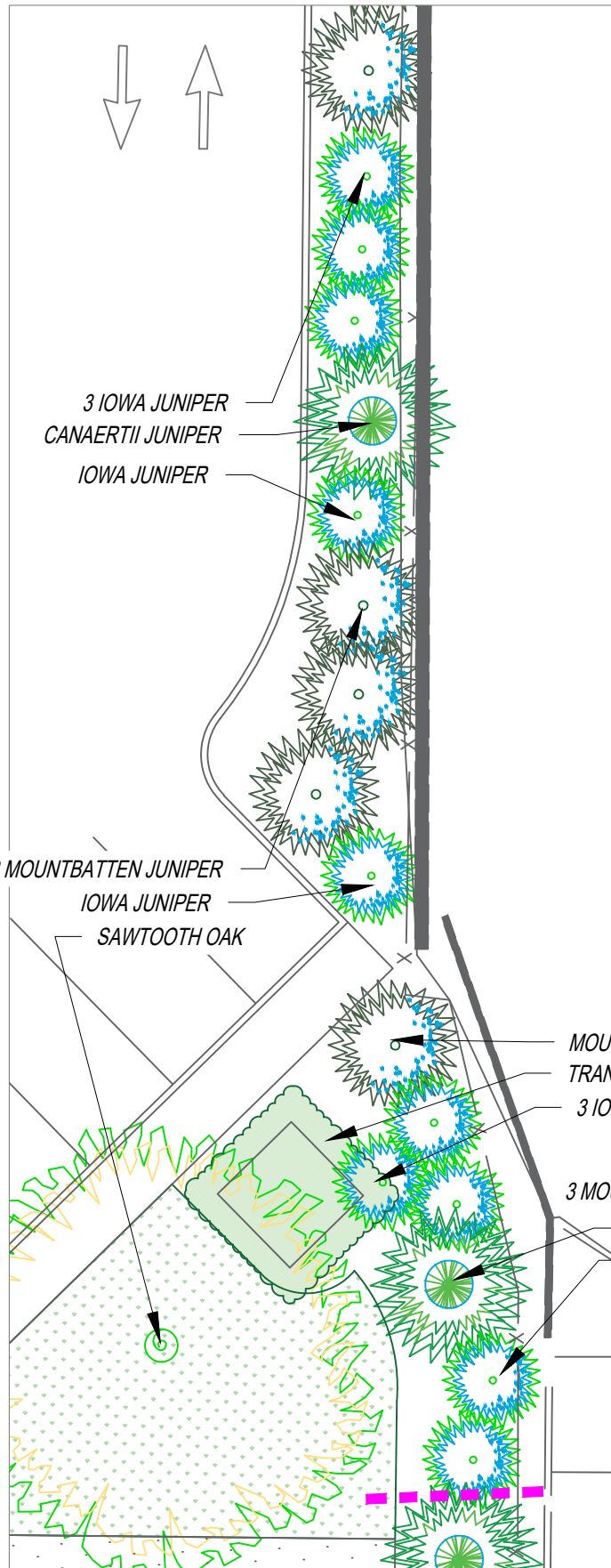
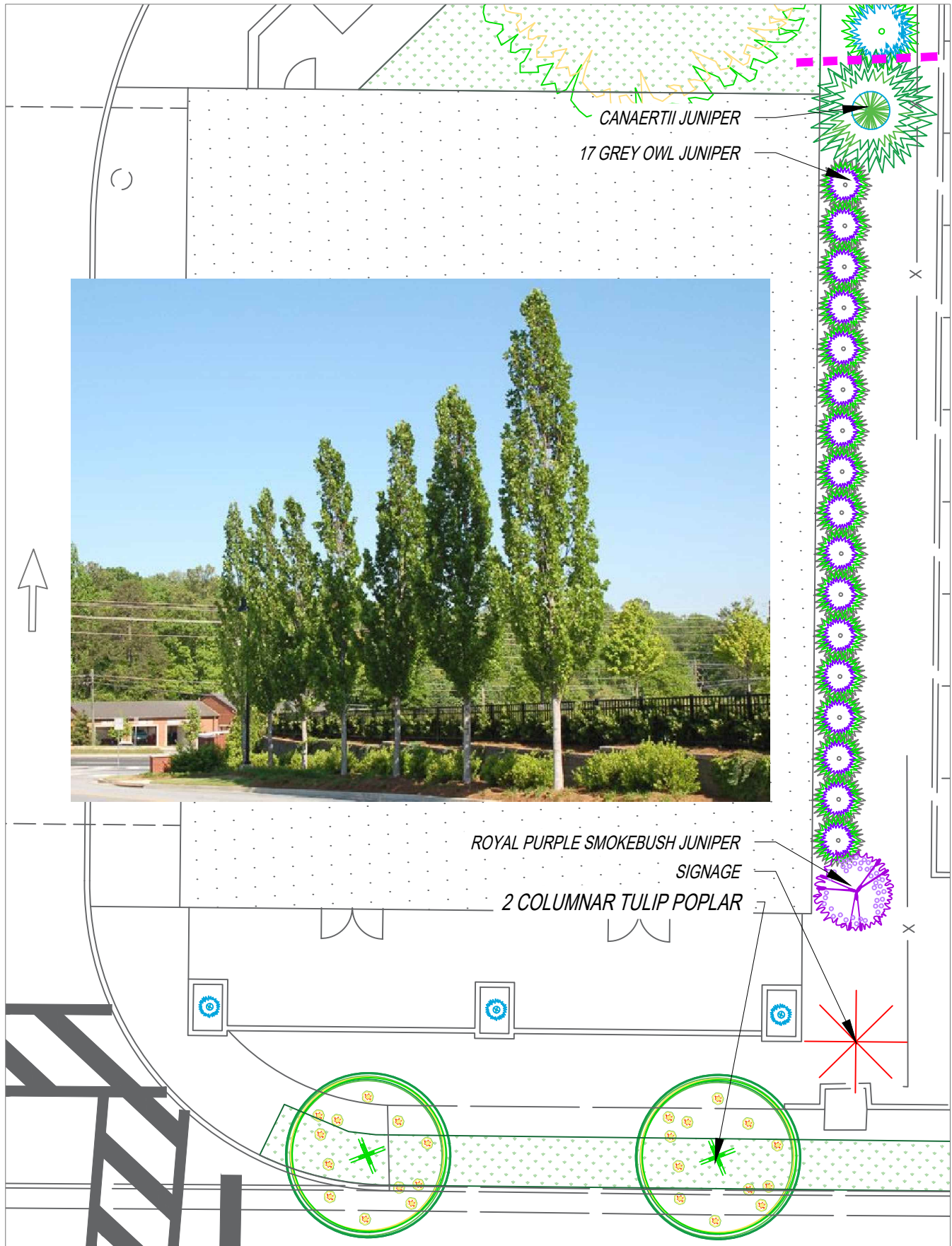
- Year-round beauty
- Native to North America
- Very cold tolerant
- Foliage plant
- Hardy to USDA Zone 3

Full - part sun  
25-30' tall, 15' wide  
Min. spacing: 15'

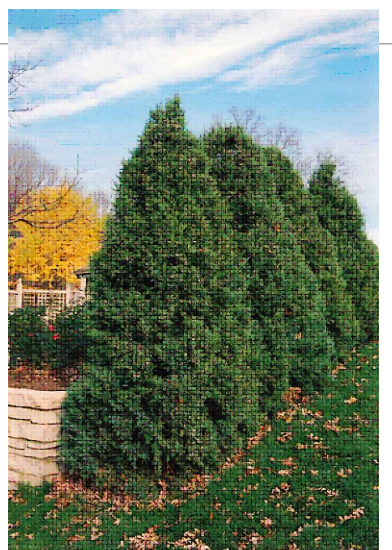
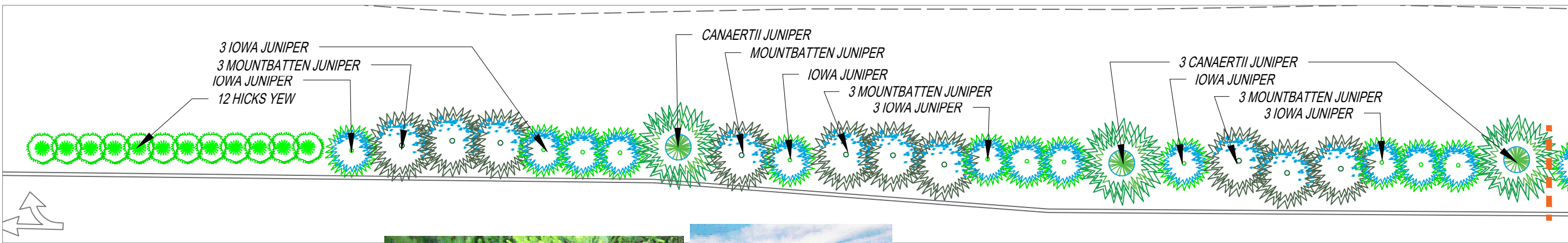
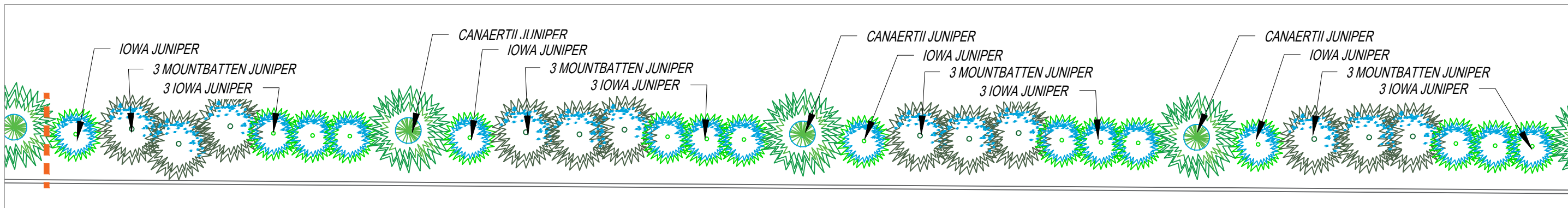
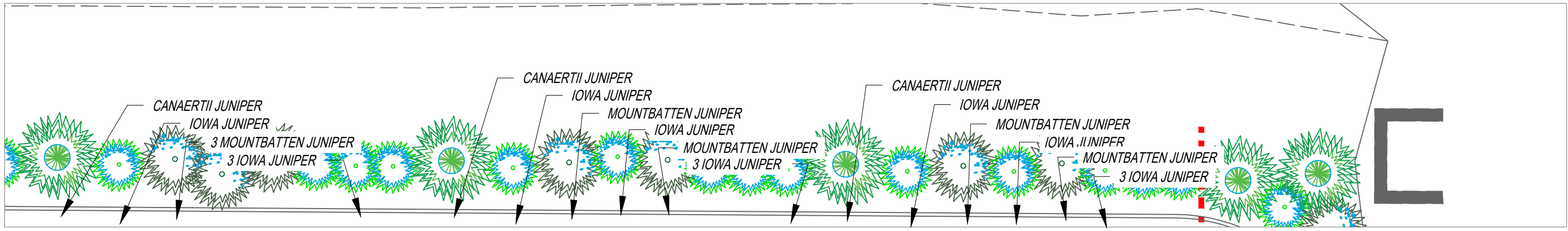
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**SPRING GROVE®**

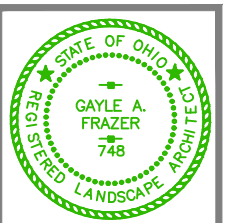








THE BLUE  
@ KENWOOD ROAD &  
COOPER ROAD



LANDSCAPE  
PLAN

NOT TO SCALE

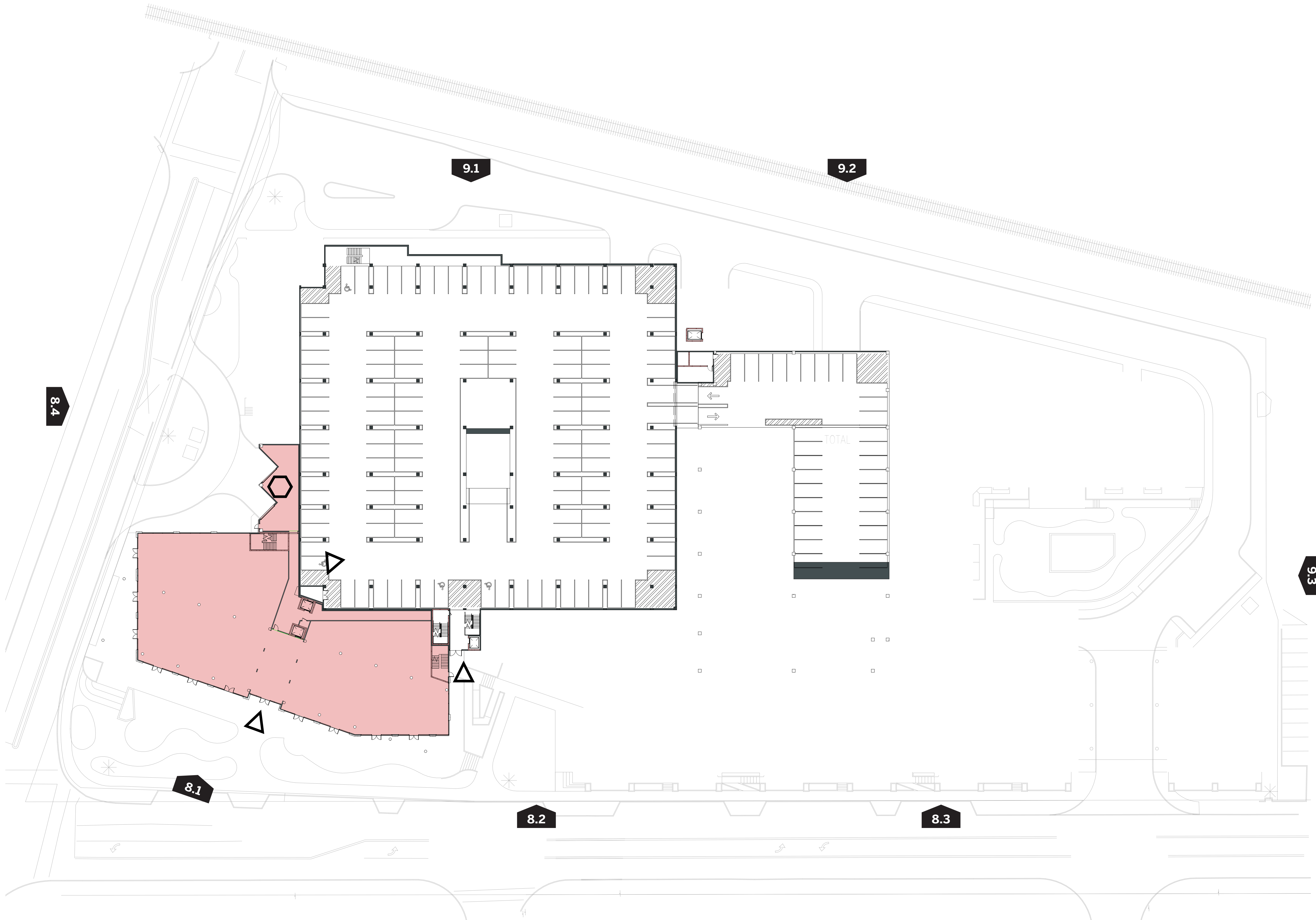
12/23/2022



L8

# ARCHITECTURE





2.1 PLAN - LEVEL 01-A  
SCALE: 1" = 30'-0"

NOTES

SF		
FLOOR	SF	
RESIDENTIAL	LEVEL 01	4,942
	LEVEL 02	61,590
	LEVEL 03	91,449
	LEVEL 04	90,272
	LEVEL 03	62,428
T	310,681	
RETAIL - A	LEVEL 01	18,701
	LEVEL 02	19,498
	LEVEL 03	19,498
	T	57,697
R.B	LEVEL 01	39,382
	T	39,382

- GROUND MOUNTED SIGNAGE LOCATIONS
- TRASH/LOADING
- GARAGE ACCESS
- PEDESTRIAN ACCESS
- RETAIL
- OFFICE

STAMP



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CLIENT

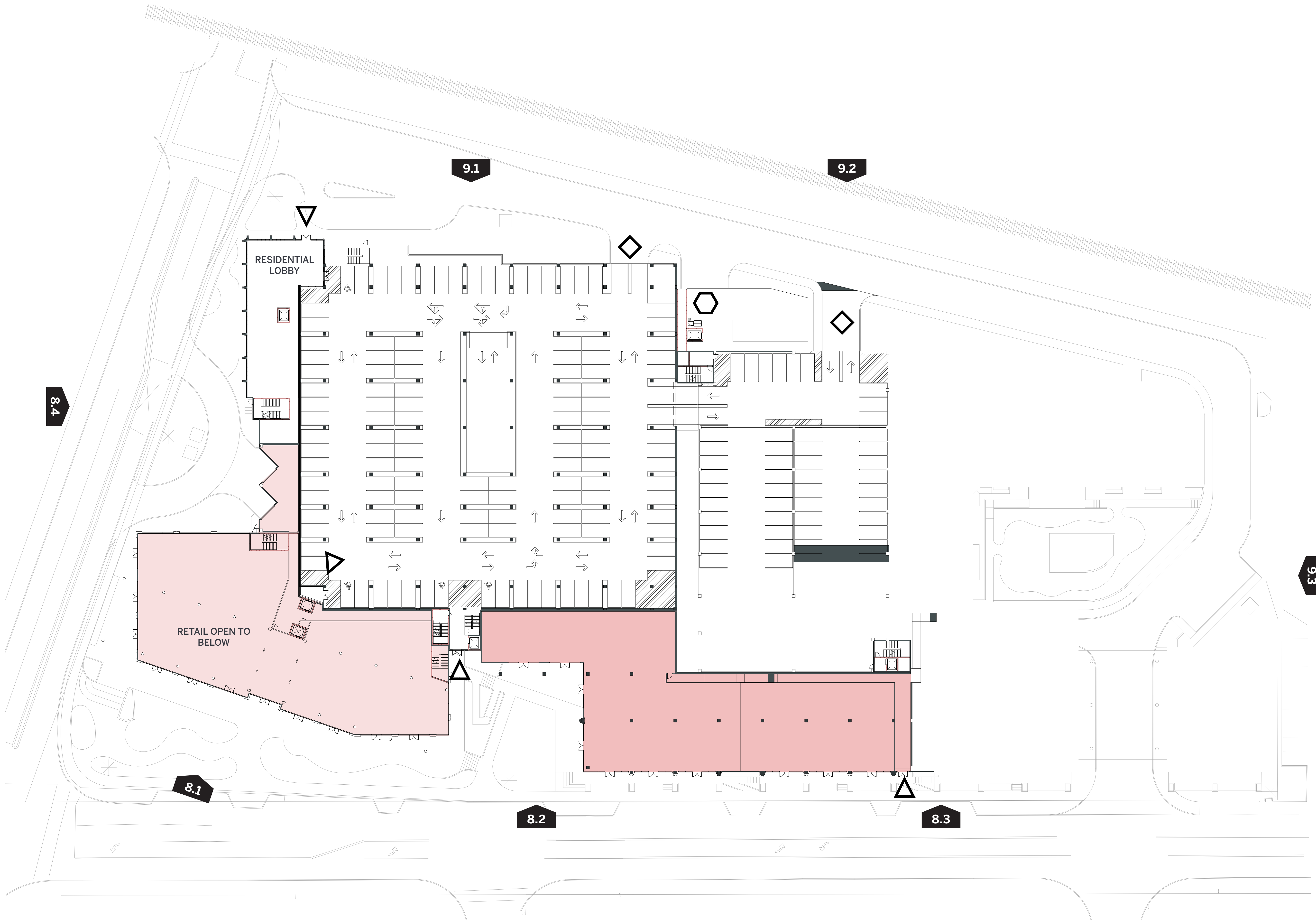


PROJECT INFORMATION  
 PROJECT: THE BLUE  
 PHASE: FINAL DEVELOPMENT PLAN  
 DATE: 2023/01/05  
 SHEET TITLE & NUMBER

A - 2 BUILDING PLANS



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 CINCINNATI, OH 45202  
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3.1 PLAN - LEVEL 01-B  
SCALE: 1" = 30'-0"

NOTES

SF		
FLOOR	SF	
RESIDENTIAL	LEVEL 01	4,942
	LEVEL 02	61,590
	LEVEL 03	91,449
	LEVEL 04	90,272
	LEVEL 03	62,428
T	310,681	
RETAIL - A	LEVEL 01	18,701
	LEVEL 02	19,498
	LEVEL 03	19,498
T	57,697	
R.B	LEVEL 01	39,382
	T	39,382

- GROUND MOUNTED SIGNAGE LOCATIONS
- TRASH/LOADING
- GARAGE ACCESS
- PEDESTRIAN ACCESS
- RETAIL
- OFFICE

STAMP

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PROJECT INFORMATION

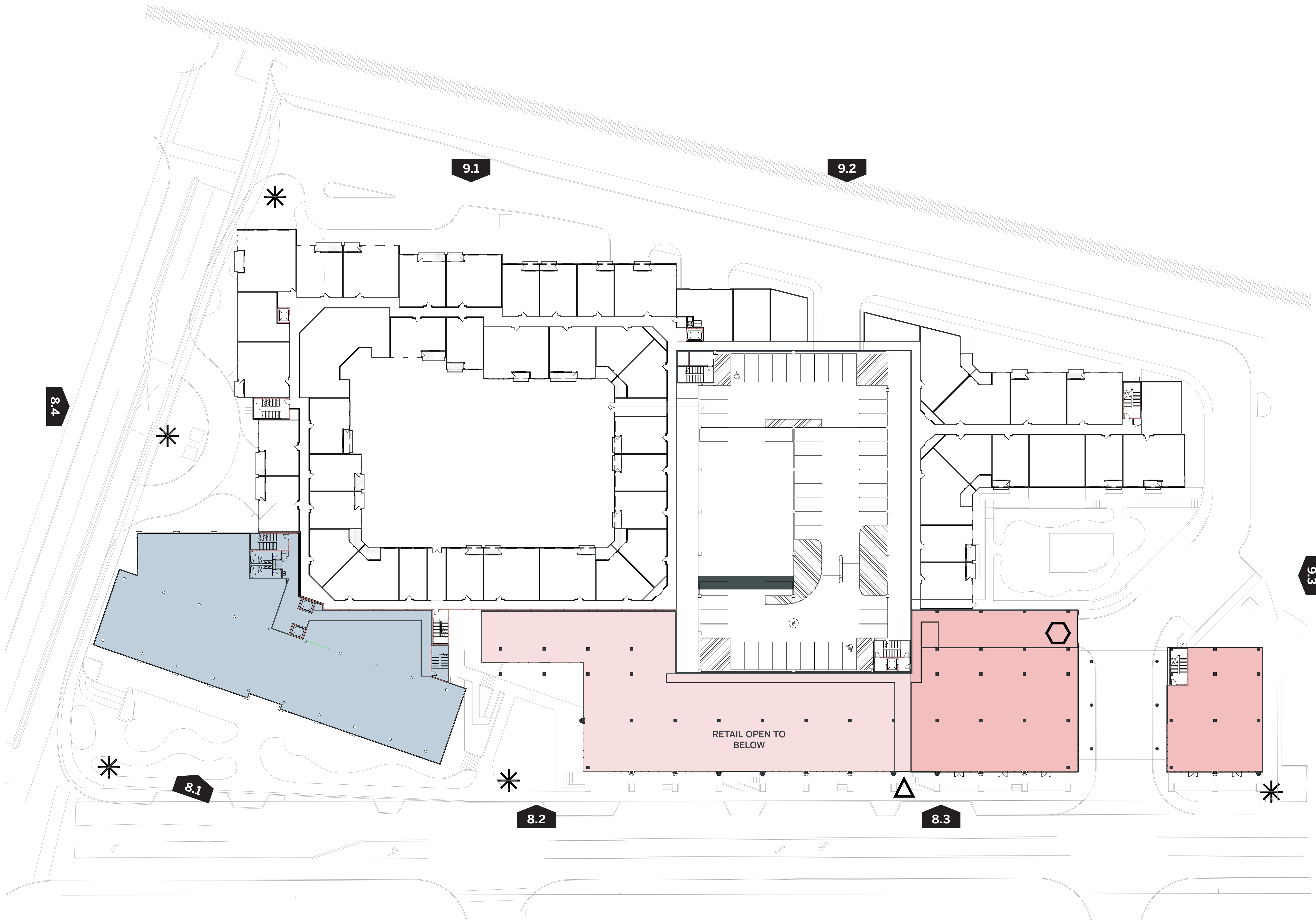
PROJECT: THE BLUE  
 PHASE: FINAL DEVELOPMENT PLAN  
 DATE: 2023/01/05

SHEET TITLE & NUMBER

A - 3 BUILDING PLANS

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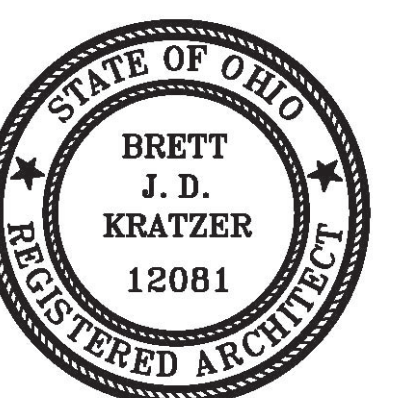
4.1 PLAN - LEVEL 02  
SCALE: 1" = 30'-0"

NOTES

SF	
FLOOR	SF
RESIDENTIAL	
LEVEL 01	4,942
LEVEL 02	61,590
LEVEL 03	91,449
LEVEL 04	90,272
LEVEL 03	62,428
T	310,681
RETAIL - A	
LEVEL 01	18,701
LEVEL 02	19,498
LEVEL 03	19,498
T	57,697
R.B	
LEVEL 01	39,382
T	39,382

- GROUND MOUNTED SIGNAGE LOCATIONS
- TRASH/LOADING
- GARAGE ACCESS
- PEDESTRIAN ACCESS
- RETAIL
- OFFICE

STAMP



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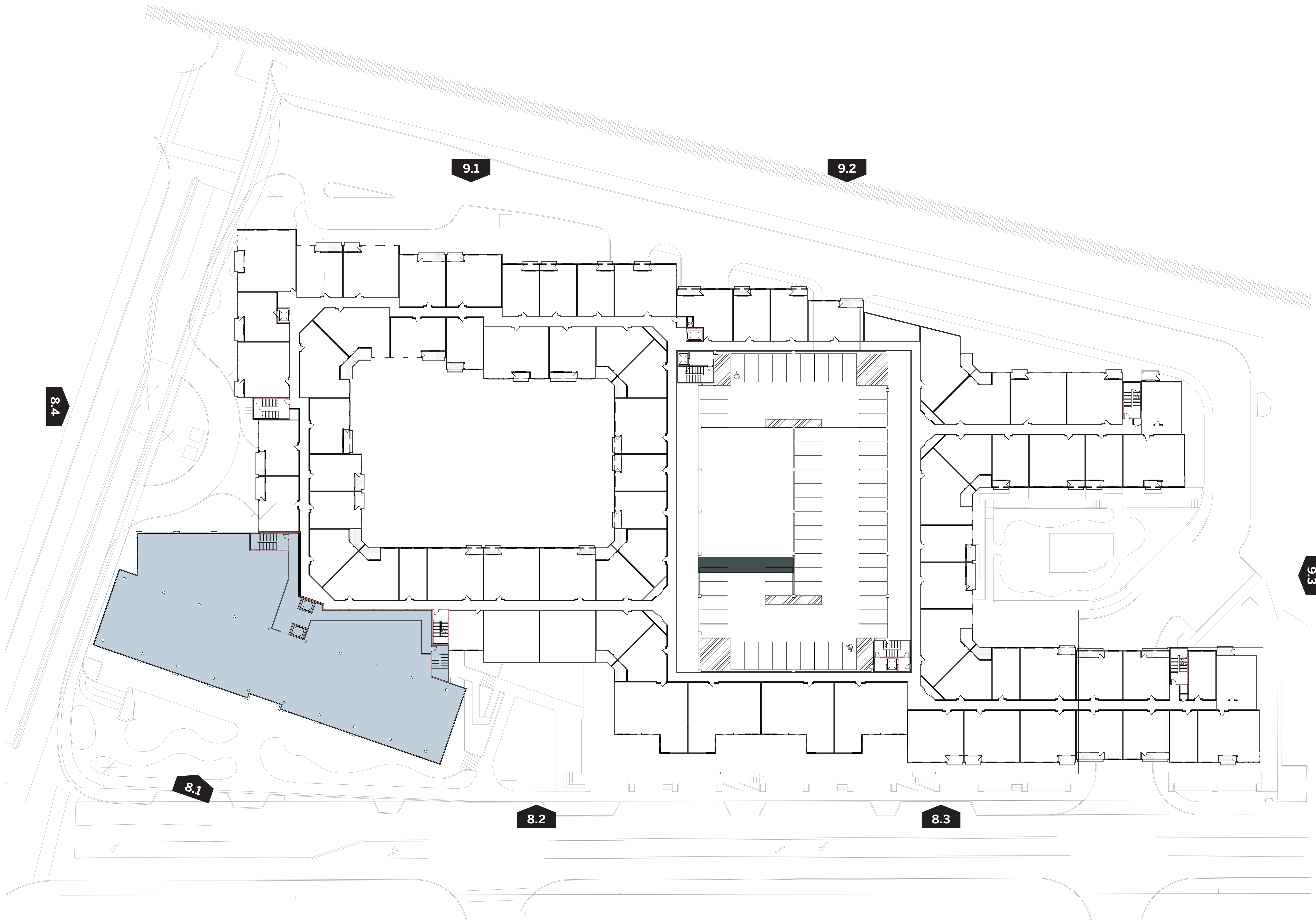
circle  
DEVELOPMENT OF CINCINNATI

PROJECT INFORMATION  
PROJECT: THE BLUE  
PHASE: FINAL DEVELOPMENT PLAN  
DATE: 2023/01/05  
SHEET TITLE & NUMBER

A - 4 BUILDING PLANS

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5.1 PLAN - LEVEL 03  
SCALE: 1" = 30'-0"

NOTES

SF	
FLOOR	SF
RESIDENTIAL	
LEVEL 01	4,942
LEVEL 02	61,590
LEVEL 03	91,449
LEVEL 04	90,272
LEVEL 03	62,428
T	310,681
RETAIL - A	
LEVEL 01	18,701
LEVEL 02	19,498
LEVEL 03	19,498
T	57,697
R.B	
LEVEL 01	39,382
T	39,382

- GROUND MOUNTED SIGNAGE LOCATIONS
- TRASH/LOADING
- GARAGE ACCESS
- PEDESTRIAN ACCESS
- RETAIL
- OFFICE

STAMP



NOT FOR CONSTRUCTION

CLIENT



circle  
DEVELOPMENT OF CINCINNATI

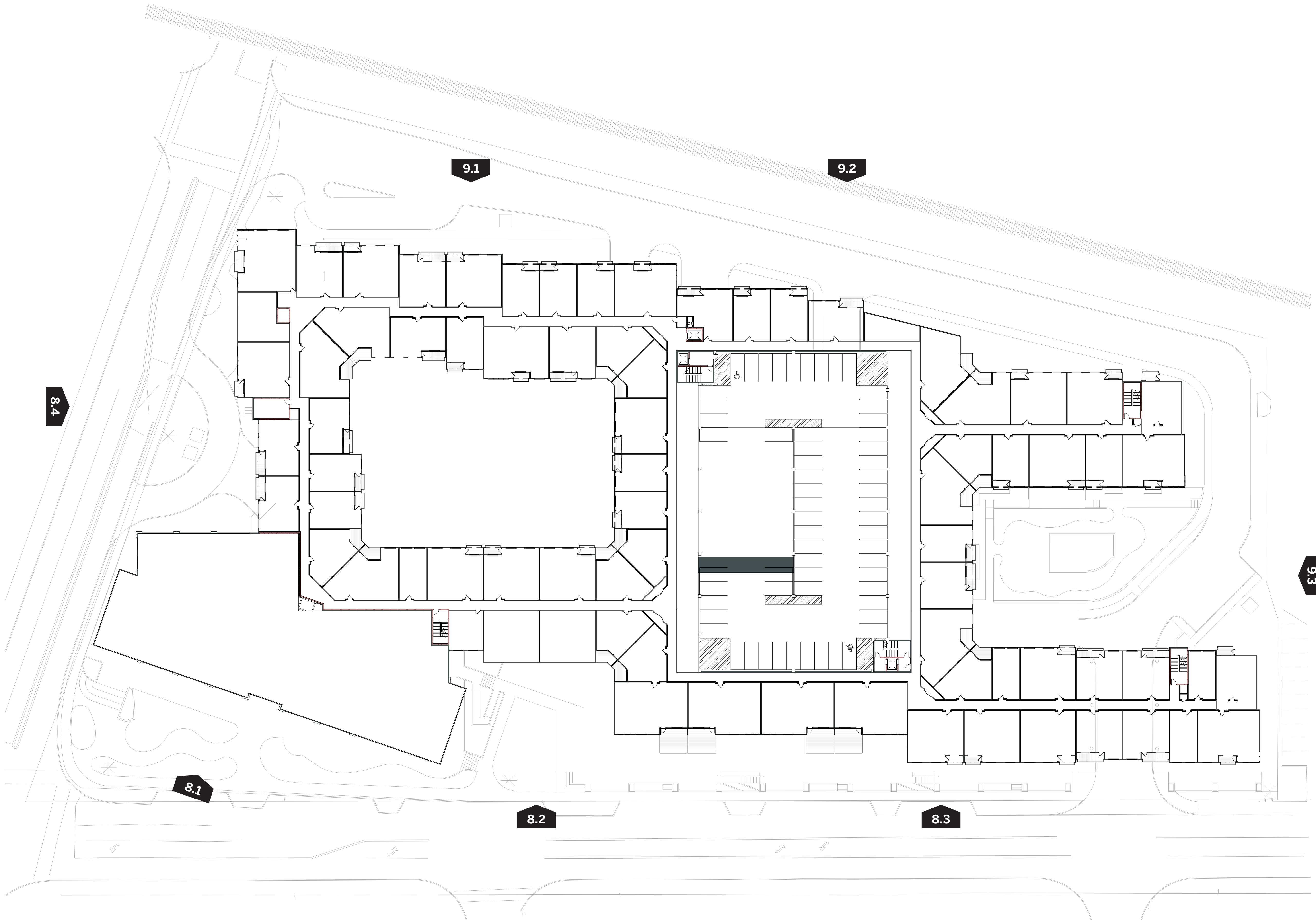
PROJECT INFORMATION  
PROJECT: THE BLUE  
PHASE: FINAL DEVELOPMENT PLAN  
DATE: 2023/01/05  
SHEET TITLE & NUMBER

A - 5 BUILDING PLANS

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6.1 PLAN - LEVEL 04  
SCALE: 1" = 30'-0"

NOTES

SF		
FLOOR	SF	
RESIDENTIAL	LEVEL 01	4,942
	LEVEL 02	61,590
	LEVEL 03	91,449
	LEVEL 04	90,272
	LEVEL 03	62,428
T	310,681	
RETAIL - A	LEVEL 01	18,701
	LEVEL 02	19,498
	LEVEL 03	19,498
	T	57,697
R.B	LEVEL 01	39,382
	T	39,382

- GROUND MOUNTED SIGNAGE LOCATIONS
- TRASH/LOADING
- GARAGE ACCESS
- PEDESTRIAN ACCESS
- RETAIL
- OFFICE

STAMP



NOT FOR CONSTRUCTION

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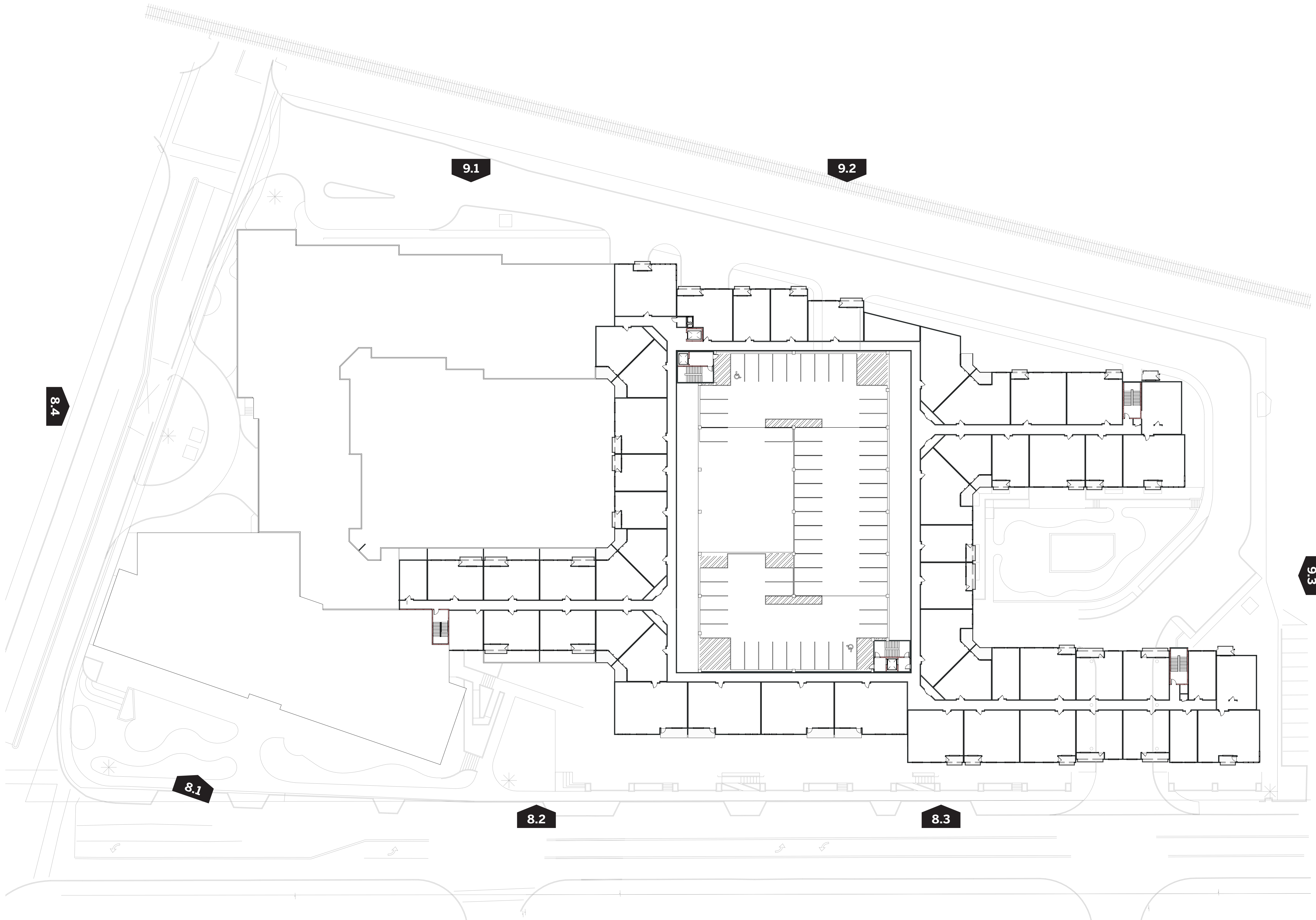
circle  
DEVELOPMENT OF CINCINNATI

PROJECT INFORMATION  
 PROJECT: THE BLUE  
 PHASE: FINAL DEVELOPMENT PLAN  
 DATE: 2023/01/05  
 SHEET TITLE & NUMBER

A - 6 BUILDING PLANS

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 513-239-3333  
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7.1 PLAN - LEVEL 05  
SCALE: 1" = 30'-0"

NOTES

SF	
FLOOR	SF
RESIDENTIAL	
LEVEL 01	4,942
LEVEL 02	61,590
LEVEL 03	91,449
LEVEL 04	90,272
LEVEL 05	62,428
T	310,681
RETAIL - A	
LEVEL 01	18,701
LEVEL 02	19,498
LEVEL 03	19,498
T	57,697
R.B	
LEVEL 01	39,382
T	39,382

- GROUND MOUNTED SIGNAGE LOCATIONS
- TRASH/LOADING
- GARAGE ACCESS
- PEDESTRIAN ACCESS
- RETAIL
- OFFICE

STAMP



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CLIENT



PROJECT INFORMATION

PROJECT: THE BLUE  
PHASE: FINAL DEVELOPMENT PLAN  
DATE: 2023/01/05

SHEET TITLE & NUMBER

A - 7 BUILDING PLANS



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**8.4 ELEVATION - SOUTH - COOPER RD**  
SCALE: 1/16" = 1'-0"



**8.3 ELEVATION - EAST - KENWOOD RD. - C**  
SCALE: 1/16" = 1'-0"



**8.1 ELEVATION - EAST - KENWOOD RD. - A**  
SCALE: 1/16" = 1'-0"



**8.2 ELEVATION - EAST - KENWOOD RD. - B**  
SCALE: 1/16" = 1'-0"

NOTES

MATERIAL KEY	
TAG	KEY
MP-01	METAL SIDING 01
MP-02	METAL PANEL 02
MP-03	METAL PANEL 03
MP-04	METAL SIDING 04
MP-05	METAL SIDING 05
MP-06	METAL SIDING 06
MP-07	METAL SIDING 07
MP-08	METAL SIDING 08
MP-09	METAL SIDING 09
ST-01	STONE-01
ST-02	STONE-02
FC-01	FIBER CEMENT SIDING

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PROJECT INFORMATION

PROJECT: THE BLUE  
PHASE: FINAL DEVELOPMENT PLAN  
DATE: 2023/01/05

SHEET TITLE & NUMBER

**A - 8 BUILDING ELEVATIONS**

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**9.3** ELEVATION - NORTH - ACCESS RD.  
SCALE: 1/16" = 1'-0"



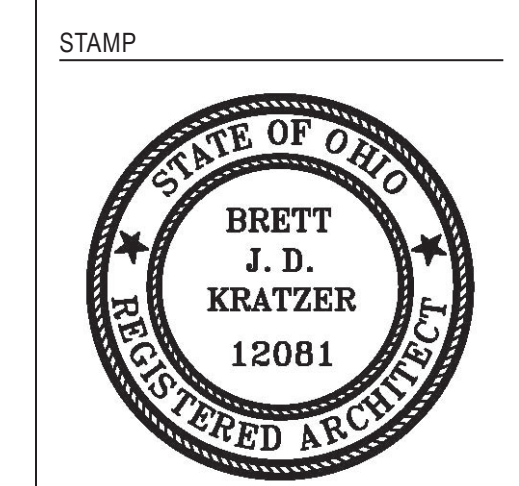
**9.2** ELEVATION - WEST - ACCESS RD. - C  
SCALE: 1/16" = 1'-0"



**9.1** ELEVATION - WEST - ACCESS RD. - A  
SCALE: 1/16" = 1'-0"

NOTES

MATERIAL KEY	
TAG	KEY
MP-01	METAL SIDING 01
MP-02	METAL PANEL 02
MP-03	METAL PANEL 03
MP-04	METAL SIDING 04
MP-05	METAL SIDING 05
MP-06	METAL SIDING 06
MP-07	METAL SIDING 07
MP-08	METAL SIDING 08
MP-09	METAL SIDING 09
ST-01	STONE-01
ST-02	STONE-02
FC-01	FIBER CEMENT SIDING



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A - 9 BUILDING ELEVATIONS







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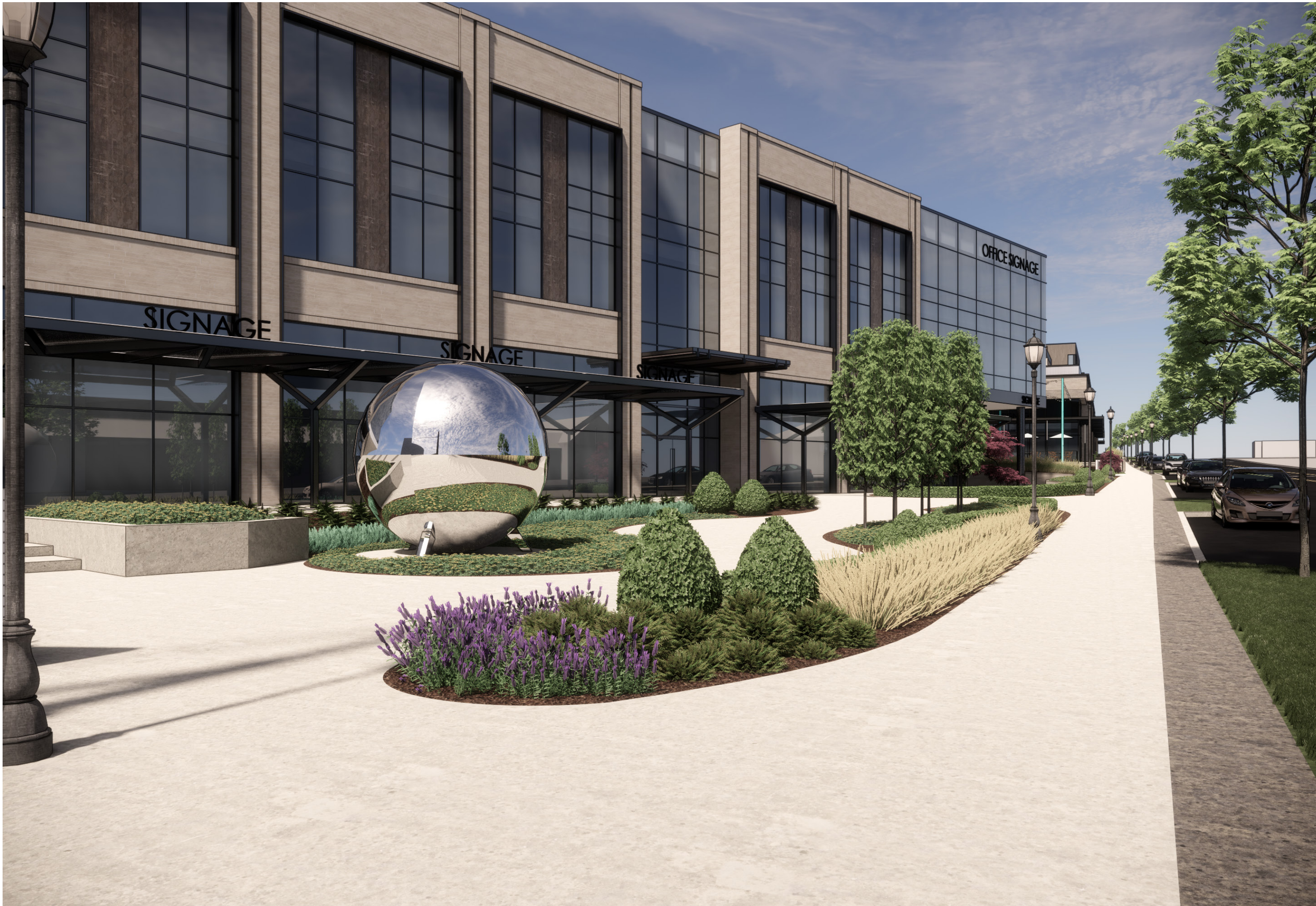
PROJECT INFORMATION  
 PROJECT: THE BLUE  
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 SHEET TITLE & NUMBER

A - 10 PERSPECTIVES

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A - 11 PERSPECTIVES

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SHEET TITLE & NUMBER

A - 12 PERSPECTIVES

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SHEET TITLE & NUMBER

A - 13 PERSPECTIVES

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