



805 CENTRAL AVE, SUITE 500
 CINCINNATI OHIO 45202
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Coordinated Site Review Application
INITIALIZED BY

Part A - Identification

Address of Project Location (Please print in blue or black ink only) Western terminus of Walworth Avenue		Project Name Walworth Junction	
Applicant - Name (Print - Required) TJ Ackermann, 4010 North Bend Road	Address	City / State / Zip Code Cincinnati, Ohio 45211	Phone No / Fax No 513-662-3111/513-662-7603
Contact Person - Name (Print - Required) TJ Ackermann	Phone No 513-662-3111	E-mail Address tja@meierjohanbuildinggroup.com	
Design Company - Name (Print) Abercrombie & Associates, Inc.	Address 3377 Compton Road, #120	City / State / Zip Code Cincinnati, OH 45251	Phone No / Fax No 513-385-5757/513-245-5161
Design Professional - Name (Print - Required) Robert G. Rothert	Phone No 513-385-5757	E-mail Address brothert@abercrombie-associates.com	
Developer - Name (Print) East End Development LLC	Address 4010 North Bend Road	City / State / Zip Code Cincinnati, Ohio 45211	Phone No / Fax No 513-662-3111/513-662-7603

Part B - Review Type (Please Check One)

Preliminary Design Review
 Development Design Review
 Technical Design Review

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

<input checked="" type="checkbox"/> Project Components	<input checked="" type="checkbox"/> Private Road New/Modification	<input checked="" type="checkbox"/> Hillside Development
<input checked="" type="checkbox"/> Public Road New/Modification	<input type="checkbox"/> Floodplain Development	<input checked="" type="checkbox"/> City Funded Project/Aquisition of City Land
<input checked="" type="checkbox"/> Utility Creation/Extension/Replace (Public or Private)	<input type="checkbox"/> Subdivision/Vertical Lot	<input type="checkbox"/> CBD Development
<input type="checkbox"/> Planned Development/Zone Change	<input type="checkbox"/> Historic Project	<input type="checkbox"/> Other _____
Project Type:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family
	<input type="checkbox"/> Commercial/Mixed Use	<input type="checkbox"/> Office
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other _____
Work Type:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition
	<input type="checkbox"/> Mixed	<input type="checkbox"/> Alteration
Project Description:	Extension of existing Walworth Avenue to serve 40 new single family home sites and 2 open space lots owned by the H.O.A.	

Part D - Authorizations

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

Applicant's Signature *T.J. Ackermann* Date 4/11/2019

FOR OFFICE USE ONLY

Reviewed By:

Business Development Services Manager _____ Date _____

COORDINATED SITE REVIEW QUESTION SHEET FOR APPLICANTS

Please provide three questions for each department. These questions should be questions that you feel is the most important to your project. Our goal is to make sure that we (City of Cincinnati) answer questions that are critical to you getting your project going in the right direction.

City Planning Department:

1. Any issue with creating open space Lots 41 & 42?

2. _____
3. _____

Buildings & Inspections - Zoning:

1. Any issue with reducing front yard setback to 10'?

2. Any issue with open space Lots 41 & 42? 42 is 20' deep?

3. Requesting setback variance from 20' to 10' and cuts and fill and retaining wall over 8' in Hillside District.

Metropolitan Sewer District (MSD):

1. Any issue with availability?

2. Any issue with connection point for sewer extension?

3. Detention per MSD regulations?

Storm Water Management (SMU):

1. Ok to tie into existing storm only without detention?

2. _____
3. _____

Health Department:

1. _____

2. _____

3. _____

Greater Cincinnati Water Works (GCWW):

1. Any issues with water pressure?

2. Any issues with connection to existing water mains in Walworth and Hoff?

3. _____

Fire Department:

1. Cul-de-sac locations ok?

2. Fire hydrants to be on south side of street with no parking.

3. _____

Police Department:

1. _____

2. _____

3. _____

Department of Transportation & Engineering (DOTE):

1. Connection to Hoff to be gated or not?

2. Required width of connection to Hoff?

3. _____

Buildings & Inspections - Plans Examiner (Structural review of Building Code):

1. _____

2. _____

3. _____

Department of Community & Economic Development (Housing & Economic Development):

1. _____

2. _____

3. _____

Building Inspectors (Housing or Commercial):

1. _____

2. _____

3. _____

Law Department:

1. _____

2. _____

3. _____

COORDINATED SITE REVIEW APPLICATION REQUIRED DOCUMENT CHECKLIST

ALL Site Plan Development, New Construction, Major Alterations, and Additions submitted to the Permit Center **MUST** provide a digital copy by email to DEV.Services@cincinnati-oh.gov

*Submission **must** include the following information or submission may be deemed incomplete and may not be able to be reviewed.

PRELIMINARY DESIGN REVIEW: require the following;

- Drawings format of 11x17 or larger is preferred.
- Date & revision # on Drawings
- Site plan(s) must include at a minimum the following base information:
 - An index of drawings located on the first sheet, conforming to the National CAD Standards
 - A scale (graphic required); minimum 1" = 50'; preferably 1" = 30' (Architectural Scale drawing 1/8 to 1/4)
 - North arrows and any elevations labeled with NSEW, front side and rear labels
 - Contextual map showing the location of the existing or proposed building(s) and site improvements
 - Label all street names, building footprints, parcel lines, dimensions of property lines, and setback dimensions from all property lines
 - All properties and structures adjacent to the site must be included on the site plan;
 - Digital submissions to conform to the National CAD Standards for file naming
- Complete Question Sheet (if you have specific questions of any of the Departments)

DEVELOPMENT DESIGN REVIEW: Must include ALL submissions from Preliminary Design Review.

- Site utility plan for existing and proposed utilities; underground and overhead
- Water Availability Application: Co-application or receipt of answer
- Possible water flow test conducted
- Illustrate desire to vacate, create, or encroach into City property and Right-of-Way (ROW)
- Existing and proposed elevation drawings, floor plans, roof plans (including all rooftop fixtures and chimneys)
- Number of residential units and /or square feet of commercial space
- Illustrate existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Illustrate and provide dimensions of driveways, sidewalks, walkways, terraces and other paved surfaces
- Complete Question Sheet (if you have specific questions of any of the Departments)

Based on the description of work in listed Part C of the Application you may also need the following items:

- Traffic Impact Study:* As requested by the Department of Transportation & Engineering (DOT&E)
- Hillside Overlay District Information:* Site topography lines (2' and 10' contours) and elevations, including any adjacent properties, for new construction, maximum building envelope (Site Plan of subject property and abutting properties on side), section drawings of retaining walls; submission of geotechnical analysis to date

TECHNICAL DESIGN REVIEW: All above requirements, as well as the following required documents for Site Plan Development, Subdivisions, Planned Development Final Development Plans, Building Permits with Site Work, New Construction, Major Alterations, and Additions;

- Drawings format must be a minimum of 24x36 or larger.
- Proposed construction documentation of all public and private utilities
- Proposed construction documentation of all pedestrian and vehicular access ways
- Illustrate existing and proposed landscape areas and materials
- Proposed design and calculations for Storm Water Management & necessary easements
- Floor Plans (Conceptual)
- Proposed survey/plat delineating all proposed parcels, setbacks and necessary public and private easements prepared by a licensed surveyor
- All necessary language regarding covenants, easements, and management agreements of private and/or shared infrastructure
- Question Sheet completed (if you have specific questions of any of the Departments)

Other Requirements/Documents: As specified by plan reviewer or reviewing agency

- _____
- _____
- _____
- _____

PLEASE NOTE: The additional documentation for applicable public hearings may need to be submitted simultaneously or before/after the development or technical design reviews. You will be directed by the Advisory Team on application instructions and public review deadlines.

For additional questions please contact Rodney Ringer, Business Development Services Manager in the Department of Buildings and Inspections at 513-352-4847 or by email at DEV.Services@cincinnati-oh.gov.

** Note: The aforementioned information is general in nature. Additional information may be required by the certain reviewing agencies or the Permit Center.*