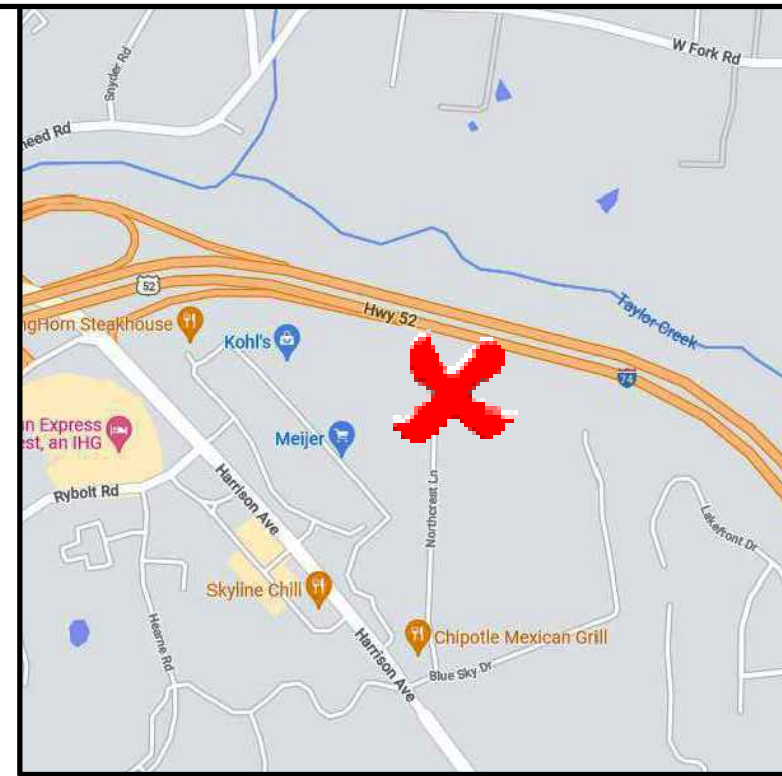


GREEN TOWNSHIP ZONING COMPLIANCE  
SKYRIDGE APARTMENTS  
5401-5454 NORTHCREST LANE  
GREEN TOWNSHIP, HAMILTON COUNTY, OHIO



VICINITY MAP

08-10-2023 Volume 371 Image # 04578

On Motion of Mr. Reese, Seconded by Ms. Driehaus, the following resolution was adopted.

**RESOLUTION AUTHORIZING A ZONING MAP AMENDMENT FOR CASE: GREEN 2023-03; SKYRIDGE APARTMENTS A REQUEST FOR A MAJOR REVISION TO AN EXISTING "DD" PLANNED MULTIPLE RESIDENCE DISTRICT**

BY THE BOARD:  
WHEREAS, the Board heard Case No. Green Township 2023-03; Skyridge Apartments a request for a Major Revision to an existing "DD" Planned Multiple Residence district for the property located at 5401-5454 Northcrest Lane (Book 550, Page 220, Parcels 13 & 1170).  
WHEREAS, according to Section 303.12, of the Ohio Revised Code, a zoning amendment shall proceed through a public hearing process and be acted on by the Board of County Commissioners.  
WHEREAS, the Regional Planning Commission on June 1, 2023, at their regular meeting, recommended approval with conditions for the zoning map amendment.  
WHEREAS, the Rural Zoning Commission on June 15, 2023, held a public hearing and recommended approval with conditions for said zoning map amendment.  
WHEREAS, on July 27, 2023, the Board of County Commissioners held a public hearing on said zoning map amendment.  
WHEREAS, on August 10, 2023, the Board of County Commissioners reviewed said zoning map amendment.

NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners concur with the recommendation of the Rural Zoning Commission and approve major revision for the reasons that the proposed multi-family development is consistent with the land use plan adopted by the Green Township Trustees and the Hamilton County Regional Planning Commission. The application is also a "Planned" district which enables the addition of five (5) conditions and three (3) variances to be placed on the approval that requires the development to meet certain design standards and provide landscaping and buffering to ensure compatibility with surrounding uses. Therefore, the Board believes the amendment is in keeping with good land use planning and is not in conflict with the best interest of the county and the public.  
BE IT FURTHER RESOLVED that the Zoning Compliance Plan be subject to the following conditions:

**SECTION 1: ZONING COMPLIANCE PLAN**

- 1.1 The Zoning Resolution, may require site plans or drawings, terms, covenants and conditions of approval which are depicted or noted on the Zoning Compliance Plan or contained in this Resolution amending the zone map and are to be considered complementary and what is required by any one shall be as binding as if required by all.
- 1.2 No Zoning Certificate shall be issued by the zoning official before:

Resolution for Zoning Amendment case Green 2023-03; Skyridge Apartments

08-10-2023 Volume 371 Image # 04579

- A. all "Requirements for Submission" of the Zoning Compliance Plan have been satisfactorily completed,  
B. the Zoning Compliance Plan complies with the intent of this resolution, the Zoning Resolution, the Development Plan, PUD-1 or 2, SPI or S-PUD District and all other complementary regulations and documents,  
C. the Zoning Compliance Plan complies with site plan recommendations of applicable development review agencies,  
D. the Zoning Compliance Plan complies with the following additional requirements or standards:

- Conditions:  
1. That the development shall be limited to a total of 306 units.  
2. That a landscape plan in compliance with the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.  
3. That a lighting plan in compliance with the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.  
4. That a 30-foot access easement for future vehicular use shall be identified to the western property line abutting 5450 Harrison Avenue in the general vicinity of where the existing cross access drive currently exists to permit the adjacent property to connect through the subject site to Harrison Avenue, to be effective when this adjacent property grants or is required through a condition of future zoning approval to grant a similar easement to the subject property, subject to execution of the appropriate easements between all necessary property owners.  
5. That the site shall include no more than two freestanding ground signs, one located at the entrance off Harrison Avenue being no larger than 32 square feet in size and 8 feet in height and the other located at the entrance for buildings #1-4 and the community building being no larger than 32 square feet and 8 feet in height.

- Variances:  
1. Table 4-6 - Residential District Minimum Yard Requirements - That the development shall be permitted to have a minimum rear yard setback of 14 feet where 40 feet is required.  
2. Section 10-7.4 - Retaining Walls - That the proposed three (3) foot high retaining wall along the northern property line shall be permitted to be located five (5) feet from the northern property line where a minimum setback of six (6) feet is required.  
3. Section 13-10.1(b)(2) - That the site shall be permitted a second freestanding sign where a maximum of one freestanding sign is permitted.

- E. The methodology and criteria for effectuating and evaluating compliance with performance related covenants and conditions is noted on the Zoning Compliance Plan and accepted by the County Zoning Inspector.

Resolution for Zoning Amendment case Green 2023-03; Skyridge Apartments

08-10-2023 Volume 371 Image # 04580

**SECTION 2: ZONING CERTIFICATES**

- 2.1 No Zoning Certificate shall be issued by the office of the Zoning Inspector before:

- A. a Zoning Compliance Plan in compliance with Section 1 above, has been received and approved by the Zoning Official, and  
B. all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan.

- 2.2 No building permit for actual construction shall be issued by the Building and Inspections Division of the Department of Planning and Development before a Zoning Certificate is received from the Office of the County Zoning Inspector.

**SECTION 3: FINAL COMPLIANCE DOCUMENTS**

- 3.1 No Final Zoning Inspection Certificate shall be issued by the County Zoning Inspector before the development complies with all requirements in this resolution as defined in Section 1.1, and the following documents are received and accepted by the County Zoning Inspector:

- A. a summary report from the County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented, and that required rights-of-way have been dedicated,  
B. a summary report from the applicant's registered engineer or surveyor as required by and addressed to the Stormwater and Infrastructure Division of the Department of Planning and Development certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; Stormwater and Infrastructure shall inform the County Zoning Inspector when such letter is received and accepted,  
C. a summary report from the Metropolitan Sewer District or County Board of Health certifying that the approved plan and specifications for sanitary sewer and waste water treatment have been completely implemented,  
D. a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation control measures as specified on the approved plan; also noting any deviations and the reasons for such deviations,  
E. a summary report from the authorized Fire Prevention Officer under the jurisdiction of the Township Trustees, certifying that the approved plan and specifications for fire prevention have been completely implemented, and  
F. a summary report from the applicant's registered engineer surveyor or attorney certifying that required easements for access, utilities or other purpose have been recorded in the Office of the Hamilton County Recorder.

Resolution for Zoning Amendment case Green 2023-03; Skyridge Apartments

08-10-2023 Volume 371 Image # 04581

**SECTION 4: MAINTENANCE OF IMPROVEMENTS**

- 4.1 All aspects of the developments including property improvements, landscaping, ground cover, etc. as required in the specifications, covenants, conditions, requirements, and limitations of the Zoning Compliance Plan and/or contained in this Resolution shall be continually maintained by the owner of the property until the approved development ceases to exist. Enforcement shall be by the Office of the Zoning Inspector, with all discrepancies being considered zoning resolution violations.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be directed by the Clerk of the Board to the Applicant and his Agent for this Planned Unit Development, to the Rural Zoning Commission, the Office of the Zoning Inspector, the Department of Planning and Development, the Township Clerk, the County Engineer Permit Department and the Metropolitan Sewer District.

ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Hamilton County, Ohio, in session the 10th day of August, 2023, and shall become effective on and after the 10th day of September, 2023.

Ms. Reese Yes Ms. Driehaus Yes Ms. Summerrow Dumas Yes

**CERTIFICATE OF CLERK**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by this Board of County Commissioners in session this 10th day of August, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the Office of the County Commissioners of Hamilton County, Ohio, this 10th day of August, 2023.

Leslie Harvey, Clerk  
Board of County Commissioners  
Hamilton County Ohio

Resolution for Zoning Amendment case Green 2023-03; Skyridge Apartments

**DEED OF ACCEPTANCE**

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

THE TRACT OF LAND SHOWN HEREON IS BEING DEVELOPED UNDER A PLAN AS SPECIFIED IN THE HAMILTON COUNTY ZONING RESOLUTION, ADOPTED AUGUST 10, 1949 AND AS AMENDED THROUGH OCTOBER 18, 2013.

SAID ENTIRE TRACT OF LAND AND ALL IMPROVEMENTS THEREON SHALL REMAIN IN A SINGLE OWNERSHIP AND NO PART THEREOF SHALL BE SOLD OR DIVIDED INTO INDIVIDUAL LOTS OR TRACTS UNTIL SUCH TIME AS THE OWNER OF SAID ENTIRE TRACT SHALL CONFORM IN ALL RESPECTS TO THE THEN EXISTING RULES AND REGULATIONS AS HAVE BEEN ADOPTED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION, GOVERNING PLATS AND SUBDIVISIONS OF LANDS, AND THE HAMILTON COUNTY RURAL ZONING COMMISSION RULES AND REGULATIONS AS PROVIDED IN THE ZONING RESOLUTION.

WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PLAN OF DEVELOPMENT AS SHOWN HEREON FOR THE PURPOSE INDICATED AND AGREE TO COMPLY WITH ALL THE TERMS, RESTRICTIVE COVENANTS AND CONDITIONS INCLUDED AS A PART THEREOF.

SIGNED \_\_\_\_\_ WITNESS \_\_\_\_\_

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED \_\_\_\_\_ OF \_\_\_\_\_, WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

CASE NO.: GREEN 2023-03

ZONING COMPLIANCE PLAN FOR:  
SKYRIDGE APARTMENTS  
5401-5454 NORTHCREST LANE  
CINCINNATI, OHIO 45249

OWNER:  
CORE CAPITAL, LLC  
8221 CORNELL ROAD  
CINCINNATI, OHIO 45249  
(513) 407-9123

APPLICANT:  
5111 BLUE SKY, LLC  
8221 CORNELL ROAD  
CINCINNATI, OHIO 45249

**SHEET INDEX:**

- 1.....TITLE SHEET  
2.....OVERALL PLAN  
3.....SITE LAYOUT PLAN  
4.....LIGHTING PLAN  
5.....LIGHTING PLAN DETAILS  
6.....LANDSCAPE PLAN

ZONING COMPLIANCE PLAN CASE NO: GREEN 2023-03

SKYRIDGE APARTMENTS

Date 11-29-23  
Drawn By G.R.  
Checked By D.A.S.  
Scale N/A

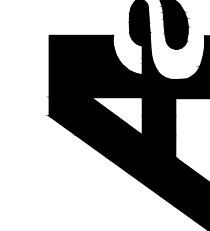
REVISIONS  
1-09-24, Hamilton County Review Comments  
2-20-24, Hamilton County Review Comments  
DWS: DATA [OR-ZCPI-2024]

SHEET TITLE

SKYRIDGE APARTMENTS  
SECTION-29, TOWN-2, F-RANGE-2  
GREEN TOWNSHIP  
HAMILTON COUNTY, OHIO

Job No. 11-0019-F 1

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



1-800-362-2764



DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

THE TRACT OF LAND SHOWN HEREON IS BEING DEVELOPED UNDER A PLAN AS SPECIFIED IN THE HAMILTON COUNTY ZONING RESOLUTION, ADOPTED AUGUST 10, 1949 AND AS AMENDED THROUGH OCTOBER 18, 2013.

SAID ENTIRE TRACT OF LAND AND ALL IMPROVEMENTS THEREON SHALL REMAIN IN A SINGLE OWNERSHIP AND NO PART THEREOF SHALL BE SOLD OR DIVIDED INTO INDIVIDUAL LOTS OR TRACTS UNTIL SUCH TIME AS THE OWNER OF SAID ENTIRE TRACT SHALL CONFORM IN ALL RESPECTS TO THE THEN EXISTING RULES AND REGULATIONS AS HAVE BEEN ADOPTED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION, GOVERNING PLATS AND SUBDIVISIONS OF LANDS, AND THE HAMILTON COUNTY RURAL ZONING COMMISSION RULES AND REGULATIONS AS PROVIDED IN THE ZONING RESOLUTION.

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SIGNED \_\_\_\_\_ WITNESS \_\_\_\_\_

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED

OF \_\_\_\_\_ WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME ID THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

CONDITIONS:

1. THAT THE DEVELOPMENT SHALL BE LIMITED TO A TOTAL OF 306 UNITS.
2. THAT A LANDSCAPE PLAN IN COMPLIANCE WITH THE ZONING RESOLUTION SHALL BE SUBMITTED AS PART OF THE ZONING COMPLIANCE PLAN.
3. THAT A LIGHTING PLAN IN COMPLIANCE WITH THE ZONING RESOLUTION SHALL BE SUBMITTED AS PART OF THE ZONING COMPLIANCE PLAN.
4. THAT A 30-FOOT ACCESS EASEMENT FOR FUTURE VEHICULAR USE SHALL BE IDENTIFIED TO THE WESTERN PROPERTY LINE ABUTTING 6460 HARRISON AVENUE IN THE GENERAL VICINITY OF WHERE THE EXISTING CROSS ACCESS DRIVE CURRENTLY EXISTS TO PERMIT THE ADJACENT PROPERTY TO CONNECT THROUGH THE SUBJECT SITE TO HARRISON AVENUE, TO BE EFFECTIVE IF/WHEN THIS ADJACENT PROPERTY GRANTS OR IS REQUIRED THROUGH A CONDITION OF FUTURE ZONING APPROVAL TO GRANT A SIMILAR EASEMENT TO THE SUBJECT PROPERTY, SUBJECT TO EXECUTION OF THE APPROPRIATE EASEMENTS BETWEEN ALL NECESSARY PROPERTY OWNERS.
5. THAT THE SITE SHALL INCLUDE NO MORE THAN TWO FREESTANDING GROUND SIGNS, ONE LOCATED AT THE ENTRANCE OFF HARRISON AVENUE BEING NO LARGER THAN 32 SQUARE FEET IN SIZE AND 8 FEET IN HEIGHT AND THE OTHER LOCATED AT THE ENTRANCE FOR BUILDINGS #1-4 AND THE COMMUNITY BUILDING BEING NO LARGER THAN 32 SQUARE FEET AND 8 FEET IN HEIGHT.

VARIANCES:

1. TABLE 4-6 -- RESIDENTIAL DISTRICT MINIMUM YARD REQUIREMENTS -- THAT THE DEVELOPM NT SHALL BE PERMITTED TO HAVE A MINIMUM REAR YARD SETBACK OF 14 FEET WHERE 40 FEET IS REQUIRED.
2. SECTION 10-7.4 -- RETAINING WALLS -- THAT THE PROPOSED THREE (3) FOOT HIGH RETAINING WALL ALONG THE NORTHERN PROPERTY LINE SHALL BE PERMITTED TO BE LOCATED FIVE (5) FEET FROM THE NORTHERN PROPERTY LINE WHERE A MINIMUM SETBACK OF SIX (6) FEET IS REQUIRED.
3. SECTION 13-10.1(B)(2) -- THAT THE SITE SHALL BE PERMITTED A SECOND FREESTANDING SIGN WHERE A MAXIMUM OF ONE FREESTANDING SIGN IS PERMITTED.

ZONING SUMMARY:

THE SUBJECT PROPERTY IS ZONED "DD" -- PLANNED MULTIPLE RESIDENCE DISTRICT.  
THE ZONING IS REQUESTED TO BE "DD" -- PLANNED MULTIPLE RESIDENCE DISTRICT-MAJOR MODIFICATION

PROPERTY USE SUMMARY:

THE SUBJECT PROPERTY CURRENTLY CONSISTS OF FIVE, TWO STORY AND THREE STORY MULTI-FAMILY RESIDENCE BUILDINGS AND VACANT LAND. THE PROPOSED MODIFICATION IS TO ADD FIVE, THREE STORY MULTI-FAMILY RESIDENCE BUILDINGS AND A COMMON AREA CLUBHOUSE WITH A SWIMMING POOL, PARKING CAR PORTS AND SURFACE PARKING.

MULTI-FAMILY UNIT SUMMARY:

THERE WILL BE TEN MULTI-STORY MULTI-FAMILY UNIT BUILDINGS, EACH HAVING A VARIETY OF UNIT SIZES.

| BUILDING         | STORIES      | 1 BEDROOM UNITS | TWO BEDROOM UNITS |
|------------------|--------------|-----------------|-------------------|
| EX. BUILDING A   | 2/3          | 0               | 28                |
| EX. BUILDING B   | 1/3          | 0               | 12                |
| EX. BUILDING C   | 2/3          | 0               | 28                |
| EX. BUILDING D   | 1/3          | 0               | 24                |
| EX. BUILDING E   | 1/3          | 0               | 24                |
| PROP. BUILDING 1 | 3            | 18              | 18                |
| PROP. BUILDING 2 | 3/w basement | 14              | 28                |
| PROP. BUILDING 3 | 3            | 18              | 18                |
| PROP. BUILDING 4 | 3/w basement | 14              | 14                |
| PROP. BUILDING 5 | 3            | 18              | 30                |
| TOTAL            |              | 82              | 224               |

PARKING SUMMARY:

THE PARKING DEMAND WILL BE MET BY A COMBINATION OF OFF-STREET PARKING, HAVING GARAGE SPACES, CAR PORTS, AND SURFACE SPACES :

OFF-STREET SURFACE PARKING = 450 SPACES.  
CAR PORT PARKING = 84 SPACES.  
DETACHED GARAGE PARKING = 37 SPACES.

TOTAL PARKING SPACES REQ'D = 571 SPACES.  
TOTAL PARKING SPACES PROVIDED = 571 SPACES

AREA SUMMARY:

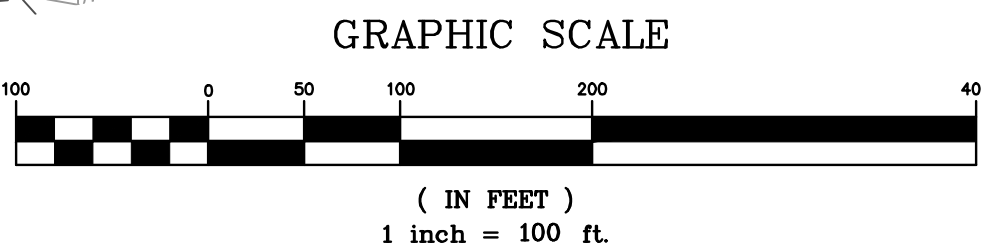
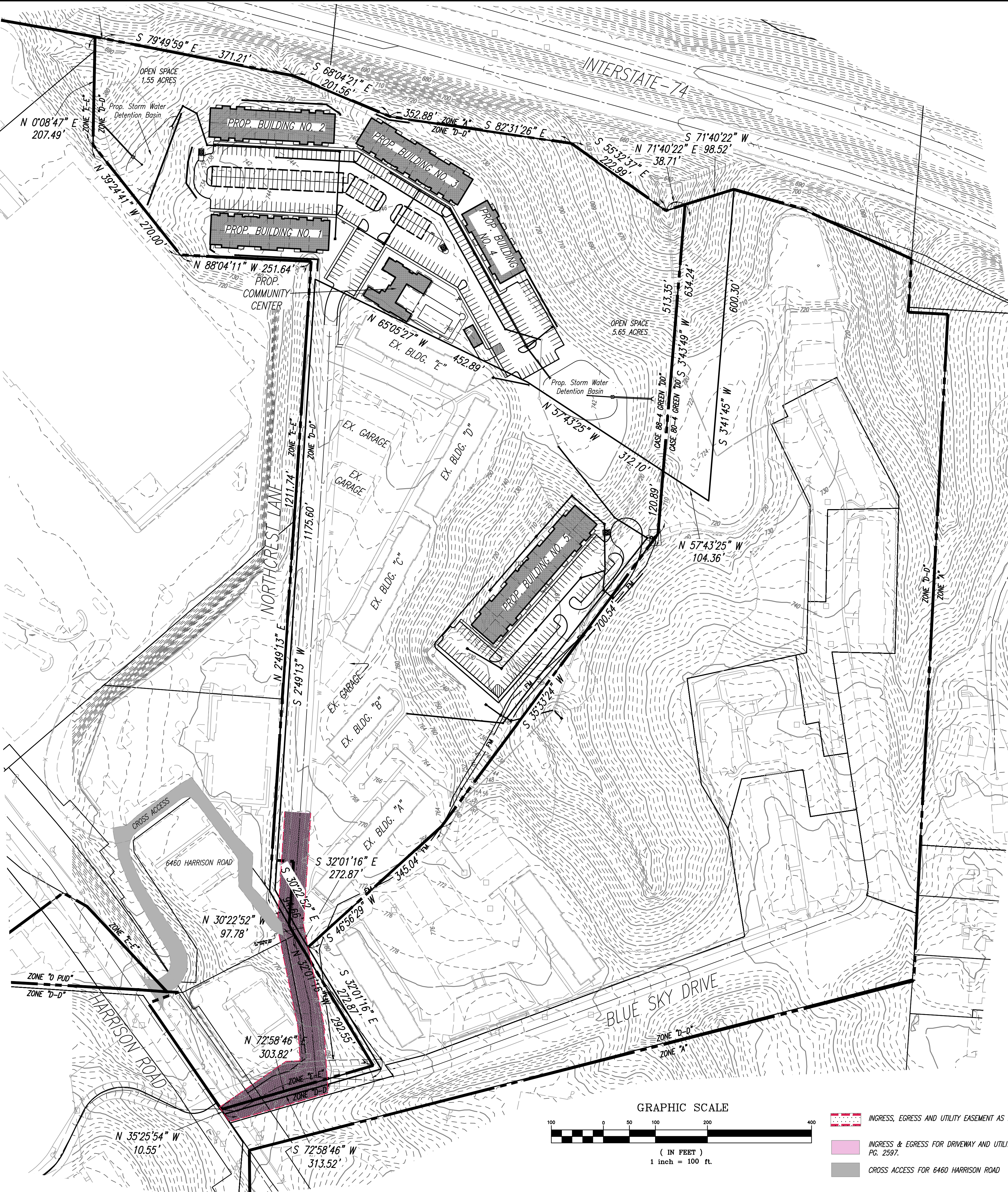
GROSS AREA = 1,015,008.98 SF (23.3014 ACRES).  
R/W DEDICATION = 0 SF (0 ACRES).

DENSITY = 306 UNITS / 1,015,008.98 SF (23.3014 ACRES) = 13.13 UNITS PER ACRE.

OPEN SPACE = 313,632 SF (7.2 ACRES), 30.9%

I.S.R. = 43.7%

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- INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED IN D.B. 9813, PG. 2597.
- INGRESS & EGRESS FOR DRIVEWAY AND UTILITY PURPOSE EASEMENT AS RECORDED IN D.B. 9813, PG. 2597.
- CROSS ACCESS FOR 6460 HARRISON ROAD



1-800-362-2764



ZONING COMPLIANCE PLAN CASE NO: GREEN 2023-03

Sheet Title

OVERALL PLAN

REVISIONS

Date 11-29-23

Project Title

SKYRIDGE APARTMENTS  
SECTION-29, TOWN-2, F-RANGE-2  
GREEN TOWNSHIP  
HAMILTON COUNTY, OHIO

Drawn By G.R.

Checked By D.A.S.

Scale 1" = 100'

SKYRIDGE  
APARTMENTS

Abercrombie  
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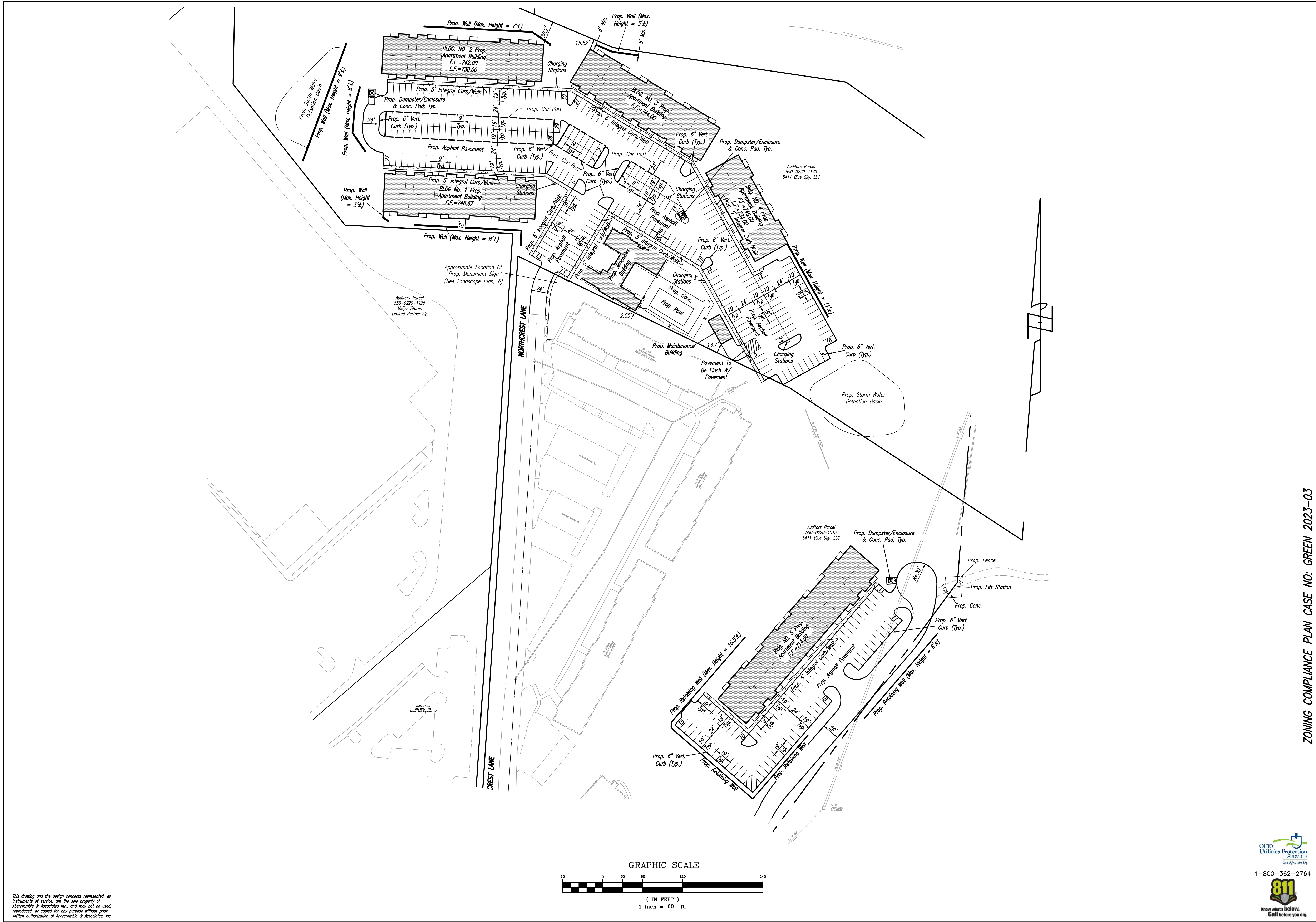
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Job No.

11-0019-F

2

6



ZONING COMPLIANCE PLAN CASE NO: GREEN 2023-03

|                                                                                                                                                                                                                                                      |  |                                                                                                                                        |  |                                         |  |              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|--|--------------|--|
| <div><div><div>A<sub>a</sub></div><div>Abercrombie &amp; Associates, Inc.</div><div>Civil Engineering + Surveying</div><div>8111 Cheviot Road, Suite 200</div><div>Cincinnati, Ohio 45247</div><div>www.abercrombie-associates.com</div></div></div> |  | <div>Job No.</div> <div>11-0019-F</div>                                                                                                |  | <div>3</div>                            |  | <div>6</div> |  |
| <div>Sheet Title</div> <div>SITE LAYOUT PLAN</div>                                                                                                                                                                                                   |  | <div>Project Title</div> <div>SKYRIDGE APARTMENTS<br/>SECTION-29, TOWN-2, F-RANGE-2<br/>GREEN TOWNSHIP<br/>HAMILTON COUNTY, OHIO</div> |  |                                         |  |              |  |
| <div>REVISIONS</div> <div>1-19-24, Hamilton County Review Comments</div> <div>2-20-24, Hamilton County Review Comments</div>                                                                                                                         |  |                                                                                                                                        |  | <div>Date</div> <div>11-29-23</div>     |  |              |  |
|                                                                                                                                                                                                                                                      |  |                                                                                                                                        |  | <div>Drawn By</div> <div>G.R.</div>     |  |              |  |
|                                                                                                                                                                                                                                                      |  |                                                                                                                                        |  | <div>Checked By</div> <div>D.A.S.</div> |  |              |  |
|                                                                                                                                                                                                                                                      |  |                                                                                                                                        |  | <div>Scale</div> <div>1" = 60'</div>    |  |              |  |
|                                                                                                                                                                                                                                                      |  |                                                                                                                                        |  | <div>DWG: DATA GR-ZCPL-2024</div>       |  |              |  |

1 ELECTRIC SITE PLAN -PHOTOMETRICS  
1" = 30'-0"

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POLE & FIXTURE  
SEE PHOTOMETRIC PLAN  
FOR SCHEDULE

20'-0" MAX.

HANDHOLE-MINIMUM 2'X4"

BASE PLATE/LEVELING NUTS  
GROUT BASE

3/4" X 30"  
ANCHOR BOLTS

CHAMFERED  
EDGE - CONC. BASE

FINISH GRADE

24" DIA SONOTUBE

7- #5 VERTICAL BARS

6- #4 HOOPS 18" DIA  
18" OC

4000 PSI AE  
CONCRETE

SCHED 40 PVC  
ELECTRIC CONDUIT

2'-6"

2'-6"

6'-0"

2'-6"

2'-6"

2'-6"

2'-6"

2'-6"

2'-6"

2'-6"

2'-6"

2'-6"

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2'-6"

2'-6"

2'-6"

2'-6"

LIGHT POLE AND BASE DETAIL  
NTS

ZONING COMPLIANCE PLAN CASE NO: GREEN 2023-03



Abercrombie  
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SKYRIDGE APARTMENTS  
SECTION-29, TOWN-2, F-RANGE-2  
GREEN TOWNSHIP  
HAMILTON COUNTY, OHIO

LIGHTING PLAN

Sheet Title  
Project Title

REVISIONS  
1-10-24, Hamilton County Review Comments  
2-20-24, Hamilton County Review Comments

Date  
11-29-23

Drawn By  
G.R.

Checked By  
D.A.S.

Scale  
1" = 30'

DATE: DATA OR ZCPL-2024

Job No.  
11-0019-F  
4  
6

SKYRIDGE  
APARTMENTS



