



805 CENTRAL AVE, SUITE 500  
 CINCINNATI OHIO 45202  
 P 513 352 4847  
 F 513 352 2579  
 WWW.CINCINNATI-OH.GOV  
 CAGIS.HAMILTON-CO.ORG

|  |
|--|
| <b>Coordinated Site Review Application</b> |
|  |
| INITIALIZED BY                             |

**Part A - Identification**

|  |                                     |                           |                   |
|--|-------------------------------------|---------------------------|-------------------|
| Address of Project Location (Please print in blue or black ink only) |                                     | Project Name              |                   |
| 3530-3536 Linwood Ave.   |                                     |                           |                   |
| Applicant - Name (Print - Required)                                  | Address                             | City / State / Zip Code   | Phone No / Fax No |
| Paul Schirmer  | PO Box 9833, Cincinnati, Ohio 45209 |                           |                   |
| Contact Person - Name (Print - Required)                             | Phone No                            | E-mail Address            |                   |
| Paul Schirmer  | 479-4396                            | paul.schirmer@CDSG-US.COM |                   |
| Design Company - Name (Print)  | Address                             | City / State / Zip Code   | Phone No / Fax No |
| MessCo Engineering   | PO Box 9156                         | Cincinnati, Ohio 45209    | 731-2500/no fax   |
| Design Professional - Name (Print - Required)                        | Phone No                            | E-mail Address            |                   |
| Stan Messerly, PE  | 731-2500                            | stanmesserly@msn.com      |                   |
| Developer - Name (Print)   | Address                             | City / State / Zip Code   | Phone No / Fax No |
| CDSG   | PO Box 9833, Cincinnati, Ohio 45209 |                           | 479-4396/no fax   |

**Part B - Review Type (Please Check One)**

|   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Preliminary Design Review | <input type="checkbox"/> Development Design Review | <input type="checkbox"/> Technical Design Review |
|---|--|--|

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

|  |   |  |
|--|---|--|
| Project Components   | <input 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 type="checkbox"/> City Funded Project/Aquisition of City Land |
| <input checked="" type="checkbox"/> Utility Creation/Extension/Replace (Public or Private) | <input checked="" type="checkbox"/> Subdivision/Vertical Lot                            | <input type="checkbox"/> CBD Development                             |
| <input checked="" 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:   | Consolidation of parcels Auditor Bk 19 page 1 parcels 50, 84, 76, 77, 78, 79, 80 and 51 |  |
|  | Landonium development with new construction of mix of attached & detached               |  |
|  | single-family homes.  |  |

**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 Paul Schirmer CDSG, LLC Date 6/18/20

**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. Please confirm Landminium Requirements.  
\_\_\_\_\_  
\_\_\_\_\_
2. Estimated timing, once subdivision application has been completely submitted, for review of subdivision?  
\_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

### Buildings & Inspections - Zoning:

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

### Metropolitan Sewer District (MSD):

1. Scope of work for proposed Capital Improvement Project referenced in 2/28/19 MSD Availability of Sewer letter?  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

### Storm Water Management (SMU):

1. On site storm water storage to be per MSD Rules and Regs. Section 303?  
\_\_\_\_\_  
\_\_\_\_\_
2. Stormwater detention estimated to be combination of surface and piped storage to meet requirements.  
\_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

**Health Department:**

1. Any existing complaints from area to Health Dept.?  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

**Greater Cincinnati Water Works (GCWW):**

1. Location, tap size and meter size for existing houses located at 3530, 3534, 3536, 3538, 3542, 3544 and 3546 Linwood?  
\_\_\_\_\_  
\_\_\_\_\_
2. Which existing water main, located along Linwood, does the proposed water main for the proposed development tap into, 8" or 16" dia.?  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

**Fire Department:**

1. Proposed public road and common drive layout meet needs of Fire Department?  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

**Police Department:**

1. Existing crime a problem in the area?  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

**Department of Transportation & Engineering (DOTE):**

1. Any concerns with location of proposed access drive off of Linwood?  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

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

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

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

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

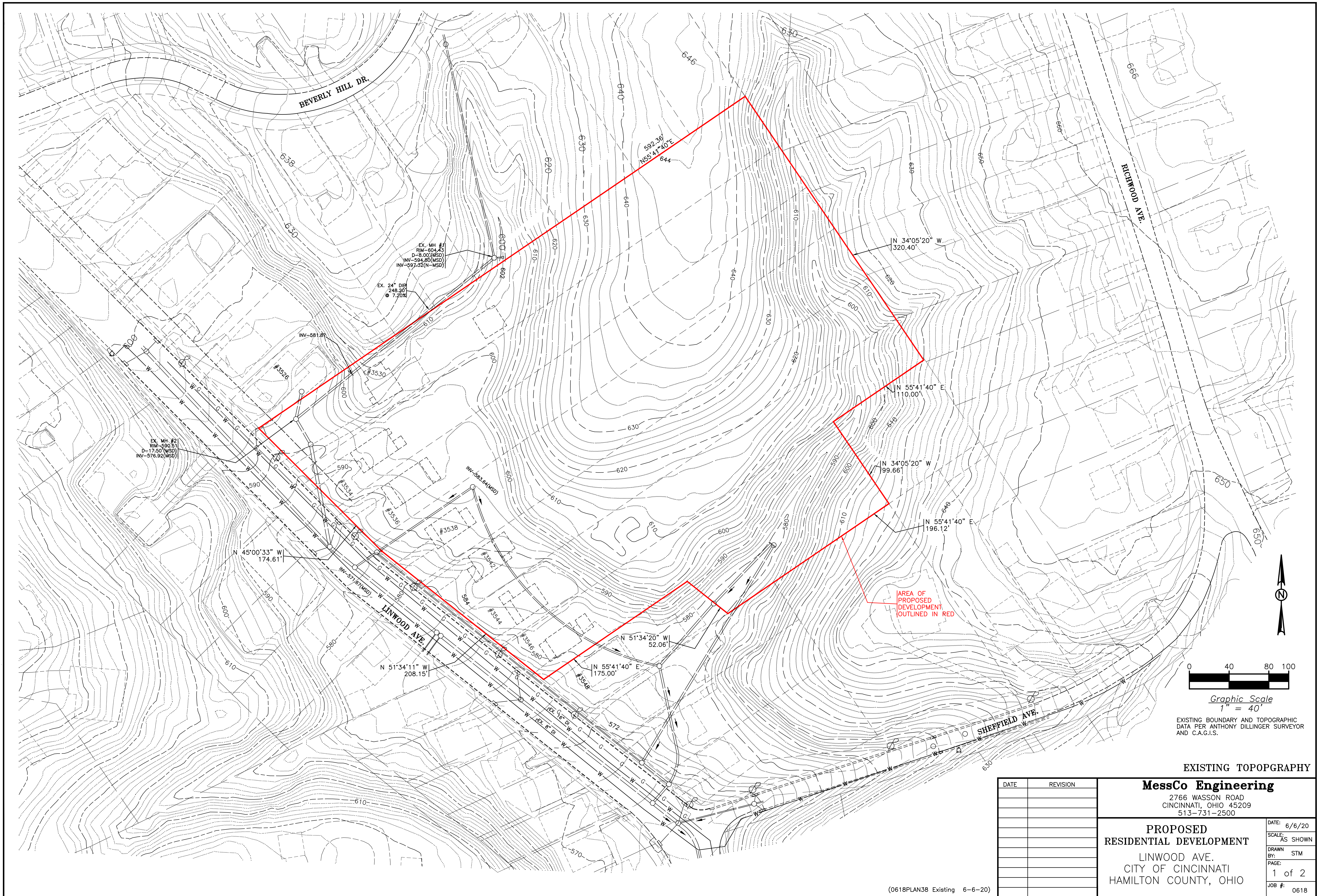
**Building Inspectors (Housing or Commercial):**

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

**Law Department:**

1. any special requirements for Condominium Developments?  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



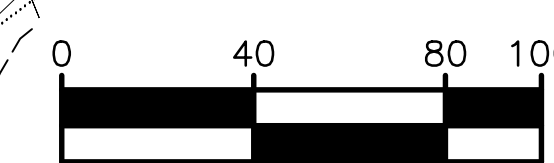


EX. MH #1  
RIM-604.43  
D-8.00(MSD)  
INV-594.20(MSD)  
INV-597.32(N-MSD)

EX. 24" DIP  
248.20  
7.20%

EX. MH #2  
RIM-590.51  
D-17.50(MSD)  
INV-576.92(MSD)

AREA OF PROPOSED DEVELOPMENT OUTLINED IN RED



Graphic Scale  
1" = 40'

EXISTING BOUNDARY AND TOPOGRAPHIC DATA PER ANTHONY DILLINGER SURVEYOR AND C.A.G.I.S.

EXISTING TOPOGRAPHY

| DATE | REVISION | MessCo Engineering   |          |
|------|----------|--|----------|
|      |          | 2766 WASSON ROAD<br>CINCINNATI, OHIO 45209<br>513-731-2500   |          |
|      |          | <b>PROPOSED RESIDENTIAL DEVELOPMENT</b><br>LINWOOD AVE.<br>CITY OF CINCINNATI<br>HAMILTON COUNTY, OHIO |          |
|      |          |  |          |
|      |          | DATE:  | 6/6/20   |
|      |          | SCALE:   | AS SHOWN |
|      |          | DRAWN BY:  | STM      |
|      |          | PAGE:  | 1 of 2   |
|      |          | JOB #:   | 0618     |



# PLAN-A: Cluster Neighborhood

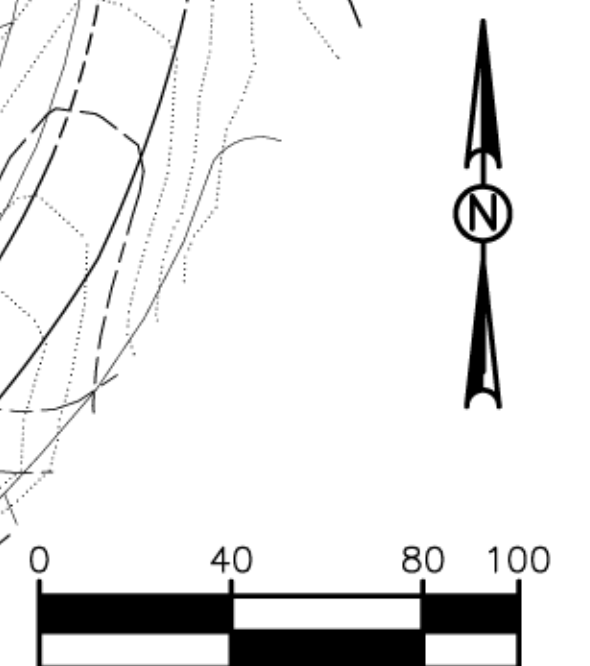
- Buffer Area**
- Open Space**
- Detention Area**
- Public Street**
- Private Road**
- Detached House**
- Attached House**

|               |                   |                   |               |
|---------------|-------------------|-------------------|---------------|
| Impervious    | 89,660 sf         | 2.06 acres        | 43.0%         |
| 25ft Buffer   | 45,692 sf         | 1.05 acres        | 21.9%         |
| Detention     | 7,500 sf          | 0.17 acres        | 3.6%          |
| Open Space    | 65,544 sf         | 1.50 acres        | 31.5%         |
| <b>TOTAL:</b> | <b>208,396 sf</b> | <b>4.78 acres</b> | <b>100.0%</b> |

## NOTES

TOTAL DEVELOPMENT AREA = 4.784 Ac.  
 UNIT DENSITY = 208,396 SF/26 UNITS  
 UNITS DENSITY = 8,000~ SF/UNIT

*Stan Messerly*  
 6/6/20  
 STANLEY T. MESSERLY



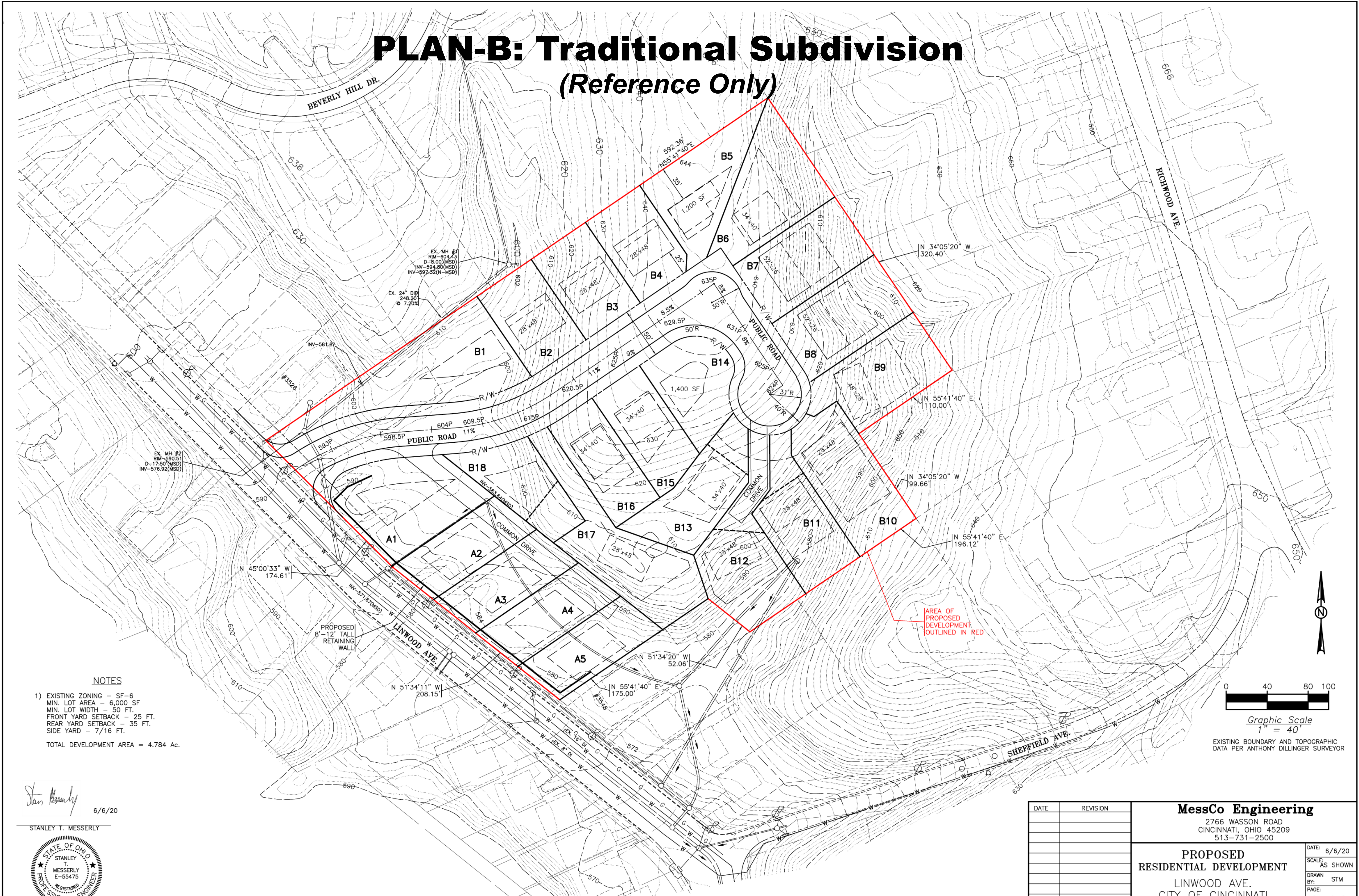
Graphic Scale  
 1" = 40'  
 EXISTING BOUNDARY AND TOPOGRAPHIC DATA PER ANTHONY DILLINGER SURVEYOR AND C.A.G.I.S.

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|      |          | DATE: 6/6/20   | SCALE: AS SHOWN |
|      |          | DRAWN BY: STM  | PAGE: 2 of 2    |
|      |          | JOB #: 0618  |                 |

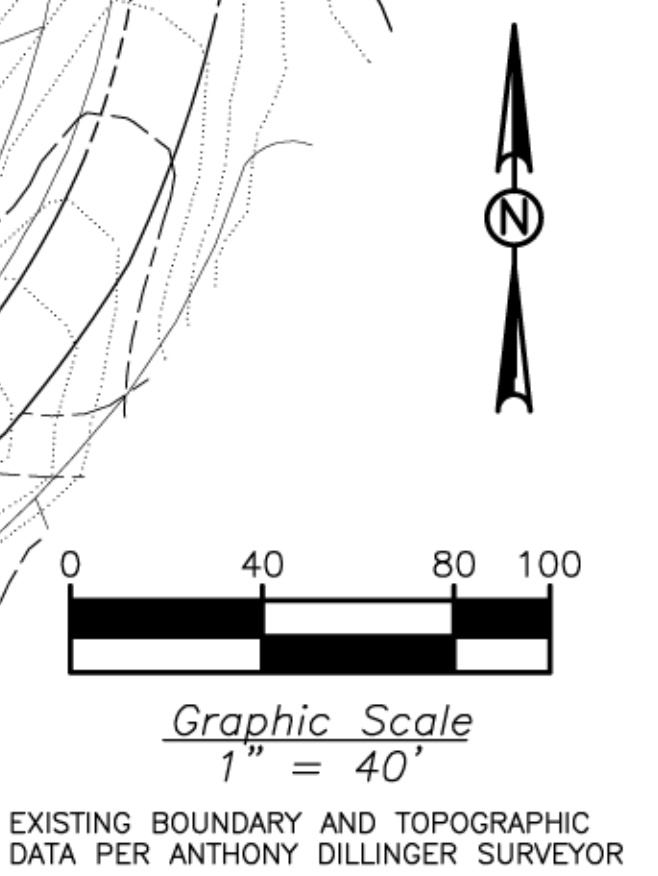
(0618)PLAN38 PD 6-6-20



# PLAN-B: Traditional Subdivision (Reference Only)



- NOTES**
- EXISTING ZONING - SF-6  
 MIN. LOT AREA - 6,000 SF  
 MIN. LOT WIDTH - 50 FT.  
 FRONT YARD SETBACK - 25 FT.  
 REAR YARD SETBACK - 35 FT.  
 SIDE YARD - 7/16 FT.  
 TOTAL DEVELOPMENT AREA = 4.784 Ac.



Stanley T. Messerly  
 6/6/20  
 STANLEY T. MESSERLY



| DATE | REVISION | MessCo Engineering  |                 |
|------|----------|---|-----------------|
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|      |          | LINWOOD AVE.<br>CITY OF CINCINNATI<br>HAMILTON COUNTY, OHIO |                 |
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|      |          | DRAWN BY: STM   | PAGE: 2 of 2    |
|      |          | JOB #:  | 0618            |



# Conover Commons Homes - Redmond, WA

Site Size: 68,891 SF  
DU/Acre: 8  
Number of Homes: 13  
Square Footage Range: 1,000 - 2400 SF  
Land Use Code Provision: Planned Residential Development

*\* Description & images for reference only - Project Developed by The Cottage Company*



■ Sold

