



UNION TOWNSHIP BOARD OF TRUSTEES
OCTOBER 8TH, 2024 MEETING

MAJOR AMENDMENT

CORE RESOURCES Applicant
Ivy Point Blvd / Parcel ID #413215F144.



Staff Report: CASE # 8-05-Z

NATURE OF REQUEST

The Applicant has submitted an application requesting a Major Amendment to an approved Planned Development (PD) District for Parcel# 413215F144. The Applicant is proposing to establish a child daycare and preschool facility, with a proposed aggregate building area of approximately 19,107 square feet spread over two (2) stories—and with associated parking, landscaping, and other site improvements.

LOCATION

The proposed amendment to the Ivy Pointe Commerce Park PD is situated on the eastern side of Ivy Pointe Blvd. The site is situated between the Sharefax Credit Union complex and the General Data facility—approximately 850 feet southeast of the Ivy Pointe Blvd. and Ferguson Dr. intersection.

ZONING

The subject property is currently zoned Planned Development (PD). The entire area surrounding the site within 500 feet is also zoned PD—except the property to the east, where approximately 250 feet of the adjoining property is zoned PD, *and the lands beyond are zoned Estate Residential (ER).*

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the subject property is located within the Ivy Pointe Commercial Corridor, which identifies this site as appropriate for “...*Class A Office structures and developments, with structures composed of high-quality materials, cohesive and attractive elevations, signage, multiple story structures, with development occurring in a manner that is respectful of existing investment within the Ivy Pointe Commerce Park.*” Furthermore, the plan calls for mixed use development aimed at fostering a sense of place, pedestrian accessibility and connectivity, parking focused towards the rear of structures (with maximum parking thresholds and shared parking facilities promoted), enhanced streetscapes, limitations on the amount of impervious surface, and monument-style signage.

BACKGROUND

Originally, the 100+/- acre Ivy Pointe Commerce Park Planned Development received approval from the Board of Trustees in February of 2006. The original approval consisted of a preliminary concept layout for the project site—which incorporated numerous multi-story Class “A” office buildings organized into a campus setting, a large recreational park with a walking trail, and an office/office warehousing area. Since the original plan was conceptual in nature, many final development details were excluded, with the intention being to review and approve individual users or developments within the park through the PD Planned Development Major Amendment process. The first Major Amendment consisted of a proposal by Cincinnati United Contractors to develop a portion of the office park for Total Quality Logistics, Inc. The first phase of the development was completed in 2007.

A second Major Amendment was submitted for a future Clermont County Public Library Branch and administrative office building to be situated on the subject property, with primary access along Clough Pike; however, the Library opted to locate to another location in the Eastgate Area. In 2008, a third amendment was approved and a second 100,000 square foot office building was built at the southeastern corner of the development. In 2012, TQL received approval for the construction of a new 133,000 square foot. office tower. In 2015, the Clover Group received approval to modify the approved PD to allow for the development of 119 senior apartments on the Clough Pike remnant parcel. Mercy Health continued construction with an 88,000 +/- square foot building in 2018 and Sharefax Credit Union constructed a 4-story headquarter building in 2019. Most recently, TQL has constructed two additions onto its headquarter(s) facility—one in 2020 and one this past year (2023-2024)—totaling more than 255,000 square feet of additional office space. Cincinnati Childrens is also currently constructing a 109,880 square-foot that will include an outpatient surgery center, specialty clinics and an urgent care.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal is generally consistent with the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. As noted earlier, the Applicant's current proposal involves the development of a 19,107 sq. ft. child daycare and preschool facility (a Primrose School). The final layout and design(s) are intended to be complementary with the current development of the Ivy Pointe Commerce Park—consisting of a multi-story Class A Office structure made of high-quality materials, and a cohesive and attractive design that includes significant landscaping and limited signage.

A review of the proposed building elevations reveals a building that consists primarily of masonry—with brick, stone, and windows comprising approximately 3/4 of the structure. Although an initial landscaping plan has been provided, a more detailed plan will ultimately need to be provided (as well as augmented, between the proposed building, the proposed detention basin, and Ivy Pointe Boulevard), to be more consistent with development in the Ivy Pointe Commerce Park area.

In terms of the proposed access to the site, there is an existing access drive at the end of Ivy Gateway, which currently is a 350-foot +/- street that ends in a "T" configuration. The north-south access drive would provide access to the Primrose site through the rear of the Sharefax Credit Union property. There is also a vehicular access planned adjacent to the existing curb cut just south of the site off Ivy Pointe Boulevard—which allows for right-in, right-out traffic only from the street (with the existing median prohibiting left-turn movements). With respect to pedestrian accessibility, there is an existing sidewalk along Ivy Pointe Boulevard; however, a sidewalk is required from the road to the rear of the property—*either through the interior of the property or by establishing a connection by mutual agreement on Township-owned property nearby.*

A signage package has not been included within the current application; however, proposed signage can be found on building renderings. Signage, including all freestanding signs, would be required to be consistent with similar developments within the immediate area—although the Applicant has indicated that a free-standing sign is not desired at this time. The proposed dumpster area will be screened with a masonry enclosure, with landscaping around the perimeter.

ACTION REQUIRED

In accordance with Section 680-687 of the Zoning Resolution, the Board of Trustees is to enter a motion to approve, approve with some modification, or deny the Applicant's request to approve a Major Amendment to an approved Planned Development (PD) District and the accompanying Formal Development Plan as submitted, and / or with any further modifications as deemed necessary by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

1. The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
2. The Applicant would need to provide an enhanced landscaping plan—with street trees added along the frontage and with a 3’-4’ vegetative buffer (e.g. junipers) around the eastern portion of the proposed detention basin (next to the front parking area), *subject to administrative review and approval*.
3. The Applicant would need to install a sidewalk from Ivy Pointe Boulevard to the rear of the property—either through the interior of the property or by establishing a connection by mutual agreement on Township-owned property nearby. *This is an item that could be addressed administratively by staff.*
4. A lighting / photometric plan for the proposed use would need to be submitted, with any proposed lighting indicated as being “inward or downward directed, and dark sky compliant.” *This is an item that could be addressed administratively by staff.*
5. The Applicant would need to provide a sign package that is consistent with recent developments within Ivy Pointe, *subject to administrative review and approval*.
6. As of October 1st, 2024, there are a number of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. *This is an item that could be addressed administratively by staff.*



September 10, 2024

Union Township
Department of Planning and Zoning
4350 Aicholtz Road
Cincinnati, OH 45245
Attn: Mark McCormack

RE: Major Amendment - Primrose Ivy Pointe

Mark,

Enclosed please find the following items necessary for the Major Map Amendment for the Primrose Ivy Pointe development.

1. Major Amendment Application
2. Site Plan
3. Floor Plan, Elevations, and Renderings
4. Proposed Plat
5. Legal Description
6. Application Fee Check for \$400

The following commentary is provided to supplement the attachments and provide additional information and explanation on a few of the items.

Plat: The proposed consolidated plat has been submitted and is attached. Parcel D is the location of the proposed development.

Schedule: The anticipated duration for construction is 12 months.

Support Letters: Collection of support letters from county agencies and utility availability are in process and will be submitted prior to the Trustee Meeting on October 8th.

Photometrics: Photometrics will be provided after the meeting and will comply with Section 1131 of the zoning code. All lighting will be pointed inward, downward, will be shielded and will be dark sky compliant.



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

AUGUST 14, 2024

LEGAL DESCRIPTION

PARCEL "D"

2.0001 ACRES

SITUATE IN MERRIWEATHER'S MILITARY SURVEY NO. 1136, UNION TOWNSHIP, CLERMONT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AND CAP AT THE NORTHEAST CORNER OF THE TERMINUS OF IVY GATEWAY, THE DEDICATION PLAT AS RECORDED IN PLAT CABINET 19, PAGE 127 OF THE CLERMONT COUNTY, OHIO RECORDS; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF IVY GATEWAY, NORTH 82°55'44" WEST, 298.34 FEET TO AN EXISTING MAG NAIL AT THE SOUTHEAST CORNER OF THE PROPERTY AS CONVEYED TO SHAREFAX CREDIT UNION IN OFFICIAL RECORD 2939, PAGE 2608 (PARCEL "A") OF THE CLERMONT COUNTY, OHIO RECORDS;

THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF IVY GATEWAY, ALONG THE EASTERLY LINE OF SAID SHAREFAX CREDIT UNION TRACT, NORTH 06°38'39" EAST, 262.53 FEET TO AN EXISTING MAG NAIL AT THE NORTHEAST CORNER OF SAID SHAREFAX CREDIT UNION TRACT AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID SHAREFAX CREDIT UNION TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1) NORTH 75°37'07" WEST, 370.37 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862) AND

2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 27.50 FEET, A DISTANCE OF 39.48 FEET, THE CHORD OF SAID CURVE BEARS NORTH 34°29'14" WEST, 36.18 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862) AT THE NORTHWEST CORNER OF SAID SHAREFAX CREDIT UNION TRACT, BEING IN THE EASTERLY RIGHT OF WAY OF IVY POINTE BOULEVARD;

8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247

Phone: (513) 385-5757 • Fax: (513) 245-5161

www.abercrombie-associates.com

THENCE LEAVING THE NORTHERLY LINE OF SAID SHAREFAX CREDIT UNION TRACT, ALONG THE EASTERLY RIGHT OF WAY OF IVY POINTE BOULEVARD, NORTH 06°38'39" EAST, 161.95 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862);

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF IVY POINTE BOULEVARD, ALONG A NEW DIVISION LINE THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1) SOUTH 80°02'36" EAST, 249.17 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862);
- 2) THENCE SOUTH 11°23'39" WEST, 38.63 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862);
- 3) THENCE SOUTH 85°59'28" EAST, 211.21 FEET TO A SET $\frac{5}{8}$ " IRON PIN AND CAP (#8865);
- 4) THENCE SOUTH 06°38'39" WEST, 204.81 FEET TO A SET $\frac{5}{8}$ " IRON PIN AND CAP (#8865) AND
- 5) THENCE NORTH 75°37'07" WEST, 66.34 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 2.0001 ACRES OF LAND OF WHICH 1.7000 ACRES IN PARCEL 41-31-15F-144. AND 3.001 ACRES IN PARCEL 41-32-15F-139 AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO DEED BOOK 2646, PAGE 1817 OF THE CLERMONT COUNTY, OHIO RECORDS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN OFFICIAL RECORD _____, PAGE _____ OF THE CLERMONT COUNTY, OHIO RECORDS AND IDENTIFIED AS PARCEL NO. _____ ON THE TAX MAP OF SAID COUNTY. BEING THE RESULT OF A SURVEY AND PLAT DATED AUGUST 5, 2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

FILE:19-0072.LD11-2.0001AC





**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

AUGUST 14, 2024

LEGAL DESCRIPTION

PARCEL "E"

3.3198 ACRES

SITUATE IN MERRIWEATHER'S MILITARY SURVEY NO. 1136, UNION TOWNSHIP, CLERMONT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AND CAP AT THE NORTHEAST CORNER OF THE TERMINUS OF IVY GATEWAY, THE DEDICATION PLAT AS RECORDED IN PLAT CABINET 19, PAGE 127 OF THE CLERMONT COUNTY, OHIO RECORDS; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF IVY GATEWAY, NORTH 82°55'44" WEST, 298.34 FEET TO AN EXISTING MAG NAIL AT THE SOUTHEAST CORNER OF THE PROPERTY AS CONVEYED TO SHAREFAX CREDIT UNION IN OFFICIAL RECORD 2939, PAGE 2608 (PARCEL "A") OF THE CLERMONT COUNTY, OHIO RECORDS;

THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF IVY GATEWAY, ALONG THE EASTERLY LINE OF SAID SHAREFAX CREDIT UNION TRACT, NORTH 06°38'39" EAST, 262.53 FEET TO AN EXISTING MAG NAIL AT THE NORTHEAST CORNER OF SAID SHAREFAX CREDIT UNION TRACT;

THENCE LEAVING THE EASTERLY LINE OF SAID SHAREFAX CREDIT UNION TRACT, ALONG A NEW DIVISION LINE THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1) SOUTH 75°37'07" EAST, 66.35 FEET TO A SET $\frac{5}{8}$ " IRON PIN AND CAP (#8865);
- 2) THENCE NORTH 06°38'39" EAST, 204.81 FEET TO A SET $\frac{5}{8}$ " IRON PIN AND CAP (#8865);
- 3) THENCE NORTH 85°59'28" WEST, 211.21 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862);
- 4) THENCE NORTH 11°23'39" EAST, 38.63 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862) AND

5) THENCE NORTH 80°02'36" WEST, 249.17 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862) IN THE EASTERLY RIGHT OF WAY OF IVY POINTE BOULEVARD;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF IVY POINTE BOULEVARD, NORTH 06°38'39" EAST, 25.04 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862) AT THE MOST WESTERLY CORNER OF THE PROPERTY AS CONVEYED TO THE BOARD OF TRUSTEES OF UNION TOWNSHIP, CLERMONT COUNTY, OHIO IN OFFICIAL RECORD 2227, PAGE 1805 OF THE CLERMONT COUNTY, OHIO RECORDS;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF IVY POINTE BOULEVARD, ALONG THE LINES OF SAID BOARD OF TRUSTEES TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) SOUTH 80°02'36" EAST, 276.25 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862);
- 2) THENCE SOUTH 11°23'39" WEST, 35.82 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862);
- 3) THENCE SOUTH 85°59'28" EAST, 421.55 FEET TO AN EXISTING $\frac{5}{8}$ " IRON PIN AND CAP (#7862) AND
- 4) THENCE SOUTH 07°11'51" WEST, 496.60 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 3.3198 ACRES OF LAND BEING IN PARCEL 41-32-15F-139 AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO DEED BOOK 2646, PAGE 1817 OF THE CLERMONT COUNTY, OHIO RECORDS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN OFFICIAL RECORD _____, PAGE _____ OF THE CLERMONT COUNTY, OHIO RECORDS AND IDENTIFIED AS PARCEL NUMBERS 41-32-15F-139 AND 41-32-15F-144 ON THE TAX MAP OF SAID COUNTY. BEING THE RESULT OF A SURVEY AND PLAT DATED AUGUST 5, 2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

FILE:19-0072.LD12-3.3198AC





Parking: The plans show four additional parking spaces above the minimum requirement. The calculation for educational institutions is based strictly on the number of classrooms in the building, but our building has an open office space for corporate staff that will necessitate additional spaces.

Sidewalks: The plan shows sidewalk around the building for families to safely access the building from the parking lot. We have not included a sidewalk connection from the existing sidewalk along Ivy Pointe or a public sidewalk around the perimeter due to safety and security concerns for the children.

Monument Sign: The building will be recognizable from the building signage and due to the nature of recurring customers, a monument sign was not included. We felt that the funds that would be used on a monument sign could be better spent on other upgraded features in the development.

Side Yard Setbacks: The proposed 15' side yard setbacks are needed due to the necessity of circulating buses throughout the site and still be able to fit the building on site.

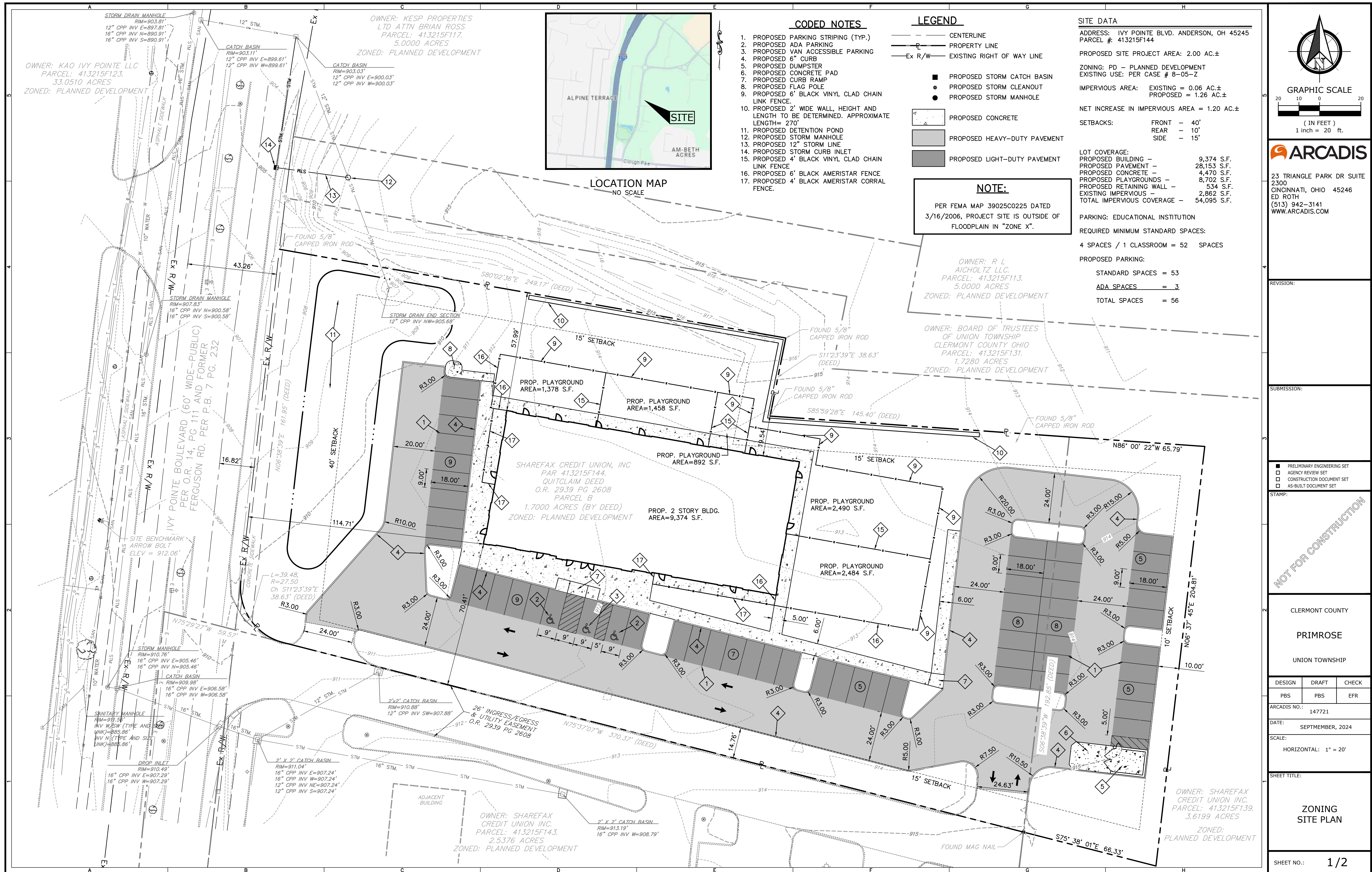
Thank you for our consideration. We understand that we are making a few requests outside of the normal expectations for this area, but feel that this building and the services it provides to the community will be positive and a great addition to the Township.

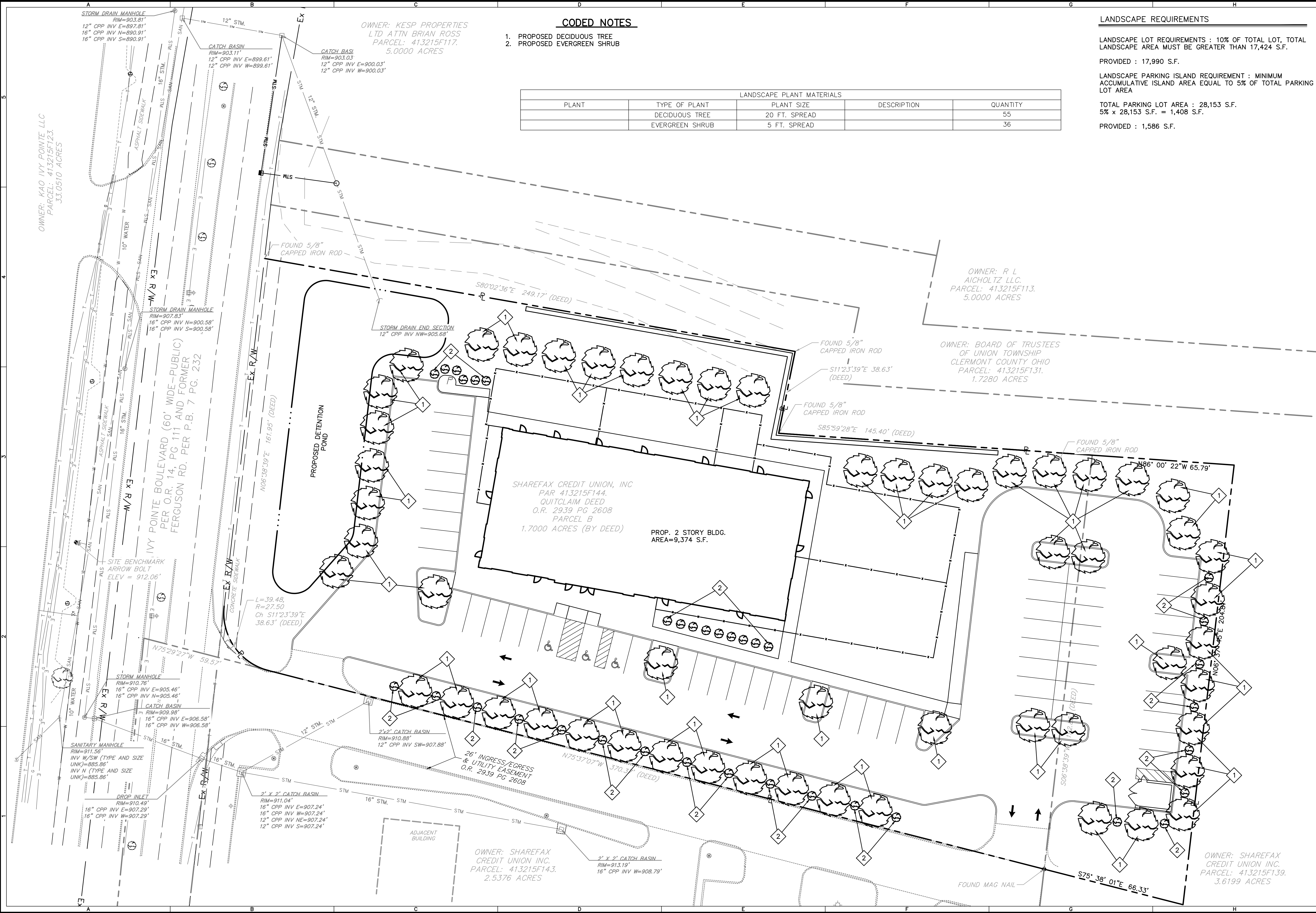
We look forward to partnering with you on this project.

Sincerely,

A handwritten signature in black ink that reads 'Michael Doenges'.

Michael Doenges
CORE Resources





CODED NOTES

- 1. PROPOSED DECIDUOUS TREE
- 2. PROPOSED EVERGREEN SHRUB

LANDSCAPE PLANT MATERIALS				
PLANT	TYPE OF PLANT	PLANT SIZE	DESCRIPTION	QUANTITY
	DECIDUOUS TREE	20 FT. SPREAD		55
	EVERGREEN SHRUB	5 FT. SPREAD		36

LANDSCAPE REQUIREMENTS

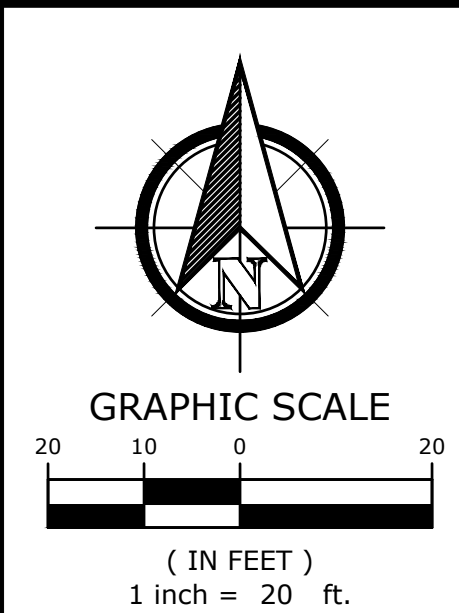
LANDSCAPE LOT REQUIREMENTS : 10% OF TOTAL LOT, TOTAL LANDSCAPE AREA MUST BE GREATER THAN 17,424 S.F.

PROVIDED : 17,990 S.F.

LANDSCAPE PARKING ISLAND REQUIREMENT : MINIMUM ACCUMULATIVE ISLAND AREA EQUAL TO 5% OF TOTAL PARKING LOT AREA

TOTAL PARKING LOT AREA : 28,153 S.F.
5% x 28,153 S.F. = 1,408 S.F.

PROVIDED : 1,586 S.F.



ARCADIS

23 TRIANGLE PARK DR SUITE 2300
CINCINNATI, OHIO 45246
ED ROTH
(513) 942-3141
WWW.ARCADIS.COM

REVISION:

SUBMISSION:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CLERMONT COUNTY
PRIMROSE
UNION TOWNSHIP

DESIGN	DRAFT	CHECK
PBS	PBS	EFR

ARCADIS NO.: 147721

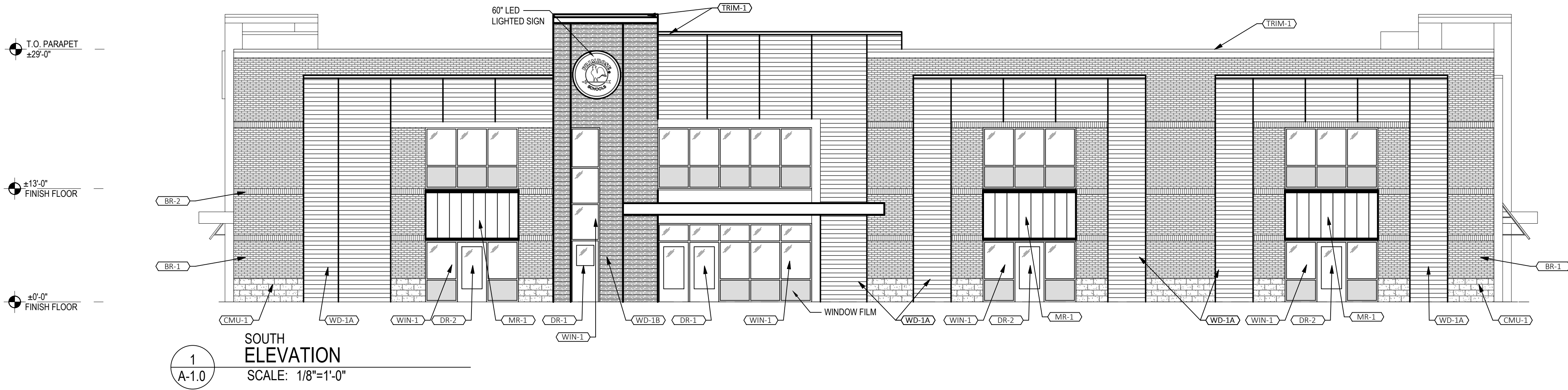
DATE: SEPTEMBER, 2024

SCALE:
HORIZONTAL: 1" = 20'

SHEET TITLE:

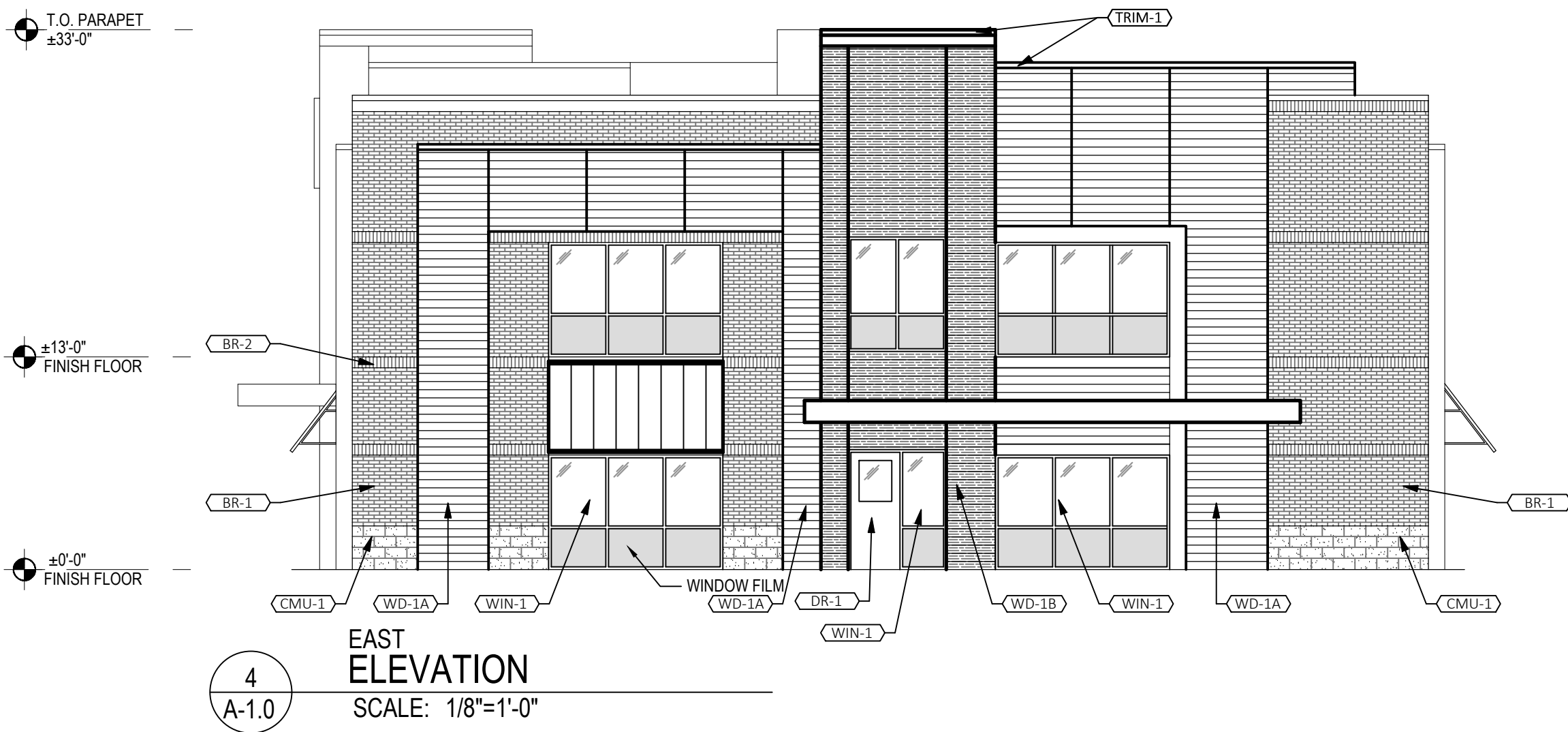
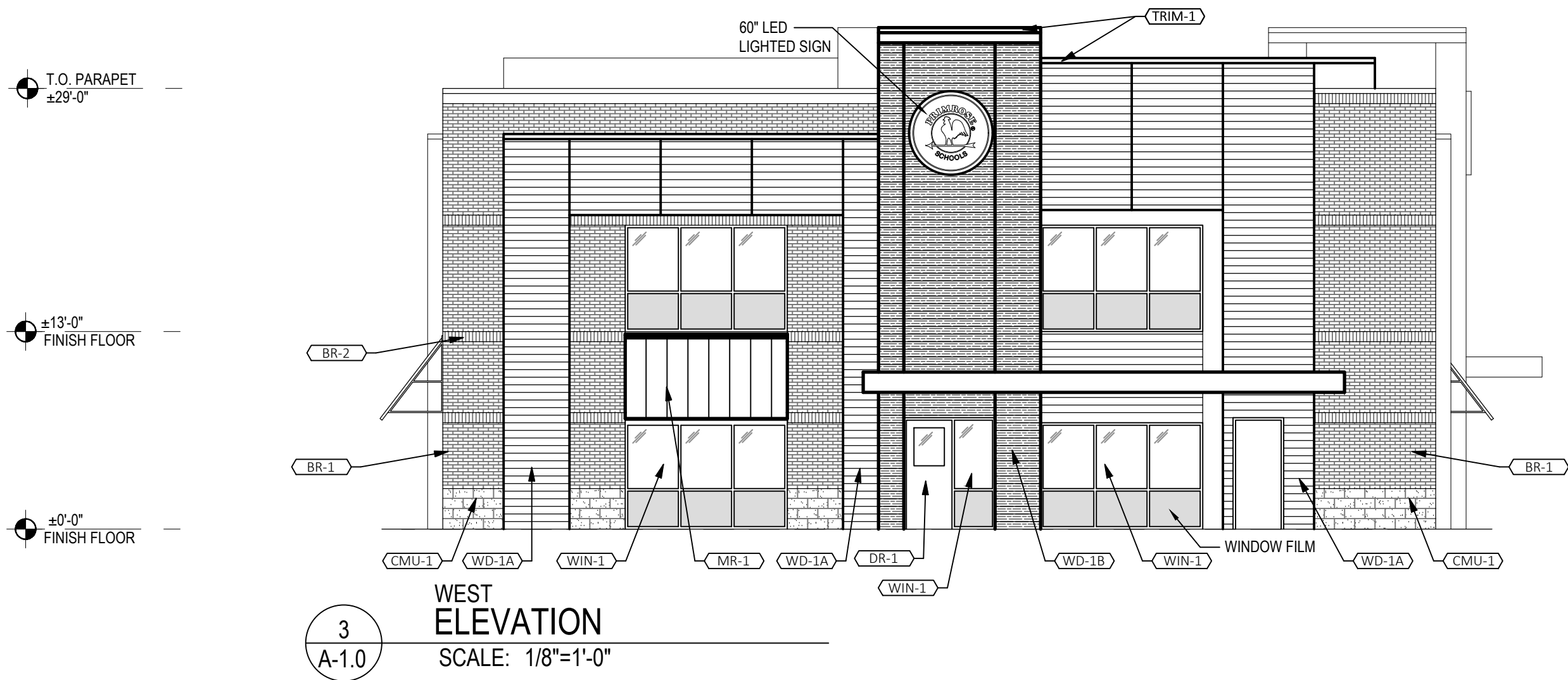
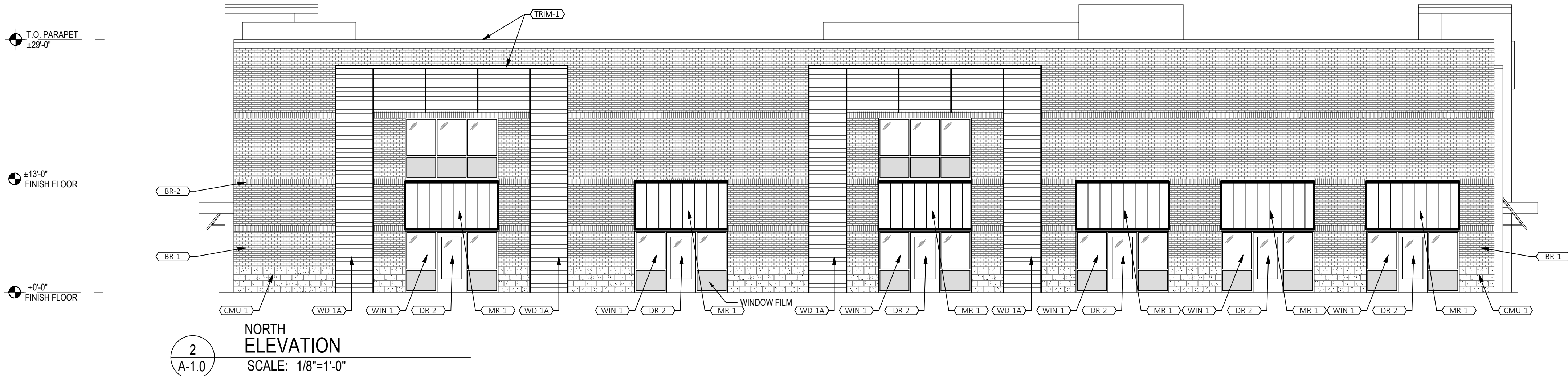
ZONING
LANDSCAPE
PLAN

SHEET NO.: 2/2



EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
CMU-1	STONE	SPLIFFACE CMU, COLOR: WHITE
TRIM-1	METAL TRIM AT PARAPET	COLOR VARIES
BR-1	BRICK	BELDEN BRICK: ALASKA WHITE
BR-2	BRICK SOLDIER COURSE	BELDEN BRICK: ALASKA WHITE
WD-1A	ARCHITECTURAL WALL PANEL	NICHIHA: LATURA V-GROOVE, COLOR: GRAY
WD-1B	ARCHITECTURAL WALL PANEL	NICHIHA: VINTAGEWOOD, COLOR: BARK
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR; STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM
WIN - 1	STOREFRONT WINDOWS	STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM



PRELIMINARY
NOT FOR CONSTRUCTION



ADA
ARCHITECTS

17710 Detroit Avenue, Lakewood, Ohio 44107
Phone (216) 321-9134 Fax (216) 321-4824
www.adaarchitects.com

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IVY POINT BLVD.

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REVISIONS

#	DATE	TYPE
1		
2		
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7		
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9		

EXTERIOR ELEVATIONS

DATE 09/09/2024

JOB NO. 23221

A-1.0

SHEET NO.



VIEW FROM SOUTHWEST ENTRANCE DRIVE



SOUTH ELEVATION



WEST ELEVATION

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ADA
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REVISIONS

#	DATE	TYPE
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RENDERINGS

DATE 09/09/2024

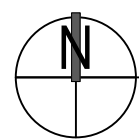
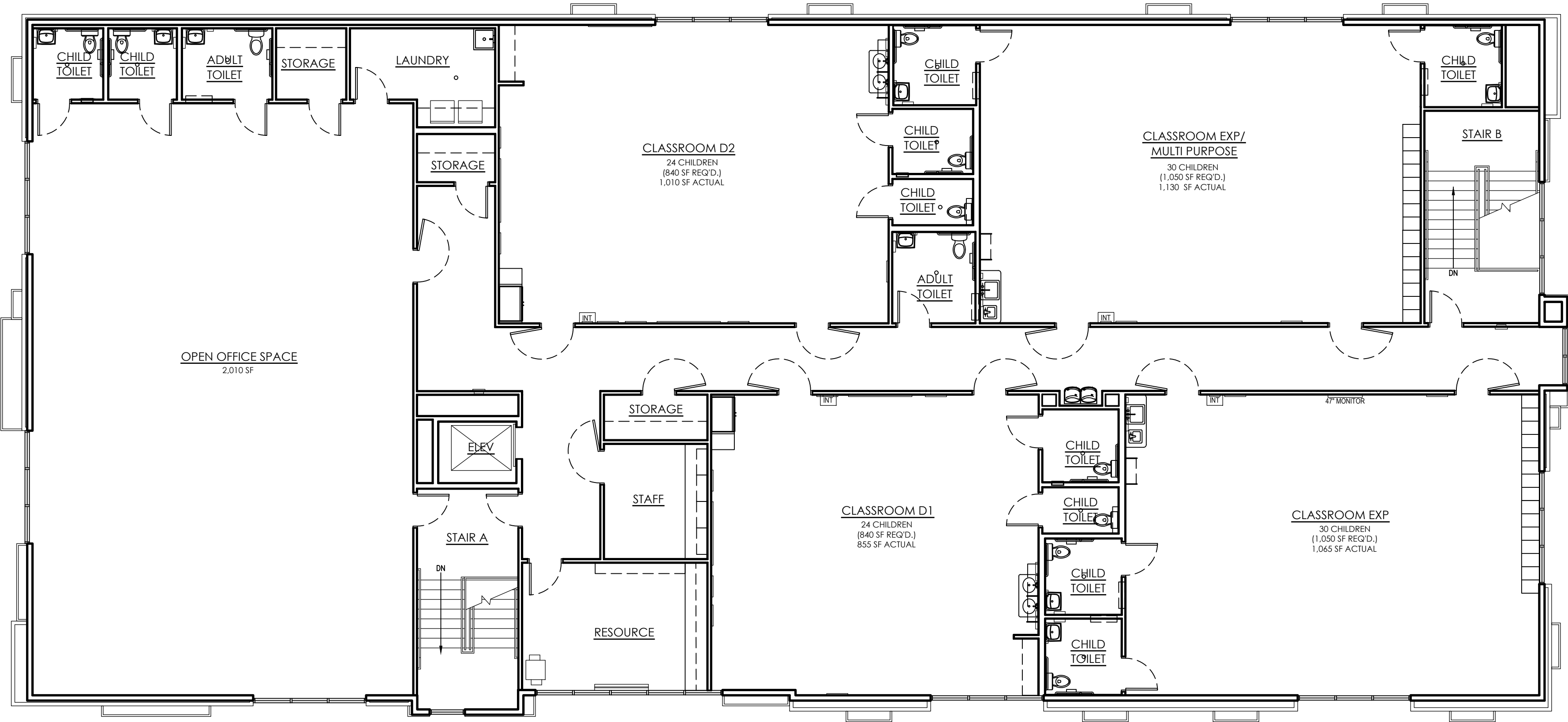
JOB NO. 23221

A-2.0

SHEET NO.

CLASSROOM	AGES			RATIO			MAX GROUP SIZE			SQUARE FOOTAGE / FTE			TOTAL SQUARE FOOTAGE		PROPOSED CAPACITY	
	PSFC	OH	PROPOSED	PSFC	OH	PROPOSED	PSFC	OH	PROPOSED	PSFC	OH	PROPOSED	REQUIRED	PROPOSED	CHILD	STAFF
A1 - INFANTS	0 - 12 MONTHS	BIRTH - 12MOS	0 - 12 MONTHS	1:4	1:5	1:4	8	12	8	50	35	50	400	442	8	2
A2 - INFANTS	0 - 12 MONTHS	12MOS-18MOS	0 - 12 MONTHS	1:4	1:6	1:4	8	12	8	50	35	50	400	435	8	2
B1 - TODDLERS	12 - 24 MONTHS	18MOS-30MOS	12 - 24 MONTHS	1:6	1:7	1:6	12	14	12	35	35	35	420	435	12	2
B2 - TODDLERS	12 - 24 MONTHS	18MOS-30MOS	12 - 24 MONTHS	1:6	1:7	1:6	12	14	12	35	35	35	420	435	12	2
EP1 - EARLY PRESCHOOL	24 - 29 MONTHS	18MOS-30MOS	24 - 29 MONTHS	1:8	1:7	1:6	16	14	14	35	35	35	490	505	14	2
EP2 - EARLY PRESCHOOL	30 - 35 MONTHS	30MOS-3YO	30 - 35 MONTHS	1:8	1:8	1:8	16	16	16	35	35	35	560	577	16	2
PW - PATHWAYS	30 - 42 MONTHS	30MOS-3YO	30 - 42 MONTHS	1:8	1:8	1:8	16	16	16	35	35	35	560	575	16	2
C1 - PRESCHOOL	3 YEARS	3YO-4YO	3 YEARS	1:12	1:12	1:12	24	24	24	35	35	35	840	857	24	2
C2 - PRESCHOOL	3 YEARS	3YO - 4YO	3 YEARS	1:12	1:12	1:12	24	24	24	35	35	35	840	857	24	2
D1 - PRE KINDERGARTEN	4 YEARS	4YO-KINDER.	4 YEARS	1:12	1:14	1:12	24	28	24	35	35	35	840	855	24	2
D2 - PRE KINDERGARTEN	4 YEARS	4YO-KINDER.	4 YEARS	1:12	1:14	1:12	24	28	24	35	35	35	840	1010	24	2
EXP1 - EXPLORERS	5 YEARS +	5YO+	5 YEARS +	1:15	1:18	1:15	30	36	30	35	35	35	1050	1065	30	2
EXP2 - EXPLORERS	5 YEARS +	5YO+	5 YEARS +	1:15	1:18	1:15	30	36	30	35	35	35	1050	1130	30	2
TOTALS:													8710	9178	242	26

BUILDING: ±19,107 SF
PLAYGROUND: PROVIDES AT LEAST SIXTY SQUARE FEET OF USABLE SPACE PER CHILD USING THE AREA AT ONE TIME.
PLAYGROUND PROVIDED: ±9,740 SF



SECOND FLOOR
FIT PLAN
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



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ARCHITECTS

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ANDERSON, OH

IVY POINT BLVD. CINCINNATI, OH 45245

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REVISIONS

#	DATE	TYPE
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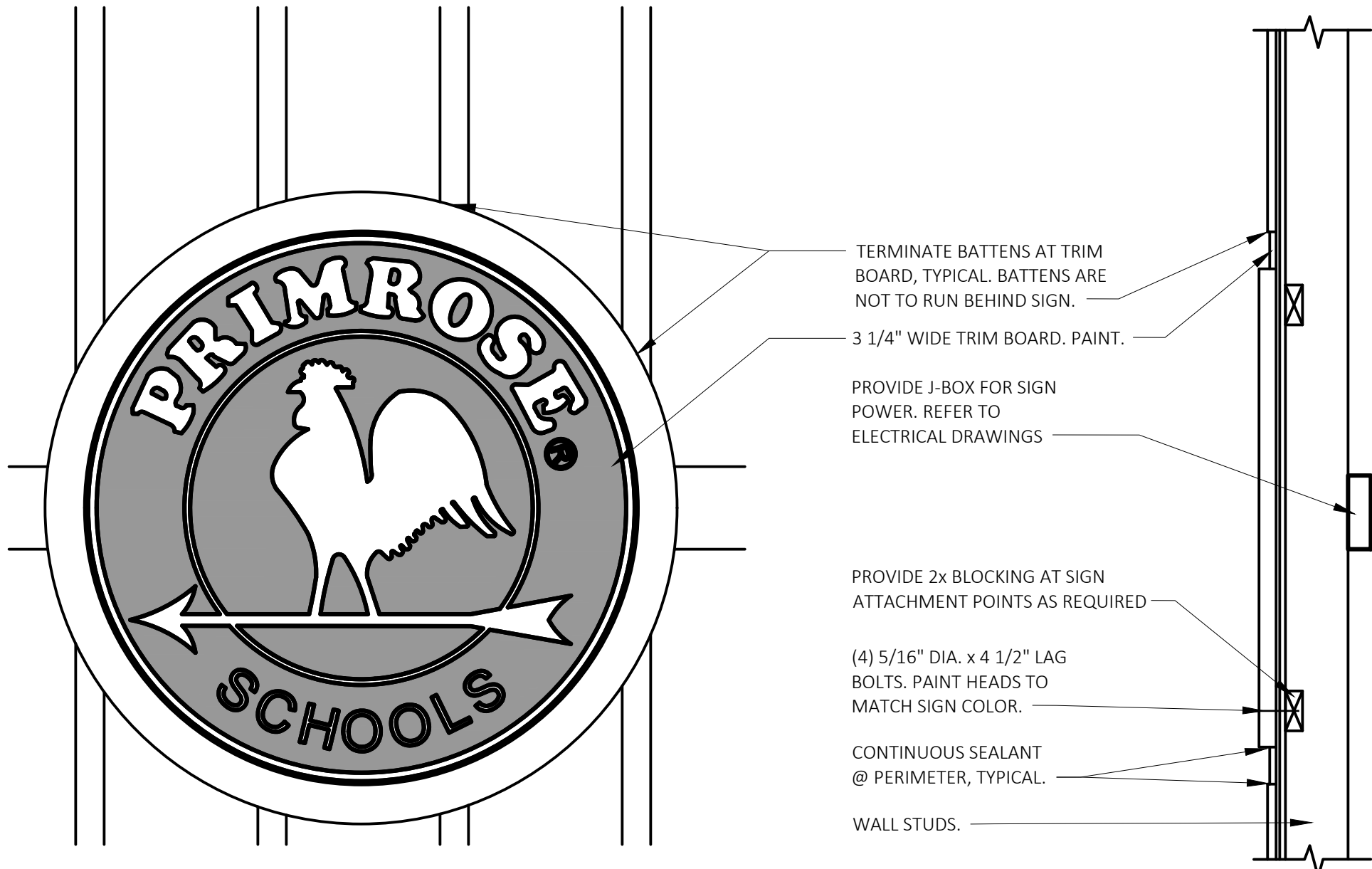
FIT PLAN

DATE

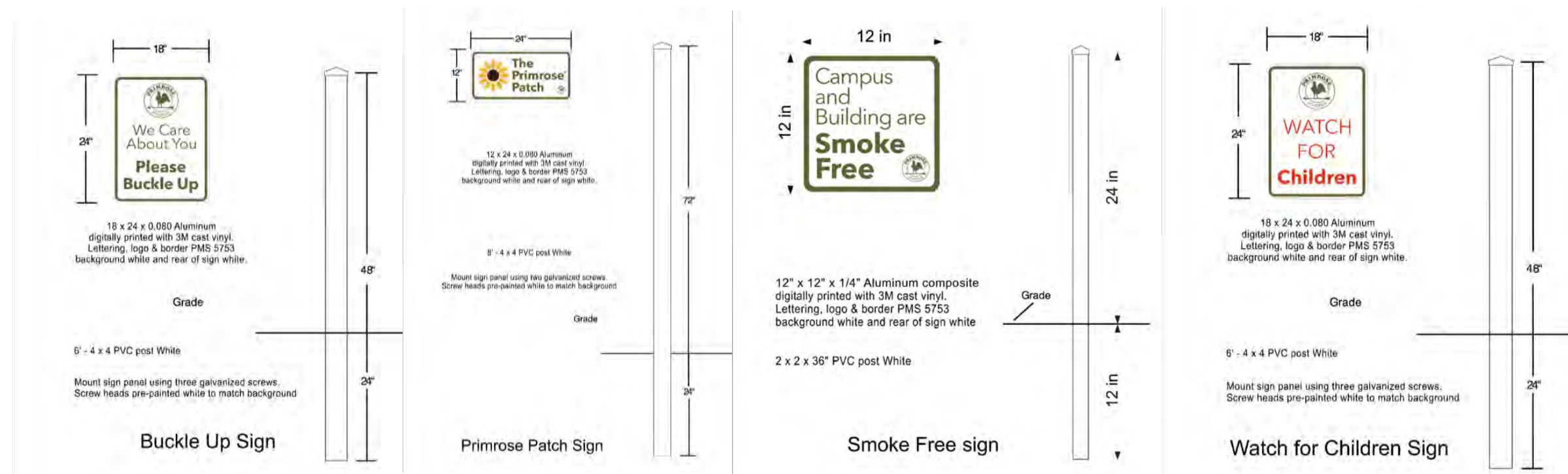
JOB NO. 23221

A-4.0

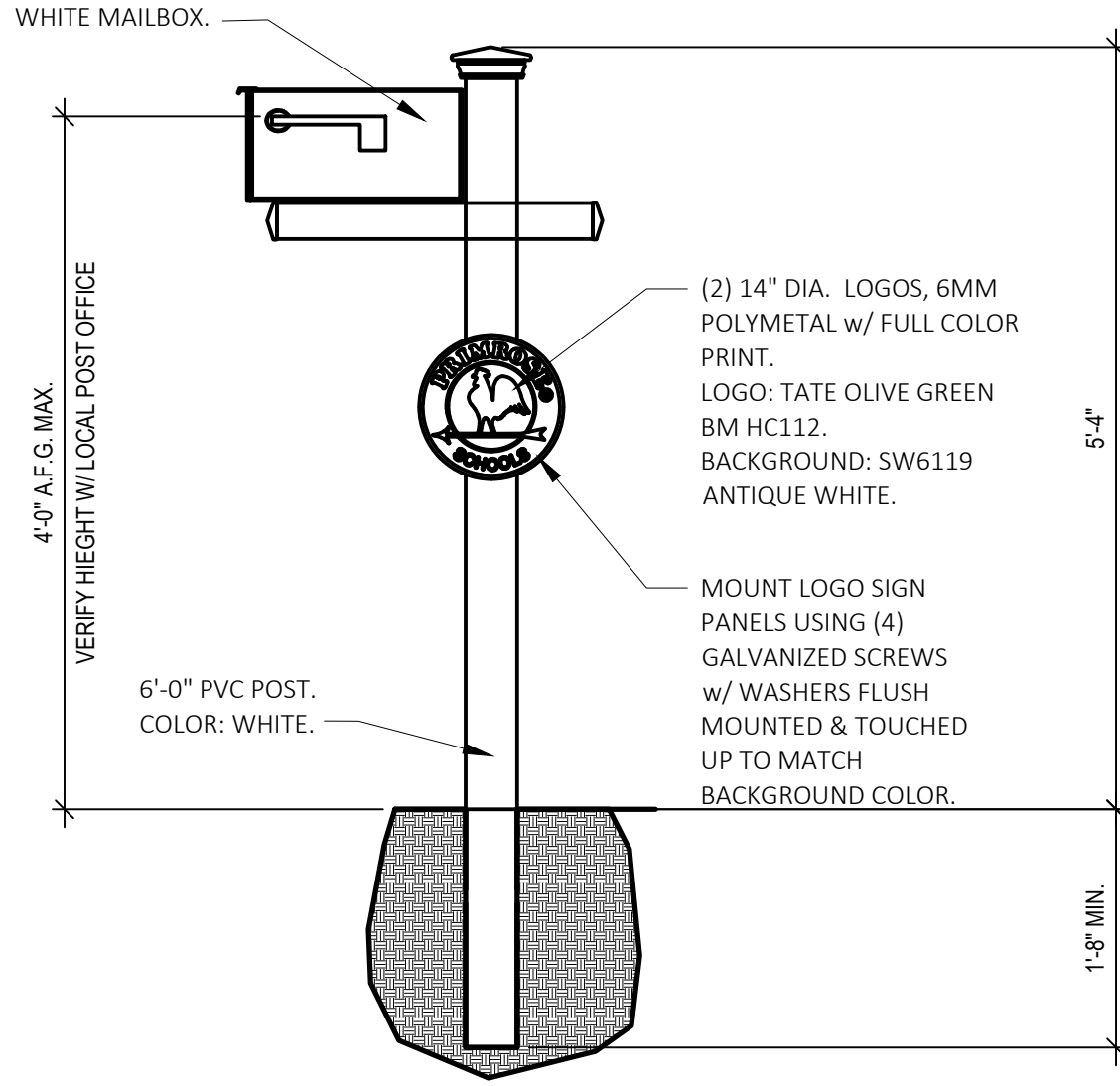
SHEET NO.



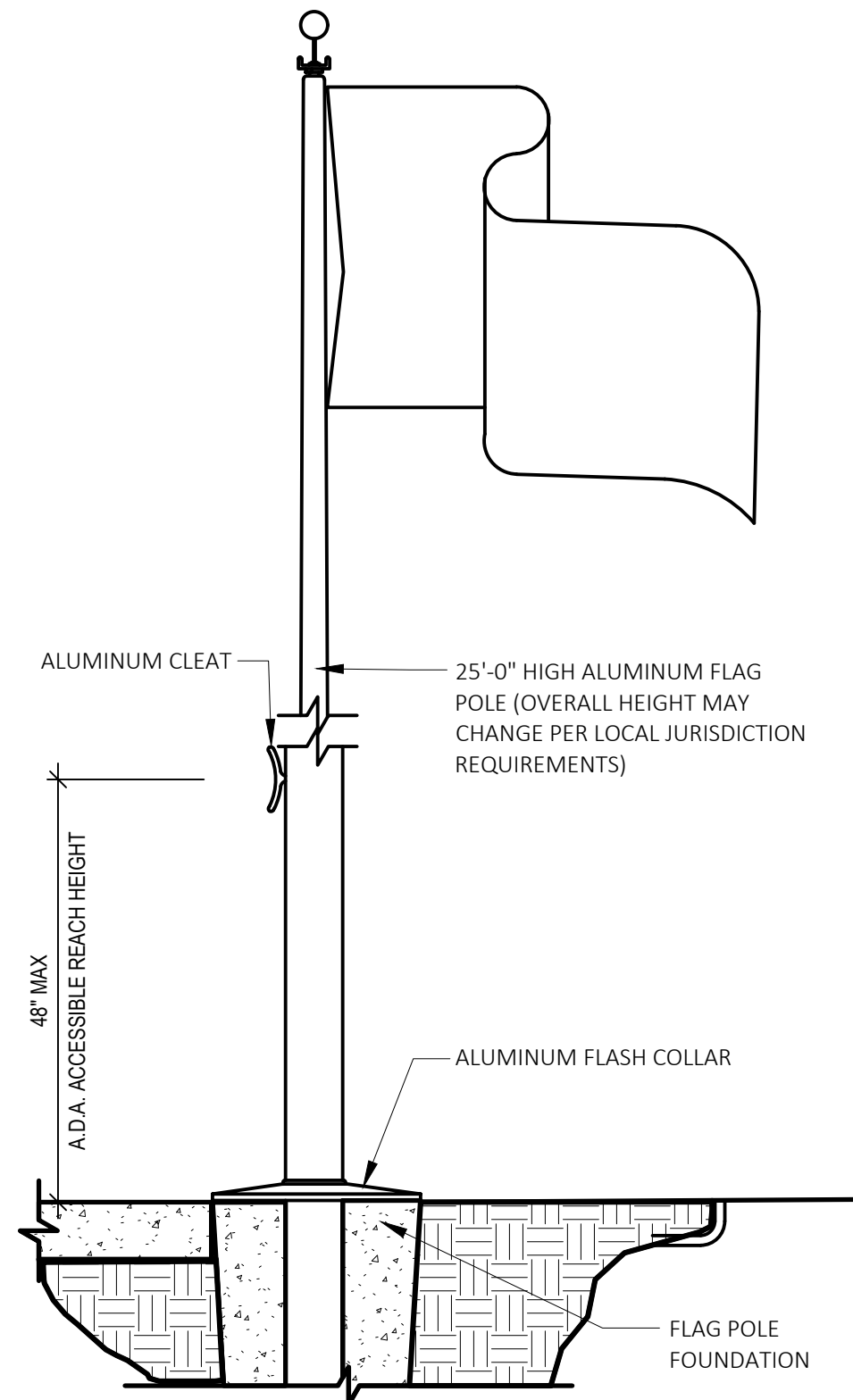
1 SIGN MOUNTING
A5.0 SCALE: 1" = 1'-0"



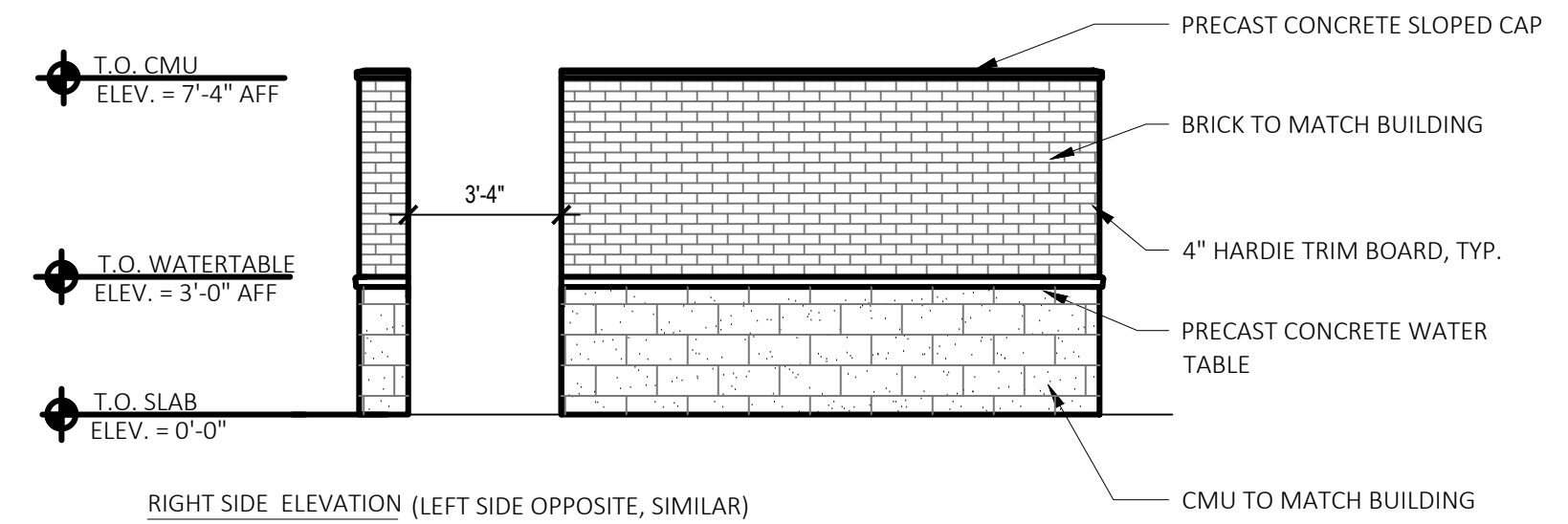
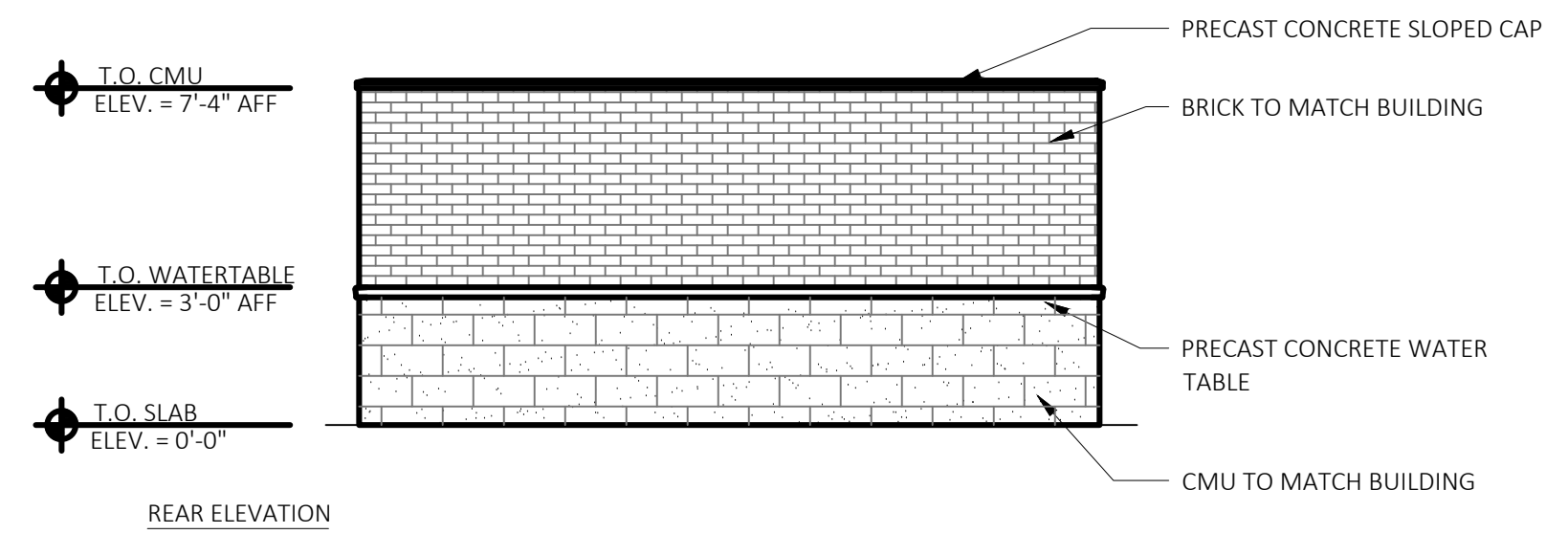
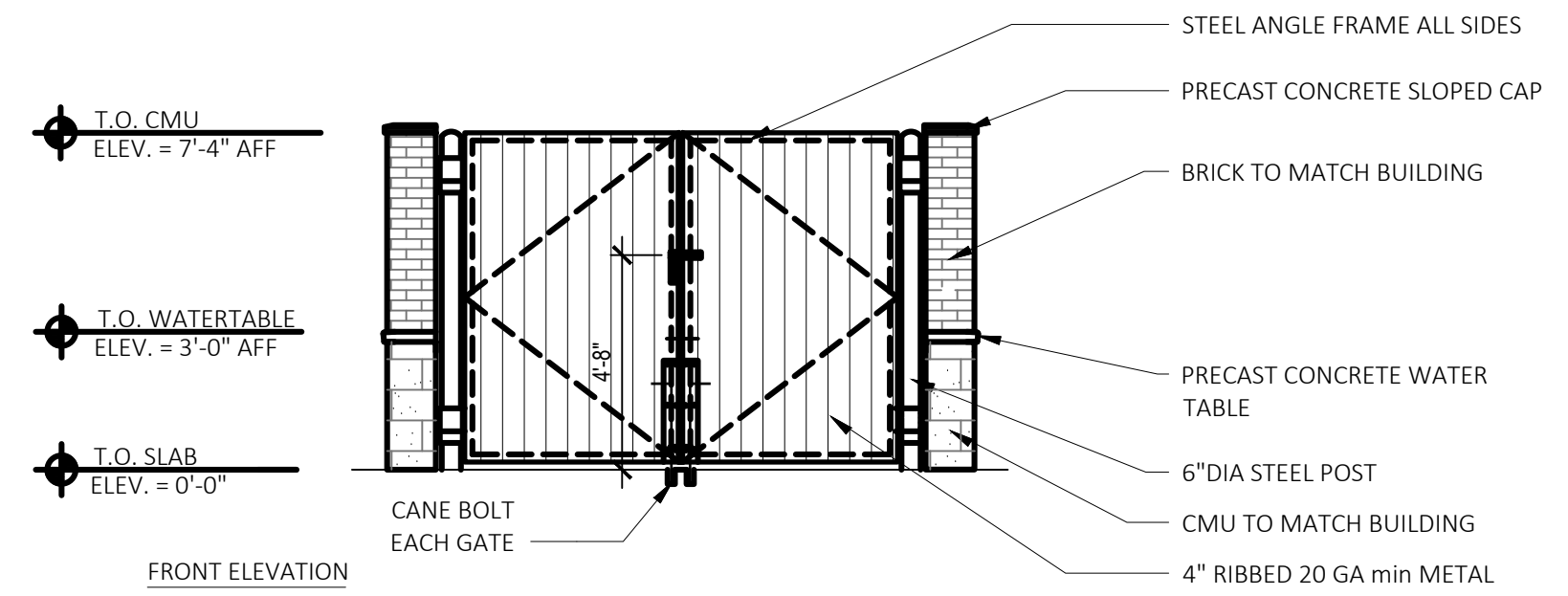
2 SITE SIGNAGE PACKAGE
A5.0 SCALE: NTS



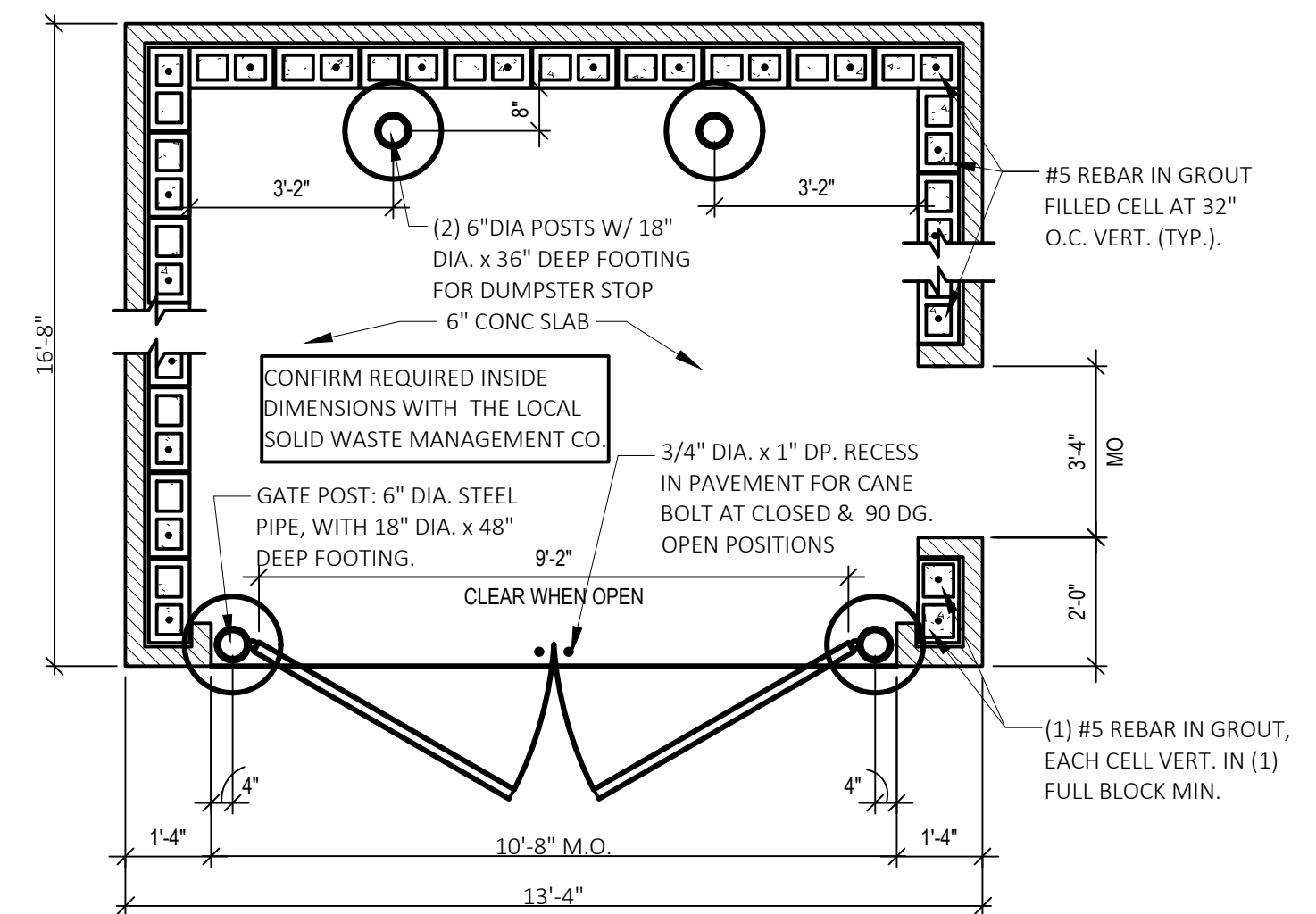
4 USPS MAIL BOX
A5.0 SCALE: 3/4" = 1'-0"



5 FLAG POLE
A5.0 SCALE: 1" = 1'-0"



6 DUMPSTER ELEVATION
A5.0 SCALE: 1/4" = 1'-0"



7 DUMPSTER PLAN
A5.0 SCALE: 3/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



ADA ARCHITECTS
17710 Detroit Avenue, Lakewood, Ohio 44107
Phone (216) 521-9134 Fax (216) 521-1624
www.adaarchitects.com

PRIMROSE SCHOOLS:
ANDERSON, OH
CINCINNATI, OH 45245
IVY POINTE BLVD.

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SITE
DETAILS

DATE 09/09/2024

JOB NO. 23221

A-5.0

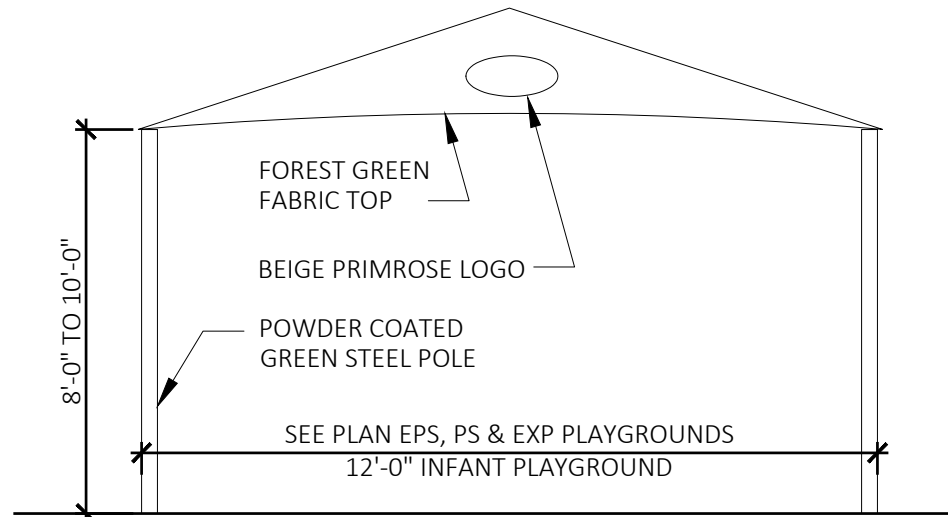
SHEET NO.



PRESCHOOL / AFTER SCHOOL - FIRE TRUCK UNIT WITH SHADE TOPPER



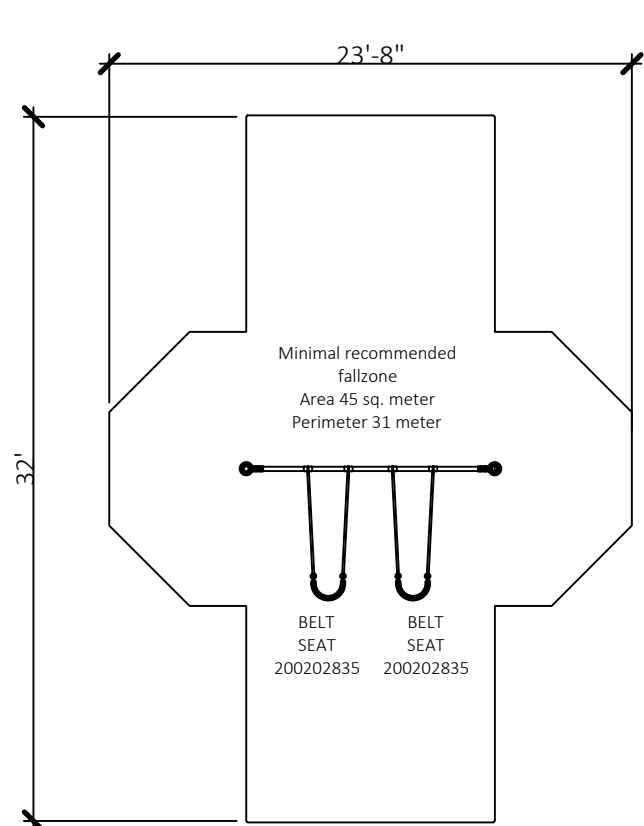
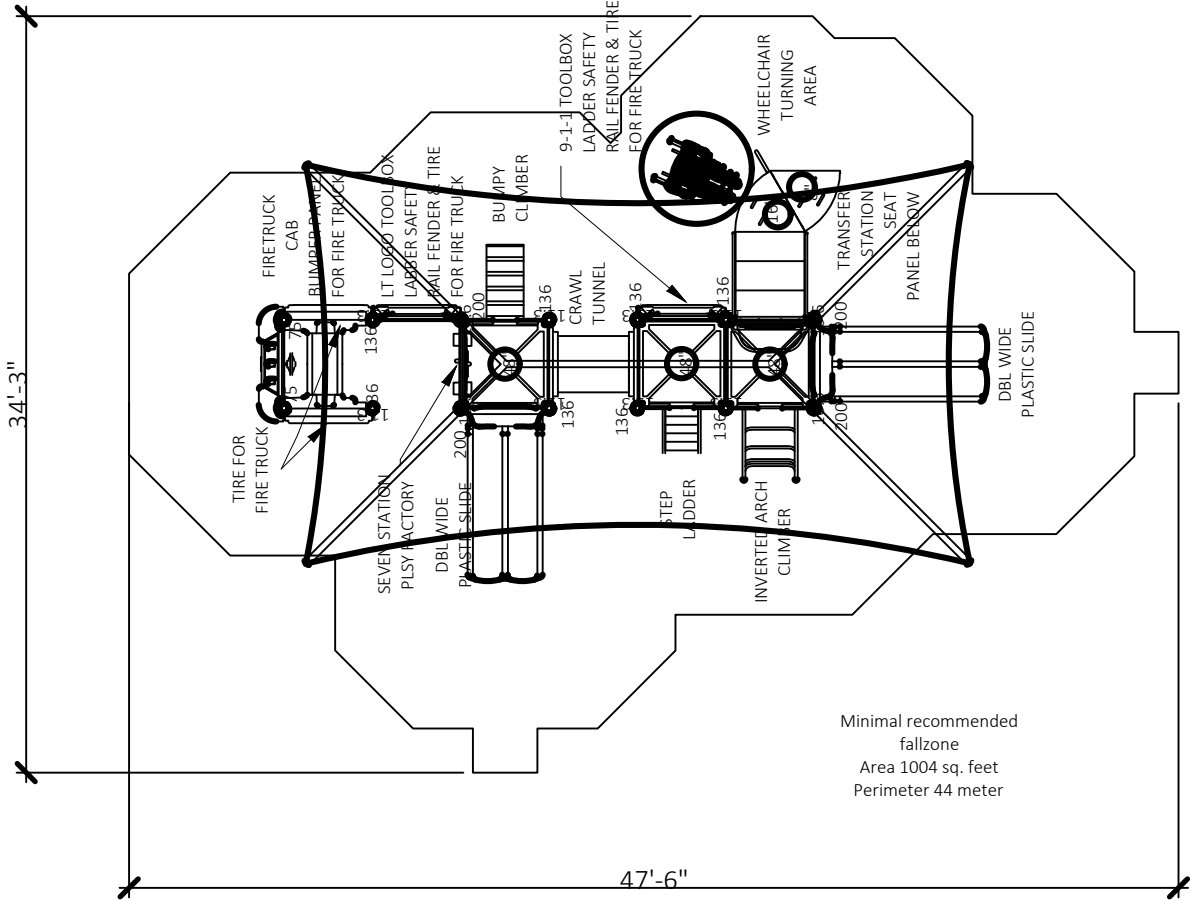
PRESCHOOL / AFTER SCHOOL - BELT SWINGS



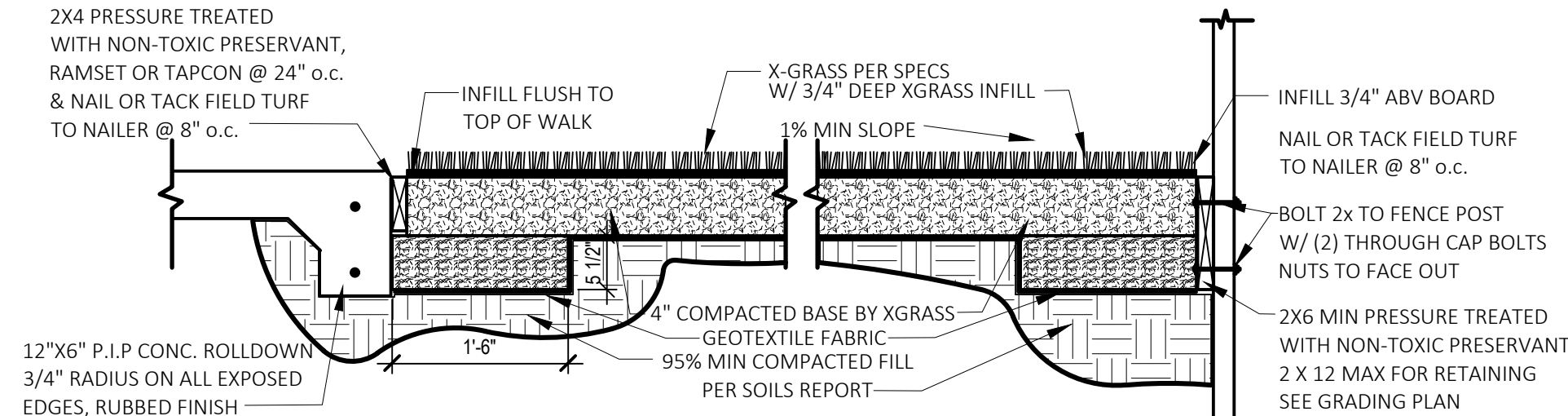
3 SHADE SHELTER
A6.0 SCALE: 1/4" = 1'-0"



INFANT - 3 PANEL UNIT WITH 12'X12'X8' INDEPENDENT SHADE

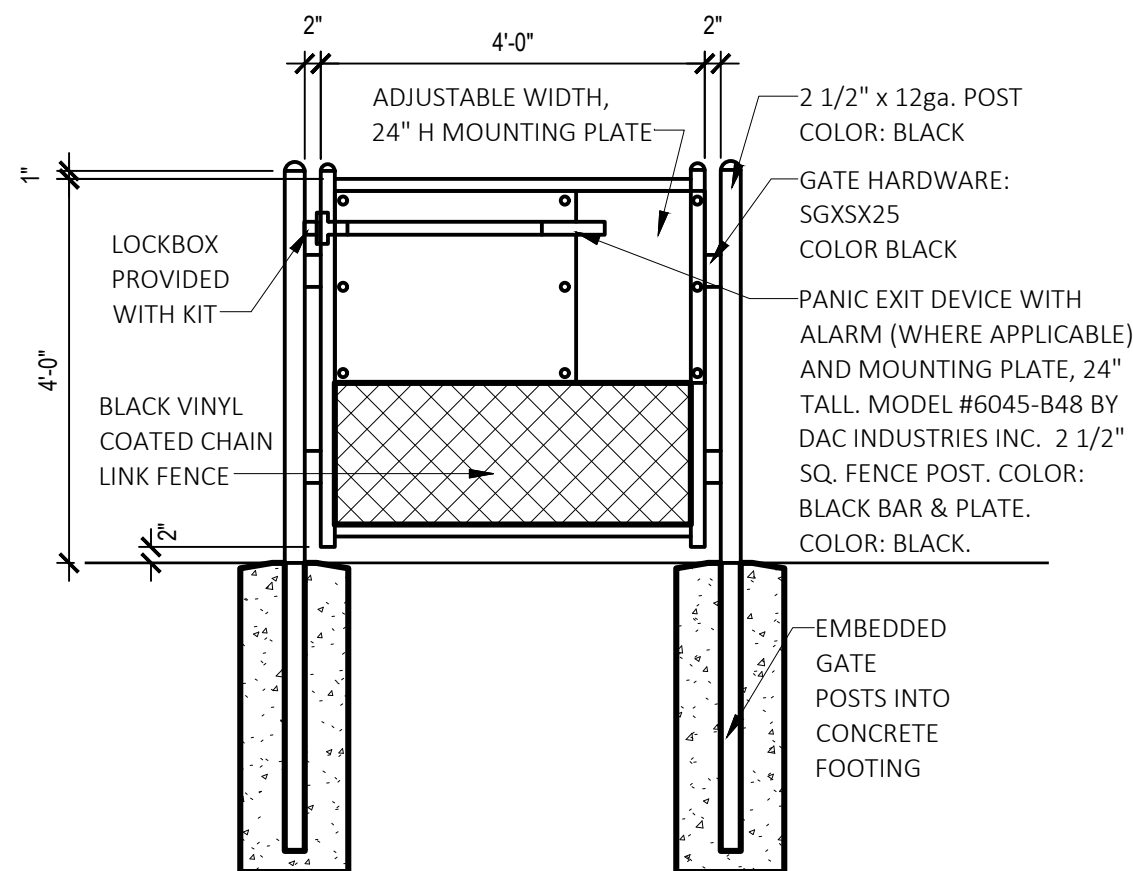


PRIMROSE PATCH

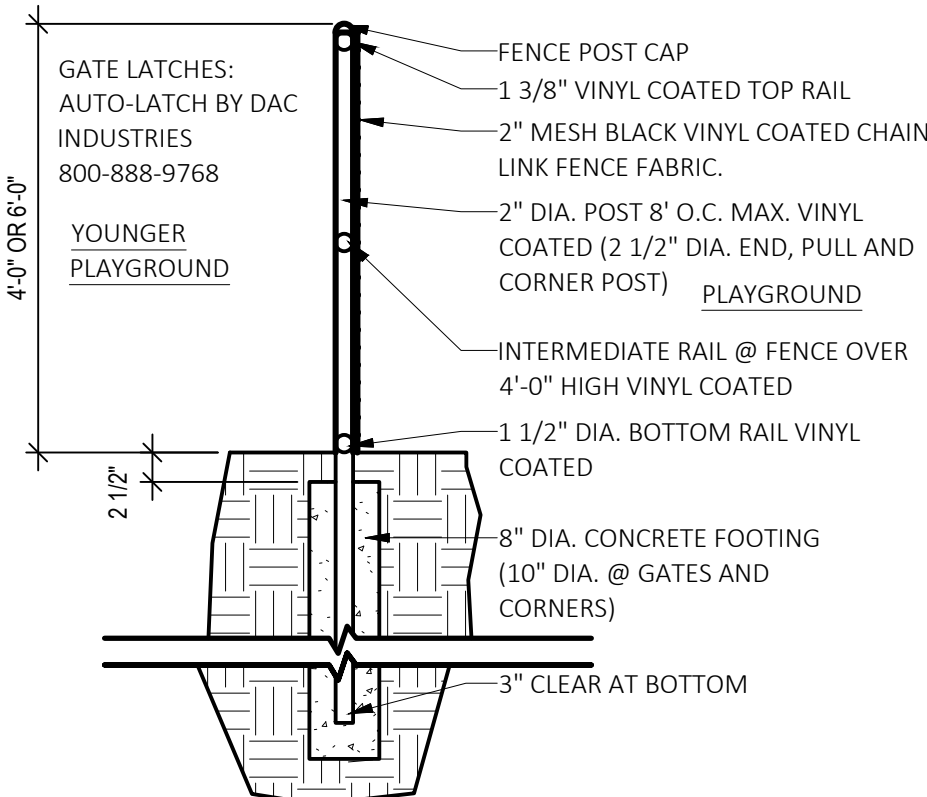


NOTES:
FALL SURFACING SHALL COMPLY WITH ASTM F1951 FOR WHEELCHAIR ACCESSIBILITY & ASTM F1292 FOR FALL ATTENUATION.

4 ARTIFICIAL TURF
A6.0 SCALE: 3/4" = 1'-0"



5 GATE ELEVATION
A6.0 SCALE: 1/2" = 1'-0"



6 CHAIN LINK FENCE
A6.0 SCALE: 3/4" = 1'-0"



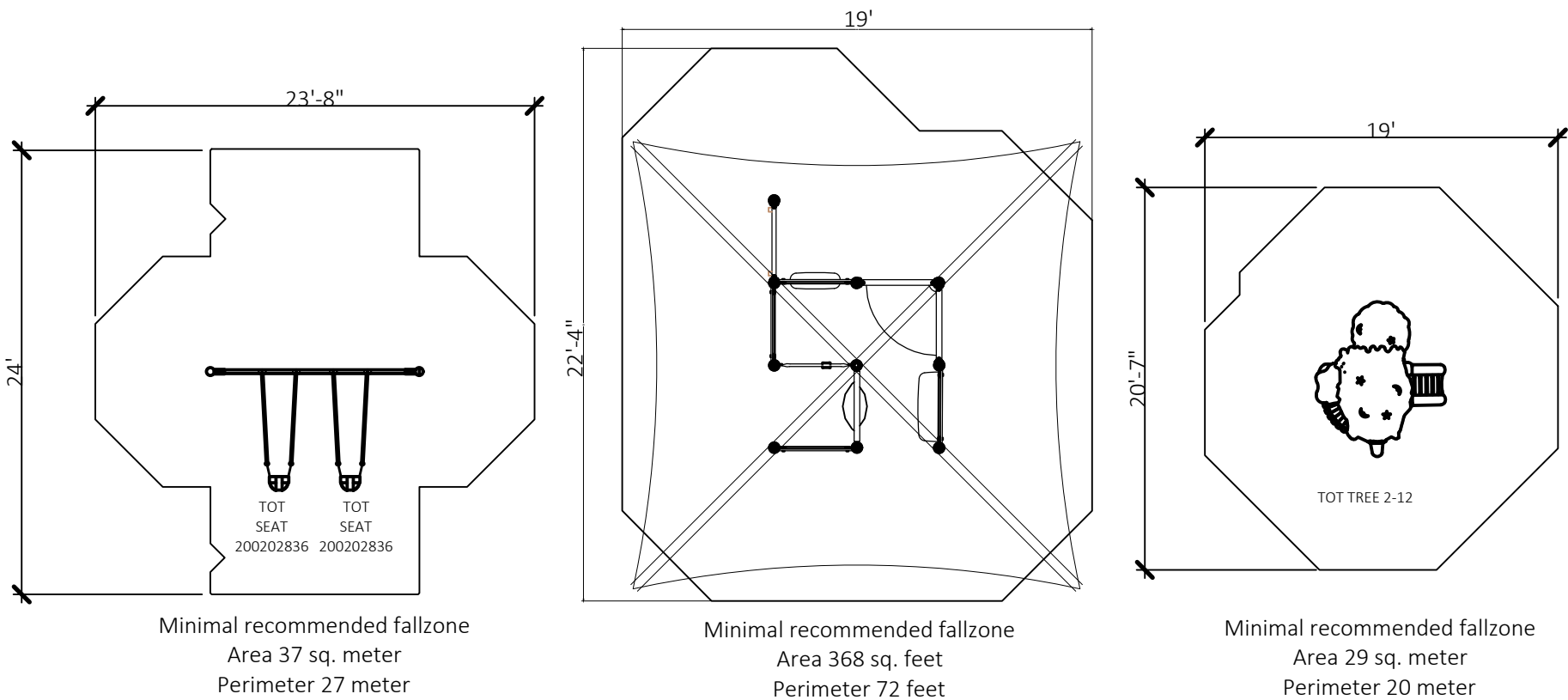
EARLY PRESCHOOL - MAXPLAY TOT SWINGS



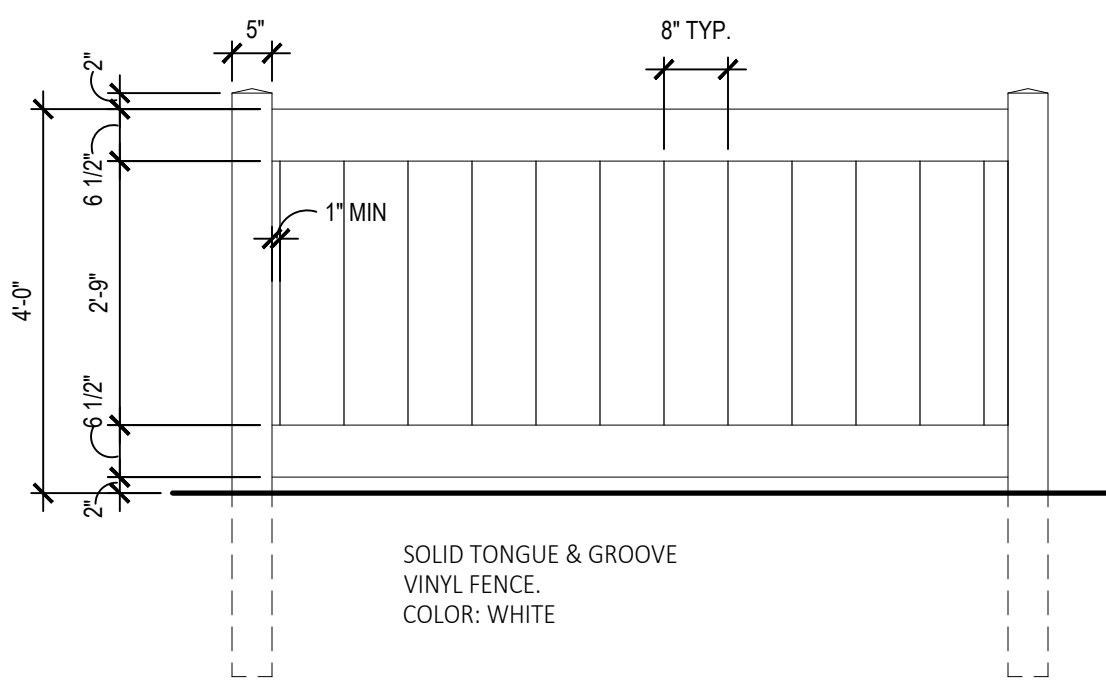
EARLY PRESCHOOL - PB GROUND UNIT WITH SHADE TOPPER



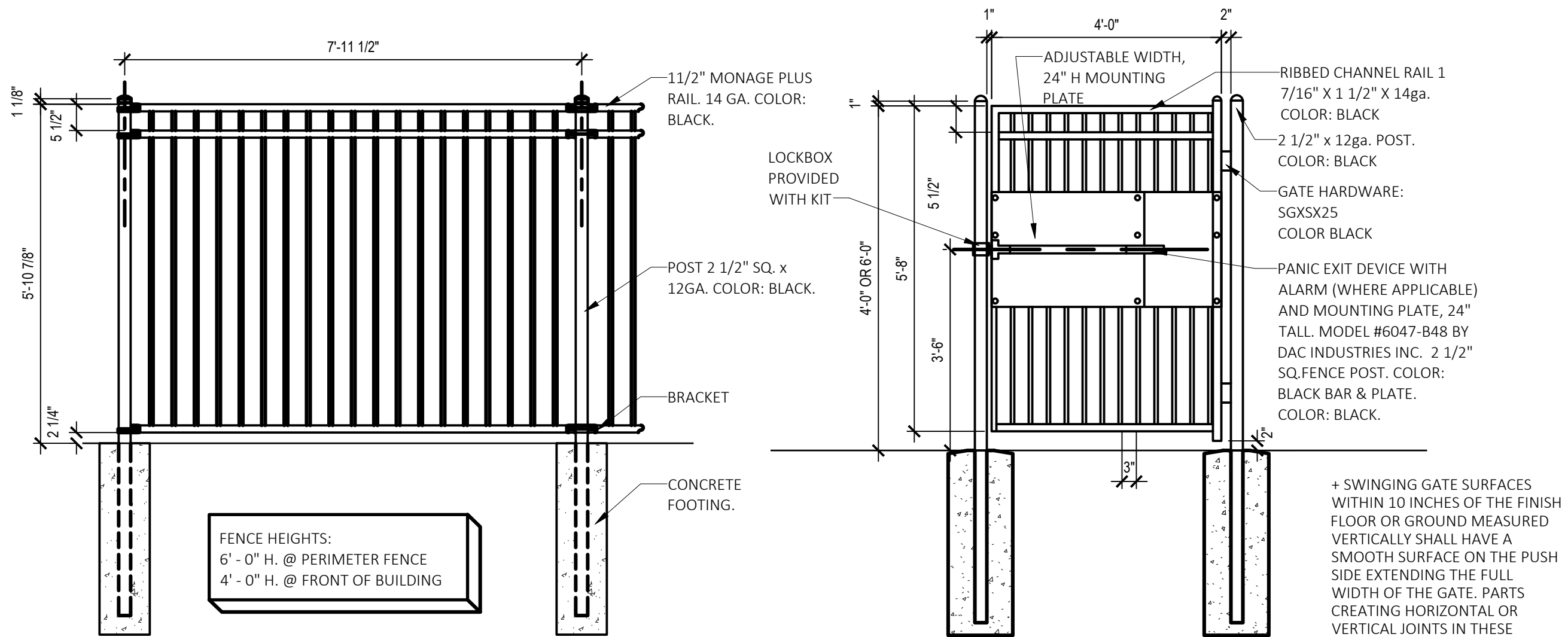
EARLY PRESCHOOL - TOT TREE



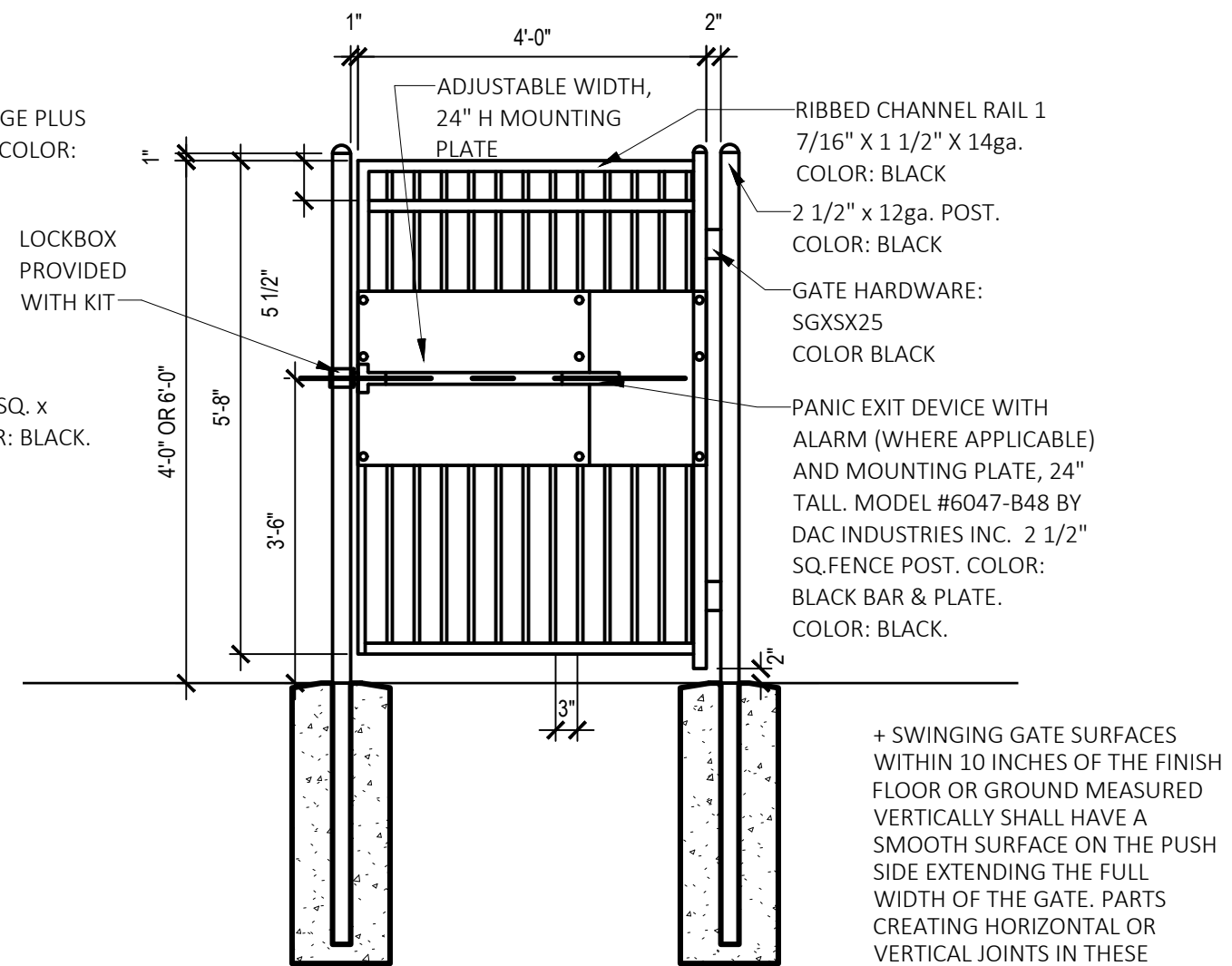
2 EARLY PRESCHOOL PLAYGROUND EQUIPMENT
A6.0 SCALE: NTS



7 VINYL FENCE ELEVATION
A6.0 SCALE: 1/2" = 1'-0"



8 FENCE ELEVATION
A6.0 SCALE: 1/2" = 1'-0"



9 GATE ELEVATION
A6.0 SCALE: 1/2" = 1'-0"

+ SWINGING GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

PRELIMINARY
NOT FOR CONSTRUCTION



ADA
ARCHITECTS

17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 321-9134
Fax (216) 321-4824
www.adaarchitects.com

PRIMROSE SCHOOLS:
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CINCINNATI, OH 45245

IVY POINTE BLVD.

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REVISIONS

#	DATE	TYPE
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PLAYGROUND
DETAILS

DATE 09/09/2024

JOB NO. 23221

A-6.0

SHEET NO.

CLOSURE - 2.0001 ACRES
PARCEL "D"

North: 10,494.1134' East: 10,102.7188'

Line Course: S 6°38'39" W Length: 204.81' East: 10,079.0217'

North: 10,290.6790' East: 10,079.0217'

Line Course: N 75°37'07" W Length: 436.72' East: 9,655.9868'

North: 10,399.1494' East: 9,655.9868'

Curve Length: 39.48' Radius: 27.50'

Delta: 82°15'46" Tangent: 24.02'

Chord: 36.18' Course: N 34°29'14" W

Course In: N 14°22'53" E Course Out: N 83°21'21" W

RP North: 10,425.7877' East: 9,662.8172'

End North: 10,428.9709' East: 9,635.5009'

Line Course: N 6°38'39" E Length: 161.95' East: 9,654.2390'

North: 10,589.8332' East: 9,654.2390'

Line Course: S 80°02'36" E Length: 249.17' East: 9,899.6562'

North: 10,546.7509' East: 9,899.6562'

Line Course: S 11°23'39" W Length: 38.63' East: 9,892.0245'

North: 10,508.8822' East: 9,892.0245'

Line Course: S 85°59'28" E Length: 211.21' East: 10,102.7188'

North: 10,494.1163' East: 10,102.7188'

Perimeter: 1,341.97' Area: 2.0001 Acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.0030 Course: N 20°52'15" W
 Error North: 0.00283 East: -0.00108
 Precision 1: 446.223.33

CLOSURE - 3.3198 ACRES
PARCEL "F"

PANEL E

	North: 10,614.7080'	East: 9,657.1385'
Line	Course: S 80°02'36" E	Length: 276.25'
	North: 10,566.9435'	East: 9,929.2279'
Line	Course: S 11°23'39" W	Length: 35.82'
	North: 10,531.8294'	East: 9,922.1514'
Line	Course: S 85°58'28" E	Length: 421.55'
	North: 10,502.3583'	East: 10,342.6699'
Line	Course: S 71°15'1" W	Length: 496.60'
	North: 10,009.6715'	East: 10,280.4509'
Line	Course: N 82°55'44" W	Length: 298.34'
	North: 10,046.3974'	East: 9,984.3801'
Line	Course: N 6°38'39" E	Length: 262.53'
	North: 10,307.1643'	East: 10,014.7556'
Line	Course: S 75°37'07" E	Length: 66.35'
	North: 10,290.6870'	East: 10,079.0167'
Line	Course: N 6°38'39" E	Length: 204.81'
	North: 10,494.1215'	East: 10,102.7138'
Line	Course: N 85°58'28" W	Length: 211.21'
	North: 10,508.8875'	East: 9,892.0206'
Line	Course: N 11°23'39" E	Length: 38.63'
	North: 10,546.7561'	East: 9,899.6523'
Line	Course: N 80°02'36" W	Length: 249.17'
	North: 10,589.8384'	East: 9,654.2351'
Line	Course: N 6°38'39" E	Length: 25.04'
	North: 10,614.7103'	East: 9,657.1323'

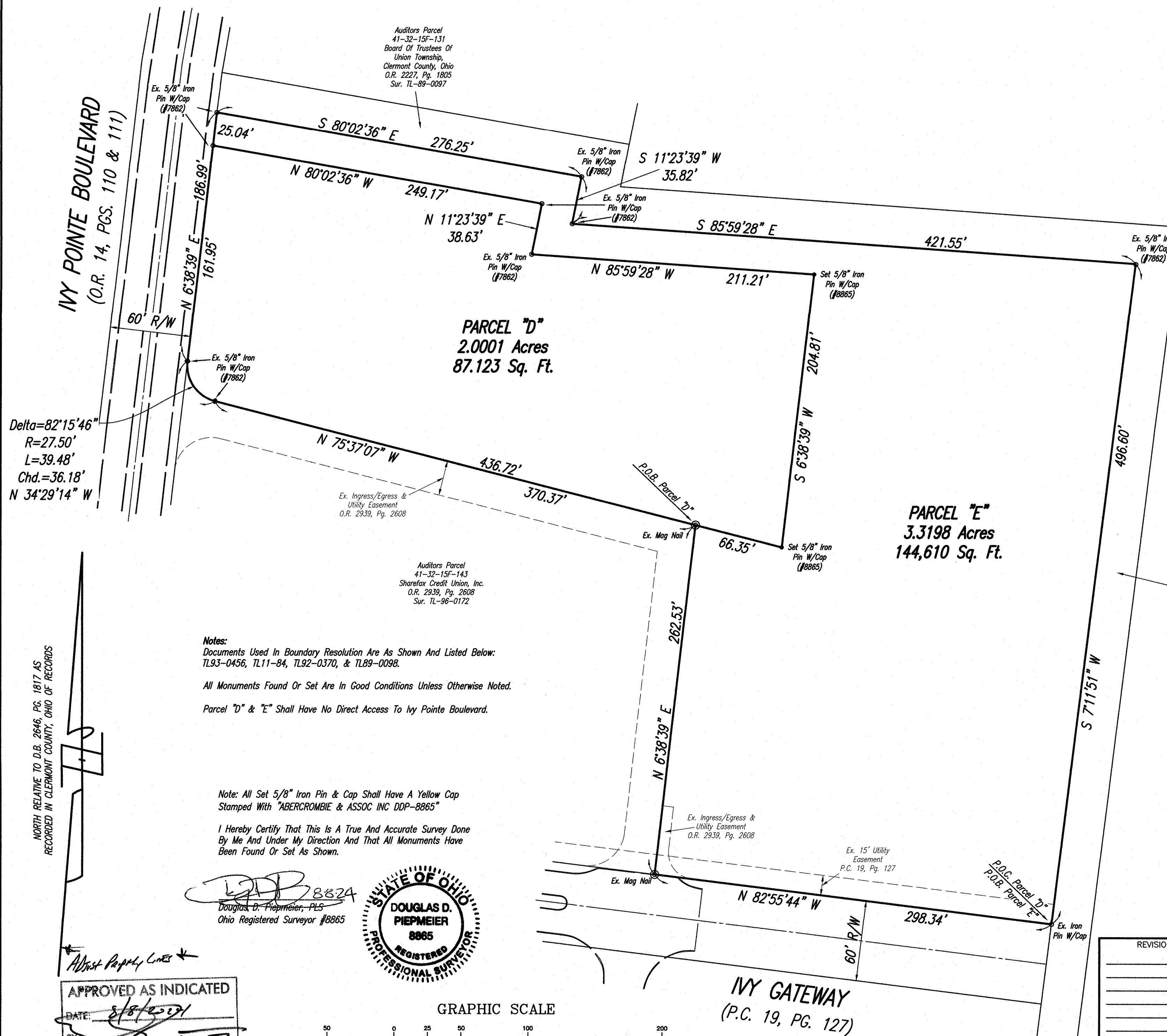
Perimeter: 2,586.29' Area: 3.3198 Acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.0067 Course: N 70°05'41" W
 Error North: 0.00228 East: -0.00629
 Precision 1: 386.013.43

MERRIWEATHER'S MILITARY SURVEY #1136
UNION TOWNSHIP
CLERMONT COUNTY, OHIO

A **Abercrombie
& Associates, Inc.**
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 • Cincinnati, Ohio 45247
513-385-5757 • www.abercrombie-associates.com

SCALE 1" = 50'	DATE 8-5-24	JOB. NO. 19-0072B	DRAWN G.R.	1
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Notes:
Documents Used In Boundary Resolution Are As Shown And Listed Below:
TL93-0456, TL11-84, TL92-0370, & TL89-0098.

All Monuments Found Or Set Are In Good Conditions Unless Otherwise Noted.

Parcel "D" & "E" Shall Have No Direct Access To Ivy Pointe Boulevard.

Note: All Set 5/8" Iron Pin & Cap Shall Have A Yellow Cap Stamped With "ABERCROMBIE & ASSOC INC DDP-8865"

*I Hereby Certify That This Is A True And Accurate Survey Done
By Me And Under My Direction And That All Monuments Have
Been Found Or Set As Shown.*

Douglas, D. Piepmeyer, PLS
Ohio Registered Surveyor #8865

A circular seal for a professional surveyor in the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by tick marks. The inner circle contains the name "DOUGLAS D. PIEPMEIER" and the number "8865".

APPROVED AS INDICATED

DATE: 8/8/2021
BY: [Signature]
PLANNING & ZONING DEPT.
UNION TOWNSHIP

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

IVY GATEWAY
(P.C. 19, PG. 127)

AUDITORS PARCEL
41-32-15F-___

MY POINTE BOULEVARD
(O.R. 14, PGS. 110 & 111)

Auditors Parcel
41-32-15F-131
Board Of Trustees Of
Union Township,
Clermont County, Ohio
O.R. 2227, Pg. 1805
Sur. TI-89-0097

Ex. 5/8" Iron
Pin W/Cap
(#7862)

Ex. 5/8" Iron
Pin W/Cap
(#7862)

S 11°23'39" W
35.82'

S 85°59'28" E

421.55

Ex. 5/8" In
Pin W/Cap
(#7862)

NORTH RELATIVE TO D.B. 2646, PG. 1817 AS
RECORDED IN CLERMONT COUNTY, OHIO OF RECORDS

Auditors Parcel
41-32-15F-144
Sharefax Credit Union, Inc.
O.R. 2939, Pg. 2608
Sur. TL-96-0172
1.7000 Acres

5.3199 ACRES
231,733 SQ. FT.

Ex. Ingress/Egress &
Utility Easement
O.R. 2939, Pg. 2608

Auditors Parcel
41-32-15F-143
Sharefax Credit Union, Inc.
O.R. 2939, Pg. 2608
Sur. TI-96-0172

Auditors Parcel
41-32-15F-139
Sharefax Credit Union, Inc.
O.R. 2939, Pg. 2608
Sur. TL-96-0172
4.6199 Acres

Auditors Parcel
41-32-15F-131
Board Of Trustees Of
Union Township,
Clermont County, Ohio
O.R. 2227, Pg. 1805
Sur. TI-89-0097

CLOSURE - 5.3199 ACRES

North: 10,531.8294' East: 9,922.1514'
 Line Course: S 85°59'28" E Length: 421.55'
 North: 10,502.3583' East: 10,342.6699'
 Line Course: S 71°15'1" W Length: 496.60'
 North: 10,009.6715' East: 10,280.4509'
 Line Course: N 82°55'44" W Length: 298.34'
 North: 10,046.3974' East: 9,984.3801'
 Line Course: N 6°38'39" E Length: 262.53'
 North: 10,307.1643' East: 10,014.7556'
 Line Course: N 75°37'07" W Length: 370.37'
 North: 10,399.1550' East: 9,655.9915'
 Curve Length: 39.48' Radius: 27.50'
 Delta: 82°15'46" Tangent: 24.02'
 Chord: 36.18' Course: N 34°29'14" W
 Course In: N 14°22'53" E Course Out: N 83°21'21" W
 RP North: 10,425.7933' East: 9,662.8218'
 End North: 10,428.9765' East: 9,635.5056'
 Line Course: N 6°38'39" E Length: 186.99'
 North: 10,614.7106' East: 9,657.1409'
 Line Course: S 80°02'36" E Length: 276.25'
 North: 10,566.9461' East: 9,929.2302'
 Line Course: S 11°23'39" W Length: 35.82'
 North: 10,531.8320' East: 9,922.1537'

Perimeter: 2,387.94' Area: 5.3199 Acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.0035 Course: N 41°28'41" E
 Error North: 0.00262 East: 0.00232
 Precision 1: 681,322.86

Notes:
Documents Used In Boundary Resolution Are As Shown And Listed Below:
TL93-0456, TL11-84, TL92-0370, & TL89-0098.

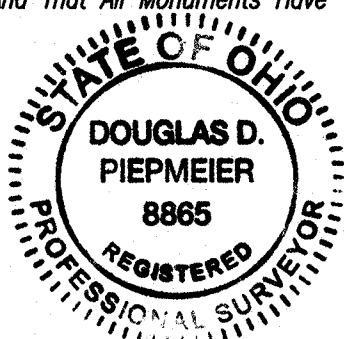
All Monuments Found Or Set Are In Good Conditions Unless Otherwise Noted.

Subject Parcel Shall Have Not Direct Access To Ivy Pointe Boulevard

Note: All Set 5/8" Iron Pin & Cap Shall Have A Yellow Cap Stamped With "ABERCROMBIE & ASSOC INC DDP-8865"

I Hereby Certify That This Is A True And Accurate Survey Done
By Me And Under My Direction And That All Monuments Have
Been Found Or Set As Shown.

Douglas D. Piepmeier, PLS
Ohio Registered Surveyor #8866



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

IVY GATEWAY
(P.C. 19, PG. 127)

REVISIONS

MERRIWEATHER'S MILITARY SURVEY #1136
UNION TOWNSHIP
CLERMONT COUNTY, OHIO

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513-385-5757 • www.abercrombie-associates.com

SCALE 1" = 50'	DATE 8-5-24	JOB NO. 19-0072B	DRAWN G R	1
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DWG.: GR-CUTUP