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NOV 12 2024

11/7/24

Hamilton County Planning and Development Department

138 E. Court St. Cincinnati, OH 45202

Letter of Request for Placement on the 12/18/24 Symmes Township Zoning Commission
Agenda

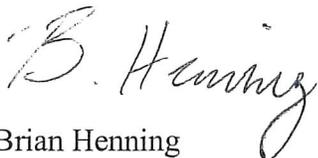
To whom it may concern,

The Ackermann Group is excited to be opening the Altura Apartments in the Governors Hill office complex to residents tomorrow on 11/8/24. As we have gone through the pre-leasing process, our Operations Department has become concerned about a lack of visibility for the property. Originally, we assumed the process of finding an apartment had become a largely digital exercise, like much of the rest of our lives.

It seems that assumption wasn't completely correct. Given the out-of-the-way location of the property, we are seeking additional signage to drive traffic to the site. We are requesting an additional wall-mounted sign on the penthouse of our property facing I-71 to take advantage of the building's prominent location and drive additional business to Symmes Township. We also are requesting a monument sign at the entry of our property in order to direct traffic to its proper location.

We request placement on the 12/18/24 agenda of the Symmes Township Zoning Commission. We look forward to working with all stakeholders to bring this project to completion and hosting the Symmes Township community at the Altura Apartments.

Sincerely,



Brian Henning
Development Manager
Ackermann Group

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PROPOSED LEGEND

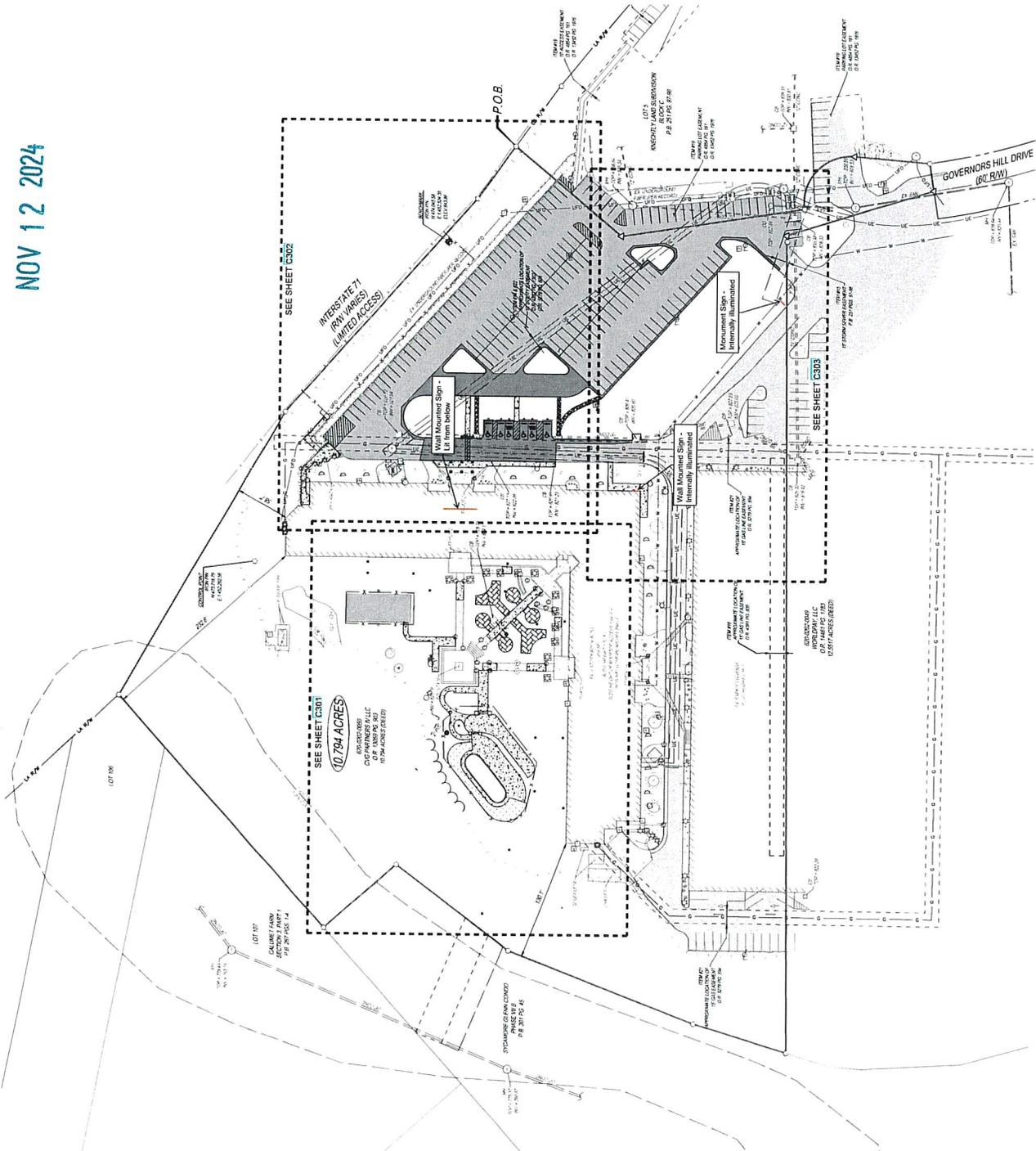
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TREE LINE
- ASPHALT PAVEMENT
- OVERLAY EXISTING ASPHALT PAVEMENT
- CONCRETE WALKWAYS
- PAVERS
- ARTIFICIAL TURF

SEE LANDSCAPING PLANS FOR DETAILS.

PARKING CALCULATIONS

EXISTING PARKING (STANDARD)	= 796
PARKING REMOVED (STANDARD)	= 103
REMAINING PARKING (STANDARD)	= 693
EXISTING PARKING (ADA)	= 7
PROPOSED PARKING (ADA)	= 7
REQUIRED ADA PARKING FOR 151,200 PROPOSED SFALLS @ 6 (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN)	= 252
TOTAL VAN ACCESSIBLE PARKING (1 OF EVERY 6 @ 1)	= 252
TOTAL VAN ACCESSIBLE PARKING	= 2

- NOTES**
- ALL CURB RISES ARE MEASURED FROM THE FACE OF CURB. RISES ARE 5" UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT.
 - PARKING LOT AND PARALLEL PARKING STRIPING APPLIED IN ACCORDANCE WITH HIGHWAY TYPE STRIPING AND ACCESSIBILITY STANDARDS.
 - RESTRIE OVERLAND PARKING LOT TO TOWNSHIP ZONING STANDARDS.



THE KLEINGERS GROUP

CIVIL ENGINEERING
 SURVEYING
 LANDSCAPE ARCHITECTURE

1015 Columbus Park Dr.
 Columbus, OH 43260
 614.291.1100

STATE OF OHIO
 PROFESSIONAL ENGINEER
 JOSEPH M. ESTERHAZY
 No. 107573

**Governors Hill
 Apartment Final
 Development Plan
 Modification**

PROJECT NO. 2401000001
 DATE: 08/2024
 SHEET NO. 01 OF 03

SCALE: 1" = 100'

**Overall Site
 Signage Plan**

SHEET NAME

DATE: 11/12/2024

1 of 3

OH1081.org
 Before You Dig

NOTE: THIS PLAN IS FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED.



PROJECT NO: 079457-003
 DATE: 07.21.2023
 SHEET NAME: Northeast Signage Plan
 SHEET NO: 2 of 3

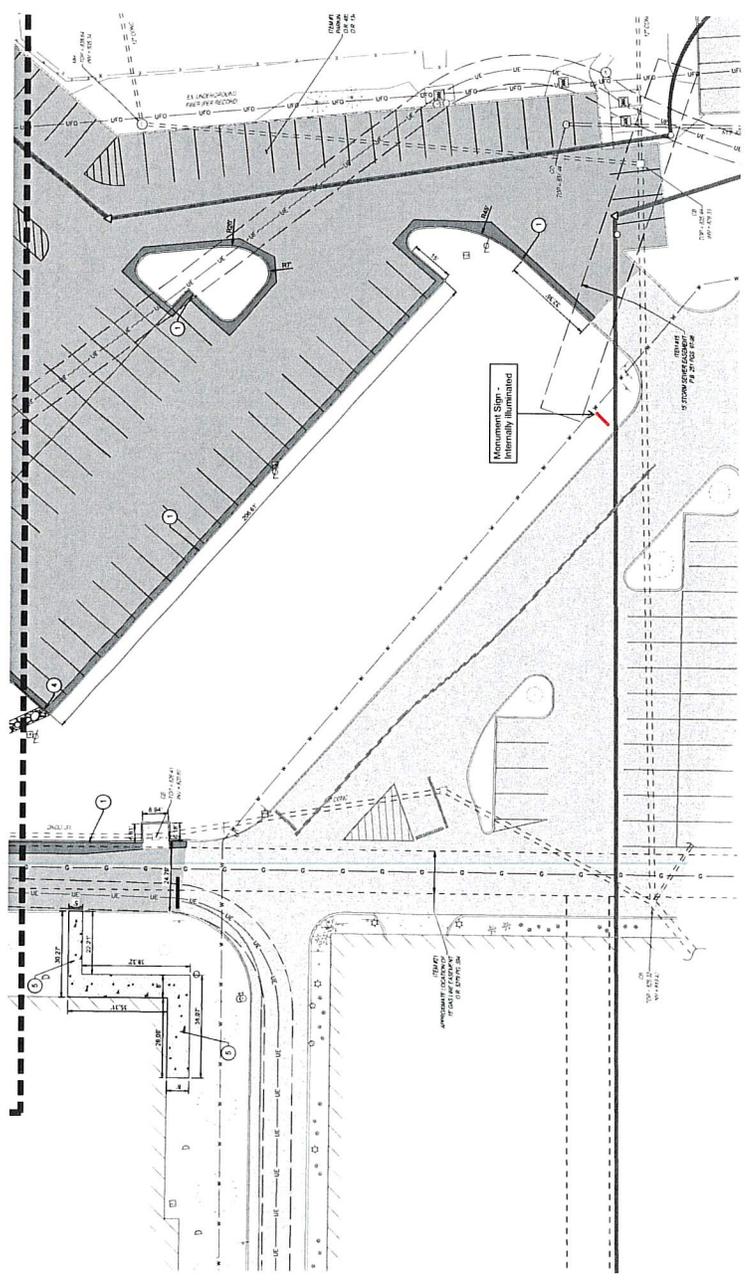
**Governors Hill
 Apartment Final
 Development Plan
 Modification**

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- PROPOSED LEGEND**
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 - ② YARD DRAIN
 - ③ HEADWALL
 - ④ MANHOLE
 - ⑤ STORM CLEANOUT
 - ⑥ SANITARY SEWER MANHOLE
 - ⑦ SANITARY SEWER CLEANOUT
 - ⑧ TREELINE
 - ⑨ ASPHALT PAVEMENT
 - ⑩ OVERLAY EXISTING ASPHALT PAVEMENT
 - ⑪ CONCRETE WALK/HARDSCAPE
 - ⑫ PAVERS
 - ⑬ INTEGRAL WALK AND CURB
 - ⑭ ASPHALT PAVEMENT
 - ⑮ CONCRETE WALK
 - ⑯ PRECAST CONCRETE WHEEL STOP
 - ⑰ ADA ACCESSIBLE PARKING SIGN
 - ⑱ ADA RAMP WITH RETURNED CURB
 - ⑲ ARTIFICIAL TURF
 - ⑳ BLACK CHAIN LINK FENCE WITH TWO FEET TALL CONCRETE FOOTING
 - ㉑ CONCRETE FOOTING FOR FUTURE PLANTERS
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- LOCATION PLAN NOTES**
1. DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. DIMENSIONS TO FACE OF PAVEMENT UNLESS OTHERWISE NOTED.
 3. SHALL BE 4" WIDE WHITE HIGHWAY TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
 4. ZONING STANDARDS.

- NOTES**
1. ALL CURB RAMP ARE MEASURED FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
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NOTE:
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS AND STANDARDS.

ALTURA_monument sign 24b.eps

