SITE NOTES

OWNER: PREMIER HEALTH CARE MANAGEMENT
4750 ASHWOOD CT.
CINCINNATI, OH 45241

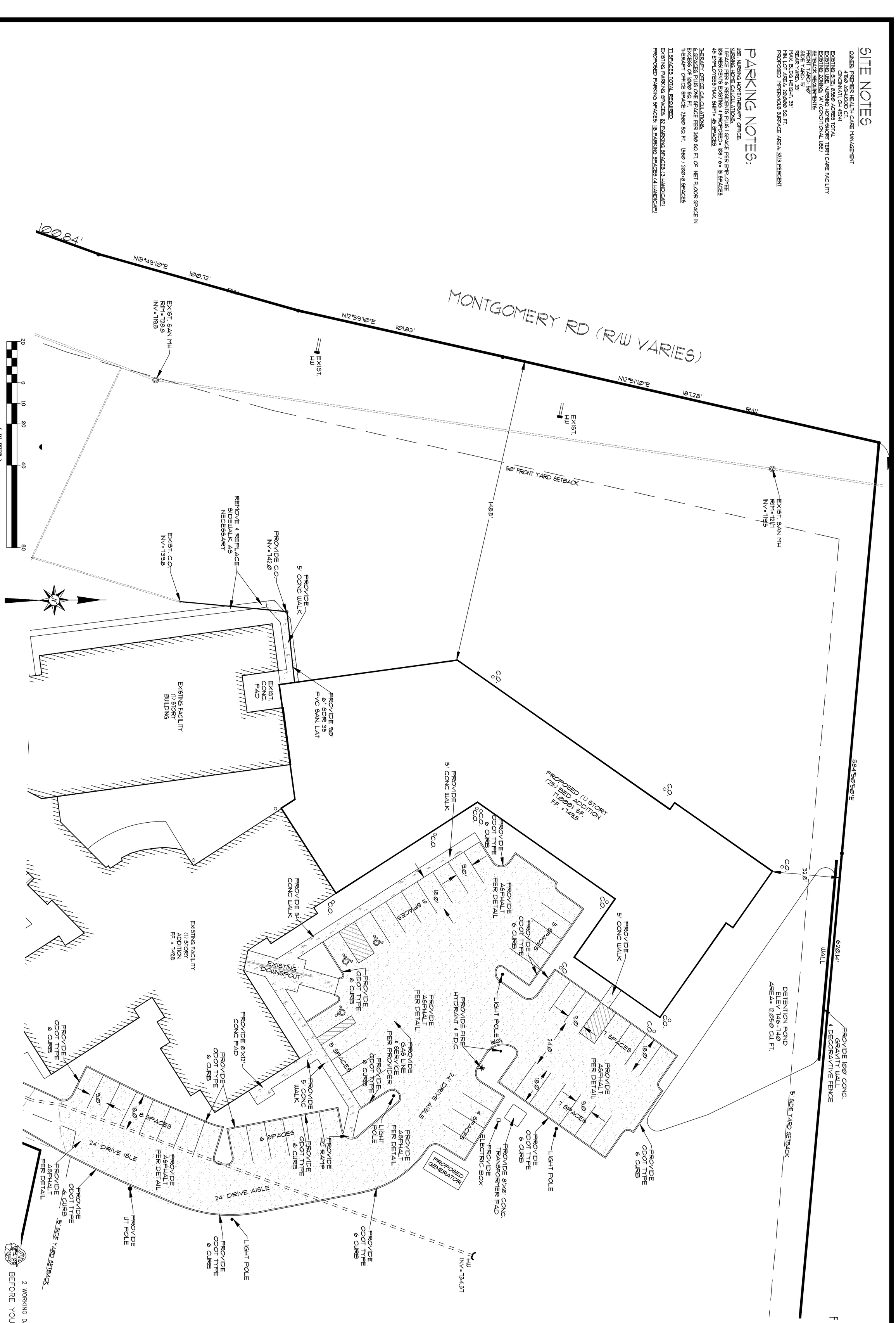
EXISTING SITE: 8.950 ACRES TOTAL
EXISTING USE: NURSING HOME/SHORT TERM CARE FACILITY
EXISTING ZONING: "A" (CONDITIONAL USE)
SETBACK REQUIREMENTS:
FRONT YARD: 50'
SIDE YARD: 15'
REAR YARD: 35'
MAX. BLDG HEIGHT: 35'
MIN. LOT AREA: 20,000 SQ. FT.
PROPOSED IMPERVIOUS SURFACE AREA: 9213 PERCENT

PARKING NOTES:

USE: NURSING HOME/THERAPY OFFICE:
NURSING HOME CALCULATIONS:
1 SPACE PER 6 RESIDENTS PLUS 1 SPACE PER EMPLOYEE
108 RESIDENTS EXISTING + PROPOSED = 108 / 6 = 18 SPACES
45 EMPLOYEES MAX SHIFT = 45 SPACES

THERAPY OFFICE CALCULATIONS:
6 SPACES PLUS ONE SPACE PER 200 SQ. FT. OF NET FLOOR SPACE IN EXCESS OF 1000 SQ FT.
THERAPY OFFICE SPACE: 2,580 SQ. FT. 1,580 / 200 = 8 SPACES

71 SPACES TOTAL REQUIRED
EXISTING PARKING SPACES: 82 PARKING SPACES (3 HANDICAP)
PROPOSED PARKING SPACES: 116 PARKING SPACES (4 HANDICAP)



2 WORKING DAYS
BEFORE YOU DIG
CALL 811
OHIO UTILITIES PROTECTION SERVICE

DRAWING TITLE
PROPOSED BLDG. ADDITION SITE PLAN

PROJ. NO.	DATE
KENWOOD	6-8-16
DRAWN	CHECKED
SJL	SJL

DRAWING NO.
C2

SJL engineers

PROPOSED ADDITION TO
KENWOOD HEALTH CARE CENTER
7450 KELLER ROAD CINCINNATI, OHIO

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

STATE OF OHIO
STEVEN J. LEESMAN
60585
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	BY	DATE
	REVISIONS AND/OR ISSUES		