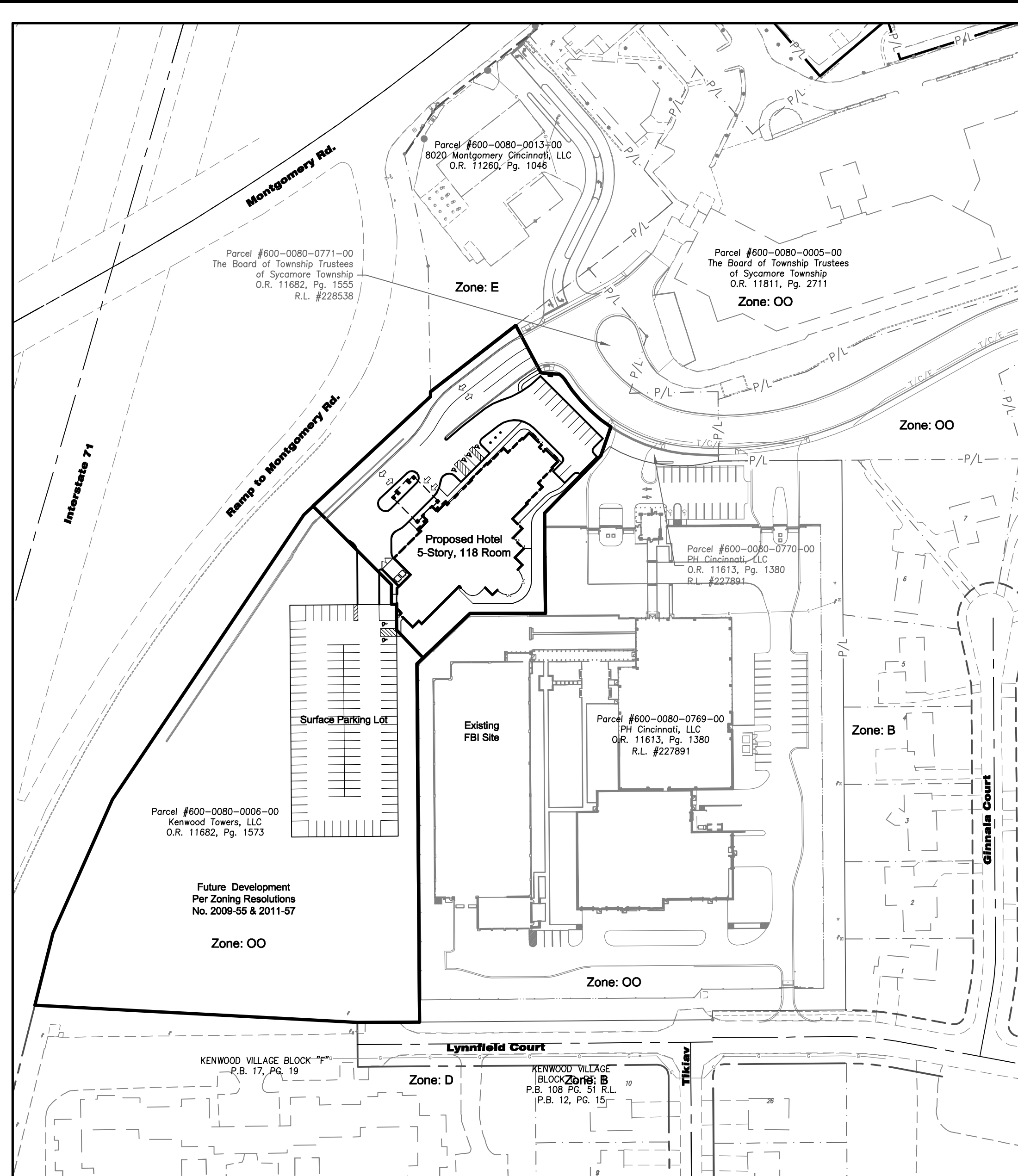
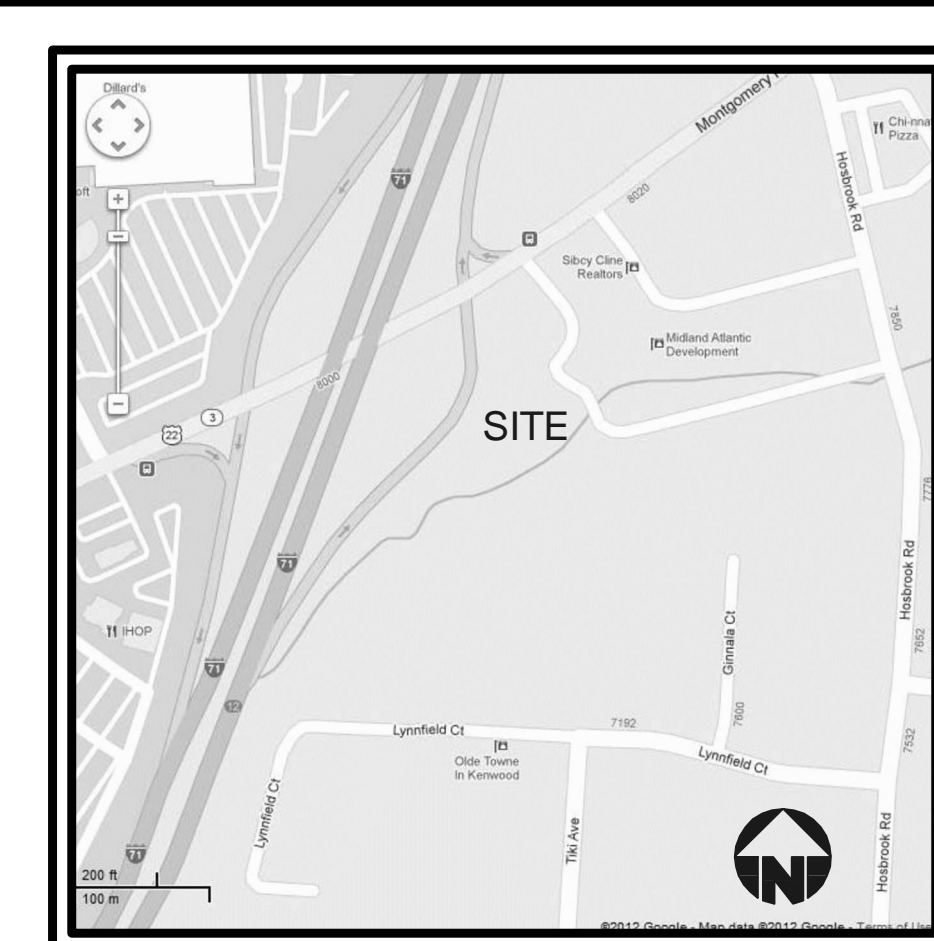
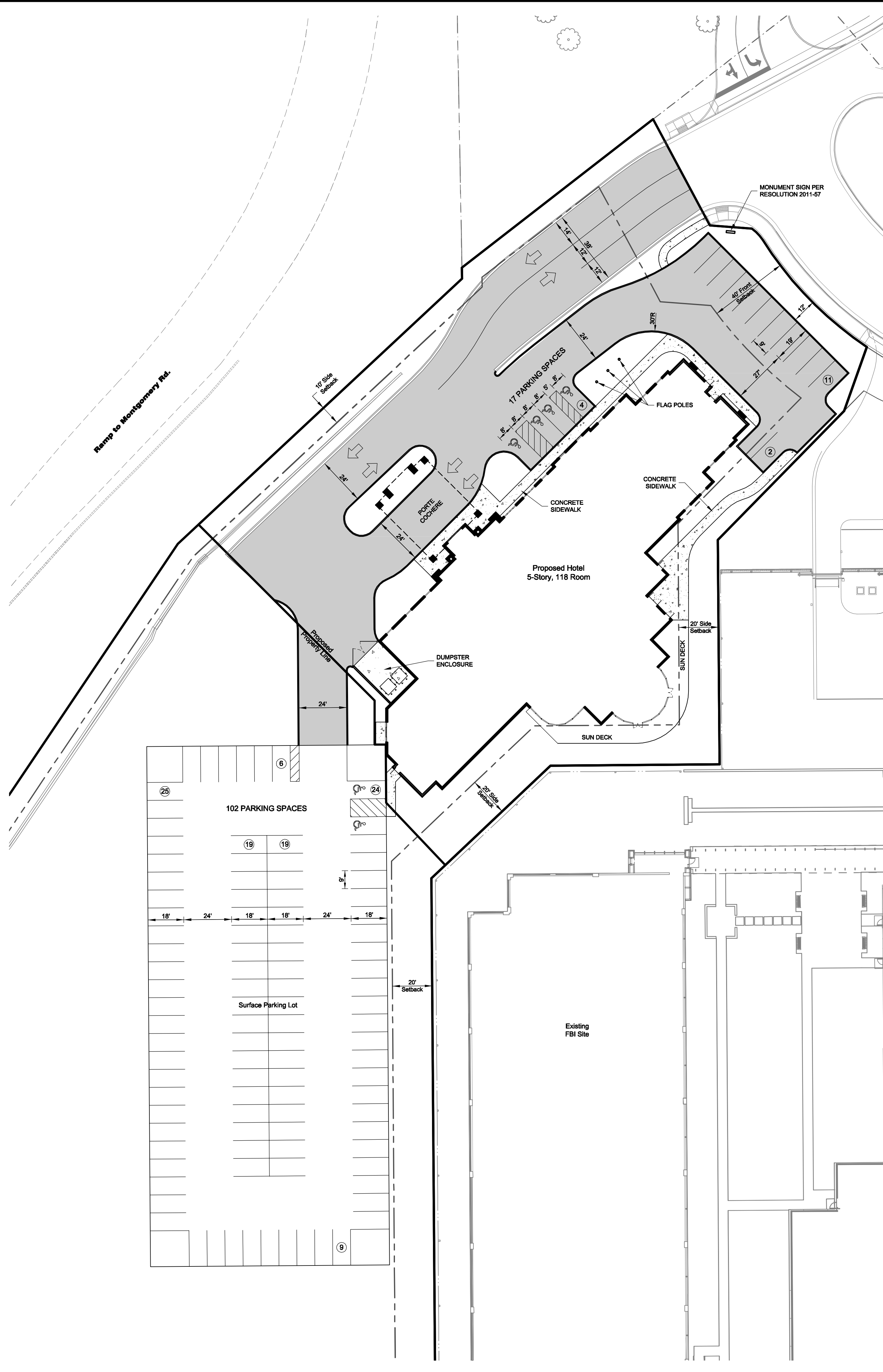


Plot time: Jan 03, 2013 - 11:44am  
 Drawing name: J:\2012\12K046-000\C\DWG\12K046-000 PUD.dwg - Layout Tab: PUD Site Plan



**AREA MAP**  
SCALE: 1"=100'



**VICINITY MAP**  
(Not to Scale)



Know what's below.  
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1-800-362-2764  
OHIO UTILITIES PROTECTION SERVICE (OUPS)  
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

**OWNER/DEVELOPER:**  
Kenwood Towers, LLC / Neyer Properties  
2135 Dana Avenue  
Cincinnati, OH 45207

**FUTURE OWNER/DEVELOPER:**  
Rolling Hills Hospitality  
250 Grandview Drive, Suite 260  
Fort Mitchell, KY 41017

**NOTES:**  
1. Existing land use of subject parcels: Vacant  
2. Future buildings & parking lots are shown for reference only.  
3. Signage, site lighting, streetscape, boundary buffer yards and interior landscaping areas to be provided per Sycamore Township Zoning Resolution No. 2009-55.  
4. Parking lot and drive aisles to be asphalt pavement.  
5. Base map provided by Neyer Properties and not the result of a field topographic survey by Bayer Becker.

**SITE STATISTICS**  
CURRENT ZONING: OO - Office District with Planned Unit Development (PUD) Overlay  
PROPOSED USE: Hotel  
HOTEL SITE AREA = 1.46 Acres = 63,598 sfs  
TOTAL SITE AREA = 5.24 Acres

**BUILDING HEIGHT: (Hotel)**  
Maximum Height: 68' at High Parapet  
Average Height: 60' at Low Parapet  
Roof Height: 54'

**BUILDING FLOOR AREAS: (Hotel)**  
First Floor: 19,075 sf  
Second Floor: 15,925 sf  
Third Floor: 15,245 sf  
Fourth Floor: 15,245 sf  
Fifth Floor: 15,245 sf  
TOTAL AREA: 80,735 sf

**IMPERVIOUS SURFACE RATIO:**  
Building Footprint: 19,075 sf ±  
Parking & Drive Areas: 25,055 sf ±  
Sidewalks: 4,006 sf ±  
Total Impervious Surfaces: 48,136 sf ±

Hotel Site Impervious Surface Ratio = 48,136 sf / 63,598 sf = .76  
Total Site Impervious Surface Ratio = .77 per Zoning Resolutions 2009-55 & 2011-57

**PARKING CALCULATIONS:**  
Hotel Parking Required : One Space per Lodging Unit  
Required Parking: 118 Rooms = 118 Spaces  
Provided Parking: Hotel Surface Lot = 17 Spaces  
Garage Lot = 102 Spaces  
Total Provided = 119 Spaces

**INDEX TO ZONING COMPLIANCE PLAN SHEETS**

SHEET	DRAWING TITLE	ISSUE DATE	REV. NO.	REV. DATE
1	SITE PLAN	12-21-12	1	01-03-13
2	GRADING PLAN	12-21-12	1	01-03-13
3	EXISTING CONDITIONS	12-21-12	1	01-03-13

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**The Greens at Kenwood**  
Proposed Hotel  
Montgomery Road  
Section 7, Town 4, Entire Range 1  
Sycamore Township  
Hamilton County, Ohio  
PUD SITE PLAN

**bayer becker**  
www.bayerbecker.com  
209 Grandview Drive  
Fort Mitchell, KY 41017 - 859.261.1113

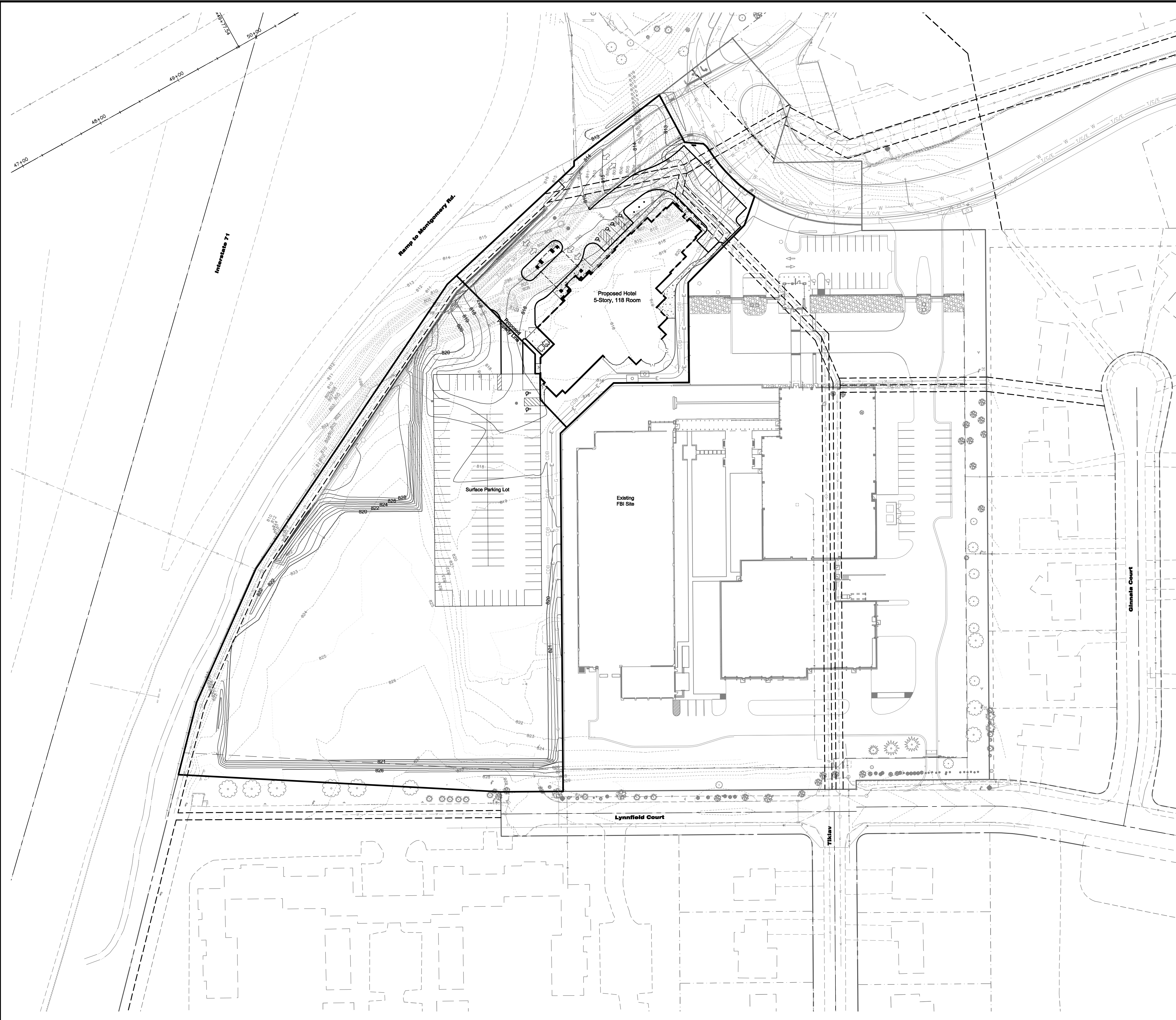
Item	Revision Description	Date	Drawn	Chk
1	Revisions Due to Updated Existing Curb at Entrance	01-03-13	TDI	
2				
3				
4				
5				
6				
7				
8				
9				

Drawing: 12K046-000 PUD  
 Drawn by: TDI  
 Checked by:  
 Issue Date: 12-21-12

Scale: 1" = 30'

**1 of 3**

Plot time: Jan 03, 2013 - 11:44am  
 Drawing name: J:\2012\12K046-000\C\DWG\12K046-000 PUD.dwg - Layout Tab: Preliminary Grading Plan



**OWNER/DEVELOPER:**  
 Kenwood Towers, LLC / Neyer Properties  
 2135 Dana Avenue  
 Cincinnati, OH 45207

**FUTURE OWNER/DEVELOPER:**  
 Rolling Hills Hospitality  
 250 Grandview Drive, Suite 260  
 Fort Mitchell, KY 41017

**NOTES:**  
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 4. Parking lot and drive aisles to be asphalt pavement.  
 5. Base map and proposed contours provided by Neyer Properties and not the result of a field topographic survey by Bayer Becker.



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 OHIO UTILITIES PROTECTION SERVICE (OUPS)  
 LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:  
 State Plane NAD83 GPS Observations  
 0 50 75  
 SCALE: 1" = 50'

Item	Revision Description	Date	Drawn	Chk
1	Revisions Due to Updated Existing Curb at Entrance	01-03-13	TDT	
2				
3				
4				
5				
6				
7				
8				
9				

**The Greens at Kenwood  
 Proposed Hotel**  
 Montgomery Road  
 Section 7, Town 4, Entire Range 1  
 Sycamore Township  
 Hamilton County, Ohio

**PRELIMINARY GRADING PLAN**

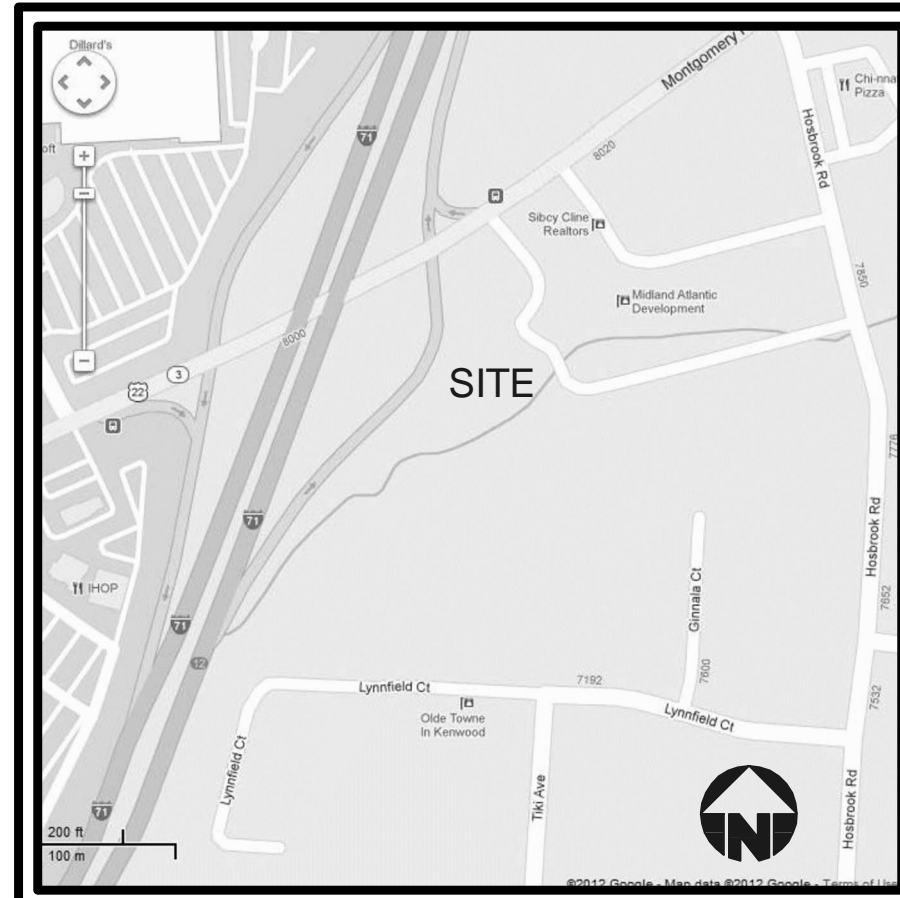
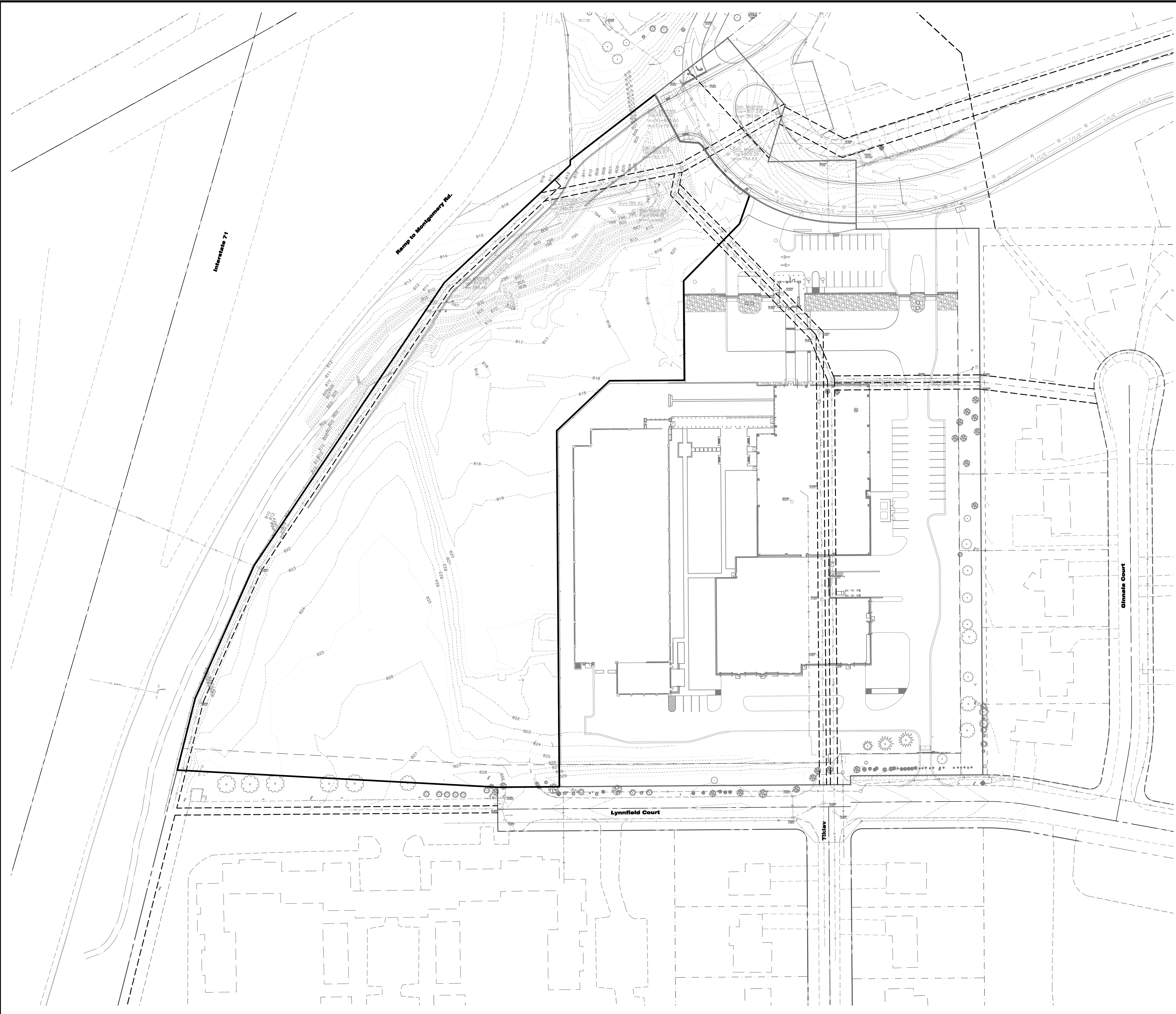
**bayer  
 becker**  
 www.bayerbecker.com  
 209 Grandview Drive  
 Fort Mitchell, KY 41017 - 659.261.1113

Drawing: 12K046-000 PUD  
 Drawn by: TDT  
 Checked by:  
 Issue Date: 12-21-12

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Plot time: Jan 03, 2013 - 11:44am  
 Drawing name: J:\2012\12K046-000\C\DWG\12K046-000 PUD.dwg - Layout Tab: Existing Conditions



VICINITY MAP  
(Not to Scale)

Scale: 1" = 50'

0 50 75

Scale bar and north arrow.

Item	Revision Description	Date	Drawn	Checked
1	Update Existing Curb at Entrance	01-03-13	TDT	
2				
3				
4				
5				
6				
7				
8				
9				

**The Greens at Kenwood**  
**Proposed Hotel**  
 Montgomery Road  
 Section 7, Town 4, Entire Range 1  
 Sycamore Township  
 Hamilton County, Ohio

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 209 Grandview Drive  
 Fort Mitchell, KY 41017 - 659.261.1113

Drawing:	12K046-000 PUD
Drawn by:	TDT
Checked by:	
Issue Date:	12-21-12

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