

EXISTING SITE DATA	
LOT SIZE	6.55 AC
EXISTING ZONING	D-MULTI-FAMILY RESIDENTIAL
PROPOSED ZONING	PUD

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	90°00'00"	12.50'	19.63'	S 39°14'30"	E	17.68'
C2	80°39'09"	40.00'	56.31'	N 01°05'28"	E	51.77'
C3	35°39'33"	40.00'	24.89'	N 23°35'16"	E	24.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 05°45'30"	E 20.36'

REVISION	No.	DATE

PROJECT No:	78265
DATE	
DES. DR.	
CKD.	

**CAPITAL INVESTMENT GROUP INC.**  
 APPLICANT  
 OWNER

**WOOLPERT**  
 ARCHITECTURAL ENGINEERING GROUP, INC.  
 ENGINEER/PREPARER

**KENWOOD DEVELOPMENT PUD II SUBMITTAL**  
 KENWOOD RD & HAPPINESS WAY  
 CINCINNATI, OH

**ZONING PLAT**

SHEET NO. **C101**

ZONING E - RETAIL

ZONING D - MULTI-FAMILY RESIDENTIAL

ZONING B - RESIDENCE

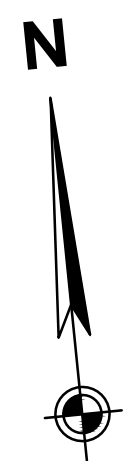
ZONING C - RESIDENCE

ZONING EE - RETAIL

ZONING 00 - OFFICE

**LEGEND**

- AREA OF PROPOSED REZONING
- EXISTING ZONING DISTRICT LINE
- EXISTING ROW LINE
- EXISTING BOUNDARY LINE

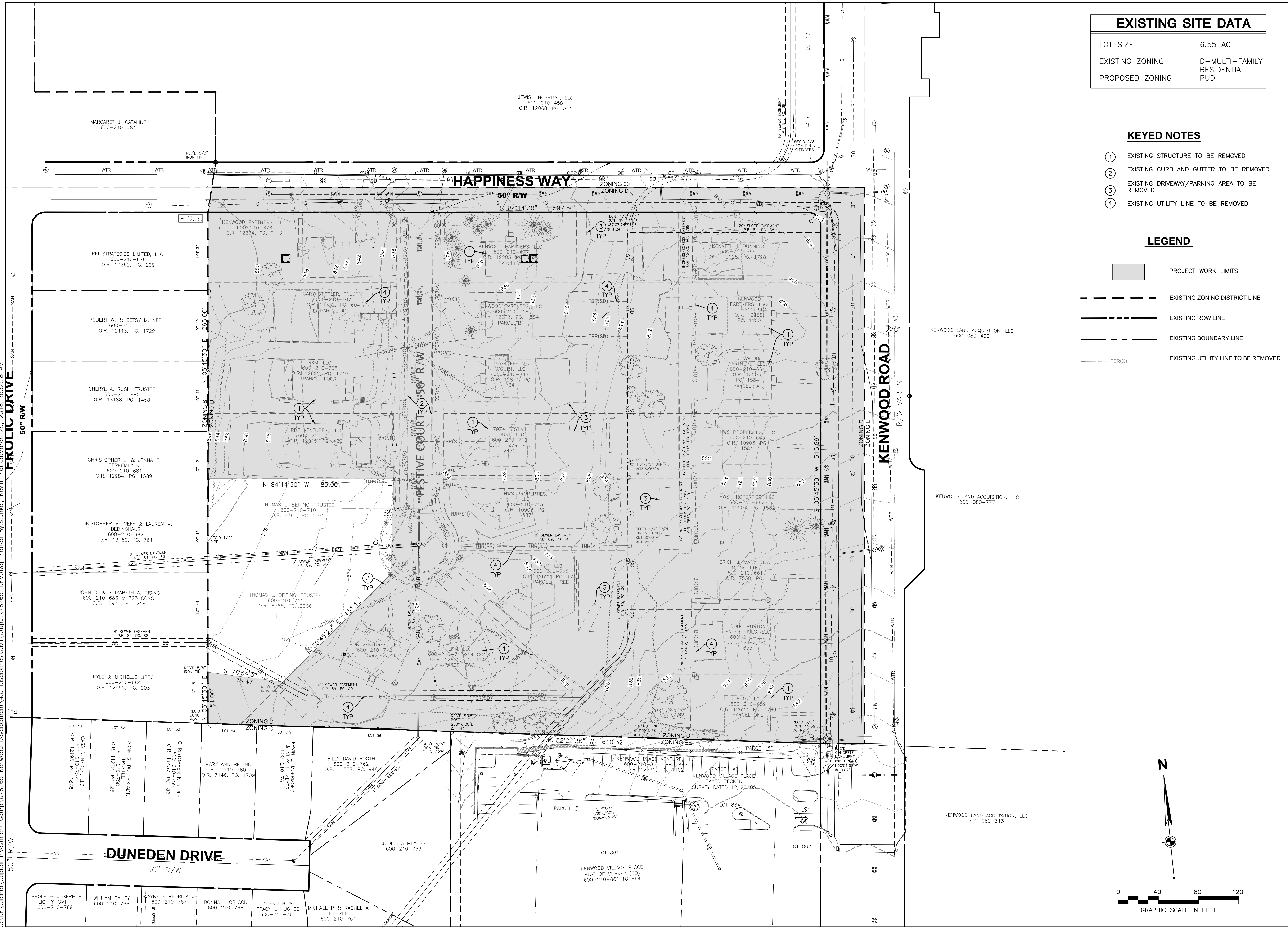








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EXISTING SITE DATA	
LOT SIZE	6.55 AC
EXISTING ZONING	D-MULTI-FAMILY RESIDENTIAL
PROPOSED ZONING	PUD

**KEYED NOTES**

- ① EXISTING STRUCTURE TO BE REMOVED
- ② EXISTING CURB AND GUTTER TO BE REMOVED
- ③ EXISTING DRIVEWAY/PARKING AREA TO BE REMOVED
- ④ EXISTING UTILITY LINE TO BE REMOVED

**LEGEND**

- PROJECT WORK LIMITS
- EXISTING ZONING DISTRICT LINE
- EXISTING ROW LINE
- EXISTING BOUNDARY LINE
- TBR(X) EXISTING UTILITY LINE TO BE REMOVED

REVISION	No.	DATE	PROJECT No:	DATE	DES.	DR.	CKD.
			78265				

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 APPLICANT

**WOOLPERT**  
 ARCHITECTURAL ENGINEERING GROUP, INC.  
 ENGINEER/PREPARER

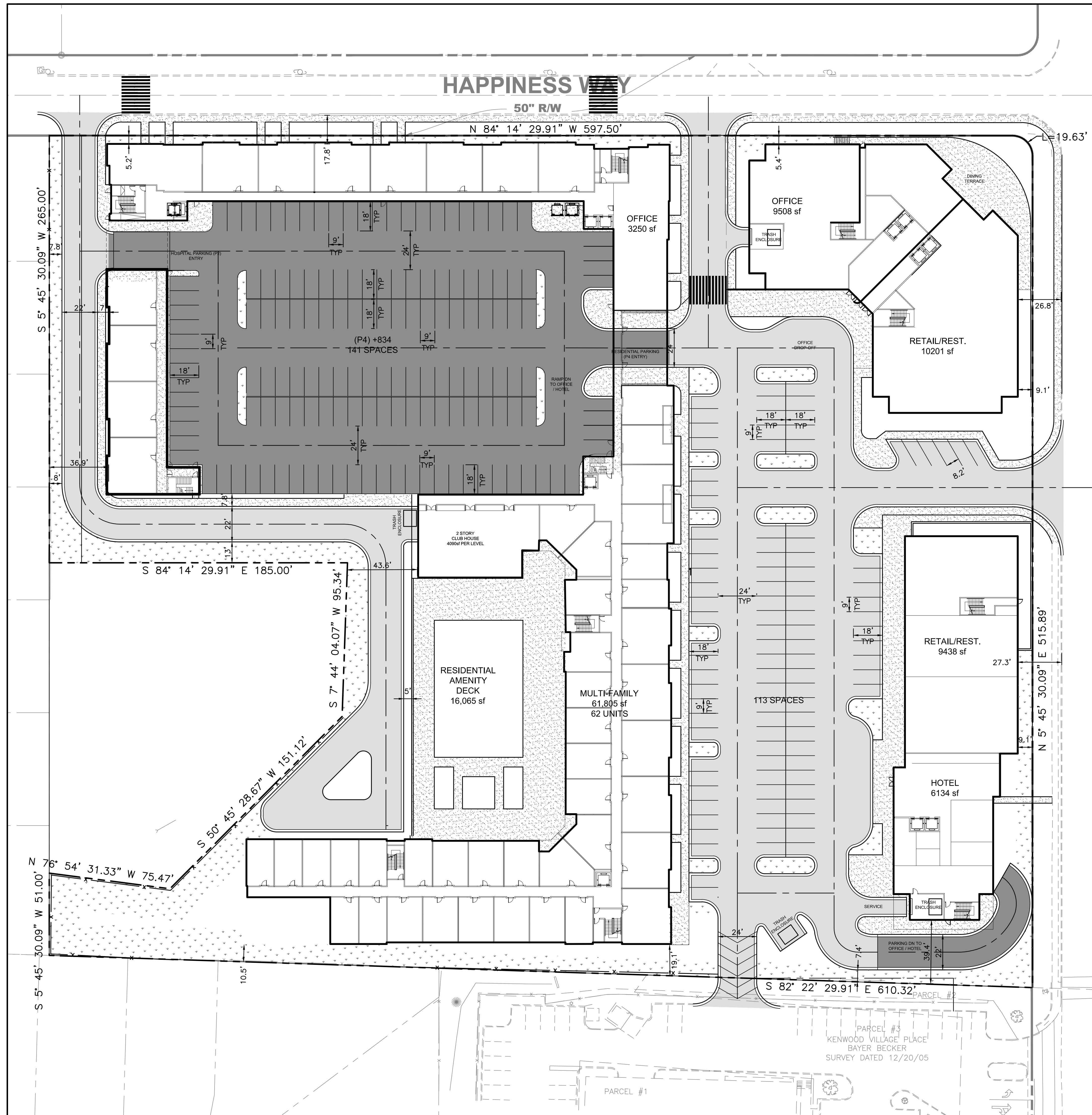
**KENWOOD PARTNERS, LLC**  
 OWNER

**KENWOOD DEVELOPMENT PUD II SUBMITTAL**  
 KENWOOD RD & HAPPINESS WAY  
 CINCINNATI, OH

**EXISTING FEATURES**

SHEET NO. **C102**





### SITE DATA

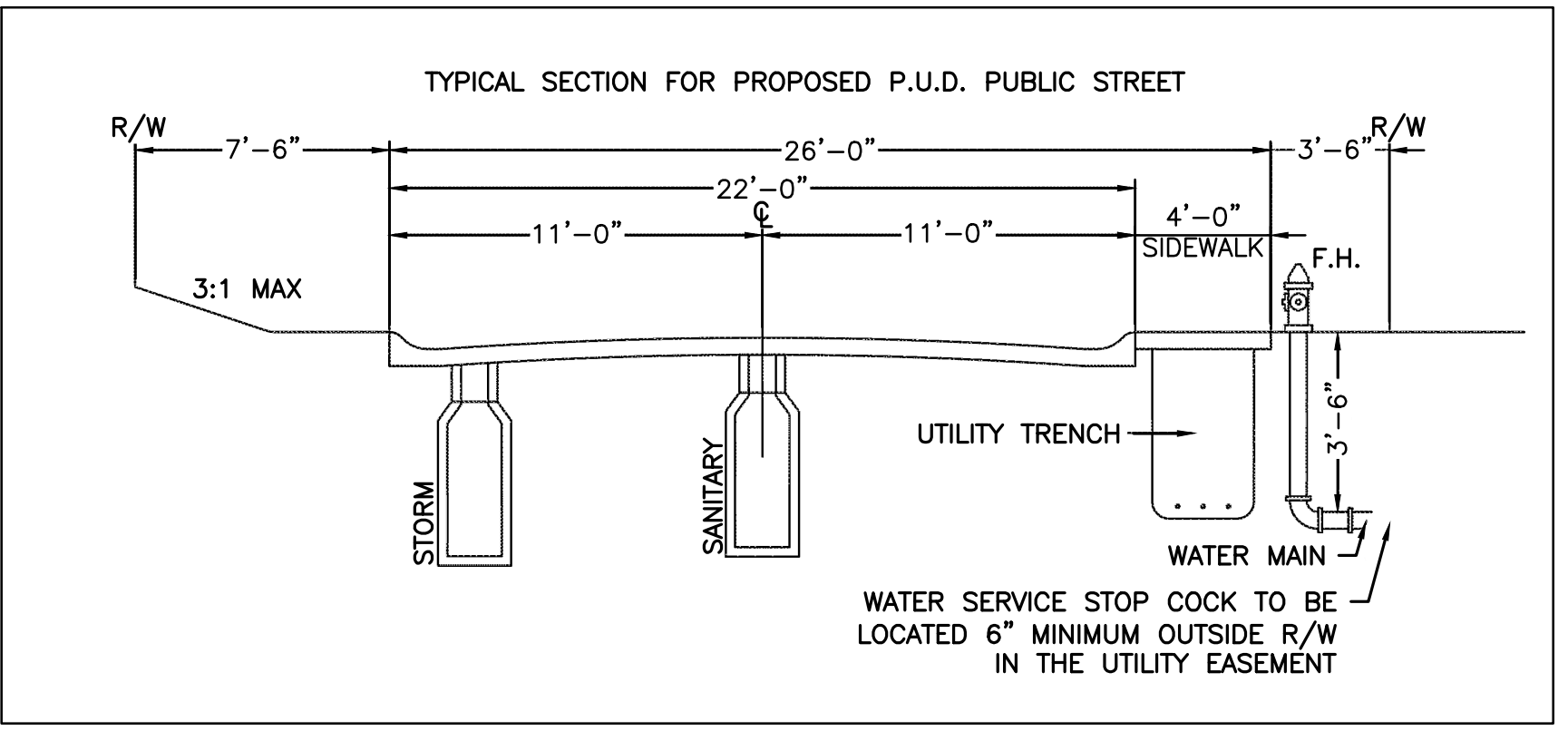
PROPOSED ZONING	PUD
SITE AREA (NET)	6.55 AC
ZONE AREA (GROSS)	7.45 AC
LAND USE	
MULTI FAMILY (259 UNITS)	302,323 SF
OFFICE	18,499 SF
RESTAURANT	19,122 SF
HOTEL	6,134 SF
PARKING REQUIRED	
APARTMENT (1.5 SP PER 1 BEDROOM, 2 SP PER 2+ BEDROOM)	428 SPACES
OFFICE (4 SP PER FIRST 1,000 SF, 1 SP PER 400 SF OVER 1,000 SF)	273 SPACES
RESTAURANT (1 SP PER 100 SF)	191 SPACES
HOTEL (1 SP PER UNIT)	127 SPACES
HOSPITAL	368 SPACES
RESTAURANT SEATING CAPACITIES	
FAST CASUAL (25 SEATS PER 1000 SF., 1,530 SF.)	38 SEATS
MEDIUM RESTAURANT (30 SEATS PER 1000 SF.) 3,824 SF.	115 SEATS
LARGE RESTAURANT (40 SEATS PER 1000 SF.) 13,385 SF.	535 SEATS
PARKING SPACE REQUIRED	9' X 18'
PARKING SPACE PROVIDED	9' X 18'
TYPICAL PARKING AISLE	24' WIDE (B/B)
TYPICAL ACCESS AISLE	24' WIDE (B/B)
PARKING PROVIDED	
SURFACE PARKING	102 SPACES
P1-RESIDENTIAL	107 SPACES
P2-RESIDENTIAL	146 SPACES
P3-RESIDENTIAL	143 SPACES
P4-OFFICE	164 SPACES
P5-OFFICE-GF	159 SPACES
P6-HOSPITAL	178 SPACES
P7-HOSPITAL	184 SPACES
DEDICATED HOTEL	127 SPACES
TOTAL	1,290 SPACES
IMPERVIOUS SURFACE RATIO (5.61 ACRES IMPERVIOUS AREA)	86%

### LEGEND

- ASPHALT PAVEMENT
- PARKING STRUCTURE
- CONCRETE SIDEWALK/PAVEMENT
- BUFFER/LANDSCAPED ISLAND
- PROPOSED BOUNDARY

N

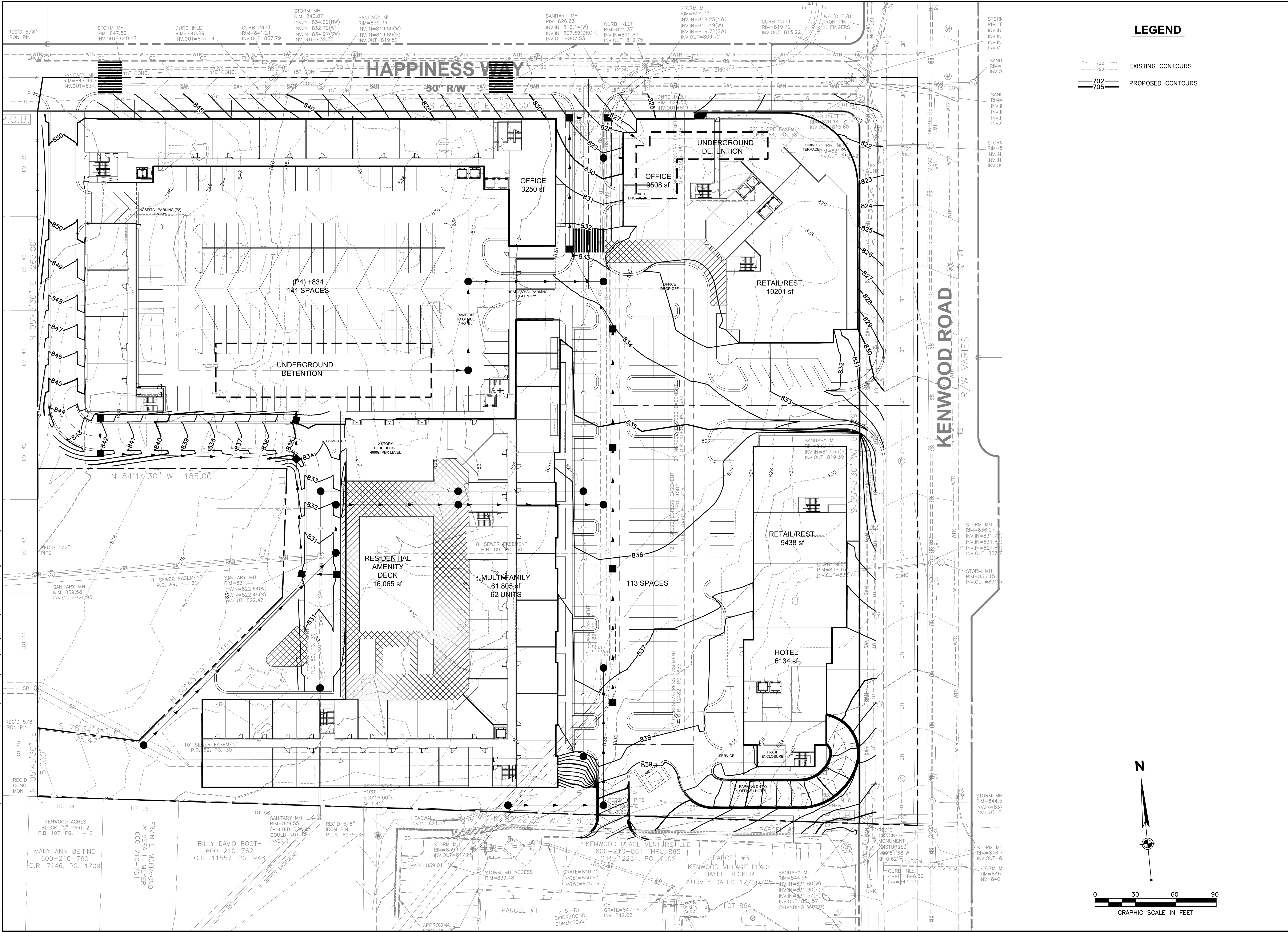
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<b>REVISION</b>		<b>PROJECT No.:</b> 78265	<b>DATE:</b>	<b>DES. DR.:</b>	<b>CKD.:</b>
<b>No.</b>	<b>DATE</b>	<p style="text-align: center;">CAPITAL INVESTMENT GROUP INC. APPLICANT</p> <p style="text-align: center;">KENWOOD PARTNERS, LLC OWNER</p> <p style="text-align: center;">WOOLPERT ARCHITECTURAL ENGINEERING (INCORPORATED) ENGINEER/PREPARER</p>			
<b>PROJECT No.:</b> 78265	<b>DATE:</b>				
<b>KENWOOD DEVELOPMENT</b>					
<b>PUD II SUBMITTAL</b>					
KENWOOD RD & HAPPINESS WAY CINCINNATI, OH					
<b>PROPOSED FEATURES</b>					
SHEET NO.					
<b>C200</b>					

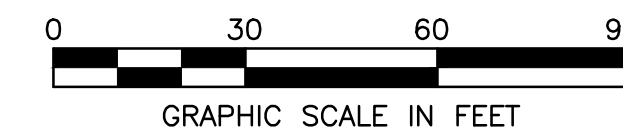


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**LEGEND**

- - - 722 - - - EXISTING CONTOURS
- - - 720 - - -
- 702 — PROPOSED CONTOURS
- 705 —



	REVISION		
PROJECT No: 78265	DATE	DES. DR.	CKD.
<b>CAPITAL INVESTMENT GROUP, INC.</b> APPLICANT	<b>KENWOOD PARTNERS, LLC</b> OWNER		
<b>WOOLPERT</b> ARCHITECTURAL ENGINEERING (INCORPORATED) ENGINEER/PREPARER	<b>CINCINNATI, OH</b>		
<b>KENWOOD DEVELOPMENT PUD II SUBMITTAL</b> KENWOOD RD & HAPPINESS WAY	<b>PRELIMINARY GRADING PLAN</b>		
SHEET NO.	<b>C300</b>		









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REVISIONS

#	DESCRIPTION	DATE

**KENWOOD  
 MASTERPLAN**

Kenwood Road, Cincinnati, OH

**ARCHITECTURAL  
 RENDERING 1**

A-101

PROJECT NUMBER 16-221

DATE 03/30/2018

MANAGED BY BD DRAWN BY RJ

SCALE VARIOUS





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#	DESCRIPTION	DATE

**KENWOOD  
 MASTERPLAN**

Kenwood Road, Cincinnati, OH

**ARCHITECTURAL  
 RENDERING 2**

A-102

PROJECT NUMBER 16-221

DATE 03/30/2018

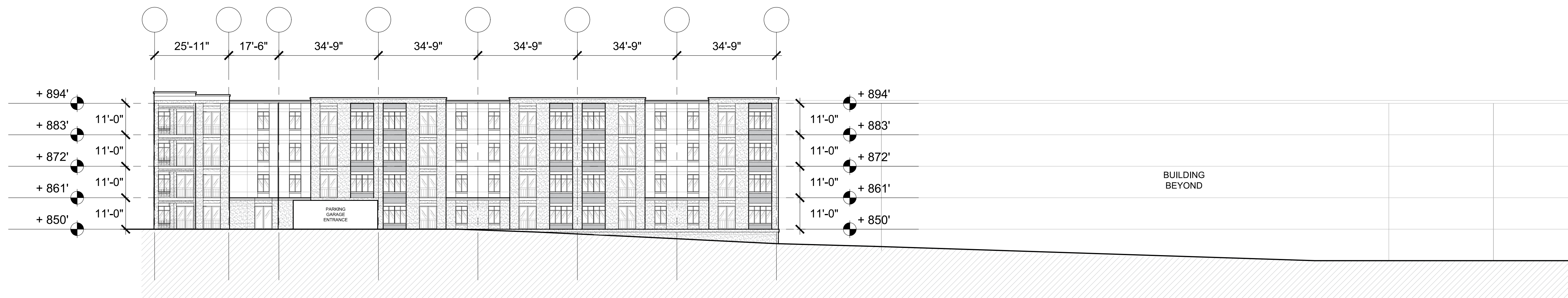
MANAGED BY BD DRAWN BY RJ

SCALE VARIOUS

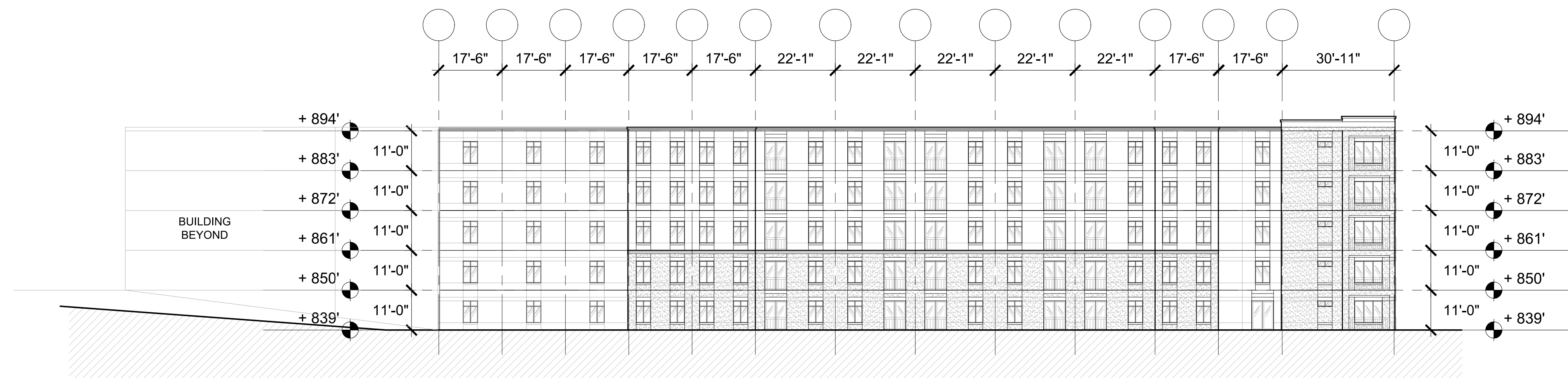




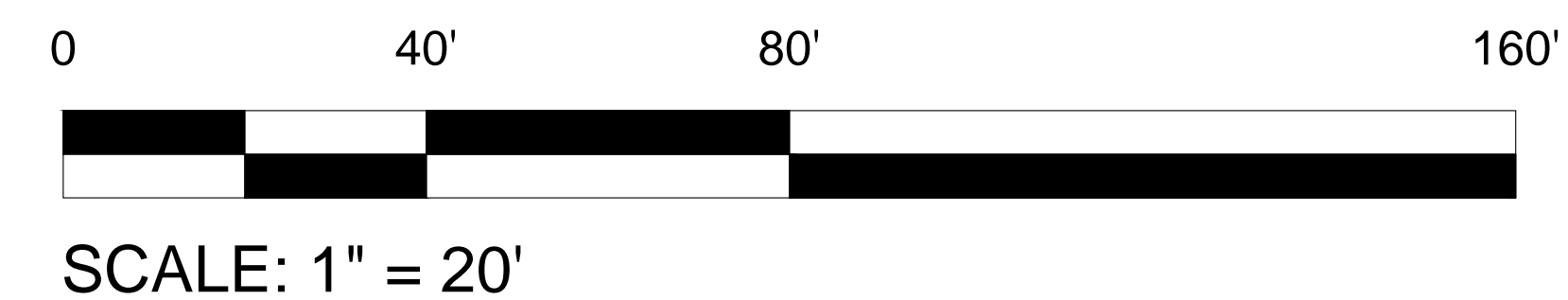




1 RESIDENTIAL BUILDING WEST ELEVATION  
1"=20'



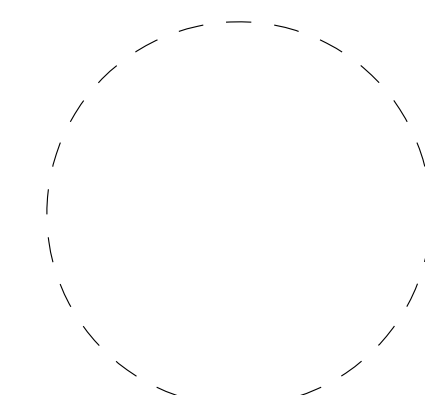
2 RESIDENTIAL BUILDING SOUTH ELEVATION  
1"=20'



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	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
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**KENWOOD  
MASTERPLAN**

Kenwood Road, Cincinnati, OH

**RESIDENTIAL  
BUILDING  
ELEVATIONS**

A-202

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS

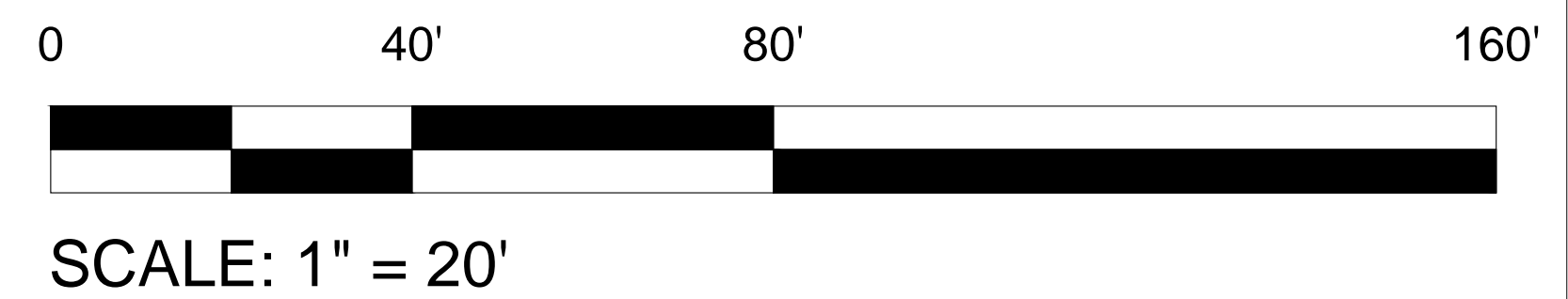




1 HOTEL BUILDING WEST ELEVATION  
1"=20'



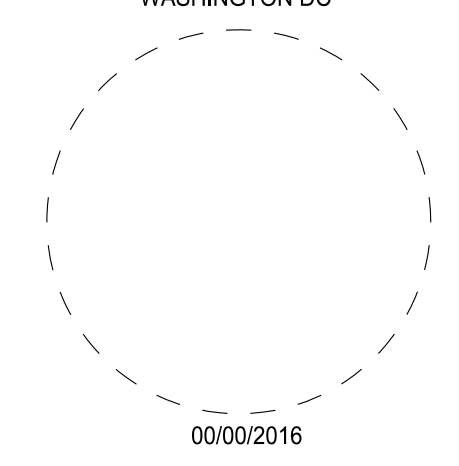
1 HOTEL BUILDING EAST ELEVATION  
1"=20'



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#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
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**KENWOOD  
MASTERPLAN**

Kenwood Road, Cincinnati, OH

**HOTEL  
BUILDING  
ELEVATIONS**

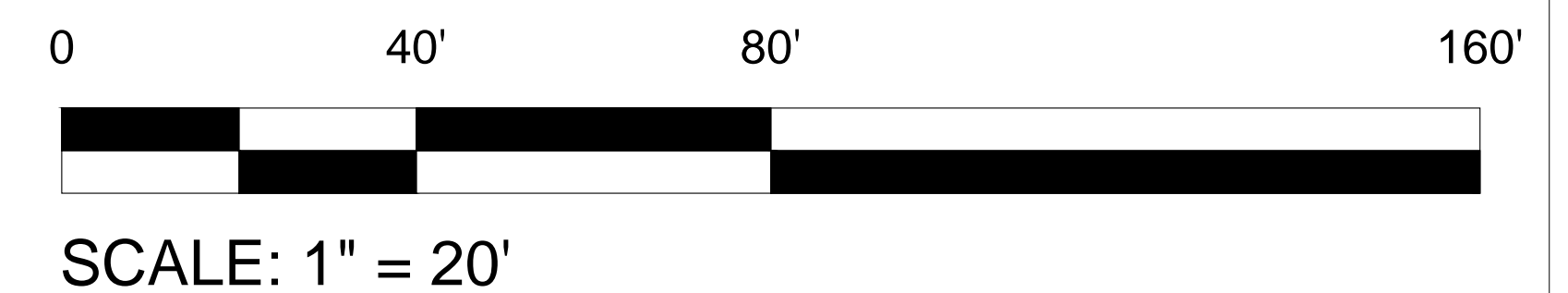
**A-205**

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS





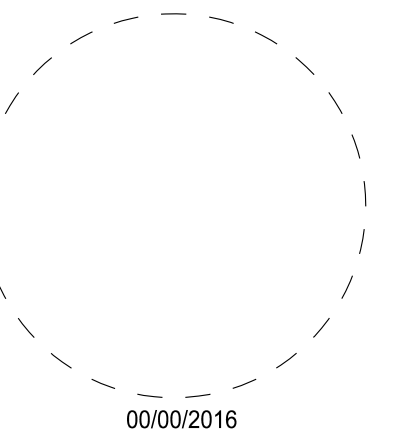
1 OFFICE BUILDING EAST ELEVATION  
1"=20'



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#	DESCRIPTION	DATE
	CONCEPT DESIGN	2/3/2018
	SCHEMATIC DESIGN	3/5/2018

REVISIONS

#	DESCRIPTION	DATE
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**KENWOOD  
MASTERPLAN**

Kenwood Road, Cincinnati, OH

**OFFICE  
BUILDING  
ELEVATIONS**

**A-210**

PROJECT NUMBER	16-221
DATE	03/5/2018
MANAGED BY	BD
DRAWN BY	RJ
SCALE	VARIOUS