

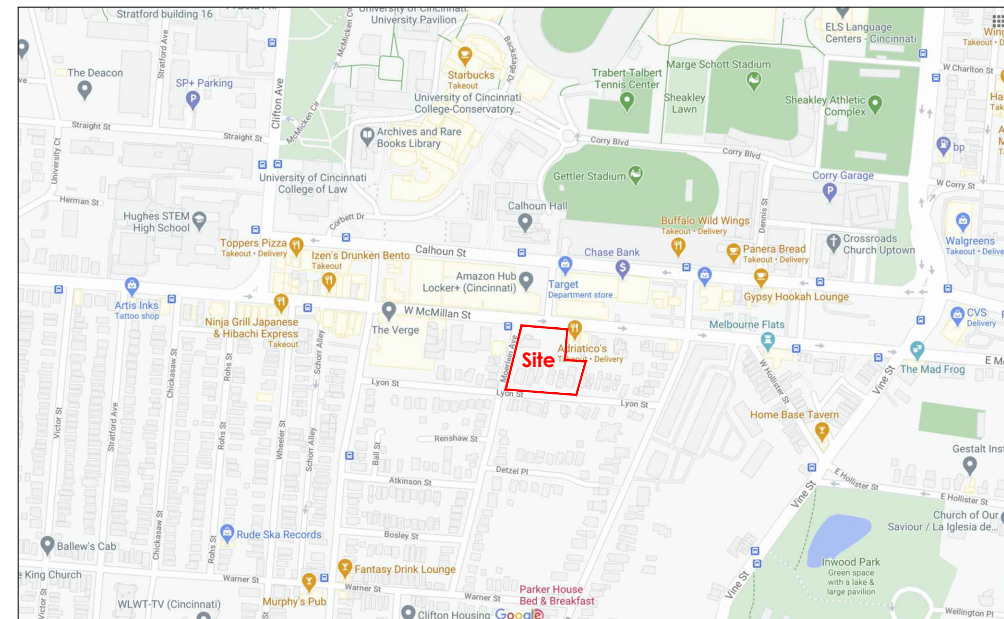
Gateway Lofts

McMillan & Moerlein
Cincinnati, Ohio

CONCEPT PLAN for REZONING

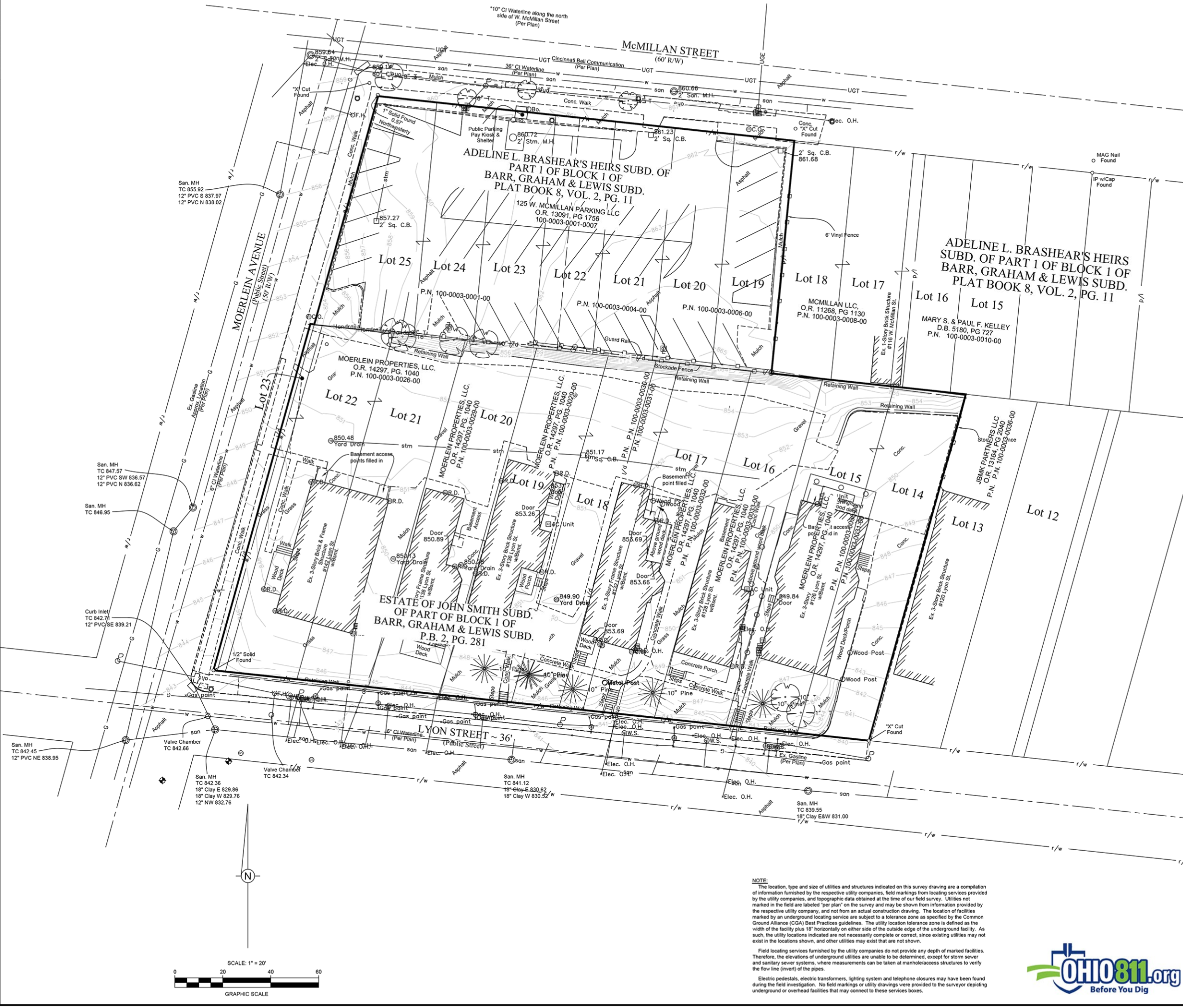
Submitted May 12, 2022 (Coordinated Site Review)
Submitted June 23, 2022 (Zone Change Application)

VICINITY MAP



SHEET INDEX :

- 1 SITE SURVEY
- 2 EXISTING CONDITIONS
- 3 CONCEPTUAL MASTER PLAN
- 4 PRELIMINARY ARCHITECTURAL PLANS



EXISTING SYMBOLS LEGEND

Sign	SIGN	⊠ C.D.	CABLE TELEVISION DROP
Street Sign	STREET SIGN	⊠ C.P.	CABLE TELEVISION PEDESTAL
Area Light	AREA LIGHT	⊠ G.V.	GAS VALVE
Yard Light	YARD LIGHT	⊠ G.S.	GAS SERVICE
Light Pole	LIGHT POLE	⊠ G.M.	GAS METER
Light Pole W/SQR. Base	LIGHT POLE W/SQR. BASE	⊠ G.M.	GAS MARKER
Light Pole W/WRD. Base	LIGHT POLE W/WRD. BASE	⊠ C.O.	CLEAN OUT
Electric Guy	ELECTRIC GUY	⊠ C.B. TC 708.43	CATCH BASIN W/TOP OF CASTING ELEV.
Electric Marker	ELECTRIC MARKER	⊠ S.M. MH TC 708.43	CURB INLET W/TOP OF CASTING ELEV.
Electric Transformer	ELECTRIC TRANSFORMER	⊠ S.M. MH TC 708.43	STORM MANHOLE W/TOP OF CASTING ELEV.
Electric Meter	ELECTRIC METER	⊠ S.M. MH TC 708.43	SANITARY MANHOLE W/TOP OF CASTING ELEV.
Electric Drop	ELECTRIC DROP	⊠ D.S.	DOWN SPOUT
Electric Pull Box	ELECTRIC PULL BOX	⊠ D.S.	ROOF DRAIN
Electric Pedestal	ELECTRIC PEDESTAL	⊠ 708.53 G	EXISTING ELEV. @ GUTTER
Electric Outlet	ELECTRIC OUTLET	⊠ 707.87	SPOT ELEV.
Telephone Closure	TELEPHONE CLOSURE	⊠ BOLLARD	BOLLARD
Telephone Drop	TELEPHONE DROP	⊠ WOOD POST	WOOD POST
Telephone Pull Box	TELEPHONE PULL BOX	⊠ M.P.	METAL POST
Telephone Pedestal	TELEPHONE PEDESTAL	⊠ M.B.	MAIL BOX
Telephone Pole	TELEPHONE POLE	⊠ F.L.	FLAGPOLE
Utility Pole	UTILITY POLE	⊠ G	EXISTING GAS LINE
Pull Box	PULL BOX	⊠ E.W.	EXISTING WATER LINE
Traffic P.B.	TRAFFIC PULL BOX	⊠ U.G.	EXISTING UNDERGROUND ELECTRIC LINE
Traffic C.B.	TRAFFIC CONTROL BOX	⊠ O.H.	EXISTING OVERHEAD ELECTRIC LINE
Traffic Signal	TRAFFIC SIGNAL	⊠ U.T.	EXISTING UNDERGROUND TELEPHONE LINE
Traffic Pole	TRAFFIC POLE	⊠ O.H.	EXISTING OVERHEAD TELEPHONE LINE
Traffic Pole w/ Walk	TRAFFIC POLE W/ WALK	⊠ C.H.	EXISTING OVERHEAD CABLE TELEVISION LINE
Sprinkler	SPRINKLER	⊠ U.C.	EXISTING UNDERGROUND CABLE TELEVISION LINE
Water Valve	WATER VALVE	⊠ 710	EXISTING INDEX CONTOUR
Fire Hydrant	FIRE HYDRANT	⊠ 709	EXISTING INTERMEDIATE CONTOUR
Water Meter	WATER METER	⊠ I.C.	EXISTING FENCE LINE
Water Service	WATER SERVICE		
Water Control Valve	WATER CONTROL VALVE		
Irrigation Control Valve	IRRIGATION CONTROL VALVE		

TREE LEGEND

TREE SYMBOLS DO NOT REPRESENT TRUNK SIZE OR DRIP LINES.

⊠	DECIDUOUS TREE	AL = ALDER	LO = LOCUST
⊠	EVERGREEN TREE	AP = APPLE	M = MAPLE
⊠	DEAD TREE	ASH = ASH	MG = MAGNOLIA
⊠	SHRUB	BE = BOXELDER	MU = MULBERRY
⊠	HEDGE	BF = BALSAM FIR	NM = NORWAY MAPLE
⊠	STUMP	BH = BEECH	OAK = OAK
⊠	TWT = TWIN TRUNK	BI = BIRCH	CO = OSAGE ORANGE
⊠	TRT = TRIPLE TRUNK	BL = BLACK LOCUST	ORN = ORNAMENTAL
⊠	MUT = MULTI TRUNK	BLO = BLACK OAK	PE = PEACH
		BM = BLACK MAPLE	PL = PLUM
		BO = BUR OAK	PN = PINE
		BT = BUCKHORN	PO = PIN OAK
		BW = BASSWOOD	PP = POPLAR
		BY = BUCKEYE	PR = PEAR
		CA = CRABAPPLE	PW = PUSSY WILLOW
		CD = CEDAR	SG = SWEETGUM
		CE = CHINESE ELM	SH = SHAGBARK HICKORY
		CH = CHESTNUT	RM = REDBUD
		CHO = CHESTNUT OAK	RO = RED OAK
		CHY = CHERRY	SC = SCARLET OAK
		CS = CHINESE SUMAC	SP = SPRUCE
		CT = CATALPA	SS = SASSAFRAS
		CW = COTTONWOOD	SU = SUMAC
		DW = DOGWOOD	SYC = SYCAMORE
		ELM = ELM	TA = THORNAPPLE
		FIR = FIR	TU = TULIP TREE
		GINK = GINKGO	T = TREE
		HAW = HAWTHORN	WL = WALNUT
		HB = HACKBERRY	WV = WILLOW
		HEM = HEMLOCK	WC = WILD CHERRY
		HL = HONEY LOCUST	
		H = HICKORY	
		HY = HOLLY H	
		CH = HORSE CHESTNUT	
		J = JUNIPER	

REFERENCE BENCHMARK

Benchmarks were derived from a VRS observation of monuments, PID designation of AJ7184, CORS_ID COLB and all other elevation are based upon this observation.

Elev.: 722.324'
(NAVD 88 Reference Datum)

BENCHMARK #1

NW Corner of the Concrete Base of the Walk/Don't Walk Signal in the Concrete Median of S. Reynolds Road at Dussel Drive.

Elev.: XXX.XX'

BENCHMARK #2

NW Corner of the Concrete Base of the Walk/Don't Walk Signal in the Concrete Median of S. Reynolds Road at Dussel Drive.

Elev.: XXX.XX'

NOTE:

The location, type and size of utilities and structures indicated on this survey drawing are a compilation of information furnished by the respective utility companies, field markings from locating services provided by the utility companies, and topographic data obtained at the time of our field survey. Utilities not marked in the field are labeled "per plan" on the survey and may be shown from information provided by the respective utility company, and not from an actual construction drawing. The location of facilities marked by an underground locating service are subject to a tolerance zone as specified by the Common Ground Alliance (CGA) Best Practices guidelines. The utility location tolerance zone is defined as the width of the facility plus 18" horizontally on either side of the outside edge of the underground facility. As such, the utility locations indicated are not necessarily complete or correct, since existing utilities may not exist in the locations shown, and other utilities may exist that are not shown.

Field locating services furnished by the utility companies do not provide any depth of marked facilities. Therefore, the elevations of underground utilities are unable to be determined, except for storm sewer and sanitary sewer systems, where measurements can be taken at manhole/access structures to verify the flow line (invert) of the pipes.

Electric pedestals, electric transformers, lighting system and telephone closures may have been found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.



V3

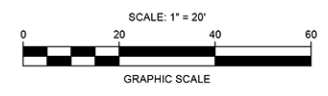
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.V3CO.COM

PROPOSED DEVELOPMENT

PARTIAL TOPOGRAPHIC SURVEY
W. McMILLAN STREET, MOERLEIN AVENUE AND LYON STREET,
CITY OF CINCINNATI, HAMILTON CO., OHIO

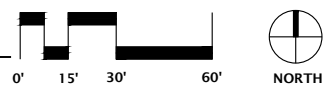
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DWN: KLB CKD: MARCH 16, 2021

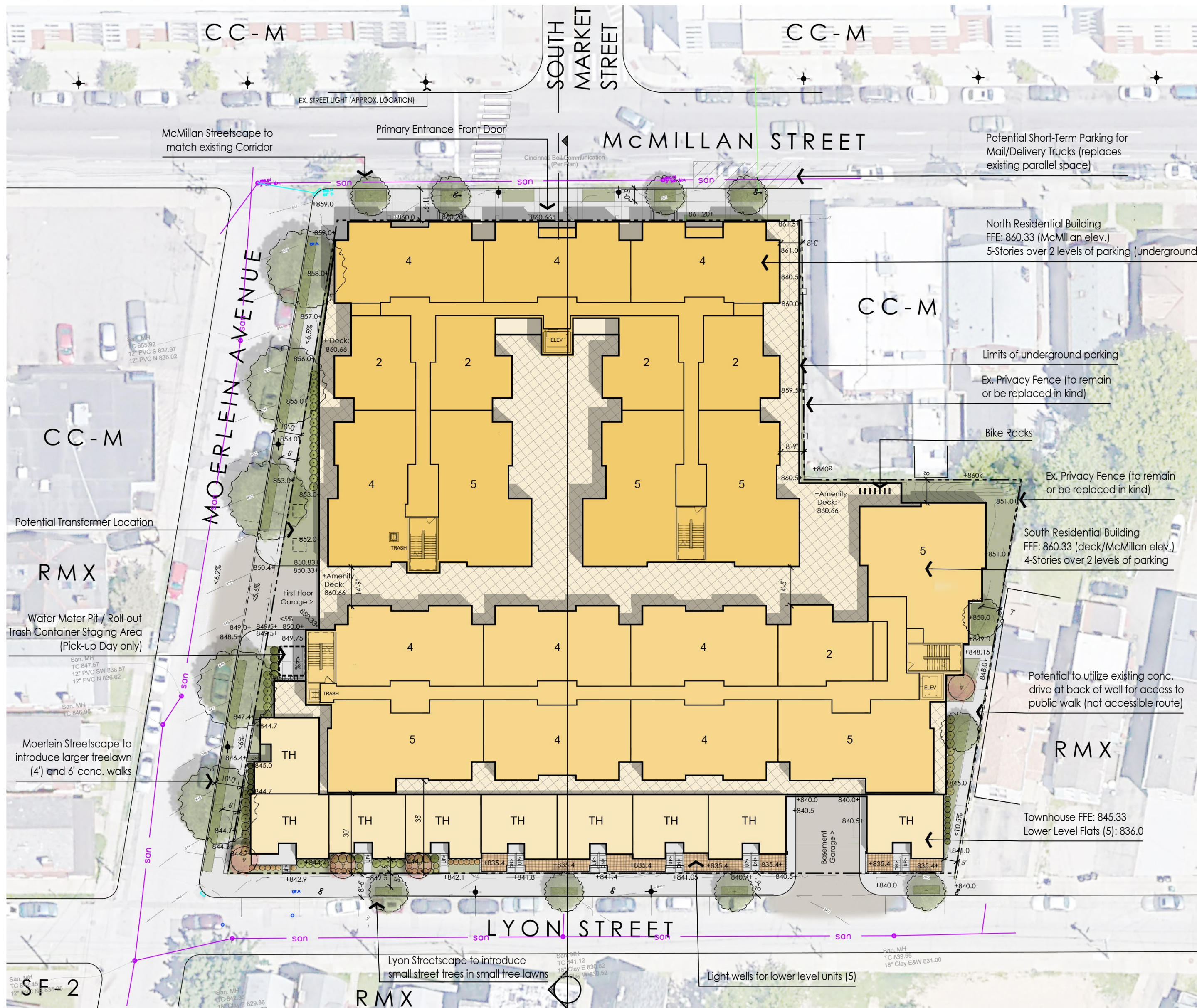
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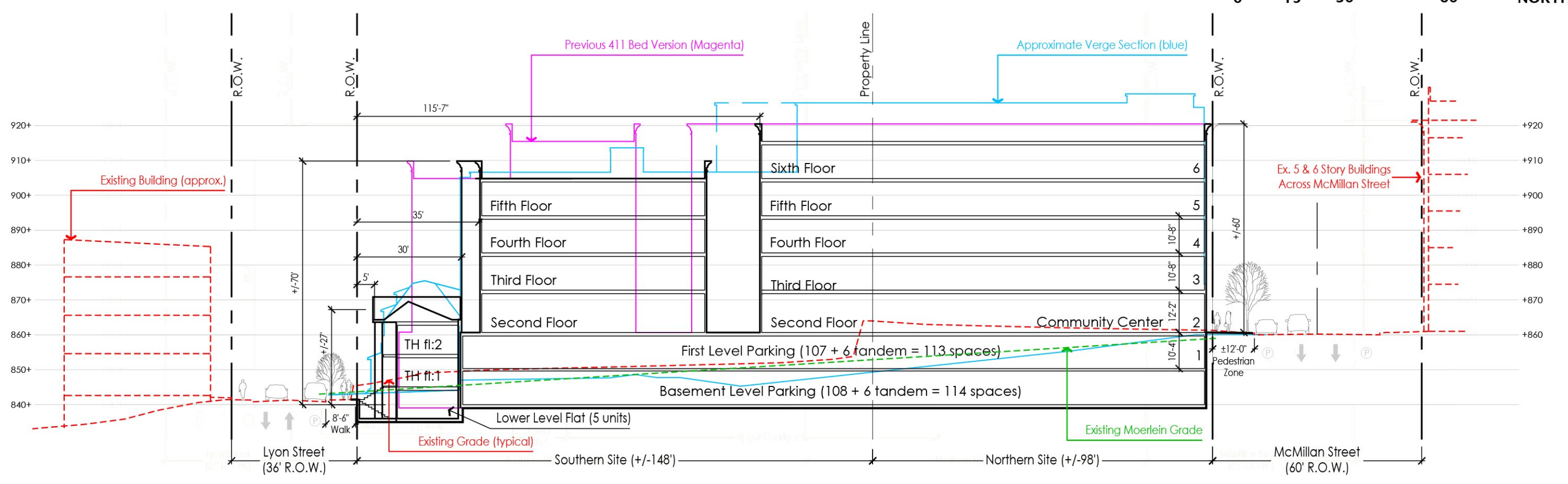


OVERALL SITE WITH SURROUNDING CONTEXT:

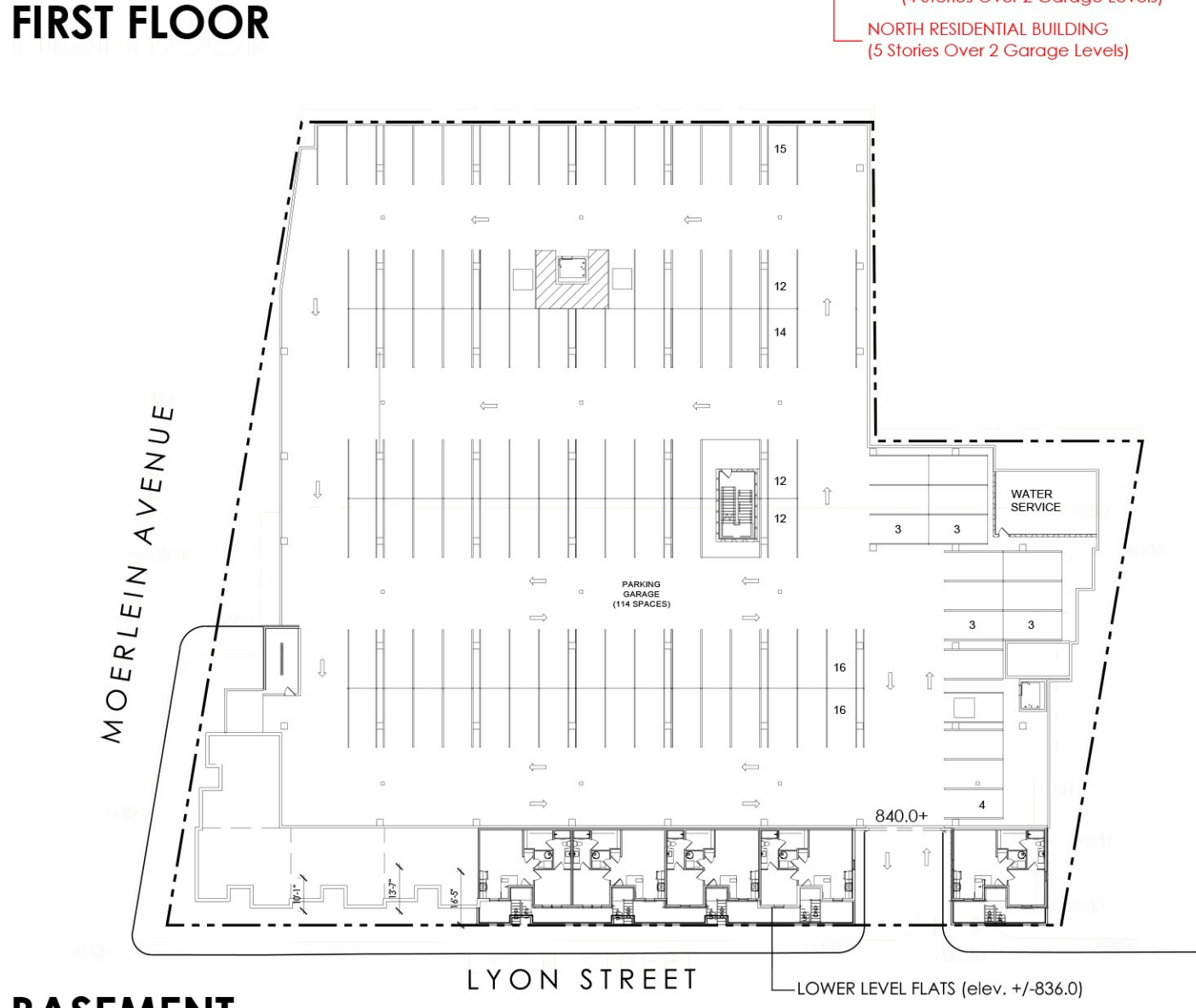
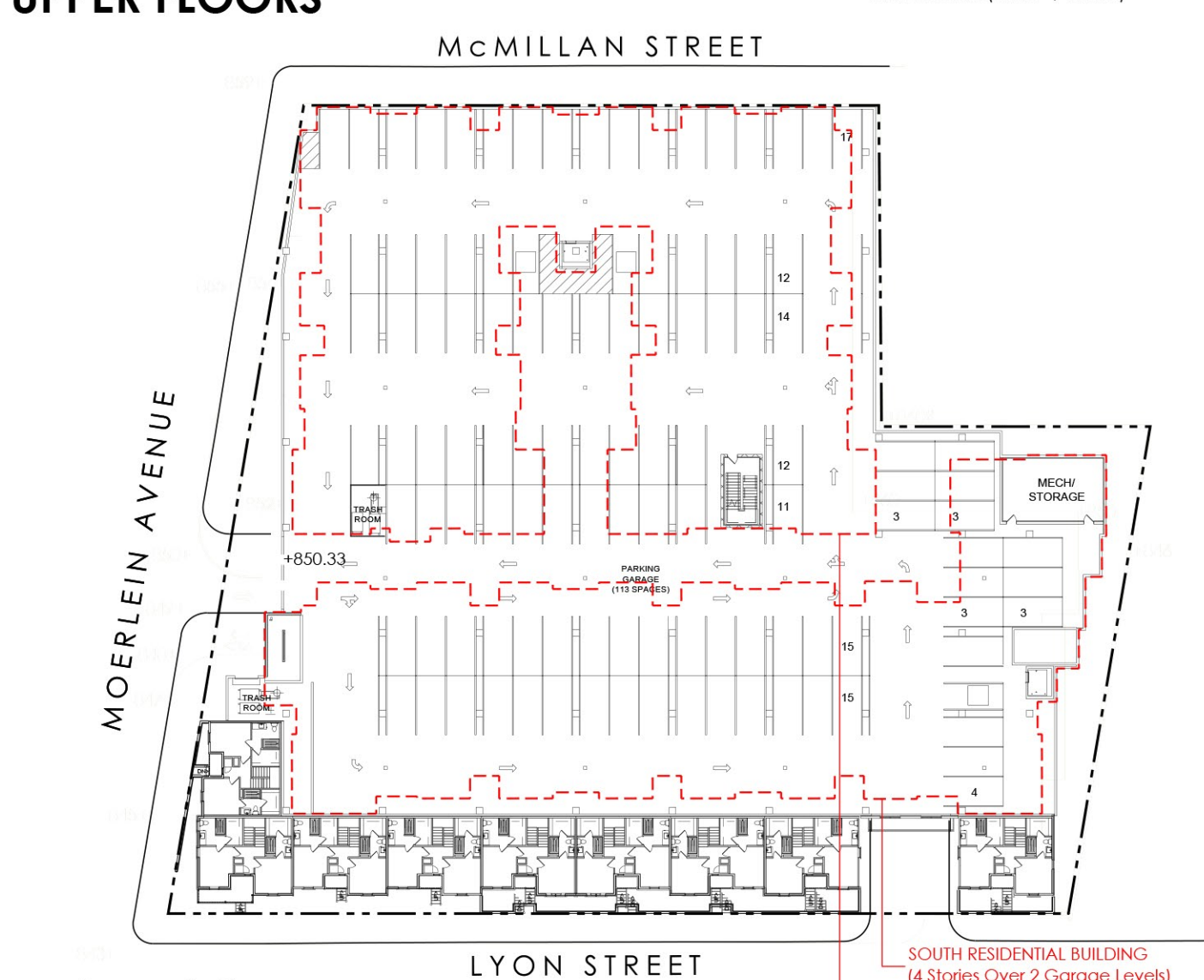
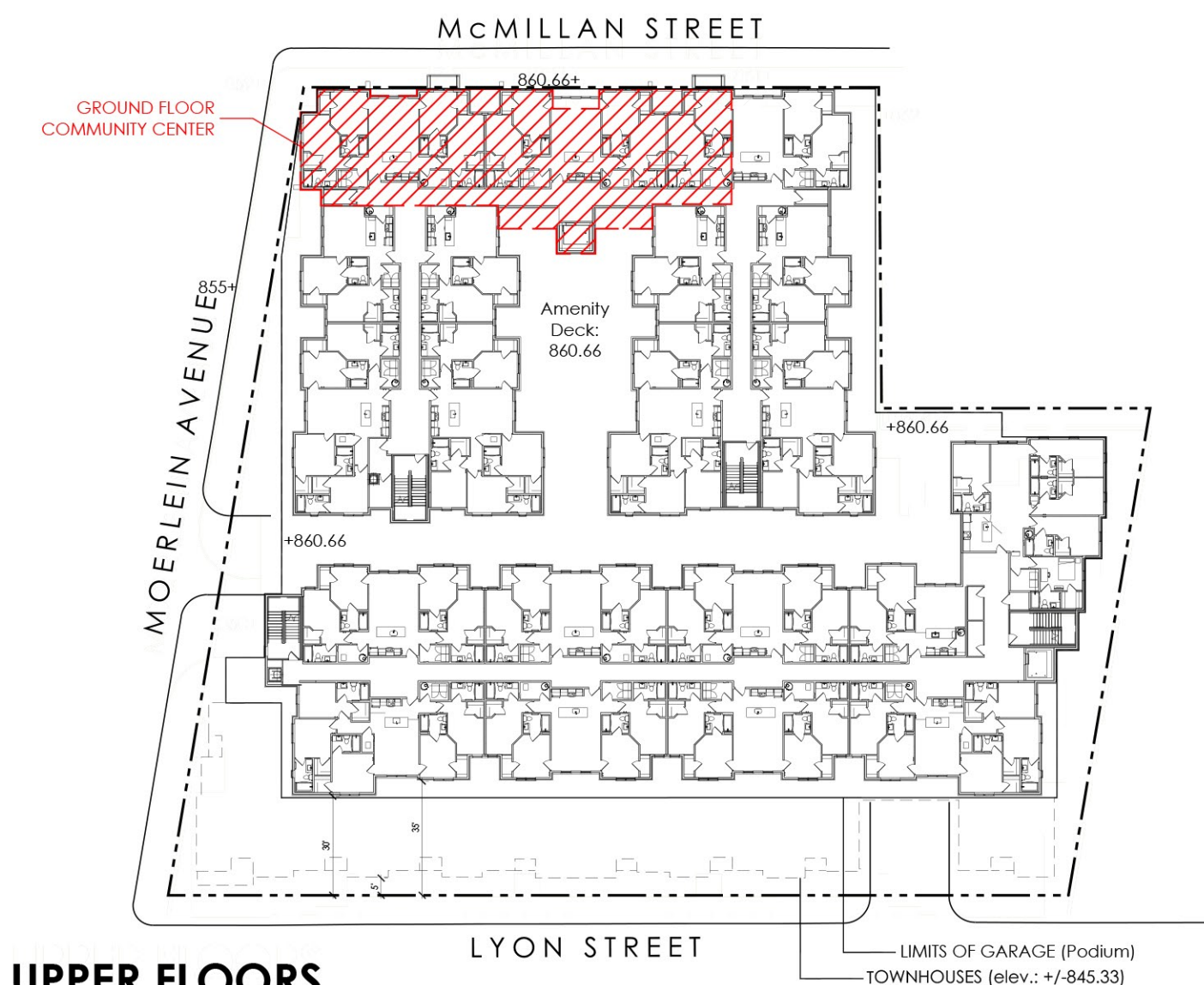




OVERALL SITE PLAN:



CROSS-SECTION THROUGH SITE LOOKING WEST:



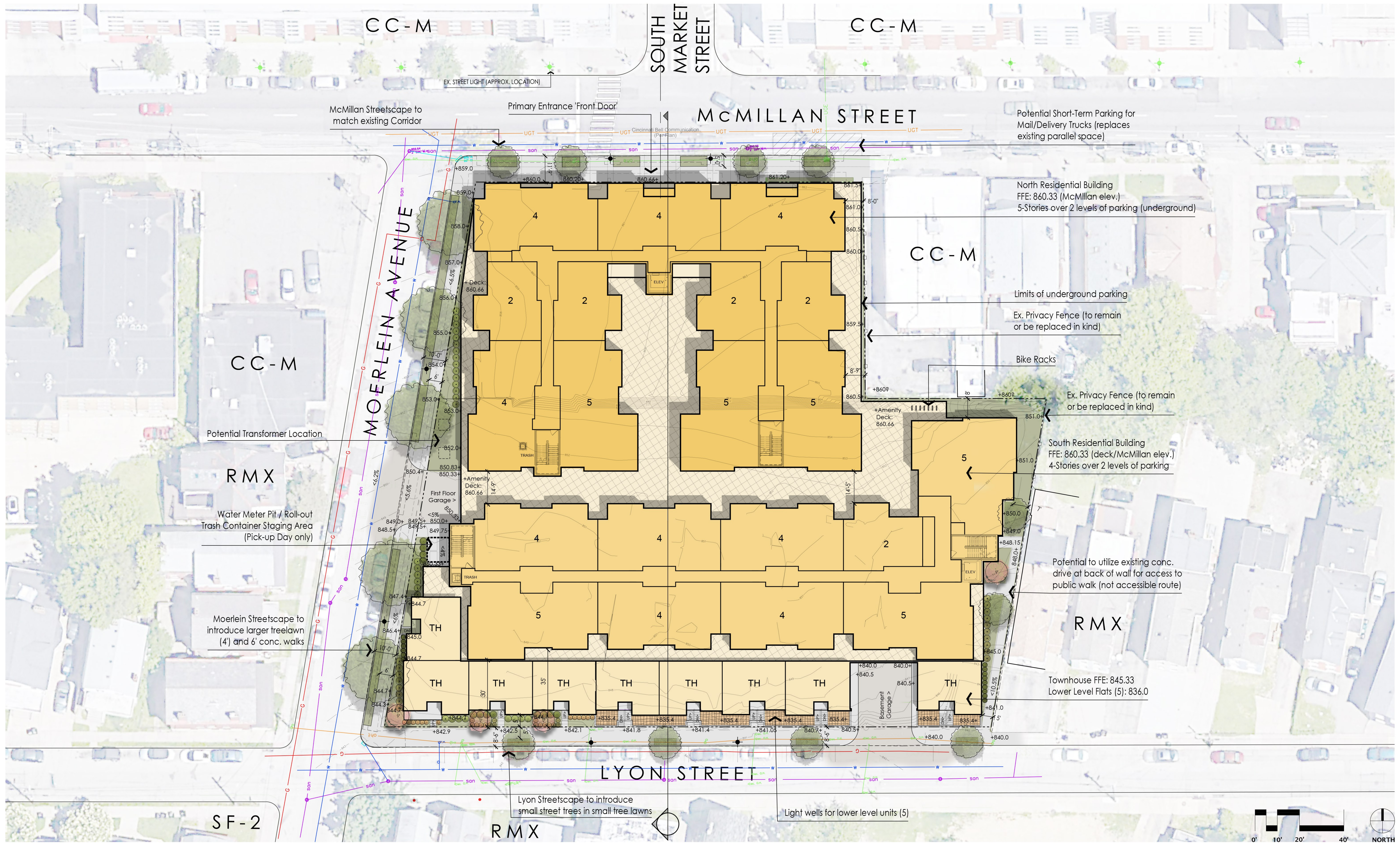
BASEMENT FLOOR DIAGRAMS

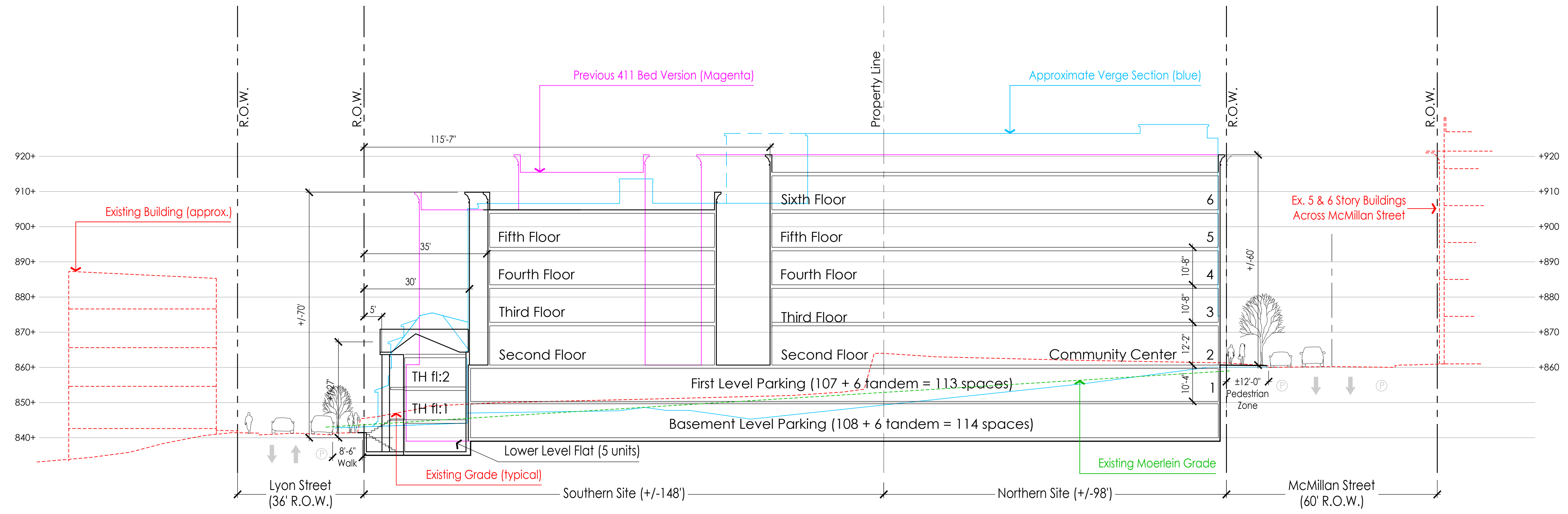
DEVELOPMENT DATA:

Existing Zoning:	CC-M (north) RMX (south)
Proposed Zoning:	Planned Development
Site Area:	(58,306.7 SF) +/-1.34 Acres
Height:	6-Story + Bsmt.
Total Units:	103
Density:	76.9 Du/Ac.
Total Bedrooms:	365
Unit Mix:	
1 bedroom:	5 (5%)
2 bedroom:	25 (24%)
4 bedroom:	37 (36%)
5 bedroom:	27 (26%)
3 bed townhouse:	9 (9%)
Parking Spaces Provided:	Parking Ratios:
Off Street:	sp/unit sp/bed
Standard Spaces:	215 2.09 0.59
Tandem Spaces:	+ 12
Total Garage Spaces:	227 2.20 0.62
Open Space Provided:	
Sidewalk:	943 SF (2% of site)
Amenity Deck:	7,876 SF (14% of site)
Planting Areas:	2,851 SF (5% of site)
Total:	11,801 SF (20% of site)
Lot Coverage:	
Building:	52,104 SF (89% of site)
Asphalt Drive:	1,104 SF (2% of site)
Total:	53,208 SF (91% of site)



SITE CONTEXT





NOTE: This section is 'Typical' in nature and provided to depict the proposed architectural massing and building relationship to the existing site and surrounding context. Actual building heights will vary due to the existing topography and road grades.

