

Burnet Square

3425 Burnet Avenue

Parcels to be rezoned:

113-0004-0033/0034, 0035, 0036, 0037, 0038

113-0004-0047

113-0004-0168, 0169, 0170, 0171, 0172, 0173/0174

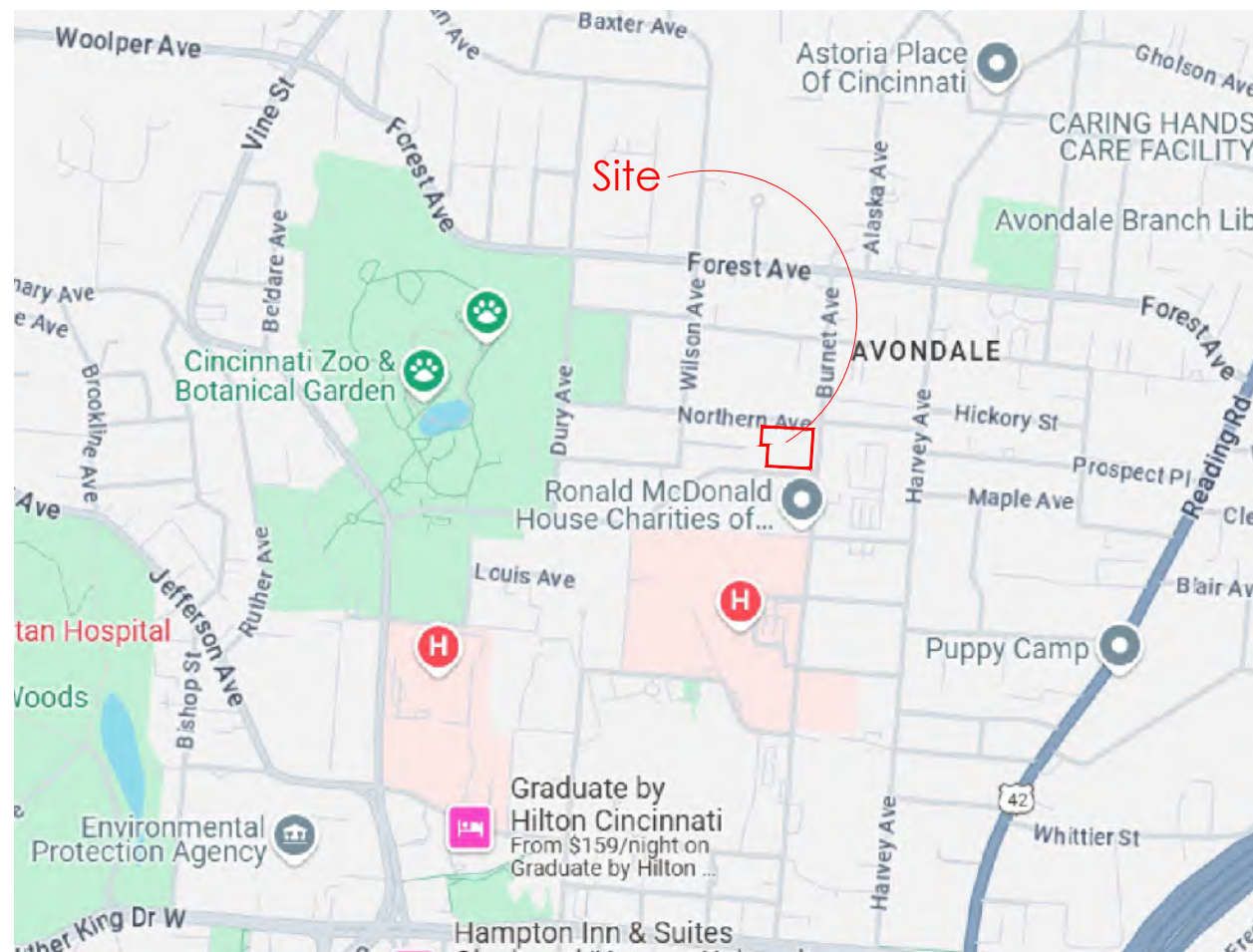
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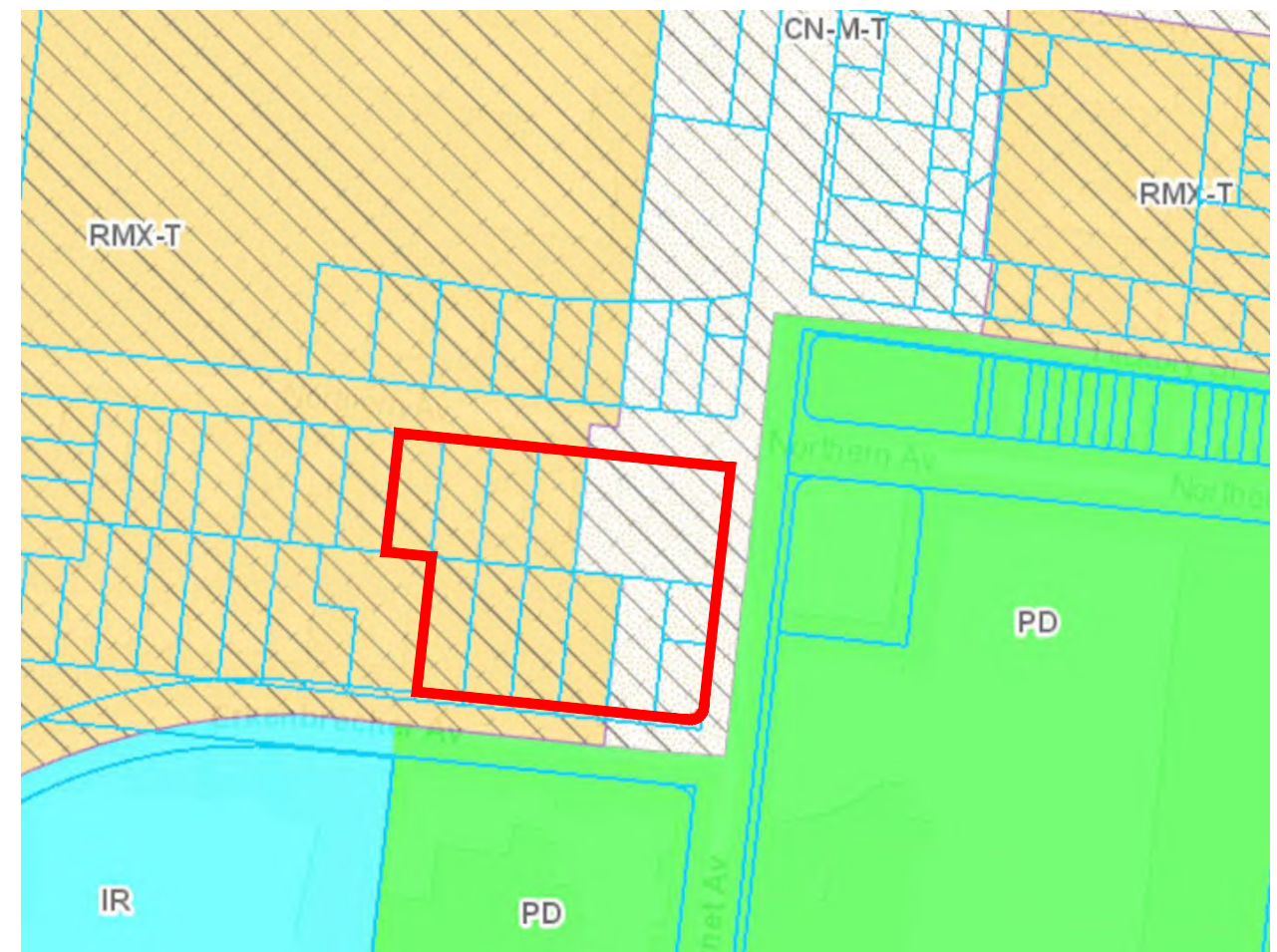
Planned Development District - Concept Plan

Submitted: April 18, 2025

Revised: June 9, 2025



Vicinity Map



Existing Zoning Map

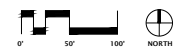
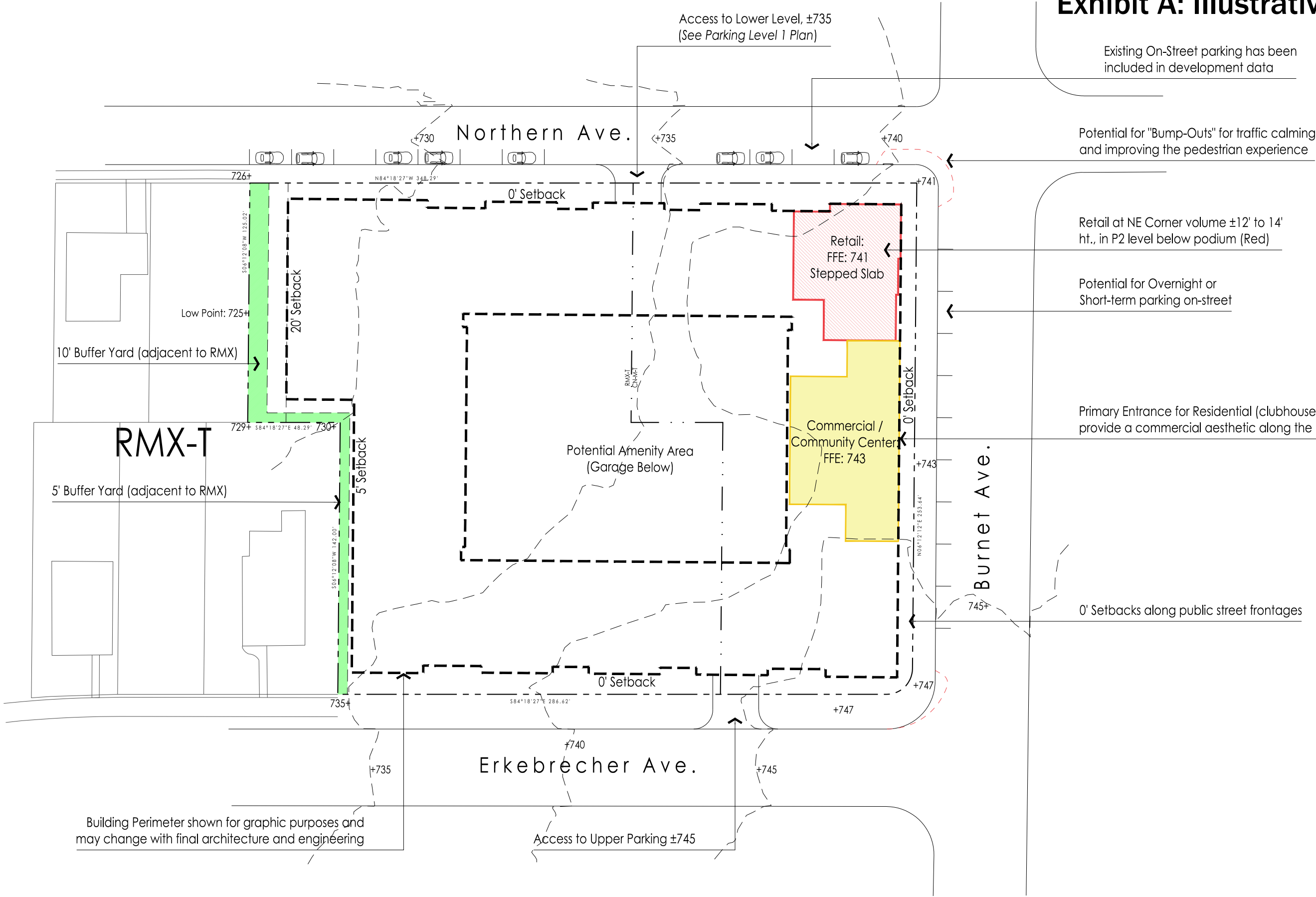


Exhibit A: Illustrative Concept Plan



Burnet Square

Planned Development - Concept Plan
Cincinnati, OH - June 9, 2025



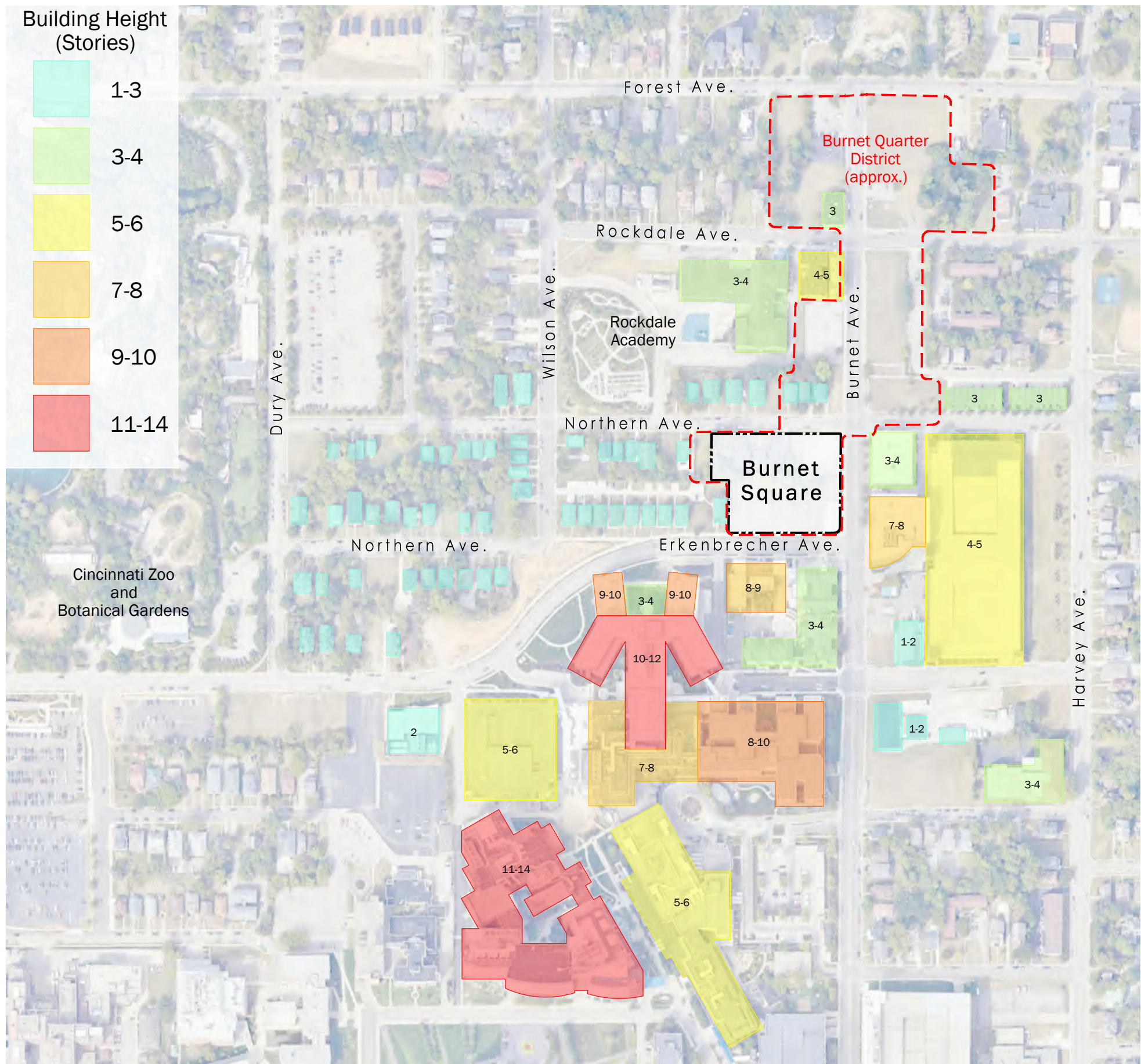


Exhibit B: Site Context Diagram

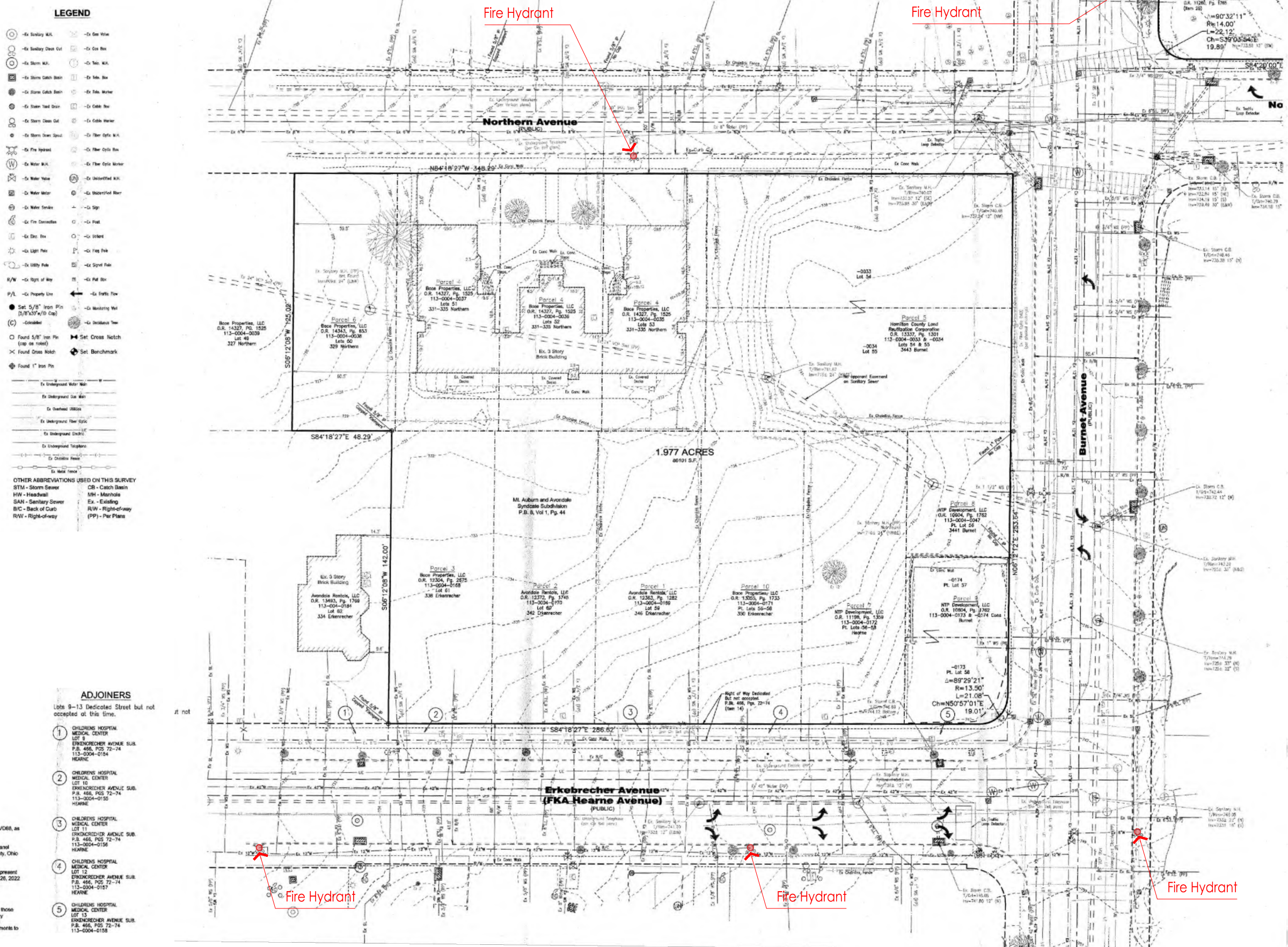


Site Context looking Southeast



Site Context looking Southwest

Exhibit C:
Site Survey



NOTES

Deed Reference: As Shown

Basis of Bearing: State Plane Coordinates (3402) Ohio South Zone, NAD83.

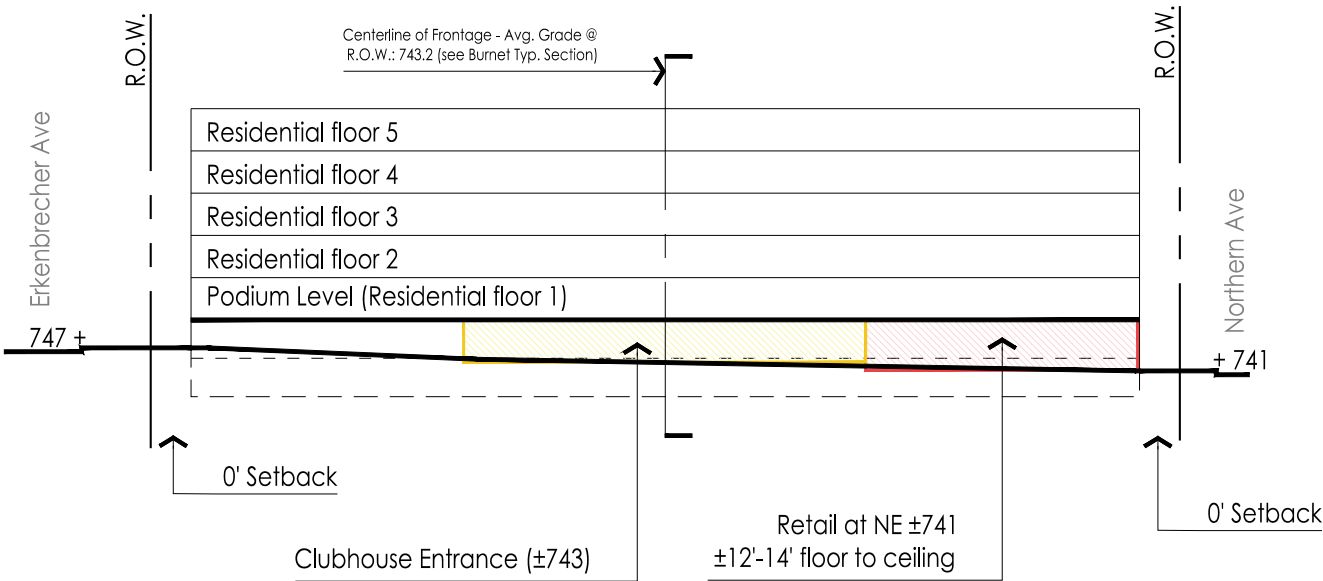
Vertical Elevations based upon ODOT VRS RTK Network which is based on NAVD83, as determined by NGS.

By graphic plotting only, subject property appears to be located on Community Panel 38061C02385 (Panel not printed, no special flood hazard areas), Hamilton County, Ohio and incorporated areas.

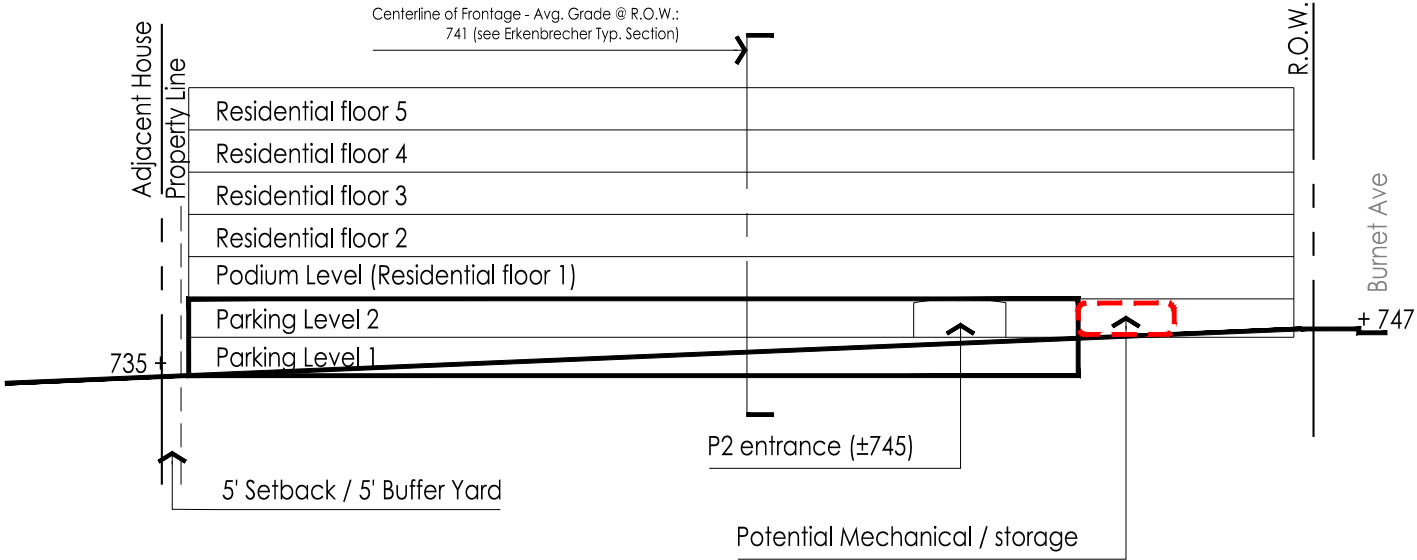
The underground utilities shown on this drawing are approximate and may not represent all underground installations located on the site. BB contacted O.U.P.S. on May 26, 2022 and requested record maps and field markings for this site. Ticket Numbers B214600382-00B, B214600385-00B, B214600396-00B, B214600407-00B, B214600416-00B, B214600503-00B, B214600516-00B, B214600531-00B, B214600601-00B, B214600609-00B, B214600621-00B, B214600644-00B and B214600686-00B. The underground utilities shown on this drawing are based on those maps and markings, along with evidence observed during the field survey and any additional documents provided by the client or owner. If the exact location of any underground utility is required, the client, at their own cost, should make arrangements to have the utilities exposed and contact BB to have them located directly.

- ADJOINERS**
- Lots 9-13 Dedicated Street but not occupied at this time.
- 1 CHILDRENS HOSPITAL MEDICAL CENTER LOT 9 ERKEBRECHER AVENUE SUB. P.B. 466, PGS 72-74 113-0004-0154 HEARNE
 - 2 CHILDRENS HOSPITAL MEDICAL CENTER LOT 10 ERKEBRECHER AVENUE SUB. P.B. 466, PGS 72-74 113-0004-0155 HEARNE
 - 3 CHILDRENS HOSPITAL MEDICAL CENTER LOT 11 ERKEBRECHER AVENUE SUB. P.B. 466, PGS 72-74 113-0004-0156 HEARNE
 - 4 CHILDRENS HOSPITAL MEDICAL CENTER LOT 12 ERKEBRECHER AVENUE SUB. P.B. 466, PGS 72-74 113-0004-0157 HEARNE
 - 5 CHILDRENS HOSPITAL MEDICAL CENTER LOT 13 ERKEBRECHER AVENUE SUB. P.B. 466, PGS 72-74 113-0004-0158 HEARNE

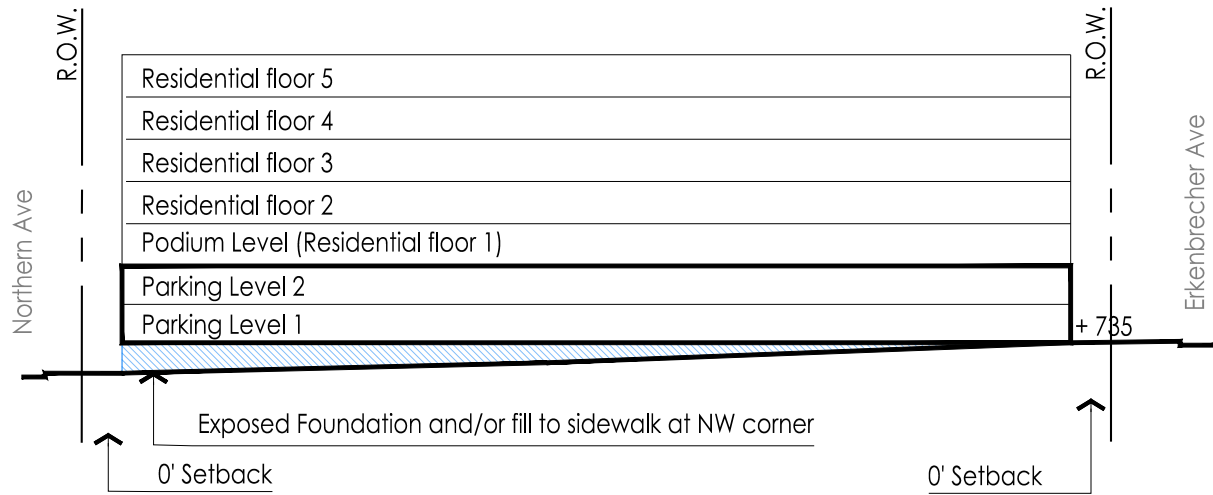
Exhibit D: Vertical Mixed-Use Diagrams



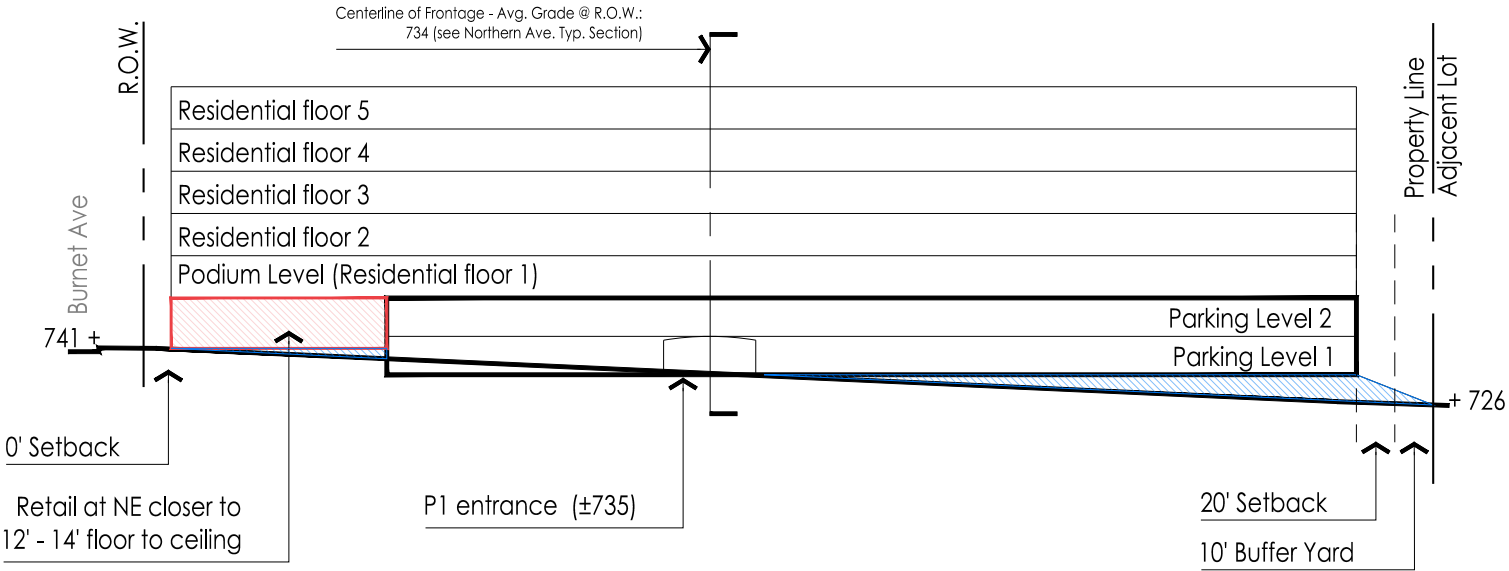
East Elevation
(Burnet Ave.)



South Elevation
(Erkenbrecher Ave.)



West Elevation
(Adjacent Houses)



North Elevation
(Northern Ave.)

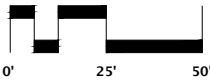
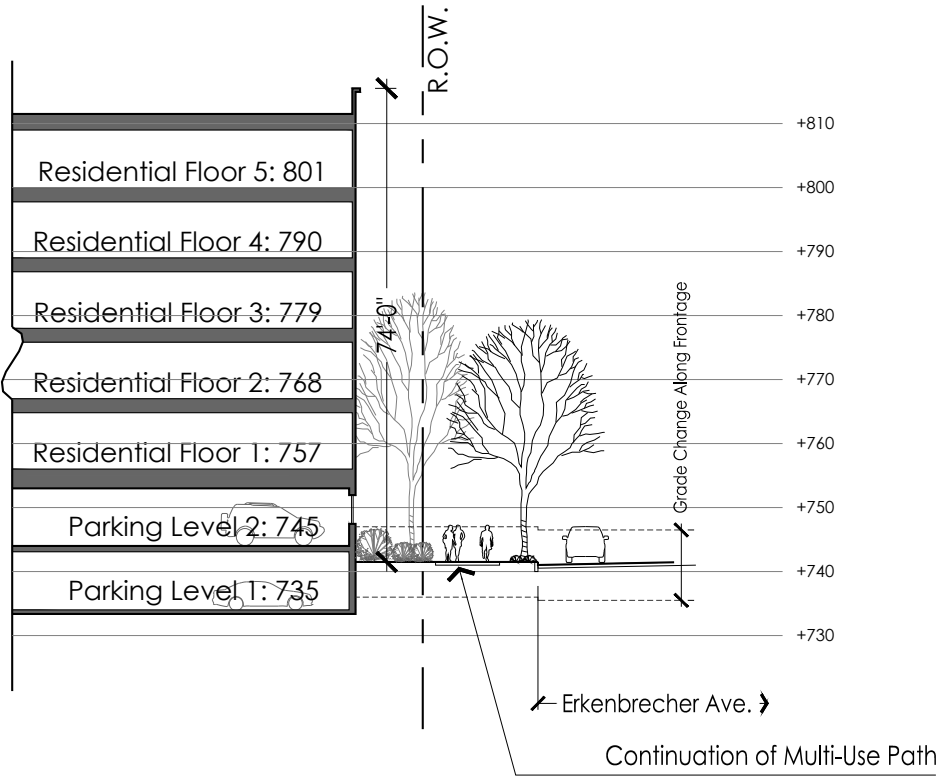
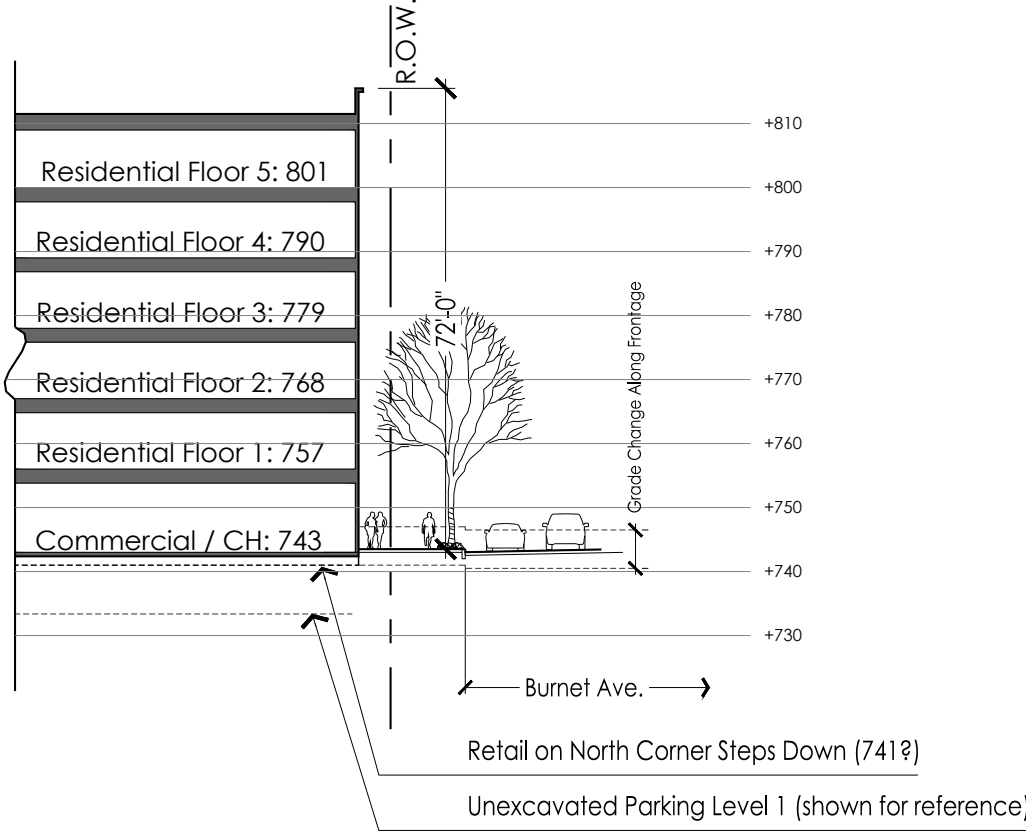


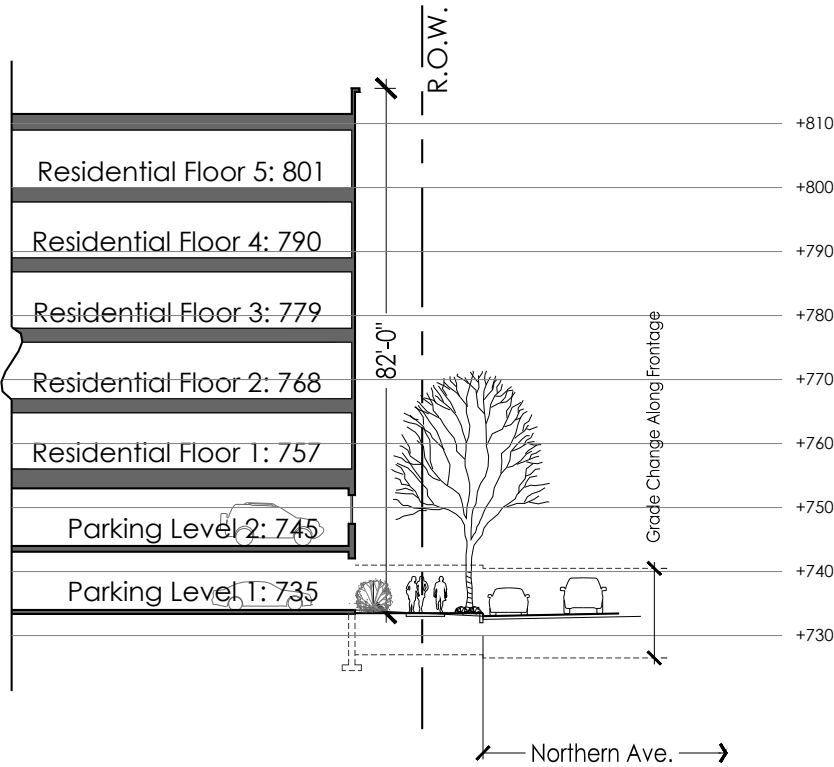
Exhibit E: Typical Sections - Building Height



Erkenbrecher Ave.
(Looking East)



Burnet Ave.
(Looking East)



Northern Ave.
(Looking West)

