

# KINGSLEY + CO.

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## THE MINGO

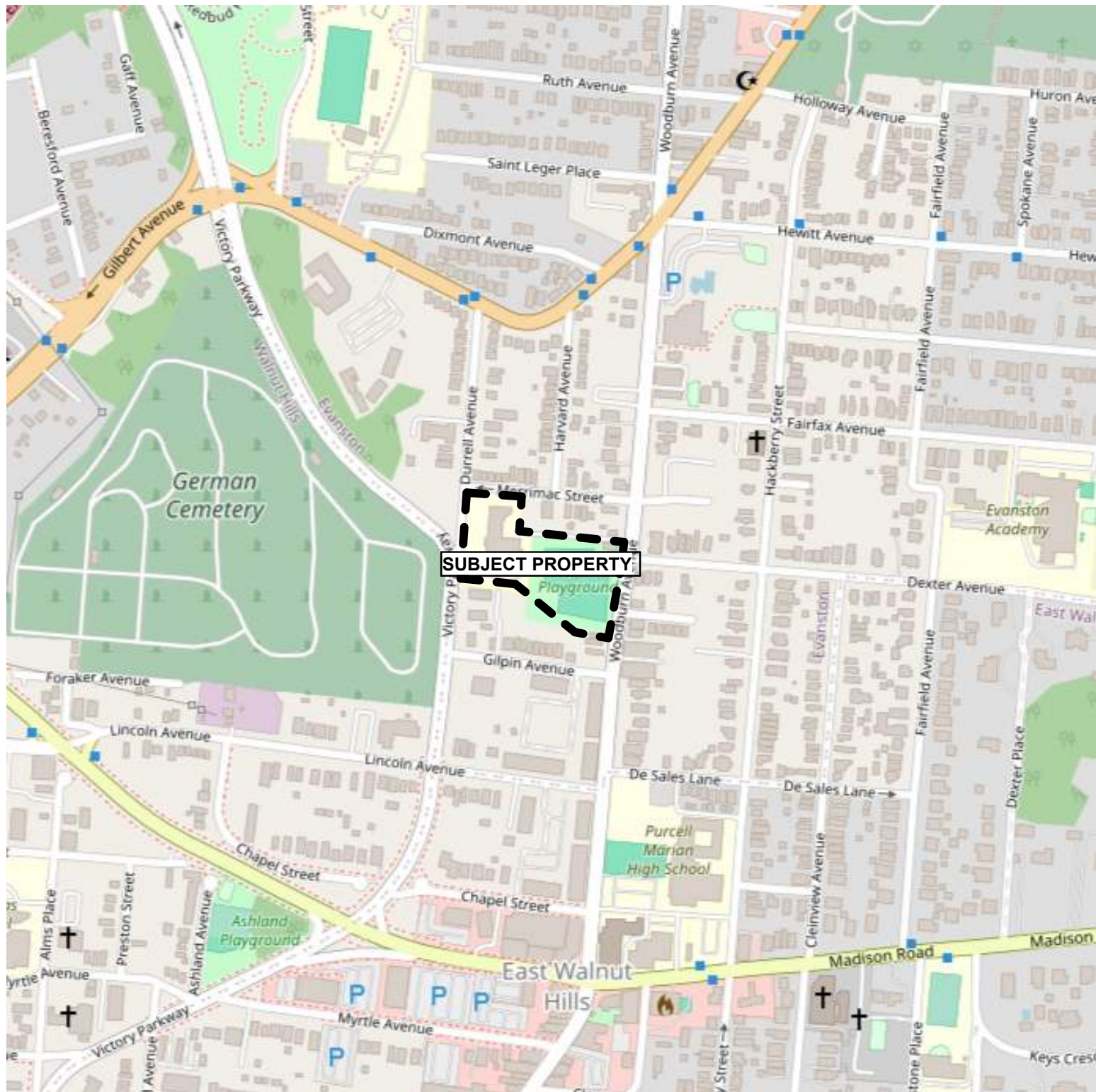
CINCINNATI, OH 45207

JANUARY, 2024

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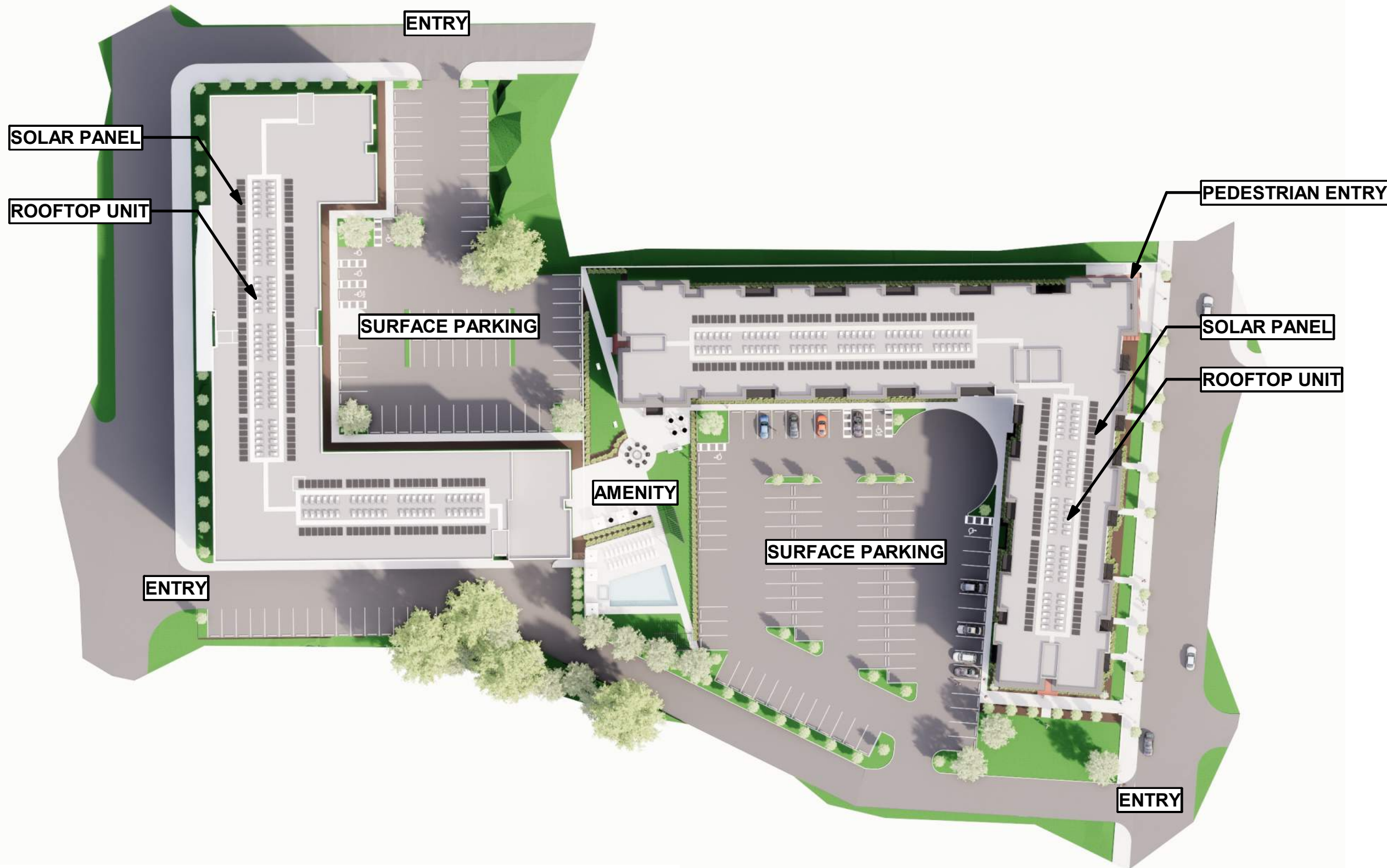
SITE CONTEXT

NOT TO SCALE





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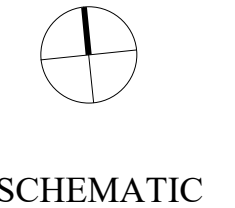
# KINGSLEY DURRELL/MINGO DEVELOPMENT

NOT TO SCALE

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PRELIMINARY  
SITE PLAN

SD-100a

**SITE DEVELOPMENT**

WOODBURN BUILDING FOOTPRINT: 34,130 SF  
DURRELL BUILDING FOOTPRINT: 33,750 SF  
TOTAL BUILDING FOOTPRINT: 67,880 SF  
ASPHALT FOOTPRINT: 84,919 SF

**WOODBURN UNIT BREAKDOWN**

ST.	1-BR	2-BR	3-BR
24	63	38	8
18%	46%	28%	6%

TOTAL: 133 UNITS

**DURRELL UNIT BREAKDOWN**

ST.	1-BR	2-BR	3-BR
-	56	41	10
-	52%	38%	10%

TOTAL: 107 UNITS

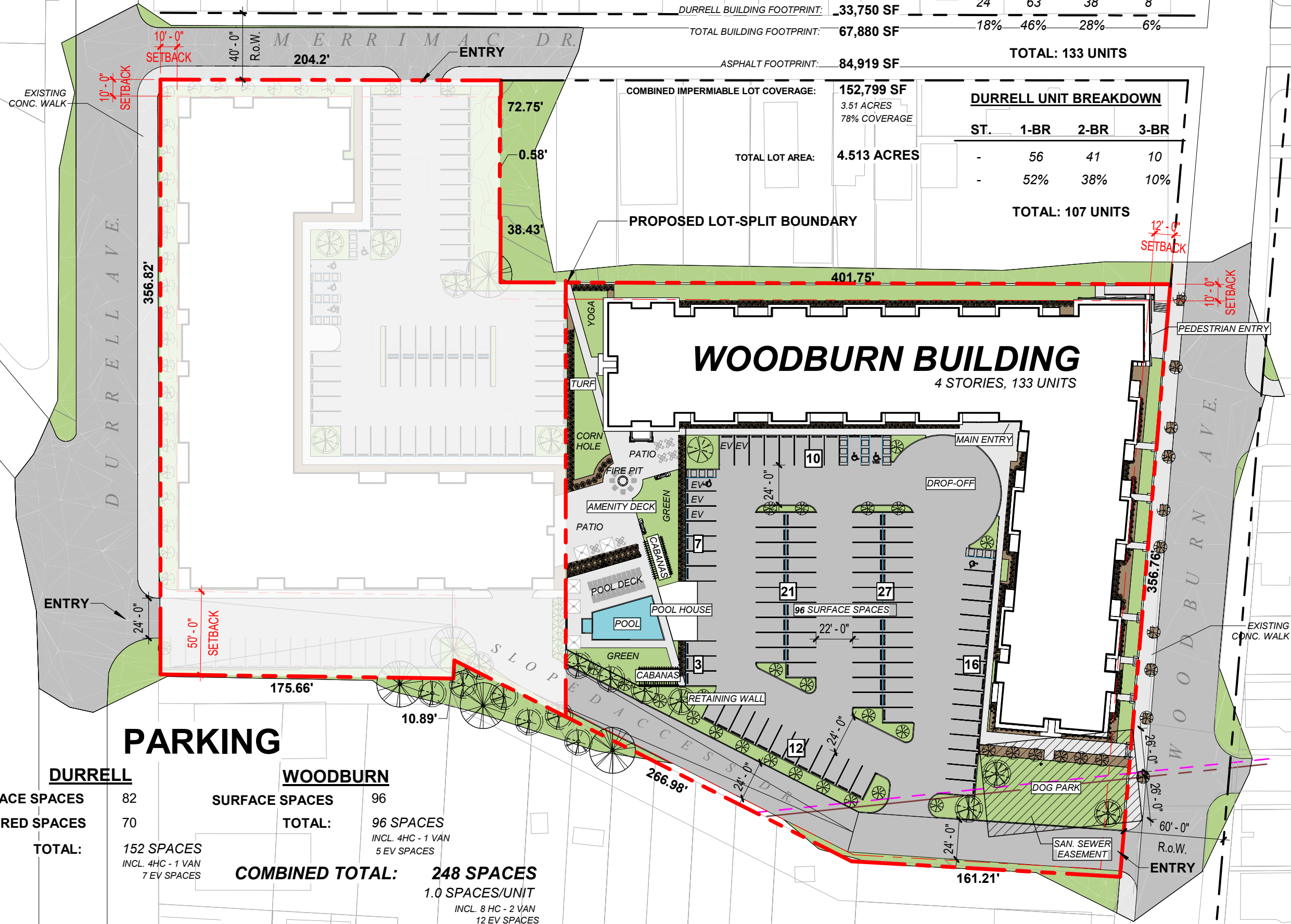
COMBINED IMPERMIABLE LOT COVERAGE: 152,799 SF  
3.51 ACRES  
78% COVERAGE

TOTAL LOT AREA: 4.513 ACRES

PROPOSED LOT-SPLIT BOUNDARY

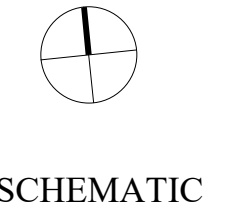
**WOODBURN BUILDING**

4 STORIES, 133 UNITS



**PARKING**

<b>DURRELL</b>		<b>WOODBURN</b>	
SURFACE SPACES	82	SURFACE SPACES	96
COVERED SPACES	70	TOTAL:	96 SPACES
TOTAL:	152 SPACES		INCL. 4HC - 1 VAN
	INCL. 4HC - 1 VAN	<b>COMBINED TOTAL:</b>	<b>248 SPACES</b>
	7 EV SPACES		1.0 SPACES/UNIT
			INCL. 8 HC - 2 VAN
			12 EV SPACES



PRELIMINARY  
SITE PLAN

SD-100b

**SITE DEVELOPMENT**

WOODBURN BUILDING FOOTPRINT: 34,130 SF  
DURRELL BUILDING FOOTPRINT: 33,750 SF  
TOTAL BUILDING FOOTPRINT: 67,880 SF  
ASPHALT FOOTPRINT: 84,919 SF

**WOODBURN UNIT BREAKDOWN**

ST.	1-BR	2-BR	3-BR
24	63	38	8
18%	46%	28%	6%

TOTAL: 133 UNITS

**DURRELL UNIT BREAKDOWN**

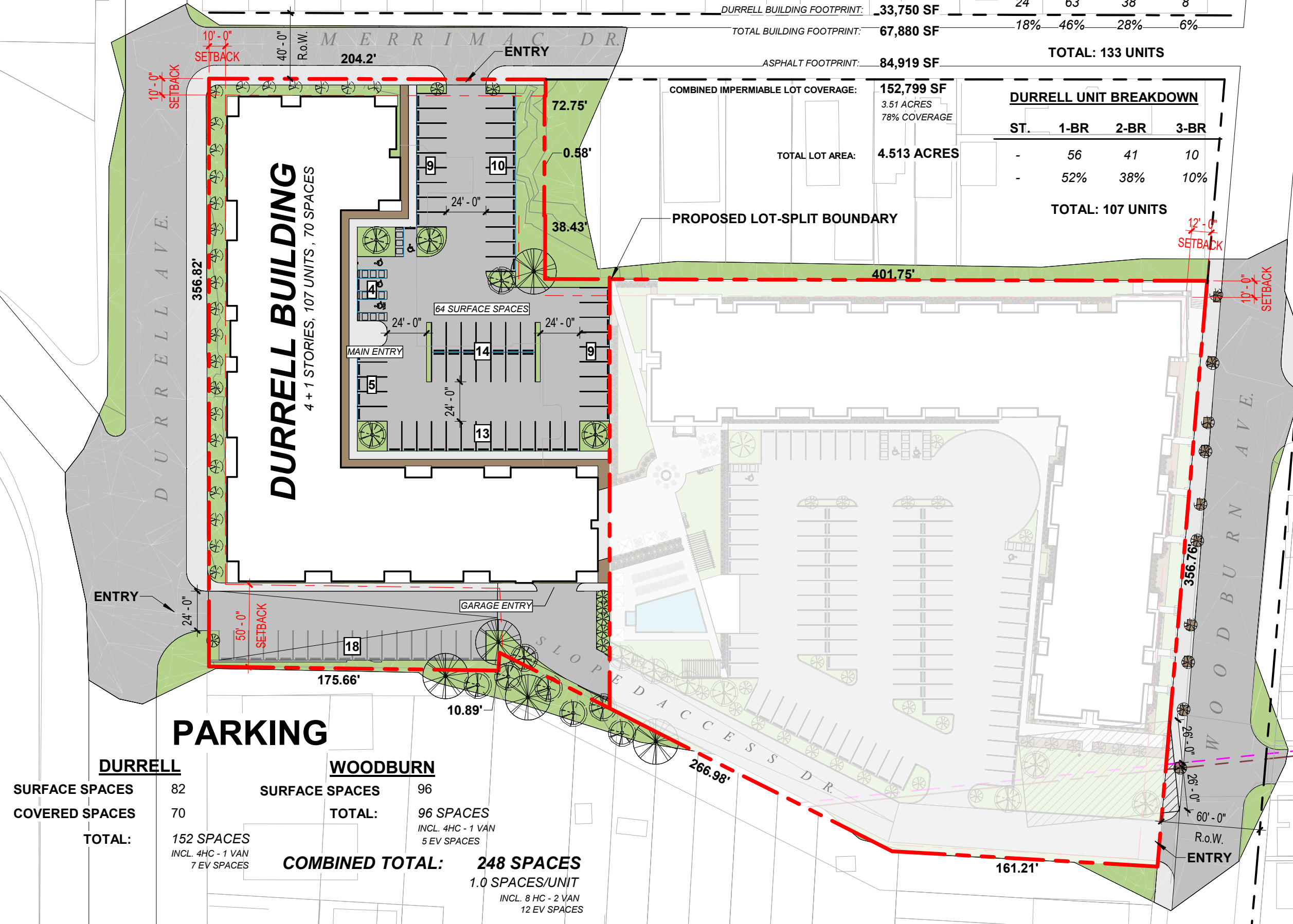
ST.	1-BR	2-BR	3-BR
-	56	41	10
-	52%	38%	10%

TOTAL: 107 UNITS

COMBINED IMPERMIABLE LOT COVERAGE: 152,799 SF  
3.51 ACRES  
78% COVERAGE

TOTAL LOT AREA: 4.513 ACRES

PROPOSED LOT-SPLIT BOUNDARY



**DURRELL BUILDING**  
4 + 1 STORIES, 107 UNITS, 70 SPACES

**PARKING**

<b>DURRELL</b>		<b>WOODBURN</b>		<b>COMBINED TOTAL:</b>	
SURFACE SPACES	82	SURFACE SPACES	96	96 SPACES	
COVERED SPACES	70	TOTAL:		INCL. 4HC - 1 VAN 5 EV SPACES	
TOTAL:	152 SPACES			<b>248 SPACES</b>	
	INCL. 4HC - 1 VAN 7 EV SPACES			1.0 SPACES/UNIT	
				INCL. 8 HC - 2 VAN 12 EV SPACES	





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WOODBURN AND NIELSON VIEW NORTHWEST

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