

- 1. LEONINGTON PARK ASSN 7261 LEONINGTON RD & ROBERT BRENN INT CINCINNATI OH 45238 162440320
- 2. CITY OF MASON 8500 MASON MONTGOMERY RD MASON OH 45040 162325280
- 3. CITY OF MASON 6218 MASON MONTGOMERY RD MASON OH 45040 162325280
- 4. HOPE EVANGELICAL FREE CHURCH 4204 WESTERN ROW RD MASON OH 45040 162325280
- 5. HOPE EVANGELICAL FREE CHURCH 4204 WESTERN ROW RD MASON OH 45040 162325280
- 6. ELIZABETH DONALD J & OLIVERA 8011 LARWOOD DR MASON OH 45040 162325280
- 7. SETHY BARCELLE E 8815 LARWOOD DR MASON OH 45040 162325280
- 8. XUAN CHANG 8817 LARWOOD DR MASON OH 45040 162325280
- 9. KENDRA KENTON & ASHA 8819 LARWOOD DR MASON OH 45040 162325280
- 10. ALBRONCK JAMES A & CAMELLE 8819 LARWOOD DR MASON OH 45040 162325280
- 11. VILLAGE LAKES COMMUNITY ASSOC 150 JONAH DR SPRINGFIELD OH 45506 162325280
- 12. VILLAGE LAKES COMMUNITY ASSOC 300 JONAH DR SPRINGFIELD OH 45506 162325280
- 13. SHETTY SADI 3 CRONING POINT #200 15040 CRONING POINT CONCERNATI OH 45011 162325280
- 14. TATAVARTY GREGORIAN 4033 MANOR LAKE DR MASON OH 45040 162325280
- 15. RELEFORN JAMES J & JENNIFER 4206 MANOR LAKE DR MASON OH 45040 162325280
- 16. BANNETT BOBBY L & MADOLIN A 4032 MANOR LAKE DR MASON OH 45040 162325280
- 17. SHERRARD DANE M & DAVID 4012 MANOR LAKE DR MASON OH 45040 162325280
- 18. RAMPRATI JOSEPHACHARAN & KAVITHA 4012 MANOR LAKE DR MASON OH 45040 162325280
- 19. WESTON WHITNEY B & JOSEPH 391 SUMMERFIELD DR MASON OH 45040 162325280
- 20. DEL ROSADO JOHN & DENISE 8075 SUMMERFIELD LN MASON OH 45040 162325280
- 21. MASON FIELDS HOMEOWNERS ASSOC 800 CEDAR VILLAGE HILL CINCINNATI OH 45248 162325280
- 22. CAMDENT VILLAGE BUILDERS INC 130 DUDLEY RD EDGEWOOD KY 41017 162325280
- 23. MISS LEONARD F & MARIE JULIA 703 WHITE OAK CT MASON OH 45040 162325280
- 24. SHIPLEY DAVID H & TERRI 703 WHITE OAK CT MASON OH 45040 162325280
- 25. PAUL JAMES 703 WHITE OAK CT MASON OH 45040 162325280
- 26. CAMDENT VILLAGE BUILDERS INC 130 DUDLEY RD EDGEWOOD KY 41017 162325280
- 27. ROBINSON TERRY & ELIZABETH 7895 BRADWAY MERRILLVILLE IN 46410 162325280
- 28. KELLY ANNE T TRUSTEE 7101 WHITE OAK CT MASON OH 45040 162325280
- 29. CAROLANN DIANE 7101 WHITE OAK CT MASON OH 45040 162325280
- 30. YANNE JAMES W & VERONICA B 7118 WHITE OAK CT MASON OH 45040 162325280
- 31. CAMDENT VILLAGE BUILDERS INC 130 DUDLEY RD EDGEWOOD KY 41017 162325280
- 32. MONTEITH PATRICIA 7101 WHITE OAK CT MASON OH 45040 162325280
- 33. YALICH FRED H & E REW 7101 WHITE OAK CT MASON OH 45040 162325280
- 34. TRACIE LANIURE P 7101 WHITE OAK CT MASON OH 45040 162325280
- 35. HELEN JANE B & AMIE E 7114 WHITE OAK CT MASON OH 45040 162325280
- 36. GERARD WALTER L & ANNE 7134 WHITE OAK CT MASON OH 45040 162325280
- 37. IRVING CLIFFORD B & MARY 7101 WHITE OAK CT MASON OH 45040 162325280
- 38. SCHMITZER ROBERT E JR 7101 WHITE OAK CT MASON OH 45040 162325280
- 39. CAMDENT VILLAGE BUILDERS INC 130 DUDLEY RD EDGEWOOD KY 41017 162325280
- 40. CUSUMAN KENNETH E & ANNE E 7145 WHITE OAK CT MASON OH 45040 162325280

- 41. CHRISTIAN CARL 4011 WINDSOR WAY POWELL OH 43065 162325280
- 42. CAMDENT VILLAGE BUILDERS INC 130 DUDLEY RD EDGEWOOD KY 41017 162325280
- 43. SPRIBERG ARTHUR J & MARJORIE 7134 WHITE OAK CT MASON OH 45040 162325280
- 44. KANDER ALICE J & FRED 7140 WHITE OAK CT MASON OH 45040 162325280
- 45. ARLEY CURT & MANDY K 7150 WHITE OAK CT MASON OH 45040 162325280
- 46. GREVE BARBARA J & EDWARD 7175 WHITE OAK CT MASON OH 45040 162325280
- 47. HAYES ELORDE E 7181 WHITE OAK CT MASON OH 45040 162325280
- 48. EGAN FRANCIS E & MARGARET 7185 WHITE OAK CT MASON OH 45040 162325280
- 49. DAN JAMES A 7191 WHITE OAK CT MASON OH 45040 162325280
- 50. OAKWOOD LAKES CONDO UNIT OWNERS ASSOC INC 7281 WHITE OAK CT MASON OH 45040 162325280
- 51. LISA TRINA G & MILTON 7185 WHITE OAK CT MASON OH 45040 162325280
- 52. JOHNSON THOMAS E & JANE M 7185 WHITE OAK CT MASON OH 45040 162325280
- 53. STEPHENS PAMELA B 7185 WHITE OAK CT MASON OH 45040 162325280
- 54. FISCHER ATTACHED HOMES LTD 3070 CHANCELLOR DR CRESTVIEW HILLS KY 41017 162325280
- 55. MASTERTSON PAMELA A & VINCENT F 7172 WHITE OAK CT MASON OH 45040 162325280
- 56. ECKEL DANIEL G & BETTY 7178 WHITE OAK CT MASON OH 45040 162325280
- 57. BOLAND JAMES H & SHARON LTR 7182 WHITE OAK CT MASON OH 45040 162325280
- 58. MAXWELL LINDA CLARE 7188 WHITE OAK CT MASON OH 45040 162325280
- 59. SECARIOROUGH ROBERT E & JULIA 7182 WHITE OAK CT MASON OH 45040 162325280
- 60. FISCHER ATTACHED HOMES LTD 3070 CHANCELLOR DR CRESTVIEW HILLS KY 41017 162325280
- 61. PALMER WILLIAM M & ROSEANN 4078 BLACK OAK LN MASON OH 45040 162325280
- 62. GREGG CYNTHIA 4072 BLACK OAK LN MASON OH 45040 162325280
- 63. ANANTARAMAN PRANAVSH 4064 BLACK OAK LN MASON OH 45040 162325280
- 64. HULLER JAMES WALTER & VALERIE 4058 BLACK OAK LN MASON OH 45040 162325280
- 65. FISCHER ATTACHED HOMES II 3070 CHANCELLOR DR CRESTVIEW HILLS KY 41017 162325280
- 66. FISCHER ATTACHED HOMES II 3070 CHANCELLOR DR CRESTVIEW HILLS KY 41017 162325280
- 67. PALMER WILLIAM M & ROSEANN 4078 BLACK OAK LN MASON OH 45040 162325280
- 68. ANANTARAMAN PRANAVSH 4064 BLACK OAK LN MASON OH 45040 162325280
- 69. WARREN CAMILLA C & CLAUDE 4050 BLACK OAK LN MASON OH 45040 162325280
- 70. RENT CAMERON R 4048 BLACK OAK LN MASON OH 45040 162325280
- 71. KROEGER ANSEL 4048 BLACK OAK LN MASON OH 45040 162325280
- 72. KENNEDY CAROL 4048 BLACK OAK LN MASON OH 45040 162325280
- 73. HULLER JENNIFER R 4048 BLACK OAK LN MASON OH 45040 162325280
- 74. HULLER JENNIFER R 4048 BLACK OAK LN MASON OH 45040 162325280
- 75. FISCHER ATTACHED HOMES II 3070 CHANCELLOR DR CRESTVIEW HILLS KY 41017 162325280
- 76. FISCHER ATTACHED HOMES II 3070 CHANCELLOR DR CRESTVIEW HILLS KY 41017 162325280
- 77. RENT CAMERON R 4048 BLACK OAK LN MASON OH 45040 162325280
- 78. KROEGER ANSEL 4048 BLACK OAK LN MASON OH 45040 162325280
- 79. BROWN DIANA C 7200 WHITE OAK CT MASON OH 45040 162325280

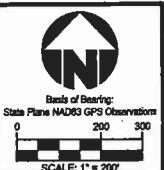
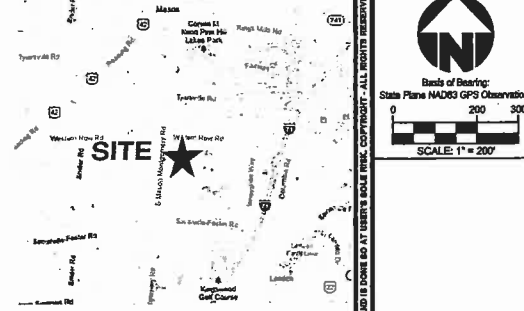
CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	87°07'03"	25.00'	38.01'	N42°55'53"W 34.45'

LINE TABLE

Line	Direction	Distance
L-1	N77°48'17"E	66.97'
L-2	S03°30'38"W	200.00'
L-3	S86°29'22"E	154.01'
L-4	N00°37'38"E	176.48'
L-5	S84°34'42"E	15.00'

IMAGE OVERLAY (1" = 1000')



SURVEYOR CERTIFICATION STATE OF OHIO JEFFREY L. LAUBERT 7588 REGISTERED PROFESSIONAL SURVEYOR This map was prepared from existing deeds and plats of record. Date: 11-2-12 Jeffrey A. Lambert #7588

122.6759 ACRES PROPOSED MIXED USE - PUD ZONE

ALVERTA PUD SECTION 28, TOWN 4, RANGE 2 CITY OF MASON WARREN COUNTY, OHIO REZONING PLAN

bayer becker www.bayerbecker.com 6500 Mason Montgomery Rd. Mason, OH 45040-6113.338.8000

1 of 1

ALVERTA PRELIMINARY DEVELOPMENT PLAN RESIDENTIAL AND COMMERCIAL DEVELOPMENT

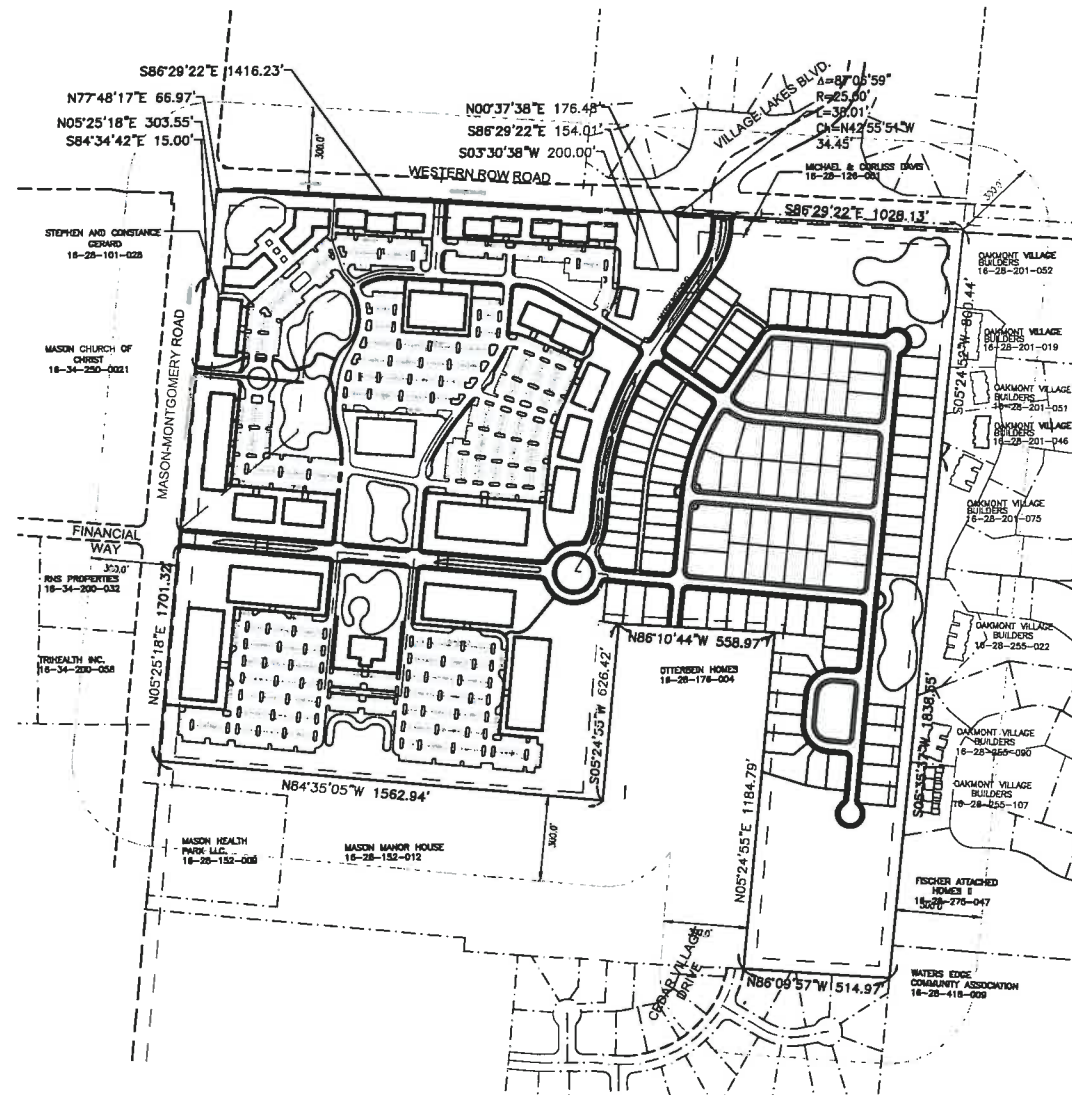
SECTION 28, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
NOVEMBER 1, 2012

INDEX OF SHEETS

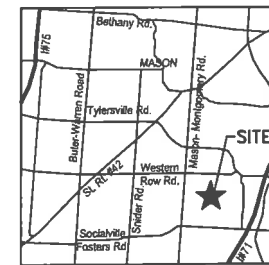
DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C01	TITLE	11/01/12	-	-
C02	OVERALL SITE PLAN	11/01/12	-	-
C03	DETAILS & OPEN SPACE	11/01/12	-	-
RZ01	REZONING PLAT	11/01/12	-	-

NOTES

- ALL ROADS AND DRIVES WITHIN THE OFFICE, OFFICE/RETAIL AND RETAIL AREA TO BE PRIVATE OTHER THAN STREETS a AND b WHICH SHALL BE PUBLIC. ALL ROADS WITHIN THE RESIDENTIAL AREA TO BE PUBLIC EXCEPT THE ALLEYS WHICH SHALL BE PRIVATE. THE PUBLIC ROAD STUBBED INTO THE PARK SHALL TERMINATE AT THE PARK AND A DRIVE TO A PARKING AREA SHALL BE PROVIDED WITHIN THE PARK AREA.
- TOTAL AREA OF THE PUD IS 122.68 ACRES.
- LOTS OR PARCELS WITHIN THE OFFICE, OFFICE/RETAIL AND RETAIL AREA TO BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN APPROVAL.
- LOCATION AND DESIGN OF SIGNAGE TO BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN APPROVAL.
- REAR YARD SETBACKS ARE PROVIDED ALONG PARCEL 16-28-176-004.
- THE DISTANCE BETWEEN PROPOSED OFFICE BUILDINGS ALONG WESTERN ROW ROAD VARIES TO CREATE A DYNAMIC STREETScape.
- A SIDEWALK IS PROVIDED BETWEEN FREEDOM WAY AND THE INTERSECTION OF MASON-MONTGOMERY ROAD AND WESTERN ROW ROAD. LACK OF A SIDEWALK IN FRONT OF OAKWOOD LAKES TO TIE INTO AND THE PROPOSED LOCATION OF THE RETENTION BASIN AND OUTLET STRUCTURE MAKE A WALK WEST OF FREEDOM WAY UNNECESSARY.
- A CONNECTION BETWEEN CEDAR VILLAGE DRIVE AND FREEDOM WAY IS NOT PROVIDED. THIS COMPLIES WITH THE 2010 MASON COMPREHENSIVE MASTER PLAN.
- ROADWAY IMPROVEMENTS FOR WESTERN ROW ROAD AND MASON-MONTGOMERY ROAD WILL BE ADDRESSED DURING THE FINAL DEVELOPMENT PLAN SUBMITTAL.



AREA MAP
SCALE: 1"=300'



VICINITY MAP
NOT TO SCALE

PLANNER, ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040

OWNERS

STEPHEN AND CONSTANCE GERARD
7076 MASON MONTGOMERY RD.
MASON OH, 45040

MICHAEL AND CORLISS DAVIS
4649 WESTERN ROW RD.
MASON OH, 45040

WESTERN ROW LAND DEVELOPERS
7392 MASON MONTGOMERY RD.
MASON OH, 45040

DEVELOPER

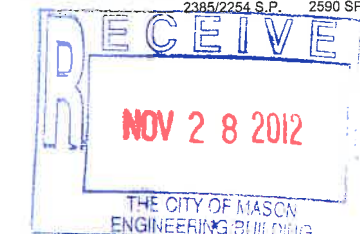
M/I HOMES OF CINCINNATI, LLC,
9349 WATERSTONE BLVD., STE. 102
CINCINNATI, OHIO 45249

PROJECT SUMMARY

EXISTING ZONING:	R-1-SINGLE FAMILY RESIDENTIAL	122.68 AC.
PROPOSED ZONING	MIXED USED PLANNED UNIT DEVELOPMENT	122.68 AC.
OPEN SPACE:	REQUIRED	24.54 AC. (20.0%)
	PROVIDED	35.48 AC. (28.9%)
USES:	OFFICE	542,000 S.F. 58.06 Ac.
	OFFICE/RETAIL	45,500 S.F. 5.38 Ac.
	RETAIL	40,500 S.F. 6.29 Ac.
	RESTAURANT	10,000 S.F. 2.93 Ac.
	RESIDENTIAL	
	NEOTRADITIONAL	36 SINGLE FAMILY LOTS
	TRADITIONAL	90 SINGLE FAMILY LOTS
	TOTAL	50.02 AC. 126 SINGLE FAMILY LOTS
TOTAL	635,500 S.F.	122.68 AC. 126 SINGLE FAMILY LOTS
DENSITY FOR RESIDENTIAL USE IS: 2.5 D.U./Ac.		

USES	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED SPACES
• OFFICE	542,000 S.F.	1687 SP.	1913 SP.
• RETAIL/OFFICE	45,500 S.F.	395/264 SP.	435 SP.
• RETAIL	40,500 S.F.	203 SP.	156 SP.
• RESTAURANT	10,000 S.F.	100 SP.	88 SP.
TOTAL SPACES		2385/2254 S.P.	2590 SP.

EXHIBIT 8
PAGE 1 OF 3



ALVERTA
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT
WESTERN ROW ROAD
CITY OF MASON
WARREN COUNTY OHIO
TITLE SHEET



Drawing: 11C147-000 PL
Drawn by: MTM
Checked by: RLG
Issue Date: 11-28-12

Sheet: C01

THIS DOCUMENT AND ALL RELATED DATA, DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE AND IS THE EXCLUSIVE PROPERTY OF BB. NO PART MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS LOANED TO USER'S SOLE USE. COPYRIGHT - ALL RIGHTS RESERVED.

OPEN SPACE



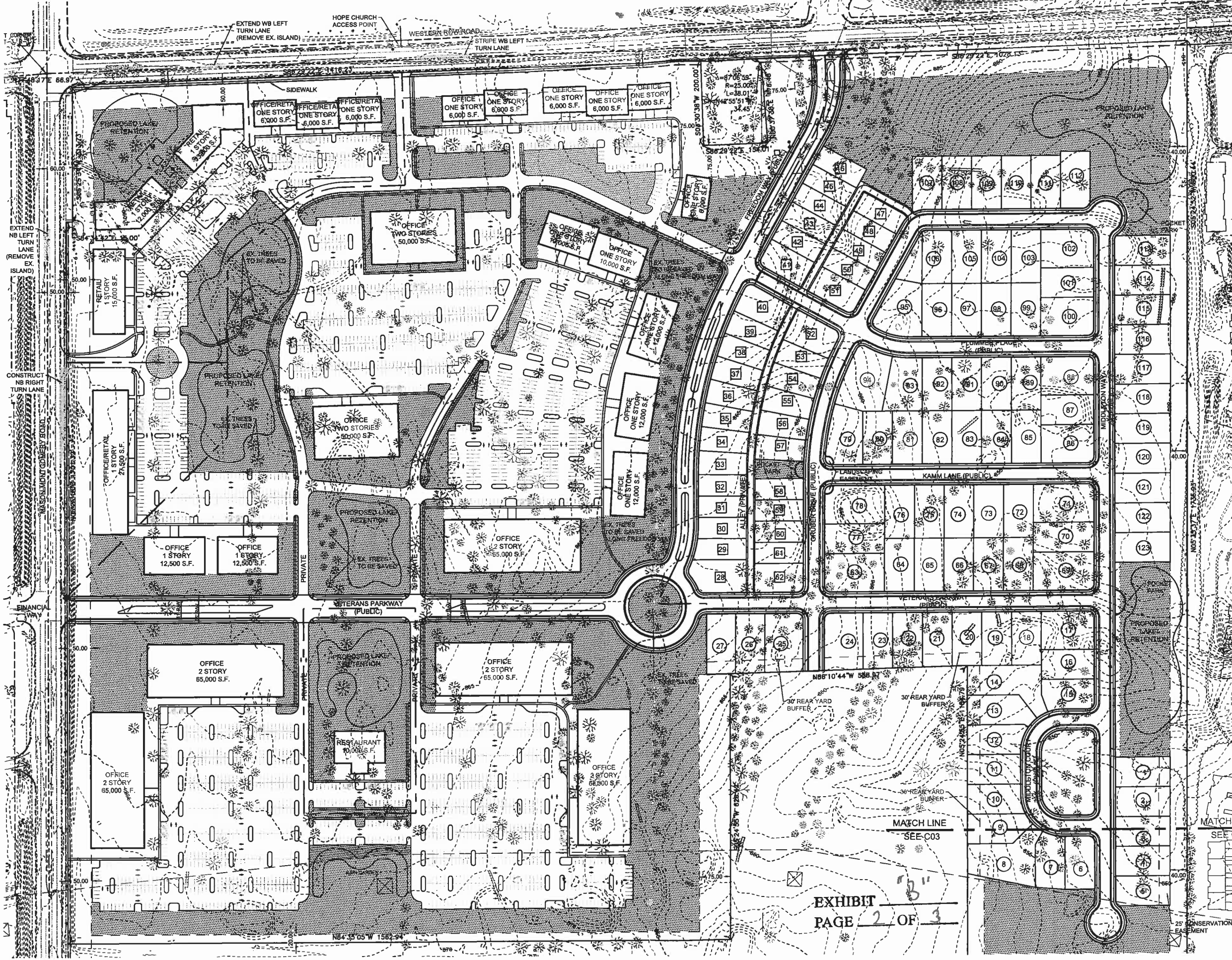
Date	Drawn: CHL	Revision Description

**ALVERTA
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
WESTERN ROW ROAD
WARREN COUNTY OHIO
OVERALL SITE PLAN

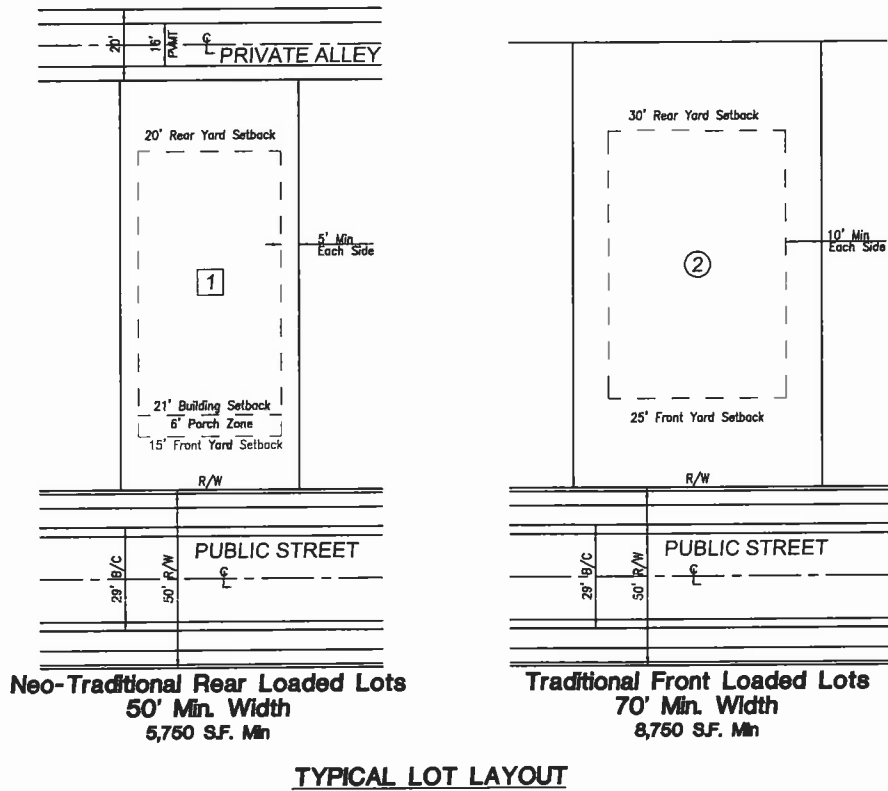
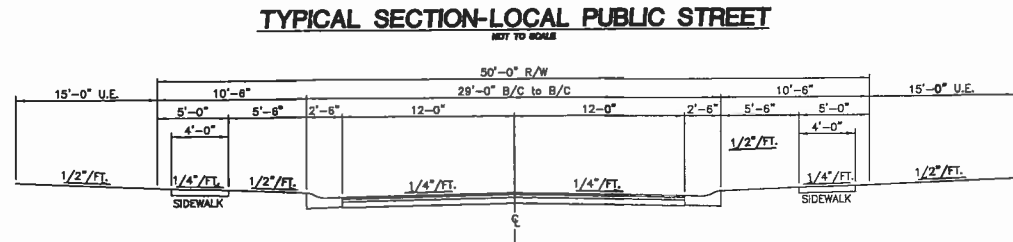
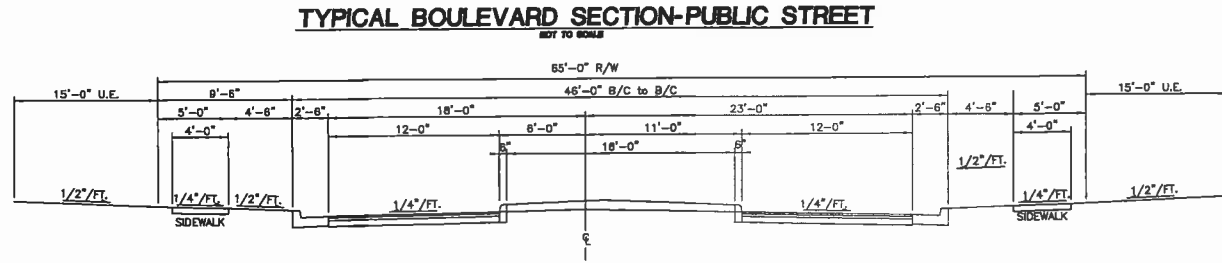
www.bayerbecker.com
6800 Tyersville Road, Suite A
Mason, OH 45040 - 513.336.9600

Drawing: 11C147-000 PL
Drawn by: MTM
Checked by: RLG
Issue Date: 11-28-12

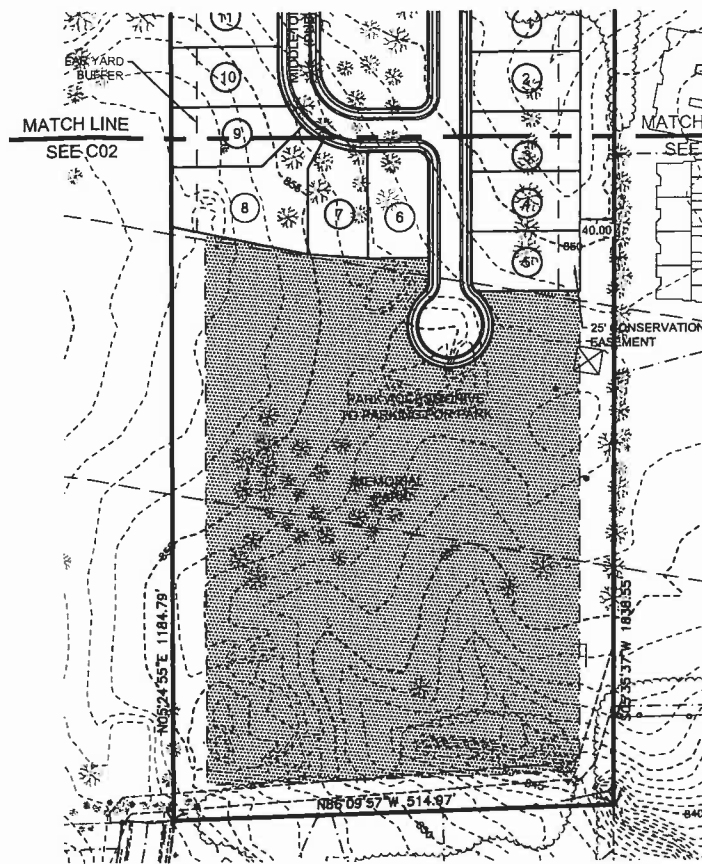
C02



Plot Time: Nov 28, 2012 - 10:44am
 Drawing name: s:\2011\11C147-001\PL\DWG\11C147-000_P_L.dwg - Layout Tab: C03 DETAILS



NOTES:
 MINIMUM LOT WIDTH SHALL BE MEASURED AT THE FRONT BUILDING SETBACK LINES.
 ONLY THE PORCH MAY EXTEND IN TO THE PORCH ZONE IN A NEO-TRADITIONAL LOT. THE MAIN STRUCTURE MUST BE LOCATED BEHIND THE BUILDING SETBACK.
 THE SHAPE OF THE SYMBOL AROUND LOT NUMBERS ON THE PLAN DENOTES THE TYPE OF LOT AND LOT CRITERIA AS NOTED ABOVE.



SITE PLAN (CONTINUED)

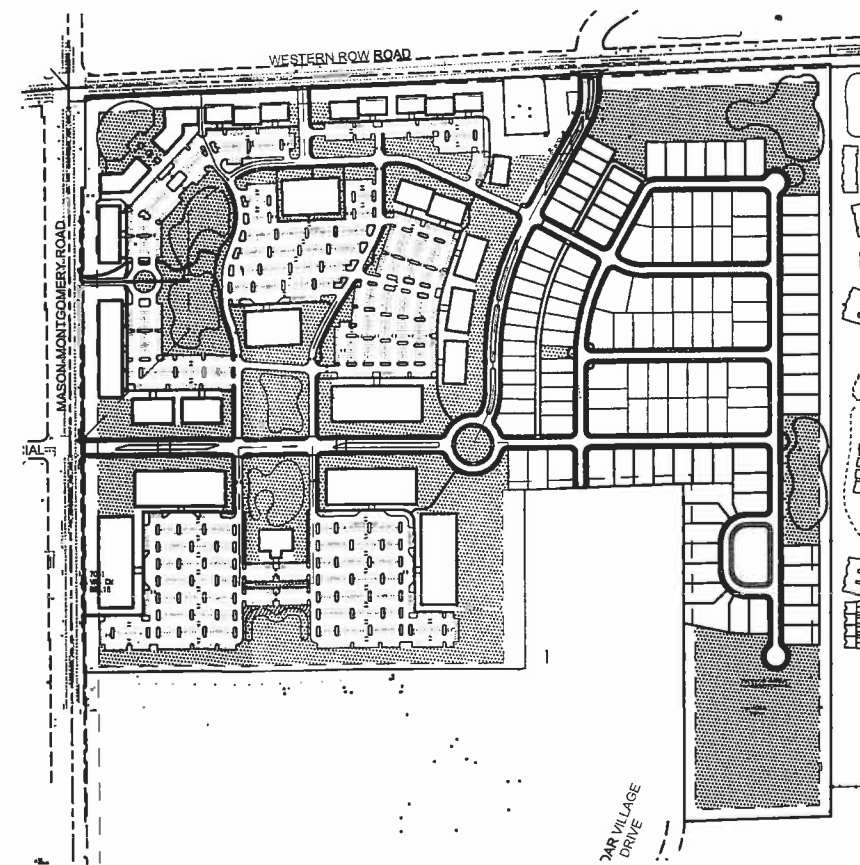
NOTE: PEDESTRIAN ACCESS TO BE PROVIDED TO PARK AND POTENTIAL ACCESS TO EAST PROPERTY LINE TO PROVIDE FOR FUTURE ACCESS TO THE EAST

PARK SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 VEGETATION ALONG THE EASTERN AND SOUTHERN PROPERTY LINES WILL REMAIN

OPEN SPACE SUMMARY

OPEN SPACE: REQUIRED	24.54 AC	(20.0%)
OPEN SPACE PROVIDED (LESS WATERWAYS & EASEMENTS)	23.99 AC	(19.5%)
LAKES & WATERWAYS	5.34 AC	(4.4%)
EASEMENTS	6.15 AC	(5.0%)
TOTAL PROVIDED (W/ WATERWAYS & EASEMENTS)	35.48 AC	(28.9%)

OPEN SPACE



OPEN SPACE DIAGRAM

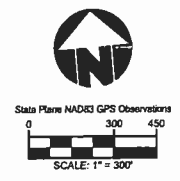


EXHIBIT 3
 PAGE 3 OF 3

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISSEMINATION, USE, REPRODUCTION, OR REPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND BE DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

Item	Revision Description	Date	Drawn	Chk

AL VERTA
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT
 WESTERN ROW ROAD
 CITY OF MASON
 WARREN COUNTY OHIO

DETAILS AND OPEN SPACE

www.bayerbecker.com
 8900 Tylerville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: 11C147-000.PL	Drawn by: MTM
Checked by: RLG	Issue Date: 11-28-12
C03	