

**APPLICANT**  
 ROBERT C. RHEM INTERESTS, INC.  
 7265 KENWOOD RD.  
 SUITE 220  
 CINCINNATI, OHIO 45236

**OWNERS**  
 RUSSELL M. ARAUJO, TR.  
 6638 EVERGREEN COURT  
 MASON, OHIO 45040

STEPHEN & GENEVIE ARAUJO  
 6675 EVERGREEN COURT  
 MASON, OHIO 45040

| DESCRIPTION             | NUMBER OF LOTS | AREA             | AREA OF COMMON OPEN SPACE |
|-------------------------|----------------|------------------|---------------------------|
| EXISTING ROSEMONT MANOR | 44             | 22.73 Ac.        | 5.38 Ac.                  |
| ROSEMONT MANOR ADDITION | 8              | 3.66 Ac.         | 0.00 Ac.                  |
| <b>TOTAL</b>            | <b>52</b>      | <b>26.39 Ac.</b> | <b>5.38 Ac.</b>           |

DENSITY = 52 / 26.39 = 1.97 UNITS / ACRE  
 PERCENTAGE OF COMMON OPEN SPACE = 5.38 Ac. / 26.39 Ac. = 20.38%

**GENERAL NOTES**  
 SOURCE OF AERIAL AND TOPOGRAPHIC DATA: WARREN COUNTY G.I.S.  
 SOURCE OF BUILDING INFORMATION: GOOGLE EARTH  
 AREA: 3.66 ACRES  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 NUMBER OF LOTS: 8  
 DENSITY: 2.16 DWELLING UNITS/ACRE  
 A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A F.E.M.A. 100 YEAR FLOOD PLAIN AREA. PURSUANT TO MAP PARCEL 391650205.  
 CONSERVATION AREA PROVIDED: 0.78 ACRES  
 EXISTING ZONE: R-1  
 PROPOSED ZONE: RES-PUD  
 MINIMUM LOT AREA: 12,750 SQUARE FEET  
 MINIMUM LOT WIDTH: 85 FEET  
 MINIMUM FRONT YARD SETBACK: 40 FEET  
 MINIMUM SIDE YARD SETBACK: 8 FEET  
 MINIMUM REAR YARD SETBACK: 30 FEET  
 NOTE: THE PRINCIPAL USE OF ALL PROPERTIES WITHIN 300 FEET OF THE SUBJECT PROPERTY IS SINGLE-FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.

**PROPOSED ZONE CHANGE  
 ROSEMONT MANOR ADDITION  
 6638 EVERGREEN COURT  
 SECTION 6, TOWN 3, RANGE 2, B.T.M.  
 CITY OF MASON  
 WARREN COUNTY, OHIO  
 CONCEPT PUD PLAN**

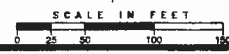
EXHIBIT "B"  
 PAGE 1 OF 1

| Revision | By             | Date     |
|----------|----------------|----------|
| 1        | MASON COMMENTS | 08/07/23 |

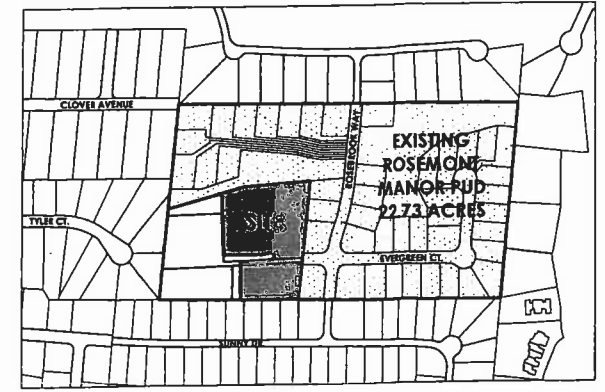
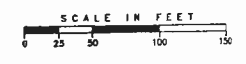
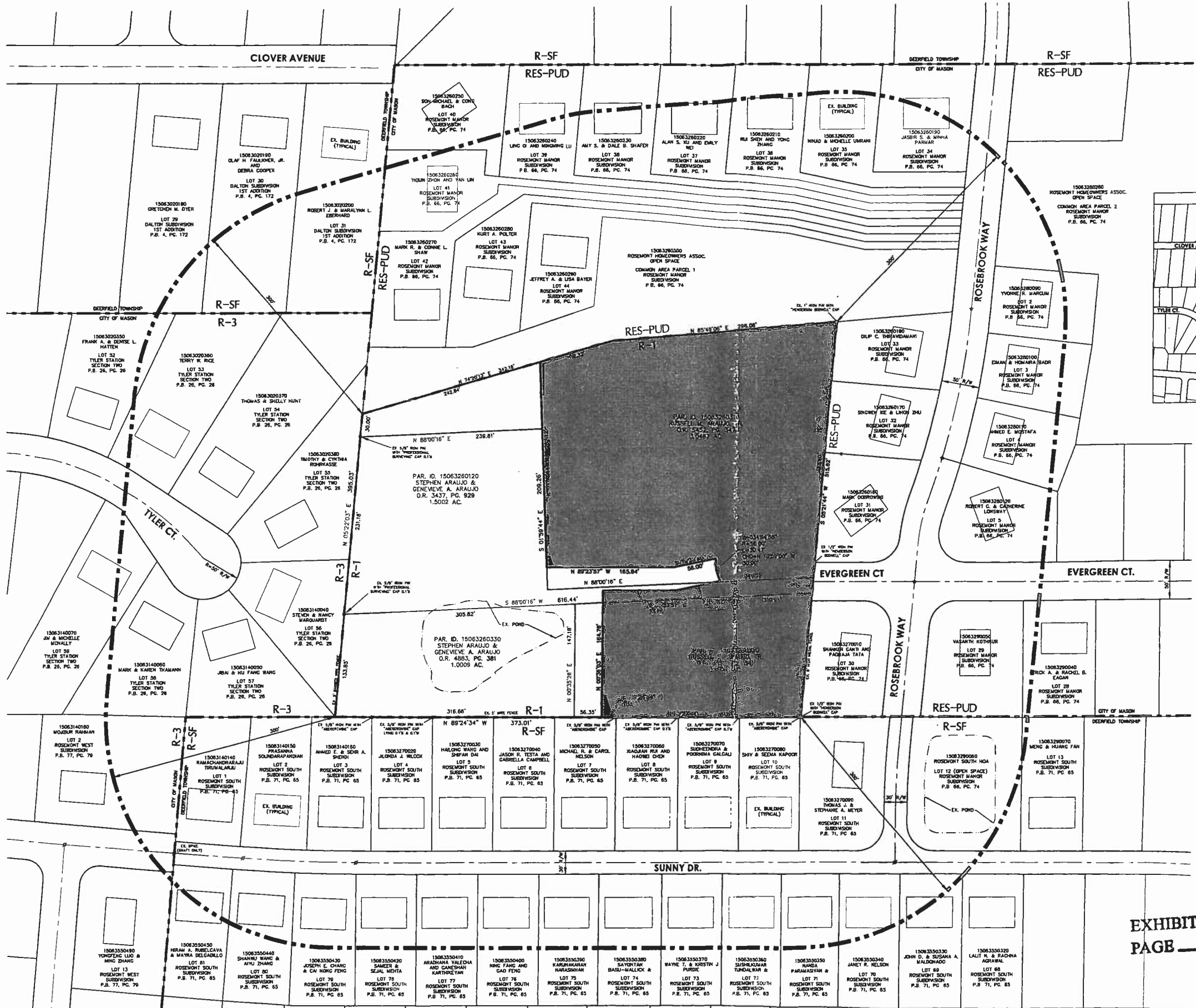
**mSP** McGil Smith Punshon, Inc.  
 2700 Park 62 Drive • Suite 1902  
 Cincinnati, Ohio 45241-3097  
 Tel 513.767.8004 • Fax 513.543.7099  
 www.mcgilsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn by: DMT Date: 08/22/23 Project No.: 1508501 Sheet No.: 1/1  
 Project Name: 6638 Evergreen Ct. 1" = 20' (Plan) 1" = 8' (Profile)  
 CAD: 1508501-COR-80 (1) of 1 AIA Reg. No.: 7262



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LOCATION MAP  
SCALE: 1" = 300'

**APPLICANT**  
ROBERT C. RHEIN INTERESTS, INC.  
7265 KENWOOD RD.  
SUITE 200  
CINCINNATI, OHIO 45236

**OWNER**  
RUSSELL M. ARAUJO, TR.  
6636 EVERGREEN COURT  
MASON, OHIO 45040  
STEPHEN & GENEVIVE ARAUJO  
6675 EVERGREEN COURT  
MASON, OHIO 45040

**GENERAL NOTES**  
BOUNDARY BASED ON DEEDS & SURVEYS OF RECORD AND NOT THE RESULT OF A FIELD SURVEY.  
EXISTING ZONE: R-1  
PROPOSED ZONE: RES PUD 3.66 ACRES  
THE PRINCIPAL USE OF ALL PROPERTIES WITHIN 300 FEET OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.

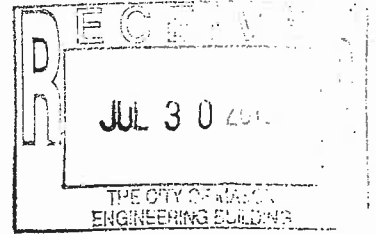


EXHIBIT "A"  
PAGE 1 OF 1  
PROPOSED ZONE CHANGE PLAT  
SECTION 6, TOWN 3, RANGE 2, B.T.M  
CITY OF MASON  
WARREN COUNTY, OHIO

| Revision | By | Date |
|----------|----|------|
|          |    |      |
|          |    |      |
|          |    |      |

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Drawn by: JLE Date: MAY 23, 2013 Project No.: 12430.00 Sheet No.: 1/1  
Project No.: 12430.00 Scale: 1" = 80' Print Date: 7/30/13  
CAD: 12430003-ZON-2013-04-20 X-1st