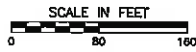




NORTH



ZONE CHANGE PLAT

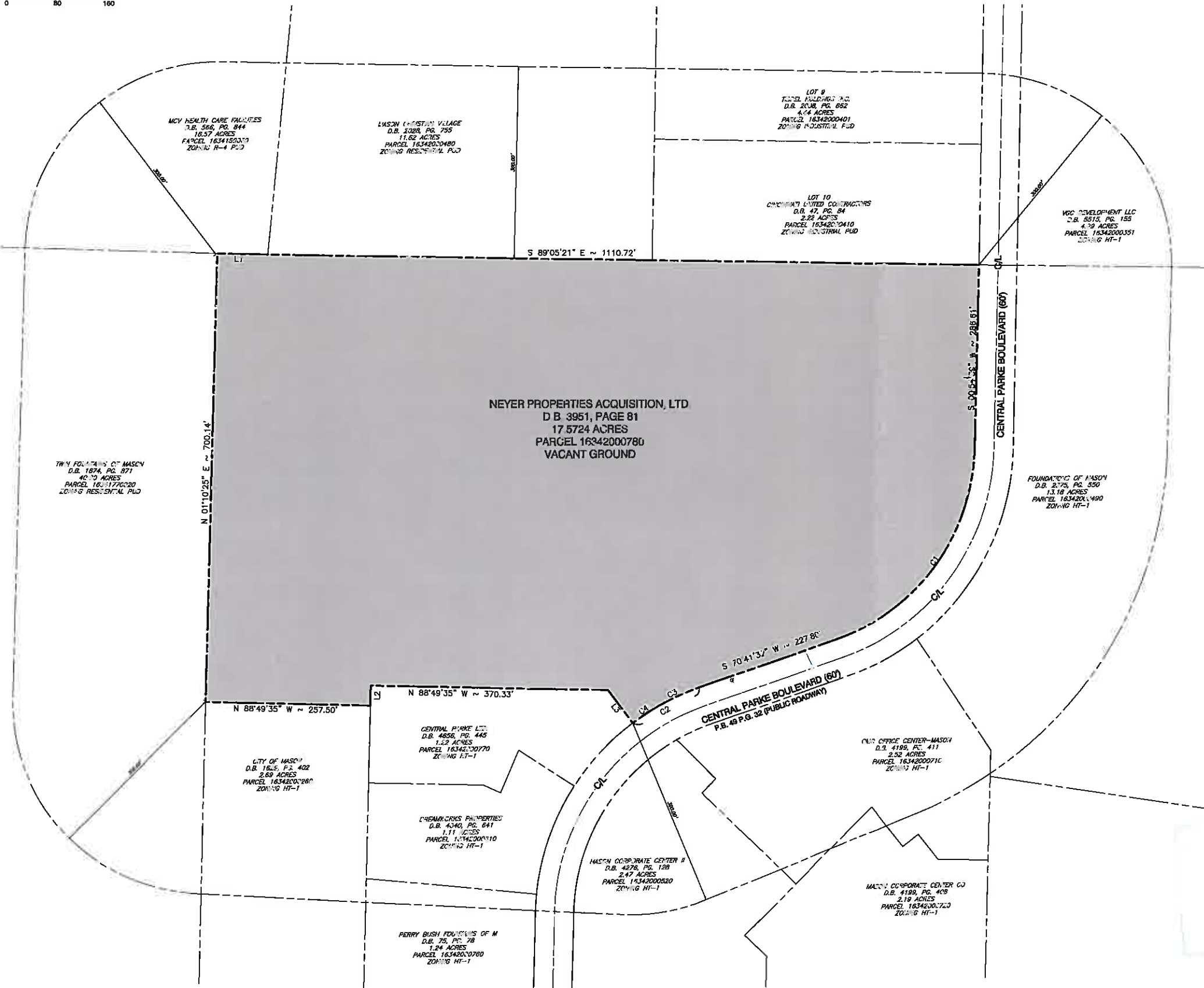
SITUATED IN THE STATE OF OHIO, WARREN COUNTY, CITY OF MASON, SECTION 34, TOWN 4, RANGE 2 BETWEEN THE MIAMIS SURVEY



NORTH



LOCATION MAP
SCALE: 1"=300'



APPLICANT
JEA SENIOR LIVING
12115 NE 99TH STREET
SUITE 1800
VANCOUVER, WA 98662

OWNER
NEYER PROPERTIES ACQUISITION, LTD.
2135 DANA AVENUE
SUITE 200
CINCINNATI, OH 45207

GENERAL NOTES
BOUNDARY BASED ON SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN JUNE 2013.
EXISTING ZONE: HT-1
PROPOSED ZONE: PUD 17.572 AC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°48'06" E	78.80'
L2	N 01°10'25" E	31.01'
L3	N 36°59'50" W	64.40'

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°48'53"	320.00'	388.73'	S 35°48'06" W	388.09'
C2	17°41'13"	380.00'	117.31'	S 61°30'56" W	116.84'
C3	10°07'33"	380.00'	87.18'	S 69°37'48" W	67.87'
C4	07°33'59"	380.00'	50.15'	S 66°47'08" W	50.11'

CEC
Civil & Environmental Consultants, Inc.
5889 Montclair Boulevard - Cincinnati, OH 45150
Ph: 513.985.0226 • 800.759.5614 • Fax: 513.985.0226
www.cecinc.com

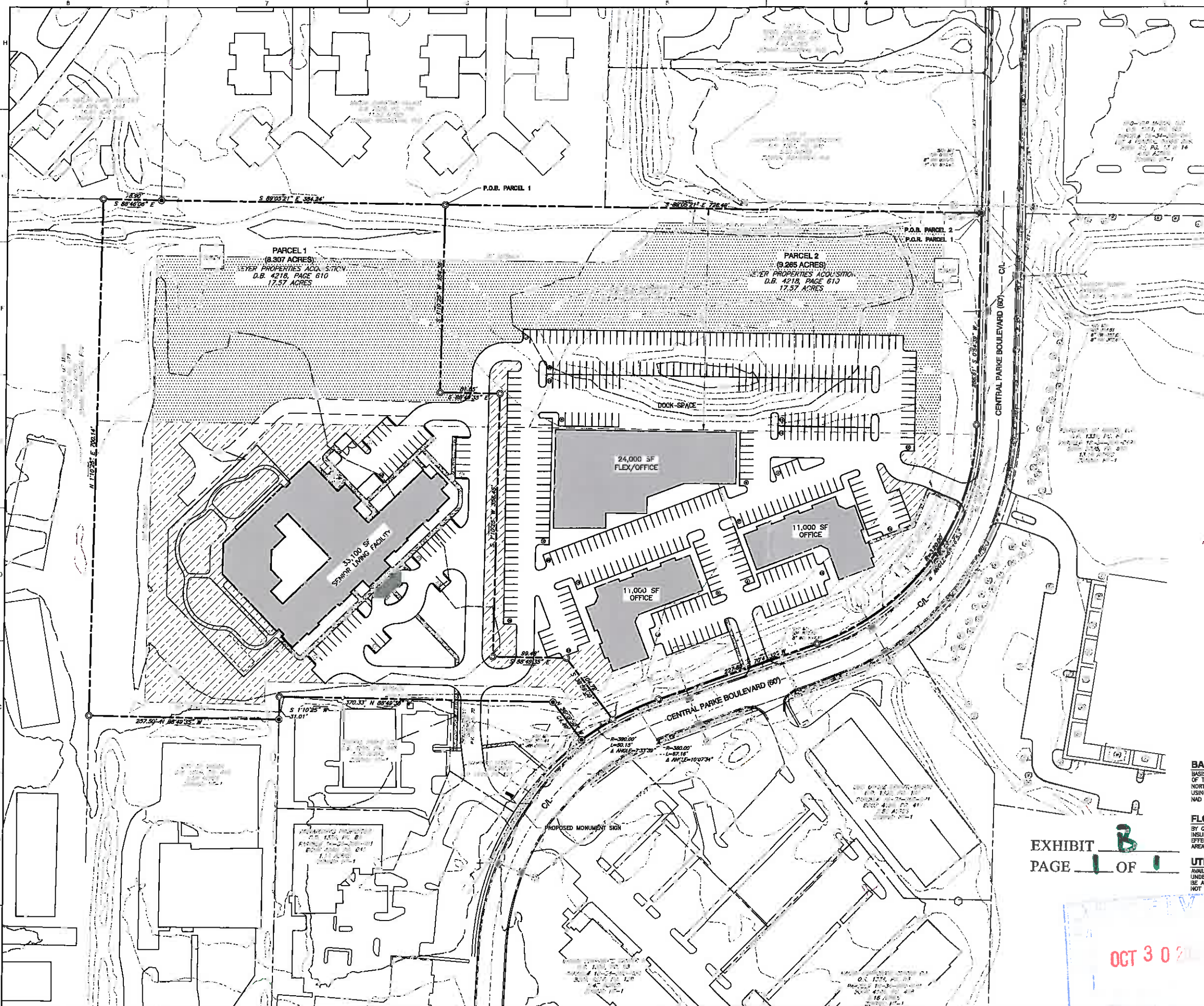
**ALZHEIMER'S SPECIAL CARE CENTER
PROPOSED ZONE CHANGE PLAT
CITY OF MASON
WARREN COUNTY, OHIO**

DRAWN BY: LEM CHECKED BY: JMB APP. O.E.D BY: MWK
DATE: OCTOBER 2013 DATE SCALE: AS SHOWN PROJECT NO: 131-283

DRAWING NO.: 1

SHEET 1 OF 1

EXHIBIT **A**
PAGE **1** OF **1**



LEGEND:

- EX. PROPERTY LINE
- EX. SETBACK LINE
- EX. EASEMENT
- EX. ROAD CENTERLINE
- EX. PROPERTY CORNER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. STORM SEWER INLET
- EX. STORM SEWER MANHOLE
- EX. STORM SEWER
- EX. WATER MAIN
- EX. FIRE HYDRANT
- EX. TREE/SHRUB
- PROPOSED BUILDING
- PROPOSED MONUMENT SIGN
- PROPOSED SIDEWALK
- PROPOSED PARKING STALL COUNT
- OPEN SPACE (UTILITY EASEMENT)
- OPEN SPACE

SITE STATISTICS:

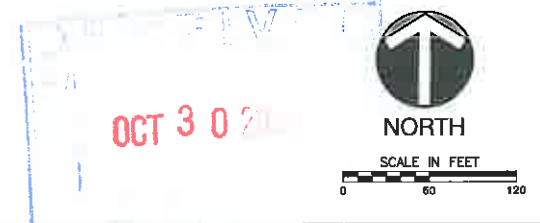
EXISTING ZONING:	HT-1 HIGH TECH LIGHT INDUSTRIAL
PROPOSED ZONING:	PUD PLANNED UNIT DEVELOPMENT
PROPOSED SITE AREA:	17.57 AC.
BUILDING SETBACKS	
FRONT (TO R.O.W.):	50 FEET
REAR/SIDE (TO RESIDENTIAL):	75 FEET
REAR/SIDE (TO NON-RESIDENTIAL):	20 FEET
OFFICE BUILDING FOOTPRINT:	46,000 SF
SENIOR LIVING BUILDING FOOTPRINT:	33,100 SF
TOTAL BUILDING AREA:	1.82 AC.
TOTAL PARKING/HARDSCAPE AREA:	5.43 AC.
TOTAL LANDSCAPE/OPEN AREA:	10.32 AC.
% IMPERVIOUS/HARDSCAPE:	41%
% PERVIOUS/OPEN AREA:	59%
PARKING SUMMARY	
STALLS REQUIRED:	
OFFICE:	1 STALL/300 SF
ELDERLY HOUSING:	69 STALLS
0.75 STALL/UNIT (46 TOTAL) +	
1 STALL/EMPLOYEE (28 TOTAL)	
TOTAL STALLS REQUIRED:	223 STALLS
STALLS PROVIDED:	
STANDARD STALLS	448 STALLS
OPEN SPACE SUMMARY	
REQUIRED (20% OF DEVELOPMENT)	3.52 AC.
PROVIDED (50% OF REQUIRED OPEN SPACE)	
ALLOWED IN PUBLIC UTILITY	
EASEMENT (1.78 AC.)	1.78 AC.
(OUTSIDE UTILITY EASEMENT)	1.80 AC.
TOTAL PROVIDED	3.58 AC.

BASIS OR BEARINGS
 BASIS OF BEARINGS ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF NORTH 89°03'21" EAST ALONG THE NORTHERLY LINE OF SAID 17.57 ACRE TRACT, USING THE DDOT VIRTUAL REFERENCE SYSTEM - OHIO STATE PLANE, SOUTH ZONE, NAD 83 (11).

FLOOD NOTE
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39185C0205E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE
 AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

EXHIBIT **B**
 PAGE 1 OF 1



REVISION RECORD		
NO.	DATE	DESCRIPTION
1	10/25/13	CONCEPT PUD PLAN

Civil & Environmental Consultants, Inc.
 5899 Montclair Blvd. - Cincinnati, OH 45215
 513-965-0228 - 900-759-5514
 www.cecnco.com

JEA SENIOR LIVING FACILITY
 CITY OF MASON
 WARREN COUNTY, OHIO

CONCEPT PUD PLAN

DATE:	10/25/2013	DRAWN BY:	MLB
DATE SCALE:	AS SHOWN	CHECKED BY:	BNK
PROJECT NO.:		DATE PLOTTED:	10/31/2013
APPROVED BY:		DRAWN BY:	

DRAWING NO.: **PUD-1**