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 CONCEPTUAL LAYOUT PLAN.....C1  
 PROPOSED GREEN SPACE & PROPERTY.....C2

**OWNER**  
 EVERYBODY'S FARM, INC.  
 3000 G. HENKLE DRIVE  
 LEBANON, OHIO 45038

**DEVELOPER**  
 BUNNEL HILL DEVELOPMENT CO., INC.  
 3000 G. HENKLE DRIVE  
 LEBANON, OHIO 45038

**PROJECT SUMMARY**  
**EXISTING ZONING:** B-2 & R-6 31.3 AC  
**PROPOSED ZONING:** B-PUD 31.3 AC

**OPEN SPACE**  
**REQUIRED:** 6.3 AC (20%)  
**PROVIDED:** 6.3 AC (20%)

**USES:**  
 RETAIL 69,220 S.F.  
 OFFICE 90,000 S.F.  
 RESTAURANT 12,800 S.F.  
**TOTAL 172,020 S.F.**

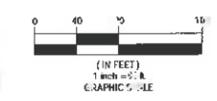
**PARKING SUMMARY**

USES	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED SPACES
RETAIL	69,220 S.F.	346 SPC	363 SPC
OFFICE	90,000 S.F.	300 SPC	489 SPC
RESTAURANT	12,800 S.F.	188 SPC	77 SPC
<b>TOTAL</b>	<b>172,020 S.F.</b>	<b>774 SPC</b>	<b>949 SPC</b>

- NOTES**
- NICHOLAS WAY TO BE PUBLIC. ALL OTHER INTERIOR ROADWAY, CROSS ACCESS AND PARKING EASEMENTS TO BE PRIVATE AND SHALL BE INCORPORATED INTO THE PROJECT IN THE COVENANTS AND RESTRICTIONS.
  - STORM WATER FROM THIS PROJECT WILL BE DIRECTED INTO THE PROPOSED STORM WATER MANAGEMENT BASIN WITHIN EVERYBODY'S FARM TO THE SOUTHWEST AS SHOWN ON THIS PLAN. THIS PROJECT WILL BE IN COMPLIANCE WITH THE CITY DRAINAGE REQUIREMENTS.
  - TOTAL AREA OF THIS PUD IS 31.3 ACRES.

**LEGEND**

- EXISTING STREAM
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STREAM
- PUD PROPERTY LINE
- PROPOSED INTERNAL LOT LINE
- GREEN SPACE WALKING PATH 8' WIDE PAVED PATHWAYS
- PROPOSED PUD BUFFER LINE
- PROPOSED CONSERVATION EASEMENT
- PROPOSED OPEN SPACE
- PROPOSED SIDEWALK
- PROPOSED VUA LANDSCAPE



**CDS ASSOCIATES, INC.**  
 Planning Engineers - Townships  
 www.cdsassoc.com  
 11100 Kemwood Road  
 Columbus, Ohio 43240-1818  
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 614.291.1158

**PRELIMINARY NOT RELEASED FOR CONSTRUCTION**

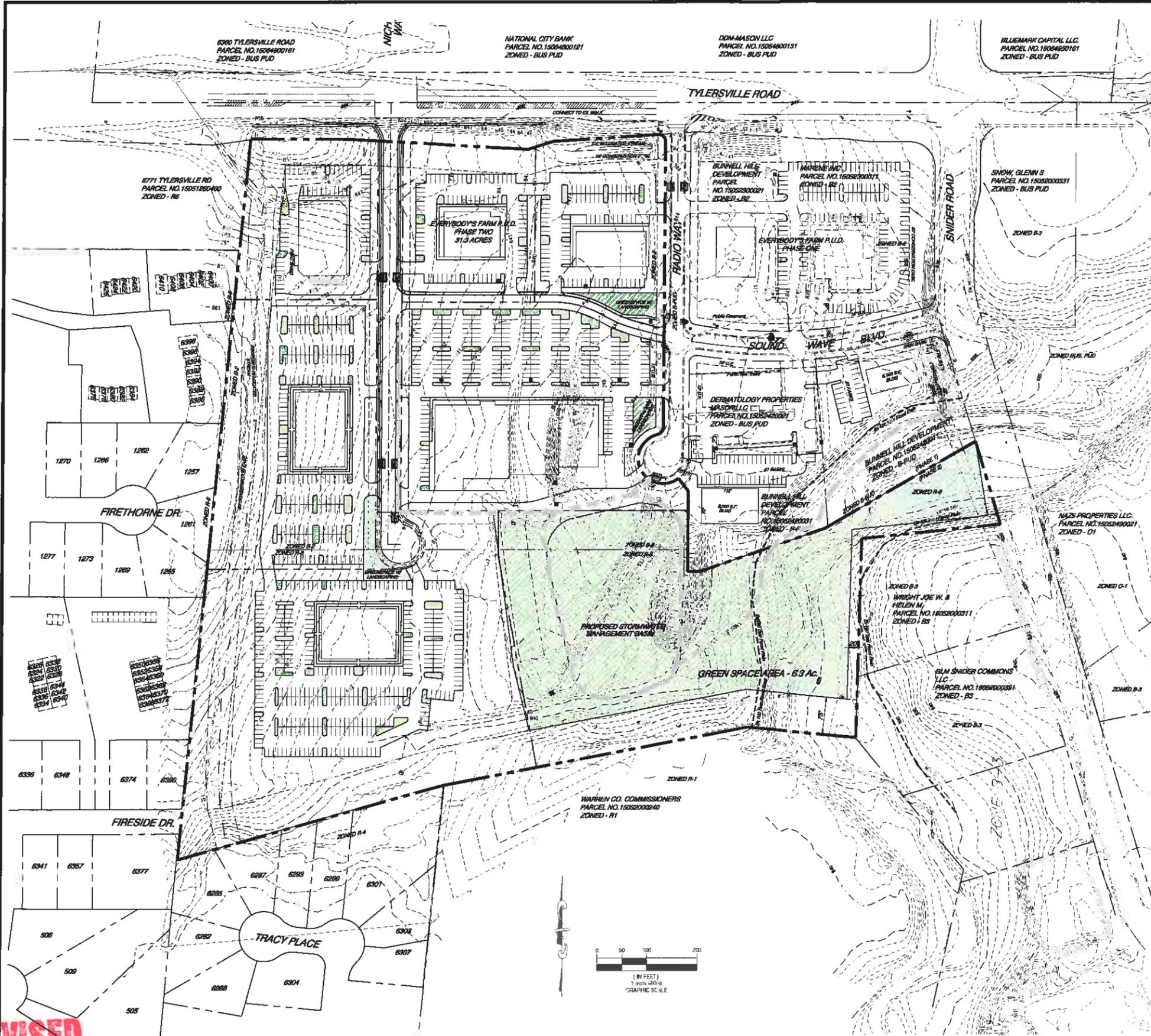
**CONCEPT PLAN**  
 EVERYBODY'S FARM - PHASE 2  
 CONCEPT P.U.D. PLAN  
 CITY OF MASON, OHIO

NO.	DATE	BY	CHK'D	REVISIONS
1	7/29/14	DGAR	JSHU	CITY STAFF REVIEW COMMENTS

PROJECT FILE: C1  
 SHEET 1 OF 2

**REVISED**

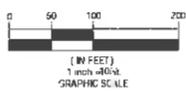
JUL 30 2014



**PROPERTY OWNER TABLE**

NO.	OWNER	PARCEL NUMBER
8410 AMBER CT	MOODY RUTH M.	15052010200
8408 AMBER CT	WILNER RAYMOND L. & JEWE DENNY MICHAEL C.	15052010210
8406 AMBER CT	SPARKS DVANNE	15052010220
8402 AMBER CT	NEWIGATE STACEY	15052010240
8400 AMBER CT	LEPORATI JEFFREY B. & MA	15052010250
8398 AMBER CT	PETERSEN GEORGE N.	15052030020
8396 AMBER CT	FEDERAL HOME LOAN	15052030030
8394 AMBER CT	SKEEN SHEILA J. & HAROLD	15052030040
8392 AMBER CT	WILSON RONALD E. & CAROL	15052030050
8390 AMBER CT	ROBINSON RANDY L.	15052030060
8388 AMBER CT	JOY JEFFREY	15052030070
8386 AMBER CT	LANSDALE ENTERPRISES LLC	15052030080
1282 FIRETHORNE DR	HUBER INVESTMENT CORP.	15052050090
1287 FIRETHORNE DR	HUBER INVESTMENT CORP.	15052050100
1281 FIRETHORNE DR	HUBER INVESTMENT CORP.	15052050110
1285 FIRETHORNE DR	PITCHER TIMOTHY J. & WEN	15052050120
1289 FIRETHORNE DR	HUBER INVESTMENT CORP.	15052050130
8350 CHIMNEY CT	STAR BANK N.A. BANK TRU	15052050140
8352 CHIMNEY CT	COLATRUGLIO JOHANN M.	15052050150
8354 CHIMNEY CT	HICKS DANIEL W. & LORI A	15052050160
8356 CHIMNEY CT	GALLAGHER SHARON L.	15052050170
8358 CHIMNEY CT	GRAHAM CHRISTOPHER E.	15052050180
8360 CHIMNEY CT	MERRELL KIMBERLY L.	15052050190
8362 CHIMNEY CT	PETERSON MONA L.	15052050200
8364 CHIMNEY CT	MEERS MILTON F. & NELLIE	15052050210
8366 CHIMNEY CT	DENNIS WILLIAM K. SR.	15052050220
8368 CHIMNEY CT	FURSENKO ROMAN & ALFINA	15052050230
8370 CHIMNEY CT	GRECO JANICE F.	15052050240
8372 CHIMNEY CT	STENGLE HEATHER L.	15052050250
8374 FIRESIDE DR	ARMSTRONG L. MICHAEL & M	15052050260
8376 FIRESIDE DR	SHAFIE ANTHONY	15052050270
8378 FIRESIDE DR	KEUFFER JOHN B. JR. & K	15052050280
8282 TRACY PL	MILEHAM STEPHANIE J.	15052540110
8284 TRACY PL	RIGHT SUSAN J.	15052540120
8286 TRACY PL	WEATHERS BETH	15052540130
8288 TRACY PL	ENNIS GREGORY B. & MARY	15052540140
8290 TRACY PL	MONDS MICHAEL A.	15052540150
8301 TRACY PL	ELDER MARGARET A.	15052540160
8303 TRACY PL	MARTIN JIM J. & NICOLE L	15052540170
8307 TRACY PL	GREEN RONALD A. & MITZI	15052540180
8426 AMBER CT	RAKOVSKYY VOLODYMYR	15052010140
8424 AMBER CT	MAEHLER KATHLEEN	15052010150
8422 AMBER CT	HAMMOND AMY D.	15052010160
8420 AMBER CT	TRAYLOR DARREN J.	15052010170
8376 AMBER CT	OPFFER ADAM & JENNIFER	15052000130
8378 AMBER CT	BOYD GWEN M.	15052000140
8380 AMBER CT	POLLER DONNA L.	15052000150
8382 AMBER CT	LD & SL PROPERTIES LLC	15052000160
8394 AMBER CT	RINDERLE KARLA	15052000170
1270 FIRETHORNE DR	KENNEY KAREN M.	15052050040
1266 FIRETHORNE DR	JACKSON RALPH D. JR. & P	15052050050
1273 FIRETHORNE DR	HUBER INVESTMENT CORP.	15052050110
8344 CHIMNEY CT	MC KINNEY BRENDAN M.	15052050080
8342 CHIMNEY CT	JOYCE MARGO	15052050090
8340 CHIMNEY CT	POPPE KIM M.	15052050030
8338 CHIMNEY CT	SHETH ERIC & SHEELA	15052050020
8336 CHIMNEY CT	TOMED WILLIAM & SANDRA E	15052050010
8334 CHIMNEY CT	MORGANSTEVEN F. & JOAN R	15052050000
8332 CHIMNEY CT	DAVEY CELIA S.	15052050040
8330 CHIMNEY CT	REID BETTY J.	15052050030
8328 CHIMNEY CT	PATEL SURABHI	15052050020
8326 CHIMNEY CT	GIBSON RITA F.	15052050010
8324 CHIMNEY CT	PATEL JAY	15052050040
8322 CHIMNEY CT	SILBERLING MARIE C.	15052050030
8320 FIRESIDE DR	SWETLAND ALICE F.	15052050020
8318 FIRESIDE DR	KEYSER JOSEPH W. & JANE	15052050010
8316 FIRESIDE DR	JOSH MARKS INVESTMENTS	15052050000
8314 FIRESIDE DR	PORTER EDWIN L.	15052050000
8312 FIRESIDE DR	SCHUSTER FREDERICK J.	15052050000
8310 CHARLES CT	BROWN JOHANNA L.	15052540040
8308 CHARLES CT	VOSSLER FREDERICK A	15052540010
8306 CHARLES CT	BRADLEY BARBARA E.	15052540080
8288 TRACY PL	MARTIN ROBERT C. & MAE E	15052540130
8304 TRACY PL	WERMES CHRISTOPHER R.	15052540140

- PROPOSED OPEN SPACE
- PROPOSED SIDEWALK
- PROPOSED VIA LANDSCAPE



**CDS ASSOCIATES, INC.**  
 Knowledge. Experience. Innovation.  
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 614.297.1156

PRELIMINARY  
**NOT**  
 RELEASED FOR  
 CONSTRUCTION

PROJECT TITLE: **EVERYBODY'S FARM - PHASE 2**  
 PROJECT WIFE: **CONCEPT P.U.D. PLAN**  
 CITY OF MASON, OHIO

NO.	DATE	DESCRIPTION	BY	DATE
1	7/3/14	DGAR CITY STAFF REVIEW COMMENTS	JSHU	7/3/14
REVISIONS				
C2				

**REVISED**