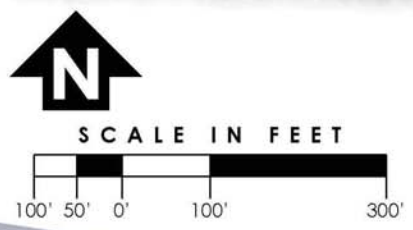




CONCEPT PLAN - PARCEL CALCULATIONS

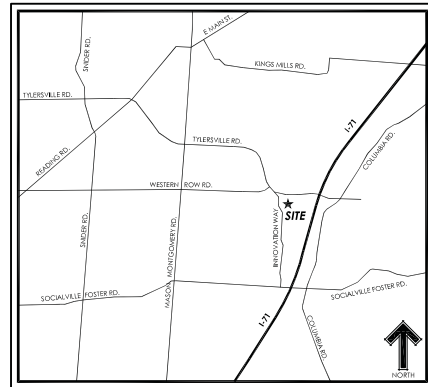
1. TOTAL NORTH PARCEL	33.25 +/- AC
2. TOTAL SOUTH PARCEL	31.32 +/- AC
3. TO BE DEDICATED	1.20 +/- AC
4. NEW INTERCHANGE RAMPS	3.59 +/- AC
5. OPEN SPACE (SOUTH PARCEL)	0.86 +/- AC



OakPark CONCEPT PLAN

SECTION 22, TOWN 4, RANGE 2
DEERFIELD TWP., CITY OF MASON
WARREN COUNTY, OHIO

CONCEPT PLAN SUBMITTAL - DRAFT
JULY 21, 2016



VICINITY MAP

OWNER / APPLICANT / DEVELOPER

ENGINEERIN, BUILDING, AND PLANNING
CITY OF MASON

6000 MASON-MONTGOMERY ROAD
MASON, OHIO 45040
PH: 513.229.8500



OVERALL PROJECT MAP
1"=200'

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
G000	COVER SHEET
G001	EXISTING CONDITIONS
L101	CONCEPT PLAN
L102	CONCEPT PLAN - CALCULATIONS



McGill Smith Punshon, Inc.
3700 Park 42 Drive Suite 190B
Cincinnati, Ohio 45241-2097
Tel. 513-759-0004 • Fax 513-563-7099
Engineers • Architects • Surveyors
Planners • Landscape Architects

Drawn By **CFB** Project Mgr. **DJF**

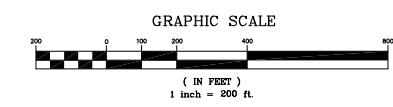
CAD File 15371024-PLA.dwg
X-Ref File 00542003-BDY-01
15371024-BAS-North-South

Issue/Revision	Revision Number	Date

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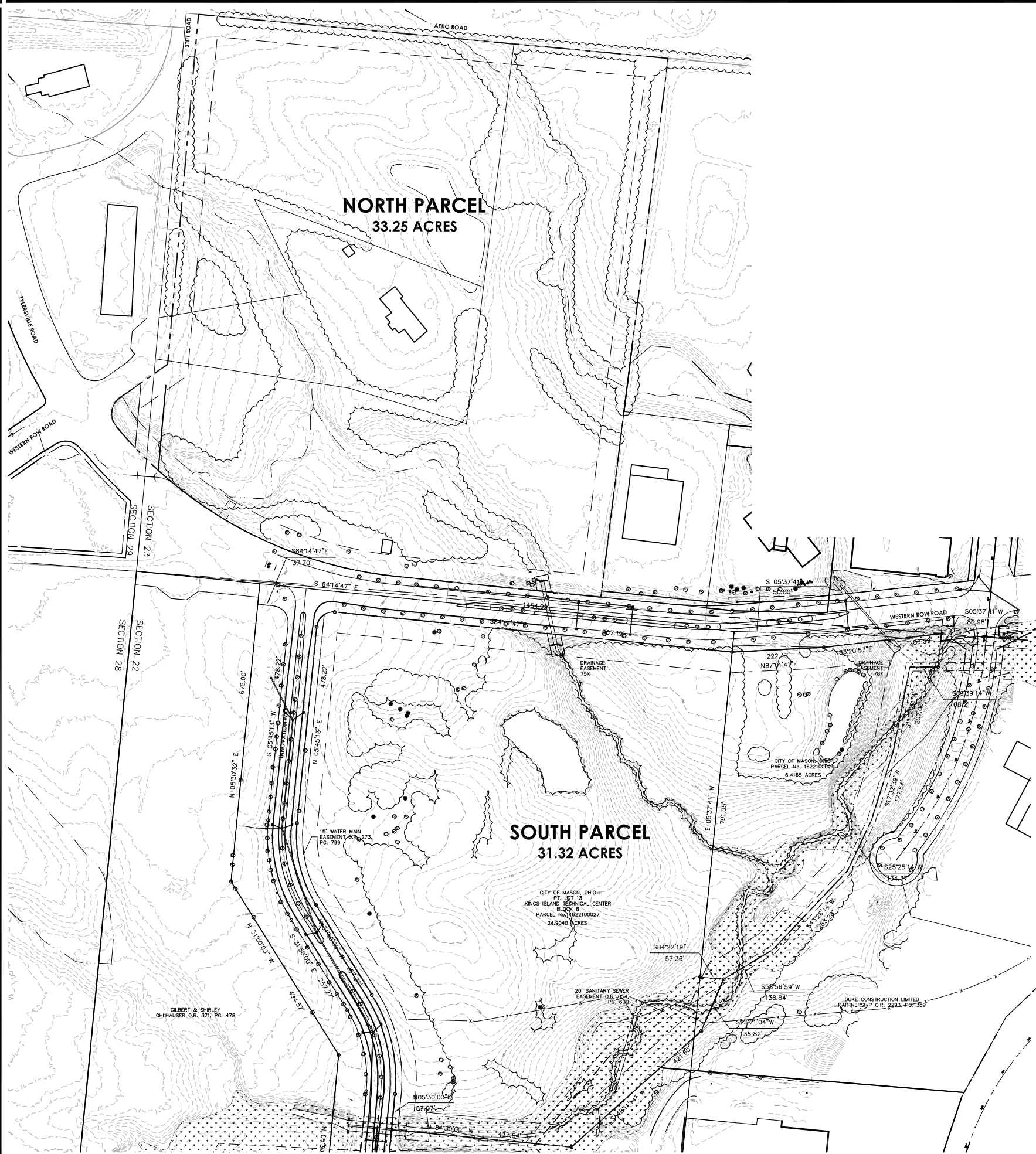
**OakPark
CONCEPT PLAN**
SECTION 22, TOWN 4, RANGE 2
DEERFIELD TWP., CITY OF MASON
WARREN COUNTY, OHIO

EXHIBIT "B"
PAGE 2 OF 5



Sheet Title	COVER SHEET
Project No.	15371.02
Scale	1" = 200'
Sheet No.	G000
File No.	15-371

Filename: project1537115371024.dwg, 0000, 7/21/2016 2:26:02 PM, 11mb, 11



EXISTING CONDITIONS

SCALE: 1" = 100'

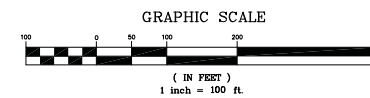


EXHIBIT "B"
PAGE 3 OF 5



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
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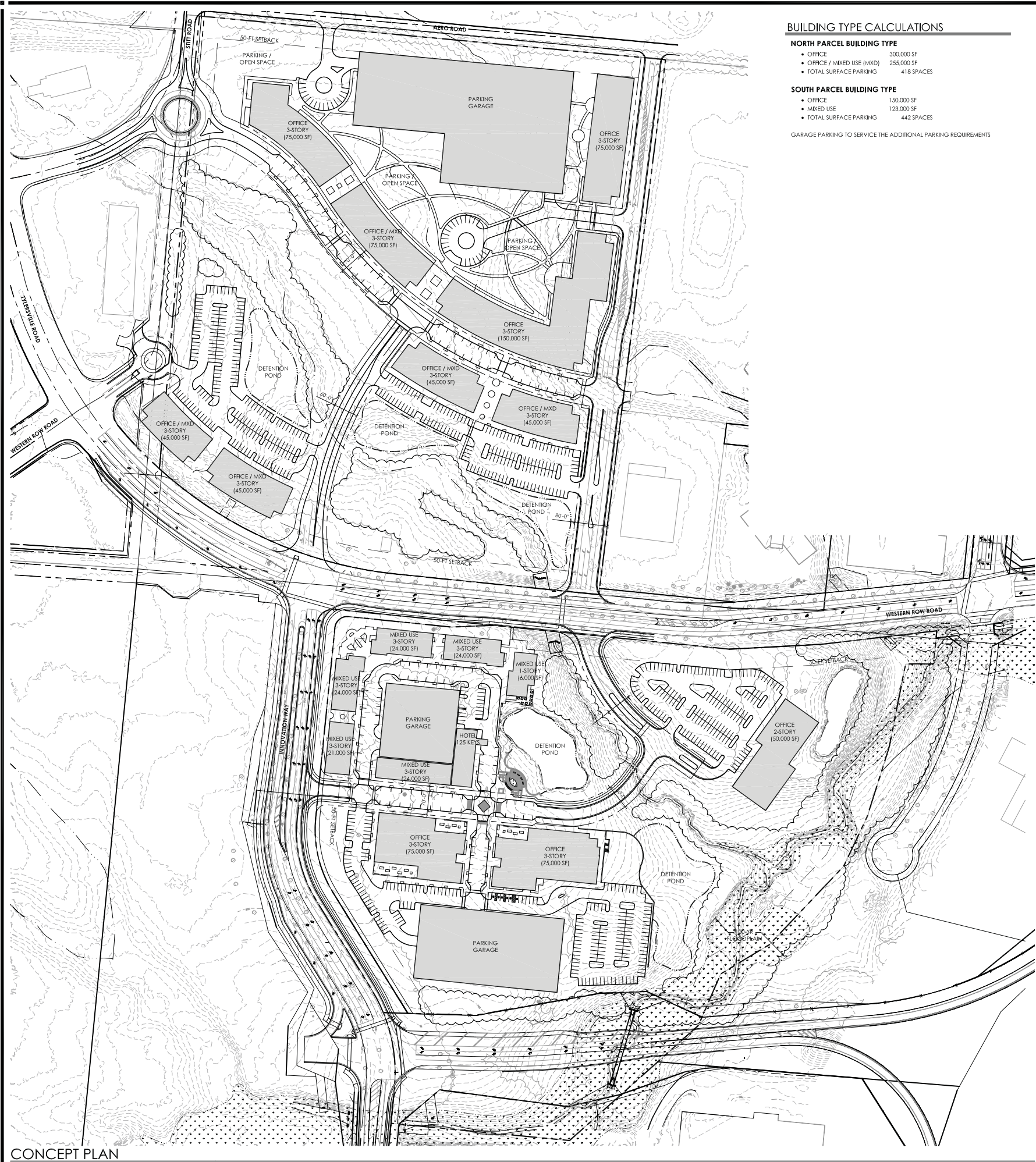
Oak Park CONCEPT PLAN

SECTION 22, TOWN 4, RANGE 2
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WARREN COUNTY, OHIO

Sheet Title
EXISTING CONDITIONS

Project No.	1537102
Scale	1" = 100'
Sheet No.	G001
File No.	15-371

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BUILDING TYPE CALCULATIONS

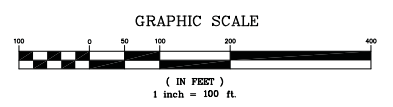
- NORTH PARCEL BUILDING TYPE**
- OFFICE 300,000 SF
 - OFFICE / MIXED USE (MXD) 255,000 SF
 - TOTAL SURFACE PARKING 418 SPACES
- SOUTH PARCEL BUILDING TYPE**
- OFFICE 150,000 SF
 - MIXED USE 123,000 SF
 - TOTAL SURFACE PARKING 442 SPACES

GARAGE PARKING TO SERVICE THE ADDITIONAL PARKING REQUIREMENTS

CONCEPT PLAN

SCALE: 1" = 100'

EXHIBIT "B"
PAGE 4 OF 5



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**OakPark
CONCEPT PLAN**
SECTION 22, TOWN 4, RANGE 2
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Sheet Title	CONCEPT PLAN
Project No.	1537102
Scale	1" = 100'
Sheet No.	L101
File No.	15-371

Filename: project\150801\15371024\DWG\15371024-PLA.dwg, L101, 7/21/2016 2:47:30 PM, 47844, 011



CONCEPT PLAN - CALCULATIONS

TOTAL ACREAGE	
• NORTH PARCEL	33.25 +/- AC
• SOUTH PARCEL	31.32 +/- AC
NORTH PARCEL ACREAGE: 33.25 +/- AC	
• R.O.W.	5.29 +/- AC (15.91% +/-)
• BUFFER	3.41 +/- AC (10.26% +/-)
• OPEN SPACE	7.95 +/- AC (23.91% +/-)
• CONCEPT DEVELOPMENT	16.60 +/- AC (49.92% +/-)
SOUTH PARCEL ACREAGE: 31.32 +/- AC	
• R.O.W.	2.00 +/- AC (6.39% +/-)
• BUFFER	3.85 +/- AC (12.29% +/-)
• OPEN SPACE	8.03 +/- AC (25.64% +/-)
• CONCEPT DEVELOPMENT	12.45 +/- AC (40.39% +/-)
• TO BE DEDICATED	1.20 +/- AC (3.83% +/-)
• NEW INTERCHANGE RAMPS	3.59 +/- AC (11.46% +/-)

CONCEPT PLAN - CALCULATIONS
SCALE: 1" = 100'

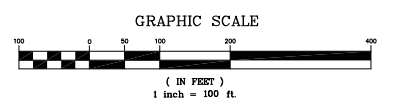
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 Engineers Architects Surveyors
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Drawn By	CFB	Project Mgr.	DJF
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OakPark
CONCEPT PLAN
 SECTION 22, TOWN 4, RANGE 2
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EXHIBIT "B"
 PAGE 5 OF 5



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Sheet Title	CONCEPT PLAN - CALCULATIONS
Project No.	1537102
Scale	1" = 100'
Sheet No.	L101
File No.	15-371