

TOWER PARK

CONCEPTUAL PUD SUBMITTAL

SECTION 6, TOWNSHIP 3, RANGE 2
MASON, OHIO 45040
WARREN COUNTY, OHIO

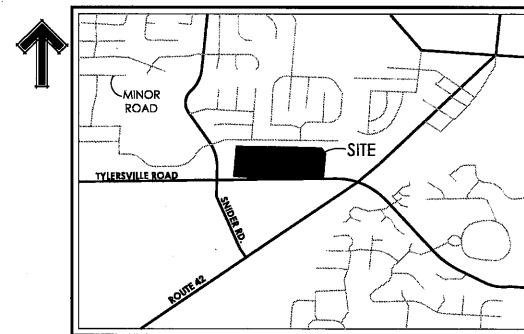
NOVEMBER 4, 2016



McGill Smith Punshon, Inc.
3700 Park 42 Drive Suite 1908
Cincinnati, Ohio 45241-2097
Tel. 513-759-0004 • Fax 513-563-7099
Engineers • Architects • Surveyors
Planners • Landscape Architects

Drawn By CFB Project Mgr. JJC
CAD File 15476006-IMP
X-Ref File 15476006-BAS

Issue/Revision	Revision Number	Date
CONCEPT PUD SUBMITTAL		11/04/16
MASON COMMENTS		11/28/16

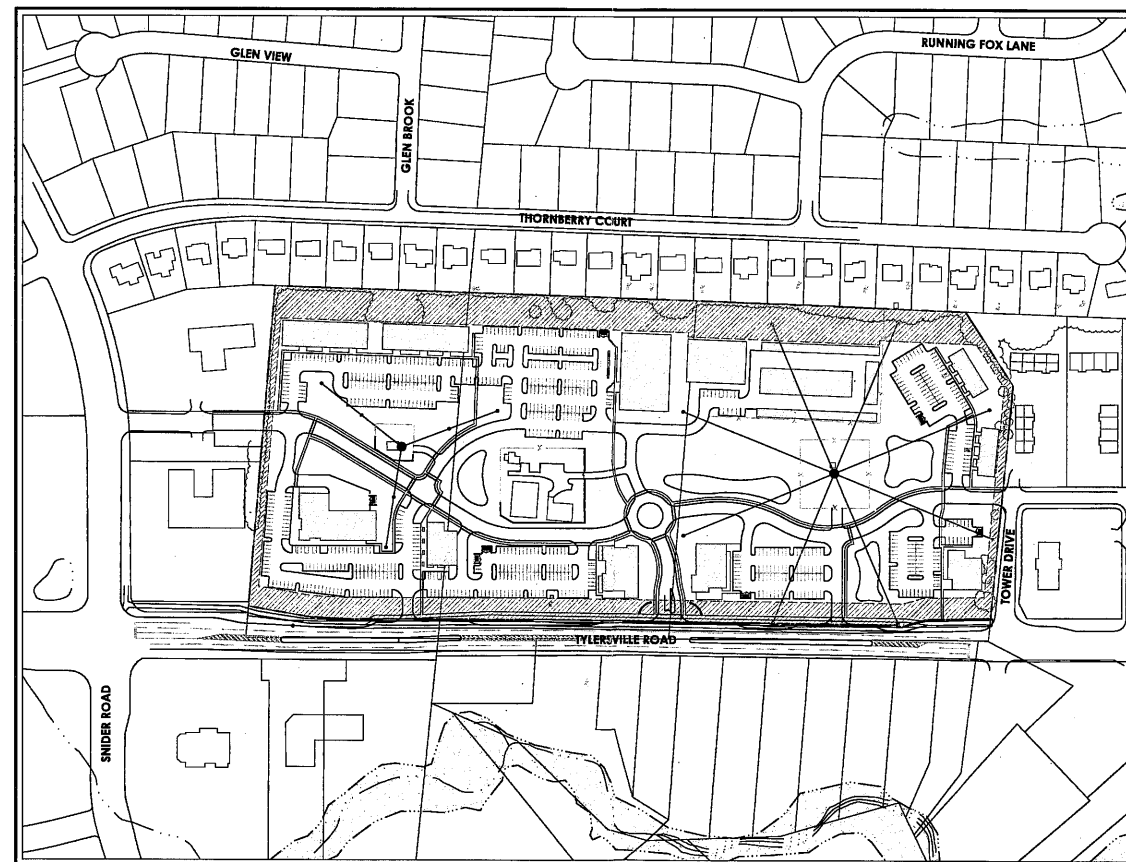


VICINITY MAP
N.T.S.

APPLICANT
VERTICAL BRIDGE CC FM, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

OWNERS
VERTICAL BRIDGE CC FM, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

DEVELOPER
VERTICAL BRIDGE HOLDINGS, LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



OVERALL PROJECT MAP

1"=200'



INDEX

SHEET	DESCRIPTION
G000	COVER SHEET
G001	EXISTING CONDITIONS
C100	PRELIMINARY CONCEPTUAL PLAN
EXHIBIT	TOWER PARK - CONCEPTUAL MASTER PLAN

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TOWER PARK
CONCEPTUAL PUD SUBMITTAL

710 TYLERSVILLE ROAD
MASON, OHIO 45040

EXHIBIT A
PAGE 1 OF 4



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

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Sheet Title	COVER SHEET
Project No.	15476.00
Scale	AS NOTED
Sheet No.	G000
File No.	15-476



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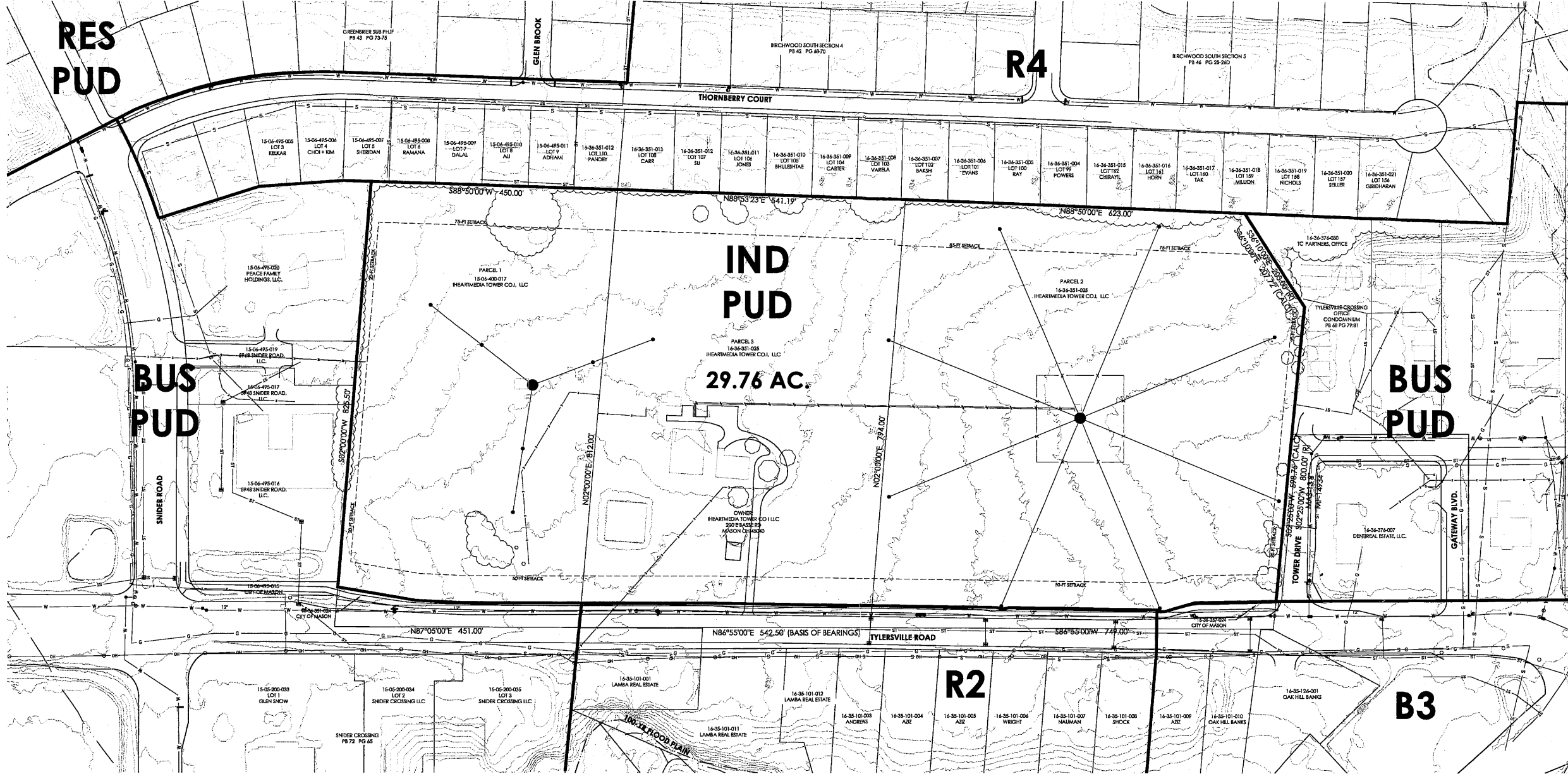
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TOWER PARK
CONCEPTUAL PUD SUBMITTAL
 710 TYLERSVILLE ROAD
 MASON, OHIO 45040

Sheet Title	EXISTING CONDITIONS
Project No.	15476.00
Scale	1" = 100'
Sheet No.	G001
File No.	15-476



EXISTING CONDITIONS

SCALE: 1" = 100'

- LEGEND
- MANHOLE
 - ▭ CATCH BASIN/GRAN
 - ▭ GUTTER INLET
 - CLEAN OUT
 - DOWNSPOUT
 - UTILITY POLE
 - ▭ ELECTRIC BOX
 - ▭ TELEPHONE BOX
 - ▭ CABLE TV BOX
 - ★ LIGHT POLE/LAMP POST
 - ▭ TRAFFIC SIGNAL/BOX
 - ▲ FIRE HYDRANT
 - WATER VALVE/METER
 - SPRINKLER/VALVE
 - GAS VALVE/METER
 - SIGN/SIGNAL POST
 - FLAG POLE
 - MAIL BOX
 - PARKING METER
 - GUARD POST
 - HANDICAPPED PARKING
 - S— SANITARY SEWER
 - ST— STORM SEWER
 - W— WATER LINE
 - G— GAS LINE
 - E— ELECTRIC LINE
 - T— TELEPHONE LINE
 - OH— OVERHEAD UTILITY LINE
 - X— FENCE LINE

EXHIBIT ^{"A"}
 PAGE 2 OF 4



OHIO
 Utilities Protection
 SERVICE
 Call Before You Dig
 1-800-362-2764
 CALL TWO WORKING DAYS BEFORE YOU DIG
 (NON MEMBERS MUST BE CALLED DIRECTLY)

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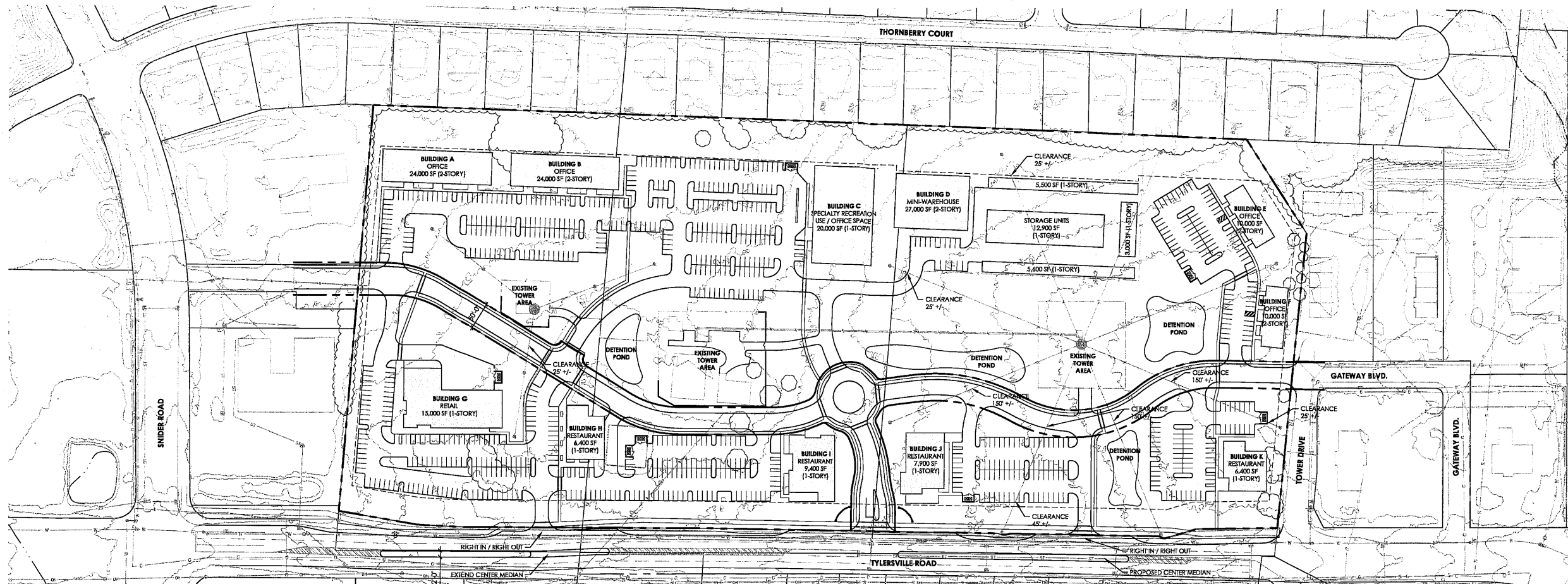
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Drawn By CFB Project Mgr. JJC

CAD File 15474004-IMP
 X-Ref File 15474004-BAS

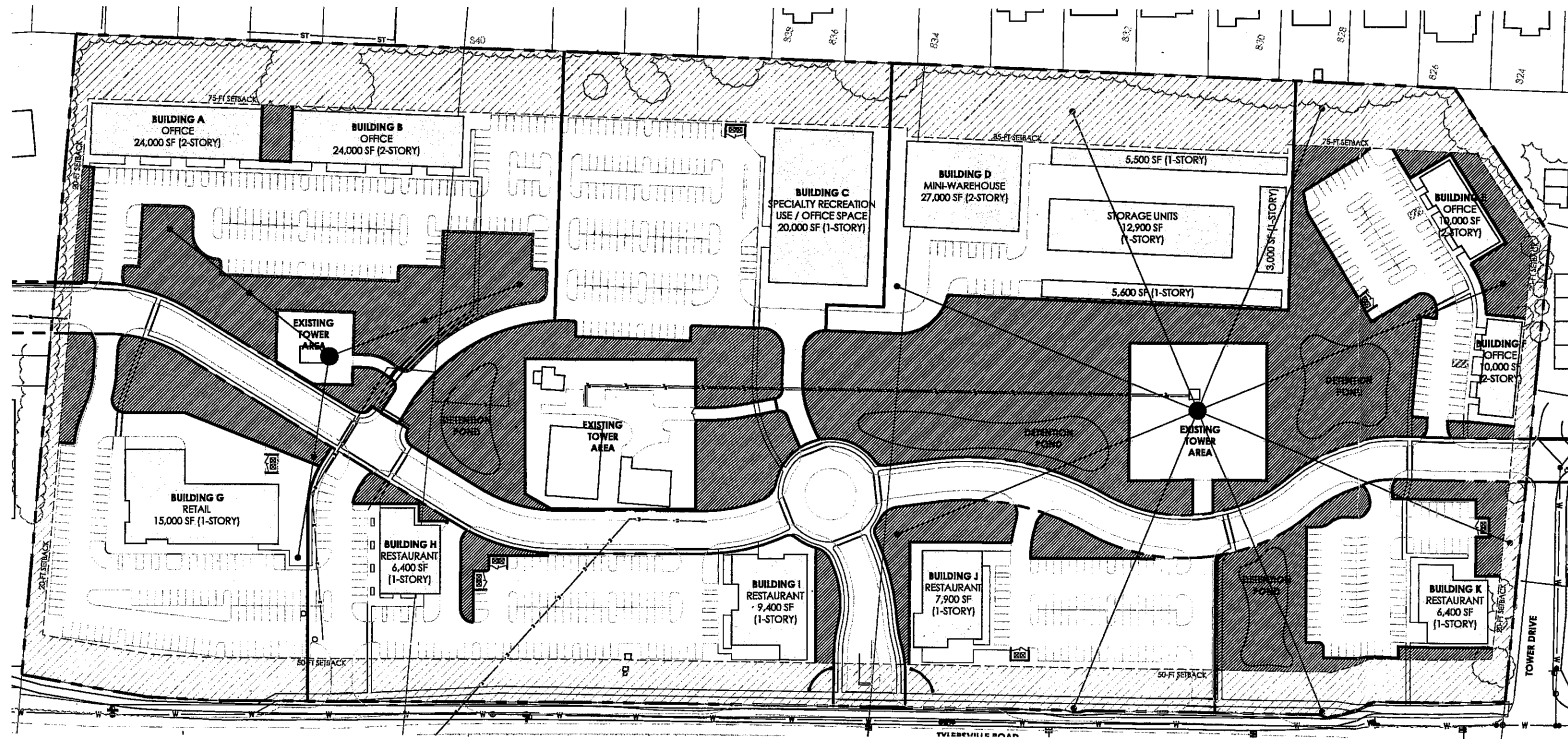
Issue/Revision	Revision Number	Date
CONCEPT PUD SUBMITTAL		11/04/16
MASON COMMENTS		11/28/16

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PRELIMINARY CONCEPTUAL PLAN

SCALE: 1" = 100'



OPEN SPACE

SCALE: 1" = 100'

PROJECT SUMMARY

EXISTING ZONING	IND-PUD		
PROPOSED ZONING	BUS-PUD		
OPEN SPACE	REQUIRED	5.95 AC (20%)	
	PROVIDED	4.61 AC (22%) +/-	
USES	RETAIL	1.88 AC +/-	
	SPECIALTY RECREATION USE / OFFICE SPACE	2.20 AC +/-	
	OFFICE	3.41 AC +/-	
	RESTAURANT	3.94 AC +/-	
	MINI-WAREHOUSE	2.12 AC +/-	
	EXISTING TOWER AREA	1.42 AC +/-	
	BUFFER AREA	5.35 AC +/-	
RIGHT-OF-WAY	2.83 AC +/-		
TOTAL ACREAGE	29.76 AC		
PARKING	REQUIRED	PROVIDED	
	RETAIL	60 (1/250 SF)	84
	SPECIALTY RECREATION USE / OFFICE SPACE	80 (1/250 SF)	135
	OFFICE	227 (1/300 SF)	238
	RESTAURANT	301 (1/100 SF)	301
MINI-WAREHOUSE	14 (1/400 SF)	15	
TOTAL:	682	773	

LEGEND

- PROPERTY LIMITS
- OPEN SPACE
- PARCEL LIMITS
- ▨ BUFFER

EXHIBIT "A"
 PAGE 3 OF 4



TOWER PARK
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 710 TYLERSVILLE ROAD
 MASON, OHIO 45040

Sheet Title	PRELIMINARY CONCEPTUAL PLAN
Project No.	15474.00
Scale	1" = 100'
Sheet No.	C100
File No.	15-474

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EXHIBIT "A"
PAGE 4 OF 4



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TOWER PARK

MASON, OHIO
CONCEPTUAL MASTER PLAN

PROJECT NUMBER: 15476.00 | DATE: NOVEMBER 28, 2016