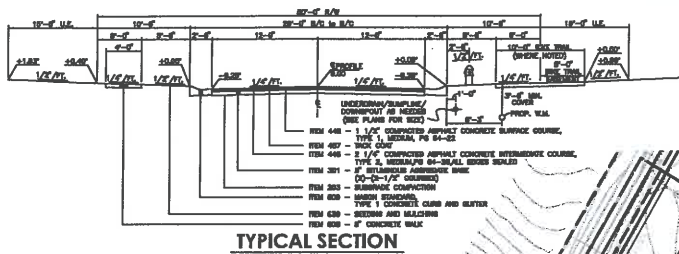


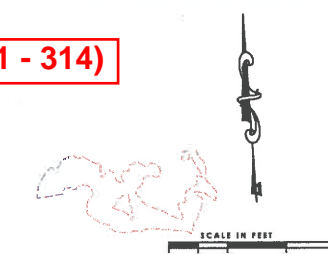
VICINITY MAP  
NTS



TYPICAL SECTION

NOTE:  
PROPOSED ZONING FOR DEVELOPMENT IS PUD.  
PUBLIC WATER SERVICE TO BE PROVIDED BY THE GREATER CINCINNATI WATER WORKS  
PUBLIC SEWER SERVICE TO BE PROVIDED BY CITY OF MASON  
PUBLIC UTILITIES DEPARTMENT  
CONTOUR INTERVAL IS ONE (1) FOOT.  
OPEN SPACE & OTHER AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION  
U.S. 42 SHALL BE WIDENED AND TURN LANES AND ACCELERATION LANES PROVIDED

**Exhibit A - Assessed Lands (Lots 1 - 314)**



**mSP**  
McGill Smith Punshon, Inc.  
3700 Park 42 Drive - Suite 1708  
Cincinnati, Ohio 45241-2077  
Tel 513.793.0004 • Fax 513.663.7099  
www.mspinc.com  
Engineers • Architects • Surveyors  
Landscape Architects • Planners

Drawn by: BCC Project Mgr.: JHW  
Drawing File: 13373004-MP-00  
Reference File:  
Date: 10/01/15  
No. Revision/Issue: By Date:

**DEVELOPMENT SUMMARY**

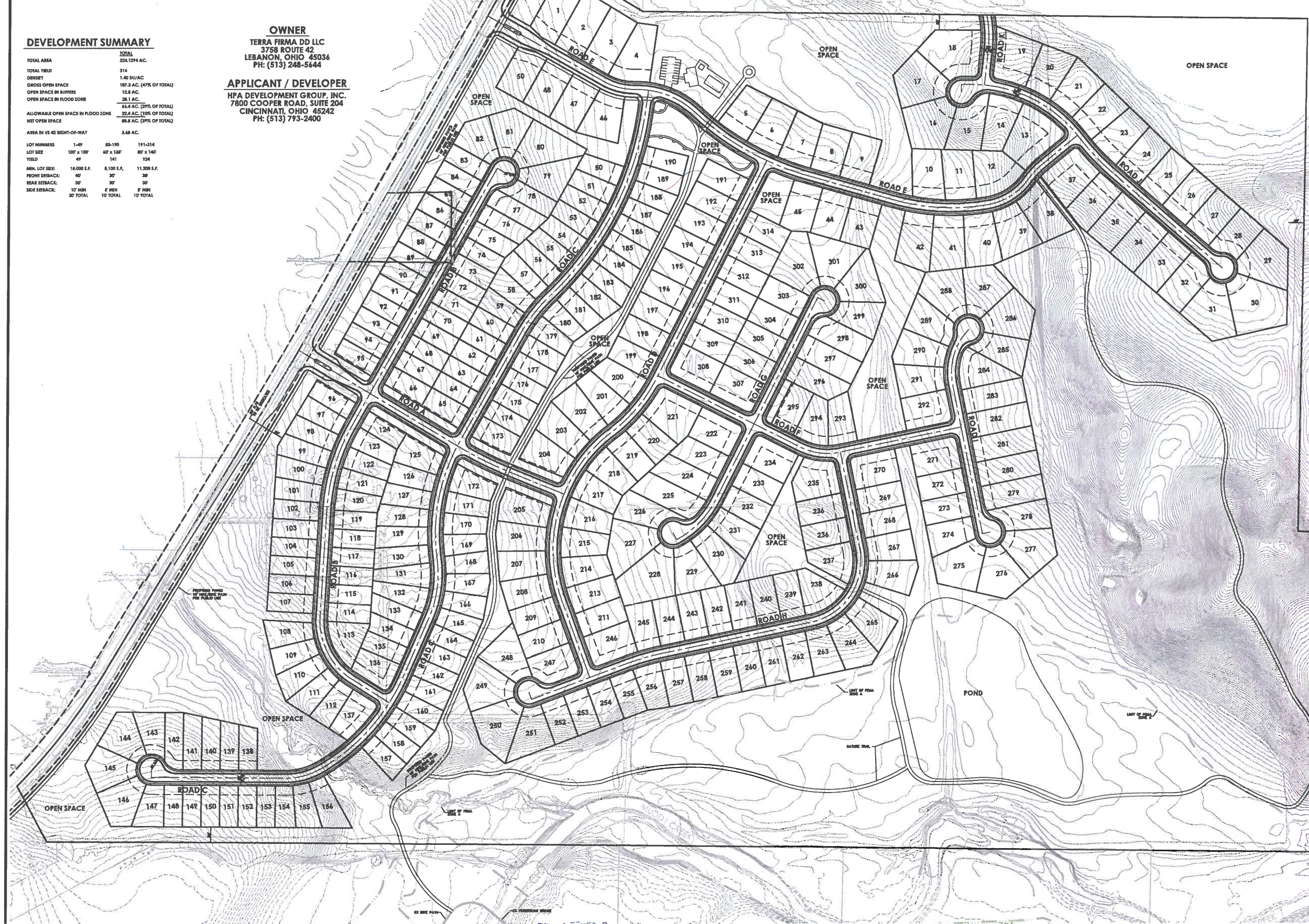
TOTAL AREA	224.1294 AC.
TOTAL YIELD	314
DENSITY	1.40 DU/AC
GROSS OPEN SPACE	107.3 AC. (47% OF TOTAL)
OPEN SPACE IN BUFFERS	12.9 AC.
OPEN SPACE IN FLOOD ZONE	28.1 AC.
ALLOWABLE OPEN SPACE IN FLOOD ZONE	44.4 AC. (20% OF TOTAL)
NET OPEN SPACE	88.4 AC. (39% OF TOTAL)
AREA IN US 42 RIGHT-OF-WAY	3.68 AC.

LOT NUMBERS	1-49	50-190	191-314
LOT SIZE	100' x 150'	67' x 135'	87' x 140'
YIELD	49	141	124
MIN. LOT AREA	15,000 S.F.	9,100 S.F.	11,980 S.F.
FRONT SETBACK:	40'	30'	30'
REAR SETBACK:	30'	30'	30'
SIDE SETBACK:	10' MIN 30' TOTAL	5' MIN 10' TOTAL	5' MIN 10' TOTAL

**OWNER**  
TERRA FIRMA DD LLC  
3758 ROUTE 42  
LEBANON, OHIO 45036  
PH: (513) 248-5644

**APPLICANT / DEVELOPER**  
HPA DEVELOPMENT GROUP, INC.  
7800 COOPER ROAD, SUITE 204  
CINCINNATI, OHIO 45242  
PH: (513) 793-2400



**TERRA FIRMA**  
Associates  
Commercial Real Estate

**HPA**  
DEVELOPMENT GROUP



**AMBLESIDE MEADOWS**  
SECTIONS 14 & 20, TOWN 4, RANGE 3  
UNION TOWNSHIP, WARREN COUNTY, OHIO  
TO BE ANNEXED INTO THE CITY OF MASON

Sheet Title  
CONCEPT PUD PLAN  
Project No. 13373.01  
Scale 1"=100'  
Sheet No. 1/1  
File No. 13-373