

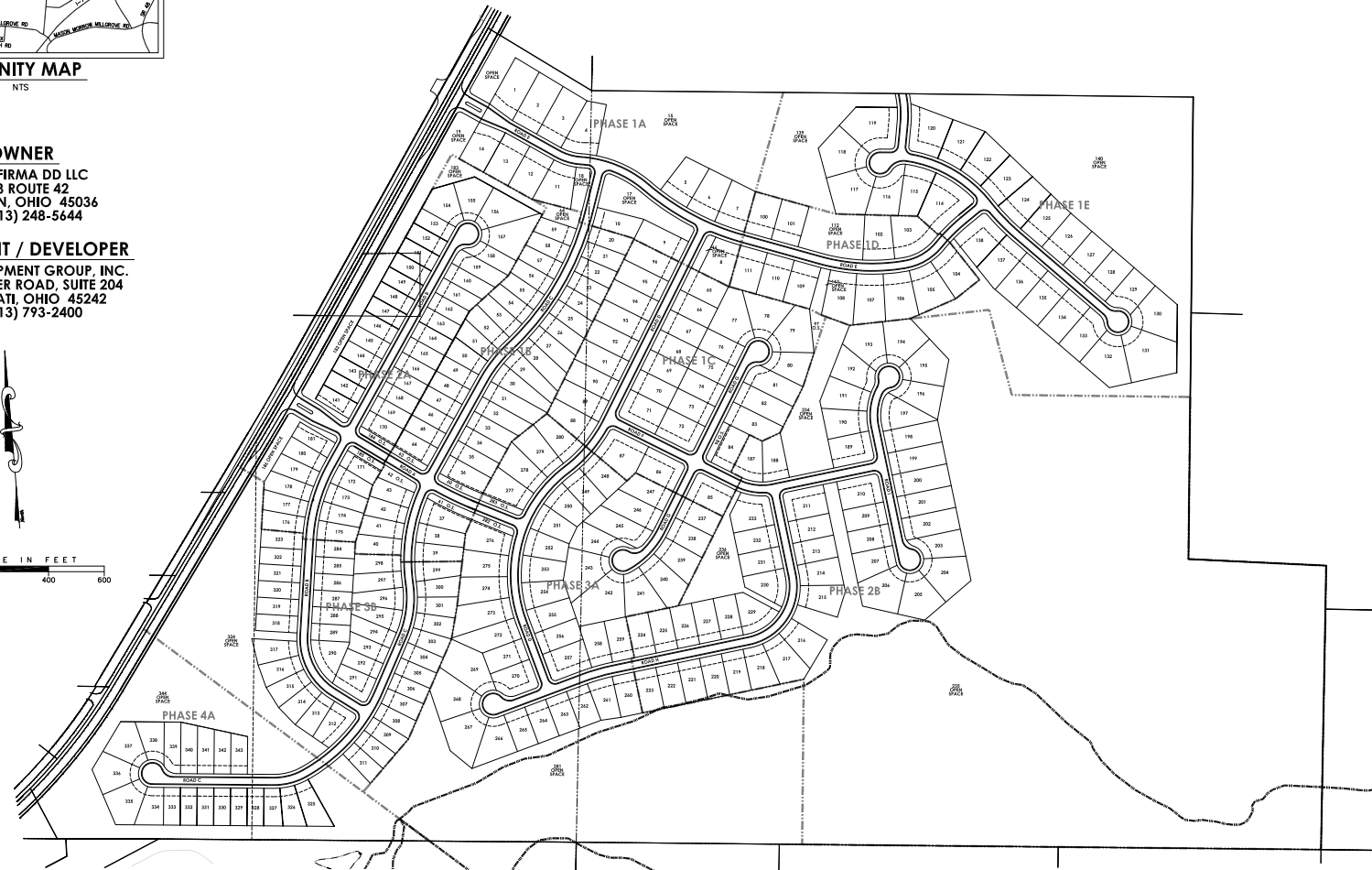
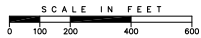
VICINITY MAP
NTS

OWNER

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

APPLICANT / DEVELOPER

HFA DEVELOPMENT GROUP, INC.
7800 COOPER ROAD, SUITE 204
CINCINNATI, OHIO 45242
PH: (513) 793-2400



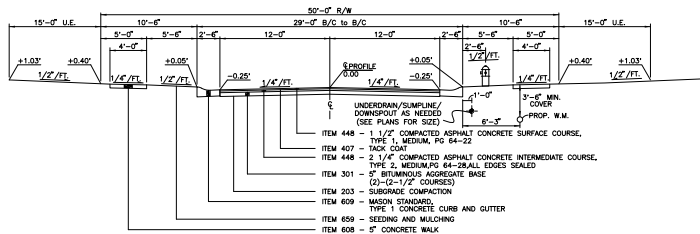
DEVELOPMENT SUMMARY

	TOTAL
TOTAL AREA	224.1294 AC.
TOTAL YIELD	314
DENSITY	1.40 DU/AC
GROSS OPEN SPACE	105.3 AC. (47% OF TOTAL)
OPEN SPACE IN BUFFERS	12.8 AC.
OPEN SPACE IN FLOOD ZONE	28.1 AC.
ALLOWABLE OPEN SPACE IN FLOOD ZONE	64.4 AC. (28% OF TOTAL)
NET OPEN SPACE	22.4 AC. (10% OF TOTAL)
AREA IN US 42 RIGHT-OF-WAY	3.68 AC.

LOT SIZE	100' x 150'	60' x 135'	80' x 140'
MIN. LOT SIZE:	15,000 S.F.	8,100 S.F.	11,200 S.F.
FRONT SETBACK:	40'	30'	30'
REAR SETBACK:	30'	30'	30'
SIDE SETBACK:	10' MIN	5' MIN	5' MIN
	30' TOTAL	10' TOTAL	10' TOTAL

PHASE 1A	12	1	1
PHASE 1B	-	40	-
PHASE 1C	-	-	32
PHASE 1D	12	-	-
PHASE 1E	25	-	-
PHASE 2A	-	41	-
PHASE 2B	-	-	47
PHASE 3A	-	-	44
PHASE 3B	-	40	-
PHASE 4A	-	19	-
TOTAL	49	141	124

- NOTES:
- 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 AMENITIES TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 - U.S. 42 SHALL BE WIDENED AND TURN LANES AND DECELERATION LANES PROVIDED



TYPICAL SECTION

AMBLESIDE MEADOWS
SECTIONS 14 & 20, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
FINAL PUD PLAN

msp McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
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Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: BC	Date: 01/27/16	Project No.: 13373.00	Sheet No.:
Project Mgr.: JM	Scale: AS NOTED	Publ. D.R.: 13373.00	1 / 15
CAD: 13373004-IMP-00	XCref:	13373003-BAS-00	File No. 13-373