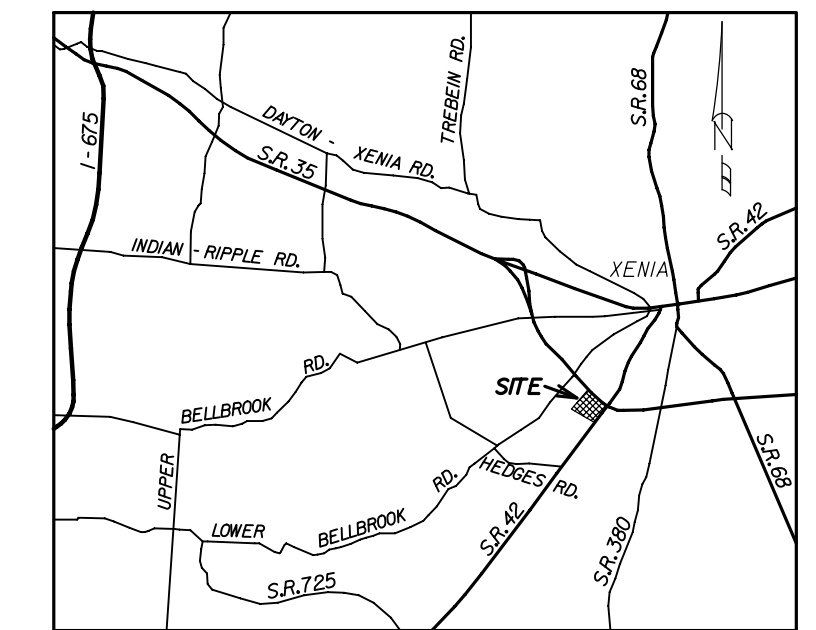


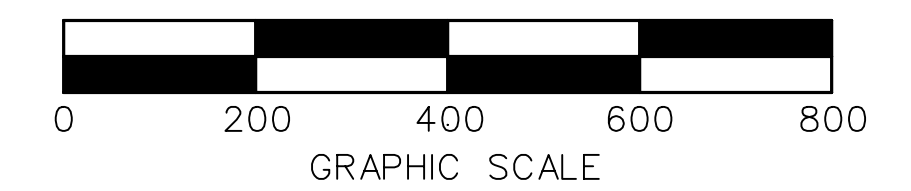
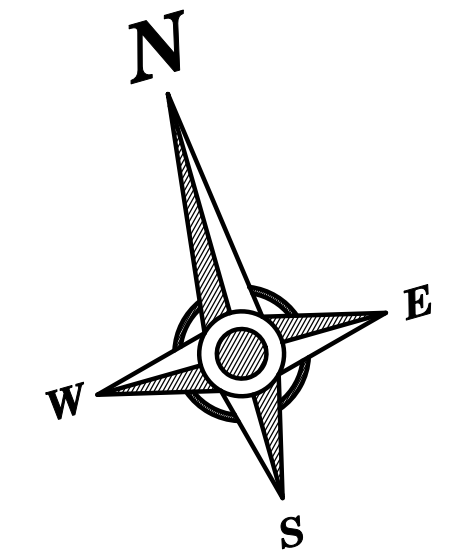
CONCEPT DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT
MIAMI TRAIL ESTATES

VIRGINIA MILITARY SURVEY No. 2264
 CITY OF XENIA
 GREENE COUNTY, OHIO
 78.027 Ac.

REZONING FROM I-O INDUSTRIAL-OFFICE DISTRICT
 TO PUD RESIDENTIAL DISTRICT



VICINITY MAP
 NOT TO SCALE

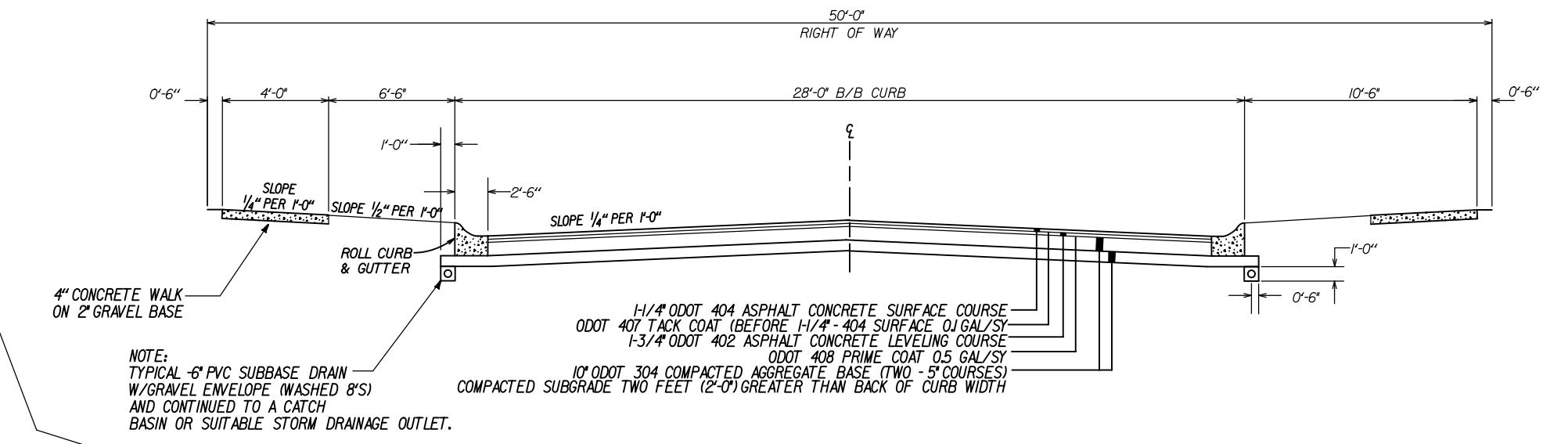


I-O
 Currently Zoned I-O Industrial-Office District
 Requested R-3 Multi-Family Residential

I-O
 Currently Zoned I-O Industrial-Office District
 Requested R-3 Multi-Family Residential

- General Notes:
- All Lots to be served with public gravity flow Sanitary Sewer and public Water Main.
 - All public utilities are available. Storm water detention location is shown on the plan.
 - One Hundred Eighty Five (185) Single Family Residential Lots are proposed for a gross density of 2.37 dwelling units per acre.
 - Lot Requirements
 75' - Min. Lot Width
 100' - Min. Lot Depth (Majority of Lots have 125' Lot Depth)
 25' - Min. Front Yard Setback
 30' - Min. Rear Yard (Lots abutting Wright Cycle Estates will provide 50' rear yard)
 6' - Min. Sideyard, 15' Min. Both Side Yards
 - All streets will be public dedicated, 50' R/W, 28' B/B of curb and constructed per City Specifications.
 - Approximately 17 Acres of Open Space nature preserve park area will be donated by the applicant as shown on the plan.

TYPICAL STREET CROSS SECTION
 ASPHALT CONCRETE PAVEMENT
 AGGREGATE BASE



Applicant & Property Owner:
D.F.P. Investments, P.L.L.
 984 Orville Way
 Xenia, OH 45385
 Phone: (937) 376-9113

Updated Date: 4/15/03
 Date: 7/05/02
 Job# 02-1550.B

SCHAEFFER, AMOS & HUGHES, LLC
 ENGINEERS
 SURVEYORS
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