

EXISTING LOTS

LOT NUMBERS	LOT ID
1-23	400-600 SERIES
24	CHURCH SITE
25-44	400-600 SERIES
45-68	800 SERIES
69-100	400-600 SERIES
101	OPEN SPACE
102-125	800 SERIES
126-131	100-200 SERIES

VICINITY MAP
NOT TO SCALE

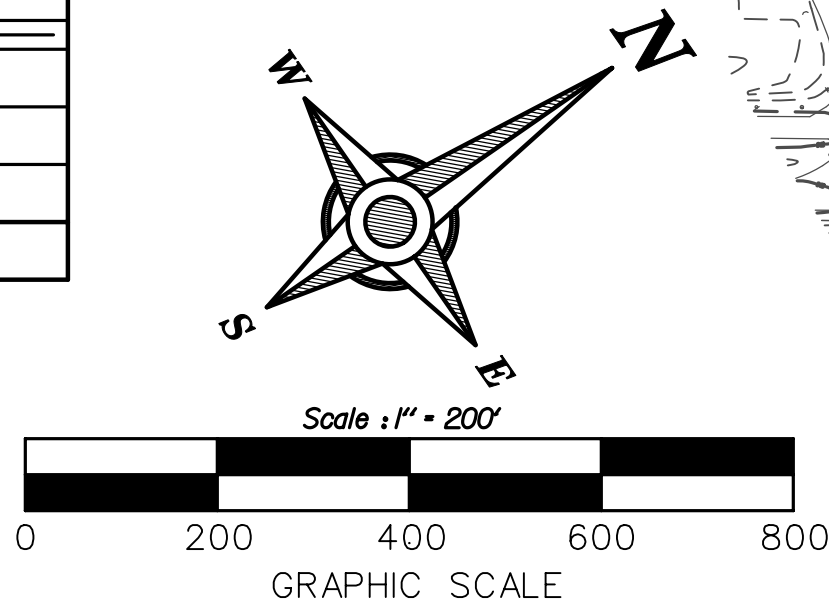
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- (A) Wetlands (22 ac +/-)
- (C) City Park
- (F) Pond
- (H) Church Site (Typical)
- (I) Civic Site (Police, Library, Post Office)
- (J) Office & Retail Site
- (K) Office & Neighborhood Business Site
- (L) Retail (Gas & Convenience Site)
- (M) Restaurant Site
- (N) Existing Home to Remain
- (P) Parking
- (Q) Service Station Canopy
- (R) Entry w/ Airplane/Bikes/Stonewall/Landscaping
- (U) Existing Home Off Property

Notes
Potential uses in neighborhood business area includes:

<ul style="list-style-type: none"> • Bike Shop • Ice Cream Store • Beauty Shop • Barber • Day Care • Pharmacy • Dry Cleaner • Laundromat • Restaurant 	<ul style="list-style-type: none"> • Medical Office • Legal Office • Vet • Pet Store • Insurance Office • Real Estate Office • Gas Station • Book Store • Architects
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ID	LOTS	APPROX. SIZE	TOTAL	SERIES
S	SMALL LOTS	50' x 120'	51	100-200 SERIES
M	MEDIUM LOTS	75' x 130'	290	400-600 SERIES
E	ESTATE LOTS	90' x 160'	75	700 SERIES
P	PATIO HOMES	40' x 125'	94	800 SERIES
	EXISTING HOME		1	N/A
	ELDERLY HOUSING		92	N/A
TOTAL DWELLING (UNITS)			603	
GROSS DENSITY (THIS PLAN) (DY/AC)			1.86	
GROSS DENSITY (PERMITTED) (DY/AC)			2.00	
DEVELOPMENT SIZE			324.4 Acres Net	



NOTES:
1) 800 SERIES ARE ZERO LOT LINE PATIO HOMES ON 40 LOTS, 60 AT CORNERS - WITH ALLEYS (1 - 53' LOT AT CORNER - SEE PLAN FOR LOCATION)
2) MINIMUM BUILDING SETBACKS FOR SMALL, MEDIUM AND ESTATE LOTS WILL BE 25 FEET AND MINIMUM BUILDING SETBACKS FOR PATIO HOMES WILL BE 15 FEET.
3) ALL INTERIOR STREETS WILL HAVE SIDEWALK ON BOTH SIDES.

WRIGHT CYCLE ESTATES

(MIXED DENSITY RESIDENTIAL PUD)
Including Neighborhood Business As Shown
CITY OF XENIA - GREENE COUNTY, OHIO

Original Concept Plan Prepared By:
Mark L. Gillem, Town Planner

P.F.D. DEVELOPMENT P.L.L.
DEVELOPER

REMAINING UNDEVELOPED AREA
APPROX. 192 ACRES

Converted to Electronic Format & Revised by:

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