

- INDEX
- (A) Waterline (22 or 1/2")
  - (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/Stromwell/Landscaping
  - (U) Existing Home Off Property

Notes

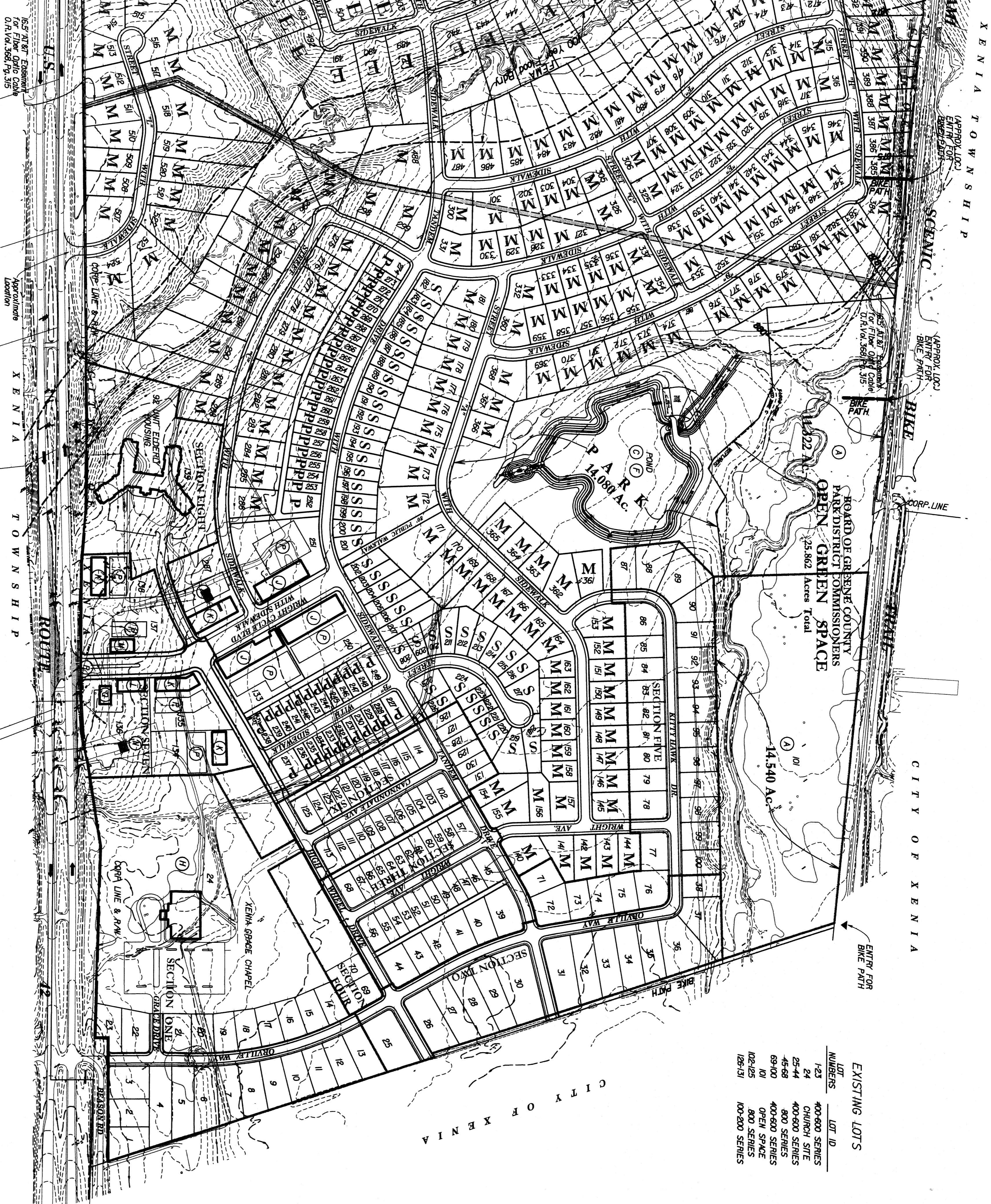
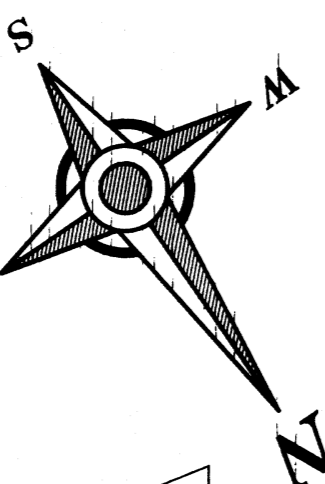
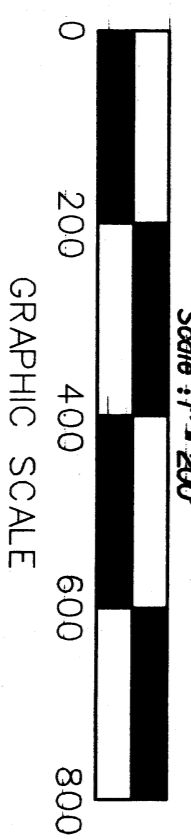
Potential uses in neighborhood business area includes:

- Rite Shop
- Ice Cream Store
- Beauty Shop
- Barber
- Post Office
- Fast Store
- Fast Store Office
- Fast Store Office
- Gas Station
- Book Store
- Apartment

| 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 UNBUILDING (UNITS)          |              |                  | 803            |
|    | GROSS DENSITY (THIS PLAN) (D7/A2) |              | 126              |                |
|    | GROSS DENSITY (REMITTED) (D7/A2)  |              | 200              |                |
|    | DEVELOPMENT SIZE                  |              | 3244 Approx. Net |                |

NOTES:

- 1) 800 SERIES ARE ZERO LOT LINE PATIO HOMES ON 40' LOTS, 50' AT CORNERS - 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.



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

**WRIGHT CYCLE ESTATES**

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

**CONCEPT PLAN  
MODIFICATION**  
DATED  
APRIL 2, 2004

Converted to Electronic Format & Revised by:

**SCHAEFFER, AMOS & HIGGS, LLC**  
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