



- INDEX
- (A) Wetlands (22 ac +/-)
 - (C) City Park
 - (F) Pond
 - (H) Church Site
 - (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:
- | | |
|-----------------|--------------------|
| Bike Shop | Medical Office |
| Ice Cream Store | Legal Office |
| Beauty Shop | Vet |
| Barber | Pet Store |
| Day Care | Insurance Office |
| Pharmacy | Real Estate Office |
| Dry Cleaner | Gas Station |
| Laundromat | Book Store |
| Restaurant | Architects |

NOTES:

- 1) 800 SERIES ARE ZERO LOT LINE PATIO HOMES ON 40' LOTS, 60' AT CORNERS - WITH ALLEYS (1-55' 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

Legend:
 - Lots Unavailable
 - Lots Available

Original Concept Plan Prepared by:
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DEVELOPER

**CONCEPT PLAN
MODIFICATION**
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Converted to Electronic Format & Revised by:
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