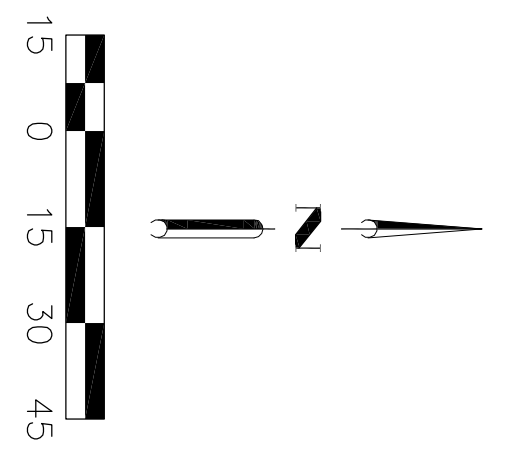
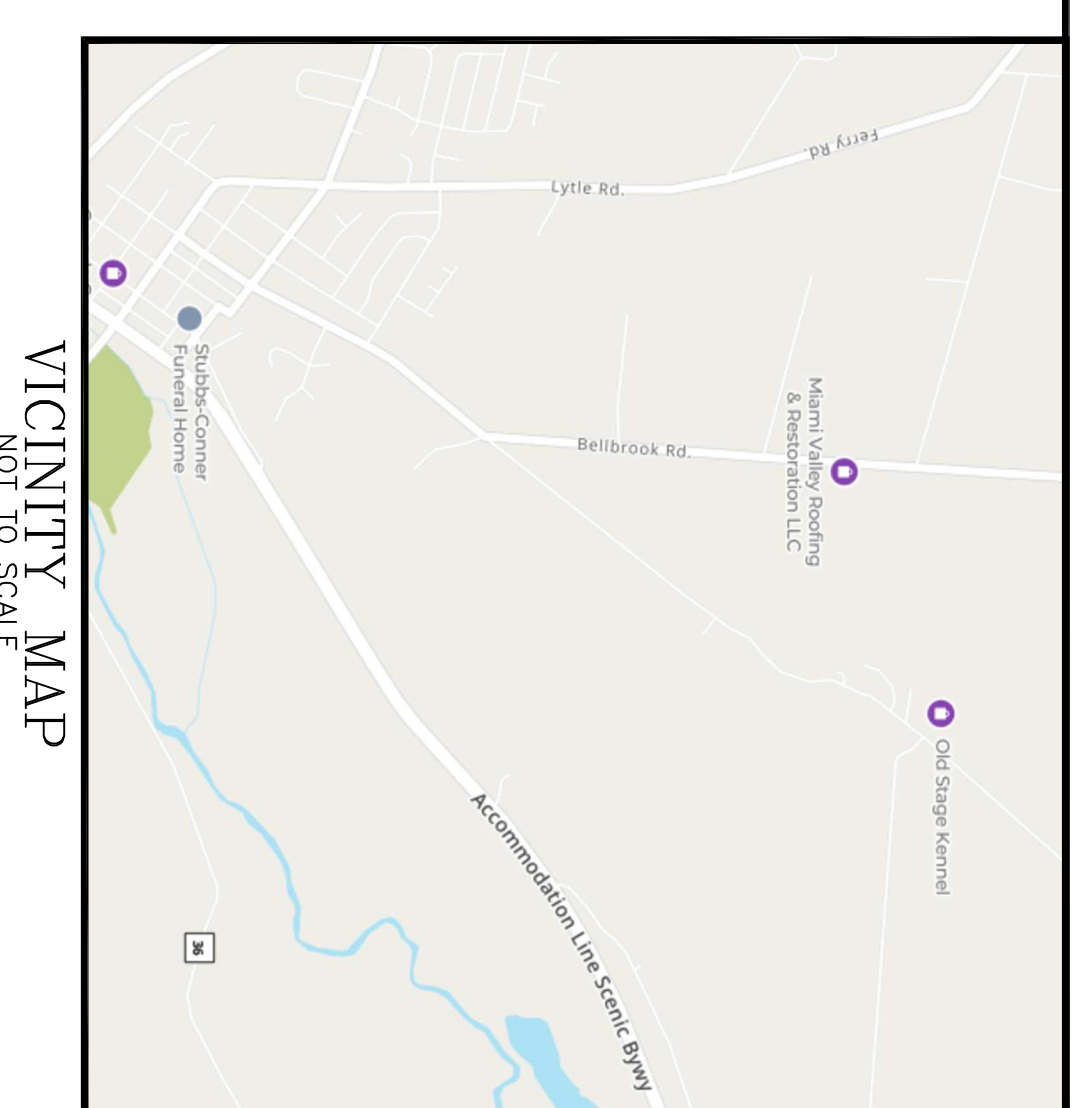


MIAMI VALLEY PRIME
 LLC
 PAR: 0632100030
 AGRICULTURAL

17'-NORMAL
 SPRUCE
 TREE
 17'-HIGHT BLUE
 SPRUCE
 &
 SCAMLET GREEN
 BOWWOODS AT
 IT'S SPACING



MIAMI VALLEY PRIME
 LLC
 PAR: 0632100030
 AGRICULTURAL



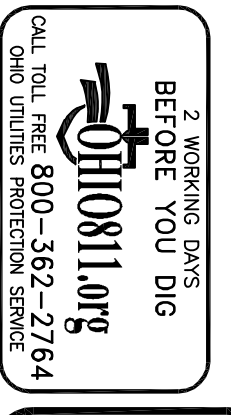
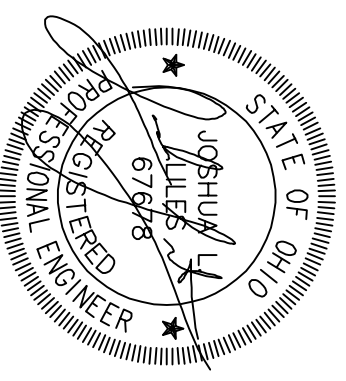
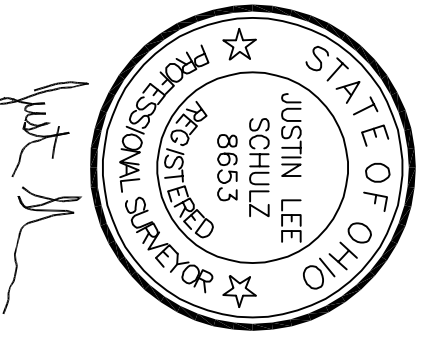
JAMES P & WENDY
 L FLEISHER
 PAR: 0632100013
 RESIDENTIAL

LAND USAGE

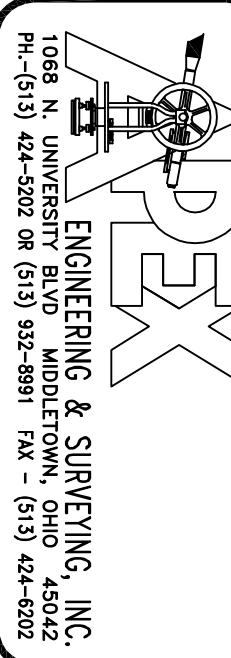
RESIDENTIAL	1.11 AC
GRAND DRIVE/PARKING	0.75 AC
MULTI USE BLDGS	0.35 AC
OPEN SPACE	2.60 AC
RIGHT OF WAY	0.25 AC
TOTAL	5.06 AC

LOT AREA RATIOS

TODR AREA RATIO	18,500 SF / 4350 / 6.6 AC=0.08
IMPERVIOUS SURFACE RATIO	52,500 SF / 4350 / 3.08 AC=0.24



SCALE: 1"=30'
 DATE: 02-26-25
 DRAWN: JLL
 DESIGNED: JLL
 CHECKED:



STAGE 2 PUD SITE PLAN
 MIAMI VALLEY PRIME LLC
 8820 BELLBROOK ROAD
 WAYNE TOWNSHIP
 WARREN COUNTY, OHIO

REVISIONS:

1.	
2.	
3.	
4.	

TOTAL SHEETS: 4
 PROJECT: 250404
 DRAWING: 2504RBA

SHEET
 1 OF 1