APPLICATION FOR SPECIFIC SITE PLAN
ZONING COMMISSION
BEAVERCREEK TOWNSHIP, OHIO

Application No. _____

The undersigned requests approval of a Specific Site Plan within a previously approved PUD. Should this application be approved, it is understood that it shall only authorize the Plan described in this application and any conditions or safeguards required by the Zoning Commission. If a Specific Site Plan is approved, the plan must be followed, or amended according to Zoning Resolution provisions.

1. Name of Applicant EDB International Inc. (Shafi k. Alam)

   Mailing Address 6375 Shier ring road, suite F, Dublin, Oh 43016

   Phone Number: Home 937 361 7065 Business 614 761 4700

2. Owner Arnold Development Comapny

   Mailing Address 630 Orchard lane, Beavercreek, Oh 45434

   Phone Number: Home 937 450 6366 Business 937 431 6664

3. Location of property where certificate is requested in accordance to County Auditor's Property Plat Book Records:

   Township Beavercreek Book, Page, Parcel Boo1, Pg 22, Parcels, (57, 97, 58, 3, 10,& 9)

   Name of Subdivision Plat River Reserve Phase 1 thruogh 11 Lot Number 1 through 260 (Buildable lots total 247)

4. Location of Property in Relation to Existing Streets:

   Property is situated along the In Indian Ripple Road (south side)
   (East, West, North, South)

   side of _____ Approximately 780' from James River Road Intersection
   (Name of Road or Street)

   feet _____ if the intersection of _____
   (East, West, North, South) (Street Name)

7. Description of proposed subdivision: Proposed site is approved for single family residential development zoning early 2014. There will 11 phases of this subdivision. All of the lots will be served by sanitary sewer except 13 lots are noted.

8. Supporting Information: Attach a plan for the subdivision (11 copies) showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and reuse and service areas, and such other additional information as the Zoning Commission may require to determine if the proposed subdivision meets the intent and requirements of the Resolution. Also attach a brief narrative statement relative to the above requirements.

9. The appropriate fee of $250.00 must be submitted to Beavercreek Township.

I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION AND ITS SUPPLEMENT IS TRUE AND CORRECT.

12/3/2013
Date

Applicant's Signature

Shafi K. Alam, PE.
Print Name

edb

December 3, 2014

Mr. Ed Amrhein – Zoning Inspector/Administrator
Beavercreek Township
851 Orchard Lane
Xenia, Ohio 45385

Dear Ed:

We are hereby submitting the requested documents for a Specific Site Plan for a Planned Unit Development, for River Reserve Subdivision.

Applicant: These documents are being submitted by EDB International, who is the engineering and planning consultants preparing the necessary documents for Arnold Development Co. and Sperling Ridge LLC. The latter two parties have ownership interest in these properties in Beavercreek Township, Greene County, Ohio.

We are addressing the requirements of a Specific Site Plan Application below as is required by Section 17.07.5 of The Beavercreek Township Zoning Resolution.

1) NAME AND ADDRESS OF APPLICANT: EDB International, 6375 Shier-rings Rd., Ste. F, Dublin, Ohio, 43016 - (Phone: 614-761-4700) Documents are attached showing EDB International being designated as the Owner's agent for the purposes of this subdivision.
2) SIGNATURE OF THE APPLICANT: Applicant's Signature is at the close of this document.
3) LEGAL DESCRIPTION OF THE PROPERTY: Legal Description is attached.
4) LOCATION MAP: The Location Map is on the first page of the Drawings.
5) DETAILED SITE PLAN: The Detailed Site Plan is Sheet 2 of the Drawings.
6) Parking areas and Fire Lanes are not addressed in subdivision other than using normal roadway section details that are in the Drawings.
7) Front setbacks are shown on all lots. Side and Rear Setbacks may vary for the different phases.
8) All buildable lots in this subdivision are Single-Family Residential.
9) Street names and Right of Way Widths are shown on Sheet 2.
10) Two foot contours are shown on Sheet 3.
11) Any engineering studies will be supplied as requested by the Township.
12) Fire Hydrant locations are shown on Sheet 3.
13) Proposed Street Widening and Turn Lane Improvements are shown on Sheet 5.
14) Landscaping details are shown on Sheet 4.

EDB International, Inc.
6375 Shier-Ring Road • Suite F • Dublin, OH 43016 • Phone 614/761-4700 • Fax 614/761-8630
630 Orchard Lane #301 • Beavercreek, OH 45434 • Phone 937/426-3100 • Fax 937/426-7633

15) The Typical Lot Light Plan is shown on Sheet 4.
16) The development break down table is shown on Sheet 2.
17) The Arnold Development Company will develop a Homeowners Association, through Attorney Mike McNamee to manage the care of the open-space properties.
18) We will supply any other information required from the Zoning Officer.

The above listed documents meet all of the requirements specified in Section 17.07.5 of the Beavercreek Township Zoning Resolution to submit a Specific Site Plan.

We have also included a list of the property owner adjacent and within 500 of the Proposed Subdivision.

If you have any further questions concerning the status of our application, please call me or Shafi Alam at 614-761-4700.

Respectfully Submitted,

Patrick M. Altvater, P.E.
EDB International
614-761-4700

Shafi Alam, P.E.
EDB International
614-761-4700

Cc: Tammy Burchfield – Arnold Development Co.

RUSS RESEARCH CENTER LLC
981 KEYNOTE CIR SUITE 15
INDEPENDENCE OH 44131 1842

BEAVERCREEK CITY SCHOOL
3040 KEMP RD
DAYTON OH 45431

SPERLING RIDGE LLC
3558 SWIGART RD
DAYTON OH 45440

PALMER TERRY W
45 JAMES RIVER RD
BEAVERCREEK OH 45434

SCHLOSSER RICHARD D
37 JAMES RIVER RD
BEAVERCREEK OH 45434

CLEMENS DEVELOPMENT CO
6730 LITTLE SUGARCREEK RD
DAYTON OH 45440

RHODEHAMEL JOHN ROBERT
252 SPERLING LN
XENIA OH 45385

KEIGHLEY JUDITH L
448 SPERLING LA
XENIA OH 45385

OHIO DEPT. OF NATURAL RESOURCES
FOUNTAIN SQUARE
COLUMBUS, OH 43224

CUMMINGS WINONA A
70 N ALPHA BELLBROOK RD
BEAVERCREEK OH 45434

ARNOLD DEVELOPMENT COMPANY
630 ORCHARD LA
BEAVERCREEK OH 45434

ATHERTON JEFFREY A
2640 INDIAN RIPPLE RD
XENIA OH 45385

ANDERSON RONALD
36 JAMES RIVER RD
BEAVERCREEK OH 45434

RSABORAT LLC
630 ORCHARD LN
BEAVERCREEK OH 45434 6170

RSABORAT LLC
630 ORCHARD LN
BEAVERCREEK OH 45434 6170

HAMILTON JAMES LOWELL
366 SPERLING LN
XENIA OH 45385

HAUSMAN BARRY S
396 SPERLING LN
XENIA OH 45385

GREENE COUNTY BOARD OF
69 GREENE ST
XENIA OH 45385

RHODEHAMEL JOHN ROBERT
252 SPERLING LN
XENIA OH 45385

R M CLEMENS CO
6730 LITTLE SUGARCREEK RD
DAYTON OH 45440

LITTLE MIAMI INCORPORATED
6040 PRICE RD
MILFORD OH 45150

SPERLING RIDGE LLC
3558 SWIGART RD
DAYTON OH 45440

BEAVERCREEK CITY SCHOOL
3040 KEMP RD
DAYTON OH 45431

STEWART PHYLLIS M TRUSTEE
344 SPERLING LN
XENIA OH 45385

SPERLING RIDGE LLC
3558 SWIGART RD
DAYTON OH 45440

AFFIDAVIT FOR ASSIAGNMENT OF APPLICANT

STATE OF OHIO }
COUNTY OF GREENE }

Kevin Nels, being first duly sworn, says he is the President, Secretary and Treasurer of Sperling Ridge LLC, the owner of the 16.93 acres land that is the part of River Reserve Subdivision in Beavercreek Township, Greene County, Ohio.

Sperling Ridge LLC desires to assign the role of Applicant in conjunction with its application for zoning amendment, and Specific Site Plan and all other submittals required in achieving approval from Beavercreek Township and Greene County with respect to River Reserve Subdivision. Kevin Nels says in his capacity as the President, Secretary and Treasurer of Sperling Ridge LLC, that he is duly authorized to assign the Applicant role on behalf of Sperling Ridge LLC.

Effective immediately, Shafi K. Alam, P.E., whose address is 630 Orchard Lane Suite 301, Beavercreek, Ohio 45434, is hereby appointed as the Applicant to submit the application for zoning amendment, and Specific Site Plan and all other submittals for the River Reserve Subdivision to Beavercreek Township and to represent Sperling Ridge LLC., is such a capacity for any and all development issues until the appointment is revoked in writing.

Kevin Nels

Kevin Neils
President, Secretary, & Treasurer

Sworn to before me and subscribed in my presence this 3rd day of December 2013.

Larry E. Spicer
Notary Public, State of Ohio
My Commission Expires 1-25-2016
Recorded in Clark County

Larry Spicer

Notary Public
My Commission expires 1.25.2016

NOTARIAL SEAL STATE OF OHIO

AFFIDAVIT FOR ASSIGNMENT OF APPLICANT

STATE OF OHIO }
COUNTY OF GREENE }

Tammy Burchfield, being first duly sworn, says that she is the Vice President, Secretary and Treasurer of Arnold Development Company, the owner of the River Reserve Subdivision in Beavercreek Township, Greene County, Ohio.

Arnold Development Company desires to assign the role of Applicant in conjunction with its Application for a Major Modification to its River Reserve Subdivision. Tammy Burchfield says in her capacity as Vice President, Secretary & Treasurer, that she is duly authorized to assign the Applicant role on behalf of Arnold Development Company.

Effective immediately, Shafi Alam, P.E., whose address is 630 Orchard Lane, Suite 301in Beavercreek, Ohio 45434, is hereby appointed as the Applicant to submit the Major Modifications to the River Reserve Subdivision to Beavercreek Township and to represent Arnold Development Company in such capacity for any and all development issues until the appointment is revoked in writing.

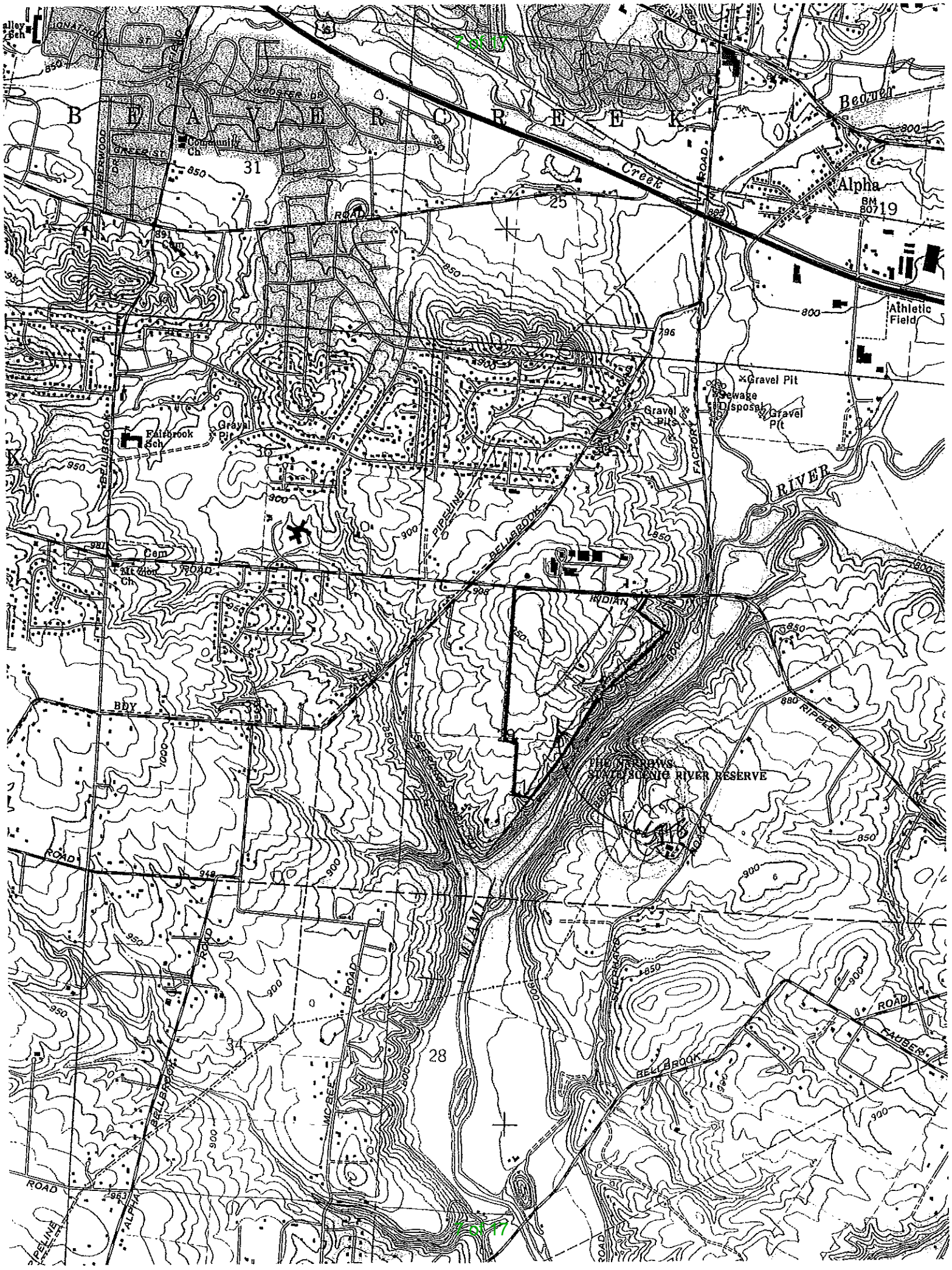
Tammy Burchfield
Vice President, Secretary &
Treasurer

Sworn to before me and subscribed in my presence this 16th day of September 2013.

Larry E. Spicer
Notary Public, State of Ohio
My Commission Expires 1-25-2016
Recorded in Clark County

Notary Public, State of Ohio
My commission expires

This instrument prepared by:
Larry E. Spicer, Notary Public



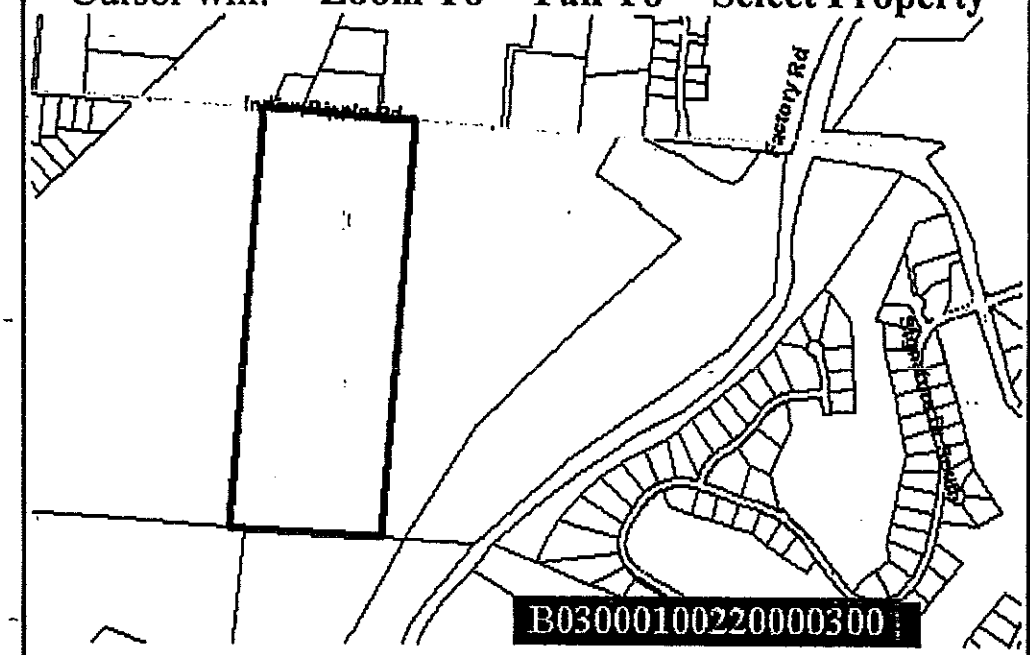
BEAVER CREEK
Beaver
Creek
Alpha
Athletic Field
Community Ch
Fairbrook Sch
Gravel Pit
Sewage Disposal
Gravel Pits
FACTORY
RIVER
PIPELINE
BELLBROOK
INDIAN
RIPPLE
THE NARROWS STATE SCENIC RIVER RESERVE
MIAMI
ROAD
BDY
FAUBER
ALPHA
MC BEE
31
25
19
36
34
28

Greene County Property Information

Luwanna A. Delaney
Greene County Auditor

Back to Greene County GIS | Help | Map Legends

Cursor will: Zoom To Pan To Select Property



NAVIGATION
- Zoom In
- Zoom Out
- View County
- Zoom to Parcel

ADD'L INFO
- Building Sketch
- Building Photo

Scroll down to view more info
- Printable Map
- Property Card

Download DjVu™ plug-in

SCALE 1 : 258,517 - Note: Dimensions will stop displaying at approximately 50,000

Go | Search By Address

Wednesday, March 13, 2002 12:00 PM

Notification Utility

Feet: 100 200 300 400 500

TEXT OPTIONS
- Dimensions
- Lot Numbers
- Acreage
- Survey Records
- Address No's.

LAYER OPTIONS
- Flood Plain
- Hydro
- Topography
- Soils
- Ortho Grid
- Aerial Photo

POINTS OF INTEREST
- Airport
- Cemetery
- College/Univ
- Golf Course
- Government
- Hospital
- Park
- Pt of Interest
- School

View Checked Options

Greene County Property Information

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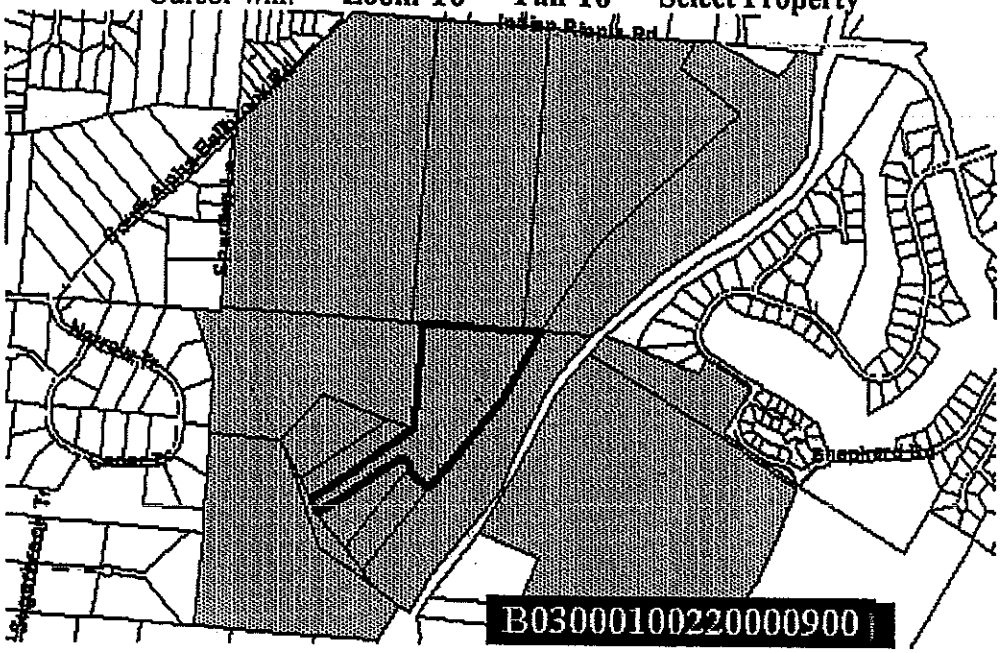
Back to Greene County GIS | Help | Map Legends

Cursor will: Zoom To Pan To Select Property



NAVIGATION
- Zoom In
- Zoom Out
- View County
- Zoom to Parcel

ADD'L INFO
- Building Sketch
- Building Photo

Scroll down to view more info

- Printable Map
- Printable Info

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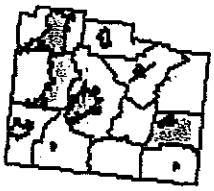
SCALE 1 : 360,103 - Note: Dimensions will stop displaying at approximately 50,000

Go | Search By Address

Monday, December 08, 2003 03:29 PM



Property Info

TEXT OPTIONS
- Dimensions
- Lot Numbers
- Acreage
- Survey Records
- Address No's.

LAYER OPTIONS
- Flood Plain
- Hydro
- Topography
- Soils
- Ortho Grid
- Aerial Photo

View Checked Options

POINTS OF INTEREST
- Airport
- Cemetery
- College/Univ
- Golf Course
- Government
- Hospital
- Park
- Pt of Interest
- School

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STATE OF OHIO

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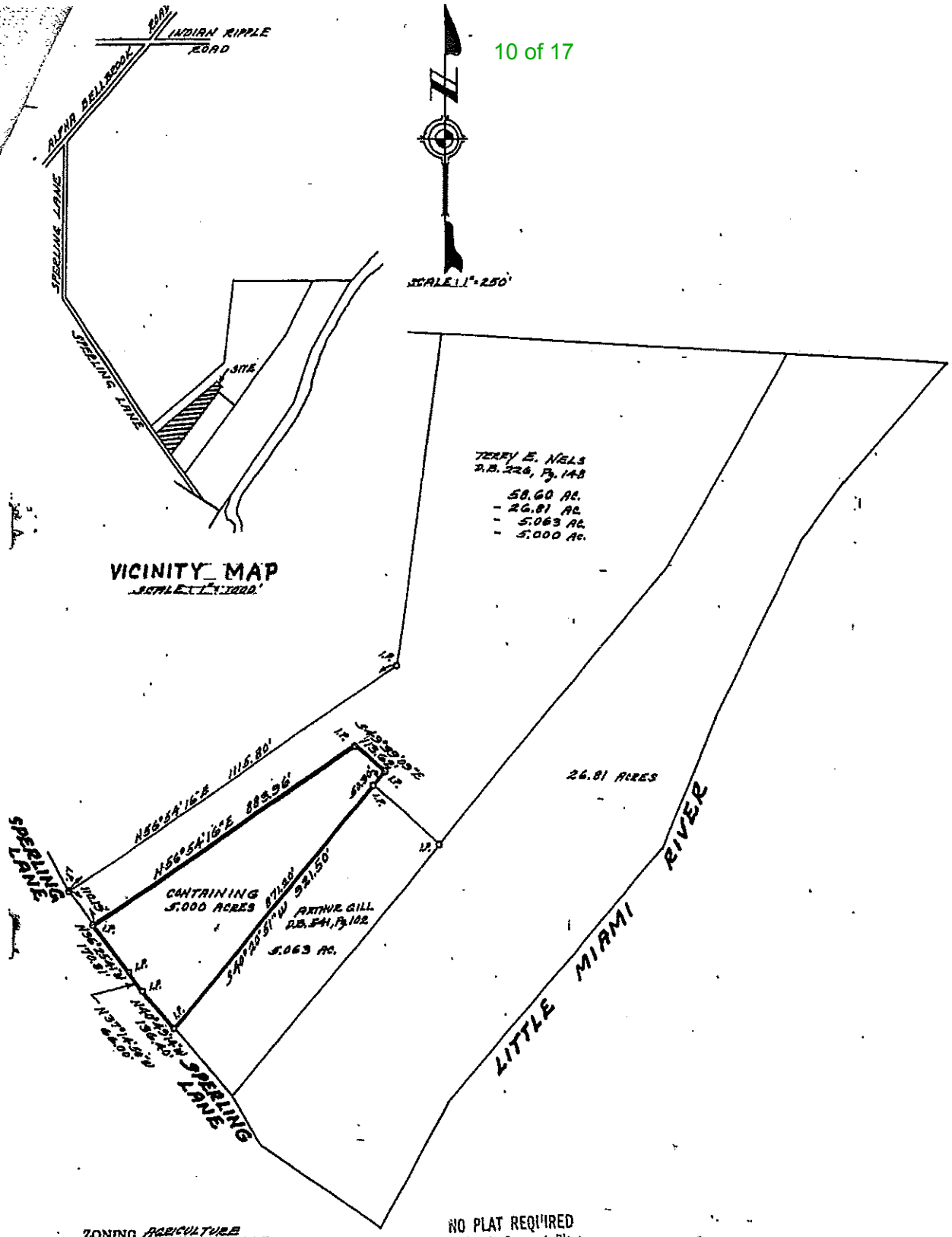
DEPARTMENT OF NATURAL



ZONING AGRICULTURE

APPROVED
Greene County Engineer
By wls Date 7/1/88

NO PLAT REQUIRED
Greene County Regional Planning
and Coordinating Commission
Date 7/1/88 By RSW

SURVEYED BY: P.A. RODENBECK & ASSOCIATES
Paul A Rodenbeck
Reg. Surveyor No. 4309 OHIO

APPROVED BY:
Gilt Wise
GREENE COUNTY PLANNING DEPT.

DATE 7/1/88

GRANTOR TERRY E. & DARYL A. NELS

GRANTEE

LOCATION:

Section 29, Town 3, Range 6

or Survey No.

BEAVERCREEK TOWNSHIP,

GREENE COUNTY, OHIO

DATE DECEMBER, 1987

Exhibit "A"
Legal Description
Terry E. and Daryl A. Nels
- 16.702 Acre Tract

The following described Real Estate, situate in the Township of Beavercreek, County of Greene and State of Ohio; being a part of Section 29, Town 3, Range 6 MRS; also being a part of the remaining 21.727 Acres of an original 58.60 Acre Tract in the name of Terry E. and Daryl A. Nels as recorded in Volume 0226, Pages 0148-0151 of the Official Records of Greene County, Ohio and being further bounded and described as follows;

Commencing at the southwesterly corner of the said 58.60 Acre Tract; said corner being in the centerline of Sperling Lane and being the southeasterly corner of a 4.481 Acre Tract in the name of James Lowell and Validene Hamilton and as recorded in Volume 0524, Page 0017 of the said Official Records; and thence with the northwesterly line of the said 58.60 Acre Tract and the southeasterly line of the said 4.481 Acre Tract, NORTH 57DEGREES 39MINUTES 25SECONDS EAST, a distance of 1115.80 feet to an iron pin (found) at an angle point in the northwesterly line of the said 58.60 Acre Tract, the TRUE POINT OF BEGINNING; said point also being the northeast corner of the said 4.481 Acre Tract and being a corner to a 40 Acre Tract in the name of John R. Rhodehamel as recorded in Volume 0353, Page 0548 of the said Official Records;

Thence continuing with another line of the said 58.60 Acre Tract and being the easterly line of the said 40 Acre Tract, NORTH 06DEGREES 18MINUTES 25SECONDS EAST, a distance of 912.78 feet to an iron pin (found) at the northwest corner of the said 58.60 Acre Tract; also being the northeast corner of the said 40 Acre Tract and being in the southerly line of a 57.97 Acre Tract in the name of Arnold Development Co. Inc. and as recorded in Volume 0951, Page 0552 of the said Official Records;

Thence with the northerly line of the said 58.60 Acre Tract; also being the southerly line of the said 57.97 Acre Tract and becoming the southerly line of a 58.0 Acre Tract in the name of Arnold Development Co. Inc. and as recorded in Volume 0892, Page 0240 of the said Official Records, SOUTH 85DEGREES 51MINUTES 35SECONDS EAST, a distance of 982.03 feet to an iron pin (found) at the northeast corner of the remaining part of the said 58.60 Acre Tract; also being the northwest corner of a 26.81 Acre Tract in the name of the State of Ohio Department of Natural Resources and being the southwest corner of a 47.68 Acre Tract in the name of State of Ohio Department of Natural Resources and as recorded in Volume 0504, Page 0613 of the said Official Records;

Thence with the southeasterly line of the remaining 21.727 Acres of the said 58.60 Acre Tract and the northwesterly line of the said 26.81 Acre Tract in the name of the State of Ohio along the following two courses:

SOUTH 30DEGREES 59MINUTES 25SECONDS WEST, a distance of 660.62 feet to an iron pin (found);

SOUTH 40DEGREES 26MINUTES 15SECONDS WEST, a distance of 613.38 feet to an iron pin (set);

Thence with a new division line of the remaining 21.727 Acres of the said 58.60 Acre Tract, NORTH 60DEGREES 03MINUTES 41SECONDS WEST, a distance of 394.37 feet to the TRUE POINT OF BEGINNING.

This described Tract contains 16.702 Acres be it the same, more or less.

Prepared by:

Kline Engineering Inc.

Per: Michael L. Smith
01095.011204

Greene County Property Information

Luwanna A. Delaney
Greene County Auditor

Back to Greene County GIS | Help | Map Legends

Cursor will: Zoom To Pan To Select Property

NAVIGATION
- Zoom In
- Zoom Out
- View County
- Zoom to Parcel

ADD'L INFO
- Building Sketch
- Building Photo

Scroll down to view more info

- Printable Map
- Printable Info

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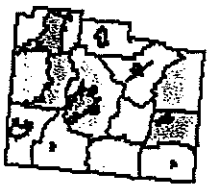
SCALE 1 : 265,140 - Note: Dimensions will stop displaying at approximately 50,000

Go | Search By Address

Thursday, September 04, 2003 09:20 AM



Notification Utility

Feet: 100 200 300 400 500

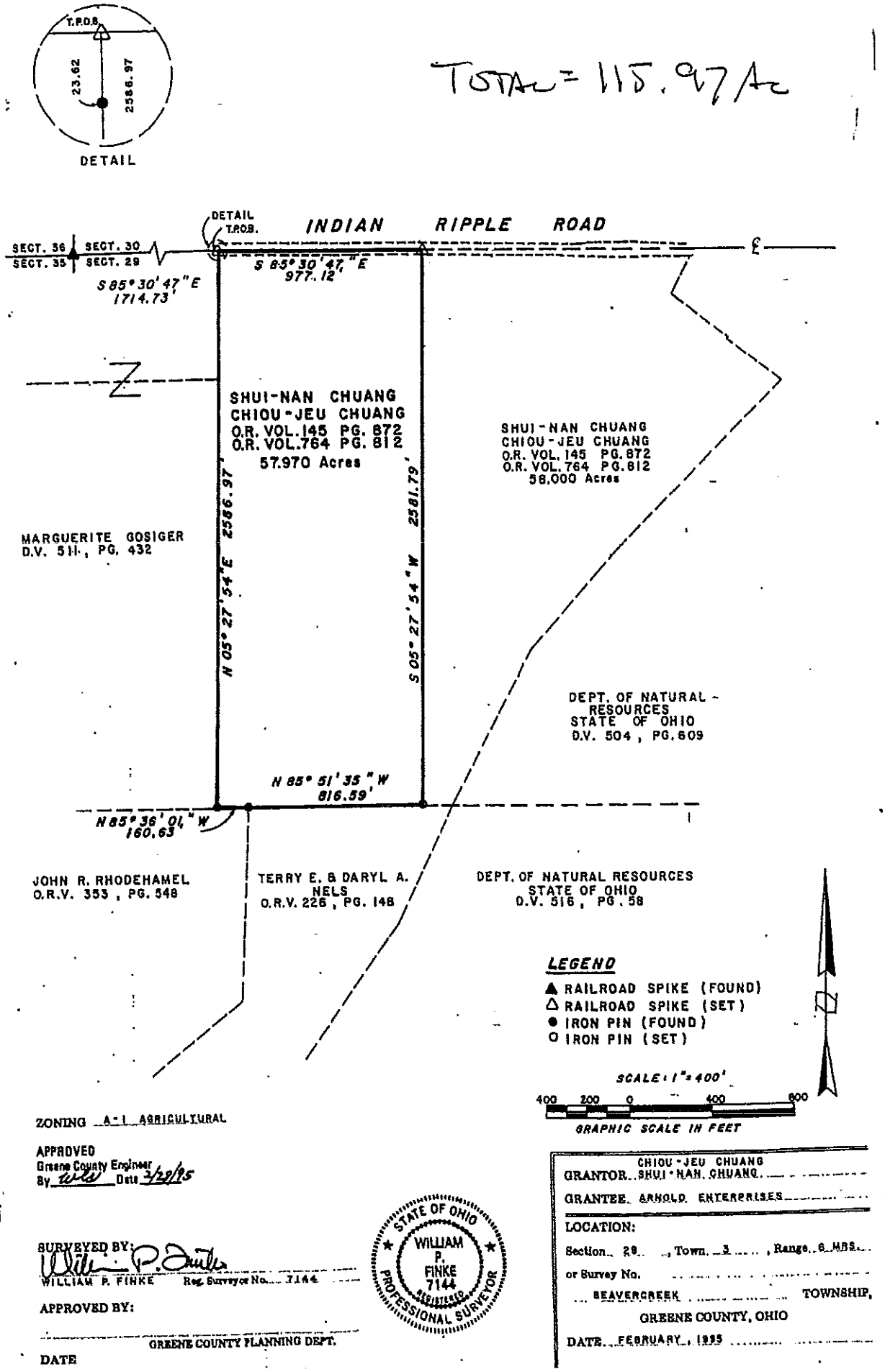
TEXT OPTIONS
- Dimensions
- Lot Numbers
- Acreage
- Survey Records
- Address No's.

LAYER OPTIONS
- Flood Plain
- Hydro
- Topography
- Soils
- Ortho Grid
- Aerial Photo

POINTS OF INTEREST
- Airport
- Cemetery
- College/Univ
- Golf Course
- Government
- Hospital
- Park
- Pt of Interest
- School

View Checked Options

Owner Info		Building Info	
Owner Name	ARNOLD DEVELOPMENT CO INC	Yr Built	
Owner cont		Style	
Mail Address	630 ORCHARD LN	Building SqFt	
Mail Address	BEAVERCREEK OH 45434	Bedrooms	
Property Info		Family Rooms	
Par ID	B030001002200001000		


T.P.O.B.
23.62
2586.97
DETAIL
TOTAL = 115.97 Ac
DETAIL
T.P.O.B.
INDIAN RIPPLE ROAD
SECT. 36
SECT. 30
SECT. 35
SECT. 29
S 85° 30' 47" E
1714.73'
S 85° 30' 47" E
977.12'
SHUI-NAN CHUANG
CHIOU-JEU CHUANG
O.R. VOL. 145 PG. 872
O.R. VOL. 764 PG. 812
57.970 Acres
SHUI-NAN CHUANG
CHIOU-JEU CHUANG
O.R. VOL. 145 PG. 872
O.R. VOL. 764 PG. 812
58.000 Acres
MARGUERITE GOSIGER
D.V. 511, PG. 432
N 05° 27' 54" E 2586.97'
S 05° 27' 54" W 2581.79'
DEPT. OF NATURAL RESOURCES
STATE OF OHIO
D.V. 504, PG. 609
N 85° 51' 35" W
816.59'
N 85° 36' 01" W
160.63'
JOHN R. RHODEHAMEL
O.R.V. 353, PG. 548
TERRY E. & DARYL A. NELS
O.R.V. 226, PG. 148
DEPT. OF NATURAL RESOURCES
STATE OF OHIO
D.V. 516, PG. 58
LEGEND
RAILROAD SPIKE (FOUND)
RAILROAD SPIKE (SET)
IRON PIN (FOUND)
IRON PIN (SET)
SCALE: 1" = 400'
400 200 0 400 800
GRAPHIC SCALE IN FEET
ZONING A-1 AGRICULTURAL
APPROVED
Greene County Engineer
By Date 3/28/95
SURVEYED BY:
WILLIAM P. FINKE Reg. Surveyor No. 7144
APPROVED BY:
GREENE COUNTY PLANNING DEPT.
DATE
STATE OF OHIO
WILLIAM P. FINKE 7144 REGISTERED
PROFESSIONAL SURVEYOR
GRANTOR CHIOU-JEU CHUANG SHUI-NAN CHUANG
GRANTEE ARNOLD ENTERPRISES
LOCATION:
Section 29 Town 3 Range 6 MBS
or Survey No.
BEAVERCREEK TOWNSHIP,
GREENE COUNTY, OHIO
DATE FEBRUARY, 1995

DESCRIPTION OF
PART OF THE LAND OF
SHUI-NAN AND CHIOU-JEU CHUANG
INDIAN RIPPLE ROAD
GREENE COUNTY, OHIO
CONTAINING 58.000 ACRES
FEBRUARY 14, 1995

Situate in Section 29, Township 3, Range 6 M.Rs., Township of Beavercreek, County of Greene, State of Ohio, and being part of that tract of land conveyed by deeds to Shui-Nan and Chiou-Jeu Chuang as recorded in Official Record Volume 145, Page 872 and Official Record Volume 764, Page 812 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Greene County Recorders Office, unless noted otherwise), and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike (found) at the northwest corner of Section 29, said spike also being in the centerline of Indian Ripple Road;

thence along the north line of said Section 29 and said centerline, South eighty-five degrees thirty minutes forty-seven seconds East (S85°30'47"E) for two thousand six hundred ninety-one and 85/100 feet (2691.85') to a railroad spike (set) at the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said north line and said centerline, South eighty-five degrees thirty minutes forty-seven seconds East (S85°30'47"E) for one thousand three hundred twenty-two and 85/100 feet (1322.85') to a railroad spike (found) at the northwest corner of a tract of land conveyed by deed to the Department of Natural Resources, State of Ohio as recorded in Deed Volume 504, Page 609;

thence departing said north line and said centerline and along the west lines of said State of Ohio land for the following seven (7) described courses:

1) South thirty-six degrees eleven minutes twenty-one seconds West (S36°11'21"W) for two hundred thirty-nine and 22/100 feet (239.22') to a one inch iron pipe (found);

2) South fifty degrees fifty minutes fifty seconds East (S50°50'50"E) for three hundred thirty-eight and 49/100 feet (338.49') to a one inch iron pipe (found);

VOL 0892 PG 241

409 East Monument Avenue
Dayton, Ohio 45402-1261
513.461.5660
Fax: 513.461.0743

3) South thirty-eight degrees three minutes fifty-three seconds West (S38°03'53"W) for eleven and 64/100 feet (11.64') to a one inch iron pipe (found);

4) South fifty degrees forty-nine minutes fifty seconds East (S50°49'50"E) for three hundred thirty-eight and 59/100 feet (338.59') to a one inch iron pipe (found);

5) South forty-nine degrees fifty-seven minutes thirty-one seconds West (S49°57'31"W) for one thousand one hundred thirty-two and 01/100 feet (1132.01') to a one inch iron pipe (found);

6) South forty-seven degrees six minutes forty-eight seconds West (S47°06'48"W) for six hundred twenty-one and 13/100 feet (621.13') to a one inch iron pipe (found);

7) South thirty-three degrees thirty-eight minutes twenty-three seconds West (S33°38'23"W) for eight hundred thirty-seven and 26/100 feet (837.26') to a one inch iron pipe (found) at the northwest corner of another tract of land conveyed by deed to the State of Ohio as recorded in Deed Volume 516, Page 58 and the northeast corner of a tract of land conveyed by deed to Terry E. and Daryl A. Nels as recorded in Official Record Volume 226, Page 148;

thence along the north line of said Nels land, North eighty-five degrees fifty-one minutes thirty-five seconds West (N85°51'35"W) for one hundred fifty-six and 09/100 feet (156.09') to a 5/8 inch iron pin (set);

thence departing said north line and over said Chuang land on a new division line, North five degrees twenty-seven minutes fifty-four seconds East (N05°27'54"E) for two thousand five hundred eighty-one and 79/100 feet (2581.79') to the **TRUE POINT OF BEGINNING**, containing fifty-eight and 000/1000 (58.000) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

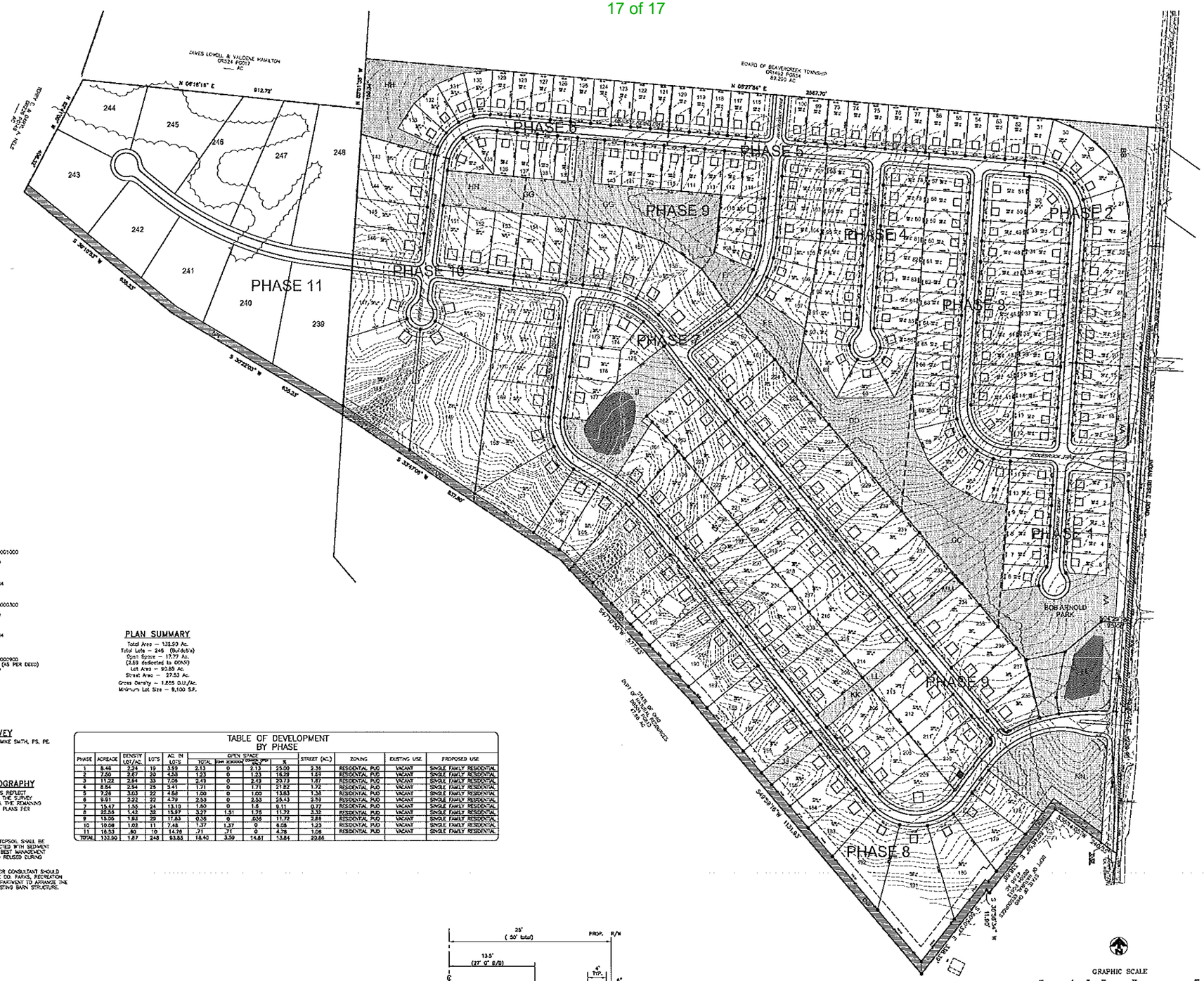
This description was prepared from a field survey performed by Woolpert in July of 1994, with bearings based upon the north line of said Section 29 and the centerline of said Indian Ripple Road as shown on the Greene County Surveyors Record No. 18, Page 319.

WOOLPERT

William P. Finke
Ohio Professional Surveyor #7144

STATE OF OHIO
WILLIAM P. FINKE 7144
REGISTERED
PROFESSIONAL SURVEYOR

BEING TRACT NO. ____
BOOK 27 PAGE 273
OF THE SURVEY RECORDS OF
GREENE COUNTY, OHIO



OWNERS:

PARCEL #B03000100220001000
ACREAGE: 58.0
EXISTING ZONING: R-PUD
ARNOLD DEVELOPMENT
CONTACT: MARY ARNOLD
850 ORCHARD LANE
BEAVERCREEK, OH 45434
(937) 431-4664

PARCEL #B03000100220000300
ACREAGE: 57.97
EXISTING ZONING: R-PUD
ARNOLD DEVELOPMENT
CONTACT: MARY ARNOLD
850 ORCHARD LANE
BEAVERCREEK, OH 45434
(937) 431-4664

PARCEL #B03000100220000900
ACREAGE: 21.727 ACRES (43 PER DEED)
EXISTING ZONING: R-PUD
SPRING RIDGE LLC.
CONTACT: KEVIN MILS
199 WINDSTONE ROAD
XENIA, OH 45385

PLAN SUMMARY

Total Area – 132.90 Ac.
Total Lots – 245 (Buildable)
Open Space – 17.77 Ac.
(2.03 deducted to DONS)
Lot Area – 92.85 Ac.
Street Area – 27.53 Ac.
Gross Density – 1.855 D.U./Ac.
Minimum Lot Size – 9,100 S.F.

DATE OF SURVEY

JANUARY 2, 2003 by MIKE SMITH, PS, PE

EXISTING TOPOGRAPHY

THE EXISTING CONTOURS REFLECT ALL TOPOGRAPHY AS OF THE SURVEY DATED JANUARY 2, 2003. THE REMAINING TOPOGRAPHY SHOWN ON PLANS PER GREENE CO. GIS FILES.

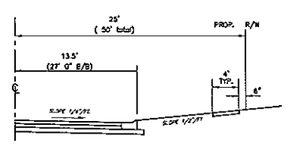
NOTE:

DURING CONSTRUCTION TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH SEDIMENT AND EROSION CONTROL BEST MANAGEMENT PRACTICES ON SITE AND REUSED DURING FINAL GRADING.

THE APPLICANT AND T-ER CONSULTANT SHOULD WORK WITH THE GREENE CO. PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT TO ARRANGE THE RELOCATION OF THE EXISTING BARN STRUCTURE.

TABLE OF DEVELOPMENT
BY PHASE

PHASE	ACREAGE	DENSITY LOT/AC.	LOTS	AC. IN LOTS	OPEN SPACE TOTAL	OPEN SPACE DONS	OPEN SPACE ONSITE	OPEN SPACE %	STREET (AC.)	ZONING	EXISTING USE	PROPOSED USE
1	8.48	2.24	19	3.59	2.13	0	2.13	25.00	2.36	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
2	7.50	2.67	20	4.58	1.23	0	1.23	16.39	1.69	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
3	11.22	2.94	33	7.08	2.43	0	2.43	23.73	1.87	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
4	8.84	2.94	26	5.41	1.71	0	1.71	21.82	1.72	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
5	7.28	3.03	22	4.84	1.00	0	1.00	13.83	1.34	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
6	9.91	2.22	22	4.79	2.53	0	2.53	25.43	2.59	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
7	19.47	1.55	31	13.10	1.60	0	1.6	8.11	0.77	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
8	22.55	1.42	32	15.97	3.27	1.31	1.76	11.72	2.33	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
9	15.05	1.93	29	17.83	0.36	0	.036	11.72	2.86	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
10	10.08	1.02	11	7.48	1.37	1.37	0	8.08	1.23	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
11	16.53	.60	10	14.76	.71	.71	0	4.78	1.06	RESIDENTIAL PUD	VACANT	SINGLE FAMILY RESIDENTIAL
TOTAL	132.90	1.87	248	93.85	18.40	3.39	14.61	13.84	20.66			



PAVEMENT SECTION
N.T.S.

PREPARED FOR:
ARNOLD DEVELOPMENT
850 ORCHARD LANE
BEAVERCREEK, OHIO 45434
(937) 431-4664

RIVER RESERVE PHASE 1–11
SITE LAYOUT PLAN
GREENE COUNTY, OHIO
SECTION 26, TOWNSHIP 3 NORTH, RANGE 9 WEST

EDI INTERNATIONAL INC.
6175 BUSINESS PARK TROY DRIVE, SUITE F
DAYTON, OHIO 45414
(614) 751-2700 office
(614) 751-8530 fax

edi

DESIGNED BY:	MKP	
DRAWN BY:	MKP	
CHECKED BY:		DATE: 8-15-03

SITE PLAN

HORZ. SCALE: 1"=100'
VERT. SCALE: N/A

SHEET # 2 of 8