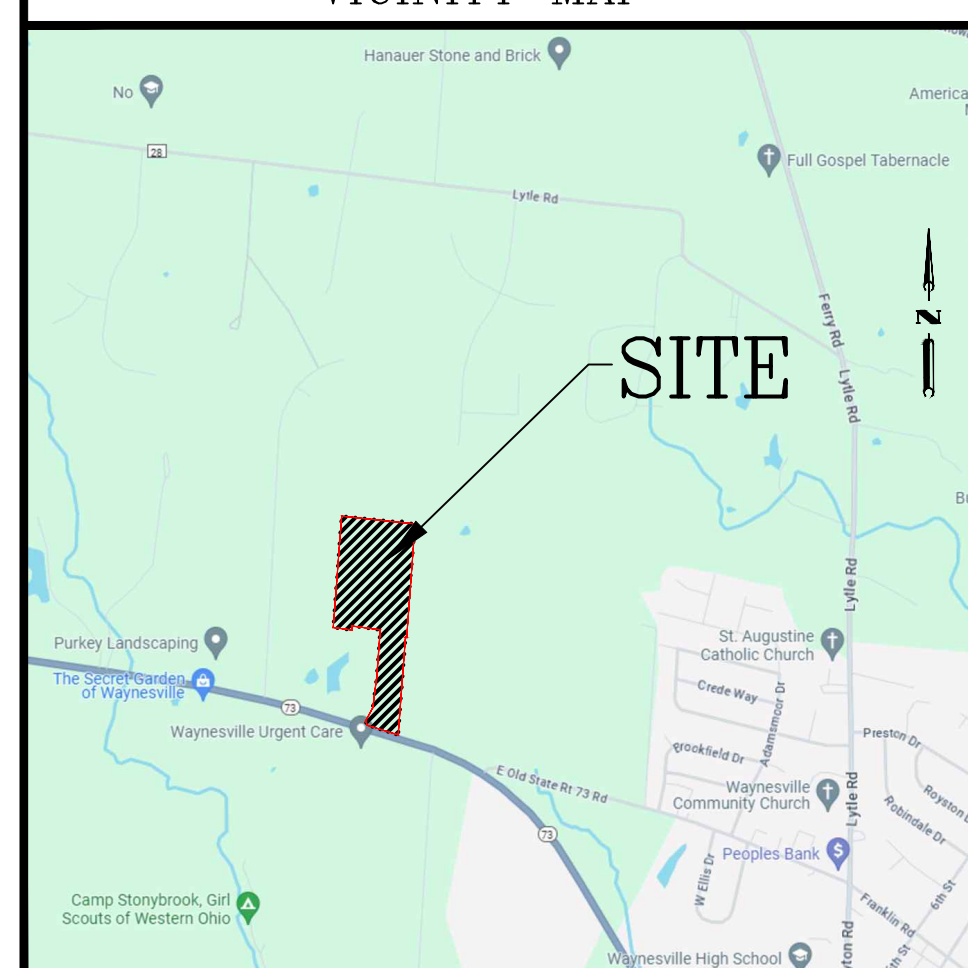


VICINITY MAP



**NARRATIVE**

1. AREA PARKS SERVING THE PROPERTY.  
PATRICIA ALLYN PARK - 2.65 MILES  
CESAR CREEK STATE PARK - 3.91 MILES
2. SITE SERVED BY WAYNE LOCAL SCHOOL DISTRICT.
3. ALL SANITARY SEWER TO BE ONSITE SEPTIC
4. DRINKING WATER TO BE SUPPLIED BY TAPING EX WATER MAIN ON S.R. 73.
5. STORM WATER TO BE DIRECTED TO PROPOSED PONDS AS SHOWN ON THE PLANS

**OWNER/DEVELOPER/APPLICANT**

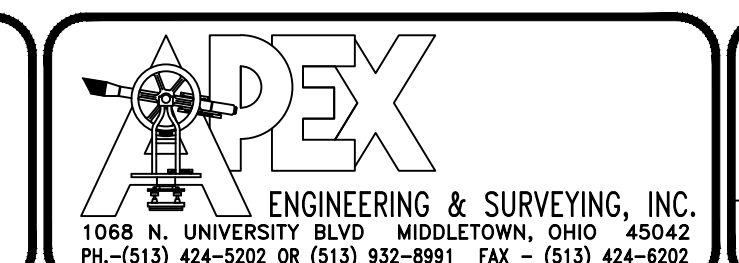
C.E.L.L.I.S. PROPERTIES  
7620 PARAGON ROAD  
CENTERVILLE, OHIO 45459  
(937)436-5258

**LAND USE/BASE DENSITY CALCULATION**

1. TOTAL ACREAGE	47.50 AC.
2. ALLOWABLE DENSITY	0.50 UNITS/AC PER R-1 ZONING
3. NET ACREAGE	
A. PROP & EXST R/W	4.56 AC.
B. TOTAL EXCLUDED AREA	3.34 AC. (OPEN SPACE LOTS)
NET ACREAGE	47.50 - 4.56 - 3.30 = 39.64 AC.
4. TOTAL LOTS ALLOWED	39.64 * 0.50 = 19.82 = 20 LOTS ALLOWED > 18 PROPOSED

PRELIMINARY PLAN  
SETTLERS GROVE SUBDIVISION  
WAYNE TOWNSHIP  
WARREN COUNTY, OHIO

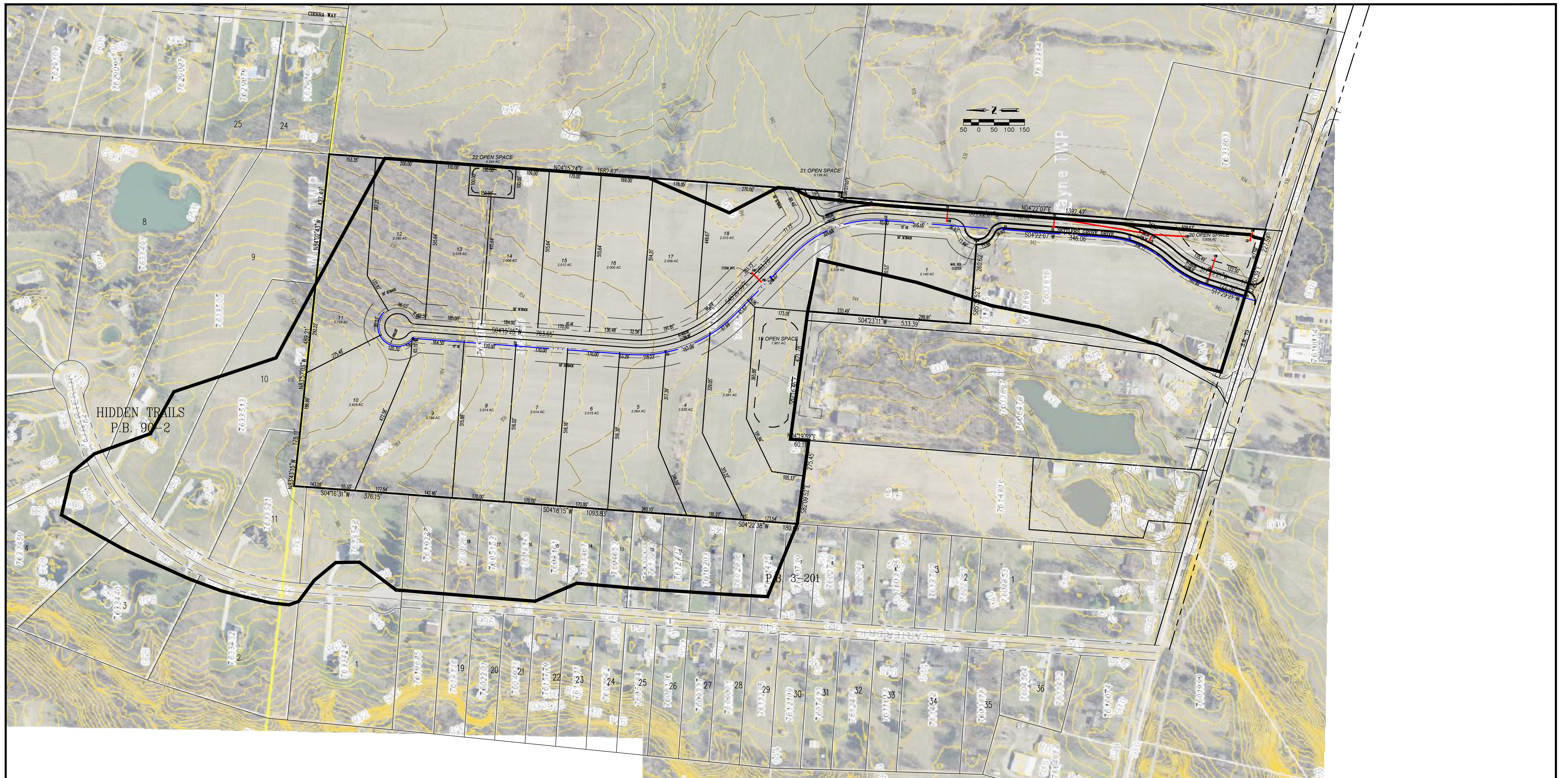
SCALE: 1"=100'  
DATE: 02-04-25  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED:



REVISIONS:	
1.	
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4.	
PROJECT: 241842	SHEET 1 OF 2
DRAWING: 241842PA	

The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.





**DRAINAGE AREA**  
 ZONE B-1 & B-2 = 4.5 AC.  
 ZONE R-1 = 67 AC.

**DRAINAGE MAP  
 SETTLERS GROVE SUBDIVISION  
 WAYNE TOWNSHIP  
 WARREN COUNTY, OHIO**

The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.

SCALE: 1"=150'  
 DATE: 02-04-25  
 DRAWN: JLL  
 DESIGNED: JLL  
 CHECKED:

**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
 PH. (513) 424-5202 OR (513) 932-8991 FAX - (513) 424-5202

REVISIONS:	
1.	
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PROJECT: 241842	SHEET
DRAWING: 241842PA	2 OF 2