

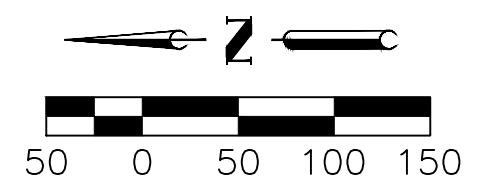
PLAT BOOK 59, PAGES 7-8  
THE RESERVES AT  
WAYNESVILLE  
93.9244 ACRES

PLAT BOOK 90, PAGES 1-2  
HIDDEN TRAILS  
95.1576 ACRES

PID: 0507200008  
JANET K MAJORS REVOCABLE TRUST DTD  
FEBRUARY 10 2021; JANET K MAJORS,  
TRUSTEE  
4980 OLD ROUTE 73  
101.07 ACRES

PID: 0507200002  
BENTLEY'S PAWSOME RESORTS  
OF WAYNESVILLE, LLC  
4488 ROUTE 73  
30.25 ACRES

PID: 0507200009  
BENTLEY'S PAWSOME RESORTS  
OF WAYNESVILLE, LLC  
4488 ROUTE 73  
5.911 ACRES



N81°27'21"W  
16.44'

SETTLERS GROVE DRIVE

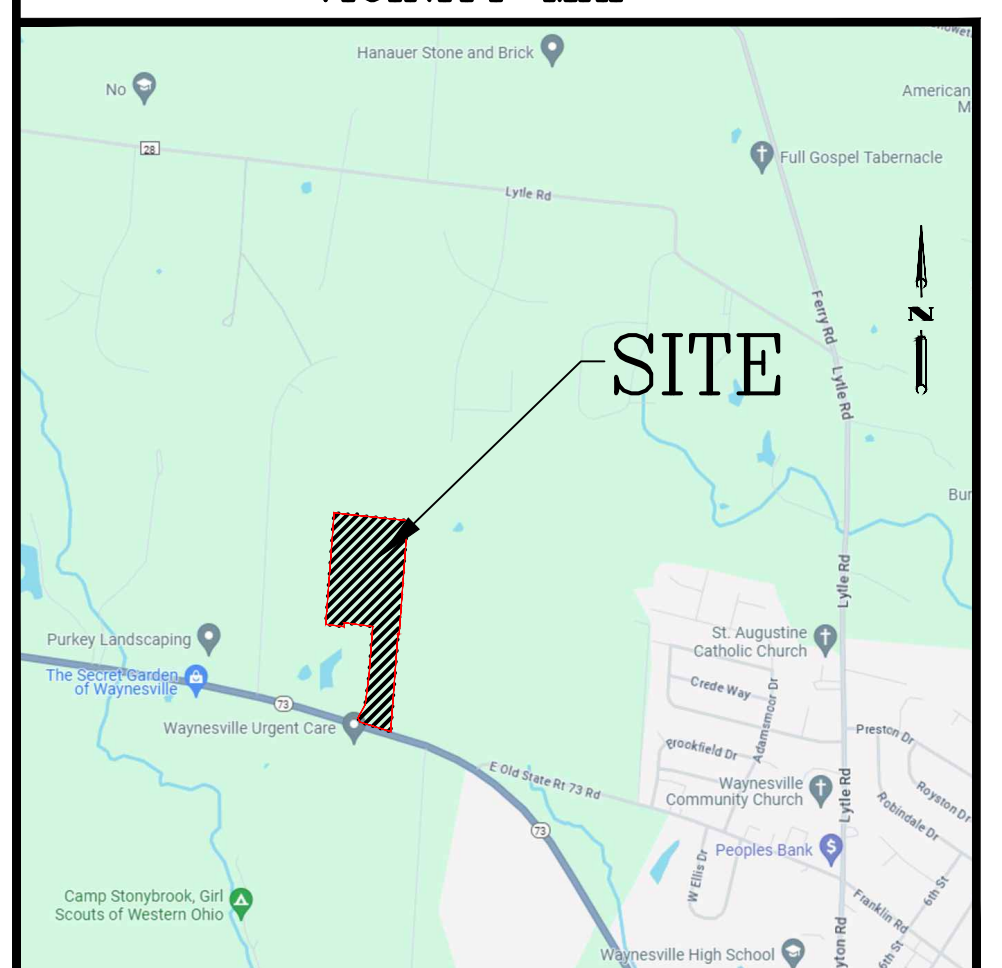
COMMERCIAL AREA  
7.5 AC.

PID: 0507176017  
& 0507176014  
HICE, KEVIN P & LINDA A  
4322 E ROUTE 73

PID: 0507176013  
NEW, RICKY LYNN &  
JACQUEL  
4296 ROUTE 73  
8.13 ACRES

PLAT BOOK 3, PAGE 201  
WAYNE MEADOWS SUBDIVISION

VICINITY MAP



NARRATIVE

- AREA PARKS SERVING THE PROPERTY:  
PATRICIA ALLYN PARK - 2.65 MILES  
CESAR CREEK STATE PARK - 3.91 MILES
- SITE SERVED BY WAYNE LOCAL SCHOOL DISTRICT.
- ALL SANITARY SEWER TO BE ONSITE SEPTIC
- DRINKING WATER TO BE SUPPLIED BY TAPING EX WATER MAIN ON S.R. 73.
- STORM WATER TO BE DIRECTED TO PROPOSED POND AT THE SOUTHWEST CORNER OF PROPERTY.

OWNER/DEVELOPER/APPLICANT

ELIUS HOME BUILDERS  
7620 PARAGON ROAD  
CENTERVILLE, OHIO 45459  
(937)436-5258

LAND USE/BASE DENSITY CALCULATION

1. TOTAL ACREAGE	54.12 AC.
2. ALLOWABLE DENSITY	0.50 UNITS/AC PER R-1 ZONING
3. NET ACREAGE	
A. PROP & EXST R/W	5.24 AC.
B. COMMERCIAL PROPERTY	7.47 AC.
C. TOTAL EXCLUDED AREA	12.71 AC.
NET ACREAGE	54.12 - 12.71 = 41.41 AC.
4. TOTAL LOTS ALLOWED	41.41 * 0.50 = 20.7 = 21 LOTS ALLOWED > 18 PROPOSED

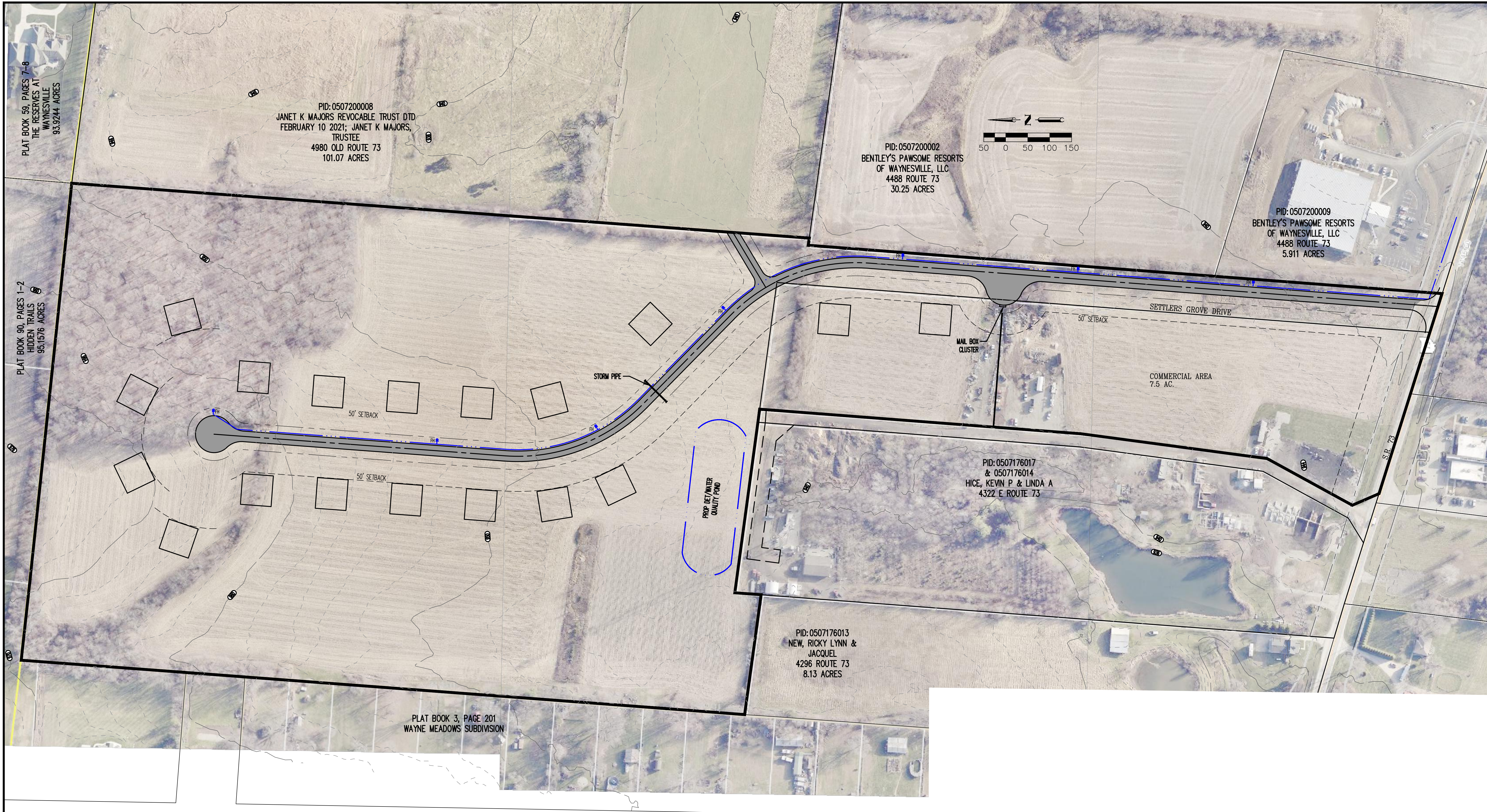
The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.

SCALE: 1"=100'  
DATE: 10-07-24  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED:

CONCEPT  
SETTLERS GROVE SUBDIVISION  
WAYNE TOWNSHIP  
WARREN COUNTY, OHIO

1069 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
PH-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:	SHEET
1.	1 OF 2
2.	
3.	
4.	
PROJECT: 241842	DRAWING: 241842CA



CONCEPT  
SETTLERS GROVE SUBDIVISION  
WAYNE TOWNSHIP  
WARREN COUNTY, OHIO

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SCALE: 1"=100'  
DATE: 08-07-24  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED:



REVISIONS: 1. 2. 3. 4.	PROJECT: 241842 DRAWING: 241842CA	SHEET 2 OF 2
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