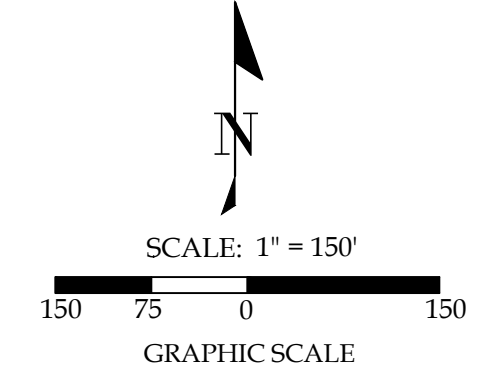


# Schlenker Developments

OVERALL DEVELOPMENT PLAN  
 Proposed Zoning of Annexed Land  
 Being all of Parcel #B05-020-008-00 and all of Parcel #B07-209-018.00,  
 located in the SW 1/4 of Section 20, T5S, R6E, City of Wapakoneta,  
 Auglaize County, Ohio.



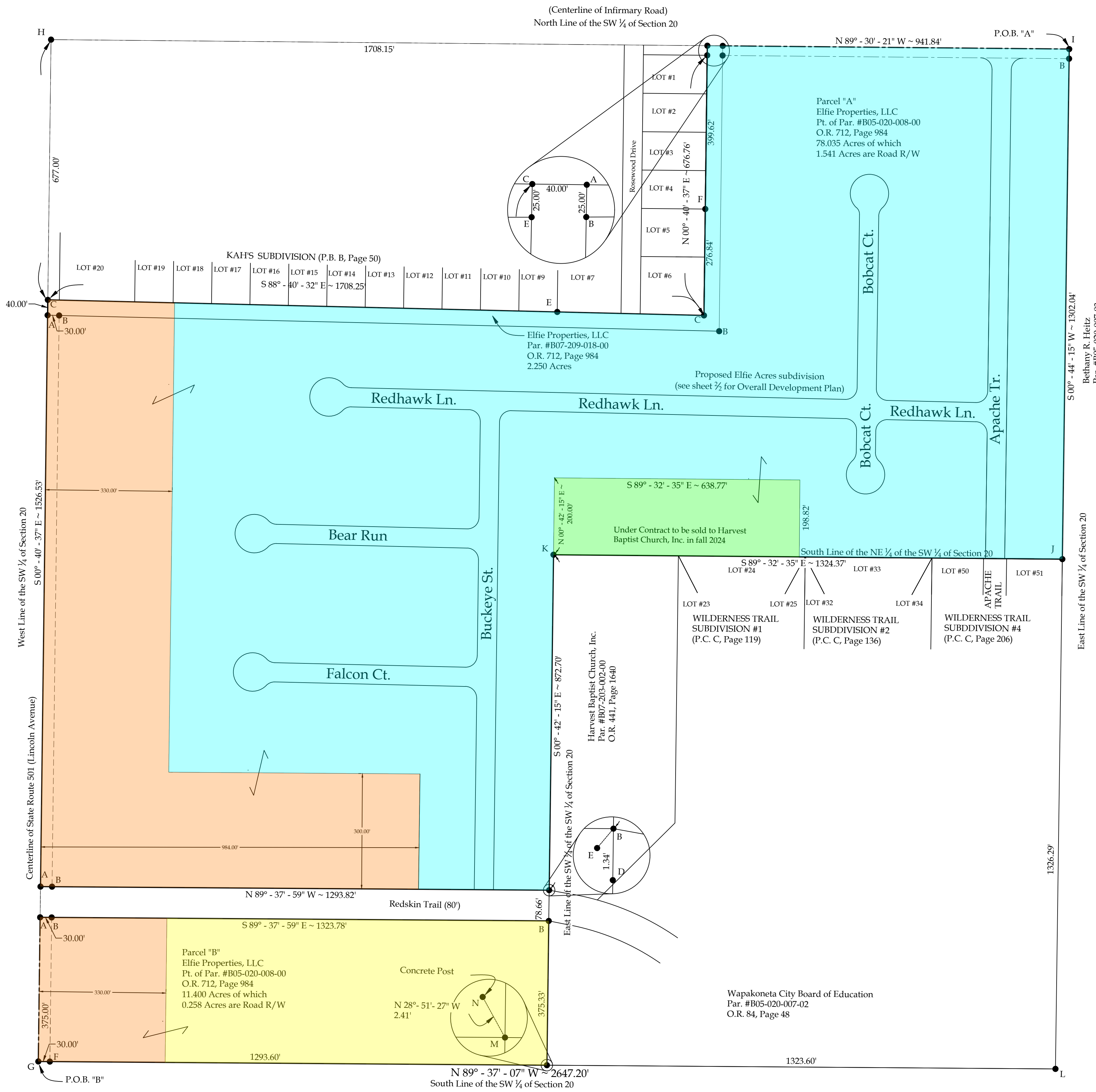
Prepared By:  
**CORE CONSULTING**  
 Civil Engineering  
 Surveying  
 Agricultural Engineering  
 Structural Engineering  
 Building Design  
 A Division of Harman Survey, Inc.  
 201 N. Broadway St., Spencerville, OH 45887 - Phone/Fax: 419.647.6163

- Legend**
- A = Existing Mag Nail
  - B = Existing #5 Rebar (Core #8004)
  - C = Unmonumented Point of Interest
  - D = Existing Concrete Monument
  - E = Existing #5 Rebar
  - F = Existing Iron Pipe
  - G = Existing Cotton Gin Spindle at the Southwest Corner of Section 20
  - H = Existing Railroad Spike at the Northwest Corner of the SW 1/4 of Section 20
  - I = Existing Monument Box at the Northeast Corner of the SW 1/4 of Section 20
  - J = Existing #5 Rebar at the Southeast Corner of the NE 1/4 of the SW 1/4 of Section 20
  - K = Existing #5 Rebar at the Southwest Corner of the NE 1/4 of the SW 1/4 of Section 20
  - L = Existing #5 Rebar at the Southeast Corner of the SW 1/4 of Section 20
  - M = Set #5 Rebar at the Southeast Corner of the SW 1/4 of the SW 1/4 of Section 20
  - N = Existing Concrete Post

- = Proposed A-1 Zoning
- = Proposed B-2 Zoning
- = Proposed R-2 Zoning
- = Proposed R-4 Zoning

**LINE TYPE LEGEND**

— = Exterior Boundary



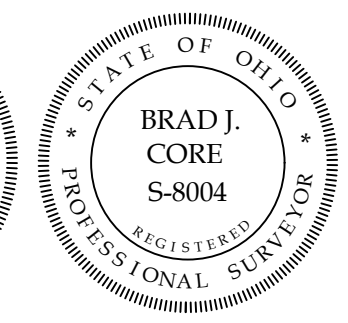
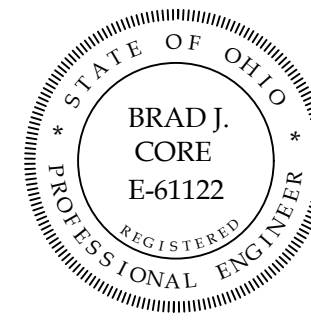
Overall Development Plan  
 Proposed Zoning of Annexed Land

Schlenker Developments  
 404 Hamilton Rd., Suite 2  
 Wapakoneta, OH 45895 (Phone: 419-236-0424)

Date: 6-12-2024

Surveyed By: PJM  
 Drawn By: CMW  
 Checked By: BJC

*Brad J. Core*  
 Brad J. Core, P.E. #61122, P.S. #8004



**LINE TYPE LEGEND**

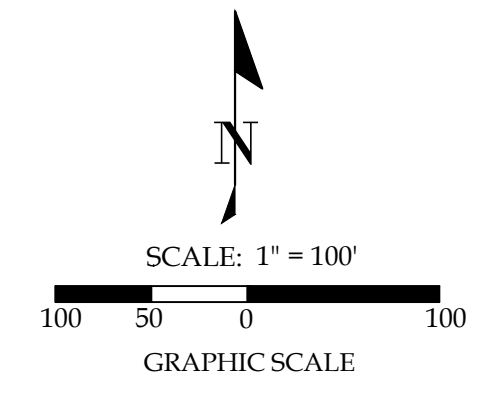
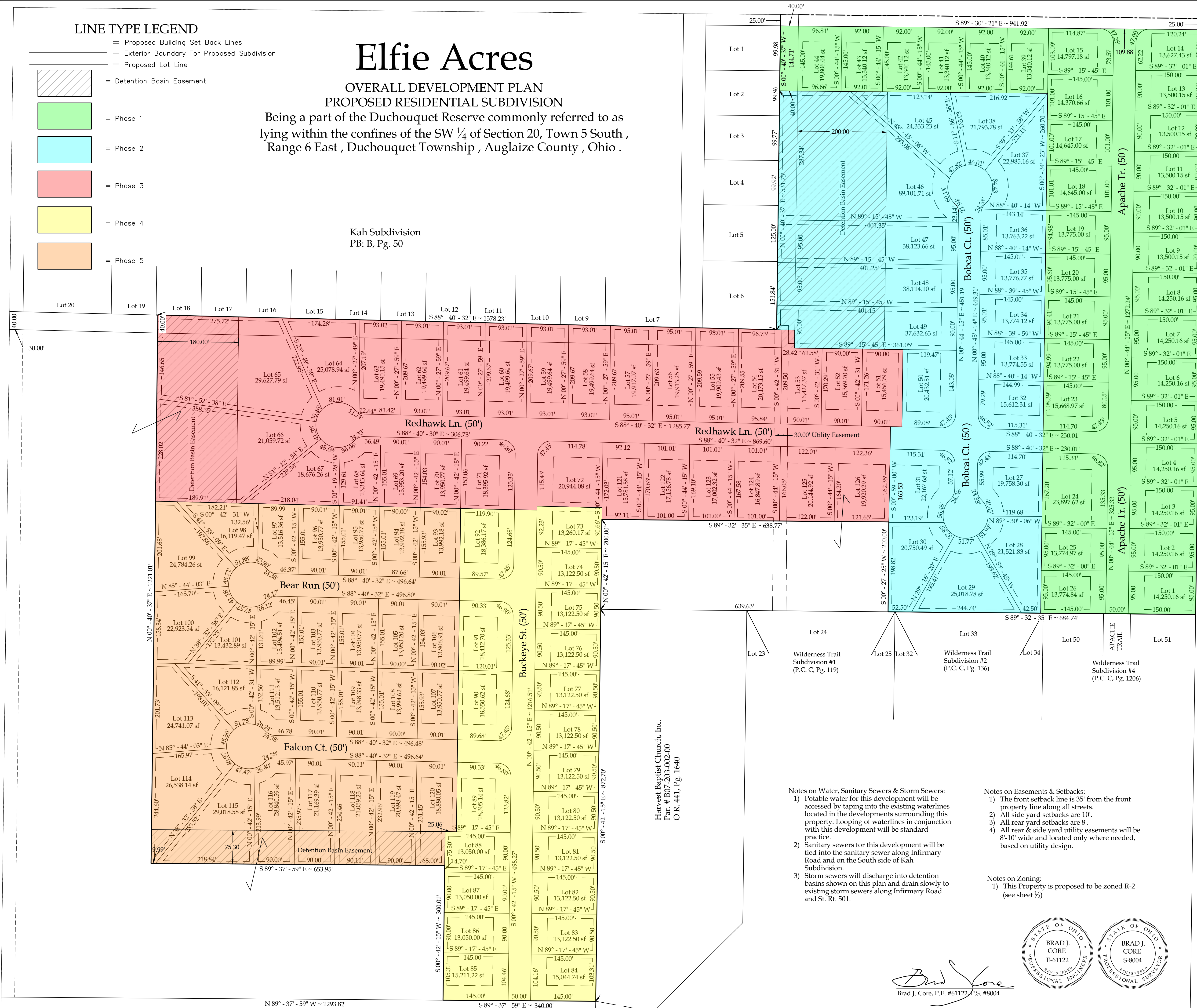
- = Proposed Building Set Back Lines
- = Exterior Boundary For Proposed Subdivision
- = Proposed Lot Line
- = Detention Basin Easement
- = Phase 1
- = Phase 2
- = Phase 3
- = Phase 4
- = Phase 5

# Elfie Acres

## OVERALL DEVELOPMENT PLAN PROPOSED RESIDENTIAL SUBDIVISION

Being a part of the Duchouquet Reserve commonly referred to as lying within the confines of the SW ¼ of Section 20, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio.

Kah Subdivision  
PB: B, Pg. 50



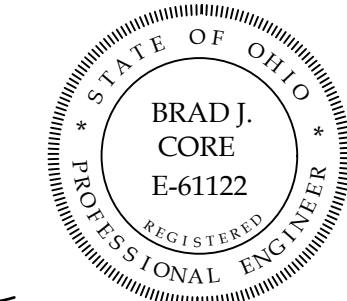
- Notes on Water, Sanitary Sewers & Storm Sewers:
- Potable water for this development will be accessed by tapping into the existing waterlines located in the developments surrounding this property. Looping of waterlines in conjunction with this development will be standard practice.
  - Sanitary sewers for this development will be tied into the sanitary sewer along Infirmary Road and on the South side of Kah Subdivision.
  - Storm sewers will discharge into detention basins shown on this plan and drain slowly to existing storm sewers along Infirmary Road and St. Rt. 501.

- Notes on Easements & Setbacks:
- The front setback line is 35' from the front property line along all streets.
  - All side yard setbacks are 10'.
  - All rear yard setbacks are 8'.
  - All rear & side yard utility easements will be 8'-10' wide and located only where needed, based on utility design.

- Notes on Zoning:
- This Property is proposed to be zoned R-2 (see sheet ½)

Harvest Baptist Church, Inc.  
Par. # B07-203-002-00  
O.R. 441, Pg. 1640

*Brad J. Core*  
Brad J. Core, P.E. #E61122 / S.#8004



Prepared By:  
201 N. Broadway St., Spencerville, OH 45887 - Phone/Fax: 419.647.6163

### Overall Development Plan

Schlenker Developments  
404 Hamilton Rd., Suite 2  
Wapakoneta, OH 45895 (Phone: 419-236-0424)

Date: 6-12-2024

Surveyed By: PJM  
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