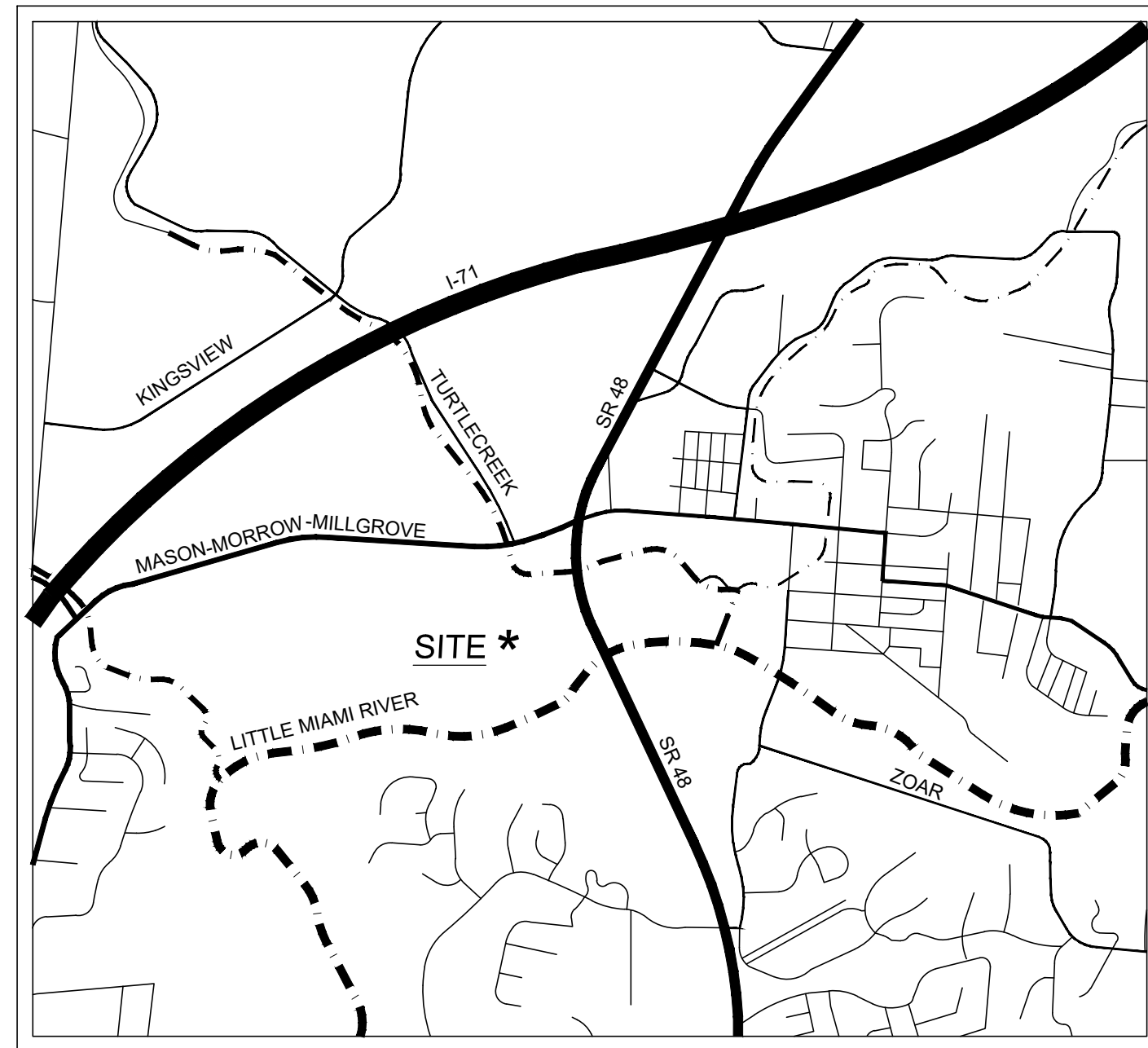


RIVERSIDE

PRELIMINARY PLAT - PHASE 4

SECTIONS 1 & 7, TOWN 4, RANGE 3

VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
May, 2019



VICINITY MAP
1"=2,000'

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
P1.0	TITLE SHEET	05/23/2019		
P2.0	PRELIMINARY PLAT	05/23/2019		

OWNER/DEVELOPER

LEBANON MASON, LLC
4020 KINROSS LAKES, SUITE 200
RICHFIELD, OH 44286
PH: (513) 404-6401

LAND PLANNER/ENGINEER/ SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

GENERAL NOTES

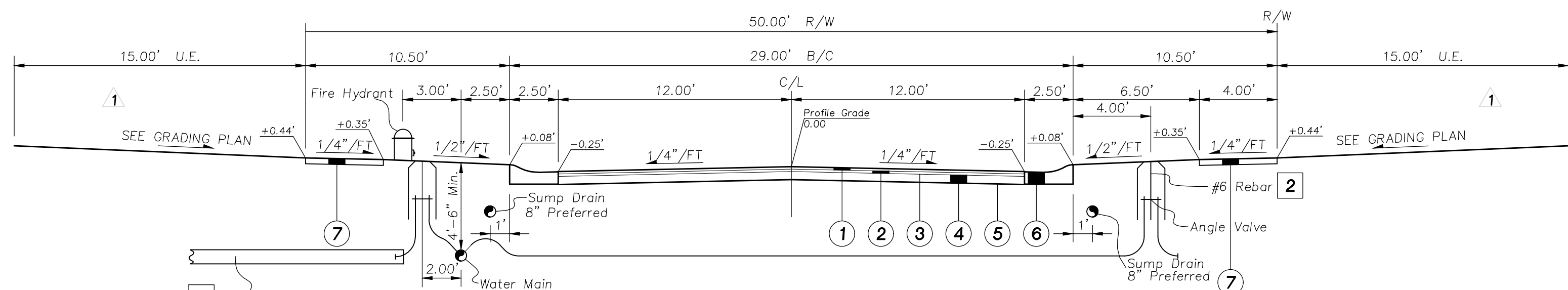
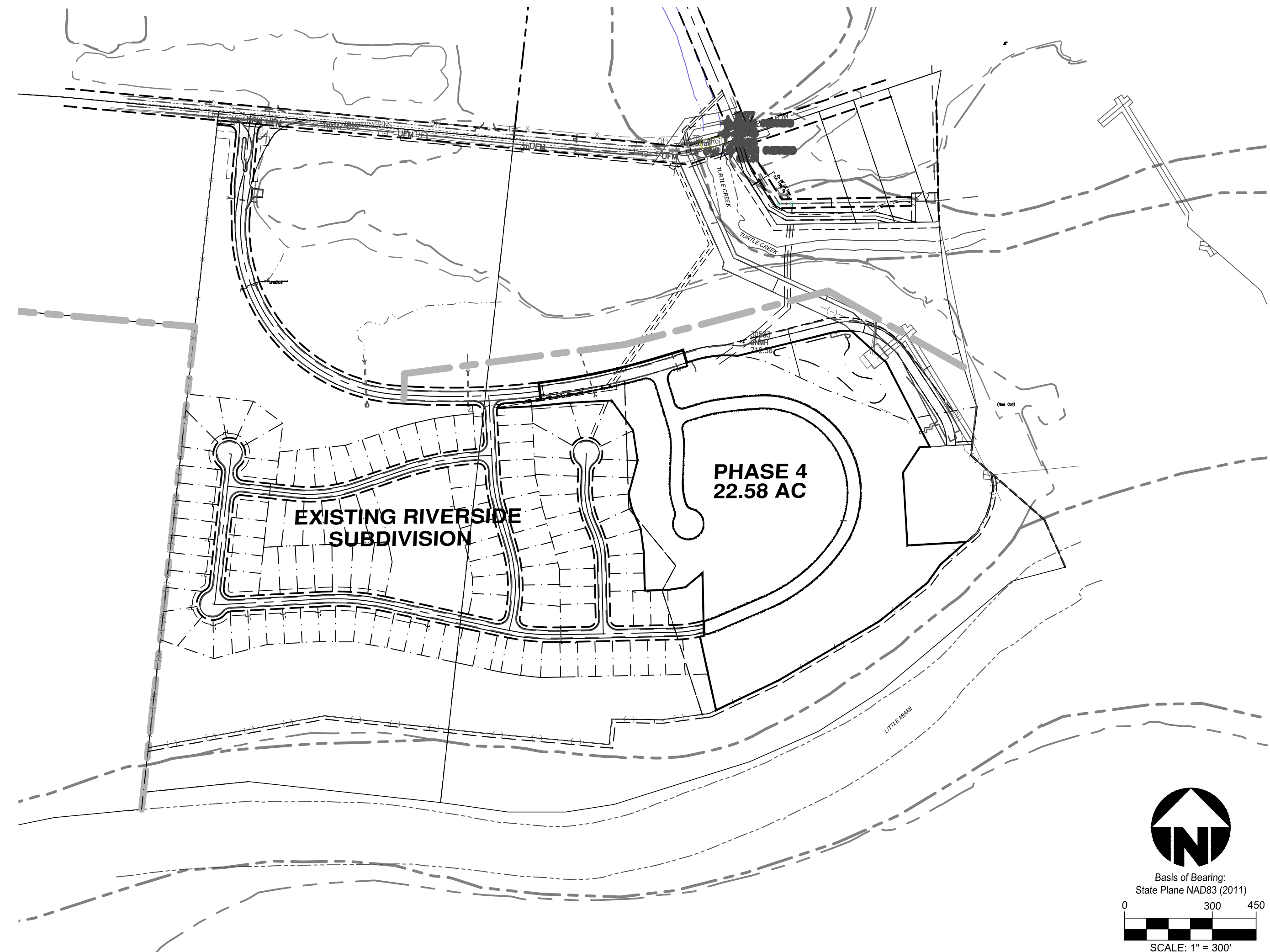
- PROPOSED USE OF THE LOTS IS SINGLE FAMILY DETACHED RESIDENCES.
- A 15' UTILITY EASEMENT WILL BE PROVIDED ALONG ALL RIGHTS OF WAY.
- MAXIMUM BUILDING HEIGHT: 35'
- PROPOSED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE PREVIOUS RECORDED PHASES.
- ALL PUBLIC WATER MAINS TO BE 8" UNLESS OTHERWISE NOTED. WATER TO BE CONNECTED TO SOUTH LEBANON SYSTEM.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE NOTED. SANITARY SEWER TO BE CONNECTED TO SOUTH LEBANON SYSTEM.
- STORM SEWER MAIN TO BE MINIMUM OF 12" UNLESS OTHERWISE NOTED. CULVERT UNDER EXISTING "STREET A" TO BE MAINTAINED AND/OR REPLACED AS NECESSARY TO MEET PUBLIC STANDARDS.
- THE DEVELOPMENT SCHEDULE FOR THIS SUBDIVISION IS YET TO BE DETERMINED. THE PROJECT WILL BE DEVELOPED IN PHASES.
- ALL PUBLIC ROADWAYS WITHIN THE DEVELOPMENT SHALL BE LOCAL STREETS AS DEFINED IN THE THOROUGHFARE PLAN.
- ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE, CABLE TELEVISION, TELEPHONE AND GAS SHALL BE INSTALLED IN A JOINT TRENCH.
- OPEN SPACE AND STORMWATER MANAGEMENT AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PROJECT SUMMARY

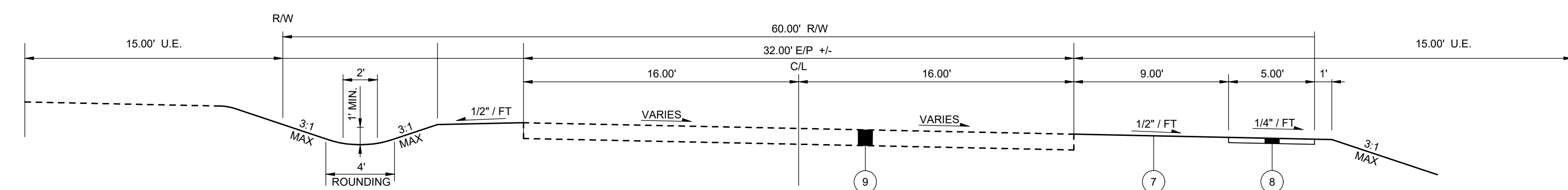
EXISTING ZONING: R-3
PROJECT AREA: 22.58 ACRES
USE: SINGLE-FAMILY DETACHED RESIDENTIAL
TOTAL LOTS: 61

TYPICAL LOT - AS PER R-3 ZONING

FRONT SETBACK: 25'
REAR SETBACK: 30'
SIDE YARD SETBACK: 6' ONE SIDE / 16' TOTAL
MINIMUM LOT AREA: 6,000 SF
MAXIMUM LOT COVERAGE: 40%



TYPICAL SECTION
Street A & Trovillo Drive



TYPICAL SECTION
SUTTON DRIVE

LEGEND

- Item 441-(1 1/4") Asphalt Concrete Surface Course
- Item 441-(1 3/4") Asphalt Concrete Leveling Course
- Item 407-Tack Coat MS-2, RS-1, or RC-250
- Item 301-2 (2 1/2") courses Bituminous Aggregate Base
- Item 204-Sub grade Compaction
- Item 609-Type "C" Curb & Gutter (Warren County Standard)
- Item 608-(4") thick concrete sidewalk, 4' wide, to be 1/2" higher than sod.
- SEEDING & MULCHING

NOTES

- On the water main side of the street, plastic tubing shall be 20' long & extend 23' behind curb to clear telephone & electric easements. Contractor shall place 2"x4" or larger posts, painted blue at both ends of plastic conduit.
- #6 Rebar - Contractor shall install 2 #6 Rebar 5' long vertically at angle valves
- Water services to be lowered when conflict with storm sewer occurs

RIVERSIDE - PHASE 4
SECTION 1 & 7, TOWN 4, RANGE 3
BETWEEN THE MIAMIS UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
PRELIMINARY PLAT

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 13R050-000 PP PHASE 4
Drawn by: KJR
Checked by: MPD
Issue Date: 05-23-19
Sheet:

P1.0



C

A

B

B

LITTLE MIAMI