

Issue/Revision	No.	Date

MARVELLA AT RIVERS BEND
WINDING RIVER BOULEVARD
SOUTH LEBANON
WARREN COUNTY, OHIO

APPLICANT
NVR, INC
8622 JACQUEMIN DRIVE
WEST CHESTER, OHIO 45069

OWNER
GAYLE ANN FROELICH, TR.
1975 COUNTY ROAD 14A
DEL NORTE, COLORADO 81132

SHEET	DESCRIPTION
1	PRELIMINARY DEVELOPMENT PLAN
2	PRELIMINARY UTILITY PLAN
3	PRELIMINARY GRADING PLAN

PARCEL No. 12-01-451-002
EXISTING ZONE: R-1
PROPOSED ZONE: R-PUD

TOTAL AREA: 10.65 ACRES
OPEN SPACE AREA: 4.26 ACRES
PERCENTAGE OF OPEN SPACE: 40%

MINIMUM SITE DEVELOPMENT DATA

LOT AREA: 2,600 SF
LOT WIDTH AT SETBACK 23 FT
FRONT YARD SETBACK 35 FT
SIDE YARD SETBACK 0 FT
TOTAL SIDE SETBACK 10 FT (END UNITS)
REAR YARD SETBACK 30 FT

LAND USE DATA (SINGLE-FAMILY ATTACHED)
NUMBER OF UNITS: 60
DENSITY: 5.63 DU/AC

NOTE: THE SUBJECT AREA IS NOT LOCATED IN A FEMA
100 YEAR FLOOD PLAIN PER MAP PANEL NO.39165C0226F
EFFECTIVE APRIL 23, 2025



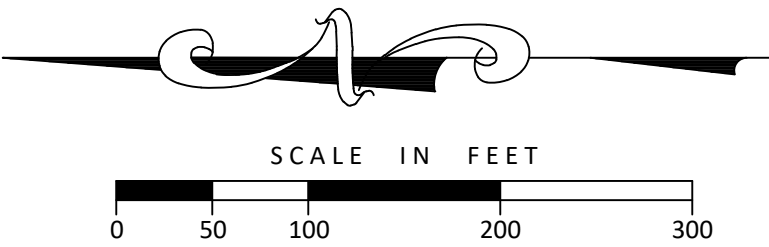
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MARVELLA AT RIVERS BEND
WINDING RIVER BOULEVARD

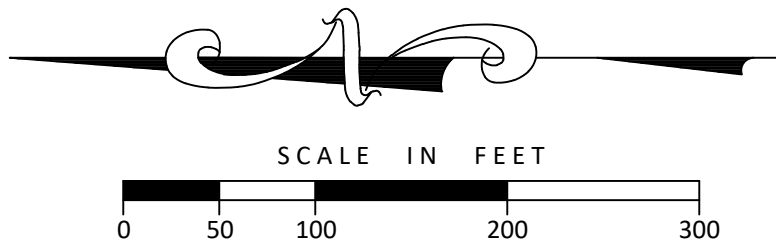
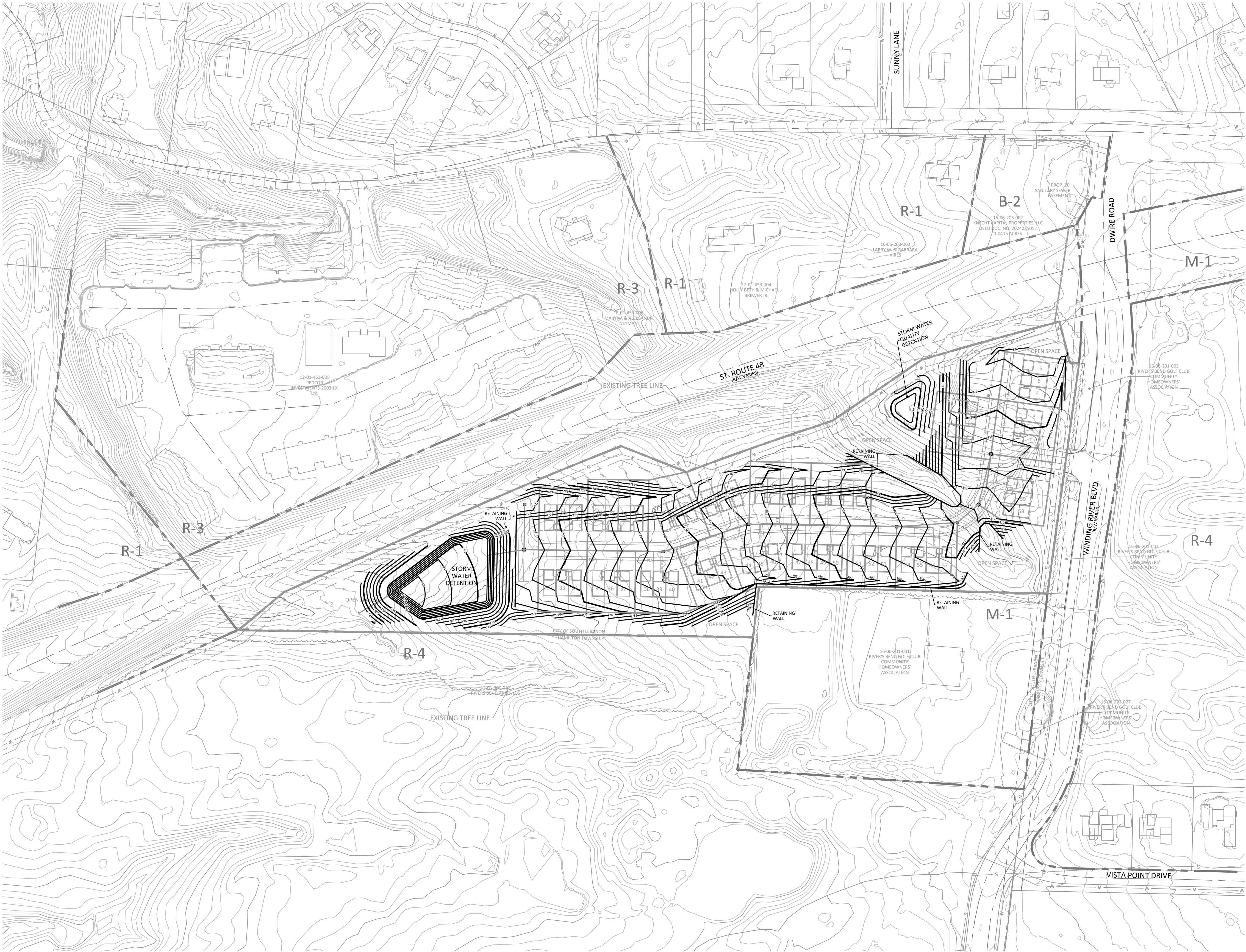
SOUTH LEBANON
WARREN COUNTY, OHIO

PRELIMINARY UTILITY PLAN

Project Number	23563.00
Drawing Scale	1" = 100'
Sheet Number	2/3
File Number	23563



N:\land projects\23000\23563\23563004-Pre-00.dwg, 03-Prelim Grading, 6/17/2025, 11:18:02 AM, jacob bohman



OHIO811.org
Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

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