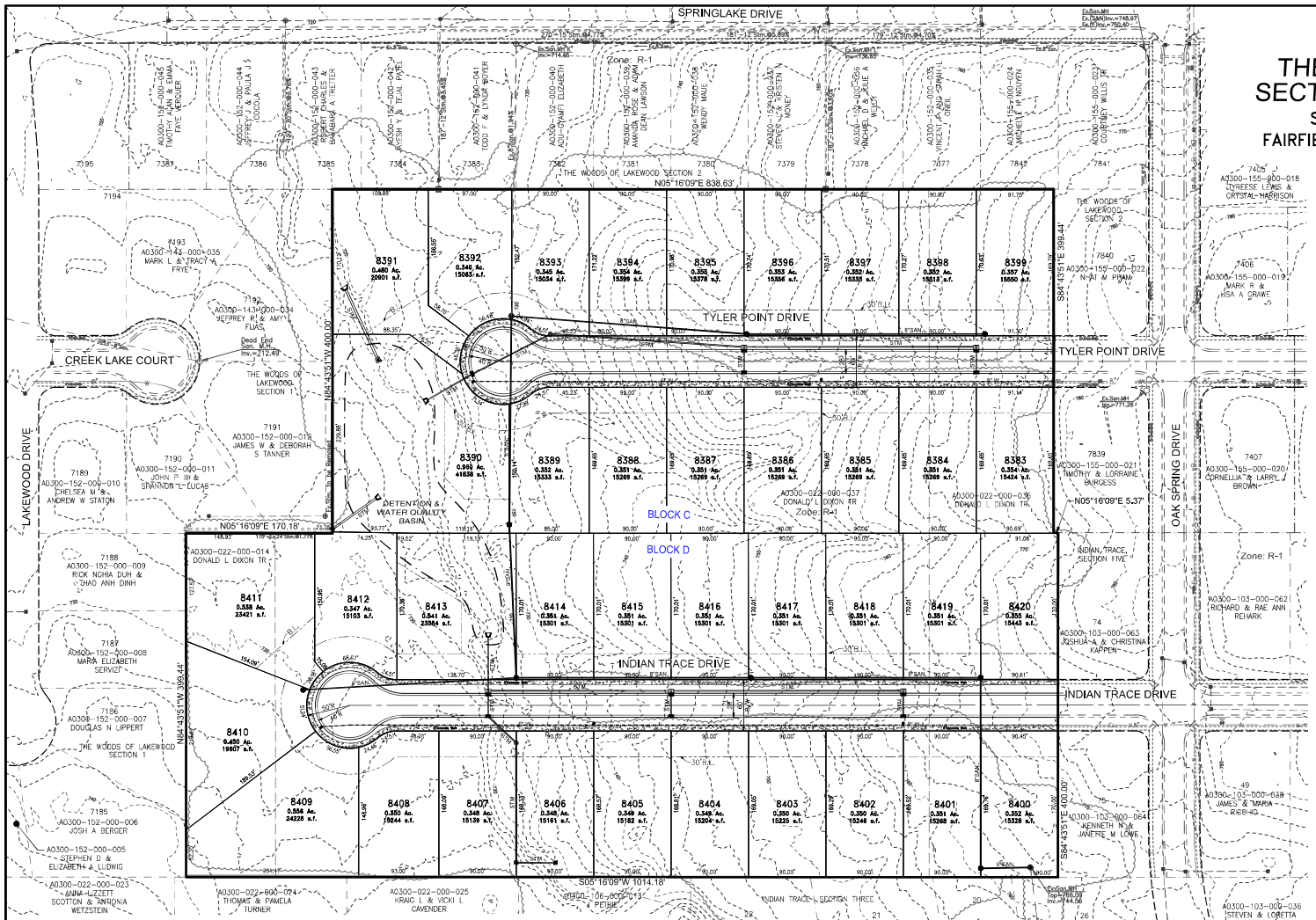
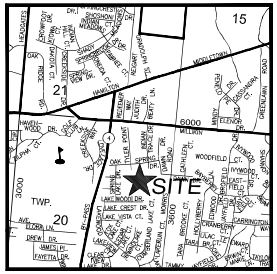
PRELIMINARY PLAT
THE WOODS OF LAKEWOOD SECTION THREE, BLOCKS C & D

SECTIONS 20, TOWN 2, RANGE 3
FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO
NOVEMBER, 2025





VICINITY MAP
NOT TO SCALE

BENCHMARK

PK @ Intersection of Indian Trace Drive & Oak Springs Drive
Elevation = 778.12

OWNER

Donald L. Dixon, Tr.
4166 Tonya Trail
Hamilton, OH 45011
(513) 813-5595

DEVELOPER

Dixon Homes & Construction
4166 Tonya Trail
Hamilton, OH 45011
(513) 678-2288

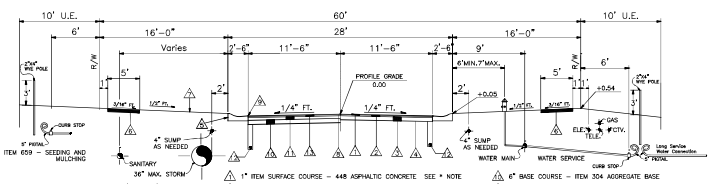
PROJECT DATA

EXISTING ZONING	R-1
LOT FRONTAGE	90'
MINIMUM LOT AREA	15,000 S.F.
FRONT SETBACK	30'
SIDE SETBACK (MIN)	10'
SIDE SETBACK (TOTAL)	20'
REAR SETBACK	40'
# OF LOTS	38

TOTAL ACREAGE = 17.007 Acres
RESIDENTIAL DENSITY = 2.23 Units/Ac.

GENERAL NOTES

1. Sanitary to be tied into Butler County System.
2. Water to be installed and connected to Butler County System.
3. Electric to be supplied by Duke Energy.
4. All public streets to be constructed according to Butler County standards and specifications.
5. Detention & Water Quality to be provided as per Butler County standards and specifications.
6. Contours furnished from aerial photography based on U.S.G.S. datum.
7. Existing structures on site to be removed.
8. 5' concrete walk to be installed on both sides of proposed streets.



ITEM	2"	1 1/2"
Underground Sprinkler	YES	NO
Sidewalk	YES	NO
Street Trees	YES	NO
Electric	YES	NO
Telephone	YES	NO
Cable TV	YES	NO

*SURFACE COURSE (ITEM 448) AND TACK COAT (ITEM 407) ARE TO BE APPLIED NO SOONER THAN TWELVE (12) MONTHS AFTER THE LEVELING COURSE (ITEM 448), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED.

TYPICAL SECTION

1. 1" ITEM SURFACE COURSE – 448 ASPHALTIC CONCRETE SEE * NOTE
2. 1 1/2" LEVELING COURSE – ITEM 448 ASPHALTIC CONCRETE
3. 6" BASE COURSE – ITEM 301 BITUMINOUS AGGREGATE BASE
4. COMPACTED SUBGRADE – ITEM 204
5. ROLL TYPE CURB & GUTTER – ITEM 609 (BUTLER COUNTY STANDARD C-1)
6. FOUR INCH THICK CLASS "C" CONCRETE SIDEWALK, ITEM 608 WALK TO BE 1/2" HIGHER THAN SOD.
7. SEEDING & MULCHING – ITEM 659
8. TACK COAT – ITEM 407 – TO BE APPLIED AT A RATE OF 0.05 GAL. PER SQUARE YARD, SEE * NOTE
9. TACK COAT – ITEM 407 – TO BE APPLIED TO FRONT FACE OF CURB PRIOR TO INSTALLATION OF 301 BITUMINOUS AGGREGATE BASE. ALSO TO BE APPLIED TO CURB JOINT AFTER THE INSTALLATION OF 448 LEVELING COURSE.
1. 6" BASE COURSE – ITEM 304 AGGREGATE BASE
2. 5" BASE COURSE – ITEM 301 BITUMINOUS AGGREGATE BASE
3. 4" UNDERDRAIN – ITEM 605, CONNECT UNDERDRAIN TO FRONT FACE OF NEAREST CATCH BASIN
4. 1 1/2" LEVELING COURSE – ITEM 448 ASPHALTIC CONCRETE

Basis of Bearing
State Plane NAD83 (2011)
SCALE: 1" = 60'

Item	Revision Description	Date	Drwn	Chk

THE WOODS OF LAKEWOOD
SECTION THREE, BLOCKS C & D
SECTION 20, TOWN 2, RANGE 3
FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO
PRELIMINARY PLAT

bayer becker
Municipal Engineers
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0365 PD R-1
Drawn by: TAC
Checked By:
Issue Date: 11-18-25
Sheet: 1/1

This document is the property of bayer becker. Reproduction or modification of this document without the express written consent of bayer becker is prohibited.

Plot time: Nov 18, 2025 - 1:17pm
Drawing name: J:\2024\24-0365\CIV\DWG\24-0365 PD R-1.dwg - Layout Tab: PD