

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 13, T9S-R5E, SYLVANIA TWP., LUCAS COUNTY, OH

Applicant _____ Surveyor _____

Records held by
Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604
Tel (419) 255-4111

JUNE 19, 2012
REV MARCH 21, 2013
REV JUNE 16, 2014

NO SCALE

N

T95-R5E T95-R6E MICHIGAN OHIO RD.

SYLVANIA-METAMORA RD.

EDEN WILE

SITE

BRINT RD.

RD. RD. RD.

SYLVANIA RD. AVE.

WITCHAM

ORECK RD.

KILBURN RD.

HIGH RD. CENTENNIAL KING AVE.

CENTRAL

CRISSETT RD.

BANCROFT ST.

EX. PLAT 1	31 LOTS	20.308 ACRES
EX. PLAT 2	21 LOTS	13.237 ACRES
EX. PLAT 3	10 LOTS	5.751 ACRES
EX. PLAT 4	8 LOTS	4.383 ACRES
PLAT 5	13 LOTS	9.252 ACRES
PLAT 6	11 LOTS	5.611 ACRES
PLAT 7	11 LOTS	4.714 ACRES
PLAT 8	11 LOTS	6.562 ACRES
PLAT 9	11 LOTS	4.963 ACRES

UTILITIES (EXISTING & PROPOSED)
SANITARY PUBLIC SANITARY SEWERS
WATER PUBLIC WATER

EXISTING ZONING
THAT PART OF PARCEL LYING
IN NE-1/4, SEC. 13 (72.151 AC): R-A

THAT PART OF PARCEL LYING
IN SE-1/4, SEC. 13 (1.631 AC): A-3
(PORTIONS OF PROPOSED LOTS 76, 77, 111, 112, 113)

PROPOSED ZONING: R-A
(CHANGE REQUEST PENDING WITH SYLVANIA TWP. TRUSTEES FOR
THE 1.631 ACRES CURRENTLY ZONED A-3 AT THE SOUTHWEST
CORNER OF THE PROPERTY)

————— SAN —————	PROPOSED STORM SEWER
————— W ————— W	PROPOSED SANITARY SEWER
—————	PROPOSED WATERLINE
————— SAN —————	EXISTING STORM SEWER
————— W ————— W	EXISTING SANITARY SEWER
—————	EXISTING WATER LINE
- - - - -	BUILDING SETBACK LINE
▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬	INDIVIDUAL PLAT LIMITS
▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬	DEVELOPMENT BOUNDARY
- - - - -	OTHER PARCEL BOUNDARY

INTERIOR LOT

10' DRAINAGE & UTIL EASEMENT

35' REAR YARD SETBACK

12,000 SF

10' SIDE YARD SETBACK

150'

30' BLDG LINE

10' TOL. ED. & UTIL EASEMENT

80'

15' SEWER EASEMENT

C/L ROADWAY

CORNER LOT

35' REAR YARD SETBACK

14,900 SF±

10' SIDE YARD SETBACK

150'

30' BLDG LINE

30' BLDG LINE

100'

30'

C/L ROADWAY

