LONGMEADOW ESTATES

PRELIMINARY PLAN

BETWEEN THE MIAMIS
SECTION 25 & 31, TOWN 3, RANGE 4
TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO
MARCH, 2024

PROJECT DATA

ZONING	R1B
LOT FRONTAGE (MIN)	100 FT
SQUARE FOOTAGE (MIN)	32,670 SF
FRONT SETBACK	40 FT
SIDE SETBACK (MIN)	15 FT
REAR SETBACK	40'

TOTAL ACREAGE = 26.0± Acres
TOTAL # OF SINGLE FAMILY RESIDENTIAL LOTS = 25
OVER-ALL DENSITY = 0.96/Ac.

SITE ADDRESS

4730 Greentree Road
Lebanon, Ohio 45036

OWNER

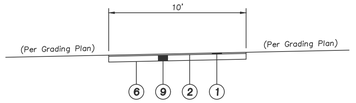
Long Meadow Development
1768 Happy Valley Dr
Fairfield, Ohio 45014
513-846-9311

DEVELOPER

Long Meadow Development
1768 Happy Valley Dr
Fairfield, Ohio 45014
513-846-9311

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600



TYPICAL MULTI-USE PATH

NOT TO SCALE

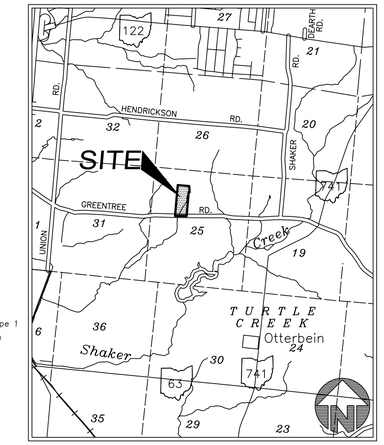
NOTES

1 — Plastic tubing shall be 20'± long & extend (min of 12' into the lots) to clear telephone & electric easements (On electric side only)

2 — #6 Rebar – Contractor shall install #6 Rebar 5' long vertically at angle valves

LEGEND

1 — Item 448–(1 1/2") Asphalt Concrete, Surface Course, Type 1
2 — Tack Coat MS–2, RS–1, or RC–250
3 — Item 448–(2") Asphalt Concrete, Intermediate Course, Type 1
4 — Item 301–(5") Bituminous Aggregate Base
5 — Item 304–(Varies) Aggregate Base 4" at CL, 6" at E/P, See Warren County Typical Section–without Curb & Gutter for Detail
6 — Item 203 Subgrade Compaction
7 — (Not Used)
8 — (Not Used)
9 — Item 301–(4") Bituminous Aggregate Base
10 — Item 605–6" Underdrain or Aggregate Drain



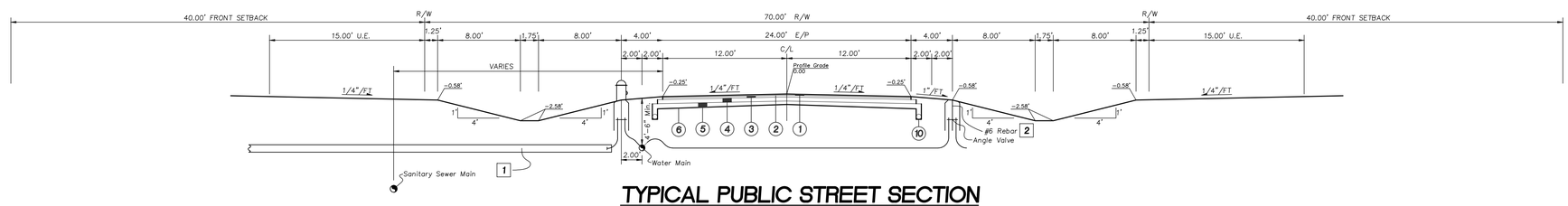
VICINITY MAP

1" = 4000'

Basis of Bearing: State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

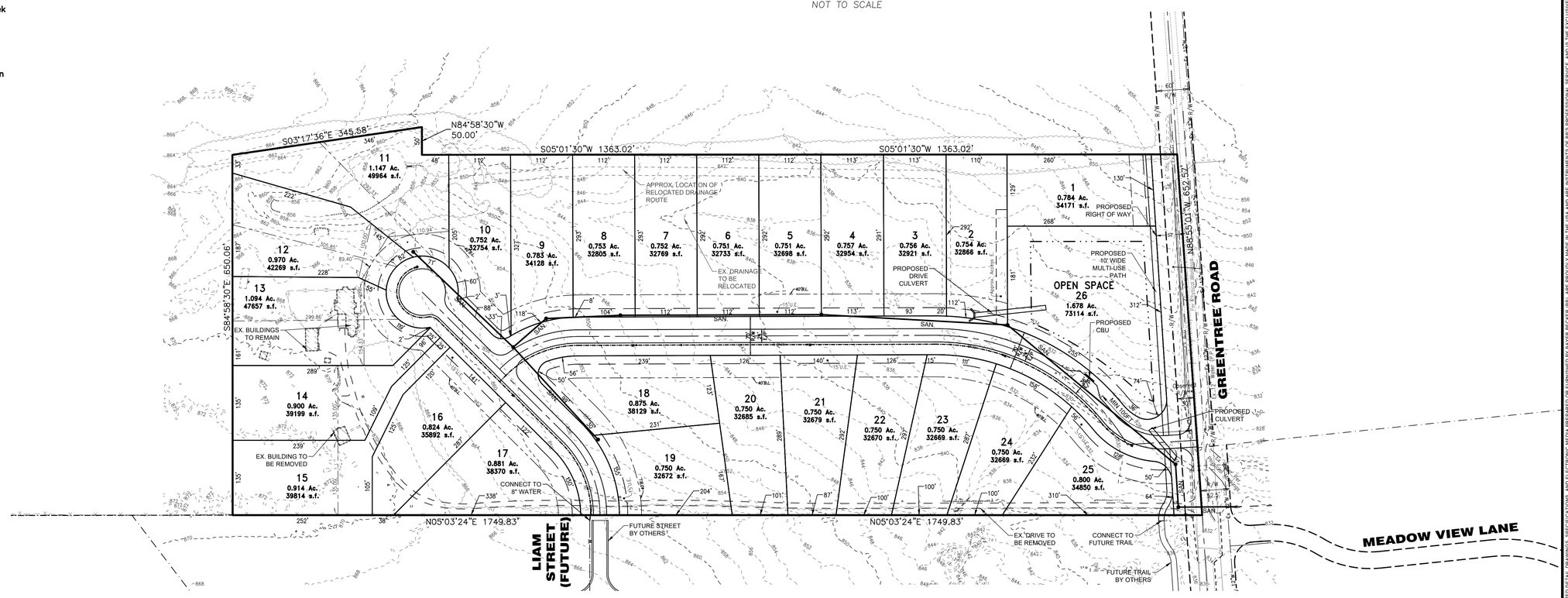
GENERAL NOTES

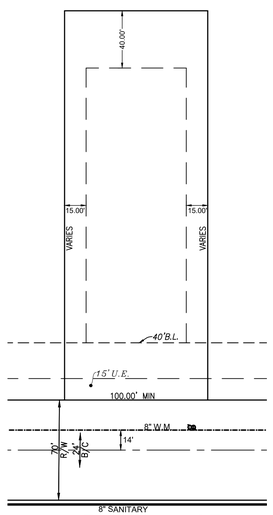
1. Sanitary sewer to be installed and connected to Butler County System.
2. Water to be installed and connected to Warren County System.
3. Electric to be supplied by Duke Energy. Street lighting locations to be determined by Duke Energy.
4. Stormwater management to be provided in accordance with the requirements of the Warren County Engineer and Ohio EPA NPDES.
5. All public streets to be constructed according to Warren County and Turtlecreek Township standards and specifications.
6. 2–foot interval contours and boundary information provided by survey performed by Bayer Becker on February 2024.
7. Multi–Purpose Trail shall be constructed on the north side of Greentree Road.
8. The site does not contain mapped floodplain per FEMA Community Panel 39165C0110E.
9. Lot 1 may access Longmeadow Court via an access easement through Lot 2. Access easement location shown for reference only. Final location to be determined by Final Plat.



TYPICAL PUBLIC STREET SECTION

NOT TO SCALE





TYPICAL LOT

32,670 S.F.(Min.)
Lot Frontage = 100'(Min.)*
Max Building Height = 35ft

Plot time: May 03, 2024 - 7:13am
Drawing name: J:\2023\23-0174\CV\DWG\23-0174 Preliminary Plat 3.dwg - Layout Tab: PRE PLAT

Item	Revision Description	Date	Drwn:	Chk:

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TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO
PRELIMINARY PLAN

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

Drawing: 23-0174 PRELIMINARY PLAT 3
Drawn by: ETH
Checked By: JAB
Issue Date: 05-03-24
Sheet: 1 OF 1

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