

GREENE MEADOWS

REVISED PRELIMINARY PLAN

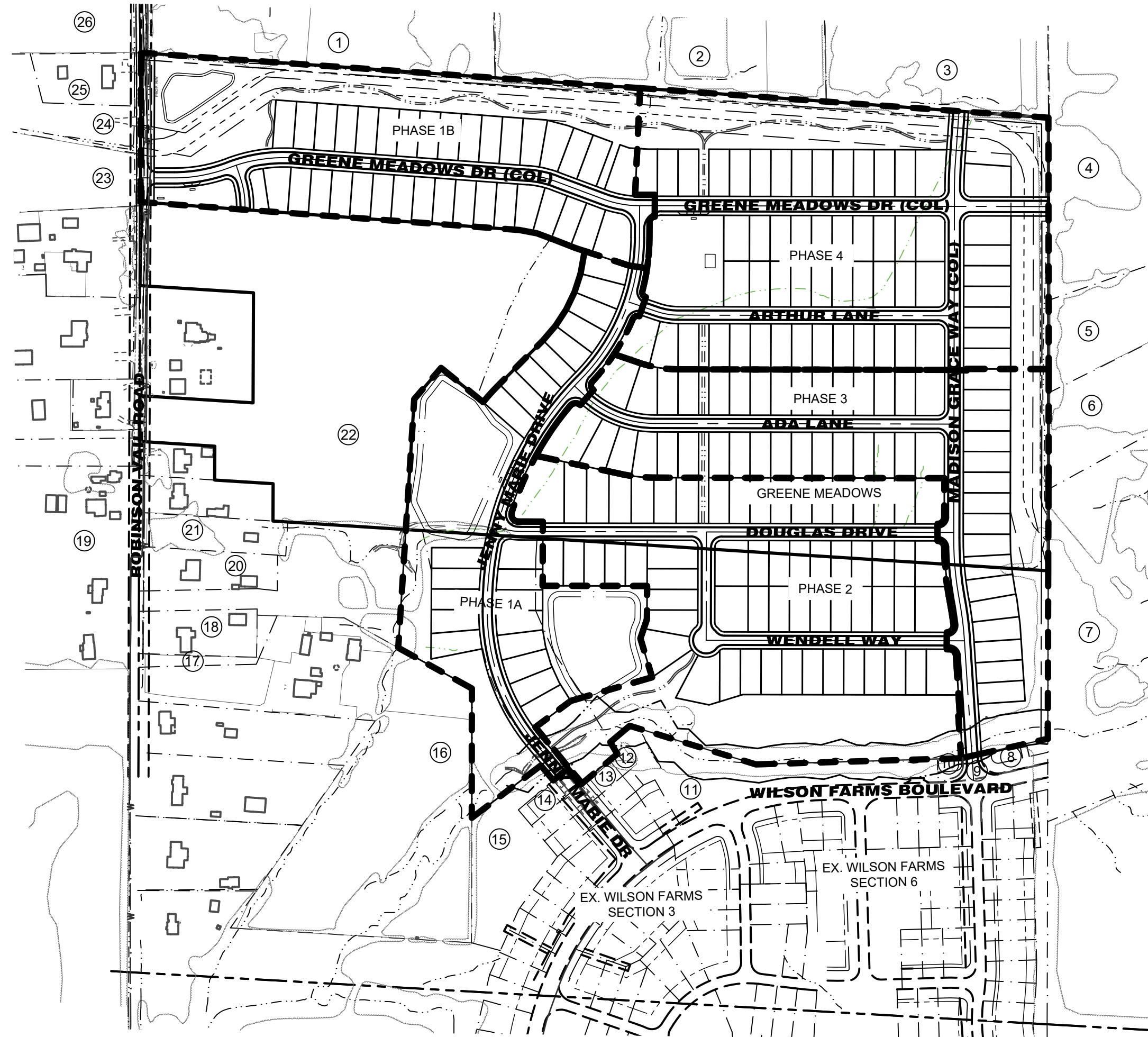
SECTION 22, TOWN 3, RANGE 4 BTM

FRANKLIN TOWNSHIP

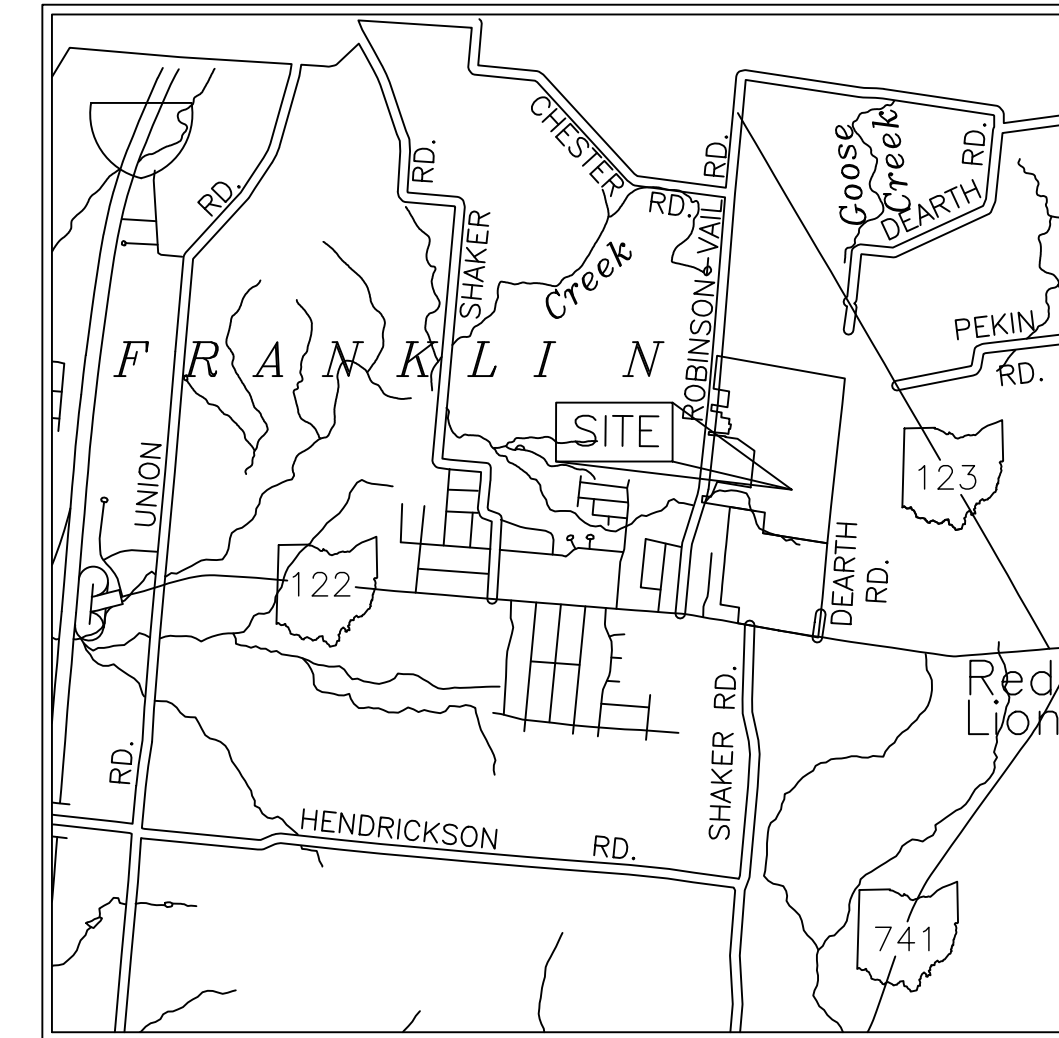
WARREN COUNTY, OHIO

ADJACENT PROPERTY OWNER'S LIST

- | | |
|---|--|
| ① LOCKARD EDDIE & CHARMA
4566 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08221000120 | ⑭ ALVAREZ JORGE D. CABRERA & CABRERA, MATILDE
4187 JENNY MARIE DR
FRANKLIN, OH 45005
PARCEL ID: 08223000300 |
| ② HERY FREDERICK D & BETH
4689 DEARTH RD
FRANKLIN, OH 45005
PARCEL ID: 08221000051 | ⑮ MEADOWS OF WILSON FARMS HOA
PO BOX 750631
DAYTON, OH 45475
PARCEL ID: 08223000570 |
| ③ SPERRY ERIC & LAURA
4675 N DEARTH RD
FRANKLIN, OH 45005
PARCEL ID: 08221000060 | ⑯ SHEARER DAVID L & CYNTHIA L
4160 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08223000600 |
| ④ JORDAN KARA B & YOST JAREN
4600 N SR 123
FRANKLIN, OH 45005
PARCEL ID: 08222520040 | ⑰ HORN DOUGLAS M & RHONDA S TRUSTEES
4200 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08223000590 |
| ⑤ GOMEZ VINCENT & TONIA
4477 N SR 123
FRANKLIN, OH 45005
PARCEL ID: 08224000010 | ⑱ HORN DOUGLAS M & RHONDA S TRUSTEES
4200 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08223000130 |
| ⑥ FELTY DALE & KIMBERLY A
4447 N SR 123
FRANKLIN, OH 45005
PARCEL ID: 08224000020 | ⑲ HAMPTON KIRK
4213 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08284000050 |
| ⑦ KERNER NICHOLAS & JULIA
4297 N RT 123
FRANKLIN, OH 45005
PARCEL ID: 08224000230 | ⑳ FERRELL ROBERT S & RENEE L
4220 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08223000160 |
| ⑧ WILSON FARMS DEVELOPMENT
3981 WILSON FARMS BLVD
FRANKLIN, OH 45005
PARCEL ID: 0822389001 | ㉑ GAMBILL DELCIA
3288 WOODHAVEN DR
FRANKLIN, OH 45005
PARCEL ID: 08223000100 |
| ⑨ WILSON FARMS DEVELOPMENT
0 MADISON GRACE WAY
FRANKLIN, OH 45005
PARCEL ID: 08226000002 | ㉒ GREEN PROPERTY LLC
2610 CRESCENTVILLE RD
WEST CHESTER, OH 45069
PARCEL ID: 0822300063 |
| ⑩ WILSON FARMS DEVELOPMENT
3953 WILSON FARMS BLVD
FRANKLIN, OH 45005
PARCEL ID: 0822388004 | ㉓ GLENN DARIN L & DIANNA
4469 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08284000180 |
| ⑪ WILSON FARMS DEVELOPMENT
0 WILSON FARMS BLVD
FRANKLIN, OH 45005
PARCEL ID: 0822388003 | ㉔ GLENN DARIN L & DIANNA
4469 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08284000120 |
| ⑫ WOLFANBARGER JOEY & CHERYL R
4174 JENNY MARIE DR
FRANKLIN, OH 45005
PARCEL ID: 0822388001 | ㉕ WARNER MARY C
4489 ROBINSON VAIL ROAD
FRANKLIN, OH 45005
PARCEL ID: 08284000110 |
| ⑬ WOLFANBARGER JOEY & CHERYL R
4174 JENNY MARIE DR
FRANKLIN, OH 45005
PARCEL ID: 08223000310 | ㉖ HDC VI LLC
2705 W PEKIN RD
SPRINGBORO, OH 45066
PARCEL ID: 08282000110 |



AREA MAP
1"=300 FT



VICINITY MAP
No Scale

OWNER(S)

WILSON FARM DEVELOPMENT II, LLC
2610 EAST CRESCENTVILLE ROAD
WEST CHESTER, OHIO 45069
(513) 326-6000

GREENE PROPERTY, LLC
2610 EAST CRESCENTVILLE ROAD
WEST CHESTER, OHIO 45069
(513) 326-6000

DEVELOPER

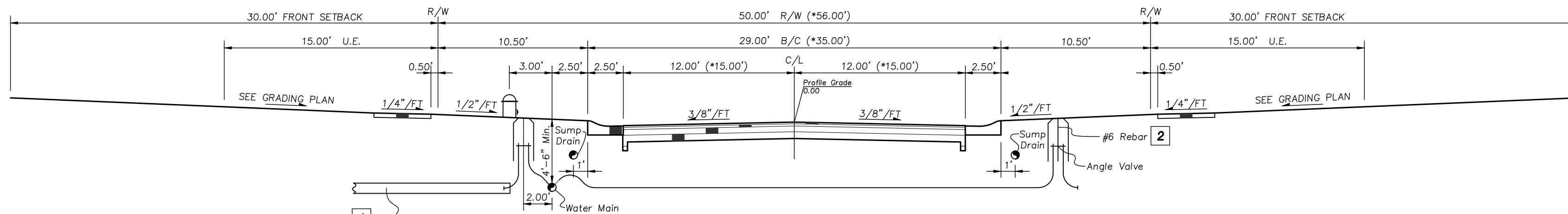
SUNESIS PROPERTIES
2610 CRESCENTVILLE ROAD
WEST CHESTER, OH 45069
(513) 326-6600

PLANNER, ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT

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

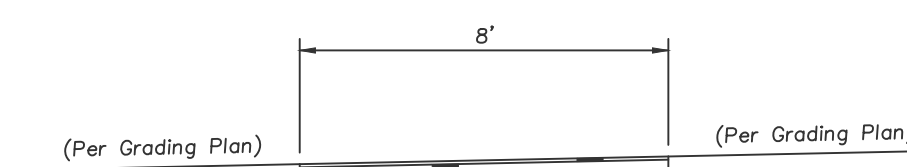
GENERAL NOTES

- ALL PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE OFFICE OF THE WARREN COUNTY ENGINEER, THE WARREN COUNTY SANITARY ENGINEER, AND PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD APPLIES.
- SANITARY SEWER TO BE INSTALLED AND CONNECTED TO WARREN COUNTY SYSTEM.
- WATER TO BE INSTALLED AND CONNECTED TO WARREN COUNTY SYSTEM.
- ELECTRIC TO BE SUPPLIED BY DUKE ENERGY. STREET LIGHTING LOCATIONS TO BE DETERMINED BY DUKE ENERGY.
- STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY ENGINEER AND OHIO EPA NPDES.
- EROSION AND SEDIMENT CONTROL TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT AND OHIO EPA NPDES.
- ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO WARREN COUNTY STANDARDS AND SPECIFICATIONS.
- 2-FOOT INTERVAL CONTOURS AND BOUNDARY INFORMATION PROVIDED BY A SURVEY PERFORMED BY BAYER BECKER ON NOVEMBER 2022.
- THE SITE DOES NOT CONTAIN MAPPED FLOODPLAIN PER FEMA COMMUNITY PANEL 39165C0019E.
- HOA SHALL BE ESTABLISHED TO OWN AND MAINTAIN COMMON OPEN SPACE AREAS AND ENTRYWAYS.
- A 20' WIDE CONSERVATION EASEMENT SHALL BE ESTABLISHED ALONG THE NORTHERN AND EASTERN PERIMETER OF THE SUBDIVISION, EXTRATERRITORIAL TO PUBLIC UTILITY EASEMENTS.
- THERE SHALL BE NO PARKING PERMITTED ON THE NORTH SIDE OF GREENE MEADOWS DRIVE OR THE WEST SIDE OF MADISON GRACE WAY.



TYPICAL PUBLIC STREET SECTION
NOT TO SCALE

* DIMENSIONS LISTED FOR COLLECTOR STREETS
NOTE: PAVEMENT SECTION TO MEET THE WARREN COUNTY ENGINEER'S OFFICE REQUIREMENTS

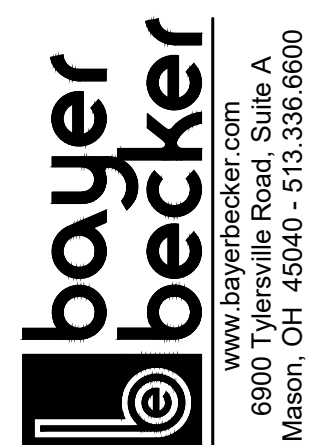


TYPICAL ASPHALT PATH
NOT TO SCALE

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	3-27-24		
C2.0	LAYOUT AND UTILITY PLAN	3-27-24		

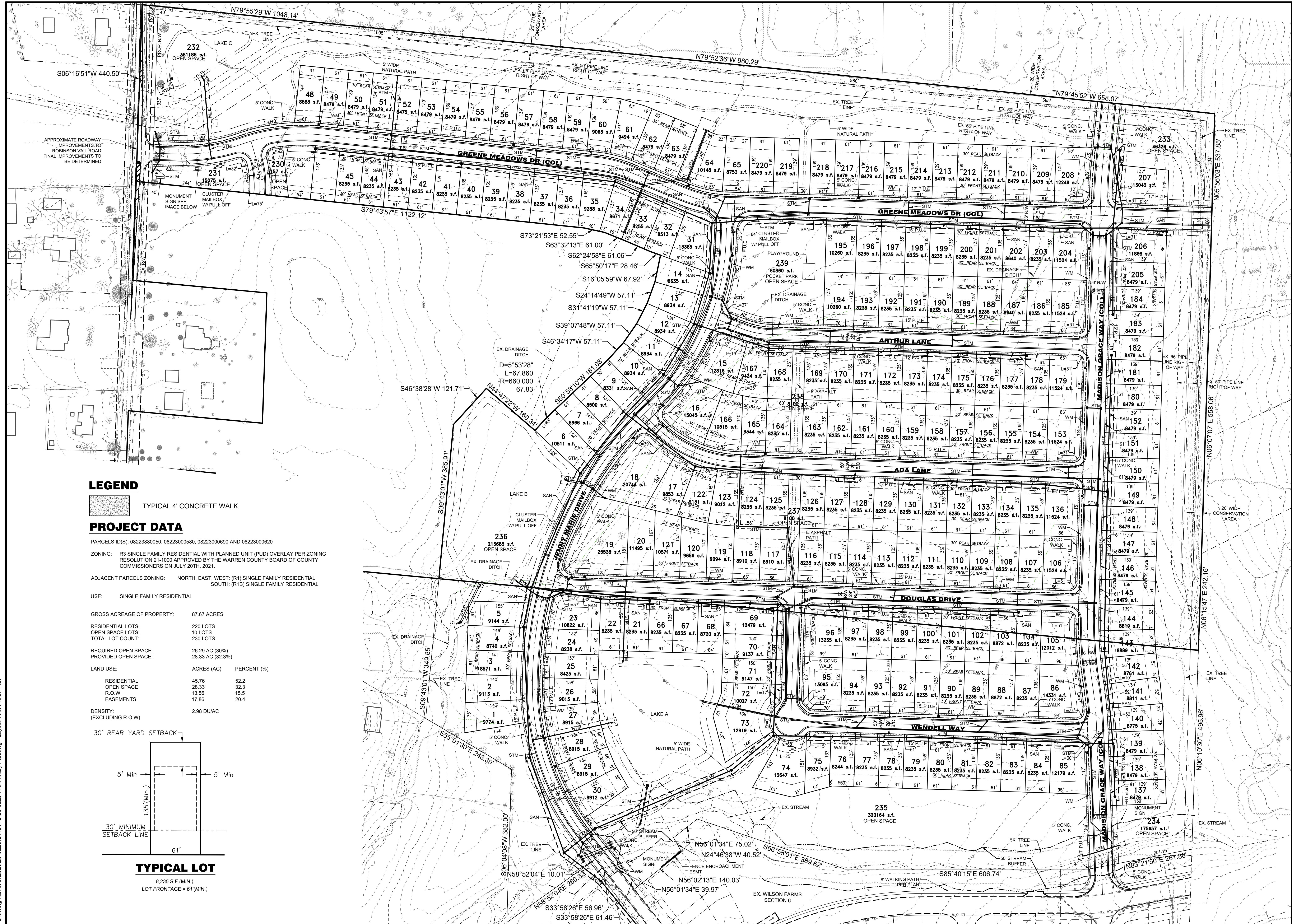
GREENE MEADOWS
REVISED PRELIMINARY PLAN
 SECTION 22, TOWN 3, RANGE 4 BTM
 FRANKLIN TOWNSHIP
 WARREN COUNTY, OHIO



Drawing: 20-0228 PRELIMINARY PLAT
 Drawn by: CJO

Checked By:
 Issue Date: 3-27-24

Sheet:
C1.0



LEGEND

 TYPICAL 4" CONCRETE WALK

PROJECT DATA

PARCELS ID(S): 08223880050, 08223000580, 08223000690 AND 08223000620
 ZONING: R3 SINGLE FAMILY RESIDENTIAL WITH PLANNED UNIT (PUD) OVERLAY PER ZONING RESOLUTION 21-1000 APPROVED BY THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS ON JULY 20TH, 2021.
 ADJACENT PARCELS ZONING: NORTH, EAST, WEST: (R1) SINGLE FAMILY RESIDENTIAL SOUTH: (R1B) SINGLE FAMILY RESIDENTIAL
 USE: SINGLE FAMILY RESIDENTIAL

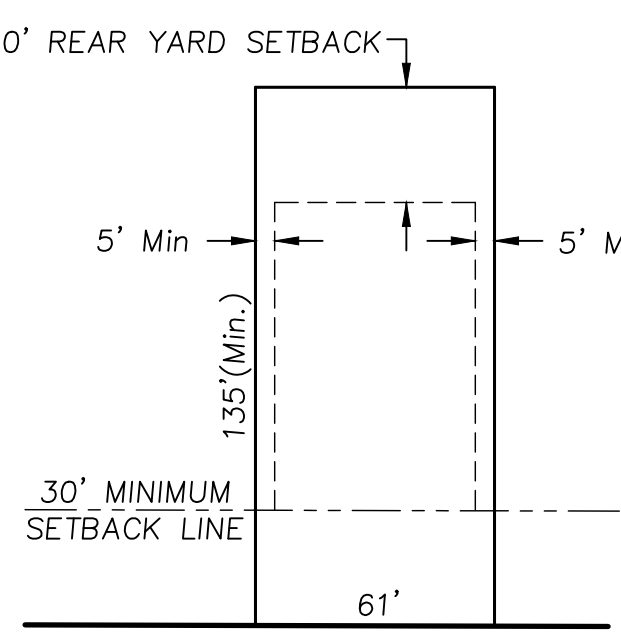
GROSS ACREAGE OF PROPERTY: 87.67 ACRES

RESIDENTIAL LOTS: 220 LOTS
 OPEN SPACE LOTS: 10 LOTS
 TOTAL LOT COUNT: 230 LOTS

REQUIRED OPEN SPACE: 26.29 AC (30%)
 PROVIDED OPEN SPACE: 28.33 AC (32.3%)

LAND USE:	ACRES (AC)	PERCENT (%)
RESIDENTIAL	45.76	52.2
OPEN SPACE	28.33	32.3
R.O.W	13.56	15.5
EASEMENTS	17.86	20.4

DENSITY: (EXCLUDING R.O.W) 2.98 DU/AC

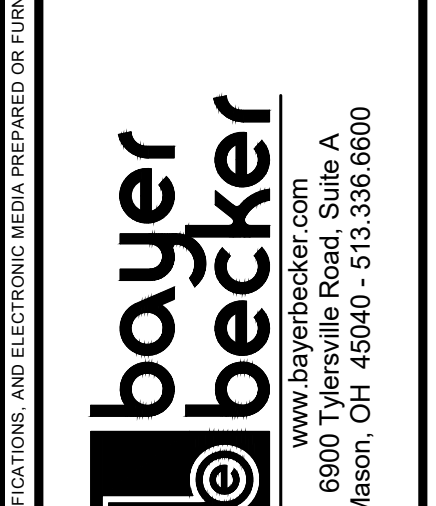


TYPICAL LOT

8,235 S.F. (MIN.)
 LOT FRONTAGE = 61'(MIN.)

Date	Drawn	Checked

**GREENE MEADOWS
 REVISED PRELIMINARY PLAN
 SECTION 22, TOWN 3, RANGE 4 BTM
 FRANKLIN TOWNSHIP
 WARREN COUNTY, OHIO
 LAYOUT AND UTILITY PLAN**



www.bayerbecker.com
 6900 Tiersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawn: 20-0228 PRELIMINARY PLAT
 Drawn by: CJO
 Checked by: CJO
 Issue Date: 3-27-24
 Sheet:

C2.0