

GREENTREE MEADOWS

PRELIMINARY PLAN

BETWEEN THE MIAMIS
SECTION 25 & 31, TOWN 3, RANGE 4
TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO
APRIL 2023

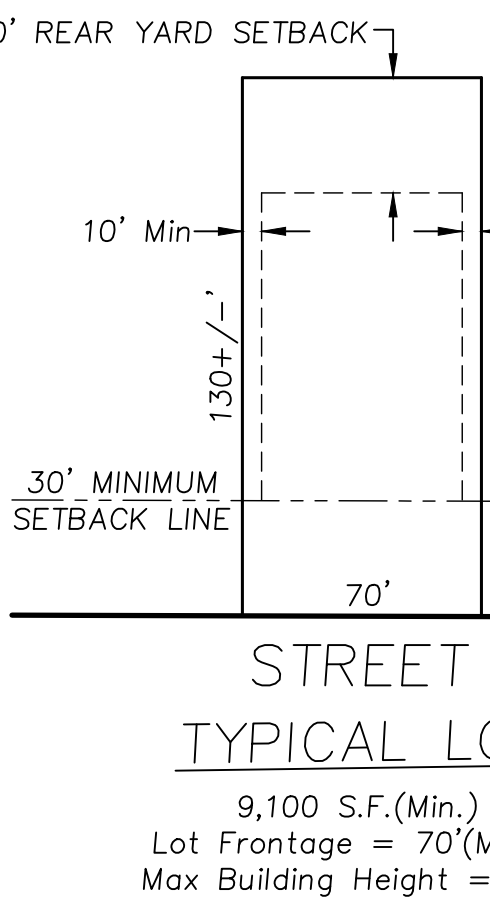
PROJECT DATA

ZONING R-2 PUD OVERLAY
LOT FRONTAGE (MIN) 70 FT
SQUARE FOOTAGE (MIN) 9,100 SF
FRONT SETBACK 30 FT
SIDE SETBACK (MIN) 10 FT
REAR SETBACK 30'

TOTAL ACREAGE = 87.1± Acres
GREENTREE ROAD ROW DEDICATION = 1.5± Acres
DEVELOPMENT ACREAGE = 85.6± Acres
OPEN SPACE REQUIRED = 21.4± Acres (25.0%)
OPEN SPACE PROVIDED = 21.4± Acres (25.0%)
TOTAL # OF SINGLE FAMILY RESIDENTIAL LOTS = 198
OF OPEN SPACE LOTS = 4
OVER-ALL DENSITY = 2.31/AC.

GENERAL NOTES

- Sanitary sewer to be installed and connected to Butler 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.
- All public streets to be constructed according to Warren County and Turtlecreek Township standards and specifications.
- 2-foot interval contours and boundary information provided by survey performed by Bayer Becker on November 2021.
- Multi-Purpose Trail shall be constructed on the north side of Greentree Road.
- The site does not contain mapped floodplain per FEMA Community Panel 39165C0110E.
- Temporary turn-arounds shall be provided at all street stubs.
- Construction of active space amenities to begin with construction of first phase of development.
- Phasing and development schedule is currently undetermined.
- Existing streams and wetlands shown for reference only. Location of streams and wetlands provided per Preliminary Jurisdictional Determination prepared by Terracon Consultants, Inc.



SITE ADDRESS

4850 Greentree Road
Lebanon, Ohio 45036

OWNER

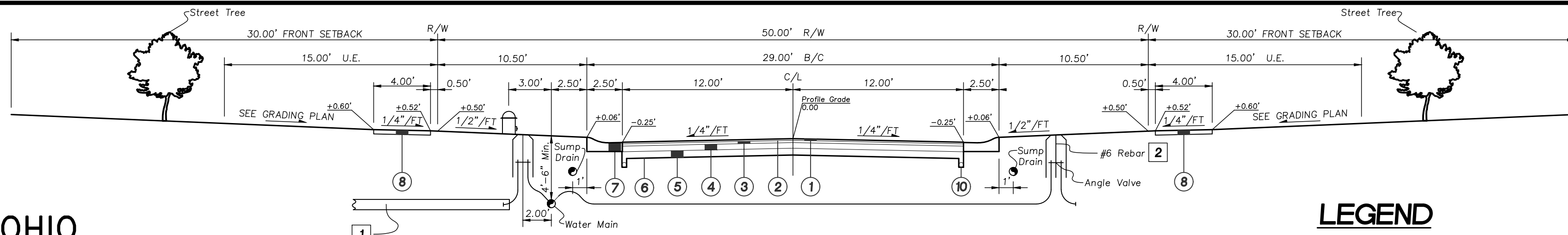
Turtlecreek Investments, LLC
2100 Brentwood Street
Middletown, Ohio 45044
513-423-8181

DEVELOPER

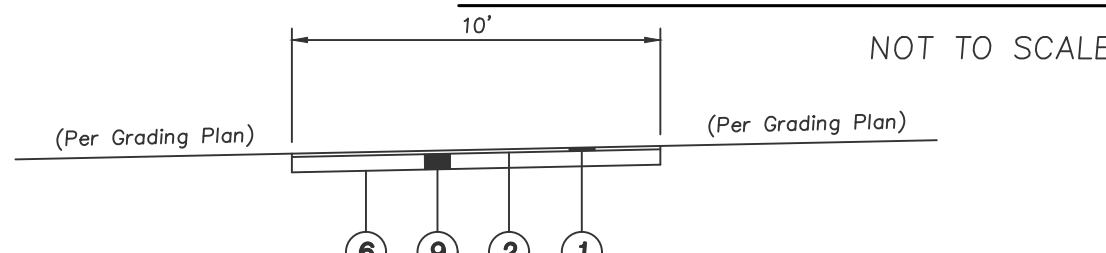
Maronda Homes
4710T Interstate Drive
Cincinnati, Ohio 45246
312-505-4419

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

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



TYPICAL PUBLIC STREET SECTION
NOT TO SCALE



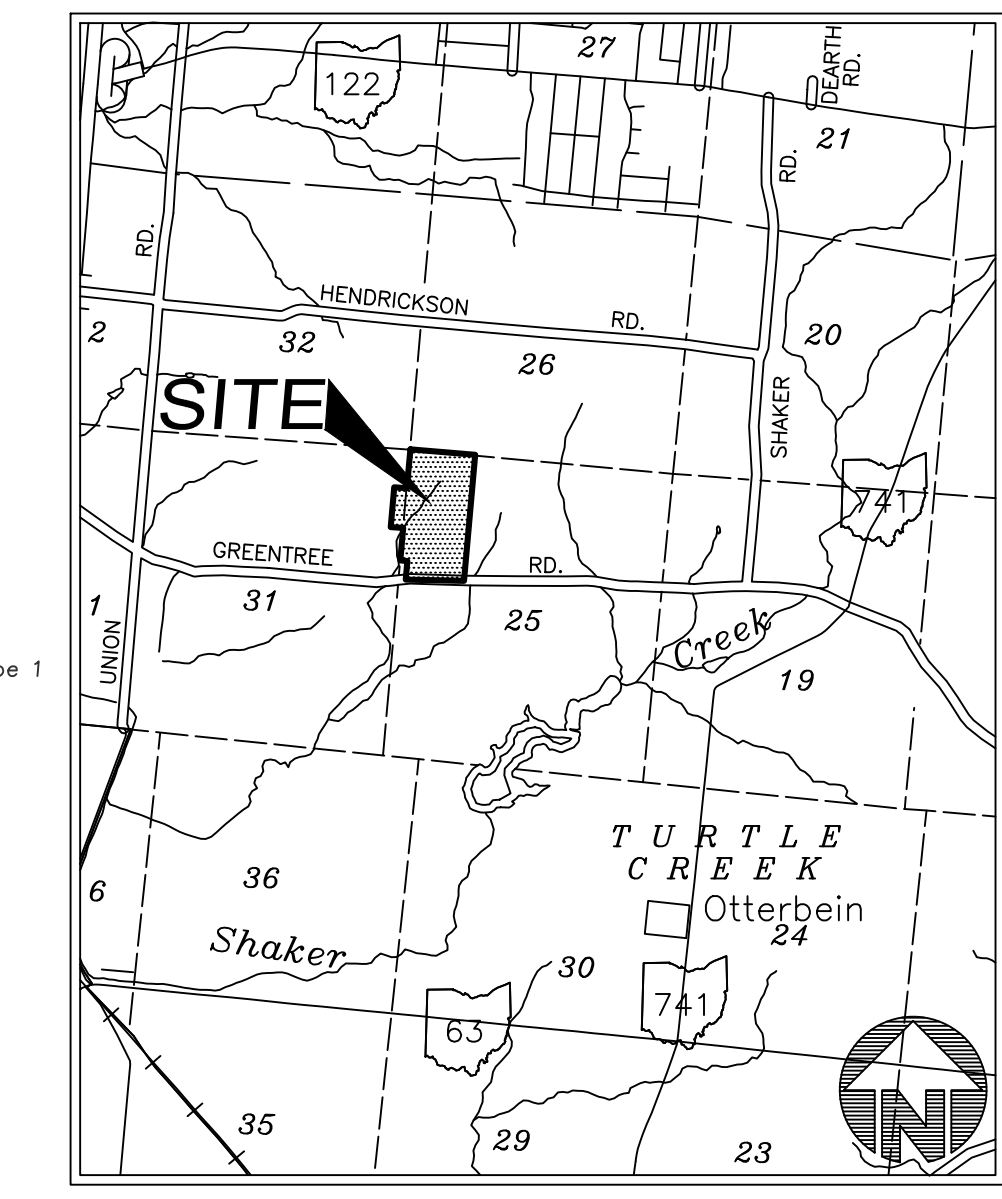
TYPICAL MULTI-USE PATH
NOT TO SCALE

NOTES

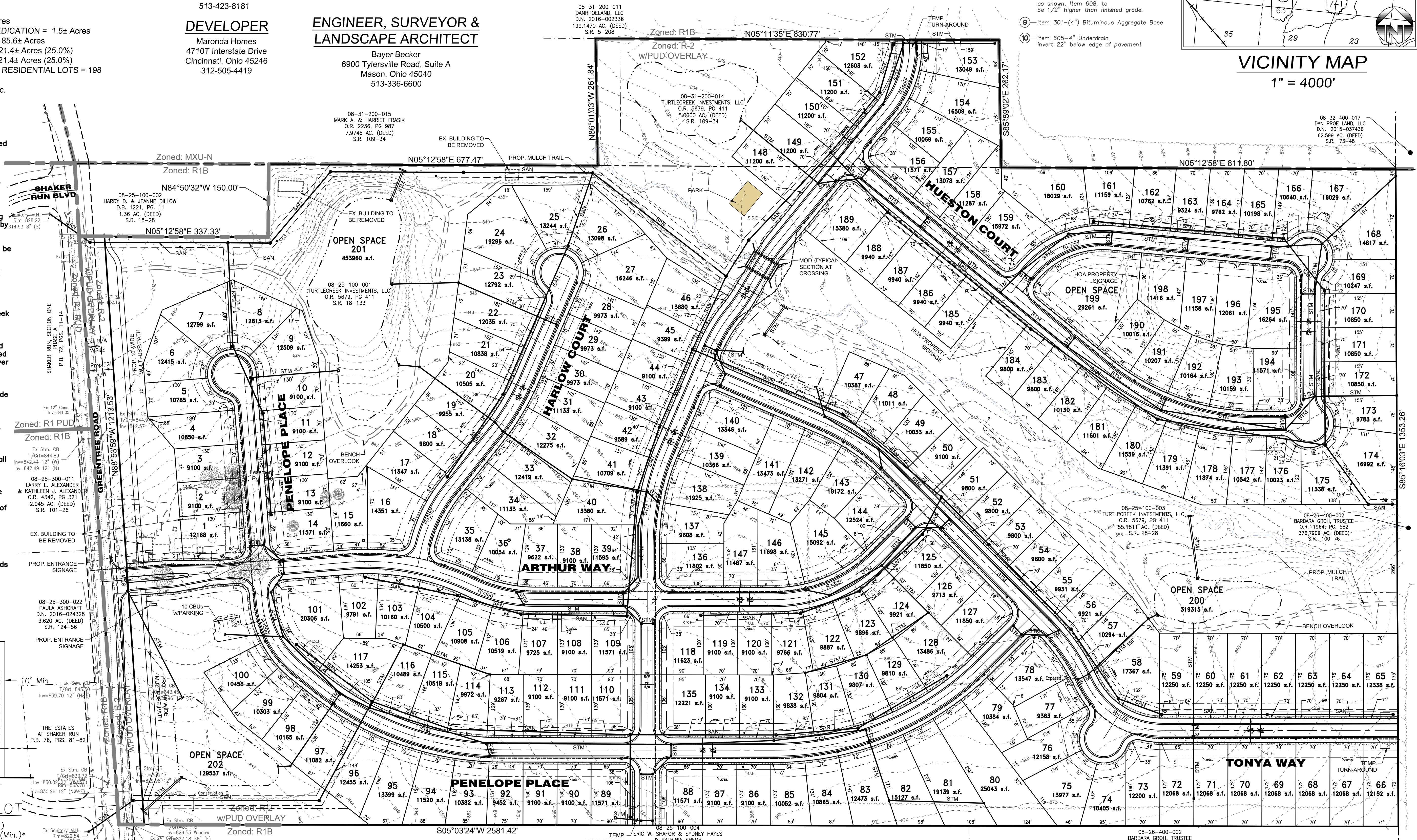
- Plastic tubing shall be 20'± long & extend (min of 12" into the hole) to clear telephone & electric easements (On electric side only)
- #6 Rebar - Contractor shall install #6 Rebar 5' long vertically at angle valves


LEGEND

- Item 448-(1 1/2") Asphalt Concrete, Surface Course, Type 1
- Tack Coat MS-2, RS-1, or RC-250
- Item 448-(2") Asphalt Concrete, Intermediate Course, Type 1
- Item 301-(5") Bituminous Aggregate Base
- Item 304-(6") Aggregate Base
- Item 203 Subgrade Compaction
- Type "C" Curb & Gutter (Warren County Standard)
- Concrete Walk - 4" thick concrete sidewalk, widths as shown, (Item 608, to be 1/2" higher than finished grade.
- Item 301-(4") Bituminous Aggregate Base
- Item 605-4" Underdrain invert 22" below edge of pavement



VICINITY MAP
1" = 400'





**bayer
becker**

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

Item	Revision Description	Date	Chk:
1	Revised per Turtlecreek Township	11-29-21	JAB
2	Revised per WCEO & BCWS	12-29-21	AMB
3	Revised per WCEO	2-15-22	JAB
4	Revision Submitted to WCRPC	2-22-22	JAB
5	Revised per WCEO	3-23-22	JAB
6	Layout Revision	1-25-24	JAB
7	Layout Revision	5-03-24	JAB

1 OF 1