# LONGMEADOW ESTATES

## PRELIMINARY PLAN

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

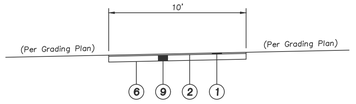
Long Meadow Development
1768 Happy Valley Dr
Fairfield, Ohio 45014
513-846-9311

## 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

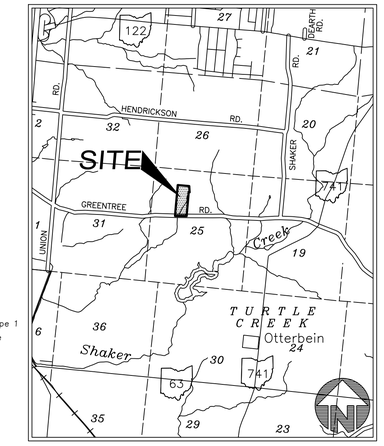
## NOTES

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



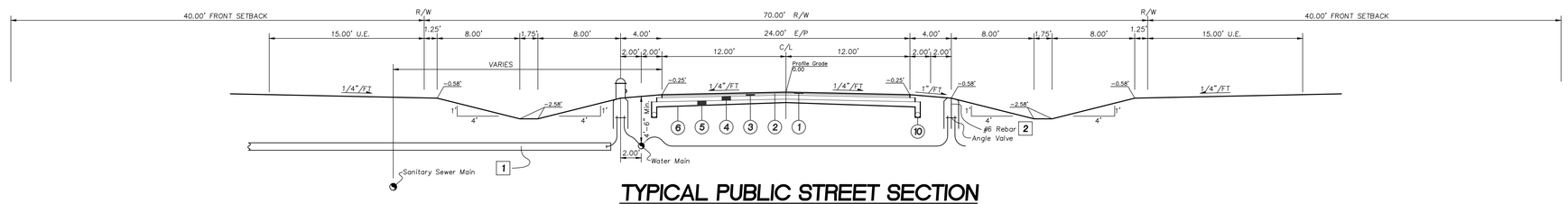

## VICINITY MAP

1" = 4000'

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

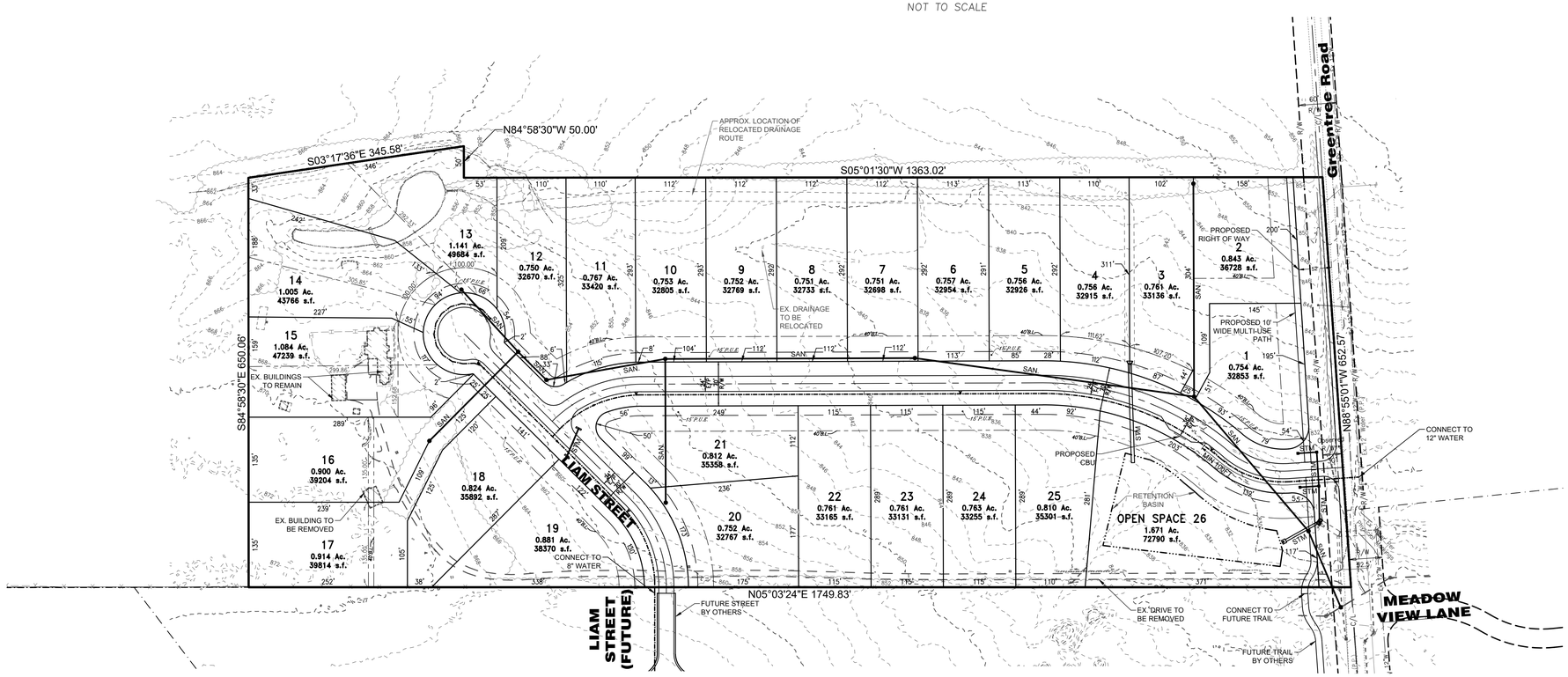
## GENERAL NOTES

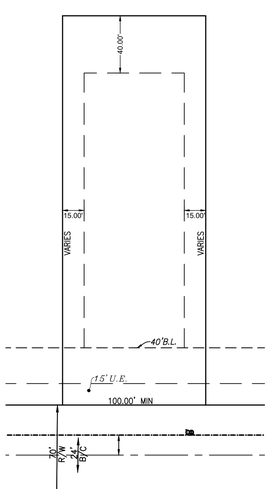
1. Sanitary sewer to be installed and connected to Butler County System.
2. Water to be installed and connected to Warren County System.
3. Electric to be supplied by Duke Energy. Street lighting locations to be determined by Duke Energy.
4. Stormwater management to be provided in accordance with the 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.




## TYPICAL PUBLIC STREET SECTION

NOT TO SCALE




## TYPICAL LOT

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

Plot time: Sep 30, 2024 - 2:38pm
Drawing name: J:\2023\23-0174\CVD\WG\23-0174 PRELIMINARY PLAT.DWG - Layout Tab: PRE PLAT

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| Item | Revision Description | Date | Drwn: | Chk: |
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BETWEEN THE MIAMIS
SECTIONS 25 & 31, TOWN 3, RANGE 4
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO
PRELIMINARY PLAN

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Drawing: 23-0174 PRELIMINARY PLAT
Drawn by: ETH
Checked By: JAB
Issue Date: 10-01-24
Sheet: 1 OF 1