LONG MEADOW ESTATES
CONCEPT PLAN
BETWEEN THE MIAMIS
SECTION 25 & 31, TOWN 3, RANGE 4
TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO
MARCH, 2024

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

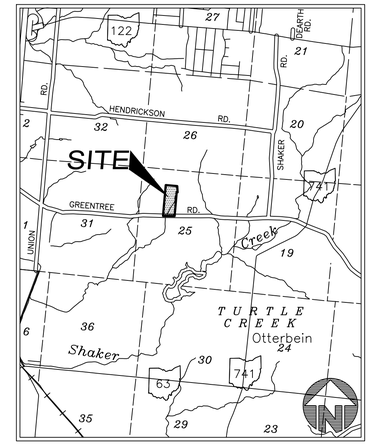
ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT
Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

LAND USE DATA

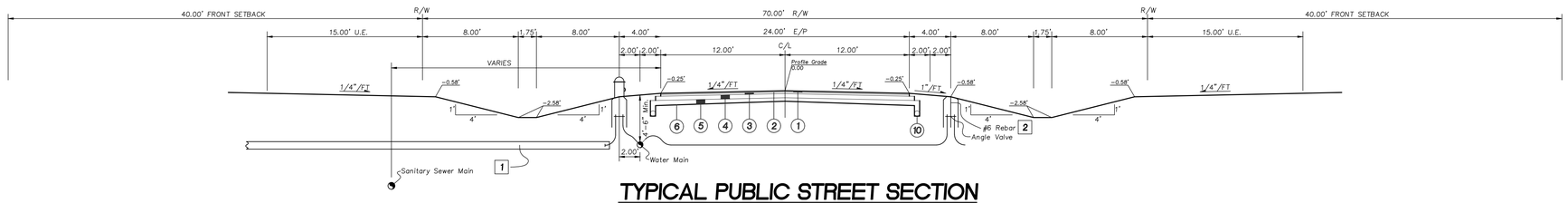
GROSS ACREAGE OF PROPERTY:	26.0±
NATURAL FEATURES ACREAGE (EX. POND):	0.2±
NET ACREAGE:	25.8±
OPEN SPACE ACREAGE:	N/A
LAND USE ACREAGE:	26.0±
ANTICIPATED NUMBER OF RESIDENTIAL LOTS:	25

GENERAL NOTES

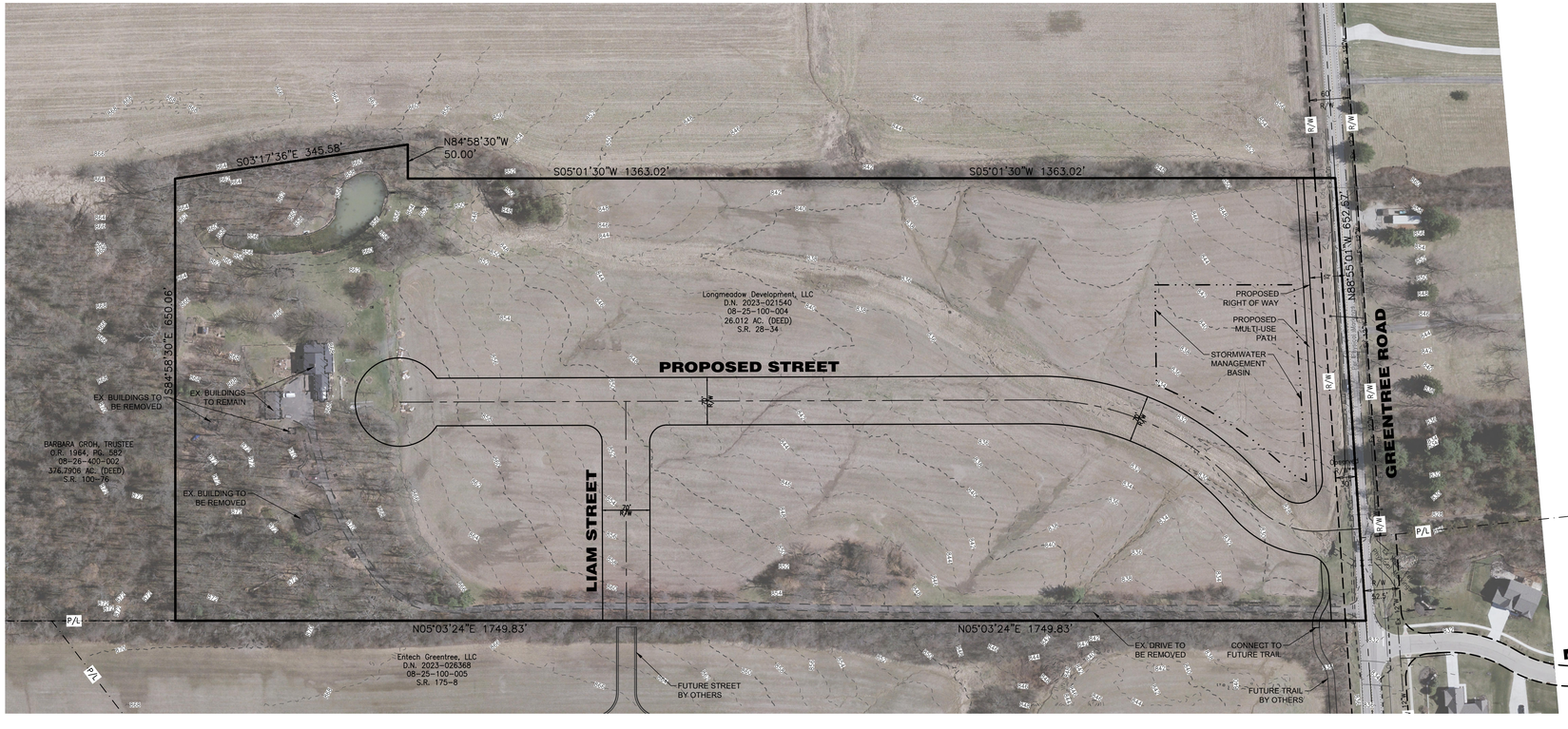
1. Sanitary sewer to be installed and connected to Butler County System.
2. Water to be installed and connected to Warren County System.
3. Electric to be supplied by Duke Energy. Street lighting locations to be determined by Duke Energy.
4. Stormwater management to be provided in accordance with the 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. Existing Zoning: R1-B

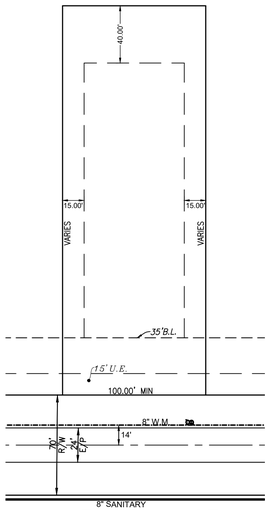


VICINITY MAP
1" = 4000'



TYPICAL PUBLIC STREET SECTION
NOT TO SCALE





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

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

Item	Revision Description	Date	Drawn	Chk

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WARREN COUNTY, OHIO
CONCEPT PLAN

bayer becker
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6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 23-0174 CONCEPT
Drawn by: ETH
Checked By: JAB
Issue Date: 03-25-24
Sheet: 1 OF 1

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Plot time: Mar 25, 2024 - 12:25pm
Drawing name: J:\2023\23-0174\CVIDWG\23-0174 Concept.dwg - Layout Tab: CONCEPT