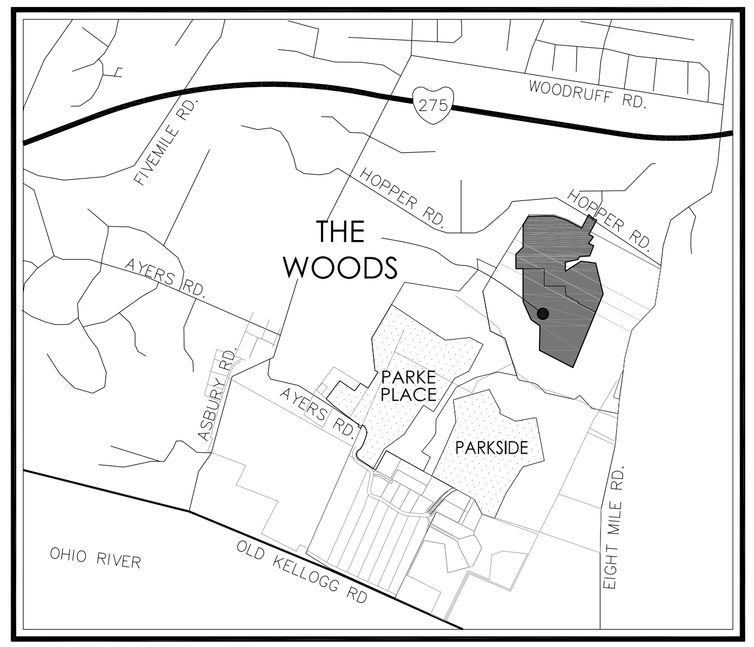



## VICINITY MAP

N.T.S.

## APPLICANT

COLDSTREAM AREA DEVELOPMENT, LLC.
7861 E. KEMPER ROAD
Cincinnati, OH 45249
(513) 247-3500

## OWNER

FORESTVILLE REALTY GENERAL PARTNERSHIP
212 E. THIRD ST.
SUITE 200
CINCINNATI, OH 45202

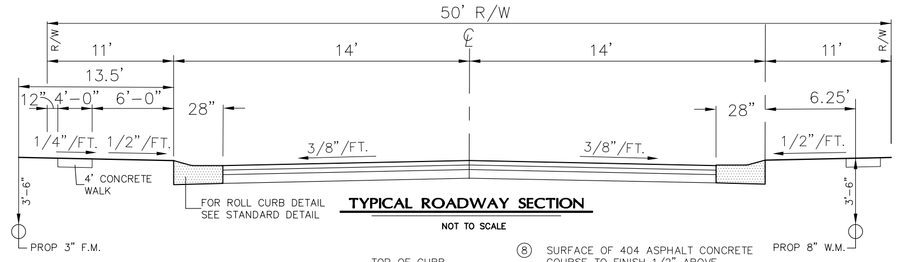
SCALE IN FEET
0 50 100 200 300

**PROPOSED PUD OVERLAY REQUIREMENTS**

| | |
|---|---|
| **MINIMUM LOT AREA:** | **20,000 S.F.** |
| **MINIMUM LOT WIDTH:** | **110 FEET** |
| **MINIMUM FRONT YARD:** | **50 FEET** |
| **MINIMUM SIDE YARD:** | **15 FEET** |
| **MINIMUM REAR YARD:** | **35 FEET** |

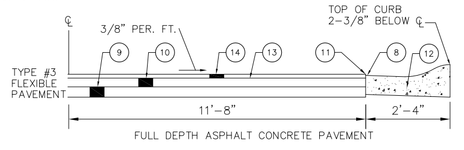
**MINIMUM REQUIREMENTS PER ZONE**

| ZONE | A | A-A |
|---|---|---|
| LOT AREA | 20,000 S.F. | 1 ACRE |
| LOT WIDTH | 100 FT | 150 FT |
| FRONT YARD | 50 FT | 50 FT |
| SIDE YARD | 15 FT | 25 FT |
| REAR YARD | 35 FT | 60 FT |




**TYPICAL ROADWAY SECTION**

NOT TO SCALE

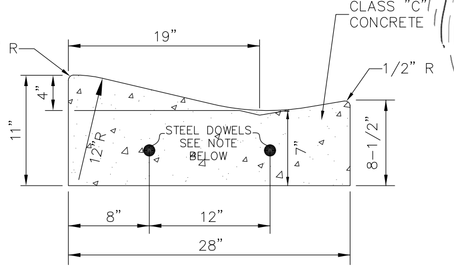



**STANDARD PAVEMENT DRAWING**
**TYPICAL HALF SECTION OF STREETS**
**RESIDENTIAL SUBDIVISIONS**

⑧ SURFACE OF 404 ASPHALT CONCRETE COURSE TO FINISH 1/2" ABOVE GUTTER PLATE
⑨ 301 – 5" BITUMINOUS AGGREGATE BASE
⑩ 402 – 2" ASPHALT CONCRETE LEVELING COURSE
⑪ 3" WIDE SEAL OF AC-20 ASPHALT FOLLOWING PLACEMENT OF 402 AND 404 LEVELING COURSE
⑫ STANDARD CONCRETE CURB & GUTTER (SEE DRAWING ABOVE FOR DETAILS)
⑬ 407 – TACK COAT TO BE APPLIED NOT LESS THAN 9 MONTHS AFTER PLACEMENT OF 402 LEVELING COURSE
⑭ 404 – 1" ASPHALT CONCRETE COURSE TO BE APPLIED NOT LESS THAN 9 MONTHS AFTER PLACEMENT OF 402 LEVELING COURSE

**SOIL SURVEY DATA**

| Map Unit Symbol | Map Unit Name |
|---|---|
| EdF | Eden flaggy clay loam, 40 to 60 percent slopes |
| JoR1B2 | Jonesboro-Rossmoyne silt loam, 2 to 6 percent slopes, eroded |
| SwD2 | Switzerland silt loam, 15 to 25 percent slopes, eroded |
| UbAXD | Urban land-Alfic Udarents-Eden Complex, loamy substratum over bedrock, 12 to 25 percent slopes |
| UfAXC | Urban land-Alfic Udarents complex, fragipan substratum over till, 0 to 12 percent slopes |




**CONCRETE CURB & GUTTER SECTION**

REQUIREMENTS AS SHOWN WITH EXPANSION JOINTS AT RADII AND INLETS, IMPRESSED CONTRACTION JOINTS AT 10' SPACING BETWEEN EXPANSION JOINTS.

NOTE: ONE INCH NON-EXTRUDING EXPANSION JOINTS W/TWO DOWELS AND SLEEVES OR TWO DOWELS BAR ASSEMBLIES.

| ZONE | SITE ACREAGE: 48.74 AC. |
|---|---|
| A | PART OF PARCEL 500-0113-0017 |
| A | PART OF PARCEL 500-0113-0032 |
| A | PART OF PARCEL 500-0113-0033 |
| A | PART OF PARCEL 500-0113-0034 |
| A-A | PART OF PARCEL 500-0113-0035 |

**AREA WITHIN A-A ZONE IS 19.25 AC.**
**AREA WITHIN A ZONE IS 29.49 AC.**

**AREA IN RIGHT-OF-WAY IS 4.26 AC.**

**McGill Smith Punshon, Inc.**
3700 Park 42 Drive ▪ Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 ▪ Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers ▪ Architects ▪ Surveyors
Landscape Architects ▪ Planners

| | |
|---|---|
| Drawn By | NAK |
| Project Mgr. | RA |
| Drawing File | 04446104-Prelim Plat-Hopper |
| X-Reference Files | 04446003-REC-REPLAT<br>04446004-GIS-00 |
| Date | 04/18/16 |

| No. | Revision/Issue | By | Date |
|---|---|---|---|

# THE WOODS OF FOREST HILLS

MILITARY SURVEY No. 3393
HOPPER HILL ROAD ACCESS
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

| | |
|---|---|
| Sheet Title | PRELIMINARY PLAN |
| Project No. | 04446.03 |
| Scale | 1"=100' |
| Sheet No. | 1 / 1 |
| File No. | 04-446 |

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