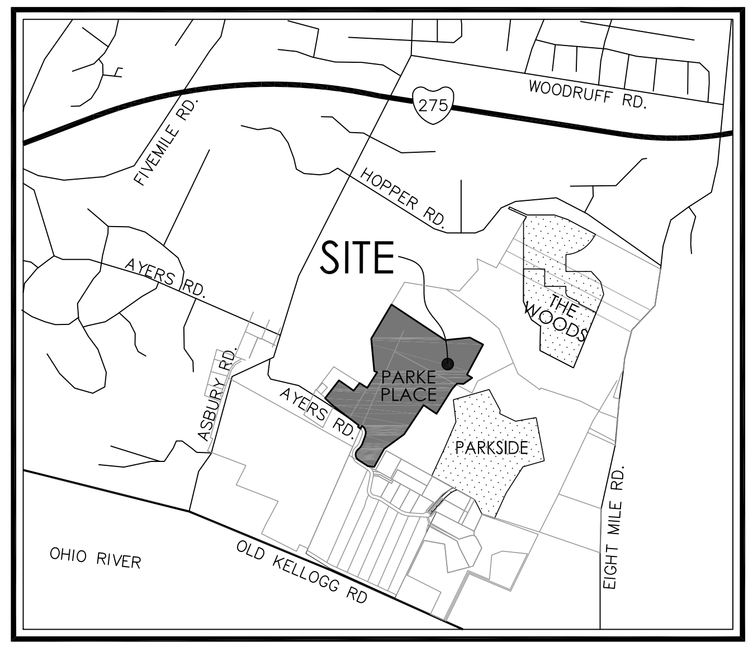
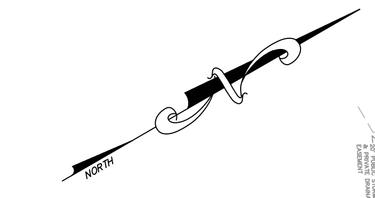
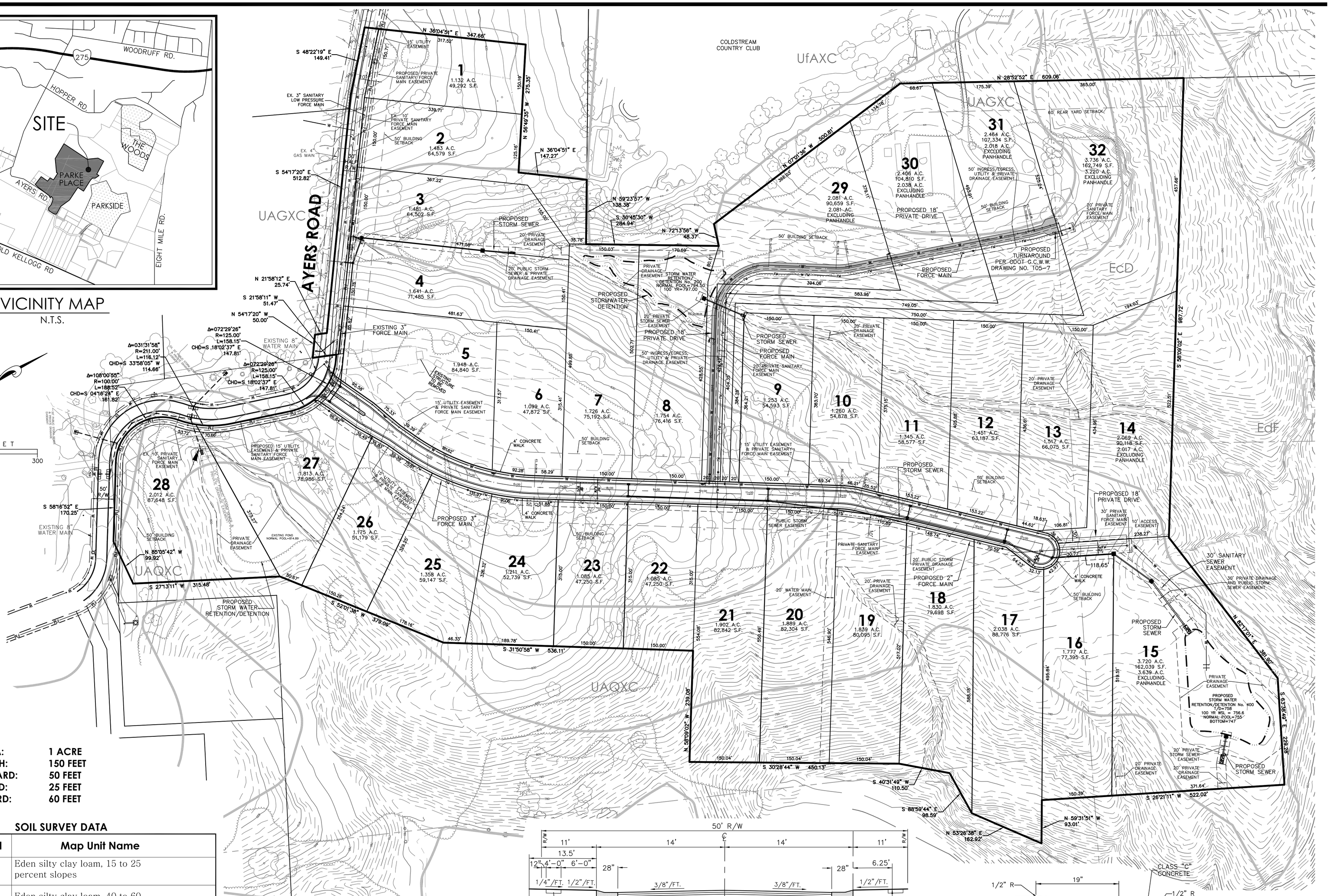


VICINITY MAP

N.T.S.





LOT DATA

MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM SIDE YARD:	25 FEET
MINIMUM REAR YARD:	60 FEET

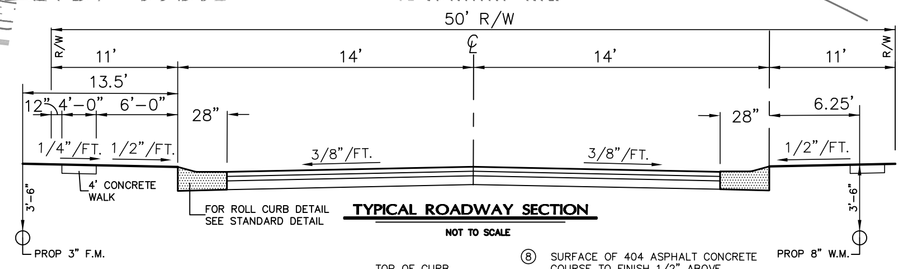
SOIL SURVEY DATA

Map Unit Symbol	Map Unit Name
EcD	Eden silty clay loam, 15 to 25 percent slopes
EdF	Eden silty clay loam, 40 to 60 percent slopes
UAGXC	Urban land-Alfic Udarents-Rossmoyne complex, 0 to 12 percent slopes
UAQXC	Urban land-Alfic Udarents-Cincinnati complex, 0 to 12 percent slopes
UfAXC	Urban land-Alfic Udarents complex, fragipan substratum over till, 0 to 12 percent slopes
W	Water

SITE ACREAGE: 59.27 AC.

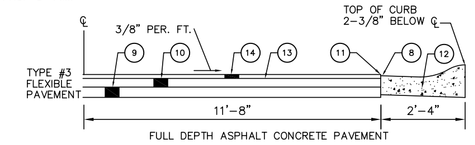
PARCEL 500-0181-0004
PART OF PARCEL 500-0182-0001
PART OF PARCEL 500-0182-0013
PARCEL 500-0184-0049
PART OF PARCEL 500-0190-0042
PART OF PARCEL 500-0190-0044

SUBJECT PROPERTY AND ADJOINING PROPERTIES ARE ZONED A-A.



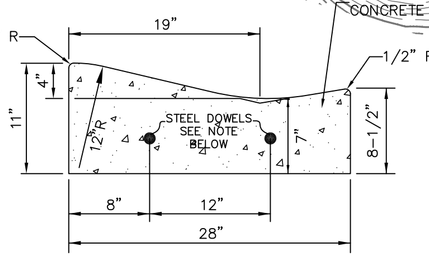
TYPICAL ROADWAY SECTION

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



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.

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Drawn By	NAK
Project Mgr.	RA
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X-Reference Files	13340003-BDY-00 13340003-TOP-00
Date	03/23/16

No.	Revision/Issue	By	Date
1	UPDATE	RA	11/11/16

STUDY OF TRACT PARKE PLACE AT COLDSTREAM

MILITARY SURVEY No. 3393
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title
PRELIMINARY PLAN

Project No.	04446.02
Scale	1"=100'
Sheet No.	1 / 1
File No.	04-446

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