

- ⑧ SURFACE OF 448 COURSE TO FINISH 1/2" ABOVE GUTTER PLATE
- ⑨ 302 - 5" ASPHALT CONCRETE BASE PG. 64-22 (302 USING 301 MIX DESIGN)
- ⑩ 448 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG. 64-22
- ⑪ 3" WIDE SEAL OF AC-20 ASPHALT FOLLOWING PLACEMENT OF 448 INTERMEDIATE AND SURFACE COURSE
- ⑫ CONCRETE CURB & GUTTER
- ⑬ 407 - TACK COAT TO BE APPLIED NOT LESS THAN 9 MONTHS AFTER PLACEMENT OF 448 INTERMEDIATE COURSE
- ⑭ 448 - 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG. 70-22 TO BE APPLIED NOT LESS THAN 9 MONTHS AFTER PLACEMENT OF 448 INTERMEDIATE COURSE

MINIMUM REQUIREMENTS PER ZONE A-A
LOT AREA: 1 ACRE
LOT WIDTH: 150 FEET
FRONT YARD: 50 FEET
SIDE YARD: 25 FEET
REAR YARD: 60 FEET

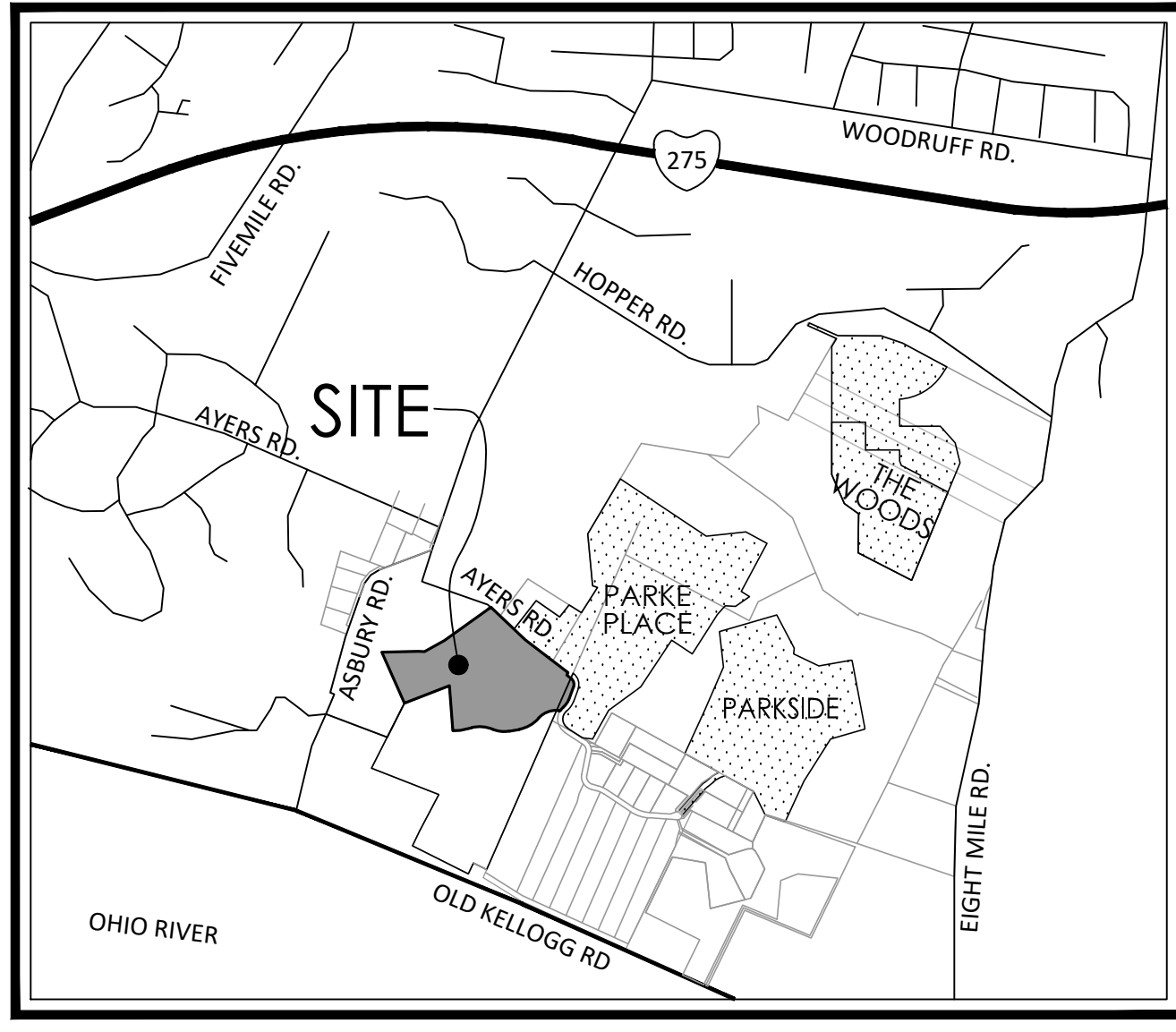
PROPOSED PUD OVERLAY REQUIREMENTS
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT WIDTH: 70 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 6 FEET
MINIMUM REAR YARD: 30 FEET

SITE ACREAGE: 28.00 AC.

ZONE: PART OF PARCELS:
 A-A 500-0181-0006 (-0007 CONS.), 500-0181-009,
 A-A 500-0183-0001

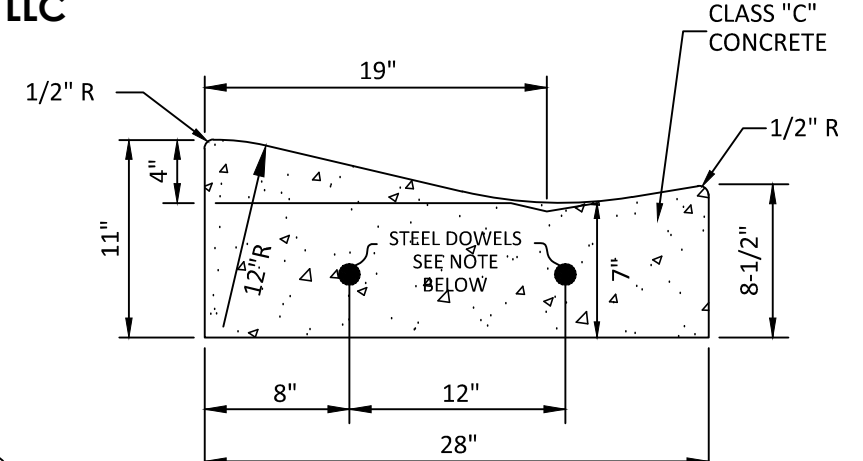
SUBJECT PROPERTY AND ADJOINING PROPERTIES ARE ZONED A-A.

AREA IN LOTS: 9.84 ACRES
AREA IN OPEN SPACE: 16.26 ACRES
AREA IN RW: 1.90 ACRES



VICINITY MAP

N.T.S.



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.

SOIL SURVEY DATA

Map Unit Symbol	Map Unit Name
CnC2	Cincinnati silt loam, 8 to 15 percent slopes, eroded
CNWXXF	Chagrin-Neise-Wheeling complex, 2 to 75 percent slopes, frequently flooded
EcD	Eden silty clay loam, 15 to 25 percent slopes
EcE	Eden silty clay loam, 25 to 40 percent slopes
EdF	Eden flaggy 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
UATXD	Urban land-Alfic Udarents-Pate complex, 12 to 25 percent slopes
UcAXD	Urban land-Alfic Udarents complex, clayey substratum over bedrock, 12 to 25 percent slopes
UcAXF	Urban land-Alfic Udarents complex, clayey substratum over bedrock, 25 to 60 percent slopes
UFAXC	Urban land-Alfic Udarents complex, fragipan substratum over till, 0 to 12 percent slopes
UsUXF	Urban land-Udorthents complex, smoothed, 0 to 50 percent slopes
W	Water

OWNER & APPLICANT
 COLDSTREAM ESTATES DEVELOPMENT, LLC
 7861 KEMPER ROAD
 CINCINNATI, OHIO 45249



THE CARRIAGES AT COLDSTREAM PROPOSED PUD

MILITARY SURVEY #1681 & #1682
 VIRGINIA MILITARY DISTRICT
 ANDERSON TOWNSHIP
 HAMILTON COUNTY, OHIO



1-800-362-2764



Sheet Title

PUD PLAN
 Project Number 04446.00
 Drawing Scale 1" = 100'
 Sheet Number 1/1
 File Number 04446

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