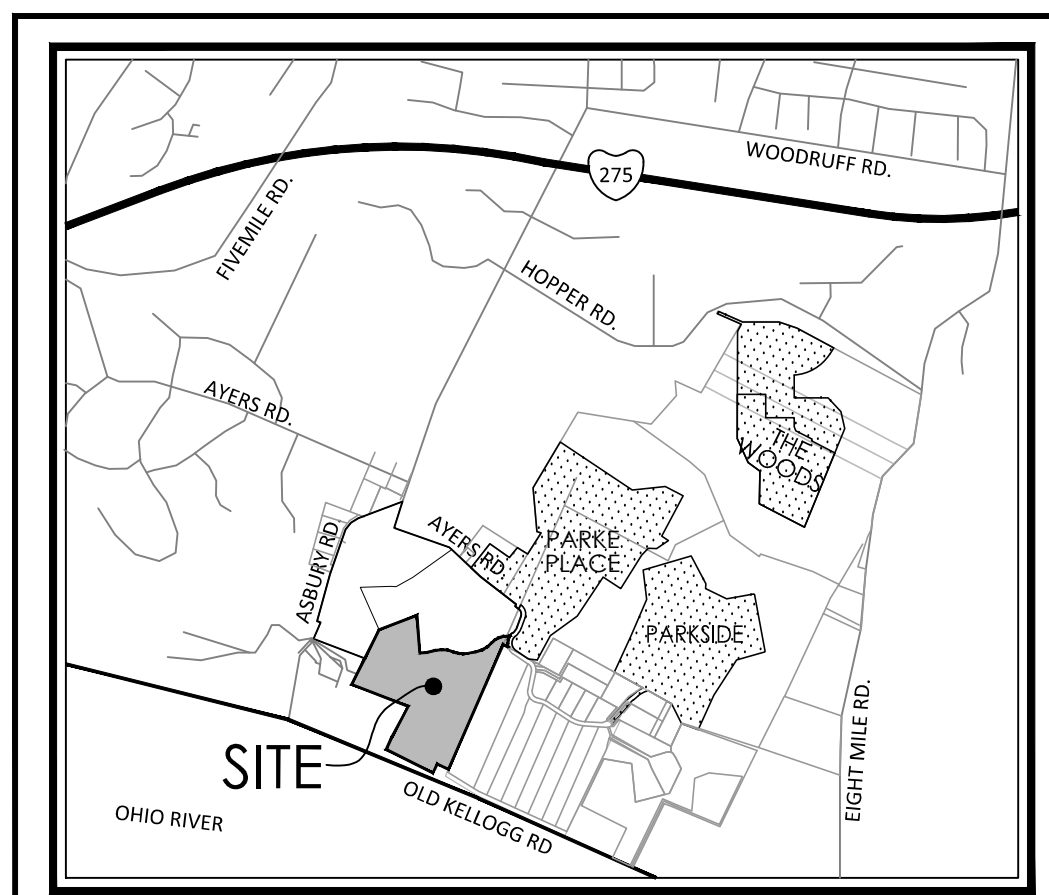


Issue/Revision	No.	Date
ANDERSON TOWNSHIP COMMENTS	01/25/22	
PUD MODIFICATION	06/06/22	
PUD MODIFICATION	09/19/23	
PUD MODIFICATION	07/29/24	



VICINITY MAP
N.T.S.

MINIMUM REQUIREMENTS PER ZONE A-A

- 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

NOTE: PROPOSED PUD OVERLAY TO CONFORMS TO OR EXCEEDS THE MINIMUM REQUIREMENTS PER ZONE A-A

LANDSCAPING IS NOT PROPOSED IN THIS PUD.

THE INTENT OF THIS PUD IS TO ALLOW FOR A PRIVATE DRIVE TO SERVE 7 HOMES AND A GATE TO LIMIT INGRESS AND EGRESS.

SITE ACREAGE: 35.87 AC.

PART OF PARCELS:

500-0183-0015	500-0183-0016	500-0183-0017
500-0183-0018	500-0183-0019	500-0183-0020
500-0183-0021	500-0183-0022	

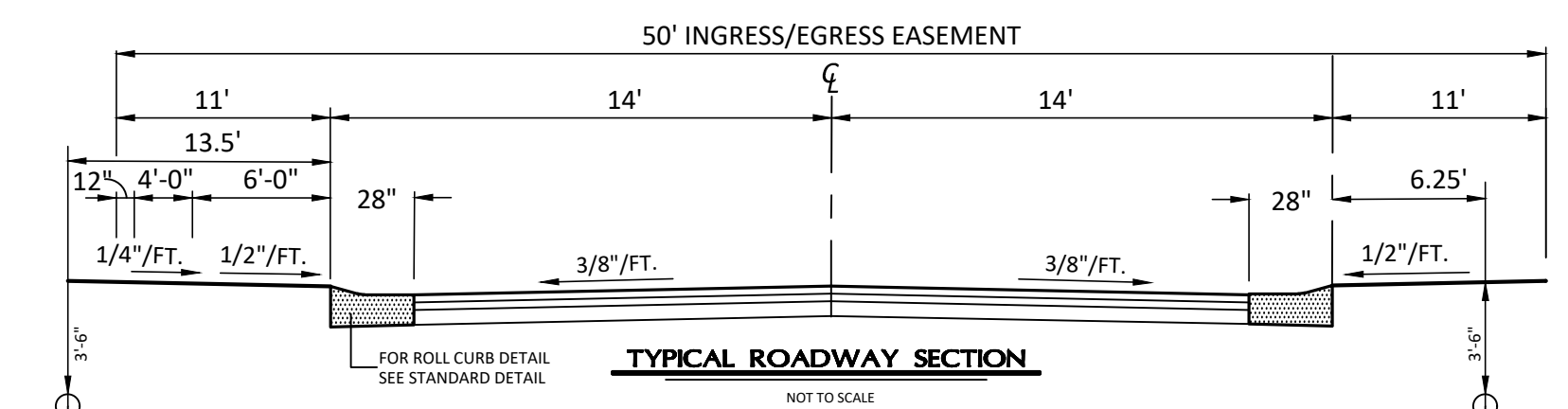
SUBJECT PROPERTY AND ADJOINING PROPERTIES ARE ZONED A-A.

AREA IN LOTS 1-7:	34.545 ACRES
AREA IN LOT 8:	1.328 ACRES (TO BE MAINTAINED BY THE HOA)
AREA IN CONSERVATION:	13.069 ACRES (TO BE MAINTAINED BY EACH LOT OWNER)

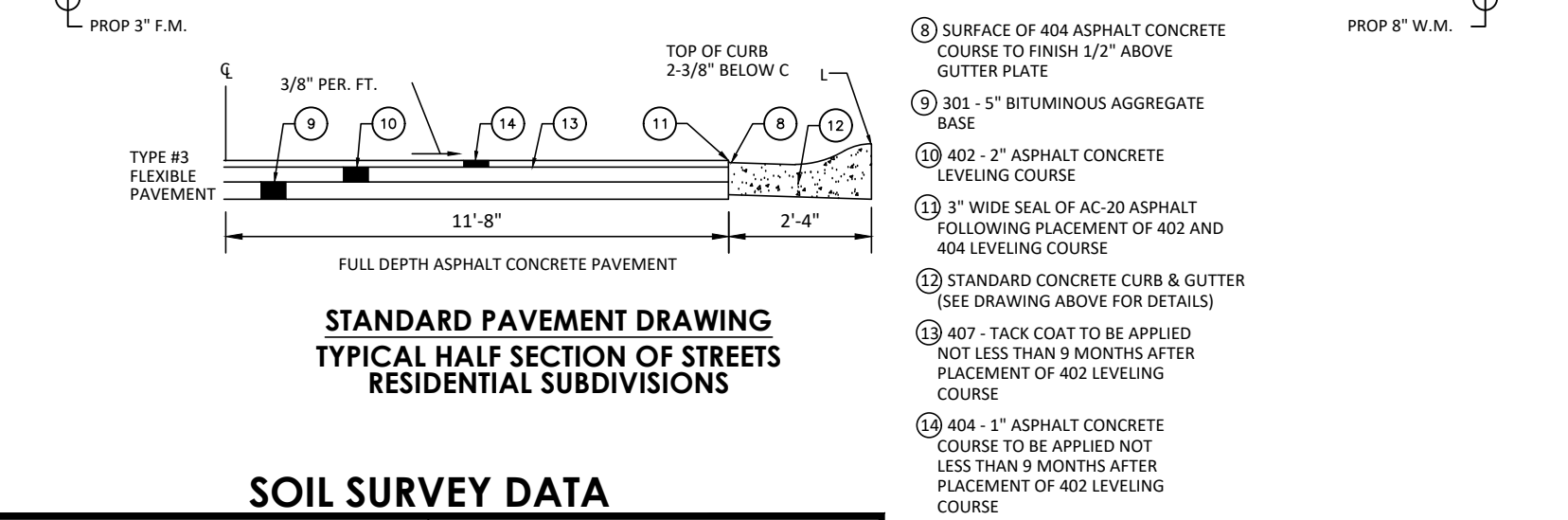
DENSITY: 7/35.87=0.20 DU/AC

ANTICIPATED IMPERVIOUS SURFACE AREA: 2.4 ACRES

ISR: 2.4/35.87=6.7%



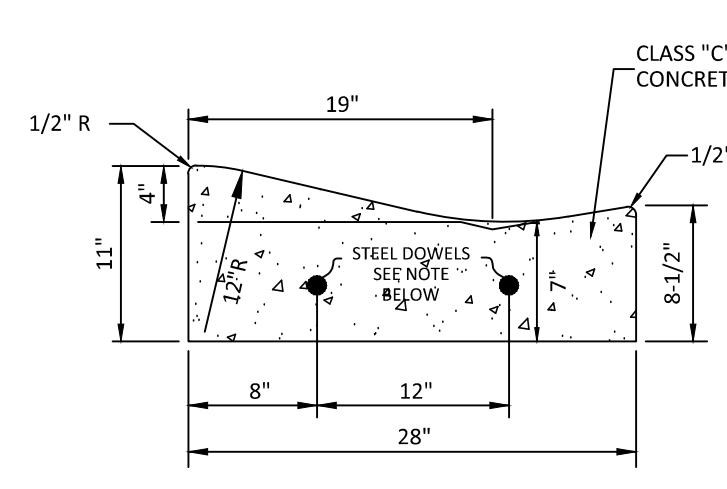
TYPICAL ROADWAY SECTION



STANDARD PAVEMENT DRAWING
TYPICAL HALF SECTION OF STREETS
RESIDENTIAL SUBDIVISIONS

SOIL SURVEY DATA

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



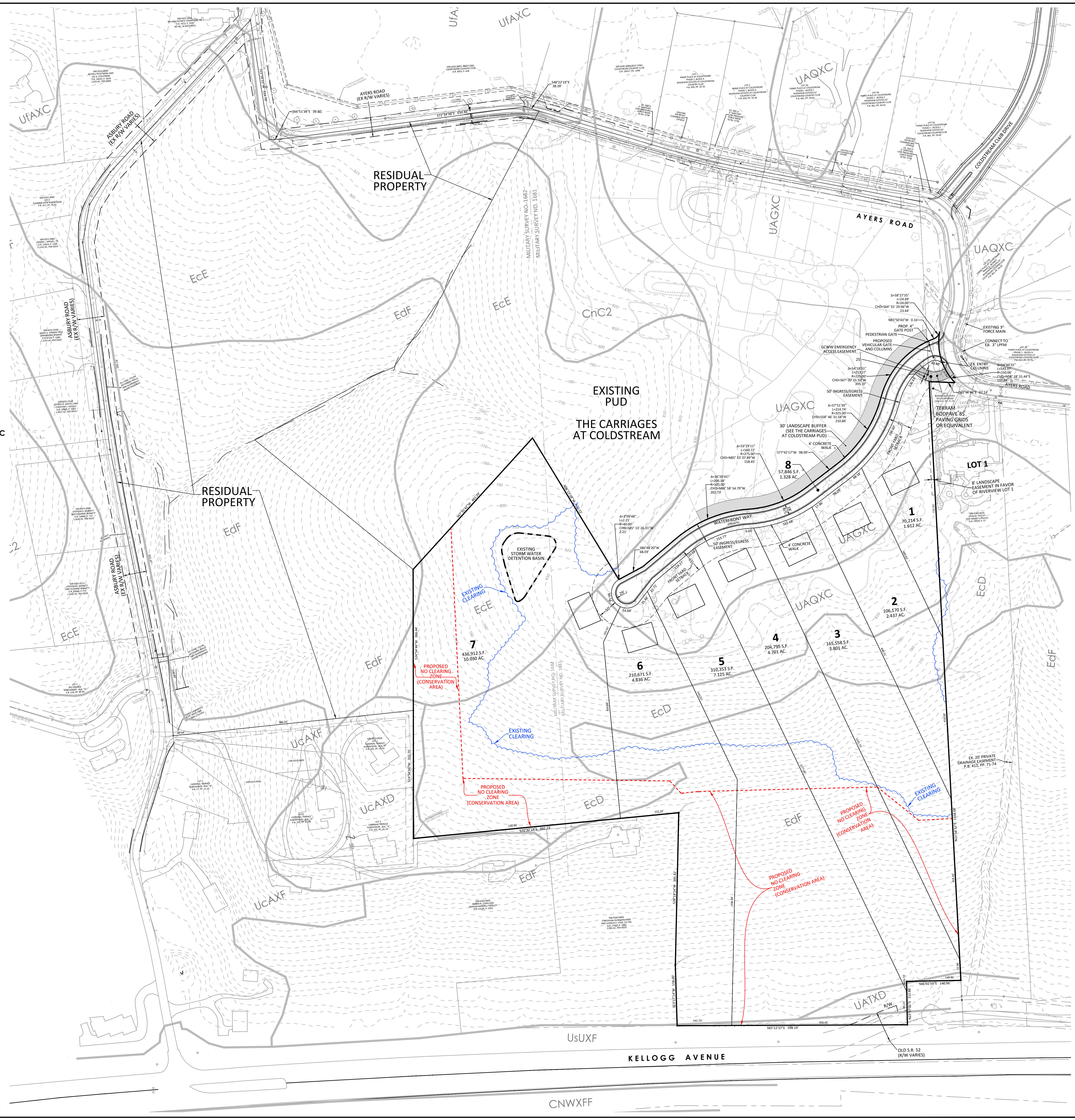
CONCRETE CURB & GUTTER SECTION

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

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



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WATERFRONT ESTATES AT COLDSTREAM

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

Sheet Title

PUD PLAN

Project Number	04446.33
Drawing Scale	1" = 100'
Sheet Number	1/1
File Number	04446