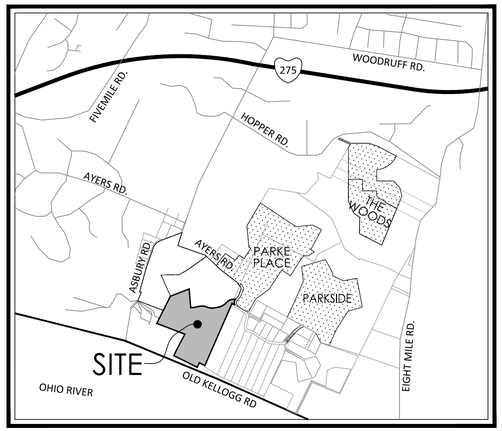


VICINITY MAP

N.T.S.

OWNER & DEVELOPER

COLDSTREAM ESTATES DEVELOPMENT, LLC
7861 KEMPER ROAD
CINCINNATI, OHIO 45249

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

SCALE IN FEET
0 50 100 200 300

SITE ACREAGE: 35.87 AC.

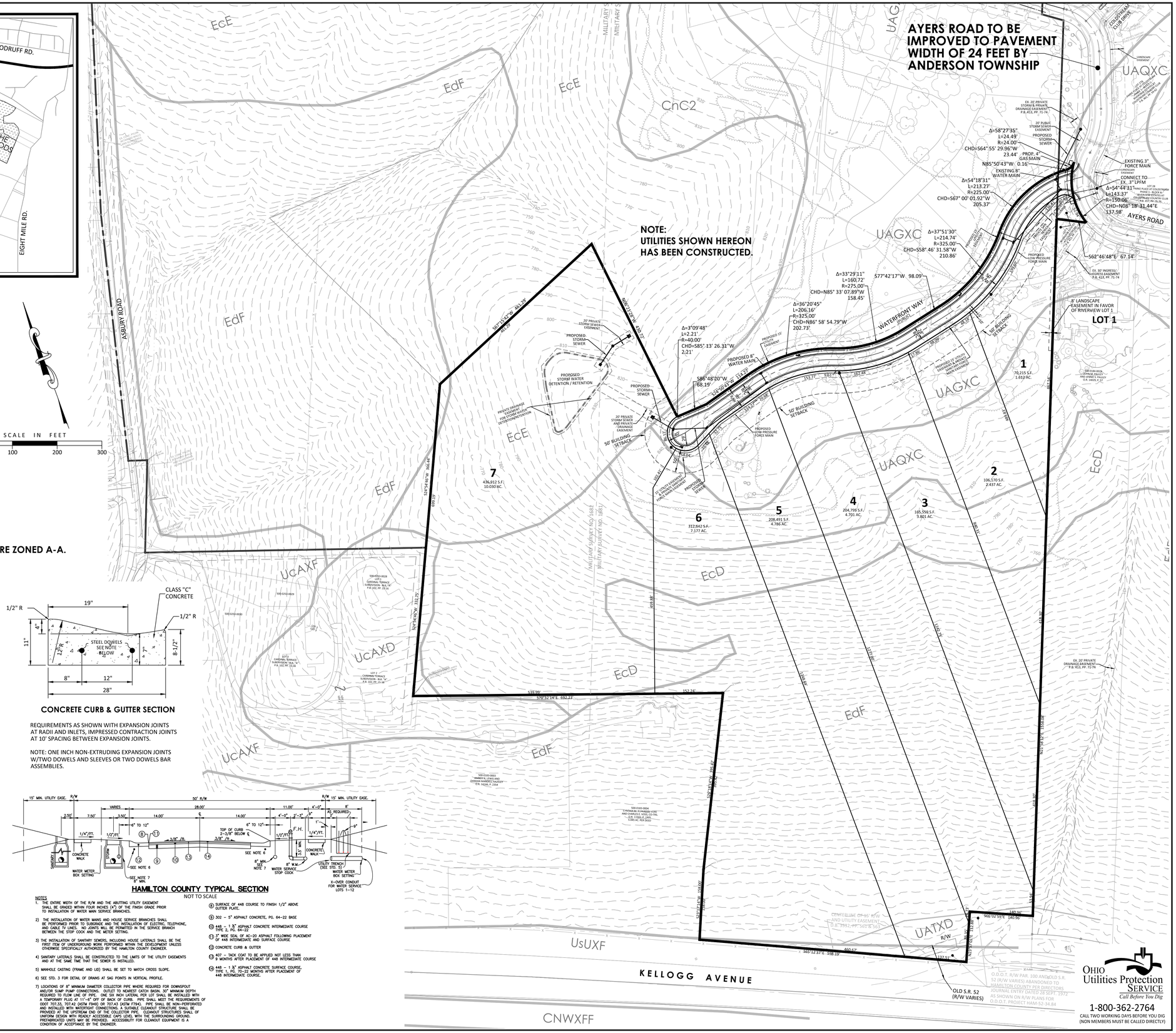
PART OF PARCEL: 500-0183-0014

SUBJECT PROPERTY AND ADJOINING PROPERTIES ARE ZONED A-A.

AREA IN LOTS: 34.542 ACRES
AREA IN RW: 1.328 ACRES
AREA IN OPEN SPACE: 0.00 ACRES

SOIL SURVEY DATA

Map Unit Symbol	Map Unit Name
CnC2	Cincinnati silt loam, 8 to 15 percent slopes, eroded
CNWXFF	Chagrin-Nelse-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



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.

HAMILTON COUNTY TYPICAL SECTION

NOT TO SCALE

NOTES

1) THE ENTIRE WIDTH OF THE R/W AND THE ABUTTING UTILITY EASEMENT SHALL BE GRADED WITHIN FOUR INCHES (4") OF THE FINISH GRADE PRIOR TO INSTALLATION OF WATER MAIN SERVICE BRANCHES.
2) THE INSTALLATION OF WATER MAINS AND HOUSE SERVICE BRANCHES SHALL BE PERFORMED PRIOR TO SUBGRADE AND THE INSTALLATION OF ELECTRIC, TELEPHONE, AND CABLE TV LINES. NO JOINTS WILL BE PERMITTED IN THE SERVICE BRANCH BETWEEN THE STOP COCK AND THE METER SETTING.
3) THE INSTALLATION OF SANITARY SEWERS, INCLUDING HOUSE LATERALS SHALL BE THE FIRST ITEM OF UNDERGROUND WORK PERFORMED WITHIN THE DEVELOPMENT UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE HAMILTON COUNTY ENGINEER.
4) SANITARY LATERALS SHALL BE CONSTRUCTED TO THE LIMITS OF THE UTILITY EASEMENTS AND AT THE SAME TIME THAT THE SEWER IS INSTALLED.
5) MANHOLE CASTING (FRAME AND LID) SHALL BE SET TO MATCH CROSS SLOPE.
6) SEE STD. 3 FOR DETAIL OF DRAINS AT SAG POINTS IN VERTICAL PROFILE.
7) LOCATIONS OF 8" MINIMUM DIAMETER COLLECTOR PIPE WHERE REQUIRED FOR DOWNSPOUT AND/OR SUMP PUMP CONNECTIONS. OUTLET TO NEAREST CATCH BASIN. 30" MINIMUM DEPTH REQUIRED TO FLOW LINE OF PIPE. ONE SIX INCH LATERAL PER LOT SHALL BE INSTALLED WITH A TEMPORARY PLUG AT 11'-6" OFF OF BACK OF CURB. PIPE SHALL MEET THE REQUIREMENTS OF ODOT 707.33, 707.42 (ASTM F949) OR 707.43 (ASTM F794). PIPE SHALL BE NON-PERFORATED AND INSTALLED WITH WATERTIGHT CONNECTIONS. A SUITABLE CLEANOUT STRUCTURE SHALL BE PROVIDED AT THE UPSTREAM END OF THE COLLECTOR PIPE. CLEANOUT STRUCTURES SHALL OF PRECAST CONCRETE RISERS, CASTING, AND CAPS LEVEL WITH THE SURROUNDING GROUND. PREFABRICATED UNITS MAY BE PROVIDED. ACCESSIBILITY FOR CLEANOUT EQUIPMENT IS A CONDITION OF ACCEPTANCE BY THE ENGINEER.

8) SURFACE OF 448 COURSE TO FINISH 1/2" ABOVE GUTTER PLATE.
9) 302 – 5" ASPHALT CONCRETE, PG. 64-22 BASE
10) 448 – 1 ¾" 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 ¾" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG. 70-22 MONTHS AFTER PLACEMENT OF 448 INTERMEDIATE COURSE.

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Project Manager	RA
Drawn By	NAK
DWG	04446024-Prelim Plat-Views At Coldstream
X-Ref(s)	04446004-BAS-Williams

Issue/Revision	No.	Date

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PRELIMINARY PLAN
WATERFRONT ESTATES AT COLDSTREAM
AKA VIEWS AT COLDSTREAM

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

Sheet Title

PRELIMINARY PLAN

Project Number	04446.02
Drawing Scale	1" = 100'
Sheet Number	1/1
File Number	04446