

PROJECT LOCATION

BROOKFIELD LANE SUBDIVISION

SITUATED IN:
SECTION 26, TOWN 4, F.R. 2
MIAMI PURCHASE, COLUMBIA TOWNSHIP
CITY OF CINCINNATI, HAMILTON COUNTY
STATE OF OHIO

BENCHMARK INFORMATION

VICINITY MAP
NOT TO SCALE

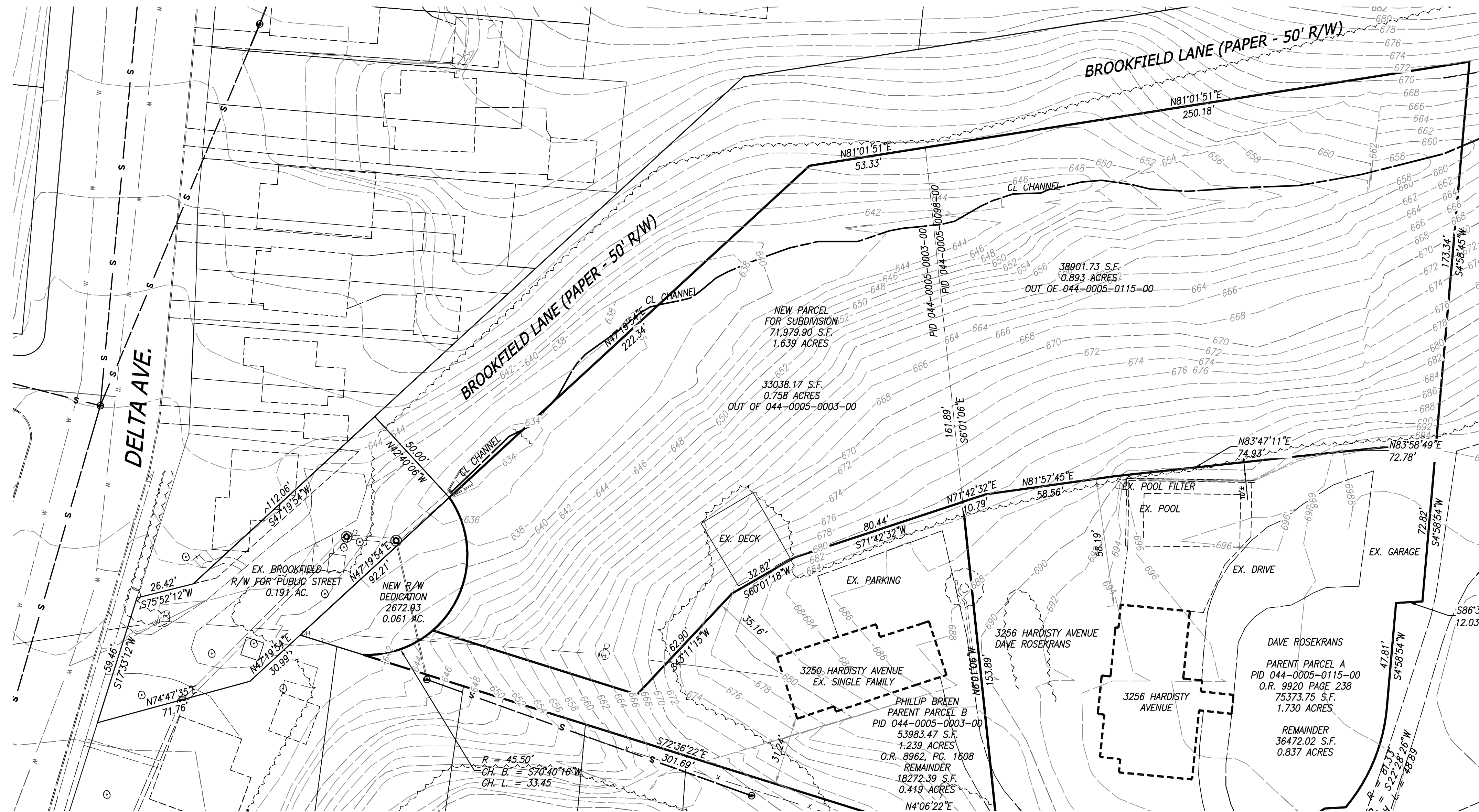
INDEX OF SHEETS

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ZONING
DESIGNATION: SF-10
TYPICAL SETBACKS
FRONT: 45 FEET
REAR: 35 FEET
SIDES: 10 FEET
MIN SIZE: 10,000 S.F.
MIN WIDTH AT SETBACK: 60 FEET
MIN SINGLE PANHANDLE WIDTH: 20 FEET

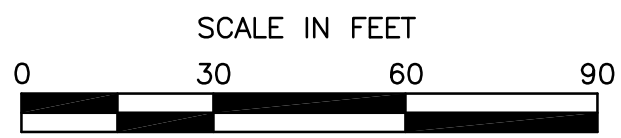
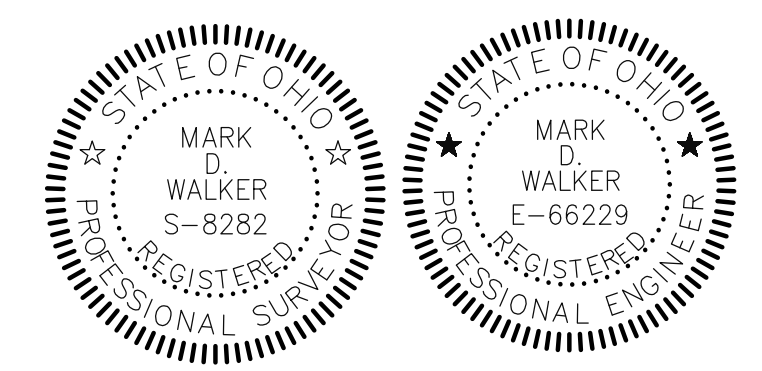
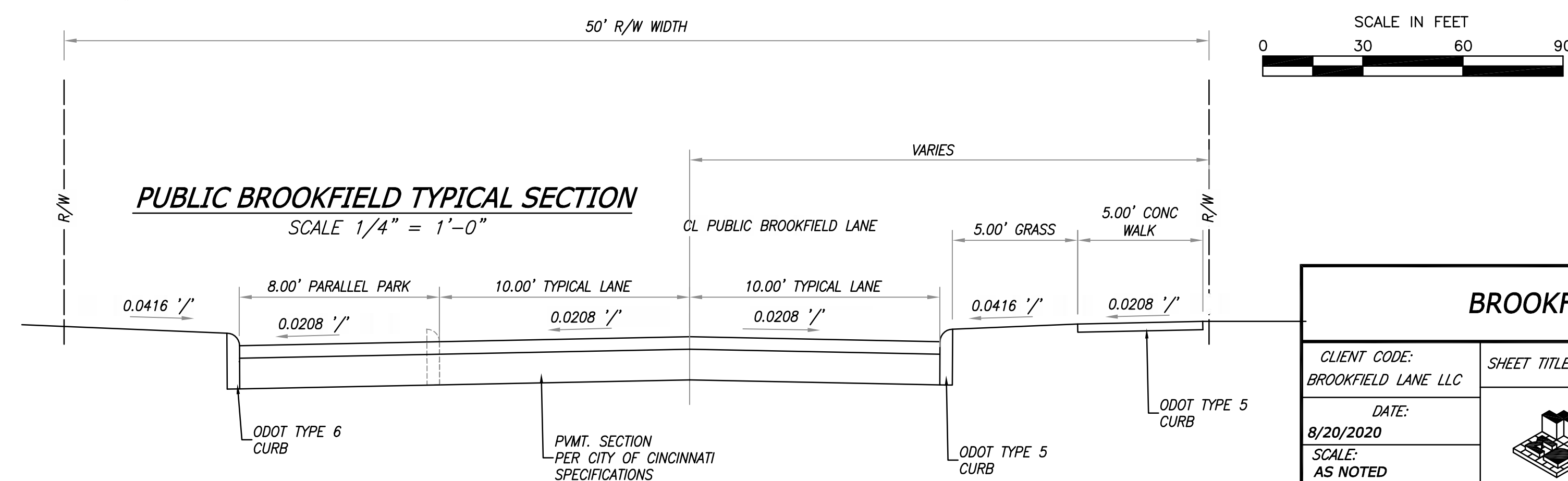
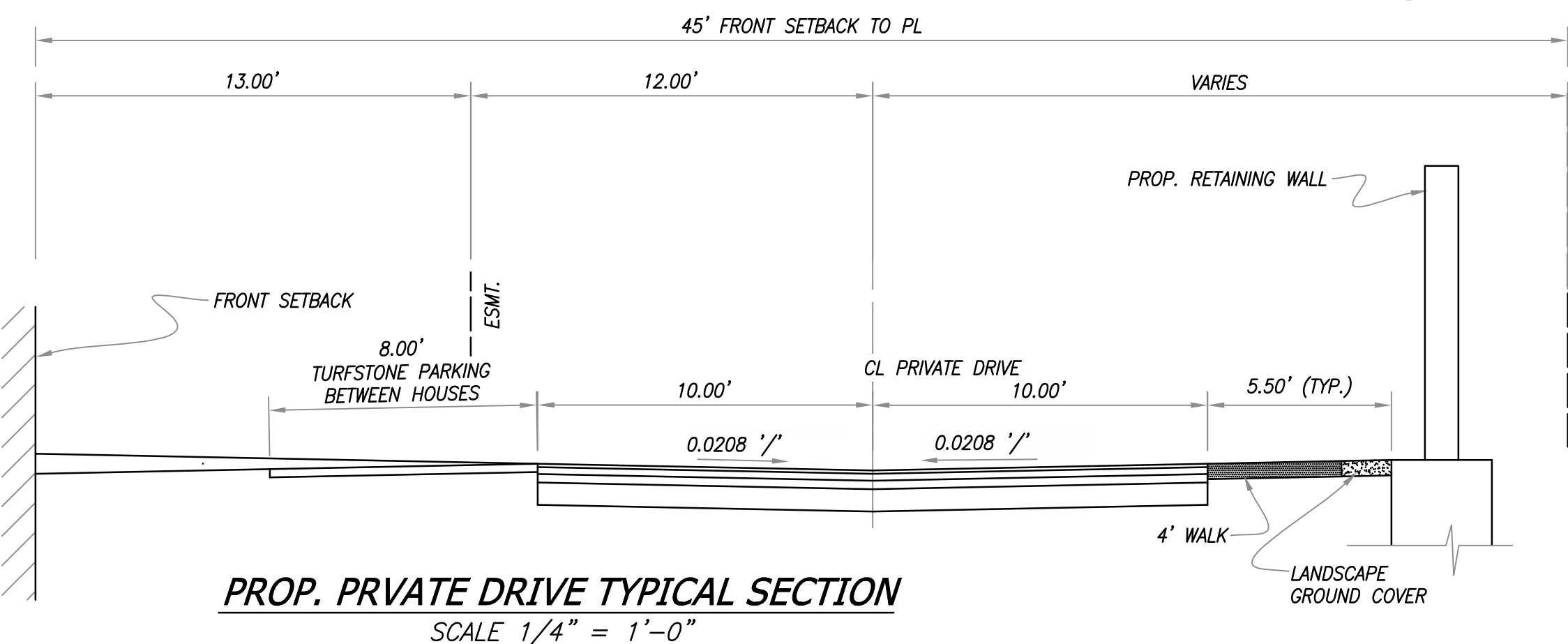
DEVELOPMENT DATA
OWNER INFO:
PARCEL A:
OWNER: ROSEKRANS, CONSTANCE J TRUSTEE
PID: 0044-0005-0098
TOTAL PARCEL ACREAGE: 1.730
ACREAGE TO DEVELOPMENT: 0.893
REMAINDER ACREAGE: 0.837
PARCEL B:
OWNER: BREEN, PHILLIP L JR.
PID: 0044-0005-0003
TOTAL PARCEL ACREAGE: 1.239
ACREAGE TO DEVELOPMENT: 0.758
ACREAGE TO PUBLIC R/W: 0.061
REMAINDER ACREAGE: 0.419

PROPOSED SEWER: PUBLIC SEWER
(LOW PRESSURE FORCE MAIN)
PROPOSED WATER: PUBLIC WATER

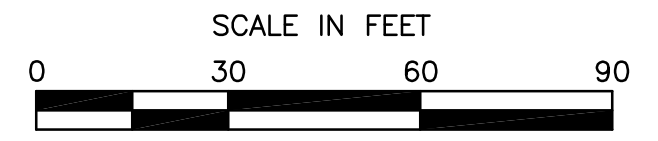
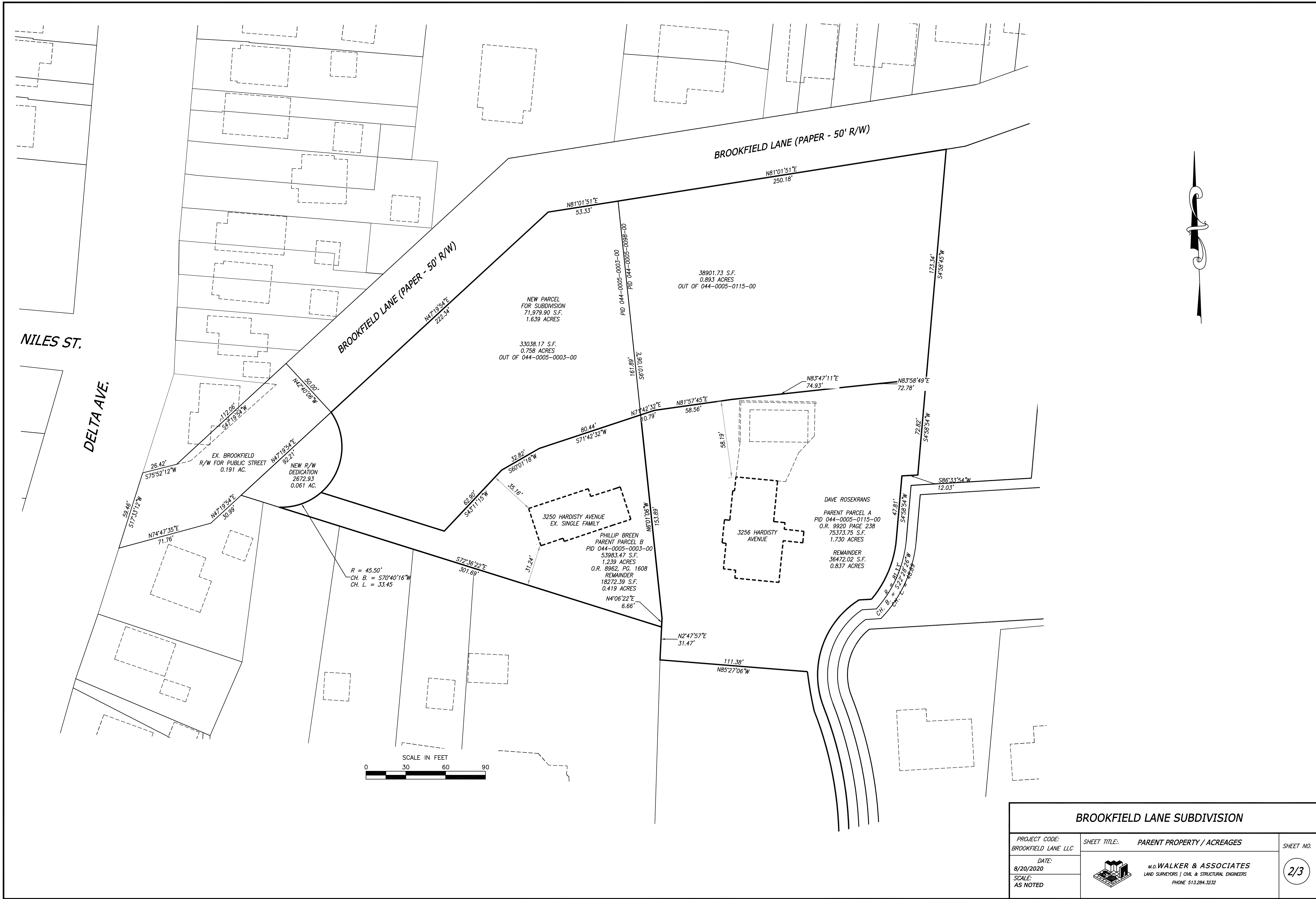



- ITEM 448 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
- ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL/SQ. YD.)
- ITEM 448 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG64-22
- ITEM 301 6" BITUMINOUS AGGREGATE BASE ITEM
- ITEM 304 6" AGGREGATE BASE W/UNDERDRAIN
- ITEM 608 CONCRETE WALK, 5" THICK, CLASS C

(DRIVE APRON INSIDE RIGHT OF WAY
SHALL BE 7" PLAIN CONCRETE PAVEMENT
PER THE CITY OF CINCINNATI SPECIFICATIONS)



BROOKFIELD LANE SUBDIVISION		
CLIENT CODE: BROOKFIELD LANE LLC	SHEET TITLE: TITLE SHEET	SHEET NO. 1/3
DATE: 8/20/2020	M.D. WALKER & ASSOCIATES LAND SURVEYORS CIVIL & STRUCTURAL ENGINEERS PHONE 513.284.3232	
SCALE: AS NOTED		



BROOKFIELD LANE SUBDIVISION		
PROJECT CODE: BROOKFIELD LANE LLC	SHEET TITLE: PARENT PROPERTY / ACREAGES	SHEET NO. 2/3
DATE: 8/20/2020	 M.D. WALKER & ASSOCIATES LAND SURVEYORS CIVIL & STRUCTURAL ENGINEERS PHONE 513.284.3232	
SCALE: AS NOTED		

