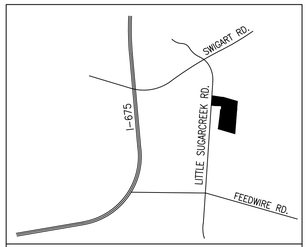
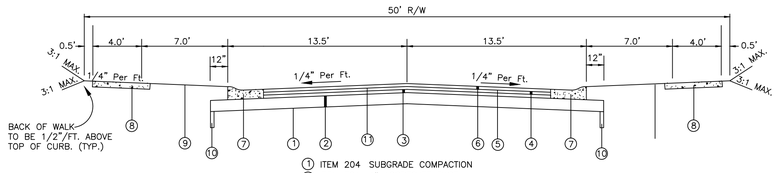


VICINITY MAP

SITE DATA

TOTAL ACREAGE 69.030 ACRES
ACREAGE IN RIGHT OF WAY 7.0505 ACRES
ACRES IN OPEN SPACE 14.8496 ACRES
ACRES IN LOTS 47.1299 ACRES
NUMBER OF LOTS 98
MINIMUM FRONT BUILDING SETBACK LINE = 30'
MINIMUM REAR BUILDING SETBACK LINE = 40'
MINIMUM SIDE YARD BUILDING SETBACK LINE = 10'/TOTAL 20'



1. ITEM 204 SUBGRADE COMPACTION
2. ITEM 304 4" AGGREGATE BASE
3. ITEM 301 4" ASPHALT CONCRETE BASE
4. ITEM 448 1 1/2"ASPHALT CONCRETE TYPE 2 INTERMEDIATE COURSE
5. ITEM 407 TACK COAT (APPLIED AT A RATE OF 0.1 GAL/SY)
6. ITEM 448 1 1/2"ASPHALT CONCRETE TYPE 1 SURFACE COURSE,
7. ITEM 609 COMBINATION CURB AND GUTTER, TYPE C
8. ITEM 608 4" CONCRETE WALK
9. ITEM 659 SEEDING AND MULCHING OR SOD
10. ITEM 605 MUST BE TIED TO NEAREST STM SEWER OR C.B. (TYPICAL BOTH SIDES) 1"x12" ADVANEDGE PERFORATED UNDERDRAIN (SLEEVED) SEE SEC. 804(17)

TYPICAL STREET SECTION (TO BE CONFIRMED)
NTS

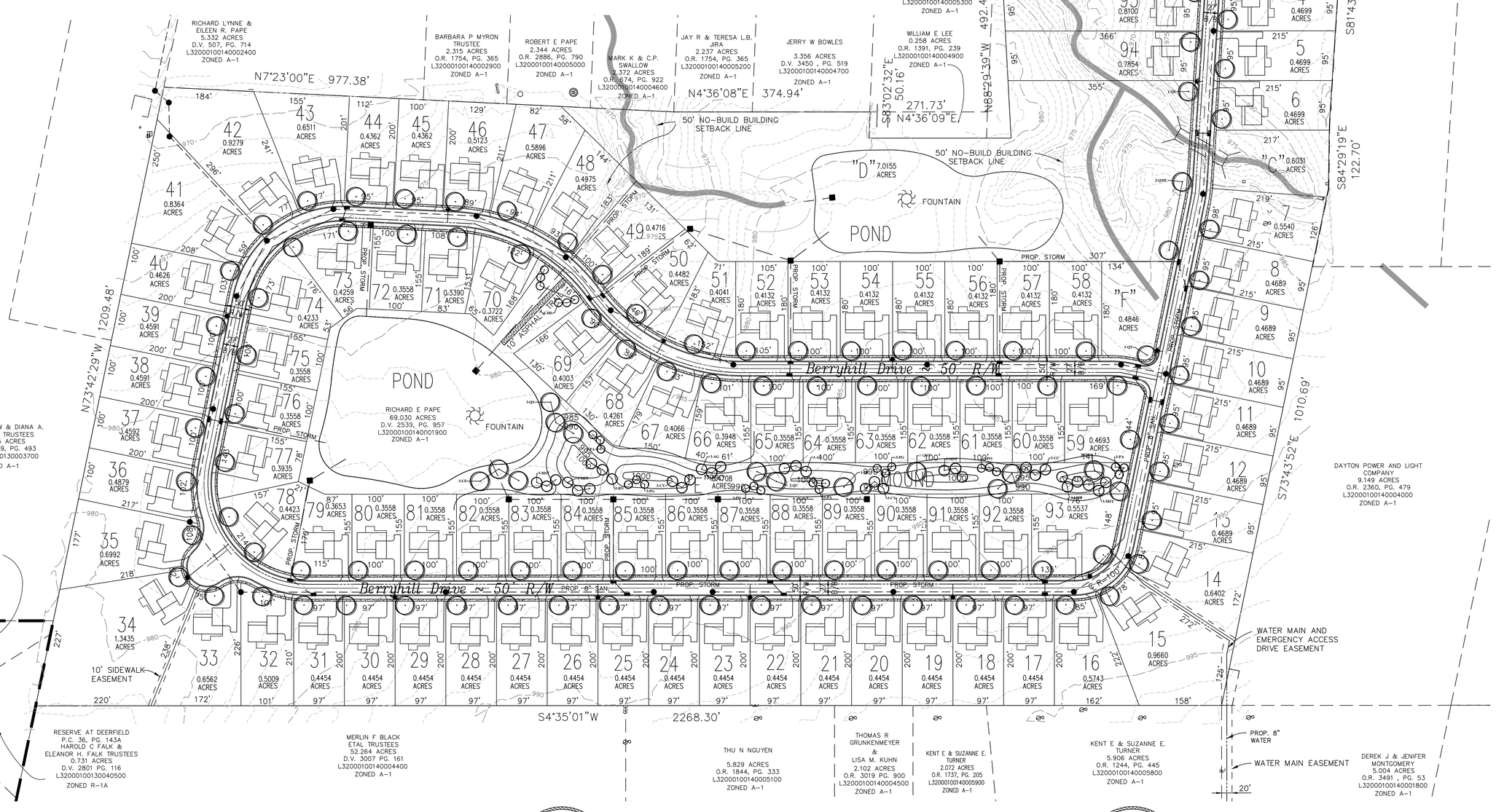
1. 12" AGGREGATE BASE – 2~6" COURSES
2. 4" TOPSOIL

EMERGENCY ACCESS DRIVE SECTION
NTS

OWNER:
RICHARD E. PAPE

APPLICANT:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



STATE OF OHIO JEFFREY A. VAN ATTA E-53389 REGISTERED PROFESSIONAL ENGINEER

JEFFREY A. VAN ATTA
OHIO PROFESSIONAL ENGINEER #53389

DATE

STATE OF OHIO JEFFREY A. VAN ATTA 7354 REGISTERED PROFESSIONAL SURVEYOR

JEFFREY A. VAN ATTA
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

DATE

NO.	DATE	REVISION

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

FINAL DEVELOPMENT PLAN
OAK BROOKE

LOCATED IN
SECTION 4, TOWN 2, RANGE 6
GREENE COUNTY, OHIO

DATE: DECEMBER, 2014
SCALE: 1"=100'
PROJECT No. 5055
FILE No.
SHEET NO.

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