MAJOR MODIFICATION OF CASE 3-2020 FDP, NAGEL VILLAGE PHASE 1

STONEGATE PHASE III
P.B. 385, Pg. 31&32

LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

Ex. 20' Private Drainage Easement P.B. 395, Pg. 31&32

Ex. Iron Pin & Cap

Ex. Iron Pin & Cap 0.17' N 0.15' W

S 89°11'24" E 419.01'

Ex. 5/8" Iron Pin 0.13' S

Set 5/8" Iron Pin & Cap

N 0°48'36" E 65.43'

S 89°11'24" E 105.45'

Set Mag Nail

Ex. Trees To Be Removed/Replaced Per Landscape & Grading Plans

Prop. 5' Conc. Walk

Ex. Tree To Remain & Protected During Construciton

Prop. Patio; Typ.

Prop. Monument Sign

Prop. H.C. Ramps

Ex. Sales Sign To Remain

NAGEL ROAD 278.36'

40' R/W

PINETERRACE DR.

NORTH: RELATIVE TO P.B. 479, PG. 7 OF THE HAMILTON COUNTY, OHIO RECORDS.

Prop. Residence 1 F.F.=851.00
Prop. Residence 2 F.F.=851.00
Prop. Residence 3 F.F.=849.50
Prop. Residence 4 F.F.=849.50
Prop. Residence 5 F.F.=848.00
Prop. Residence 6 F.F.=846.00
Prop. Residence 7 F.F.=846.00
Prop. Residence 8 F.F.=845.00
Prop. Residence 9 F.F.=845.00
Prop. Residence 10 F.F.=844.00
Prop. Residence 11 F.F.=844.00
Prop. Residence 12 F.F.=845.00
Prop. Residence 13 F.F.=845.00
Prop. Residence 14 F.F.=848.50
Prop. Residence 15 F.F.=848.50
Prop. Residence 16 F.F.=849.00
Prop. Residence 17 F.F.=850.00
Prop. Residence 18 F.F.=851.50

Prop. Porch; Typ.

Auditors Parcel 500-0121-0184 Zicka Development Company, LLC O.R. 14492, Pg. 1534

Prop. 6" Public Water Line
Prop. 12" Stm.
Prop. 8" Public San.
Prop. 5' Wide Conc. Sidewalk

Ex. Tree Line

Prop. H.C. Ramp

Ex. Tree To Remain & Protected During Construciton

Ex. 55" Tree

Ex. CB Grate=848.10 Inv.=846.00

Ex. 8" Public San.

Ex. San. MH Rim=848.70 Inv.=834.76

Ham. Co. Benchmark #B122 Elev.=848.58

Ex. 6" DI Water Main (Pressure)

Ex. 4" Gas Main (Intermediate Pressure)

Ex. 12" Stm. 177.52' @ 0.42%

Ex. 12" Stm. 122.61' @ 0.11%

Ex. Double Yellow Line

Ex. Conc. Sidewalk

Ex. 8" Tree

Ex. 40" Tree

Ex. 24" Tree

Ex. 6" Evergreen

Ex. 8" Evergreen

Prop. Driveway; Typ.

Prop. Porch, Typ.

Prop. Conc. Walk

Ex. 60" Tree

Ex. 12" Tree

Ex. Wall

Ex. Gravel

Ex. Detention Basin

Ex. Asphalt Parking Lot

Ex. Det. Structure Grate=843.59

Ex. 18" Tree

Ex. CB Grate=843.79 Inv.=841.89

Ex. 12" Stm. 48.86' @ 3.68%

Ex. CB Grate=841.67 Inv.=839.37

Ex. 12" Stm. 34.27' @

Ex. Conc.

Ex. 8" Stm. 61.85' @

Ex. Storm MH Rim=842.19

Inv.=840.09

Auditors Parcel 500-0121-0187 1319 Nagel, LLC O.R. 14023, Pg. 372

Auditors Parcel 500-0201-0398 Three Oaks Stonegate, LLC O.R. 13804, Pg. 1614

JAMES JOHNSON ESTATES D.A. 208, Pg. 71

Prop. Detention Basin

Prop. 18" Stm.

Prop. 12" Stm.

Auditors Parcel 500-0121-0157 Forestville Baptist Church D.B. 2758, Pg. 99

N 0°20'36" E 367.22'

N 89°39'24" W 219.52'

S 2°08'36" W 150.00'

S 2°08'36" W 278.36'

N 89°42'12" W 292.00'

OPEN SPACE

60' R/W

20' R/W

Ex. CB Grate=847.26 Inv.=845.28

Ex. CB Grate=846.70 Inv.=844.90

Ex. San. MH Rim=847.98 Inv.=834.38

Set Mag Nail

Set 5/8" Iron Pin & Cap

Ex. 5/8" Iron Pin & Cap 0.76' N 0.27' W

GROSS AREA = 3.4967 ACRES
NAGEL ROAD R/W= 0.2558 ACRES
NET AREA = 3.2409 ACRES
DENSITY = 17/3.2409 = 5.25 UNITS PER ACRE
EXISTING ZONING = ANDERSON TWP. ZONE "D-D"

THERE IS NO KNOWN LOCATION OF LANDSLIDE PRONE SOILS OR BEDROCK.

NOTES:
THE SOUTH & WEST PORTIONS OF THE SITE ARE ANTICIPATED TO BE FILL & THE NORTH/EAST PORTIONS ARE ANTICIPATED TO BE CUT.

THE SITE IS NOT WITHIN THE FEMA FLOODPLAIN.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNERS:
ZICKA DEVELOPMENT CO., LLC
7861 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

DIANE MARIE MORGAN
1349 NAGEL RD
CINCINNATI OH 45255

DEVELOPER:
ZICKA DEVELOPMENT CO., LLC
7861 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

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Date 3-7-23
Drawn By J.C.
Checked By C.A.
Scale 1" = 20'

REVISIONS

DWG: PRLM\CA-PRLM-PH 2

Sheet Title PRELIMINARY SUBDIVISION PLAN

Project Title NAGEL VILLAGE PHASE 1
A. HITES MILITARY SURVEY #608
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

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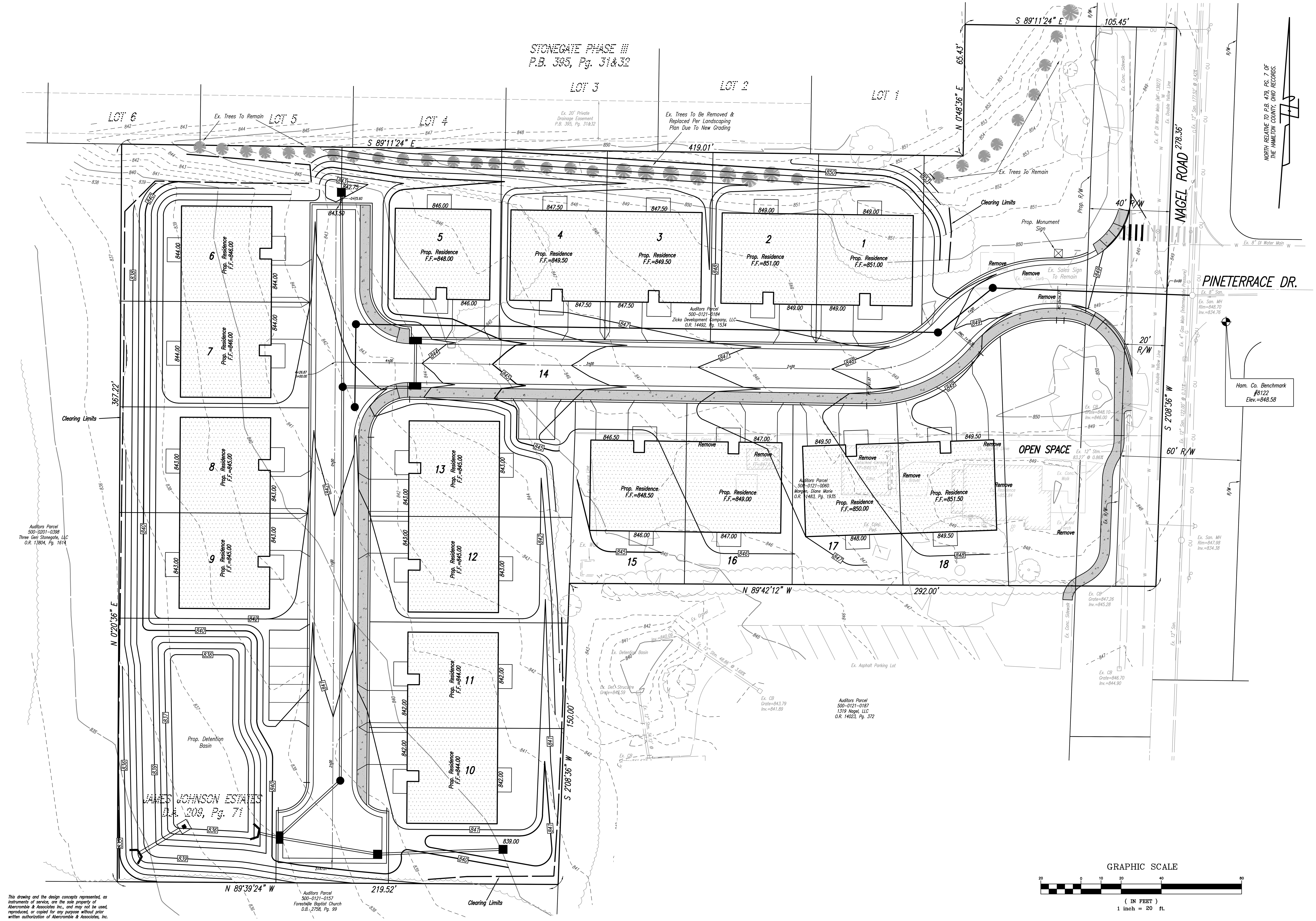
Job No. 20-0020 1 / 1



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MAJOR MODIFICATION OF CASE 3-2020 FDP, NAGEL VILLAGE PHASE 1

Date	Drawn By	Checked By	Scale
3-7-23	J.C.	C.A.	1" = 20'

REVISIONS

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