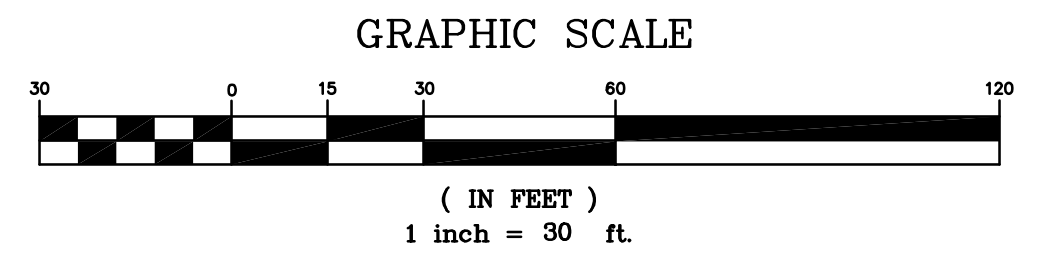


GROSS AREA = 2.9842 ACRES
 NAGEL ROAD R/W= 0.1869 ACRES
 NET AREA = 2.7973 ACRES
 DENSITY = 13/2.7973 = 5.66 UNITS PER ACRE
 EXISTING ZONING = ANDERSON TWP. ZONE "C"
 PROPOSED ZONING = "D-D"
 PROPOSED F.Y. = 40'
 PROPOSED S.Y. = 15'
 PROPOSED R.Y. = 30'

THERE IS NO KNOWN LOCATION OF LANDSCAPE 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.



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

OWNER:
 ANDERSON TOWNSHIP HAMILTON
 COUNTY OHIO BOARD OF TRUSTEES
 7850 FIVE MILE ROAD
 CINCINNATI, OHIO 45230



1-800-362-2764



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Sheet Title	PRELIMINARY DEVELOPMENT PLAN
Project Title	1357 NAGEL ROAD A. HITES MILITARY SURVEY #608 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO
Date	11-6-20
Drawn By	J.C.
Checked By	R.R.
Scale	1" = 30'
REVISIONS	1-7-21, Resubmittal
DATE	PREL J.C.-PRLM