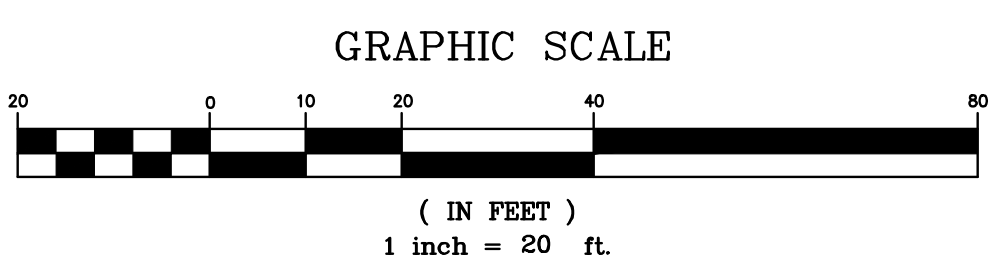


- ZONING ANALYSIS:**
- ANDERSON TOWNSHIP ZONING JURISDICTION
EX. ZONING = "C" RESIDENCE DISTRICT
- MIN. LOT SIZE = 6,000 S.F.
MIN. LOT WIDTH = 50'
MIN. FRONT YARD SETBACK = 30'
MIN. SIDE YARD SETBACK = 5'
MIN. REAR YARD SETBACK = 30'
- DEVELOPMENT NOTES:**
1. THIS SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOOD ZONE.
 2. TOTAL ACREAGE = 1.7161 ACRES
 3. EXISTING CONDITIONS BASED ON FIELD SURVEY DATA OBTAINED BY ABERCROMBIE & ASSOCIATES, INC.
 4. NEW PRIVATE DRIVE TO BE PRIVATE.
 5. SANITARY SEWERS AS SHOWN TO BE PUBLIC.
 6. NEW LOTS TO BE SERVICED BY PRIVATE WATER TAPS AT TIME OF HOUSE CONSTRUCTION.
 7. PARKING WILL BE PROHIBITED ON PRIVATE DRIVE.
 8. THIS PROJECT INCLUDES EXISTING AUDITORS PARCELS 500-0342-0125, 0127 THRU 0130, 0147, & 0600.



OWNER/DEVELOPER
6520 SALEM ROAD, LLC
C/O COFFARO LEASING
& DEVELOPMENT
P.O. BOX 54404
CINCINNATI, OHIO 45254

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GABRIELLA PLACE		Date	4-12-22
		Drawn By	R.B.
PRELIMINARY SUBDIVISION PLAN		Checked By	C.A.
		Scale	1" = 20'
Sheet Title	Project Title	REVISIONS	DATE
Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45247 www.abercrombie-associates.com		4-19-22	
		4-19-22	
GABRIELLA PLACE MILITARY SURVEY #620 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO		DATE	4-12-22
		PROJECT TITLE	GABRIELLA PLACE MILITARY SURVEY #620
JOB No.	21-0075	1	1