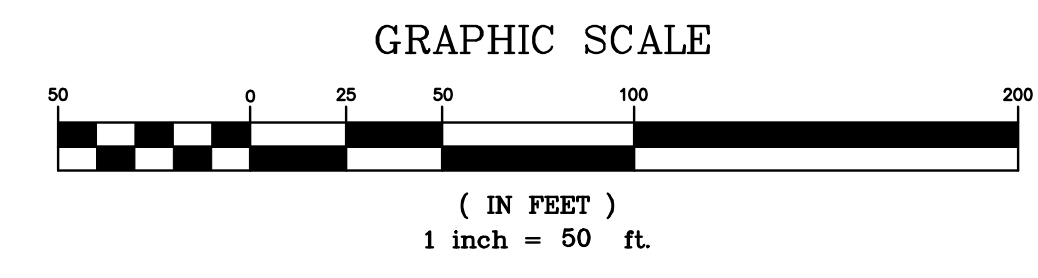
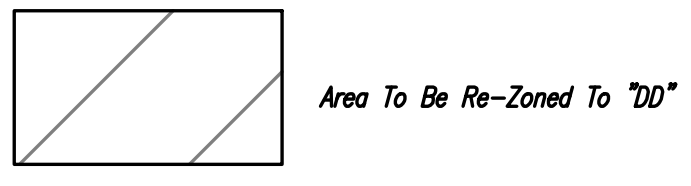
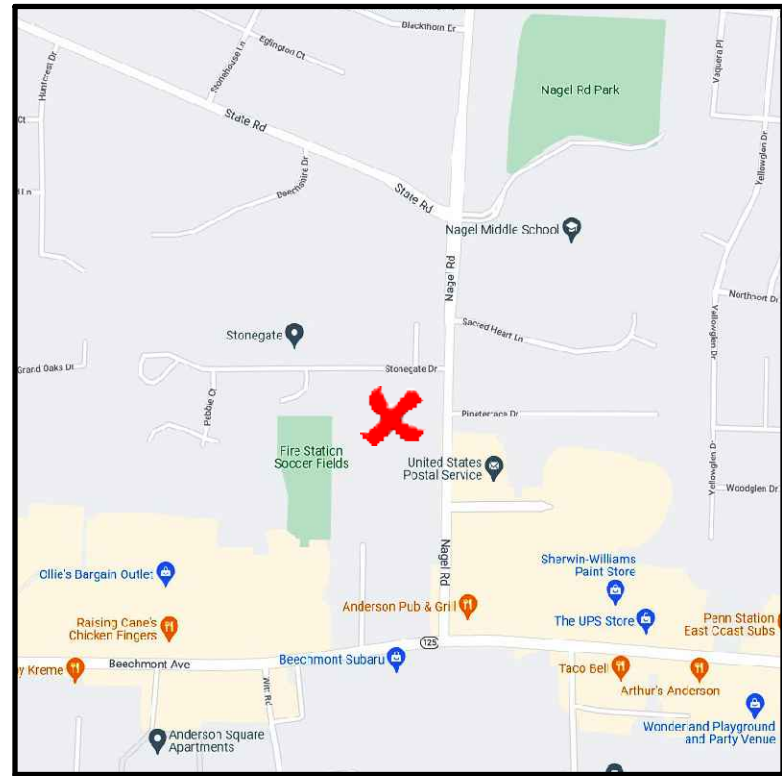


NORTH RELATIVE TO P.B. 479, PG. 7 OF THE HAMILTON COUNTY, OHIO RECORDS.

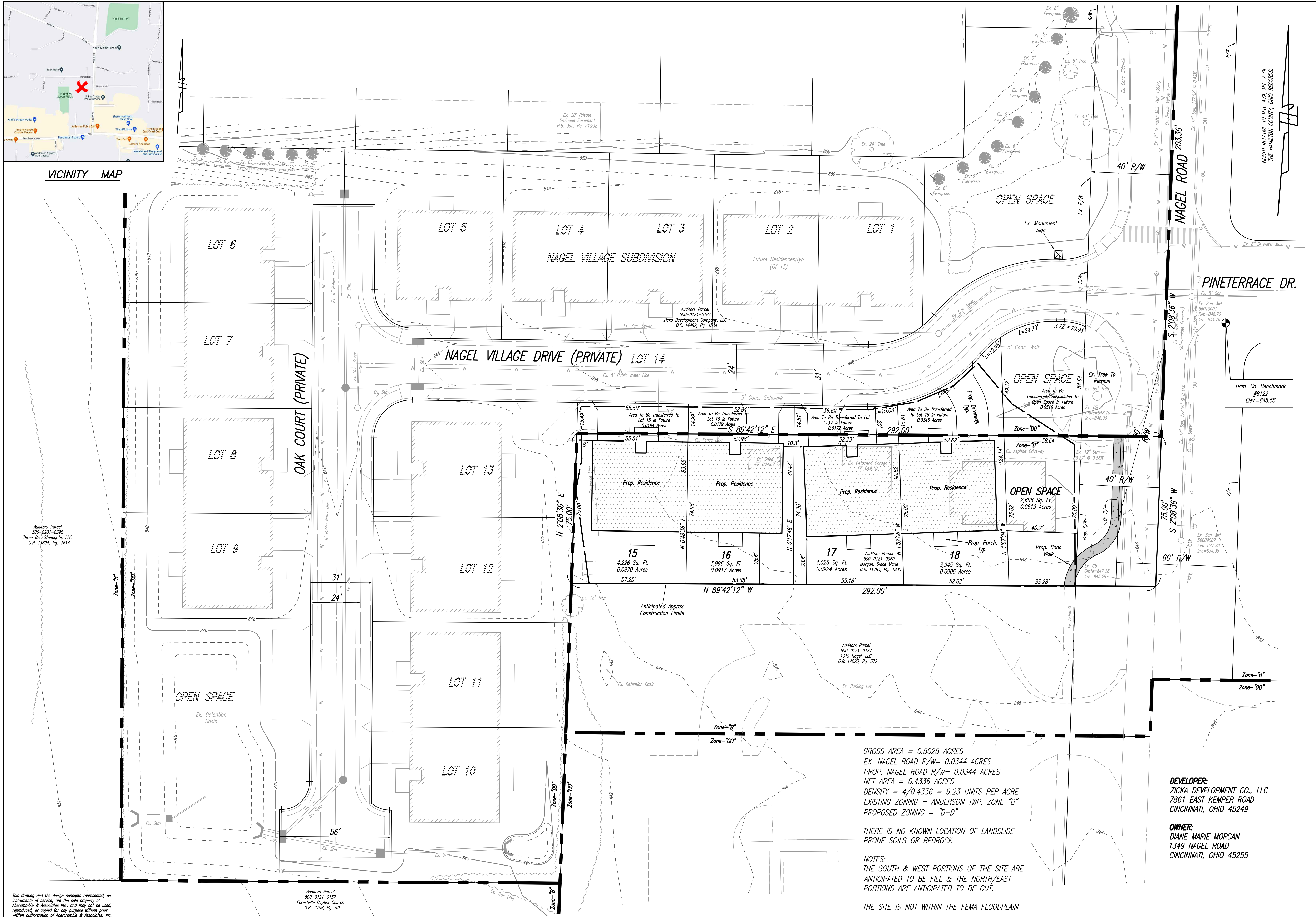


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NAGEL VILLAGE PHASE 2	
Date: 10-4-22 Drawn By: J.C. Checked By: C.A. Scale: 1" = 50'	REVISIONS NO. DATE DESCRIPTION _____ _____ _____ _____ _____ _____ _____ _____ _____
ZONING PLAT NAGEL VILLAGE PHASE 2 A. HITES MILITARY SURVEY #608 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO	
Sheet Title: Project Title: Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45247 www.abercrombie-associates.com	Job No.: 20-0020 1 of 1



VICINITY MAP



GROSS AREA = 0.5025 ACRES
 EX. NAGEL ROAD R/W = 0.0344 ACRES
 PROP. NAGEL ROAD R/W = 0.0344 ACRES
 NET AREA = 0.4336 ACRES
 DENSITY = 4/0.4336 = 9.23 UNITS PER ACRE
 EXISTING ZONING = ANDERSON TWP. ZONE "B"
 PROPOSED ZONING = "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.

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

OWNER:
 DIANE MARIE MORGAN
 1349 NAGEL ROAD
 CINCINNATI, OHIO 45255

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Auditors Parcel
 500-0121-0187
 Forestville Baptist Church
 D.B. 2758, Pg. 99

PRELIMINARY DEVELOPMENT PLAN

NAGEL VILLAGE PHASE 2
 A. HITES MILITARY SURVEY #608
 ANDERSON TOWNSHIP
 HAMILTON COUNTY, OHIO

Project Title: **NAGEL VILLAGE PHASE 2**

Sheet Title: **PRELIMINARY DEVELOPMENT PLAN**

Date: 10-4-22

Drawn By: J.C.

Checked By: C.A.

Scale: 1" = 20'

Revisions:

Sheet No. 1

Job No. 20-0020

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