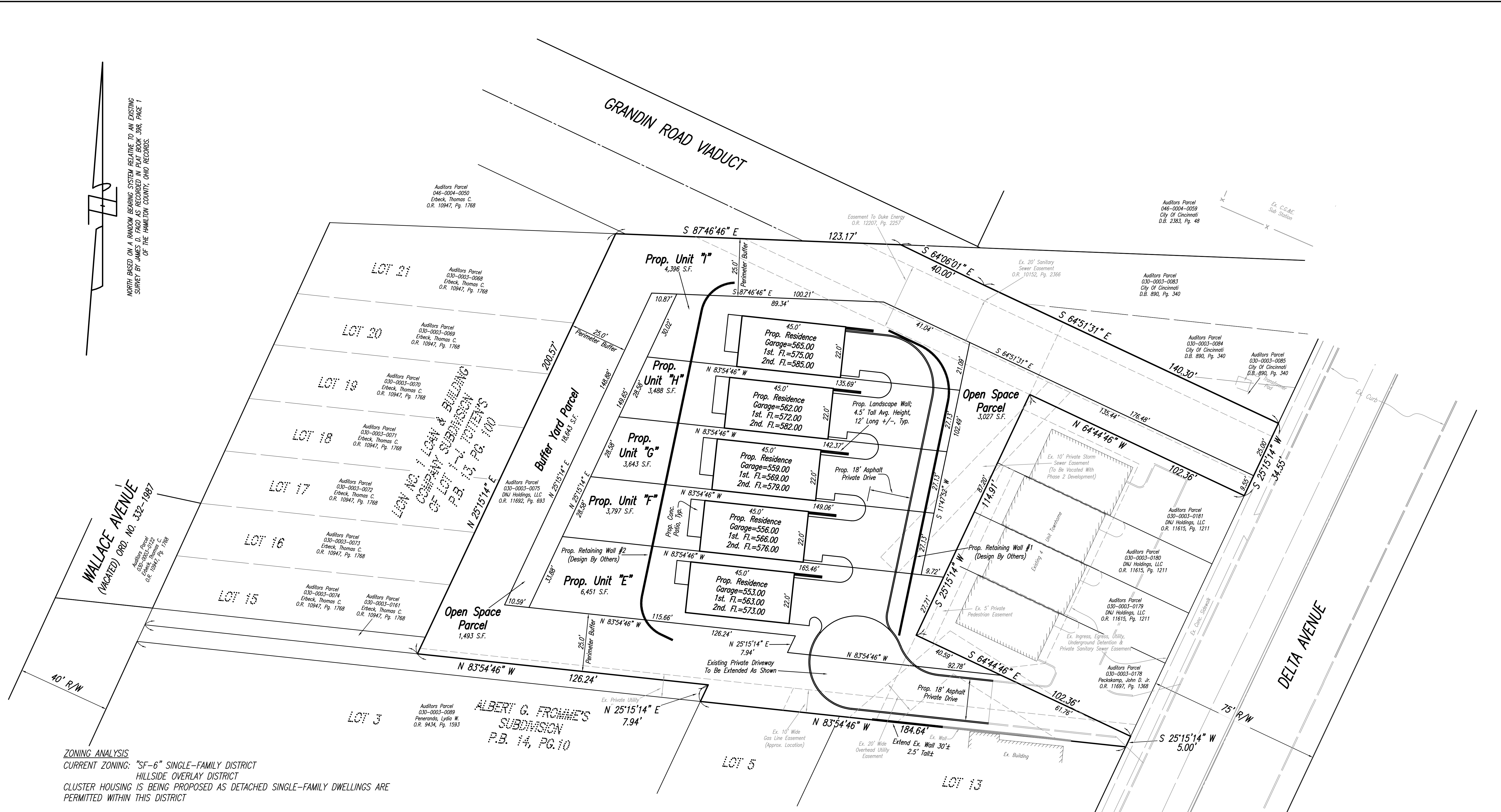


NORTH BASED ON A RANDOM BEARING SYSTEM RELATIVE TO AN EXISTING SURVEY BY JAMES D. FARGO AS RECORDED IN PLAT BOOK 398, PAGE 1 OF THE HAMILTON COUNTY, OHIO RECORDS.



WALLACE AVENUE  
(WIDENED) ORD. NO. 532-1987  
Auditors Parcel  
030-0003-0072  
Erbeck, Thomas C.  
O.R. 10947, Pg. 1768

LOT NO. 1, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22  
COMPANY SUBDIVISION  
P.B. 13, PG. 100

ALBERT G. FROMME'S  
SUBDIVISION  
P.B. 14, PG. 10

**ZONING ANALYSIS**  
CURRENT ZONING: "SF-6" SINGLE-FAMILY DISTRICT  
HILLSIDE OVERLAY DISTRICT  
CLUSTER HOUSING IS BEING PROPOSED AS DETACHED SINGLE-FAMILY DWELLINGS ARE PERMITTED WITHIN THIS DISTRICT

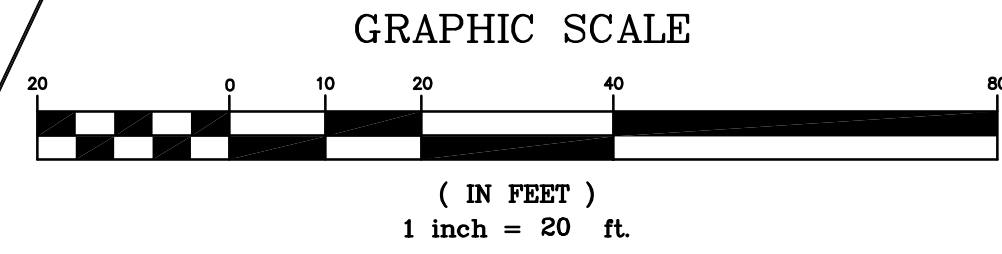
MIN. LOT SIZE IN "SF-6" DISTRICT = 6,000 S.F.  
ALLOWABLE DENSITY = 44,939 S.F./6,000 S.F. PER LOT/UNIT = 7.5 UNITS LOTS/UNITS  
PROPOSED DENSITY = 5 LOTS/UNITS  
MAXIMUM BUILDING HEIGHT = 35'

MAXIMUM WALL HEIGHTS & EXCAVATION, BUILDING HEIGHTS & OPEN SPACE LOTS 1-5

ADDRESS	MAX. WALL HEIGHT	MAX. EXCAV.	MAX. BLDG. HEIGHT FRONT	MAX. BLDG. HEIGHT REAR
577 DELTA AVE. UNIT E	8.0'	21.0'	35.0'	18.7'
577 DELTA AVE. UNIT F	8.0'	20.5'	35.0'	18.7'
577 DELTA AVE. UNIT G	12.5'	19.5'	35.0'	18.7'
577 DELTA AVE. UNIT H	12.5'	18.5'	35.0'	18.7'
577 DELTA AVE. UNIT I	10.5'	16.5'	35.0'	18.7'

MAXIMUM WALL HEIGHTS: WALL #1 = 12.5', WALL #2 = 8.0'

TOTAL OPEN SPACE PERCENTAGE/PARCEL REQUIRED (10% OF TOTAL SITE) = 44,939 S.F.\*10% = 4,494 S.F.  
TOTAL OPEN SPACE PERCENTAGE/PARCELS PROVIDED = 4,520 S.F.



REVISIONS	DATE	BY	CHECKED BY
6-26-18	6-27-18	J.C.	C.A.
6-27-18	6-28-18		
6-28-18	6-28-18		

Scale: 1" = 20'

PRELIMINARY DEVELOPMENT PLAN  
SITE LAYOUT PLAN  
SECTION-1, TOWN-2, F.RANGE-2  
COLUMBIA TOWNSHIP, CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.  
Civil Engineering + Surveying  
3377 Compton Road, Suite 120  
Cincinnati, Ohio 45251  
www.abercrombie-associates.com



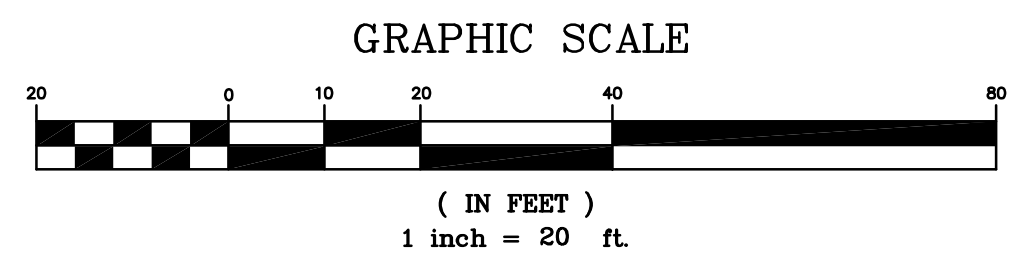
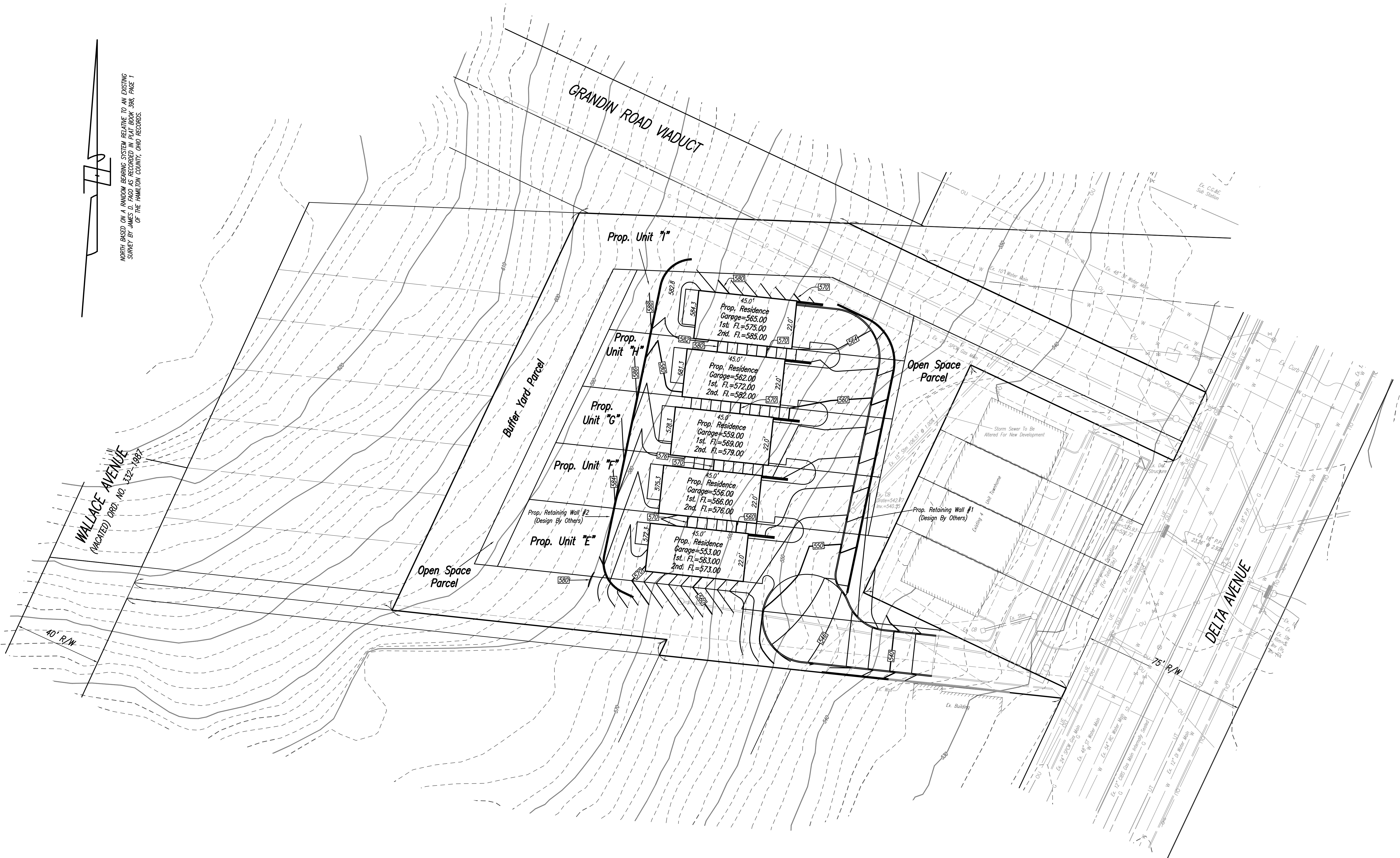
1-800-362-2764



DEVELOPER:  
COMMERCIAL SERVICES DEVELOPMENT GROUP  
P.O. BOX 9833  
CINCINNATI, OHIO 45209

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NORTH BASED ON A RANDOM BEARING SYSTEM RELATIVE TO AN EXISTING SURVEY BY JAMES D. FARGO AS RECORDED IN PLAT BOOK 398, PAGE 1 OF THE HAMILTON COUNTY, OHIO RECORDS.



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**PRELIMINARY DEVELOPMENT PLAN**  
Grading Plan  
SECTION-1, TOWN-2, F.RANGE-2  
COLUMBIA TOWNSHIP, CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

REVISIONS	DATE	BY	DATE
	6-26-18	J.C.	6-27-18
	6-27-18	J.C.	6-28-18
	6-28-18	J.C.	6-28-18

DATE: 6-18-18  
DRAWN BY: J.C.  
CHECKED BY: C.A.  
SCALE: 1" = 20'