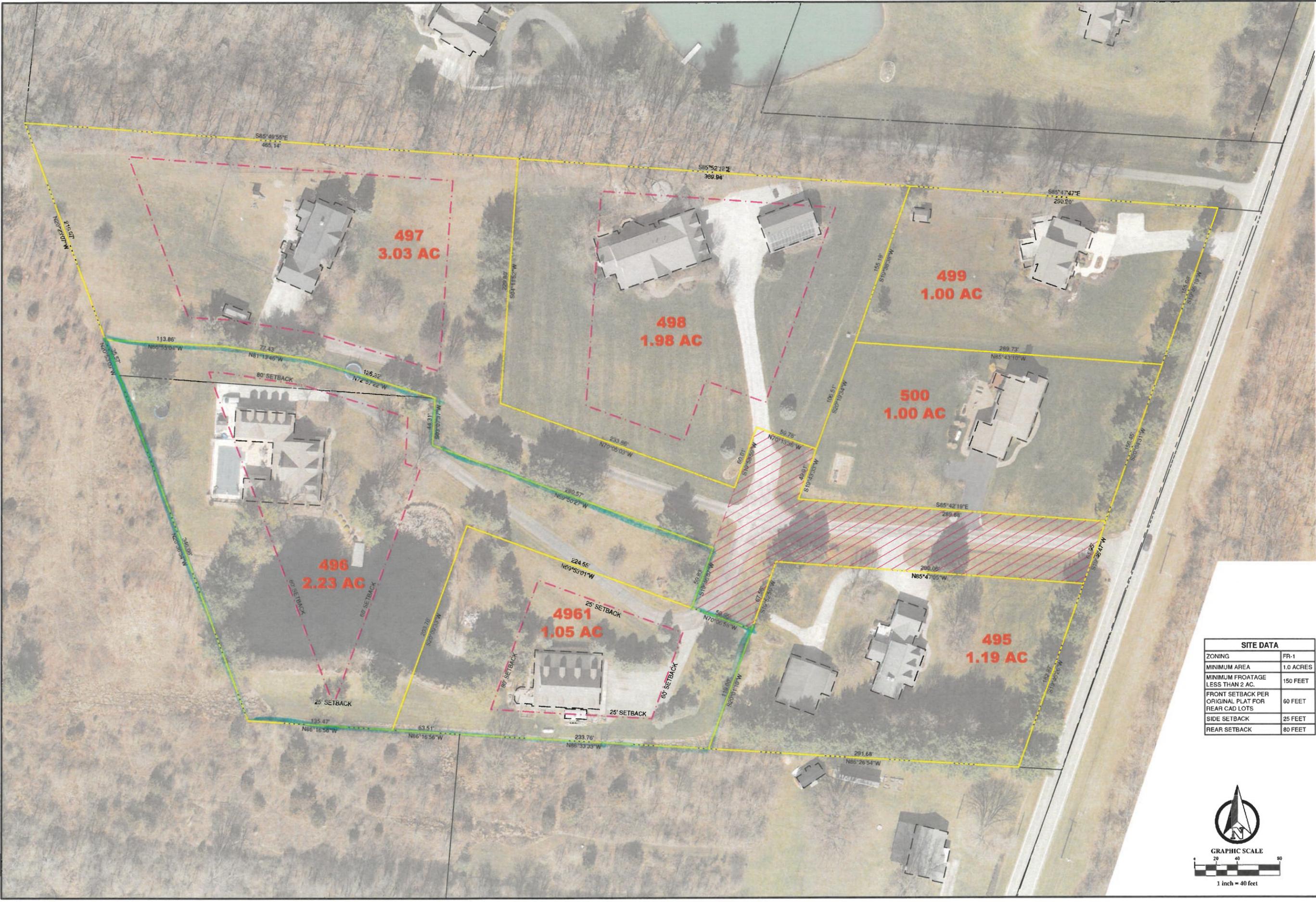
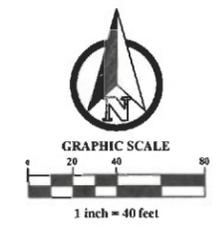


C:\Users\ahaydinger\GANDER Group\GHC Team - Documents\General\Projects\25-134-17-365\Stand-Cove CAD\External References\DWG\CoverCD-X-05.dwg PLAN May 21, 2025 - 4:40:16pm AHaydinger



SITE DATA	
ZONING	FR-1
MINIMUM AREA	1.0 ACRES
MINIMUM FROATAGE LESS THAN 2 AC.	150 FEET
FRONT SETBACK PER ORIGINAL PLAT FOR REAR CAD LOTS	60 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	80 FEET



PLAN PREPARED FOR:

PLAN PREPARED BY: **GHD**
GANDEE HEYDINGER GROUP
 CIVIL ENGINEERS & SURVEYORS
 5676 STATE ROUTE 621, SUITE B
 DELAWARE, OH 43015
 P: 614.942.6042

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
 CONCEPT LAYOUT
 EXISTING COVE SUBDIVISION
 LOTS 495-500
 PRELIMINARY CONCEPT PLAN
SPLIT OF LOT 496

NO.	DATE	REVISION DESCRIPTION
A	5/21/2025	CONCEPT FOR REVIEW

DATE: 5/21/2025
 SCALE: AS SHOWN

DRAWN BY: JB CHECKED BY: AH

PROJECT NUMBER: **25-195-01**

DRAWING NUMBER:

SHEET NUMBER: