

Plan Notes

All Radii are to edge of pavement.
All dimensions are edge of pavement to edge of pavement and out-to-out of building, unless otherwise noted.

Coded Notes

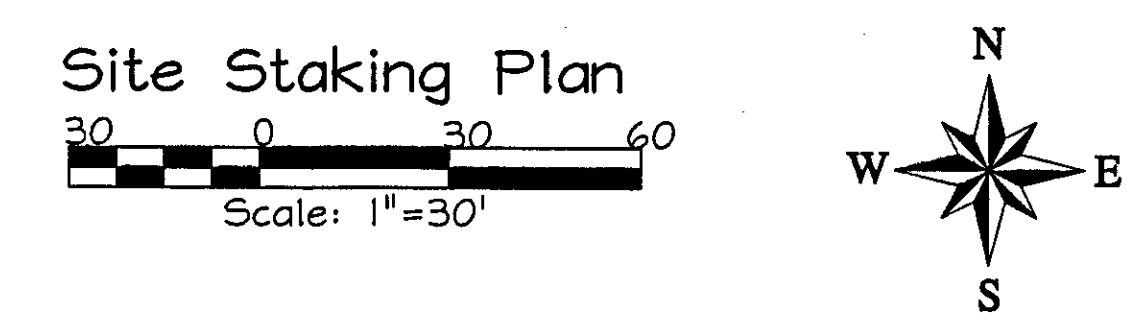
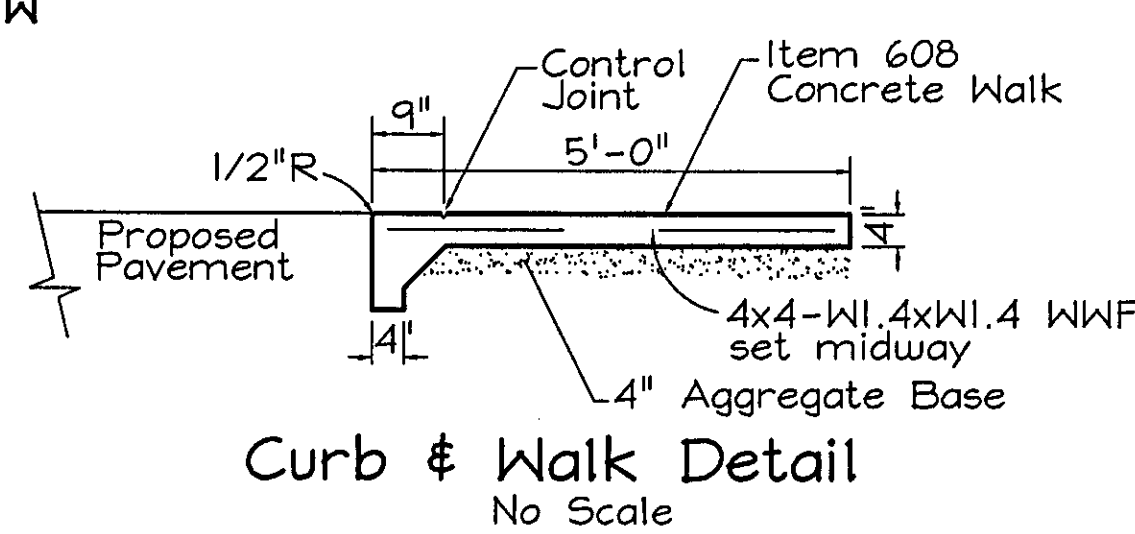
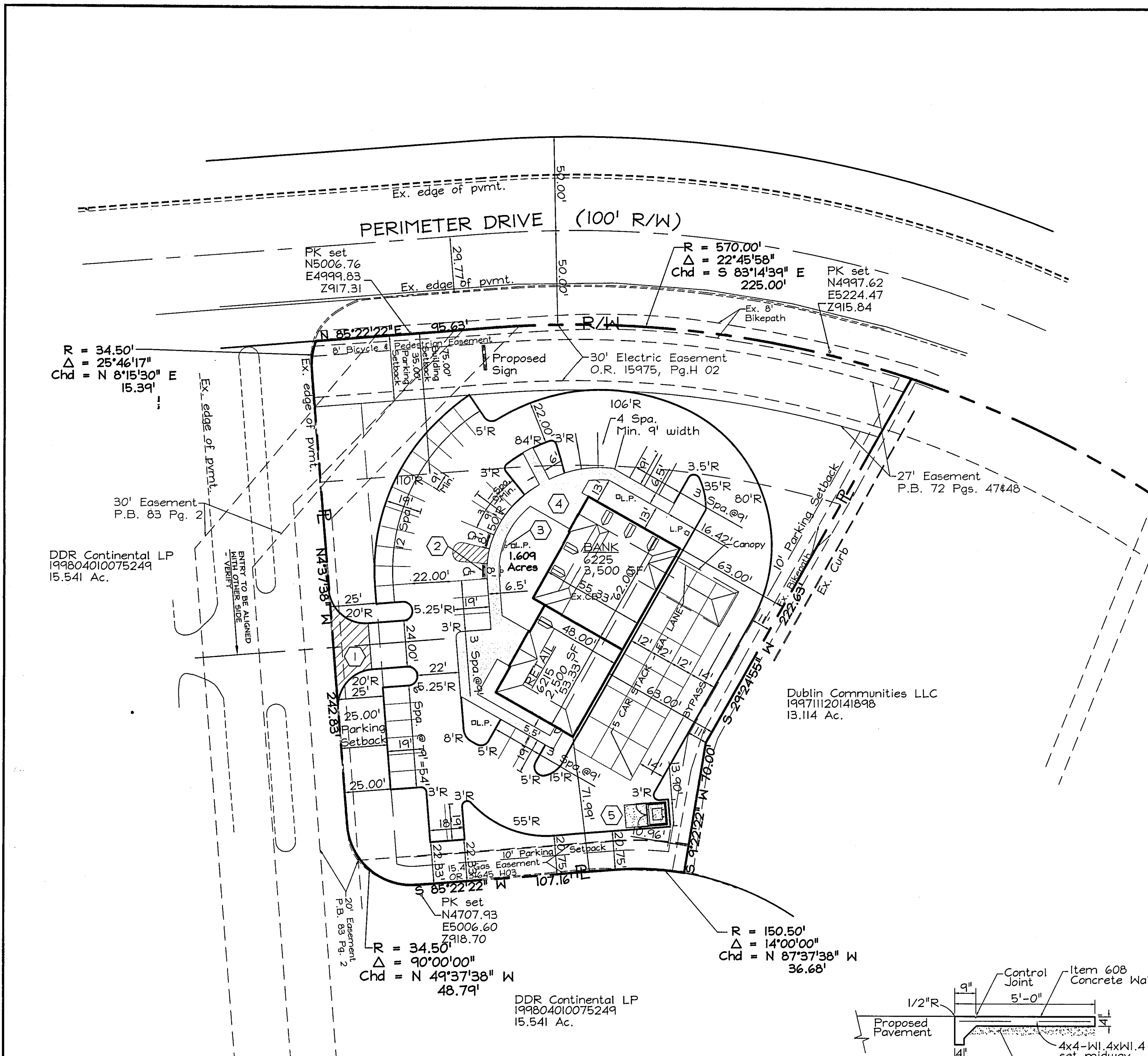
- ① Construct entrance per Dublin Std. Dwg 603.1-96. Existing curb may be saw cut to provide 1" curb height.
- ② Bumper Block @ Handicap parking. See detail sheet 6 of 8
- ③ Handicap Parking Sign. See sheet 6 of 8
- ④ Curb & walk per detail this sheet.
- ⑤ Concrete Slab - see pavement table

Pavement Table

Item	Composition	Heavy Duty	Concrete	Light Duty
Item 404	Asphalt Concrete, AC-20 Surface Course	1 1/2"	-	1 1/2"
Item 402	Asphalt Concrete, AC-20 Intermediate Course	2 1/2"	-	1 1/2"
Item 304	Aggregate Base	10"	4"	6"
Item 451	Reinforced Concrete w/ 6x6-10/10 set midway	-	6"	

Site Data

Zoning:	F-1
Existing Use:	Vacant
Proposed Use:	Bank 3,500 SF Retail 2,500 SF
Building Area:	6,000 SF
Parcel Area(AC):	1.609
Parcel Area(SF):	70,088.04
Building Height:	25'-0" / 21'0"
Building Gross Floor Area:	3,500SF (Bank) / 2,500 SF (Retail)
Setback Requirements	Front Side Rear
Building:	75' 10' 10'
Parking:	35' 10' 10'
Parking Required:	
Bank:	1/250 SF = 14 + 6 employee spaces = 20
Retail:	1/200 SF = 13
Regular:	33
Handicap:	2
Loading:	0
Parking Provided	38
Regular:	36
Handicap:	2
Loading:	0
Ea. Bldg. under 10,000 sf	



Site Staking Plan

ISSUED:	
Preliminary	April 2, 2003
	May 21, 2003
Construction	November 18, 2003
As Built	

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