

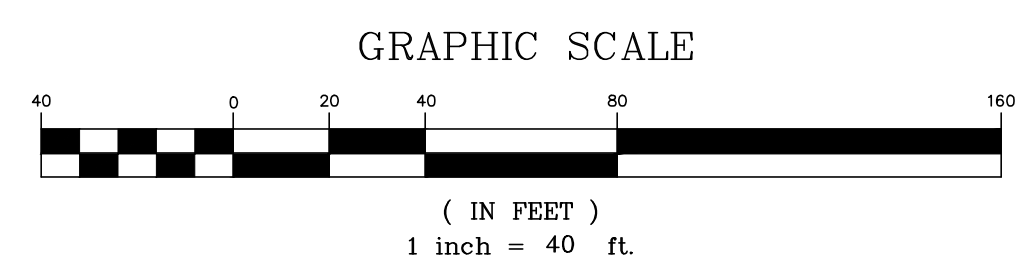
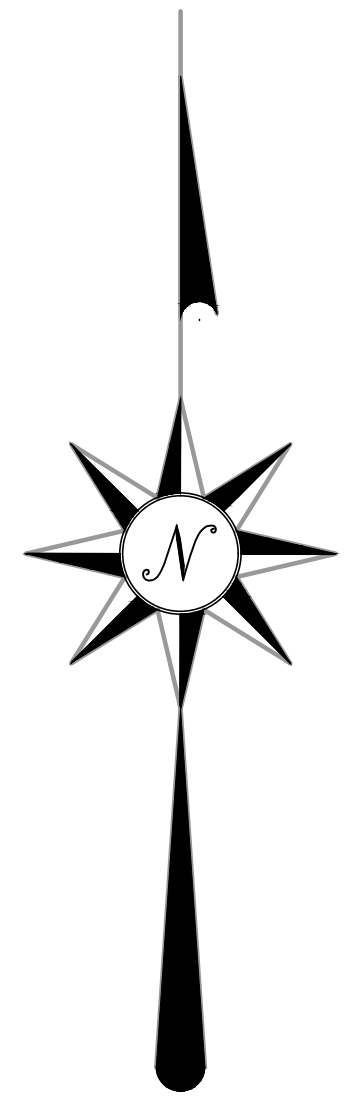
PRELIMINARY
NOT FOR CONSTRUCTION



PARKING TABLE:
 PROPOSED PARKING = 33
 ADA ACCESSIBLE = 2
 TOTAL PARKING = 35 SPACES (MIN. 9' x 18'-CODE)
 FOUR LOADING SPACES PROVIDED (10' x 50')

PARKING REQ. (ARTICLE: 23.061) =
 (1.0 PER 400 SQ. FT.) OF OFFICE USE; PLUS
 (1.0 PER 800 SQ. FT.) OF MANUFACTURING OPERATIONS; PLUS
 (1.0 PER 3000 SQ. FT.) OF WAREHOUSE SPACE

(8590 / 400) + (6410 / 800) + (15000 / 3000) = 34.4875



LEGEND-PROP. FEATURES

- HEAVY DUTY ASPHALT PAVEMENT
- MEDIUM DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

Utility Notes

THE LOCATION OF UTILITES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS AS SHOWN.

Legend of Symbols & Abbreviations

<ul style="list-style-type: none"> * LIGHT POLE FH FIRE HYDRANT HEATING, VENTILATION AIR CONDITIONING UNIT CONCRETE MH MANHOLE WV WATER VALVE UP UTILITY PEDESTAL WATER FAUCET UNDERGROUND UTILITY 	<ul style="list-style-type: none"> SIGN GV GAS VALVE CO CLEANOUT CB CATCH BASIN FENCE HANDICAP PARKING SPACE GUARDRAIL EB ELECTRIC BOX BOLLARD P UTILITY POLE
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REVISIONS	NO. & DESCRIPTION
BY	
DATE	

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168



PRELIMINARY SITE DEVELOPMENT PLAN

-1 RIALTO RD.
 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=40'	N/A
JOB NO.	17-000	
DATE	Apr. 11, 2018	

SHEET NO.
 C-