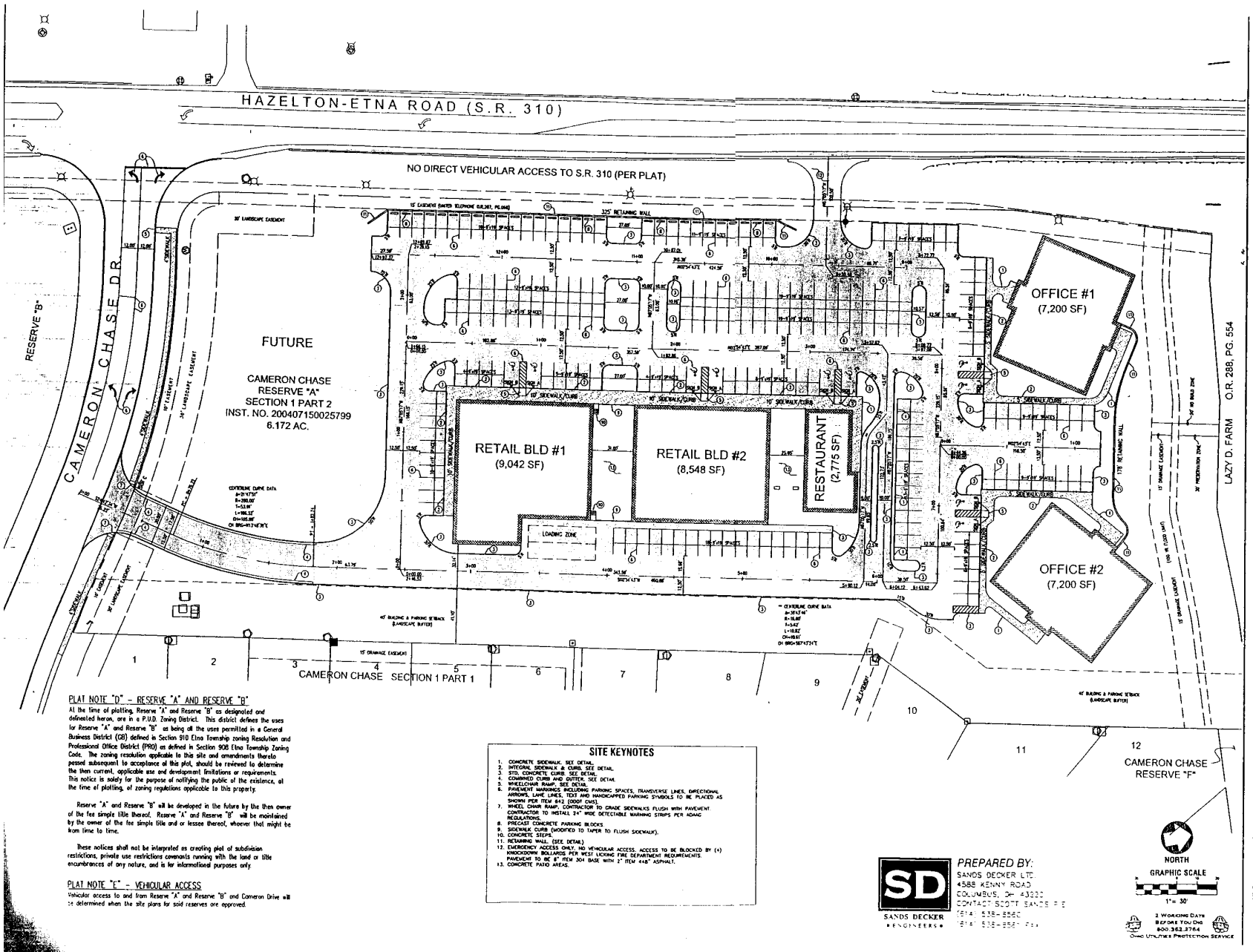

PLAT NOTE "D" – RESERVE "A" AND RESERVE "B"

At the time of platting, Reserve "A" and Reserve "B" as designated and delineated hereon, are in a P.U.D. Zoning District. This district defines the uses for Reserve "A" and Reserve "B" as being all the uses permitted in a General Business District (GB) defined in Section 910 Etna Township zoning Resolution and Professional Office District (PRO) as defined in Section 908 Etna Township Zoning Code. The zoning resolution applicable to this site and amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property.

Reserve "A" and Reserve "B" will be developed in the future by the then owner of the fee simple title thereof. Reserve "A" and Reserve "B" will be maintained by the owner of the fee simple title and or lessee thereof, whoever that might be from time to time.

These notices shall not be interpreted as creating plat of subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

PLAT NOTE "E" – VEHICULAR ACCESS

Vehicular access to and from Reserve "A" and Reserve "B" and Cameron Drive will be determined when the site plans for said reserves are approved.

SITE KEYNOTES

1. CONCRETE SIDEWALK. SEE DETAIL.
2. INTEGRAL SIDEWALK & CURB. SEE DETAIL.
3. STD. CONCRETE CURB. SEE DETAIL.
4. COMBINED CURB AND GUTTER. SEE DETAIL.
5. WHEELCHAIR RAMP. SEE DETAIL.
6. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES, DIRECTIONAL ARROWS, LANE LINES, TEXT AND HANDICAPPED PARKING SYMBOLS TO BE PLACED AS SHOWN PER ITEM 642 (ODOT CMS).
7. WHEEL CHAIR RAMP. CONTRACTOR TO GRADE SIDEWALKS FLUSH WITH PAVEMENT. CONTRACTOR TO INSTALL 24" WIDE DETECTABLE WARNING STRIPS PER ADAAG REGULATIONS.
8. PRECAST CONCRETE PARKING BLOCKS
9. SIDEWALK CURB (MODIFIED TO TAPER TO FLUSH SIDEWALK).
10. CONCRETE STEPS.
11. RETAINING WALL. (SEE DETAIL)
12. EMERGENCY ACCESS ONLY. NO VEHICULAR ACCESS. ACCESS TO BE BLOCKED BY (4) KNOCKDOWN BOLLARDS PER WEST LICKING FIRE DEPARTMENT REQUIREMENTS. PAVEMENT TO BE 8" ITEM 304 BASE WITH 2" ITEM 448 ASPHALT.
13. CONCRETE PATIO AREAS.

SANDS DECKER ENGINEERS

PREPARED BY:
SANDS DECKER LTD.
4588 KENNY ROAD
COLUMBUS, OH 43220
CONTACT SCOTT SANDS P.E.
(614) 538-8560
(614) 538-8561 FAX

NORTH
GRAPHIC SCALE
1" = 30'

2 WORKING DAYS BEFORE YOU DIG
800.362.2764
OHIO UTILITIES PROTECTION SERVICE

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SEAL

STATE OF OHIO J. SCOTT SANDS 55001 REGISTERED PROFESSIONAL ENGINEER

43062

The Anchor Companies
Etna Township Retail Center & Car Wash
Hazelton - Etna Road (S.R. 310)
Etna, Ohio

CLIENT
The Anchor Companies
345 2nd Avenue
Suite 200
Columbus, Ohio 43201

SHEET TITLE
SITE DIMENSION PLAN

SHEET INFORMATION
PROJECT NUMBER 1762
SCALE AS NOTED
ISSUE FOR PRELIMINARY PLAN
DATE 12/21/06
REVISIONS

SHEET NUMBER
C1.1