

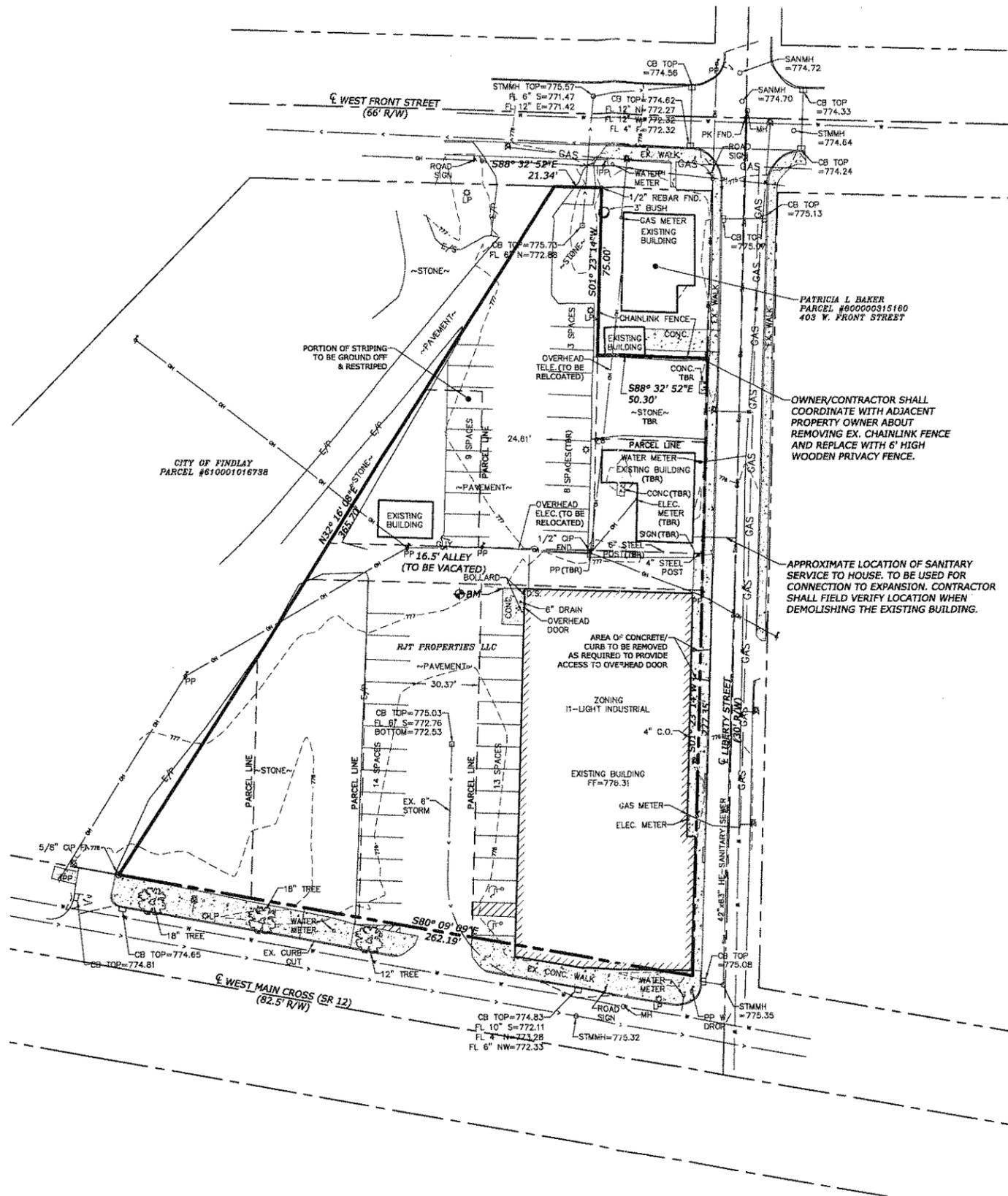
VICINITY MAP  
SCALE: 1" = 200'

**GENERAL NOTES:**

- CURRENT PROPERTY IS LOCATED IN THE CITY OF FINDLAY.
- PROPERTY ZONING: I1-LIGHT INDUSTRIAL  
PROPOSED ZONING = C-3 DOWNTOWN BUSINESS DISTRICT
- SETBACKS SHOWN ARE BASED ON PROPOSED ZONING  
FRONT YARD SETBACK ALONG MAJOR OR SECONDARY THOROUGHFARE: 0'  
SIDE YARD SETBACK: 0'  
REAR YARD SETBACK: 0'
- HEIGHT RESTRICTION: NONE
- AN ADDITION TO THE EXISTING BUILDING IS PROPOSED IN THIS PROJECT AND SHALL BE COMPLETED IN PHASE 1. ADDITIONAL PAVEMENT AND PARKING AREA AT THE SOUTHWEST CORNER OF THE PROPERTY IS TO BE ADDED IN PHASE 2.
- THE PROPERTY CURRENTLY HAS ONE ACCESS ONTO WEST FRONT STREET, TWO ACCESS POINTS ONTO LIBERTY STREET, AND ONE ACCESS ONTO WEST MAIN CROSS.
- PARKING PROVIDED:  
EXISTING PARKING: 47 SPACES  
PROPOSED PARKING (AFTER PHASE 1): 35 SPACES  
PROPOSED PARKING (AFTER PHASE 2): 49
- ANY PROPOSED LIGHTING IS TO SHINE ON SUBJECT PROPERTY ONLY.
- PROPOSED SANITARY AND WATER SERVICE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FINDLAY AND THE OHIO EPA AND PER PLAN LAYOUT.

**FLOOD NOTE:**

FLOOD NOTE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" WHICH IS DESIGNATED AS AREAS IN THE 100-YR FLOOD PLAIN. IT APPEARS THE EXISTING BUILDING IS IN THE 100-YR FLOOD PLAIN. PER FEMA MAP NO. 39063C0217E DATED JUNE 2, 2011. 100 YEAR BASE FLOOD ELEVATION=776.00



**DRAWING INDEX**

DESCRIPTION	PAGE
TITLE SHEET/EXISTING CONDITIONS PLAN	SP1
SITE DIMENSION PLAN	SP2
GRADING/UTILITY PLAN	SP3

**SUBJECT PROPERTY PARCEL NUMBERS**

RJT PROPERTIES LLC  
#800001028201  
#800000315230  
#800000315230  
#800000315240  
#800000315150  
#800000315140  
#800000315180  
#800000315170  
#800000315180

OWNER/CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER ABOUT REMOVING EX. CHAINLINK FENCE AND REPLACE WITH 6' HIGH WOODEN PRIVACY FENCE.

APPROXIMATE LOCATION OF SANITARY SERVICE TO HOUSE. TO BE USED FOR CONNECTION TO EXPANSION. CONTRACTOR SHALL FIELD VERIFY LOCATION WHEN DEMOLISHING THE EXISTING BUILDING.

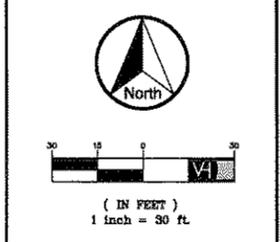
**LEGEND**

○ IRON PIPE, MAG NAIL, REBAR FND	⊗ WATER VALVE	— x — EX FENCELINE
● IRON PIPE, MAG NAIL, REBAR SET	⊗ GAS VALVE	— w — EX WATERLINE
▲ RR SPIKE	□ ELECTRIC TRANSFORMER (ELEC. TRANS.)	— sm — EX SANITARY SEWER
⊕ POWER POLE (PP)	□ TELEPHONE PEDESTAL (TELE. PED.)	— gas — EX GAS LINE
⊕ TELEPHONE POLE (TP)	⊗ EXISTING TREE	— s — EX STORM SEWER
⊕ LIGHT POLE (LP)	⊗ EXISTING BUSH	— ut — UNDERGROUND TELEPHONE LINES
○ MANHOLE (MH)	— ue — UNDERGROUND ELECTRIC	— oh — OVERHEAD UTILITY
○ CATCH BASIN (CB)	— 600 — EXISTING CONTOUR	— ue — UNDERGROUND ELECTRIC
⊕ HYDRANT	▬ BUILDING FACE	
— SIGN	— E/P — EDGE OF PAVEMENT	
— GUY WIRE	▬ CONCRETE	



**SITE BENCHMARK**  
NORTHWEST CORNER OF CONCRETE PAD LOCATED AT THE NORTHWEST CORNER OF THE EXISTING BUILDING. ELEV = 777.02

**VH**  
**Van Horn Hoover**  
& Associates, Inc.  
SURVEYING  
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LAND USE PLANNING  
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PREPARED FOR:  
**DIETSCH BROTHERS**  
400 West Main Cross  
Findlay, OH

**EXISTING CONDITIONS/DEMOLITION PLAN**

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTS SCALE: 1:1

DRAWN: DRS	CHECKED: DRS
DRAWING SCALE: 1"=30'	
DATE: 3/14/13	
JOB NUMBER: z:\projects\12562.dwg	
SHEET NUMBER: SP1	

PLANS PREPARED BY  
*Daniel R. Stone* 4-Mar-2013  
DANIEL R. STONE, P.E., P.S. DATE  
REG. NO. E-63843, S-8159

Z:\PROJECTS\12562.dwg-d.stone-mar 21, 2013