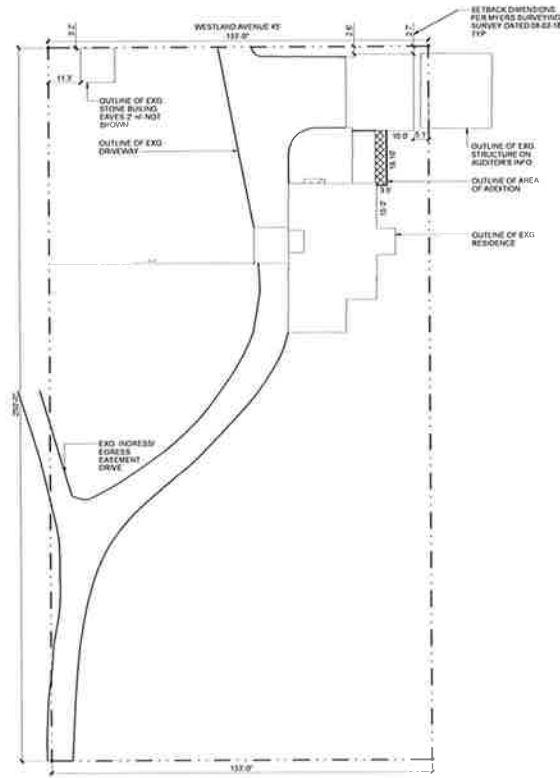


BEXLEY ZONING: R3

YARD CALCULATIONS
 TOTAL LOT SQUARE FOOTAGE = 33,260 S.F.
 BUILDING MAX 25% = 8,315 S.F.
 OVERALL MAX 25% = 16,630 S.F.
 PROPOSED BUILDING SQ FT = 2,713.6, W/ DETACHED STRUC
 EXISTING DRIVEWAY, SQ FT = 3,807.3
 EXISTING PATIOS & WALKS SQ FT = 44,350 FT
 TOTAL YARD MAX 50% = 16,630 S.F.
 TOTAL COVERAGE = 6,745.2 S.F. = COMPLIES



SITE PLAN 1" = 20'-0"

SITE PLAN NOTES:

BUILDER TO MAINTAIN A MINIMUM GRADE OF 8" OF FALL IN THE FIRST 10' AWAY FROM THE HOUSE
 BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL AS REQUIRED DURING ALL PHASES OF CONSTRUCTION
 FINAL GRADING TO BE DETERMINED BY THE GENERAL CONTRACTOR. FIELD VERIFY ALL GRADING WITH OWNER. NOTIFY SBA STUDIOS, LLC IN WRITING IF GRADING IS DIFFERENT THAN EXTERIOR HOUSE ELEVATIONS
 INDICATE ON DRAWINGS

THIS SITE PLAN WAS PREPARED WITH INFORMATION PROVIDED BY THE CLIENT & DATA OBTAINED FROM MUNICIPALITY OR COUNTY GIS. THIS SITE PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. ALL GRADES, LOCATIONS, AND INFORMATION PROVIDED WITHIN TO BE VERIFIED BY THE GENERAL CONTRACTOR & SURVEYOR PRIOR TO PROVIDING ANY SERVICES AT THIS LOCATION. THE USE OF THIS SITE PLAN FOR ANY OTHER PURPOSE BEYOND OBTAINING A BUILDING PERMIT FOR PLANS PROVIDED BY SBA STUDIOS, LLC IS PROHIBITED.

| # | DATE | ISSUED WITH CHANGE DESCRIPTION |
|---|------|--------------------------------|
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| | | |

387 S. PARKVIEW REMODEL
 BEXLEY, OHIO



STATE OF OHIO
 PROFESSIONAL ARCHITECT
 PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE: 1" = 20'-0"
 SHEET # / DESCRIPTION
 SITE PLAN
A0-1
 DATE: 03.18.2019
 DESIGN REVIEW SUBMISSION
 SBA STUDIOS PROJECT # 2018-476