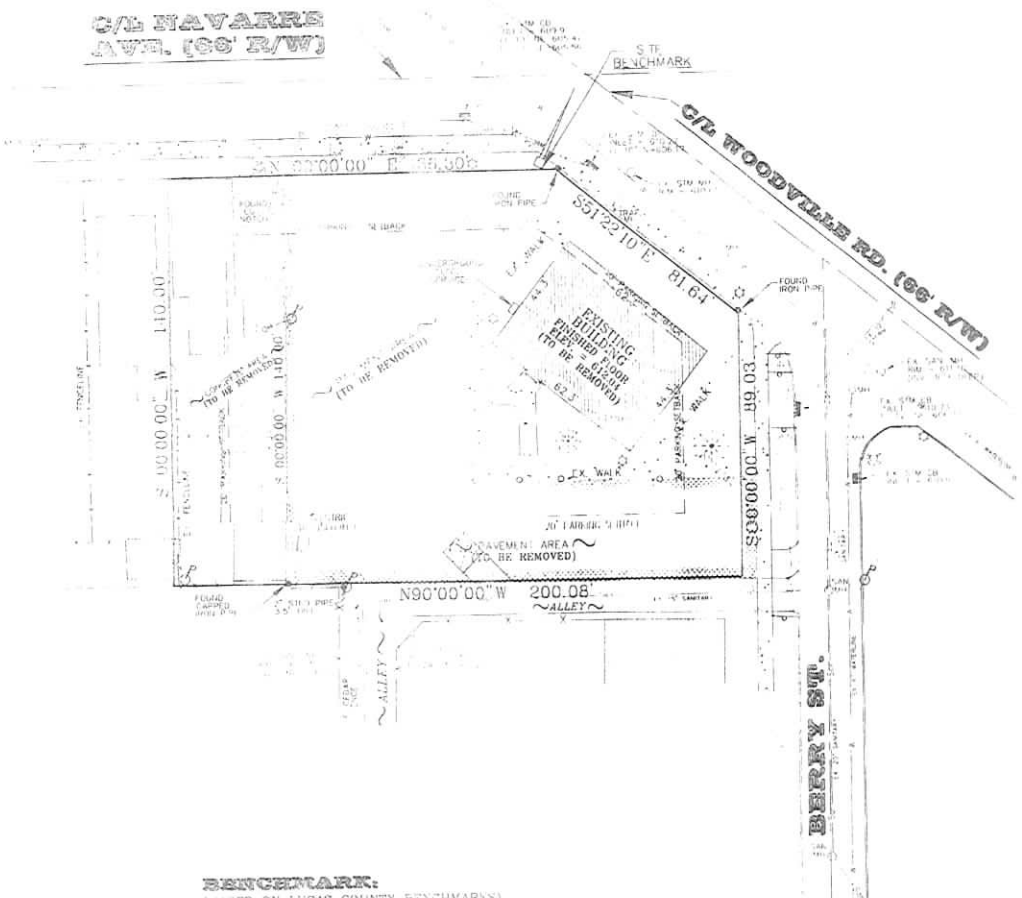
FAMILY VIDEO SITE PLAN
EXISTING CONDITIONS

LOCATED IN THE CITY OF TOLEDO, COUNTY
OF LUCAS, STATE OF OHIO.



GENERAL NOTES:

1) CURRENT ZONING ON THE PROPERTY C-3 COMMERCIAL
2) EXISTING SITE HAS 2 CURB CUTS ONE ALONG NAVARRE AVE. AND ONE ALONG BERRY ST. THE PROPOSED SITE IS TO HAVE ONE (1) CURB CUT ALONG BOTH NAVARRE AVE. AND BERRY ST. EXISTING CURB CUT IS TO BE REPLACED TO MATCH EXISTING
3) PROPOSED PARKING IS BASED ON THE FOLLOWING
   PARKING REQUIRED 1 SPACE PER 250 FT - 6000/250 = 28
   TOTAL = 24 SPACES
   PARKING PROVIDED 22 PARKING SPACES AND 2 HANDICAPPED SPACES
4) PROPOSED OUTDOOR LIGHTING TO SHINE ON SUBJECT PROPERTY ONLY
5) PROPOSED SANITARY AND WATER SERVICE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TOLEDO SPECIFICATIONS AND PER PLAN LAYOUT
6) DETENTION WILL BE PROVIDED IN THE PROPOSED PARKING LOT
7) STORM SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF TOLEDO SPECIFICATIONS.
8) SETBACKS SHOWN ON PLAN ARE DERIVED FROM TOLEDO ZONING CODES
   A VARIANCE WILL BE REQUESTED FOR PARKING SETBACKS
9) PROPOSED SIGN TO BE LOCATED AT THE NORTH SIDE OF SITE (AS SHOWN ON PLAN) SIGN SIZE IS TO BE 3.5'x10'x30' HIGH
10) ALL EXCESS SOIL TO BE REMOVED FROM SITE AS DIRECTED BY PROJECT ENGINEER

PLANS PREPARED BY:

DANIEL R. STONE, P.E. DATE
REG. NO. E-63643

BENCHMARK:
(BASED ON LUCAS COUNTY BENCHMARKS)
BM #1702-E BROADWAY & NAVARRE AVE. (SE CORNER)
BBMP SET IN FOUNDATION WALL, ON NORTH SIDE OF UNITED BRETHREN CHURCH, 2.5' EAST OF NORTHWESTERLY CORNER OF E. BROADWAY ENTRANCE
ELEVATION = 613.094

SITE BENCHMARK:
SOUTHEAST BOLT ON SIGNAL LIGHT 3 LOCATED NEAR THE INTERSECTION OF NAVARRE AVE. & WOODVILLE RD
ELEVATION = 611.330

B.M.

OWNER/DEVELOPER
ROCKFORD CONSTRUCTION COMPANY INC
5165 GRAPHIC DRIVE
BELMONT, MI 49306
(616) 866 6933

LEGEND

MONUMENT BOX	SURFACE DRAINAGE PATTERN		FLOOD ROUTE PATH
DRILLED HOLE	MANHOLE	—X—X—	FENCELINE
RR SPIKE	CATCH BASIN	—W—W—	WATERLINE
PK NAIL	HYDRANT	—San—San—	SANITARY SEWER
REBAR	CONCRETE	—G—G—	GAS LINE
POWER POLE	CURB INLET	—S—S—	STORM SEWER
LIGHT POLE		—T—T—	TELEPHONE LINES
BOLLARD		—OH—OH—	OVERHEAD LINES

DWG K. FAN

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VAN HORN, HOOVER & ASSOCIATES, INC.
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LUCAS COUNTY	FAMILY VIDEO		TOLEDO, OHIO
SCALE 1"=20'	REVISIONS	BY	DATE
DATE 3/2/00			
DRAWN BY	DES		
DATE	PLAT MAP 1"=		
TITLE EXISTING CONDITION PLAN		SHEET 1 OF 2	