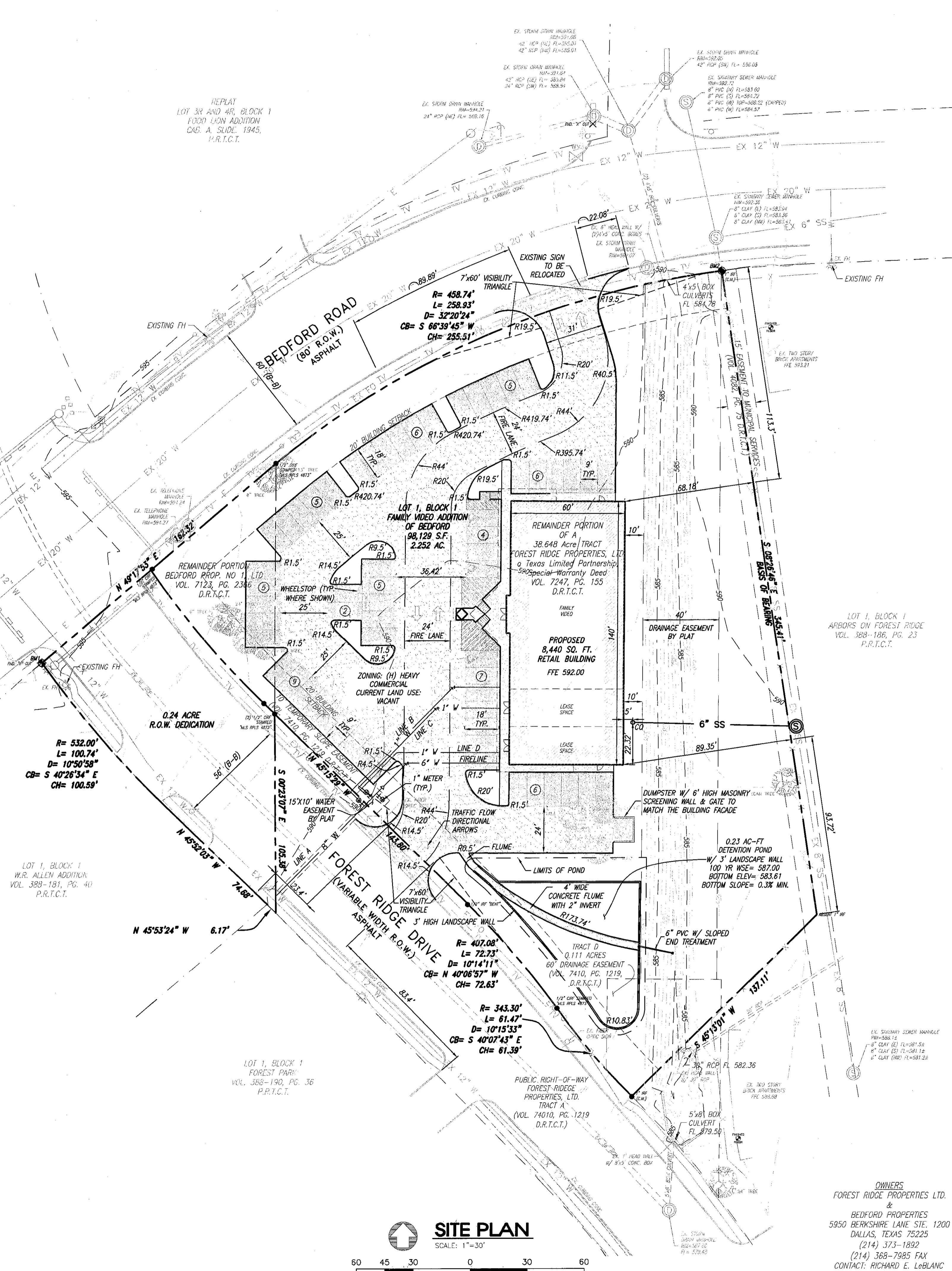


VICINITY MAP
NTS

LOT 1-R & LOT 2-R-1, BLOCK C
MORROW GREEN GARDEN HOMES
VOL. 388-141, PG. 03
P.R.T.C.T.



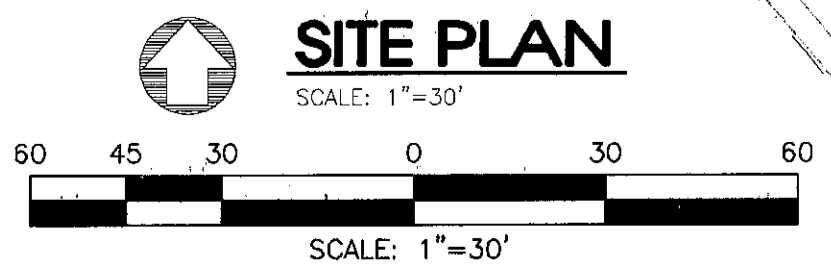
REPLAY
LOT 3R AND 4R, BLOCK 1
FOOD LION ADDITION
CAD. A. SUID. 1945,
H.R.T.C.T.

LOT 1, BLOCK 1
W.R. ALLEN ADDITION
VOL. 389-181, PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
FOREST PARK
VOL. 385-190, PG. 36
P.R.T.C.T.

BENCH MARK 1:
"X" CUT IN THE SIDEWALK LOCATED
AT THE SOUTH CORNER OF THE
INTERSECTION OF BEDFORD ROAD
& FOREST RIDGE DRIVE.
ELEVATION 595.64'

BENCH MARK 2:
1" IRF LOCATED AT THE
NORTHWEST PROPERTY
CORNER.
ELEVATION 592.34'



SITE PLAN

SCALE: 1"=30'

OWNERS
FOREST RIDGE PROPERTIES LTD.
&
BEDFORD PROPERTIES
5950 BERKSHIRE LANE STE. 1200
DALLAS, TEXAS 75225
(214) 373-1892
(214) 368-7985 FAX
CONTACT: RICHARD E. LeBLANC

ENGINEER
IEG
5450 STRATUM DRIVE
SUITE 190
FORT WORTH, TEXAS 76137
(817) 244-9006
(817) 373-1892
CONTACT: LARRY OBY, P.E.

SITE DATA TABLE	
ZONING OF PROPERTY	H - HEAVY COMMERCIAL
PROPOSED USE	RETAIL
TOTAL LOT AREA	2,009 Ac. (87,514 S.F.)
BUILDING SQUARE FOOTAGE	8,440 S.F.
BUILDING HEIGHT	22'-8" (BUILDING) 27'-8 3/4" (TOWER)
LOT COVERAGE	9.6%
PARKING REQUIRED	38 SPACES
PARKING PROVIDED	60 SPACES
HANDICAP PARKING REQUIRED	3 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
IMPERVIOUS AREA	0.907 AC. (39,506 S.F.)
PERVIOUS AREA	1.102 AC. (48,008 S.F.)

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL ISLANDS WITH CONCRETE CURB SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 6" CONCRETE CURB.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY IEG SURVEY DIVISION. EXISTING UTILITY LINES WERE TAKEN FROM SITE VISIT SURVEYED INFORMATION.
 - ALL LANDSCAPE ISLANDS SHALL BE SODDED.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BEDFORD DESIGN SPECIFICATIONS.
 - FIRELINES AND FIRE HYDRANTS MUST BE IN OPERATION BEFORE VERTICAL CONSTRUCTION TAKES PLACE.

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	FIRE LANE STRIPING
---	PROPOSED CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING CONTOUR
---	PROPOSED 4" WATER LINE
---	PROPOSED 1" WATER LINE
---	PROPOSED 6" SANITARY SEWER LINE
---	EXISTING 20" WATER LINE
---	EXISTING 12" WATER LINE
---	EXISTING 8" SANITARY SEWER LINE
---	EXISTING 6" SANITARY SEWER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING ELECTRIC LINE
---	EXISTING UNDERGROUND CABLE LINE
---	PROPOSED 5" THICK 3500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE
---	PROPOSED 6" THICK 3500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE
---	PROPOSED 8" THICK 3500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE
---	PROPOSED SIDEWALK
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED

SITE PLAN
OF
LOT 1, BLOCK 1
FAMILY VIDEO ADDITION
OF BEDFORD
OUT OF THE
T.W. WILLIAMS SURVEY, ABSTRACT No. 1735,
CITY OF BEDFORD,
TARRANT COUNTY, TEXAS
APRIL, 2007

CAUTION EXISTING UTILITIES !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

IEG
IEG ENGINEERING GROUP
1530 Stratum Dr. #190 Phone (817) 244-9006
Fort Worth, TX 76137 Fax (817) 244-9483
www.ieg.com

ROCKFORD
CONSTRUCTION

family Video
CORNER OF BEDFORD RD. & FOREST RIDGE DR.
BEDFORD, TX

PERMITS	
REVIEW PER REVIEW	
REVIEW	
PERMITS	
ISSUED FOR:	

Winkelmann
LLC
62 Commerce sw Suite 200
Grand Rapids, Michigan 49503
Tel: (616) 451-4707
Fax: (616) 451-4702
contact@dstwink.com

STATE OF TEXAS
LARRY J. OBY, JR.
94663
LICENSED PROFESSIONAL ENGINEER

DATE	4-4-07
DRAWN BY	SMC
CHECKED BY	LJO
PROJECT NUMBER	IEG06780

C1.1