



HOW & FORMERLY  
HENRY JAMES ATKINS  
D.B. 1094, PG. 453  
LOT #10 MB. 30, PG. 47  
PIN: #1114100000010  
ZONED: IH

DUMPSTER PAD FOR  
USE BY ALL TENANTS.  
REFER TO C6.1 FOR DETAILS  
15' BUILDING  
SETBACK

TIE TO EXISTING  
CURB AND GUTTER  
SISKILES AVENUE  
(PUBLIC RIGHT - OF-WAY VARIES)  
MAP BOOK 301, PAGE 47

HOW & FORMERLY  
EBM LIMITED  
D.B. 1063, PG. 301  
PIN: #11143000A001A  
ZONED: CC

PICKARD CIRCLE  
(PUBLIC RIGHT - OF-WAY VARIES)

SAW CUT EXISTING  
PAVEMENT FOR TIE IN

TENTH AVENUE  
(PUBLIC RIGHT - OF-WAY VARIES)

SAW CUT EXISTING  
PAVEMENT FOR TIE IN

HOW & FORMERLY  
WEHMOH REALTY CO  
PIN: #1113500000001  
ZONED: CC

SOUTH MAIN STREET  
(PUBLIC RIGHT - OF-WAY VARIES)

HOW & FORMERLY  
DAVID GERRALD HUNT  
D.B. 1043, PG. 79  
PIN: #11143000C0001  
ZONED: CC

**SITE NOTES**

- ZONING REQUIREMENTS:**  
CURRENT ZONING: CC/TC60  
PARCEL NUMBER: 6725-04-33-1826  
BLOCK NUMBER: 1599-1527  
**SETBACKS:**  
FRONT YARD: 10 FT (5 MAIN ST)  
SIDE YARD: 0 FT (TENTH AND SISKILES AVOIDANCES)  
REAR YARD: 15 FT (PICKARD CIRCLE)  
PARKING: 10 FT (ALL SIDES)
- DEVELOPER / OWNER:**  
ROCKFORD CONSTRUCTION COMPANY, INC.  
CONTACT: DAVE WILLIAMS  
5540 GLENWOOD HILLS, PARKWAY  
SE GRAND RAPIDS, MI 49512  
(O) (616) 285-6933  
(F) (616) 285-0003
- SUMMARY OF PARKING:**  
NUMBER OF SPACES REQUIRED:  
RETAIL STORE (1/200 SF CFA) = 25 MIN  
RETAIL STORE (1/200 SF CFA) = 02 MAX  
HAND CAP = 3  
NUMBER OF SPACES PROVIDED = 60  
NUMBER OF H.C. SPACES PROVIDED = 3
- SUMMARY OF LAND:**  
TOTAL SITE = 1.55 AC  
DISTURBED AREA = 1.55 AC  
PROPOSED BUILDING SIZE = 12,307 SQ FT  
MAX BUILDING HEIGHT = 60'-0"
- IMPERVIOUS CALCULATION:**  
EXISTING:  
PERVIOUS = 1,539 SF = 2.28%  
IMPERVIOUS = 65,965 SF = 97.72%  
PROPOSED:  
PERVIOUS = 18,247 SF = 24.80%  
IMPERVIOUS = 50,777 SF = 75.20%  
TOTAL SITE: 87,524 SF = 1.55 AC  
REDUCTION OF IMPERVIOUS AREA = 23.5%

**LAYOUT NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED.
- ALL COORDINATE POINTS AND DIMENSIONS GIVEN ARE TO FACE OF CURB FOR CURB AND GUTTER.
- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- REFER TO EXISTING TOPOGRAPHIC SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR TO FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
- PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE BITUMINOUS OR CONCRETE IS CURED.
- AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAW CUT AND REMOVE CONCRETE BACK TO THE NEAREST CONTROL JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
- INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR BITUMINOUS PAVEMENT.

**LEGEND**

	EXISTING	PROPOSED
MONUMENT FOUND	□	□
MONUMENT SET	□	□
NAIL FOUND	△	△
NAIL SET	△	△
IRON FOUND	○	○
IRON SET	○	○
CALCULATED POINT	○	○
LIGHT POLE	○	○
DUY ANCHOR	○	○
UTILITY POLE	○	○
CLEANOUT	○	○
VALVE (WATER & GAS)	○	○
STORM SEWER MANHOLE	○	○
SANITARY SEWER MANHOLE	○	○
CATCH BASIN	○	○
FIRE HYDRANT	○	○
TRANSFORMER	○	○
UTILITY RISER	○	○
MAIL BOX	○	○
ELECTRIC METER	○	○
GAS METER	○	○
SIGN	○	○
SOIL BORING	○	○
EXISTING ELECTRIC	—	—
EXISTING TELEPHONE	—	—
EXISTING CABLE TV	—	—
EXISTING FIBER OPTIC	—	—
EXISTING GAS LINE	—	—
EXISTING WATER LINE	—	—
PROPOSED WATER LINE	—	—
EXISTING STORM SEWER	—	—
PROPOSED STORM SEWER	—	—
EXISTING SANITARY SEWER	—	—
PROPOSED SANITARY SEWER	—	—
PROPERTY LINE	—	—
LOT LINE	—	—
EASEMENT / SETBACK LINE	—	—
ROAD RIGHT OF WAY LINE	—	—
PROPOSED SIDEWALK	—	—
PROPOSED CURB AND GUTTER	—	—
SILT FENCE	—	—
TREE PROTECTION FENCE	—	—
EXISTING DITCH CENTERLINE	—	—
PROPOSED DITCH CENTERLINE	—	—
EXISTING TOP OF BANK	—	—
PROPOSED TOP OF BANK	—	—

**DRIESEN & ASSOCIATES, INC.**  
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(704) 991-8333  
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**REVISIONS**

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**FAMILY VIDEO - LEXINGTON, NC**  
975 SOUTH MAIN STREET  
ROCKFORD CONSTRUCTION COMPANY  
5540 GLENWOOD HILLS, PARKWAY, SE  
GRAND RAPIDS, MICHIGAN 49512  
**SITE PLAN**

Designed By: MGH  
Drawn By: SEB  
Checked By: Date:  
Plot:  
VERT: 20'  
HORIZ: 20'  
DATE: 12-19-07  
0770042  
SHEET NO:  
**C2.1**



CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO GRADING.

