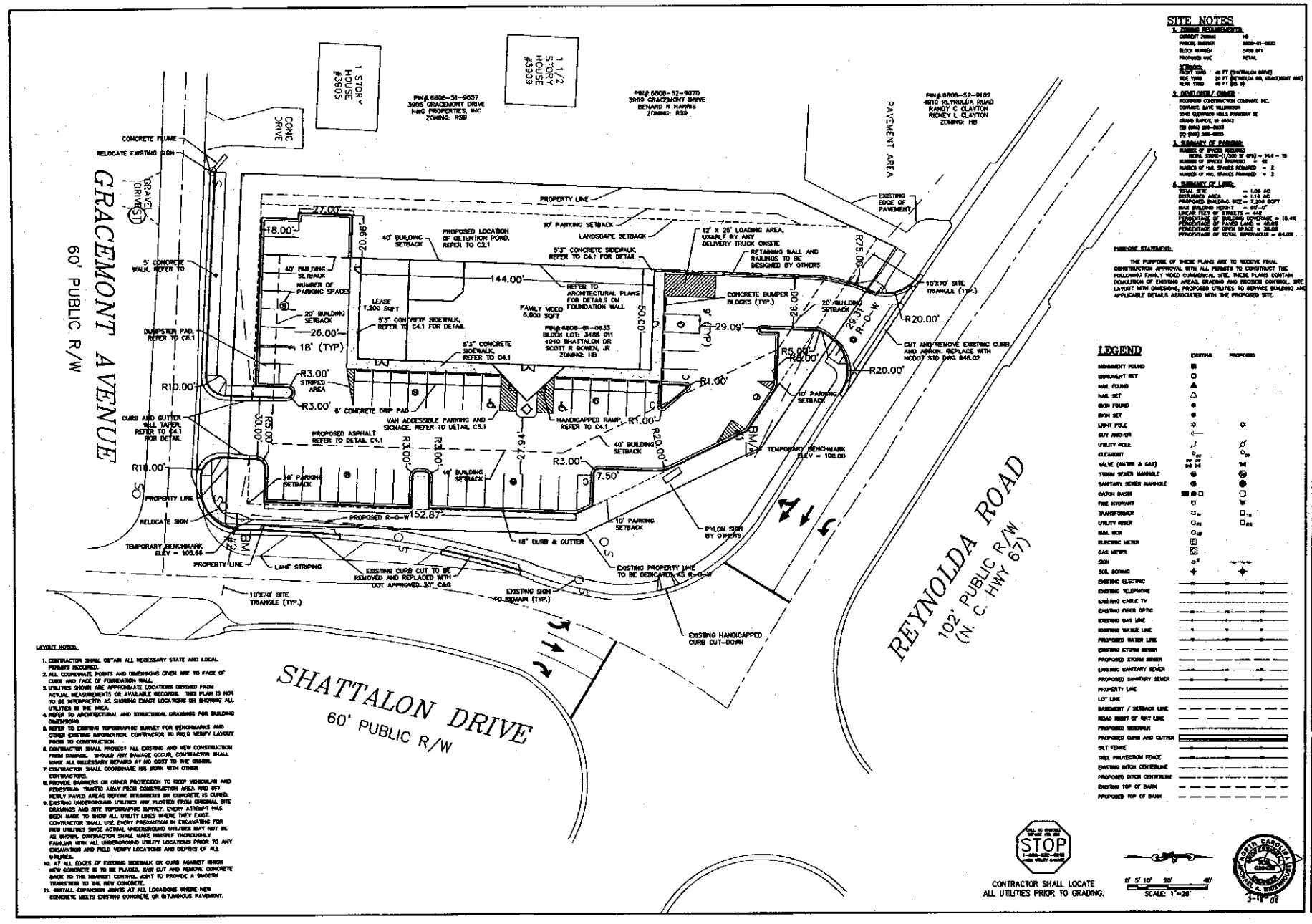

SITE NOTES

1. ZONING REQUIREMENTS:

CURRENT ZONING	HB
PARCEL NUMBER	6808-61-0833
BLOCK NUMBER	3488 011
PROPOSED USE	RETAIL

SETBACKS:

FRONT YARD	40 FT (SHATTALON DRIVE)
SIDE YARD	20 FT (REYNOLDA RD, GRACEMENT AVE)
REAR YARD	0 FT (RS 9)

2. DEVELOPER/ OWNER:

ROCKFORD CONSTRUCTION COMPANY, INC.
CONTACT: DAVE WILLIAMSON
5640 GLENWOOD HILLS PARKWAY SE
GRAND RAPIDS, MI 49512
(O) (616) 698-8033
(F) (616) 698-8005

3. SUMMARY OF PARKING:

NUMBER OF SPACES REQUIRED	
RETAIL STORE=1/200 SF GFA = 14,4 - 15	
NUMBER OF SPACES PROVIDED = 42	
NUMBER OF H.C. SPACES REQUIRED = 2	
NUMBER OF H.C. SPACES PROVIDED = 3	

4. SUMMARY OF LAND:

TOTAL SITE	= 1.06 AC
DISTURBED AREA	= 1.14 AC
PROPOSED BUILDING SIZE = 7,200 SQ'FT	
MAX BUILDING HEIGHT	= 40'-0"
LINEAR FEET OF STREETS	= 442
PERCENTAGE OF BUILDING COVERAGE	= 16.4%
PERCENTAGE OF PAVED LAND	= 68.6%
PERCENTAGE OF OPEN SPACE	= 36.0%
PERCENTAGE OF TOTAL IMPERVIOUS	= 64.0%

PURPOSE STATEMENT:

THE PURPOSE OF THESE PLANS ARE TO RECEIVE FINAL CONSTRUCTION APPROVAL WITH ALL PERMITS TO CONSTRUCT THE FOLLOWING FAMILY VIDEO COMMERCIAL SITE. THESE PLANS CONTAIN DEMOLITION OF EXISTING AREAS, GRADING AND EROSION CONTROL, SITE LAYOUT WITH DIMENSIONS, PROPOSED UTILITIES TO SERVICE BUILDING AND APPLICABLE DETAILS ASSOCIATED WITH THE PROPOSED SITE.

LEGEND

	EXISTING	PROPOSED
MONUMENT FOUND	■	
MONUMENT SET	□	
NAIL FOUND	▲	
NAIL SET	△	
IRON FOUND	●	
IRON SET	●	
LIGHT POLE	☼	☼
GUY ANCHOR		
UTILITY POLE		
CLEANOUT	CO	CO
VALVE (WATER & GAS)		
STORM SEWER MANHOLE		
SANITARY SEWER MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
TRANSFORMER	TR	TR
UTILITY RISER	RS	RS
MAIL BOX	MB	
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		

LAYOUT NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED.
2. ALL COORDINATE POINTS AND DIMENSIONS GIVEN ARE TO FACE OF CURB AND FACE OF FOUNDATION WALL.
3. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS PLAN IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
4. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS.
5. REFER TO EXISTING TOPOGRAPHIC SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR TO FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
6. 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.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
8. 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.
9. EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING FOR NEW UTILITIES SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND FIELD VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
10. 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.
11. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR BITUMINOUS PAVEMENT.

STOP

CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO GRADING.

0' 5' 10' 20' 40'
SCALE: 1"=20'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 3-16-06

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REVISIONS	
1	1.25.06 CITY REVISIONS
2	2.22.06 CITY REVISIONS
3	3.16.06 CITY REVISIONS
4	
5	

FAMILY VIDEO - WINSTON-SALEM
4906 REYNOLDA ROAD
ROCKFORD CONSTRUCTION COMPANY
5640 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: 1-15-06
Rev: 0770103
Job No.:
Sheet No.: C1.1