

**SITE DATA**

- PROPERTY INFORMATION:**  
 PARCEL #S: 20-09-421-1002-016  
 SITE AREA: 122,498 SF (2.8AC)  
 OWNER: DOUGLAS & MICHELE BISHOP  
 3988 PEET  
 NEW LOPTHROP, MI 48460  
 DEVELOPER: ZAREMBA GROUP  
 MARK ZAWADSKI, MANAGER  
 14600 DETROIT AVE, SUITE 1500  
 LAKEWOOD, OH 44107  
 PHONE: (216) 226-2124  
 FAX: (216) 221-1031
- ZONING:**  
 PROPERTY CURRENTLY ZONED:  
 B-2 COMMUNITY COMMERCIAL &  
 B-1 NEIGHBORHOOD COMMERCIAL  
 ABUTTING PROPERTY CURRENTLY ZONED:  
 NORTH: B-2  
 SOUTH: B-1 NEIGHBORHOOD COMMERCIAL  
 EAST: B-1 NEIGHBORHOOD COMMERCIAL  
 WEST: R-1A TRANSITIONAL  
 PROPOSED LAND USE = RETAIL STORE
- SETBACKS**  
 FRONT = 25'  
 SIDES = N/A (UNLESS ABUTTING RESIDENTIAL)  
 REAR = 20'
- PARKING:**  
 REQUIRED = (1) PARKING SPACE PER (150) SF OF PUBLIC AREA  
 8,513 SF / 150 = 57  
 PROVIDED = STANDARD 9'X20' SPACES = 33  
 BARRIER FREE SPACES = 2  
 TOTAL PROVIDED = 35
- BUILDING:**  
 SINGLE-STORY (18)  
 MAXIMUM HEIGHT: 40' (3 STORIES)  
 TOTAL AREA OF 10,640 SFT, (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)  
 PROPOSED BUILDING COVERAGE: 0%  
 MAXIMUM BUILDING COVERAGE: 40% IN B-1; 50% IN B-2
- LOT:**  
 MINIMUM LOT SIZE: 12,500 SFT  
 MINIMUM LOT WIDTH: 100 FT  
 LOT SIZE: 122,498 SFT / 2.80 ACRES  
 LOT DIMENSIONS: 350' X 350'
- LANDSCAPING:**  
 SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:**  
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES.

**SITE PLAN NOTES**

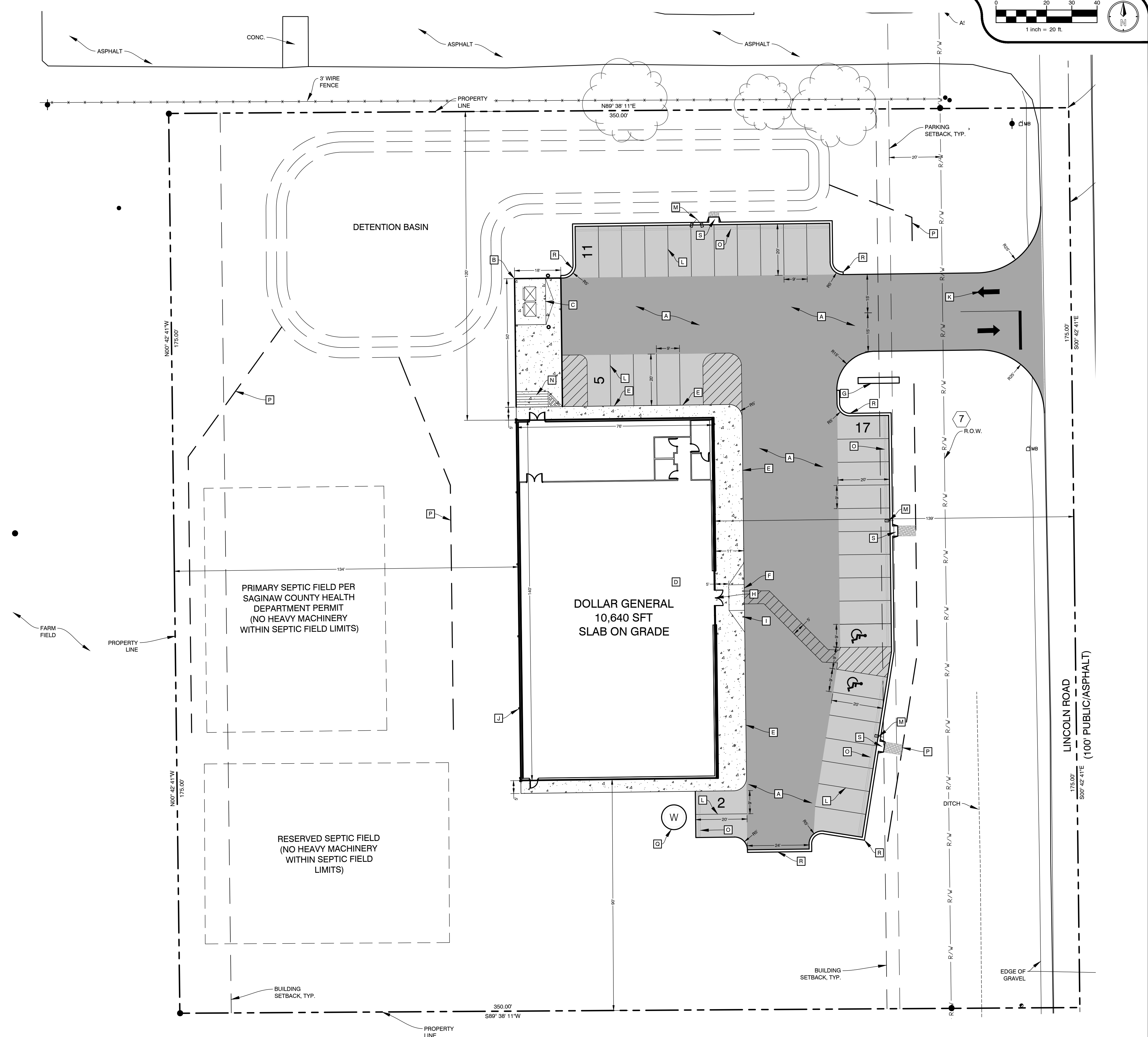
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|--|---|
| <b>A</b> BITUMINOUS PAVEMENT (SEE DETAIL SHEET).   | <b>J</b> DOWNSPOUT (TYP.)   |
| <b>B</b> [50' X 18'] - 6" CONCRETE PAD/LOADING AREA. (SEE DETAIL SHEET)  | <b>K</b> PAINT/ STRIPING (SEE DETAIL SHEET)                           |
| <b>C</b> 18' X 12' (MIN.) - 6" CONCRETE DUMPSTER PAD (PROVIDE 18' X 12' DUMPSTER ENCLOSURE. AREA FOR (2) STD DUMPSTERS (SEE DETAIL SHEET). | <b>L</b> 4" PAINTED PARKING LOT MARKING/ STRIPING (TYP.)              |
| <b>D</b> PROPOSED HVAC CONDENSERS LOCATED ON THE ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.                            | <b>M</b> LIGHT POLE (SEE L2.0 PHOTOMETRIC SHEET)                      |
| <b>E</b> INTEGRAL CURB/WALK (SEE DETAIL SHEET).  | <b>N</b> DELIVERY RAMP (SEE DETAIL SHEET)                             |
| <b>F</b> AT-GRADE RAMP (SEE GRADING PLAN).   | <b>O</b> PROVIDE CONCRETE WHEEL STOPS (SEE DETAIL SHEET)              |
| <b>G</b> PROPOSED LIGHTED PYLON SIGN W/ UNDERGROUND ELECTRICAL.  | <b>P</b> PROPOSED VEGETATIVE SWALE SLOPED TO PROPOSED DETENTION BASIN |
| <b>H</b> PROPOSED BUILDING SIGN.   | <b>Q</b> PROPOSED WELL (SEE SHEET C3.0)                               |
| <b>I</b> BOLLARDS - (4) TOTAL  | <b>R</b> ASPHALT VALLEY GUTTER (SEE DETAIL SHEET)                     |
|  | <b>S</b> 4" WIDE CONCRETE SPILLWAY WITH RIPRAP                        |

**GENERAL NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

**LEGEND**

- HEAVY DUTY PAVEMENT (SEE DETAIL ON C5.0)
- LIGHT DUTY PAVEMENT (SEE DETAIL ON C5.0)
- CONCRETE PAVEMENT AND SIDEWALK (SEE DETAIL ON C5.0)

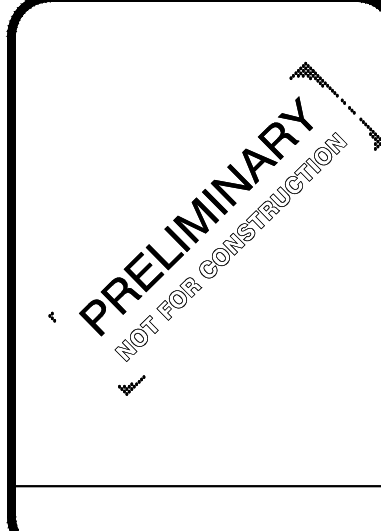


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: LANDTECH PROFESSIONAL SURVEYING & ENGINEERING.

PLANS PREPARED BY:



DRAWN: sw  
 CHECKED: WLP



| No. | ISSUED FOR:      | DATE     | BY  |
|-----|------------------|----------|-----|
| 0   | SITE PLAN REVIEW | 03/04/21 | WLP |
| 1   |                  |          |     |
| 2   |                  |          |     |
| 3   |                  |          |     |
| 4   |                  |          |     |

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SHEET TITLE: SITE LAYOUT  
 PROJECT: LOTHROP DOLLAR GENERAL  
 CLIENT: ZAREMBA GROUP, LLC

JOB NUMBER: 2012059  
 DATE: 03/04/2021

SHEET NUMBER: C2.0