

GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
 PRATT AND LAMBERT TRAFFIC PAINT
 SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
 -PAINT B29 SERIES
 GLODOR ROMARK TRAFFIC PAINT
 PPS ZONE AND TRAFFIC MARKING PAINT

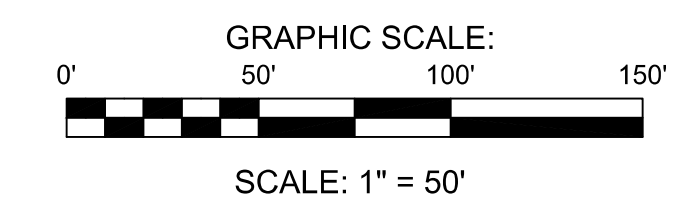
***NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.**

CONSTRUCTION LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- HANDICAP SYMBOL
- SIDEWALK WITH TURNDOWN EDGE
- SIDEWALK
- HANDICAP PARKING SIGN
- HANDICAP PARKING SIGN (VAN ACCESSIBLE)
- WHEEL STOP
- RETAINING WALL

DEVELOPMENT SUMMARY

STATISTIC	PROVIDED
TOTAL SITE AREA	14.98 +/- AC.
LOT COVERAGE	652,707 +/- SQ. FT. 3.71 +/- AC. (XX%) 161,810 SF. (XX%)
BUILDING SETBACKS	FRONT 102' (WEST) SIDE 424.1' (SOUTH) REAR 184.9' (EAST)
TOTAL PARKING	26 SPACES PROVIDED 24 STANDARD SPACES 2 ADA SPACES
LANDSCAPE PLAN	N/A
DRAINAGE PLAN	PROVIDED
TRAFFIC STUDY	N/A
SITE ACCESS	2 ACCESS POINTS

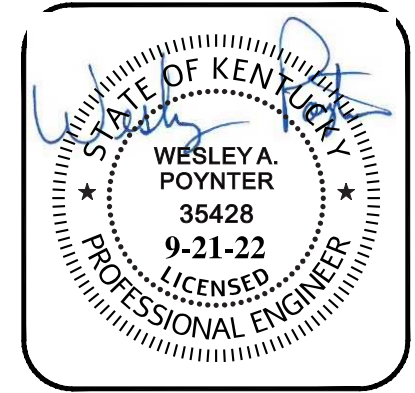


REVISIONS

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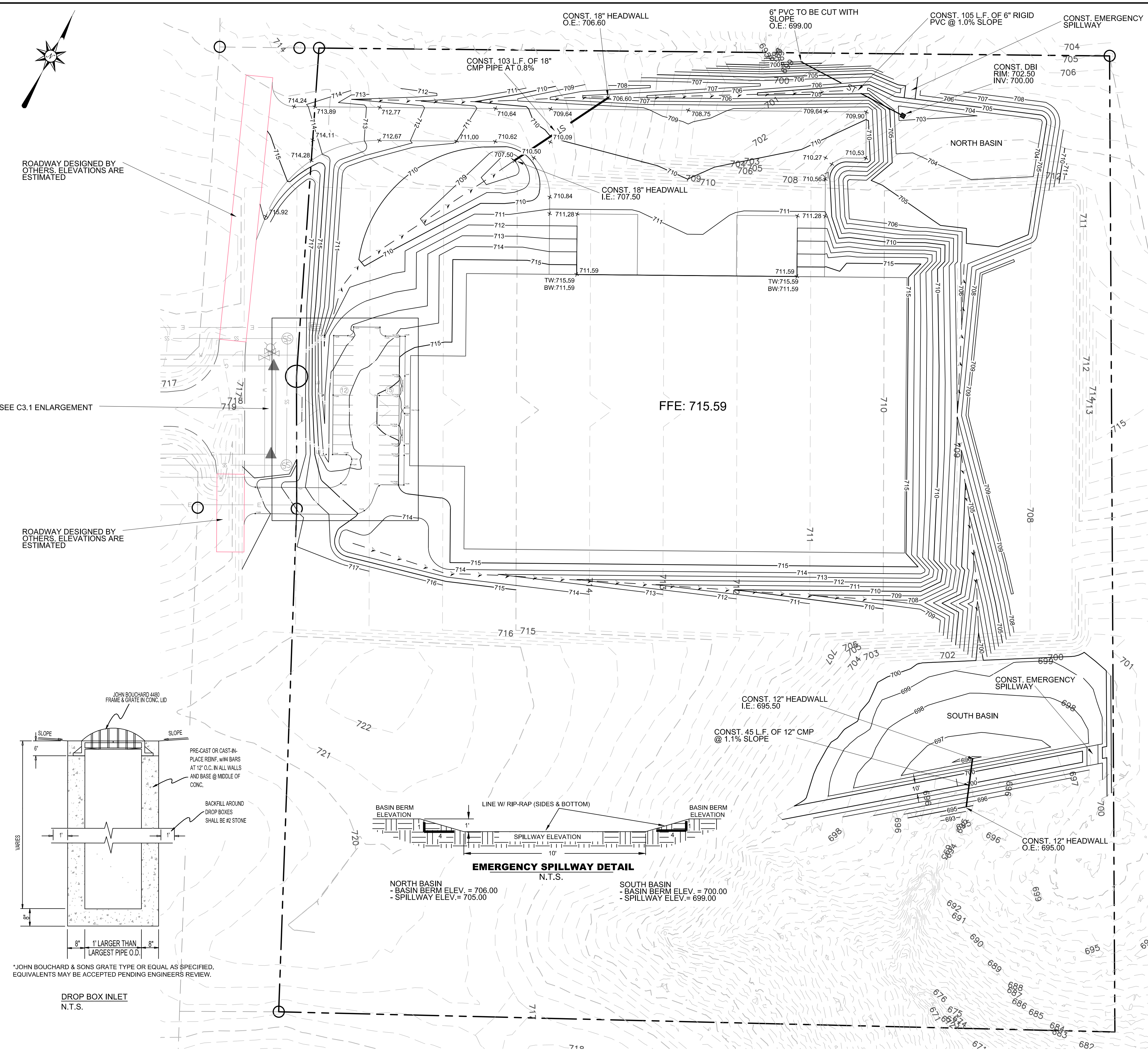
JOB NUMBER: 22-3519-L
 DATE: 08/15/2022
 SCALE: 1" = 50'
 DRAWN BY: W. POYNTER
 CHECKED BY: W. POYNTER
 APPROVED BY:
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C2
 SITE LAYOUT

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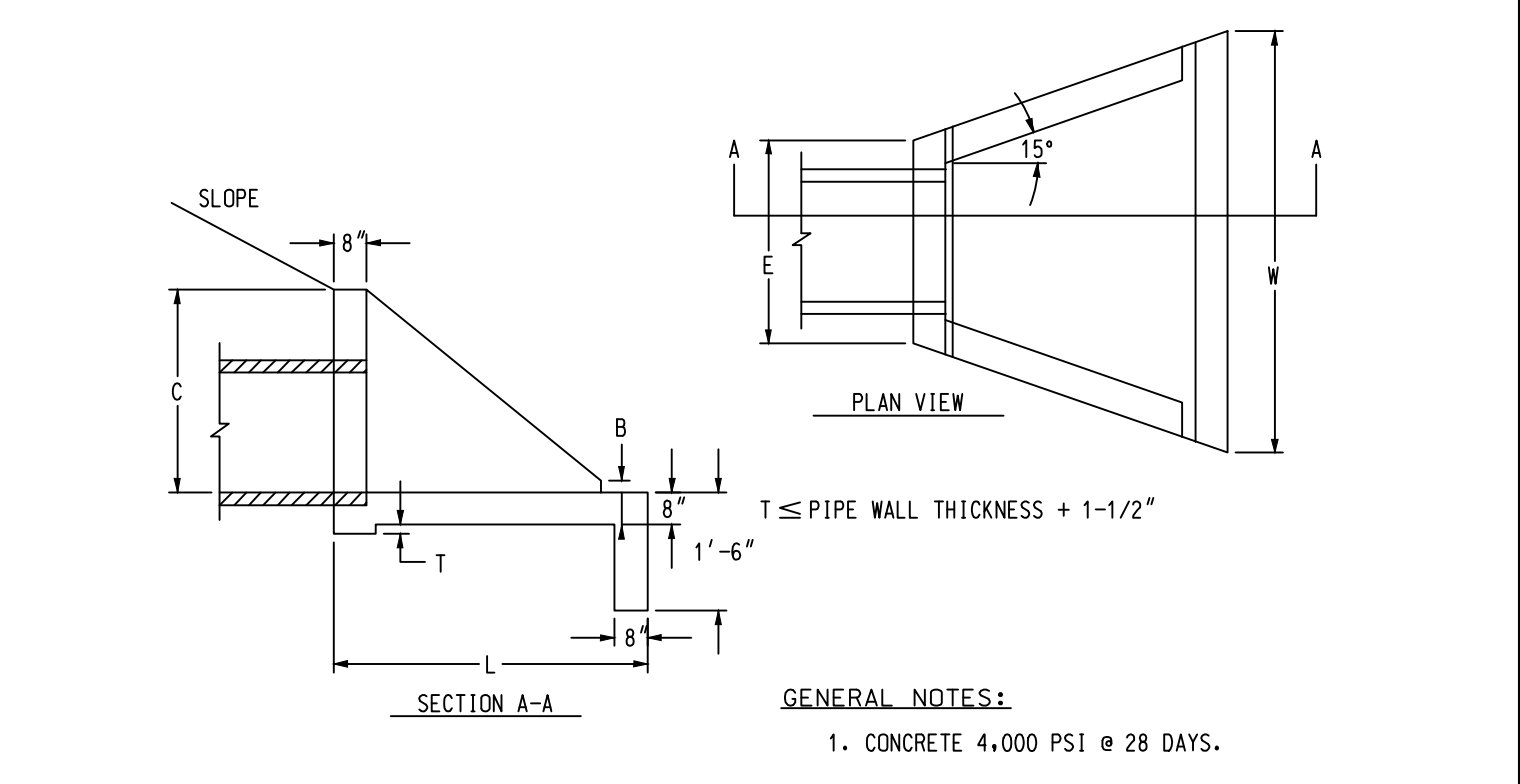




- ### GRADING AND DRAINAGE NOTES:
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
 - SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
 - FILL, INCLUDING FINAL TOPSOIL, SHALL BE PLACED A MINIMUM OF 3 INCHES BELOW FFE AT BUILDING SLABS UNLESS OTHERWISE INDICATED BY ARCHITECTURAL WALL SECTION DETAILS.
 - GRADES WITHIN 10' OF BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING.
 - ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
 - ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
 - STONE BASES SHOULD BE COMPACTED TO A DENSITY SATISFACTORY TO ENGINEER, TYPICALLY 84% OF SOLID VOLUME OR BY TEST STRIP METHODS.
 - ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
 - GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
 - CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
 - NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
 - SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTOR'S EXPENSE.
 - ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.**

STORM WATER RUNOFF CALCULATIONS

NORTH BASIN		SOUTH BASIN	
PRE-DEVELOPED		PRE-DEVELOPED	
TOTAL AREA (A) = 1.80 ACRES		TOTAL AREA (A) = 6.35 ACRES	
AREA OF IMPERVIOUS (Ai) = 0.00 ACRES		AREA OF IMPERVIOUS (Ai) = 0.00 ACRES	
AREA OF PERVIOUS (Ap) = 1.80 ACRES		AREA OF PERVIOUS (Ap) = 6.35 ACRES	
Ci = 0.95 Cp = 0.25		Ci = 0.95 Cp = 0.25	
WT. "C" = $\frac{(A_i * C_i) + (A_p * C_p)}{A}$ = $\frac{(0.00 * 0.95) + (1.80 * 0.25)}{1.80}$ = 0.25		WT. "C" = $\frac{(A_i * C_i) + (A_p * C_p)}{A}$ = $\frac{(0.00 * 0.95) + (6.35 * 0.25)}{6.35}$ = 0.25	
FLOW RATE		FLOW RATE	
Q (2YR) = 1.892 CFS		Q (2YR) = 6.873 CFS	
Q (10YR) = 2.427 CFS		Q (10YR) = 8.562 CFS	
Q (25YR) = 2.714 CFS		Q (25YR) = 9.575 CFS	
Q (100YR) = 3.135 CFS		Q (100YR) = 11.06 CFS	
POST-DEVELOPED		POST-DEVELOPED	
TOTAL AREA (A) = 5.46 ACRES		TOTAL AREA (A) = 6.35 ACRES	
AREA OF IMPERVIOUS (Ai) = 2.66 ACRES		AREA OF IMPERVIOUS (Ai) = 1.25 ACRES	
AREA OF PERVIOUS (Ap) = 2.80 ACRES		AREA OF PERVIOUS (Ap) = 5.1 ACRES	
Ci = 0.95 Cp = 0.25		Ci = 0.95 Cp = 0.25	
WT. "C" = $\frac{(A_i * C_i) + (A_p * C_p)}{A}$ = $\frac{(2.66 * 0.95) + (2.80 * 0.25)}{5.46}$ = 0.59		WT. "C" = $\frac{(A_i * C_i) + (A_p * C_p)}{A}$ = $\frac{(1.25 * 0.95) + (5.10 * 0.25)}{6.35}$ = 0.39	
FLOW RATE		FLOW RATE	
Q (2YR) = 1.111 CFS		Q (2YR) = 4.148 CFS	
Q (10YR) = 1.133 CFS		Q (10YR) = 4.482 CFS	
Q (25YR) = 1.145 CFS		Q (25YR) = 4.660 CFS	
Q (100YR) = 1.162 CFS		Q (100YR) = 4.911 CFS	
TOTAL RETENTION PROVIDED		TOTAL RETENTION PROVIDED	
BASIN VOLUME = 33,990 CU. FT. AT ELEV. 706.00		BASIN VOLUME = 43,533 CU. FT. AT ELEV. 700.00	



12" - 36" HEADWALL

N.T.S.

PIPE DIA.	C	L	W	E	B
12" & 15"	2'-0"	4'-0"	4'-9"	2'-9"	8"
18"	2'-3"	4'-6"	5'-3"	3'-0"	8"
24"	2'-9"	5'-6"	6'-6"	3'-6"	8"
36"	5'-0"	5'-0"	8'-6"	3'-8"	12"

FOR PROJECTS OF ONE (1) ACRE OR MORE IN AREA, NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNLESS AND UNTIL THE CITY ENGINEER FOR THE CITY OF SCOTTSVILLE OR COUNTY ROAD SUPERVISOR FOR ALLEN COUNTY HAS APPROVED THE DEVELOPER'S SOIL EROSION CONTROL PROCEDURES AND, IF REQUIRED, A SOIL EROSION CONTROL PLAN.

0' 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

REVISIONS

NO.	DESCRIPTION

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GRADING & DRAINAGE

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