

VINE NEIGHBORHOOD ASSOCIATION

PARKING LOT IMPROVEMENTS

PROJECT NOTES

- THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO OBTAIN A RIGHT OF WAY PERMIT FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. RIGHT OF WAY PERMIT SHOULD BE COORDINATED WITH THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY AND MDOT FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL ALLOW FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES. A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA, MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- FILL SHALL BE PLACED AND ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SOILS PER THE MDOT 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM.
- COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.
- ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR MDOT CLASS II GRANULAR MATERIAL FROM BORROW. EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
- SLOPE ALL BANKS AND GRADE UNIFORMLY FROM BACK OF CURB AT STREET TO BACK OF CURB AT PARKING LOT; FROM BACK OF CURB TO EXISTING OR PROPOSED GRADES; OR FROM BACK OF CURB TO PROPOSED/EXISTING SIDEWALKS. IN AREAS WHERE NO CURBING IS PROPOSED, UNIFORMLY SLOPE GRADE FROM TOP OF PAVEMENT TO EXISTING GRADE AT A MAXIMUM SLOPE OF 1 ON 6, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN SUCH A MANNER SO NO EXCAVATIONS ARE LEFT OPEN OVERNIGHT. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL INSTALL A TEMPORARY FENCE TO PROTECT THE EXCAVATION AT THEIR OWN EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
- DATUM REFERS TO NAVD88 DATUM.
- PITCH PAVEMENT/CONCRETE UNIFORMLY BETWEEN PROPOSED SPOT ELEVATIONS.
- ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- STORM SEWER PIPING SHALL BE CLASS C76-IV SEWER, OR ADS - N12 HDPE UNLESS INDICATED SPECIFICALLY. SEE PLAN FOR SIZES AND LOCATIONS OF PIPING.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- ALL PERMANENT SIGNAGE SHALL COMPLY WITH THE MICHIGAN'S BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.
- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- EXTERIOR CONCRETE SHALL BE 3500 PSI, LIMESTONE AGGREGATE AND 4 - 6% AIR ENTRAINMENT WITH A LIGHT BROOM FINISH.
- PROPERTY OWNER'S NAMES, WHERE SHOWN, ARE FOR INFORMATION ONLY, AND THEIR ACCURACY IS NOT GUARANTEED.

SITE INFORMATION

ZONING

DISTRICT: LW1 MIXED USE
FUTURE LAND USE: NODE

SITE USE

PARKING LOT

SITE ADDRESS

517 WEST VINE STREET
812 SOUTH WESTNEDGE AVENUE
814 SOUTH WESTNEDGE AVENUE
808 SOUTH WESTNEDGE AVENUE

SOIL TYPE

UD - URBAN LAND PER THE NRCS WEB SOILS SURVEY

SPECIAL DISTRICT OR DESIGNATION

THE SUBJECT PROPERTIES ARE LOCATED IN THE VINE LOCAL HISTORICAL DISTRICT

AND THE EGLE TYPE 1 TRADITIONAL WHPA: 03520

FEMA DESIGNATION

ZONE X - AREA OF MINIMAL FLOOD HAZARD

GENERAL DESCRIPTION

THE PROJECT CONSISTS OF RESURFACING AND RECONFIGURING THE EXISTING 0.57-ACRE PARKING LOT SERVING 517 W. VINE STREET, 812 S. WESTNEDGE AVENUE, AND 814 S. WESTNEDGE AVENUE. IMPROVEMENTS INCLUDE MAXIMIZING PARKING CAPACITY, UPGRADING STORMWATER COLLECTION AND TREATMENT WITH AN NJCAT-CERTIFIED DEVICE TO MEET NJDEP STANDARDS, CONNECTING A ROOF DRAIN AND THE NEW STORM SYSTEM TO THE EXISTING STORM SEWER, IMPROVING PARKING LOT LIGHTING, AND RECONSTRUCTING THE WESTNEDGE AVENUE DRIVEWAY ENTRANCE, WITH THE DRIVEWAY RECONSTRUCTION REIMBURSED BY THE CITY.

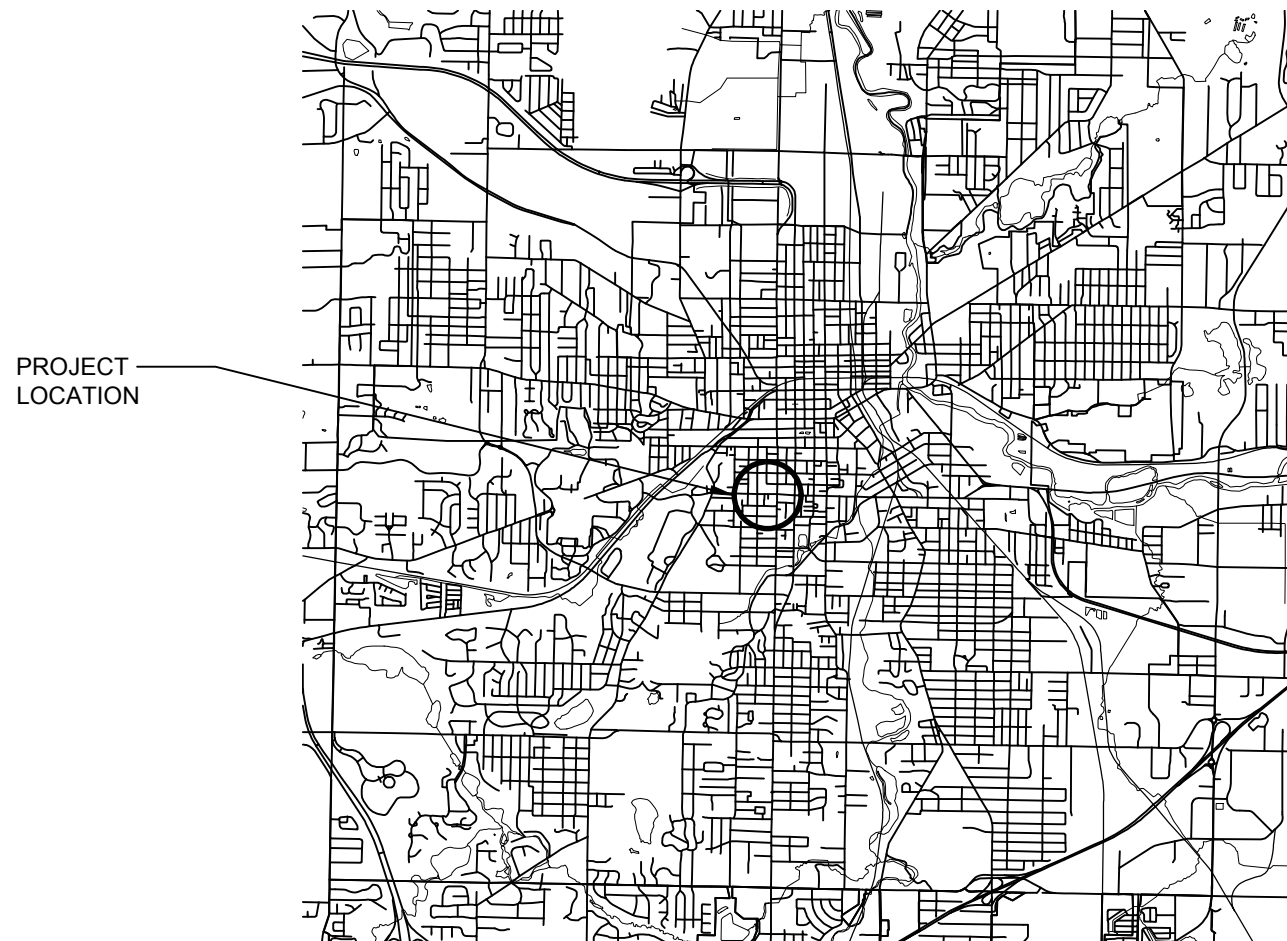
CONSTRUCTION SCHEDULE: AUG 2026 - JULY 2027												
ITEM	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY
INSTALL TEMP. CONST. ENTRANCE & SILT FENCE			→									
CLEAR TREES & BRUSH			→									
EXCAVATE PARKING LOT AND GRADE				→								
PLACE STORM SEWER			→									
PLACE SOIL EROSION CONTROL BLANKET				→								
SEED & FERTILIZE ALL DISTURBED AREAS				→								
PERMANENTLY STABILIZE ROADS AND SIDEWALK PAVEMENT					→							
CLEAN OUT DITCHES AND PERMANENTLY SEED DISTURBED AREAS									→			
REMOVE CONTROLS WHEN FINAL STABILIZATION IS COMPLETE										→		

Site Plan Review

Received: 9/23/2026

City of Kalamazoo

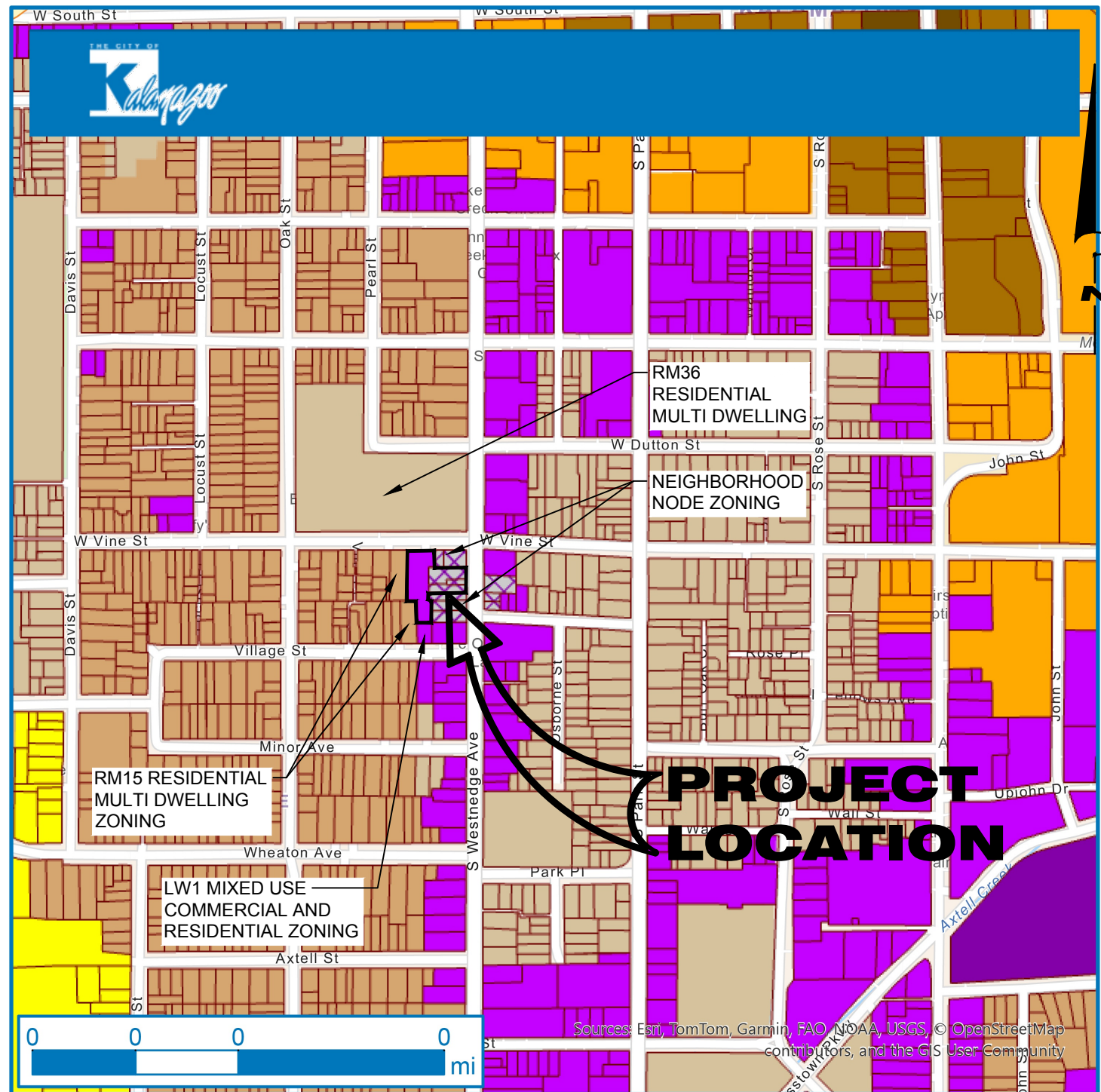
E.Szymanski



KALAMAZOO COUNTY MAP

VICINITY MAP

SCALE: NONE



LEGEND

PARCEL MAP

Parcel

GENERAL INFORMATION

City Boundary

PLANNING & ZONING

Zoning

D1

D2

D3

LW1

RS5

LW2

Neighborhood Node

RM15

RM36

RS5



LEGEND

EXISTING	PROPOSED	
C	C	CABLE
E	E	ELECTRIC LINE
OHE	OHE	ELECTRIC LINE (OVERHEAD)
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
FM	FM	FENCE
SA	SA	FORCEMAIN
ST	ST	GUARDRAIL
W	W	SANITARY SEWER
		STORM SEWER
		WATER MAIN
		CENTER LINE
		EXISTING TREE LINE
		EXISTING DITCH LINE
		EASEMENT LINE/GRADING PERMIT
		GRADING LIMITS/LIMITS OF DISTURBANCE
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		SECTION LINE
		TO BE ABANDONED

⚡	= ANTENNA
☐	= CATCH BASIN
⬆	= CABLE RISER BOX
⬆	= CLEAN OUT
⬆	= CURB INLET
⊙	= ELECTRIC MANHOLE
⊙	= FIRE HYDRANT
⊙	= FOUND IRON PIPE
⊙	= GAS VALVE
⊙	= GUY ANCHOR
⊙	= LIGHT POLE
⊙	= MAILBOX
⊙	= MONITORING WELL
⊙	= POST
⊙	= SATELLITE DISH
⊙	= SANITARY MANHOLE
⊙	= SECTION CORNER
⊙	= SIGN

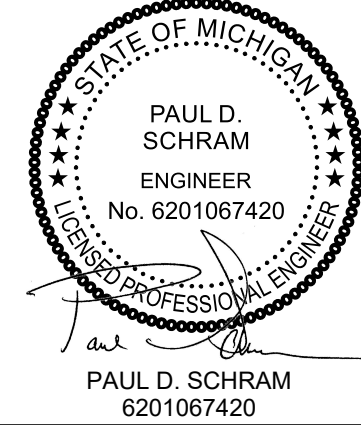
⊙	= PAVEMENT/SOIL BORING
⊙	= PROPOSED HYDRANT
⊙	= PROPOSED GATE VALVE & BOX
⊙	= PROPOSED GATE VALVE & VAULT
⊙	= PROPOSED REDUCER
⊙	= PROPOSED SANITARY MANHOLE
⊙	= PROPOSED STORM MANHOLE
⊙	= TELEPHONE MANHOLE
⊙	= TELEPHONE RISER BOX
⊙	= TURNING POINT/TRaverse
⊙	= UTILITY POLE
⊙	= VAULT
⊙	= WATER ELEVATION
⊙	= WATER MANHOLE
⊙	= WATER METER
⊙	= WATER VALVE
⊙	= WATER SPIGOT
⊙	= WELL



WIGHTMAN

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com



PROJECT NAME:

PARKING LOT IMPROVEMENTS

517 W VINE ST, 808, 812 &
814 S WESTNEDGE AVE
KALAMAZOO, MI 49008

VINE NEIGHBORHOOD ASSOCIATION

806 S WESTNEDGE AVE
KALAMAZOO, MI 49008

REVISIONS

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DATE: AUGUST 2026

SCALE: NONE

TITLE SHEET

JOB No. 250825

C001



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REVISIONS

1. 2/20/2025 Drawing Revisions Issued: 1/2" W Line 518 Drawing 000

2. 2/20/2025 Drawing 000 Revisions Issued: 1/2" W Line 518 Drawing 000

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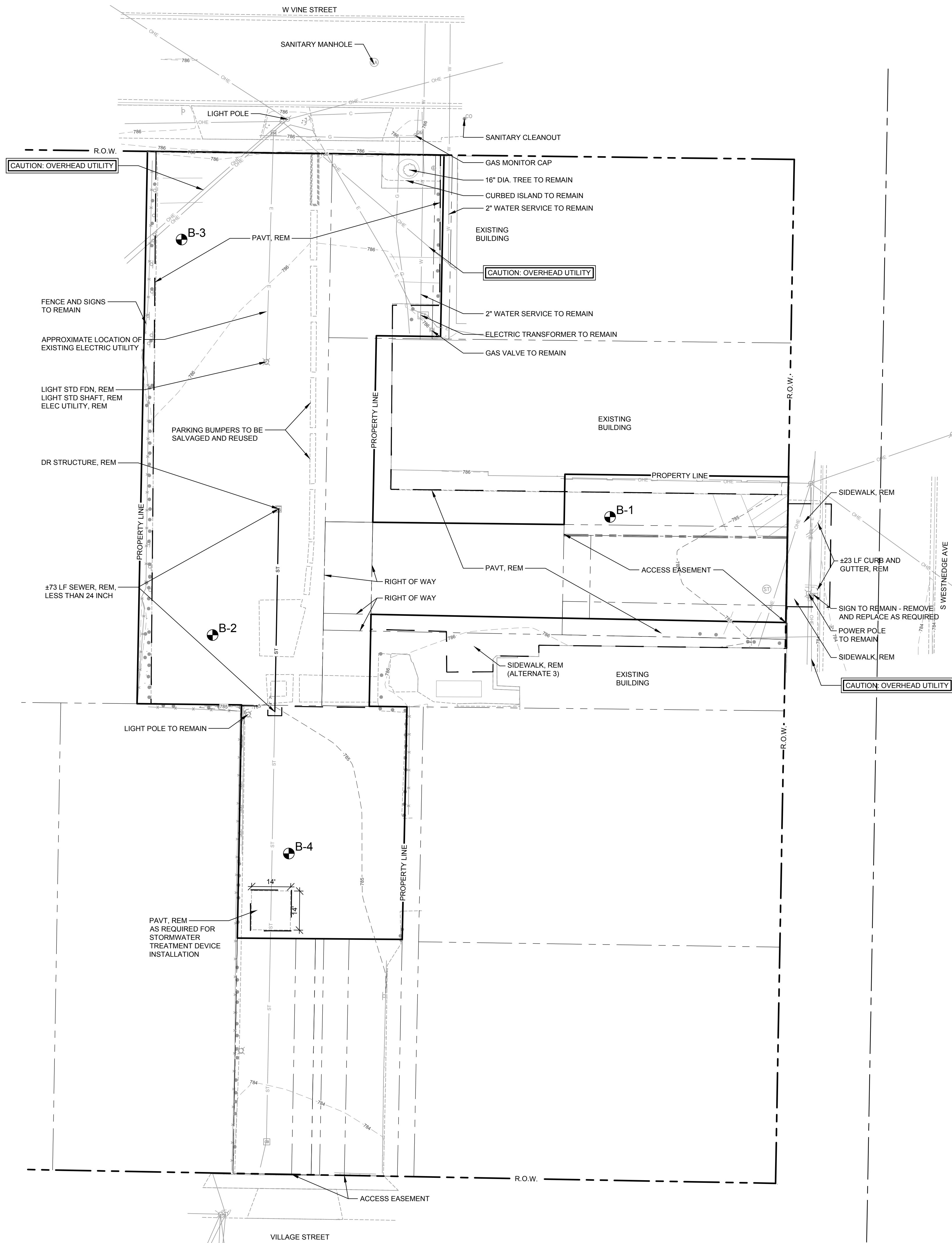
DATE: AUGUST 2025

SCALE: 1" = 20'

EXISTING CONDITIONS
AND DEMOLITION
PLAN

JOB No. 250825

C002



LEGEND

EASTERN REDBUD (CERCIS CANADENSIS)

NORTHERN BUSH HONEYSUCKLE (DIERVILLA IONICERA)

ALL PLANTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 42 TREE ORDINANCE

PAVEMENT LEGEND

6" MDOT 21AA AGGREGATE
6" CONCRETE PAVEMENT

4" MDOT 21AA AGGREGATE
4" CONCRETE PAVEMENT

6" AGGREGATE BASE, MDOT 21AA
220 #/SYD, 4EL LEVELING COURSE
220 #/SYD, SEL TOP COURSE
PG BINDER 58-28

6"MDOT 21AA AGGREGATE

LANDSCAPE CALCULATIONS		
INTERIOR LANDSCAPING		
PARKING COUNT	56	STALLS
TOTAL PARKING LOT AREA	25520	SFT
LANDSCAPED AREA REQUIRED (5% TOTAL LOT)	1280	SFT
LANDSCAPED AREA PROVIDED	1620	SFT
TREES REQUIRED (1 PER 300 SFT REQUIRED AREA)	4.3	TREES
TREES PROVIDED	2*	TREES
SIDE AND REAR YARD SCREENING		
LANDSCAPE SCREEN WIDTH REQUIRED	10	FT
LANDSCAPE SCREEN WIDTH PROVIDED	EXISTING VEGETATION	
S. WESTNEDGE AVE PERIMETER LANDSCAPING		
LANDSCAPE AREA WIDTH REQUIRED	5	FT
LANDSCAPE AREA WIDTH PROVIDED	20	FT
TREES REQUIRED (1 PER 35 FT OF FRONTAGE)	1.4	TREES
TREES PROVIDED	2*	TREES
SHRUBS REQUIRED (1 PER 6 FT OF FRONTAGE)	8.4	SHRUBS
SHRUBS PROVIDED	9	SHRUBS
VINE STREET PERIMETER LANDSCAPING		
LANDSCAPE AREA WIDTH REQUIRED	5	FT
LANDSCAPE AREA WIDTH PROVIDED	5	FT
TREES REQUIRED (1 PER 35 FT OF FRONTAGE)	2.9	TREES
TREES PROVIDED	2*	TREES
SHRUBS REQUIRED (1 PER 6 FT OF FRONTAGE)	17.0	SHRUBS
SHRUBS PROVIDED	17	SHRUBS
*TREE CREDITS: 1 TREE PRESERVED AT 16" PROVIDES 3 TREE CREDITS. TREES REQUIRED IN TOTAL = 8.4		
8.6 TREES - 3 TREE CREDITS = 5.6 TREES REQUIRED AND 6 PROVIDED		

	BUSINESS	USE	PARKING REQ	BIKE REQ	SQ FT	EMPLOYEES	MAX OCCUPANCY	PARKING STALLS REQ	BIKE PARKING REQ
802 S WESTNEDGE	VINE NEIGHBORHOOD ASSOCIATION	OFFICE	1 PER 300 SQ FT	1/7 EMPLOYEES	652.8	7	-	2.2	1.0
	THE BARBERSHOP AT VINE	RETAIL/SERVICES	1 PER 330 SQ FT	1/7 EMPLOYEES	430	5	-	1.3	0.7
	READ AND WRITE KALAMAZOO	RETAIL/SERVICES	1 PER 330 SQ FT	1/7 EMPLOYEES	1545	3	-	4.7	0.4
	PRIT 2 PROSPER	RETAIL/SERVICES	1 PER 330 SQ FT	1/7 EMPLOYEES	411	2	-	1.2	0.3
	RESIDENTIAL UNITS (7)	RESIDENTIAL	1 PER DWELLING UNIT	1/5 UNITS	-	-	-	7	1.4
509 W VINE STREET	SWAY SALON	RETAIL/SERVICES	1 PER 330 SQ FT	1/7 EMPLOYEES	1441	5	-	4.4	0.7
808 S WESTNEDGE	SATELLITE RECORDS	RETAIL/SERVICES	1 PER 330 SQ FT	1/7 EMPLOYEES	1360	2	-	4.1	0.3
	BAGEL BEANERY	EATING AND DRINKING ESTABLISHMENT	1 PER 4 PERSONS AT MAXIMUM OCCUPANCY, 1 PER 2 EMPLOYEES AT LARGEST SHIFT	1/15 PERSONS PERMITTED AT MAX OCCUPANCY	-	4	24	8	1.6
	ARC COMMUNITY ADVOCATES	OFFICE	1 PER 300 SQ FT	1/7 EMPLOYEES	1340	7	-	4.5	1.0
	TOTAL REQUIRED							37.4	7.4
								56	8

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOT STANDARD PLAN R-96 SERIES, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

3P DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOT SEEDING, MIXTURE THM APPLIED AT A RATE OF 220 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE; MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)

8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION

29T DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.

ADDITIONAL NOTES:

PROXIMITY TO NEAREST LAKE/STREAM: ±6,600 FT TO KALAMAZOO RIVER

PLEASE SEE SHEET C001 FOR TIMING SEQUENCE

PLEASE SEE SHEET C002 FOR SOIL BORING INFORMATION

W+

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DATE: AUGUST 2026
SCALE: 1" = 20'

SITE PLAN

JOB No. 250825
C003

Stormwater Calculations Worksheet

PRE-DEVELOPMENT CONDITIONS

Surface Cover	Runoff Coefficient, C	Area of Surface Cover (ft ²)
Lawns	0.1	186
Forest	0.15	0
Gardens	0.25	0
Meadow	0.3	0
Gravel	0.6	0
Brick/Pavers	0.8	0
Asphalt/Concrete	0.9	24,502
Roofs	0.9	0
Total Site Size (ft ²)		24,688
Total Site Size (acres)		0.57
Runoff Coefficient (weighted average)		0.89
Flow Rate (ft ³ /s): 1 year - 30 minute event		0.84
Runoff Volume (ft ³): 2 year - 24 hour event		4,728
Runoff Volume (ft ³): 10 year - 24 hour event		6,698
Treatment Volume = Site Area x 0.083 ft		
Standard 1		2,127
i = 1.65 inches/hour for Treatment (1 year - 0.5 hour)		Standard 1
i = 0.108 inches/hour for Storage (2 year - 24 hour)		Standard 2, 3, 7
i = 0.153 inches/hour for Storage (10 year - 24 hour)		Standard 3, 7 NFP

POST-DEVELOPMENT CONDITIONS

Surface Cover	Runoff Coefficient, C	Area of Surface Cover (ft ²)
Lawns	0.1	2,081
Forest	0.15	0
Gardens	0.25	0
Meadow	0.3	0
Gravel	0.6	0
Brick/Pavers	0.8	0
Asphalt/Concrete	0.9	23,437
Roofs	0.9	0
Total Site Size (ft ²)		25,518
Total Site Size (acres)		0.59
Runoff Coefficient (weighted average)		0.83
Flow Rate (ft ³ /s): 1 year - 30 minute event		0.81
Runoff Volume (ft ³): 2 year - 24 hour event		4,563
Runoff Volume (ft ³): 10 year - 24 hour event		6,464
Required Treatment Volume (ft ³)		
Standard 1		2,127
Required Treatment Flow Rate (ft ³ /s)		0.81
Required Storage Volume (ft ³): 2 year - 24 hour		-165
Required Storage Volume (ft ³): 10 year - 24 hour		-233

PAUL D. SCHRAM
6201067420

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REVISIONS

2/20/2025 Drawing Revisions:
1. Added parking lot improvements and stormwater calculations.
2. Updated site plan and utility plan.
3. Added notes and specifications.
4. Added title block and revision table.

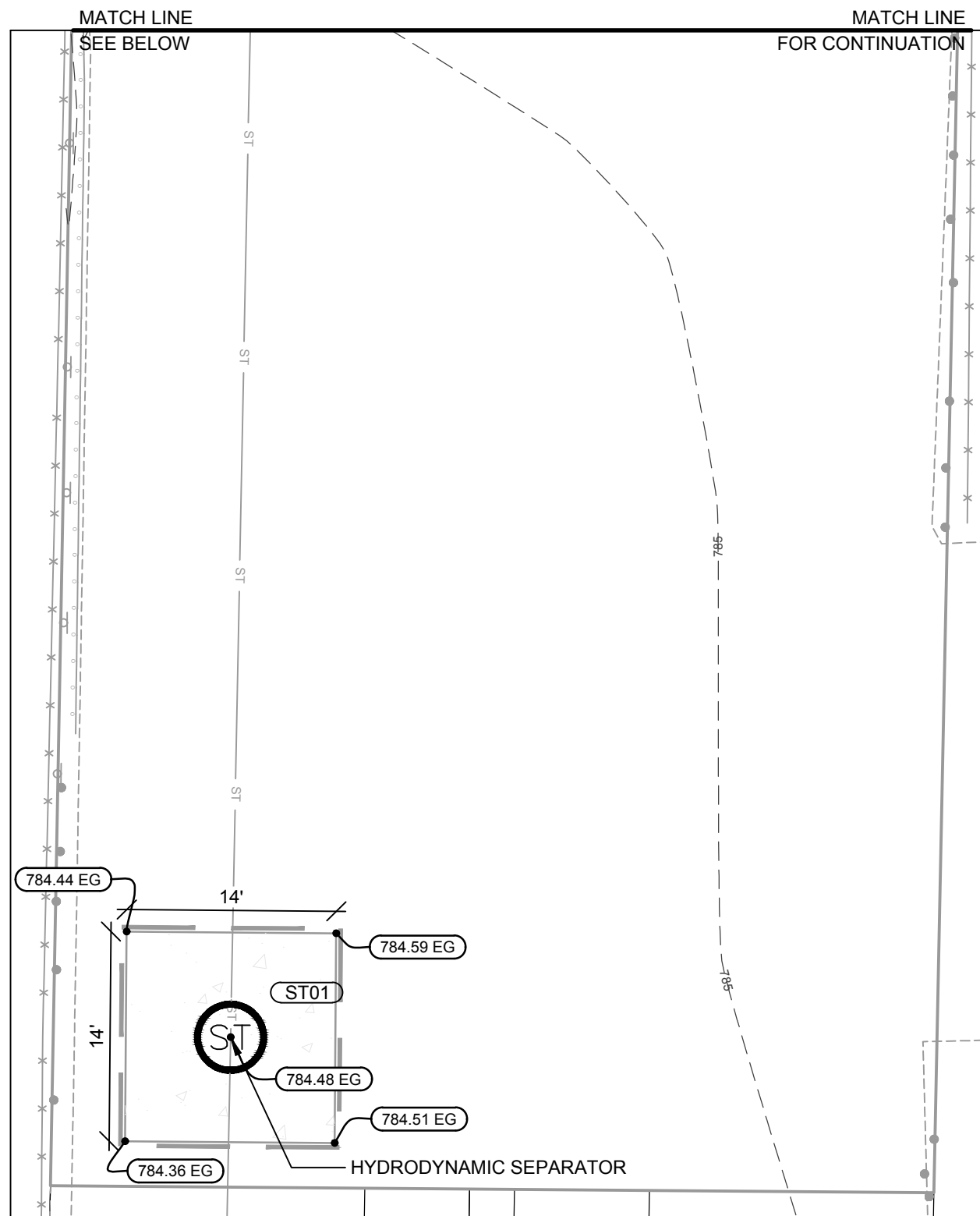
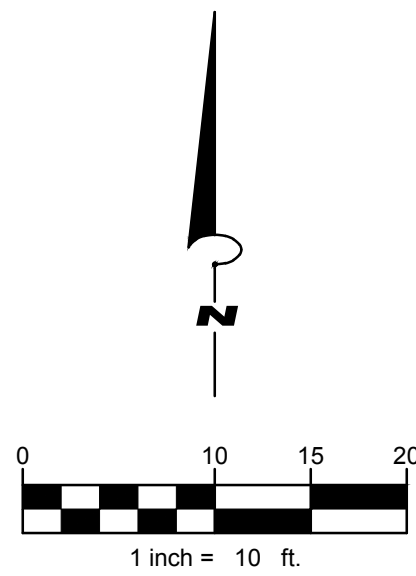
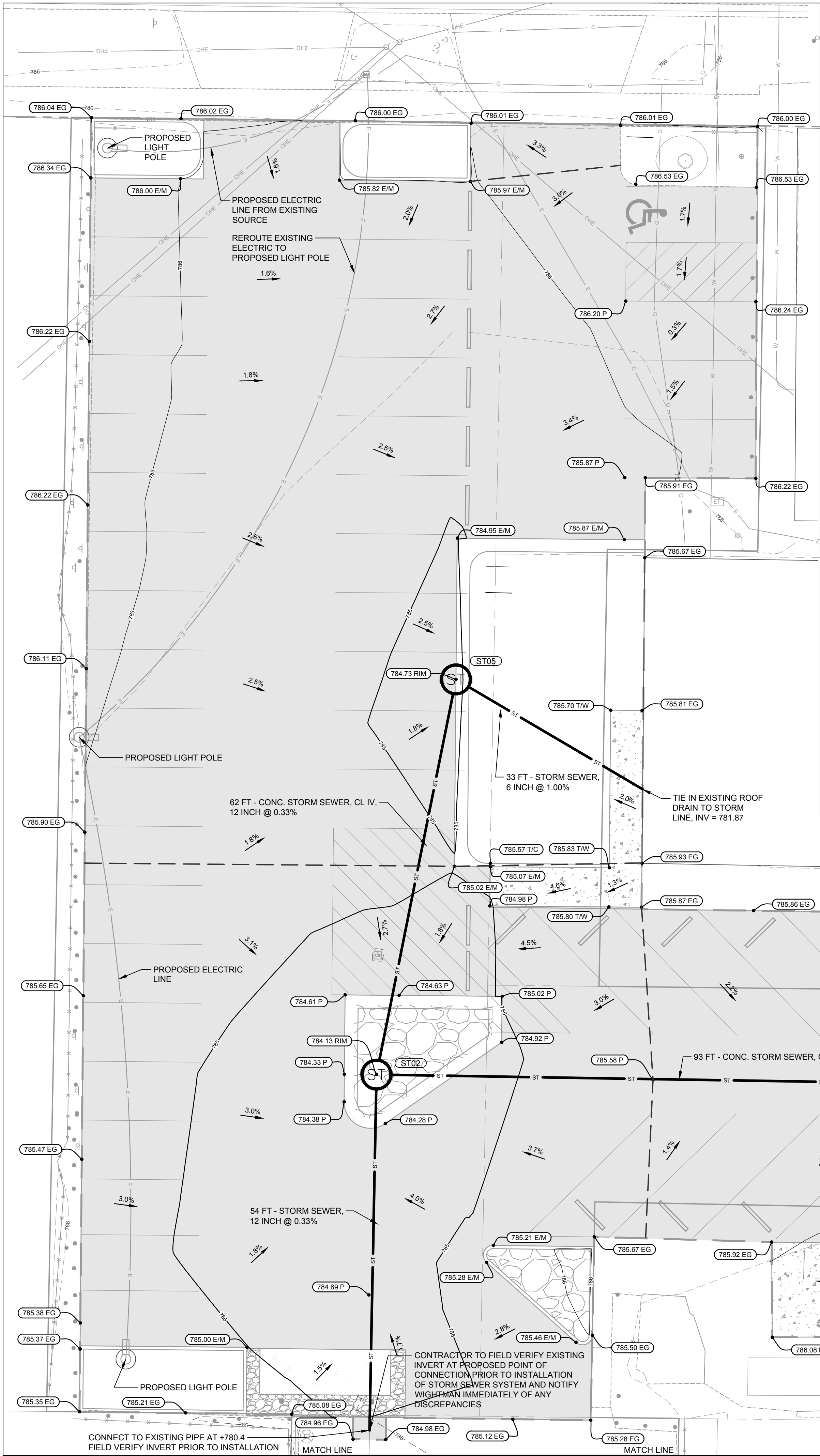
DATE: AUGUST 2026

SCALE: 1" = 10'

GRADING AND UTILITY PLAN

JOB No. 250825

C004

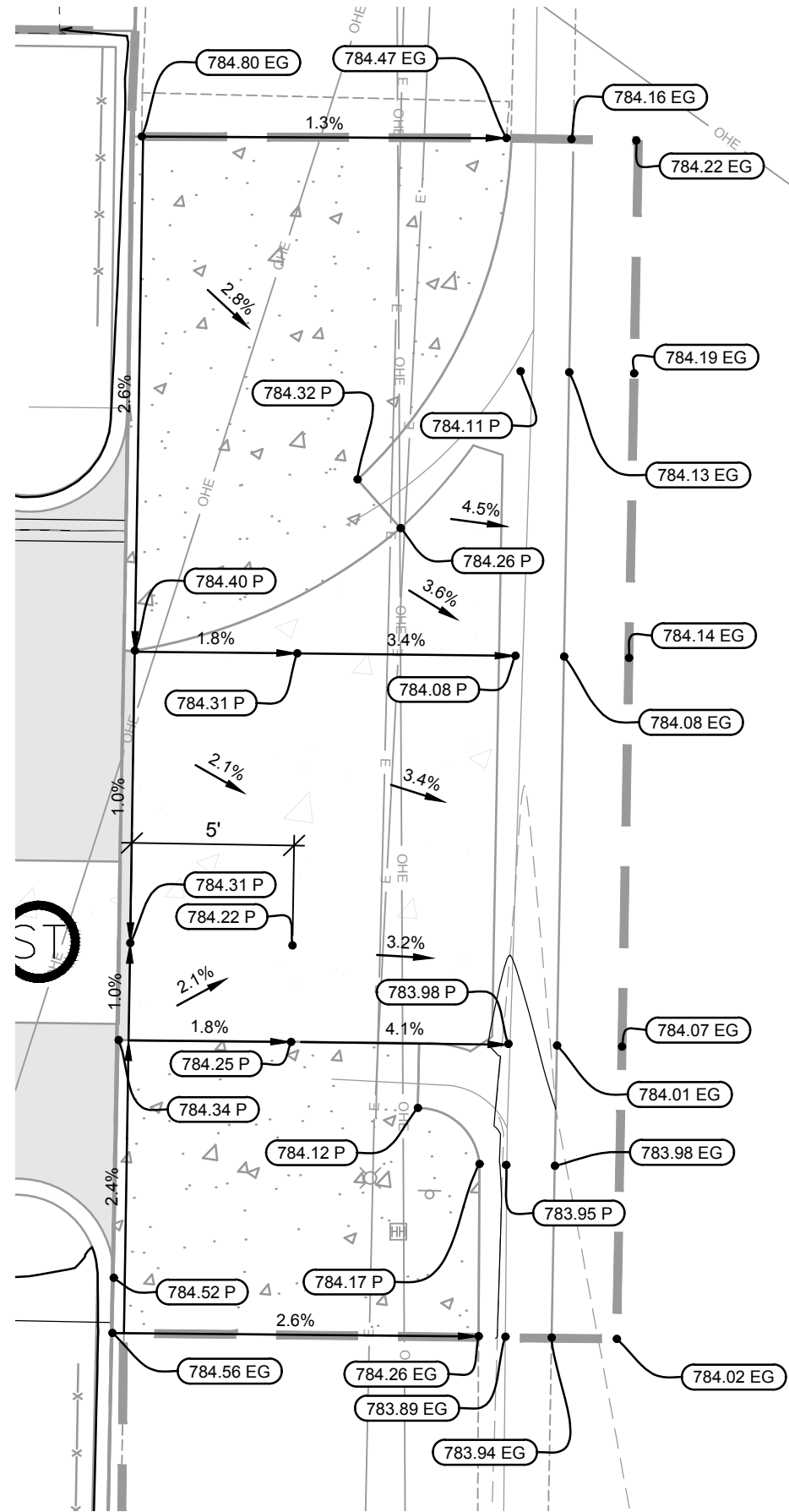


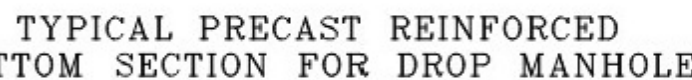
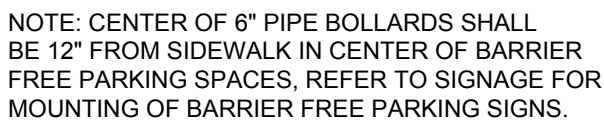
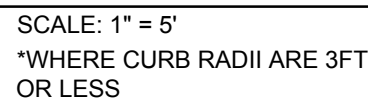
STORM STRUCTURES

- *ST01
DR STRUCTURE, 48 INCH DIA
COVER B
0.00 FT SUMP
RIM 784.48
INV. 780.00 - 12" N
INV. 780.00 - 12" S
- ST02
DR STRUCTURE, 48 INCH DIA
EJ 1040M1
0.00 FT SUMP
RIM 784.13
INV. 780.76 - 12" E
INV. 780.57 - 12" N
INV. 780.57 - 12" S
- ST03
DR STRUCTURE, 48 INCH DIA
EJ 1040M1
0.00 FT SUMP
RIM 784.82
INV. 781.07 - 12" E
INV. 781.07 - 12" W
- ST04
DR STRUCTURE, 24 INCH DIA
EJ 1040M1
0.00 FT SUMP
RIM 784.36
INV. 781.36 - 12" W
- ST05
DR STRUCTURE, 48 INCH DIA
COVER K
0.00 FT SUMP
RIM 784.73
INV. 781.54 - 6" SE
INV. 780.77 - 12" S

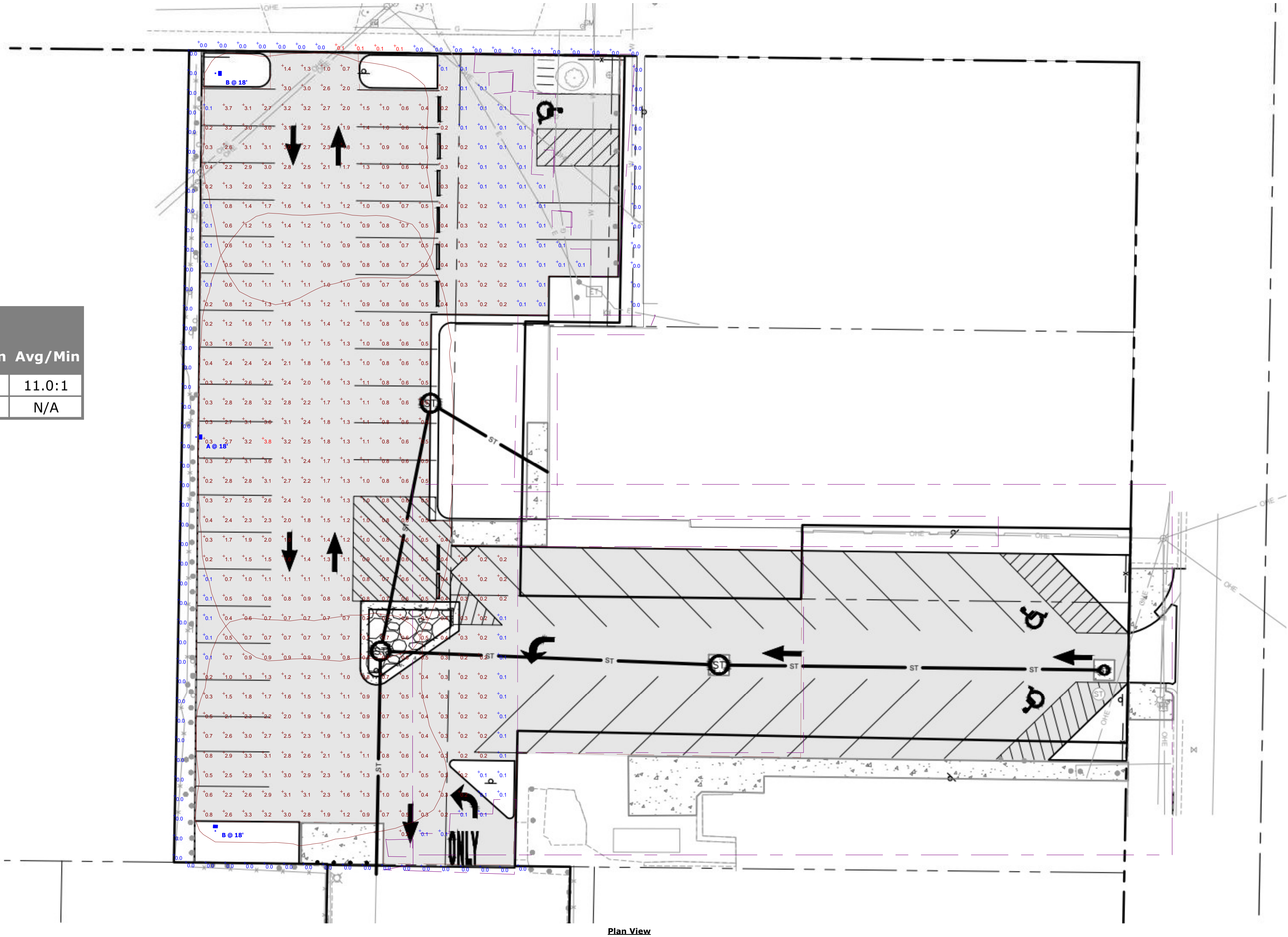
*ST01 HYDRODYNAMIC SEPARATOR SHALL BE STORMTRAP, ADS, CONTECH OR EQUAL AND SHALL BE NJCAT VERIFIED, NJDEP CERTIFIED AND TREAT THE REQUIRED VOLUME AND FLOW RATE AS SHOWN IN THE STORMWATER CALCULATION WORKSHEET

RIDGE LINE





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.1 fc	3.8 fc	0.1 fc	38.0:1	11.0:1
Spill over	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		1	DSX0 LED P4 40K 70CRI MVOLT SPA NLTAIR2 PIRHN BLC4	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control		1	8362	1	93.04	
	B		2	DSX0 LED P2 40K 70CRI MVOLT SPA NLTAIR2 PIRHN LCCO	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control		1	4536	1	45.14	