

SITE PLAN FOR **DEWPOINT SOUTH** SECTION 4, BLOCK 1, LOT 50.32 & SECTION 6, BLOCK 1, LOTS 107, 90.22, & 90.24 TOWN OF WAWAYANDA ORANGE COUNTY, NEW YORK STATE



SITE LOCATION MAP SOURCE: NEW YORK STATE CLEARING HOUSE

 I. THE SUBJECT INOPERTY IS KNOWN AS SECTION 4, BLOCK 1, LOTS 102, SECTION 4, BLOCK 1, LOTS 107, 922, 9324, 10, THE TOWN OF WAXAXADA, ORANGE CONTY, NEW YORK. I. THE PROPERTY IS KNOWN AS SECTION 4, BLOCK 1, LOTS 201, SECTION 4, BLOCK 1, BLO	This drawing y the party for wing may not ther purpose besign.
UNINEWALCENT: DEVENDENT LEL DEVENDENT DE DEVENDENT LEL DEVENDENT DE D	This drawing y the party for wing may not ther purpose Jesign.
 SECTION 4. BLOCK 1. LOTS 301, 9322, 9024. 6 (07 PERFARED BY CLEARADONT SURVEYING, DPC; DATED ARBL 5, 2024" THE HORIZONTAL DATUM 5 RELATIVE TO NADDB. THE VERTICAL DATUM IS RELATIVE TO NAV.D. 1988. THE LIMITS OF FRASHWATER WELLANDS SHOWN HEREINO NEER FIELD DELINEATED BY COLLERES INSIGNEERING & DESIGN ON NOVEMBER 3, 2021 AND A PRECONSTRUCTION NOTIONAL SUBMISSION WAS MADE TO THE ARMY CORES OF ENGINEERS ON UNIVERSITY OF AND A SUBJECT AND A	Init of adwing y the party for wing may not other purpose Design. ELF ATION OF NY PERSON E CARTH'S Y STATE WBERS
 6. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 3607/C02646 DATED 8032009 RREPARED BY THE FEDERAL ENGENCY MANAGEMENT AGENCY. 7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLERS ENVIRONMENTAL SERVICES RELATED TO THE DEFENSION OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLERS ENVIRONMENTAL SERVICES RELATED TO THE DEFENSIONAL OF ENVIRONMENTAL SOLVANDER TO DETEXPOLINE THE EXISTENCE OF SAME SHOULD ENVIRONMENTAL CONTACTION THERE PRESENCE OF SAME SHOULD ENVIRONMENTAL CONTACTION ON WASTE BE DESCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LIVES AND REGULATIONS. 8. THIS IS A SITE DEVELOPMENT FLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY. 9. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. 10. THIS IS A SITE DEVELOPMENT FLAN. AND ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. 10. THIS IS A SITE DEVELOPMENT FLAN. AND ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. 10. THIS IS A SITE DEVELOPMENT FLAN. AND ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. 10. THIS DIAL MONTE DEVELOPMENT THE VARIONS. AND APPROVAL THIS SET OF PLANS HALL NOT E UNIT, ALL APPROVALS REQUIRED THAVE BEEN TREPRED STRUCTURES. 11. THE CONTRACTOR IS A SITEPED AND THE DRAWINGS AND/OR DEGIGIN CACLULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNIC	ELF ATION OF NY PERSON E ARTH'S Y STATE MBERS
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 ENGINEERING & DESIGN REVISED 1/3/25. "SUBDIVISION MAP (LOT CONSOLIDATION/ LOT LINE CHANGE) - SECTION 4 - BLOCK 1 - LOT 50.32 - SECTION 6 - BLOCK 1 - LOTS 90.1, 90.22, 90.24, & 107" PREPARED BY CLEARPOINT SURVEYING, DPC; REVISED MAY 8, 2024. SITE NOTES	
1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS. ANY ALTERATION IMPACTING BUILDING FOOTPRINT OR ENCROACHMENT INTO THE APPROVED SETBACKS WILL BE SUBJECT TO REAPPROVAL BY THE TOWN PLANNING BOARD.	
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.	
 4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTDOOR ROLL-OFF CONTAINERS AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES. 6. THERE SHALL RE NO ON SITE PURPLAL OF CONSTRUCTION MATERIALS. THEE PRANCHES STUMPS OF OTHER DELETERIOUS MATERIALS. 	
 THERE SHALL BE NO ON-SITE BORIAL OF CONSTRUCTION PATENIALS, TREE BRANCHES, STUPPE, OR OTHER DELETERIOUS PATERIALS. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH: NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018; AS SUPPLEMENTED. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. 	
UTILITY NOTES 1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITI INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PITI INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE. 1. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES. 1. UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.	
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.	
 4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON DOLSONTOWN ROAD, OWNED AND OPERATED BY THE TOWN OF WAWAYANDA WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4'-6" OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE. SERVICE SIZED TO BE CONFIRMED WITH ARCHITECT. 5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON DOLSONTOWN ROAD, OWNED AN OPERATED BY THE TOWN OF WAWAYANDA SEWER DEPARTMENT. PROPOSED SEWER MAIN EXTENSIONS AND 	· ·
MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.	
DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH. 7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE. 8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IE REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE	Janiel Robinson 16:11:19-04'00'
 9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE. 	
Robinson Cory Dan NEW YORK LICENSED PROFESSIONAL EN LICENSE NUMBER: 103788-01 COLLIERS ENGINEERING & DESIGN CT N.Y. C.O.A #: 0017609	iel GINEER P.C.
SITE PLAN FOR DEWPOINT SOUT	TH
SBL: 4-1-50.32, 6-1-90 90.24 & 107 TOWN OF WAWAYAN ORANGE COUNTY).22, DA
NEW YORK STATE Colliers NEWBURG 555 Hudson Valley Suite 101 New Windsor, NY	1 Avenue 12553
Engineering Phone: 845.564. & Design Colliers Engineering & ARCHTEURE, LANDSCAPE AR SURVEYING CT, P.C. SCALE: DATE: DRAWN BY: CH AS SHOWN 04/08/2024 MAS	4495 DESIGN, CHITECTURE, ECKED BY: CDR
TOWN OF WAWAYANDA PLANNING BOARD	

C-100 NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PROPERTY BOUNDARY	
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SANITARY CLEANOUT	0
DRAINAGE MANHOLE	Ø
CATCH BASIN	
TBR = TO BE REMOVED UTP = UTILITY POLE DI = DRAIN INLET CB = CATCH BASIN GR. = GRATE CO = CLEANOUT	
TREE CLEARING LINE	
WETLANDS AREA	

REFERENCE NOTE:

I. FOR BOUNDARY ADJUSTMENTS UNDER SEPARATE APPLICATION REFERENCES HEREIN, SEE COVER SHEET FOR LOT



NOTES:

BULK TABLE

TAI	BLE OF BULI	K REQUIREMENT	S
MINIMUM	REQUIRED	PROPOSED LOT	REMARKS
LOT AREA	2 ACRES	±20.17 ACRES	ОК
FRONT YARD SETBACK	50 FEET	±61.0 FEET	ОК
REAR YARD SETBACK	30 FEET	±105.45 FEET	ОК
SIDE YARD SETBACK			
ONE	15 FEET	±43.14 FEET	ОК
BOTH	35 FEET	±229.02 FEET (±185.88' , ±43.14')	ОК
LOT WIDTH	100 FEET	±1,092 FEET	ОК
MAXIMUM			
BUILDING HEIGHT	65 FEET	<65 FEET	ОК
LOT COVERAGE	70%	53.0% (465.446 SF)	ОК
BUILDING COVERAGE	50%	26.7% (<u>234,900 SF</u>)	ОК



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ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.



DO NOT ENTER



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



GRADING NOTES:

- I. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
- 2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
- 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
- 4. BORING LOCATIONS REFERENCED FROM GEOTECHNICAL DATA REPORT DATE 12/04/2021
- **BIORETENTION BASIN NOTES :** 1. BIORETENTION BASIN "BIO IB" IS DESIGNED TO TREAT HOTSPOT RUNOFF. THIS BASIN SHALL BE LINED WITH AN IMPERVIOUS LINER AS TO NOT ALLOW RUNOFF TO INFILTRATE PRIOR TO TREATMENT. SEE BIORETENTION

DETAIL FOR EXTENTS OF IMPERVIOUS LINER.

1. CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM

ADA INSTRUCTIONS TO CONTRACTOR:

NOMINALLY 2.0%) IN CROSS SLOPE.

NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR

COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%)

IN ANY DIRECTION.

- B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).
- C. LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST

- NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, MUST BE PRÓVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR

F. DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).







CUT	101,143 CY
FILL	95,760 CY
APPROXIMATE IMPERVIOUS AREA CUT	25,446 CY
NET CUT/FILL	30,829 CY CUT

NOTES:

FARTHWORK CALCULATIONS PROVIDED ARE PRELIMINARY FOR ESTIMATING
ONLY, THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHY
VOLUMES PRIOR TO BID AND CONSTRUCTION. PRELIMINARY ESTIMATES ACC
SUBFACE TO SUBFACE VOLUMES WITH AN ESTIMATE FOR RAVEMENT AND SU
SURFACE TO SURFACE VOLUMES, WITH AN ESTIMATE FOR PAVEMENT AND SU
DEPTHS. NO EXPANSION FACTORS, TOPSOIL, OR UTILITY TRENCH/WALL BAC
VOLUMES ARE INCLUDED IN THIS ESTIMATE





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TOWN OF WAWAYANDA PLANNING BOARD

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PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF ALL STATES REQUIRE NOTIFICATION OF PREMAINS TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM											
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EV DATE DRAWN BY DESCRIPTION	1 06/12/24 TPS REVISED PER REDUCED BUILDING SIZE.	2 07/31/24 TPS REVISED PER PLANNING BOARD COMMENTS.	3 09/09/24 TPS REVISED PER COORDINATION WITH ARCHITECTURALS FOR FINAL APPROVAL.	4 01/29/25 TPS REVISED PER PLANNING BOARD & PUBLIC COMMENTS.	5 04/03/25 TPS REVISED PER PLANNING BOARD COMMENTS.						
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SITE PLAN FOR DEWPOINT SOUTH											
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NOTE: DO N

PROFILE OF ISD LOOKING LEFT (SOUTH DRIVE) HORIZONTAL : I" = 40' VERTICAL : I" = 8'

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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LEGEND PROPOSED EXISTING RIGHT OF WAY LINE ____ ____ PROPERTY LIN EDGE OF PAVEMENT _____ _____ FACE CURB BACK BACK DEPRESSED CURB . . SIDEWALK **— · · · — · · — · · · — · ·** WETLAND LINE MUNICIPAL BOUNDARY LINE CATCH BASIN DRAIN INLET ==== \bigcirc STORM MANHOLE S S SANITARY MANHOLE FLARED END SECTION HEADWALL X Х. HYDRANT WATER MAIN _____ w _____ SANITARY PIPE _____ STORM PIP WATER METER PIT WATER LINE VALVE

> SCALE : 1" = 40' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT. MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.

MAINTENANCE AGREEMENT NOTE:

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE VILLAGE TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED. 11. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS. 12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL. 13. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY. 14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT. 15. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. 16. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION. 17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. 18. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY. 19. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES. 20. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER. 21. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES. FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL

IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF

9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM

TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.

10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE

VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING 7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).

STANDARDS SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED. 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. 5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES I. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE 3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH

SWALE WITH STONE -CHECK DAMS (TYP.) EROSION MATTING (TYP.)

EMPORARY SEDIMENT BASIN C

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APPROXIMATE AREA OF DISTURBANCE ±16.6 ACRES

> ORANGE CONSTRUCTION FENCE -ADJACENT TO WETLANDS

(VARIED WIDTH)

DOLSONTOWN ROAD -

PROPOSED CONSTRUCTION

PROPOSED LIMIT -OF DISTURBANCE

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REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL

/---- STRAW BALES - 60 MIL POLYETHYLENE - 2"X2' STAKES OR #4 J-BARS 2-PER BALE TYP.

SECTION A-A

GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER . SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND 5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA TI4ON, OR APPROVED EQUIVALENT. 6. PREFABRICATED UNITS SHALL MEET THE MINIMUM IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT, OR FILLER CORE MAY BE SAND, COMPOST, OR PEA GRAVEL COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS, CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY 4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE I YEAR/ 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE 6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE

INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS REACHED FINAL STABILIZATION.

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS. INSTALLATION NOTES:

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER OUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- 4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. 5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND
- WATER POLLUTION IS MINIMIZED. 6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS
- BEEN PROPERLY STABILIZED. 7. ALL CUT AND FILL SLOPES SHALL BE I : 2 OR FLATTER.

IN THE RIPRAP.

T TO SCALE

8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A I' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH

NOTE:

DISTURBANCE

SIZING CALCULATIONS

CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

- ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECP'S SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKESSHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

EROSION MATTING (CURLEX ENFORCER I) DETAIL

MCNY-SOIL-EROS-220

GENERAL SEEDING NOTES

I. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES ARE BETWEEN APRIL I AND MAY 31: AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.

<u>TURF MIX</u> -TALL FESCUE, 'STINGRAY' (34%)

-TALL FESCUE, RAPTOR III (33%) -HARD FESCUE, 'RIDU' (33%)

- SEEDING RATE: 7-10 LBS./1,000 S.F. MIN
- BIORETENTION AREA SEED MIXTURE (NEW ENGLAND WETLAND PLANTS, INC. NEW ENGLAND WETMIX, OR APPROVED EQUAL)

SPECIES LIST:

- FOX SEDGE, (CAREX VULPINIODEA) BLUNT BROOM SEDGE (CAREX SCOPARIA)
- LURID SEDGE (CAREX LURIDA) HOP SEDGE (CAREX LUPULINA) FOWL BLUEGRASS (POA PALUSTRIS)
- BEGGAR TICKS (BIDENS FRONDOSA) GREEN BULRUSH (SCIRPUS ATROVIRENS)
- COMMON MILKWEED (ASCLEPIAS SYRIACA) FRINGED SEDGE (CAREX CRINITA)
- NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS) SOFT RUSH (JUNCUS EFFUSUS)
- STARVED/CALICO ASTER (ASTER LATERIFLORUS) BLUE FLAG (IRIS VERSICOLOR)
- AMERICAN MANNAGRASS (GLYCERIA GRANDIS) SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS) SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)
- SEEDING RATE: 18 LBS PER ACRE.

NATIVE STEEP SLOPE MIX WITH GRAIN OATS (ERNMX# ERNMX-181-1 BY ERNST SEEDS OR APPROVED EQUAL)

SEEDING RATE: 75 LBS PER ACRE. SPECIES LIST:

- 40.0% OATS, (AVENA SATIVA) 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE)
- 11.2% BIG BLUESTEM, 'NIAGARA' (ANDROPOGON GERARDII, 'NIAGRA) 8.0% CANADA WILDRYE (ELYMUS CANADENSIS)
- 5.6% VIRGINIA WILDRYE, MADISON-NY ECOTYPÉ (ELYMUS VIRGINICUS) 3.2% AUTUMN BENTGRASS (AGROSTIS PERENNANS)
- 3.1% SWITCHGRASS (PANICUM VIRGATUM) 2.4% DEERTONGUE (OANICUM CLANDESTINUM)
- 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA) 1.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATÁ) 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
- 0.8% LANCELEAF COREOPSIS (COREOPSIS) 0.8% BLACKEYED SUSAN (RUDBECKIA HIRTA)
- 0.3% WILD BERGAMOT (NONARDA FISTULOSA) 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA)
- 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA) 0.1% CALICA ASTER (ASTER LATERIFLORUS)
- 0.1% HEATH ASTER (ASTER PILLOSUS) TOTAL: 100%

RETENTION BASIN (FOREBAY) SEED MIXTURE - LOW MAINTENANCE (ERNMX# ERNMX-126 BY ERNST SEEDS OR APPROVED EQUAL)

SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LB/1,000 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING :GRAIN RYE (I SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (I MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (I MAY TO 31 AUG; 10 LBS/ACRE).

- SPECIES LIST:
- 20% DEERTONGUE (PANICUM CLANDESTINUM, TIOGA) 20% ALKALIGRASS, FULTS (PUCCINELLIA DISTANS, FULTS)
- 18% VIRGINIA WILDRYE, MADISON-NY ECOTYPE (ELYMUS VIRGINICUS) 15% CREEPING BENTGRASS, 'PENNCROSS' (AGROSTIS STOLONIFERA)
- 15% FOWL BLUEGRASS (POA PALUSTRIS) 10% FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA) 1% BLUNT BROOM SEDGE, PA ECOTYPE (CAREX SCOPARIA)
- 1% SOFT RUSH (JUNCUS EFFUSUS)
- TOTAL: 100%
- 3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE
- 4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO: I. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. I AND APRIL I IN ANY YEAR. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY. B. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
- (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.) 4. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- 5. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM growing seasons.
- 6. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- 7. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- 8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE
- RE-TILLED AND FIRMED AS ABOVE. SITE PLANTING SCHEDULE COMMON NAME October Glory Red Maple
 ROOT
 CAL

 B & B
 2-2 1/2"
 DECIDUOUS TREES BOTANICAL NAME HEIGHT <u>QTY</u> STRAIGHT LEADER/SYM. Acer rubrum 'October Glory' BRANCHING B & B 2-2 1/2" STRAIGHT LEADER/SYM. COV 3 Carya Ovata Shagbark Hickory BRANCHING GTFS Gleditsia triacanthos 'Skyline' Skyline Honey Locust B&B 21/2-3" STRAIGHT LEADER/SYM 21 BRANCHING B & B 2-2 1/2" STRAIGHT LEADER/SYM. QP 11 Quercus Palustris Pin Oak BRANCHING COMMON NAME Norway Spruce <u>ROOT</u> B & B EVERGREEN TREES BOTANICAL NAME <u>CAL.</u> HEIGHT 6-8` Ht DENSE / TYP. SPECIES HABIT, 15' O.C. Picea abies B & B PA2 10 PICEA ABIES Norway Spruce 8-10` HT. DENSE / TYP. SPECIES HABIT, 15' O.C. PA3 18 PICEA ABIES B & B 10-12` HT. DENSE / TYP. SPECIES HABIT, 15' O.C. Norway Spruce B & B 12-14` HT. DENSE / TYP. SPECIES HABIT, 15' O.C. PA4 7 PICEA ABIES Norway Spruce B & B DENSE / TYP. SPECIES HABIT, 15' O.C. PS 29 Pinus strobus White Pine 6-8` Ht. B & B PS3 10 PINUS STROBUS White Pine 10-12` HT. DENSE / TYP. SPECIES HABIT, 15' O.C. PS4 17 PINUS STROBUS White Pine B & B 12-14` HT. DENSE / TYP. SPECIES HABIT, 15' O.C <u>ROOT</u> B & B COMMON NAME <u>HEIGH</u> 6` - 7` ORNAMENTAL TREES <u>QTY</u> BOTANICAL NAME CAL. MULTISTEM / TYP. SPECIES HABIT Betula nigra **River Birch** SHRUBS BOTANICAL NAME COMMON NAME ROOT HEIGH 24"-30" <u>CAL.</u> TYPICAL SPECIES HABIT, 4' O.C. Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood Hydrangea paniculata 'Limelight' TYPICAL SPECIES HABIT, 5' O.C. HPL Limelight Panicle Hydrangea CONT 24"-30" JCHC 6'-7' TYPICAL SPECIES HABIT, 5' O.C. Juniperus chinensis 'hetztzii columnaris' Column Juniper CONT CONT TYPICAL SPECIES HABIT, 5' O.C. JCSG Juniperus chinensis 'Sea Green' Sea Green Juniper 24"-30" TYPICAL SPECIES HABIT, 4' O.C. JHBH Juniperus horizontalis 'Bar Harbor' Bar Harbor Creeping Juniper CONT 24"-30"
- CONT TYPICAL SPECIES HABIT, 4' O.C. 18"-24**"** Spiraea japonica 'Goldmound' Goldmound Japanese Spirea <u>BOTANICAL NAME</u> Hemerocallis 'Stella De Oro' <u>COMMON NAME</u> Stella De Oro Daylily PERENNIALS CONT 1 GAL <u>HEIGHT</u> REMARKS Clumps, 24" O.C. BIORETENTION AREA PLANTING SCHEDULE DECIDUOUS TREES <u>QTY</u> BOTANICAL / COMMON NAMEROOT <u>ROOT</u> B & B CAL <u>SIZE</u> 6' - 7' REMARKS MULTISTEM / TYP. SPECIES HABIT Amelanchier Canadensis / Serviceberry Acer Rubrum / Red Maple B&B 2-2 1/2" STRAIGHT LEADER / SYM. BRANCHING B & B 6` - 7` MULTISTEM / TYP. SPECIES HABIT Betula Nigra / River Birch B & B 2-2 1/2" STRAIGHT LEADER / SYM. BRANCHING Nyssa Sylvatica / Sour Gum <u>ROOT</u> CONT <u>SIZE</u> 24"-30" SHRUBS BOTANICAL / COMMON NAME <u>REMARKS</u> <u>QTY</u> Aronia Arbutifolia / Red Chokeberry TYPICAL SPECIES HABIT, 5' O.C. Clethra Alnifolia 'Hummingbird' / Summersweet CONT 18"-24" 9 TYPICAL SPECIES HABIT, 4' O.C. Cephalanthus Occidentalis / Buttonbush 18"-24" CONT 17 TYPICAL SPECIES HABIT, 5' O.C. 18"-24" CONT 14 Lindera benzoin / Spicebush

GENERAL PLANTING NOTES

CONSTRUCTION.

- AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION. 2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO
- 3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT
- MATERIAL ON SITE PRIOR TO INSTALLATION. 4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN
- DOCUMENTED. 5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- 6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
- 7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- 8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
- 9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED. 10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF
- TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING. 11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- 12. OPTIMUM PLANTING TIME: DECIDUOUS APRIL I TO JUNE I & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS -APRIL I TO JUNE I & SEPTEMBER I TO NOVEMBER I. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.
- 13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.
- 14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
- 15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- 16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- 17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH. 18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- 19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

TYPICAL SPECIES HABIT, 4' O.C.

SJG

BN

NS

L CA

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

EXISTING 12" WATER MAIN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE LAWN AREA TO BE SEEDED (TYP.) - (3) HPL DOLSONTOWN ROAD (17) JHBH (5) JCHC - (5) [CHC (VARIED WIDTH) -(7) JCSG -(3) SIG (7) JCSG – LAWN AREA (3) SJG to be seeded (TYP.) (I) BN (O) (3) SJG – GATE (5) BMWG -(6) JCSG -(11) HSD= (11) HSD – STEEP SLOPE SEED MIX (5) BMWG-(3) SJG – (TYP.) (7) JCSG – PARKING AREA I (3) SJG (3) SJG (7) JCSG (3) HP (I) GTFS -(3) BN - \bigcirc PROPOSED BIORETENTION C SEED MIXTURE ±0.05 ACRES

I. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS

PL

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		REV DATE DRAWN BY DESCRIPTION										
	AN NOTE: IS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO IL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS. REVINCE AND CONTROL OF CONTROL	REV DATE DRAWN BY DESCRIPTION	1 06/12/24 TPS REVISED PER REDUCED BUILDING SIZE.	2 07/31/24 TPS REVISED PER PLANNING BOARD COMMENTS.	3 09/09/24 TPS REVISED PER COORDINATION WITH ARCHITECTURALS FOR FINAL APPROVAL.	4 01/29/25 TPS REVISED PER PLANNING BOARD & PUBLIC COMMENTS.	5 04/03/25 TPS REVISED PER PLANNING BOARD COMMENTS.					
TOWN OF WAWAYANDA	E MANAGEMENT OF THE SITE LANDSCAPING. LANDSCAPE LEGEND DECIDUOUS TREE EVERGREEN TREE ORNAMENTAL TREE ORNAMENTAL GRASS MULCH BED LINE PERENNIAL PLANTING STEEP SLOPE SEED MIXTURE BIORETENTION SEED MIXTURE CALLE I. I. E. AUVIN AREA DECIDUOUS TREE STEEP SLOPE SEED MIXTURE CALLE I. I. E. AUVIN AREA	SCALE SCALE PROJE		bil DRK L LIC JERS V V V V V DER V V DER V V DER V V DER V V DER V				The second secon	-1			

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	K S E	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSO PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM					
		REV DATE DRAWN BY DESCRIPTIC · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · ·					
LANDSCAPE LEGEND Deciduous tree Evergreen tree ORNAMENTAL TREE SHRUB ORNAMENTAL GRASS MULCH BED LINE PERENNIAL PLANTING STEEP SLOPE SEED MIXTURE BORETENTION SEED MIXTURE BORETENTION SEED MIXTURE COLLEGE STREEP SLOPE SEED MIXTURE BASIN SEED MIXTURE COLLEGE COLLEGE STREEP SLOPE SEED MIXTURE BASIN SEED MIXTURE COLLEGE STREEP SLOPE SEED MIXTURE COLLEGE STREEP SLOPE SEED MIXTURE COLLEGE STREEP SLOPE SEED MIXTURE BASIN SEED MIXTURE COLLEGE STREEP SLOPE SEED MIXTURE SEED SLOPE SEED MIXTURE SEED MIXTURE BASIN SEED MIXTURE SEED SLOPE SEED MIXTURE SEED MIXTURE SEED MIXTURE SEED MIXTURE	 PLAN NOTE: 1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS. PARKING AREA I = 28 SPACES MIN. OF I TREE (2.5" CAL.) FOR EVERY 10 PARKING SPACES OR FRACTION THEREOF REQUIRED = 28 / 10 = 2.8 OR 3 TREES PROVIDED = 3 TREES LANDSCAPE NOTES: 1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING. 2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT. 3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH. 4. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK. 6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT. 7. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. 8. DEAD OR DYING LANDSCAPE MATERIALS SHALL BE REPLACED DURING THE NEXT GROWING SEASON. 9. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING. 	Rev Date Drawn BY Description 1 06/12/24 TPS Revised Per Reduced Building size. 2 07/31/24 TPS Revised Per Reduced Building size. 3 09/09/24 TPS Revised Per Reduced Building size. 4 01/29/25 TPS Revised Per Coordination with Architecturals For Final Approval. 5 04/03/25 TPS Revised Per PLANNING BOARD & PUBLIC COMMENTS. 6 01/29/25 TPS Revised Per PLANNING BOARD & PUBLIC COMMENTS. 7 1 1 1 1 16 1 1 1 1 17 1 1 1 1 17 1 1 1 1					
40 0 40 80 Image: Scale : 1" = 40' Scale : 1" = 40' Image: Scale : 1" = 40' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m) Image: Scale : 1200/3937 m) Image: Scale : 1200/3937 m) Image: Scale : 100 - 1200/3937 m) Image: 1200/3937 m) Image: 1200/3937 m) Image: Scale : 100 - 1200/3937 m) Image: 1200/3937 m) Image: 1200/3937 m) Image: 1200/1000 - 1200/10000 - 1200/1000 - 1200/1000 - 1200/1000 - 1200/1000 - 1200/1000 -		<image/> <complex-block> Contenses Con</complex-block>					
PLANNING BOARD	PLANNING BOARD	SHEET TITLE: LANDSCAPE PLAN WEST SHEET NUMBER:					

PLAN NOTE: I. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS. PARKING AREA TREE PLANTINGS: PARKING AREA 2 = 145 SPACES MIN. OF I TREE (2.5" CAL.) FOR EVERY 10 PARKING SPACES OR FRACTION THEREOF REQUIRED = 145 / 10 = 14.5 OR 15 TREES PROVIDED = 16 TREES LANDSCAPE NOTES: I. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING. 2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT. 3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH. 4. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR. 5. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK. 6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT. 7. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. 8. DEAD OR DYING LANDSCAPE MATERIALS SHALL BE REPLACED DURING THE NEXT GROWING SEASON. 9. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.

LANDSCAPE LEGEND

	DECIDUOUS TREE EVERGREEN TREE ORNAMENTAL TREE SHRUB ORNAMENTAL GRASS
	MULCH BED LINE PERENNIAL PLANTING
	STEEP SLOPE SEED
	BIORETENTION SE
*	BASIN SEED MIXTU

SCALE:1'' = 40' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

– LAWN AREA

LIGHTING NOTES:

- I. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- 2. POLES AND FIXTURES AS SUPPLIED BY: POLES & WALL FIXTURES - HOLOPHANE POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
- B. LAMPS ARE TO BE LEDS. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES
- schedule. 4. FIXTURES AND POLES ARE TO BE BLACK.
- 5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF
- PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
- 6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- 7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE. 8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY
- THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- 9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
- 10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
- II. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

CALCULATION SUMMARY							
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.	
WESTERN DRIVEWAY	ILLUMINANCE	FC	1.1	5.0	0.3	3.6:1	
LOADING DOCK & TRAILER STORAGE AREA	ILLUMINANCE	FC	1.0	5.0	0.1	10.0:1	
WESTERN PARKING AREA	ILLUMINANCE	FC	1.0	1.3	0.5	2.0: I	
EASTERN PARKING AREA	ILLUMINANCE	FC	1.2	5.0	0.3	4.0:1	

	LUMINAIRE SCHEDULE							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	COLOR TEMP	CATALOG #
А	7	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	20'/30'	5,144	0.95	3,000K	HLWPC2-P20-30K-MVOLT*-TFTM-BKSDP-P3
В	7	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	30'	18,160	0.95	3,000K	ATB0-P304-MVOLT*-R4-3K-BK-UMS-XX
B2	2	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	DOUBLE @ 90°	30'	20,049	0.95	3,000K	ATB0-P305-MVOLT*-R4-3K-BK-UMS-XX
С	4	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	20'/30'	18,160	0.95	3,000K	ATB0-P304-MVOLT*-R4-3K-BK-HSS-UMS-XX
D	8	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	30'	9,561	0.95	3,000K	HLWPC2-P40-30K-MVOLT*-TFTM-BKSDP-P3

PROPOSED WAREHOUSE ±234,900 S.F. 173 EMPLOYEE PARKING STALLS 44 TRAILER STORAGE STALLS 57 LOADING DOCKS FFE = 485.75 DOCKS = 481.75 0.9 0.9 1.0 1.2 1.3 1.3 1.0 0.9 0.9 0.9 0.9 0.9 1.1 1.3 .3 + * * * * * + + · * * * * * * + - + + + 0.0 0.0 0.0 + + + ±+ ±+ + + + + + + + + + + + + 0.0 0.0 0.0 0.0 0.0 + ∀+ ₹+ + + + 0.0 0.0 0.0 + + + 0.0 0.0 +

I I MINAIDE SCHEDI II E

LIGHTING LEGEND:

SINGLE FIXTURE POLE LIGHT

> WALLPACK

[•]0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

SCALE : 1" = 40' SELECT LINEAR UNIT OF MEASURE

LIGHTING LEGEND

- SINGLE FIXTURE POLE LIGHT
- > WALLPACK
- 0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

LIGHTING NOTES:

- I. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- 2. POLES AND FIXTURES AS SUPPLIED BY: POLES & WALL FIXTURES - HOLOPHANE
- POLE FIXTURES AMERICAN ELECTRIC LIGHTING 3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
- 4. FIXTURES AND POLES ARE TO BE BLACK.
- 5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
- PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- 7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- 8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- 9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
- 10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER. II. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

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